

LOCAL AUTHORITIES BOARD

BOARD DECISION, and
BOARD ORDER NO. 1234

FILE. C-20A(II)

TUESDAY, THE THIRTY-FIRST DAY OF MARCH, A.D. 1964

Before:

The Local Authorities Board
for the Province of Alberta.

In the matter of The Local Authorities Board Act and an application by The Town of Jasper Place for annexation to The City of Edmonton:

And in the matter of The Local Authorities Board Act and an application by The City of Edmonton for annexation of The

Town of Jasper Place, a portion of The County of Strathcona No. 20, and a portion of The Municipal District of Stony Plain No. 84.

Pursuant to a petition filed with the Board by the Council of The Town of Jasper Place, in the Province of Alberta, on the second day of August, 1962, praying for annexation of The Town of Jasper Place to The City of Edmonton; and

Pursuant to a petition filed with the Board by the Council of The City of Edmonton, in the Province of Alberta, on the second day of August, 1962, praying for annexation to The City of Edmonton of The Town of Jasper Place, a portion of The County of Strathcona No. 20 detailed on attached Schedule I, and a portion of The Municipal District of Stony Plain No. 84 detailed on attached Schedule II;

The Board conducted public hearings at the Court House, in The City of Edmonton in the period from April 1, 1963 to May 31, 1963, to obtain representations from all interested parties in respect to the said petitions.

Counsel appearing for the municipalities directly concerned were:

<i>For</i>	<i>Counsel</i>
Council of The Town of Jasper Place	George J. Bryan, Esq., Q.C.
Council of The City of Edmonton	Alan F. Macdonald, Esq., Q.C.
Council of The County of Strathcona No. 20	A. M. Brownlee, Esq., Q.C.
Council of The Municipal District of Stony Plain No. 84	W. A. Johnson, Esq.

Witnesses appearing for the municipalities are listed in Schedule III attached hereto.

Counsel appearing for interested businesses, organizations and individuals are listed in Schedule IV attached hereto.

Witnesses appearing for businesses, organizations and individuals are listed in Schedule V attached hereto.

A list of exhibits filed at the hearing appears herein as Schedule VI.

Briefs filed with the Board, but not spoken to at the hearings are in Schedule VII attached hereto.

The hearings were conducted generally in two parts—the first portion concerned areas lying west of the City and the second portion covered areas lying east and south of the City.

In the period April 1st to April 23rd, 1963, the Board heard evidence concerning—

- (a) the complementary petitions of the Town of Jasper Place and the City of Edmonton asking for annexation of the Town to the City; and
- (b) the petition of the City requesting annexation of parts of the Municipal District of Stony Plain No. 84.

Following an adjournment of one week, the hearings resumed on May 1st, 1963, and were concluded on May 31st, 1963. This portion of the hearing was taken up generally with presentation of evidence in respect of the City's application to annex portions of the County of Strathcona No. 20.

The Board Decisions and Orders respecting the aforesaid petitions are, for convenience, set forth in the following three Parts of the Order:

- Part I deals with the area of the Town of Jasper Place and the joint petitions of the Town and the City asking for its annexation to the City;
- Part II deals with the City's petition to annex certain portions of the County of Strathcona No. 20;
- Part III deals with the City's petition to annex certain portions of the Municipal District of Stony Plain No. 84.

The decisions contained therein were made after due consideration of the evidence presented at the public hearings as well as all other submissions filed with the Board, and the Orders therein contained are issued pursuant to the provisions of The Local Authorities Board Act.

In summary the Board has ordered that, effective on Monday, August 17th, 1964:

- PART I The Town of Jasper Place is to be annexed to the City of Edmonton.
- PART II The petition of the City of Edmonton for annexation of the large industrial areas on the east, and the hamlet of Sherwood Park, is generally refused, though the City has been granted annexation of some 8¼ sections of lands which lie west and south of the property of Canadian Industries Limited and south of the present City limits.
- PART III The petition of the City for annexation of the large industries to the north-west has been generally refused, though the three quarter sections of lands which lie to the north of the Town of Jasper Place and the approximately 2 sections of lands lying south of the Town and north of the River, have been ordered annexed pursuant to the City's petition.

PART I—RESPECTING AN APPLICATION BY THE TOWN OF JASPER PLACE AND AN APPLICATION BY THE CITY OF EDMONTON FOR ANNEXATION OF THE SAID TOWN TO THE SAID CITY

The Town (population 32,160 in 1962, and 35,478 in 1963) represented that it had an immediate need to be annexed to the City for the general benefit of the citizens of the metropolitan area.

The City (population 294,974 in 1962 and 303,756 in 1963) generally agreed with the Town's submission but represented that the estimated costs of annexing the Town were too high, and that if annexation were granted, the City should be sufficiently compensated, through granting it by annexation, the substantial net revenues of the large industrial areas (including Sherwood Park) lying east and west of the City, and through the Province paying the Town's existing sewer and arterial street debts as well as certain costs of extending sewer mains and arterial streets in the enlarged City.

The Board's consideration of the joint applications are reviewed under the following fourteen headings.

1. Planning
 2. Utilities
 3. Property Taxes
 4. Assessment Base
 5. Debt and Special Provincial Grants
 6. Fire and Police Services
 7. Other Services and Administration
 8. Roads and Bridges
 9. School Costs
 10. General Municipal Costs including Hospitals
 11. Costs of Annexing the Town of Jasper Place
 12. Views Opposed to Annexation
 13. Conclusions re Annexation of Town
 14. Board Order and Conditions to Order
1. *Planning*

The Town, which immediately adjoins the City's western limit, is physically, socially and economically a natural part of the City. Its citizens are as much a part of Edmonton as those of Rosslyn or Otte-well districts.

The artificial boundary (149th Street) which exists between the Town and the City has brought upon the Town and the City certain responsibilities and costs which they have accepted in the past, but which might better have been shared.

These costs and responsibilities will no doubt grow in the future whether or not annexation is affected; however, annexation will bring about their more equitable distribution and will place full control for their inception on one authority.

The Town is situated upstream and upwind from the City, creating a situation where development of the Town directly affects City planning, whether for land use or for utility development, including the use of the North Saskatchewan River.

By annexation of the Town, the enlarged City will gain some valuable commercial and high-performance industrial lands which may well allow the City to make better use of its existing vacant industrially-zoned areas.

2. Utilities

The Town's sewer and water systems are, in fact, extensions of the City systems and their design, operation and maintenance will be facilitated under one municipal authority.

The provisions of The Planning Act coupled with the strong control exercised by The Edmonton District Planning Commission will allow the City, on annexation of the Town, to contemplate any further expansion to the west without fear of unforeseen development and the consequential loads on utility systems being foisted on them either directly or indirectly.

Through annexation, the Town's residents will enjoy somewhat lower water and sewer utility charges. The Board estimates that these "savings" would amount to about \$13.00 per annum in the average home. (See Schedule VIII attached).

City domestic electricity rates for the average home are now slightly lower (about \$4.00 per annum at present) than the effective franchise rates in Jasper Place, but it is noted that the present franchise in the Town area does not expire until January 19th, 1969, so that annexation will not normally affect these charges until 1969. (See Schedule VIII attached).

No garbage collection charge is levied directly on the householder in the City. The Jasper Place Householder will save this \$5.00 annual charge upon annexation becoming effective. (See Schedule VIII).

Telephone rates in the Town are presently about \$6.00 per annum less than those in effect in the City. The City did not inform the hearing of its plans respecting this service, nor did Alberta Government Telephones make representation to the Board in this regard. (See Schedule VIII).

Natural gas charges are the same in the Town and City.

Upon annexation, the Edmonton Transit System will provide Jasper Place residents with a more comprehensive bus service, including transfer privileges to all areas of the enlarged City.

Annexation will bring to the Town area the urgent improvements and expansion which are required in the existing storm sewer system, sanitary sewer system and water system.

3. Property Taxes

Home owners in general in Jasper Place will, because of annexation to the City, benefit directly by gaining a reduction in their property taxes.

The Board estimates that these "savings" would amount to about \$75.00 per annum in respect to an average 800 sq. ft. home with lot, on the basis of the present City level of assessment and the 1963 mill rates in effect in the Town (63) and the City (47.5). (See Schedule VIII).

It is observed that in the period 1958 to 1962, real property tax levies in the Town rose about 65% compared to the parallel increase in the City of about 28%. (In 1963 the Town's real property levy increased further, to almost 78% over the 1958 level).

Without union, residential property taxation in the Town would continue at a high level because of the Town's rapid growth, strategic

location and the comparatively narrow tax base on which it must depend for meeting impending major expenditures on sewer system in particular.

The Board finds that the Town, like the City, has enjoyed good collection of their annual tax levies. In 1962, the Town's tax collections were 97.9% of their current tax levy, while the City's collection were 98.8% of their current tax levy.

In the case of the Town and the City, or any other municipality, the Board feels that the acid test of viability is the municipality's tax collection performance. The Town ratepayers, as well as the City taxpayers have been good performers in this respect, both groups making total tax payments in respect to tax levies at higher percentage rates than the average town (96.8%) or average city (98.4%).

4. Assessment Base

Schedule IX discusses relative assessment levels.

The Town had, in 1962, a real property per capital assessment of \$1300.00 compared to the City's \$1800.00.

The Town's gross local assessment (land, buildings and improvements, electric power, pipe line, business, utilities, and other taxable properties) was about \$44,500,00 at City levels, or \$1392 per capita in 1962, compared to the City's \$636,500,000, or \$2158 per capita.

Annexation of the Town to the City will thus obviously provide a broader and more equitable assessment base on which major extensions or improvements may be made in the Town area.

The effect of annexation on the City's assessment base is little, reducing its gross local assessment per capita from \$2158 to about \$2082, basis year 1962.

Both the Town and the City represented to the Board that their respective non-residential assessment ratios were too low, the Town's being 13.7% of taxable assessment and the City's being 34.13% of taxable assessment.

A witness for the County of Strathcona submitted that the respective non-residential assessment ratios for the Town of Jasper Place and the City were 16.5% and 43.5% based on the more realistic local assessment approach.

Another County witness, under questioning, submitted that acceptable ratios of non-residential assessments to residential assessments could vary from 0:100 to 100:0, dependent upon the wishes and tax-paying ability of the ratepayers of the particular municipality.

The Board, in the absence of evidence to the contrary, supports this latter view, which is compatible with the actual tax-paying records of the Town and City.

5. Debt and Special Provincial Grants

The City of Edmonton represented to the Board that if the Town is annexed to the City, the Province should pay to the enlarged City, capital adjustment grants equal to 50% of the general city share of the capital costs of extensions of sewer and arterial street systems in the annexed areas within five years of the date of the annexation plus 50% of the existing general debt assumed by the City and arising from sewer and arterial street systems already installed in the area to be annexed.

The Board finds that the Town's total net general debenture debts at December 31st, 1962, were in amount of \$4,947,040, or \$151 per capita. The City's net general debt, including hospital debenture debt of \$10,-110,732, totalled \$80,774,871 at the end of 1962, equivalent to \$274 per capita, compared with the Town's \$151.

The Town's net per capita funded debt at the end of 1962 was \$253 per capita compared to the City's \$522. Annexation of the Town to the City would reduce the City's per capita net funded debt from \$522 to \$495.

On the basis of the aforesaid information, the Board does not believe that the Town's total net general debenture debt is an undue burden and is therefore not prepared to recommend to the Lieutenant Governor in Council that any capital adjustment grants be paid to the City in this respect. In any event, the Board is not favourable to asking the Province to assume these municipal debts. The principle, as contained in the suggestion, is not, in the Board's opinion, one that is practical or fair and equitable to all persons of the Province.

Respecting the submission that the Province should pay a share of certain future expenditures to be made in the area of the annexed Town, the Board is again not prepared to so recommend. The principle, on a Provincial basis, is not practicable, fair or equitable in the Board's opinion.

The Town residents will, through annexation, assume their proper share of City debt, both existing and future, and without regard to the area location of the particular general benefit project which may require to be undertaken for Edmonton, at large.

6. *Fire and Police Services*

The Town's fire and police services can be integrated with their City counterparts to provide a more comprehensive service for all the citizens of the enlarged City.

The City and Town have reached general agreement on the transfer of the staff of the two forces, upon annexation.

7. *Other Services including Administration*

The Town's health, welfare, accounting, assessing, library, recreation and other general municipal services can be integrated with those of the City to the benefit of all.

The two municipalities have reached general agreement on the policies to be followed in integrating the staffs of these various services, should annexation take place.

8. *Arterial Street and Bridges*

The City has suggested that the Board should, in event of ordering annexation to the City, recommend to the Province, that certain arterial roads should be designated as provincial highways.

Costs of major "provincial highways" and bridges running through cities have been shared by the Province in the past and the Board is not aware of any change in this policy which would increase the City's share of such costs.

The Board is not prepared to recommend to the Province that Edmonton, or Calgary, or any other municipality should receive preferred treatment in respect to "grants" for highway and bridge costs.

9. School Costs

The Board believes that the Town's school facilities may be integrated with those of the City systems to the general benefit of the enlarged City.

It is true that the Town of Jasper Place has a heavy school enrolment due primarily to its predominantly young population; however, the Board is of the opinion that other areas within the present City limits could be found also to have abnormally high enrolments.

The Town, with its comparatively narrow assessment and tax base, has experienced sharp rises in its school costs.

Amalgamation of the two Town School Boards with the two City School Boards, if so ordered, should bring about significant savings to the enlarged City.

The Board notes that the City has estimated no change in school costs relating to the Jasper Place area, upon annexation of the Town to the City.

A witness for the County of Strathcona estimated that as much as \$74,000 per annum may be saved in integration of the Town and City School Systems.

The Board expects that the enlarged City will suffer no undue burden in respect of school costs, due to annexation of the Town of Jasper Place.

With the flexibility which is built into the provincial School Foundation Fund Program, both as to amount of fund and method of distribution, the Board anticipates fair and equitable treatment for the enlarged City in respect to the costs of education which it must bear.

10. General Municipal Costs including Hospitals

The City, through annexation of the Town, will have an added 35,000 residents who with their properties will share directly all general City costs, including core costs.

The Municipalities Assistance Act plan provides unconditional grants to all municipalities to assist them in meeting their "municipal" costs. As with the School Foundation Fund, this Municipal grant program may be amended from time to time in respect to amount of fund and method of its distribution.

It seems to the Board, that this Act goes a long way towards bringing about between municipalities, an indirect but equitable distribution of "general" or "at large" costs.

"The "acquisition" by the enlarged City of a private hospital facility, as is proposed to be built in Jasper Place, may "relieve" or "save" the City from considerable capital and annual expense which could affect the "costs of annexing the Town". The Board notes that the annual cost of meeting debenture payments on the City-owned Royal Alexandra Hospital amounted to over \$700,000 in 1962.

11. Estimated Costs of Annexing Jasper Place

The Board has spent considerable time in studying the "costs of annexing" the Town of Jasper Place, as these were estimated by various competent and qualified witnesses.

Upon careful analysis of these estimates and other statistics filed with it, the Board believes that the 1962 cost of the Town's annexation to the City could have been as low as about one-half ($\frac{1}{2}$) mill or \$339,000, based upon the assessment of the enlarged City.

The City represented to the Board that this cost would be about 1.6 mills in terms of the then City assessment, or about \$885,000, which cost they submitted was too high, unless substantial compensation was received by the City.

The attached Schedule X (Revenue) and Schedule XI (Expenditure) will show the difference between the City and Board estimates, summarized hereunder:

- (a) On the revenue side (X) the City has, in the Board's opinion, under-estimated tax revenues in the Town by an amount of \$267,000.

The Board has used a converted (to City level) Town assessment of \$43,318,030 (See Schedule IX) in place of the City estimate of \$37,700,000, as the basis of taxation.

- (b) On the revenue side (X) the City has, in the Board's opinion, over-estimated net revenues from sewer and water maintenance and water utility surplus, in an amount of \$35,000.
- (c) On the expenditure side, it is the Board's opinion that the City estimates are high by about \$314,000. (Detail on Schedule XI).

Public Works and capital expenditures from revenue may be controlled, and it appears apparent to the Board that the City would not likely endeavour to maintain snow plowing services in the Town area at a level which was considerably better than the general City program.

The Board notes that real property tax revenue from the Town area, is estimated to be some \$372,000 less, under annexation to the City.

The Board estimates the cost of annexing the Town to be about \$338,000 (Schedule X) which is equivalent to .58 of a mill on the combined City and Jasper Place assessment at city levels, based on the year 1962.

12. Views in Opposition to Annexation

The Board heard submissions and received briefs from persons opposed to the annexation of the Town to the City. These opinions included the following claims:

- (a) The Town's operations under local Council and staff is highly efficient and service will not remain at the present high level upon annexation.
- (b) The Town's school facilities are superior to those in the City by reason of a high percentage of above average teachers being employed in the Town's systems, and the Town has a more adequate school bus system.
- (c) The Town's police and fire departments are adequate for the town and are very efficient.
- (d) The Town's recreational facilities and fine co-operation amongst municipal, school, church and community officials has effected a very low rate of juvenile delinquency in the Town.
- (e) The Town's late shopping hours contribute to after-hour employment of high school children.
- (f) Local representation may be lost in the enlarged City.

The Board appreciates the sincere views held by those residents of the Town who oppose annexation and who took time to write to the Board and even attend the public hearings; however, the Board is convinced that the general good of the two communities will best be served by administration under one municipal authority.

It is the Board's hope that the strong community spirit, which is so evident in the Town, will continue to thrive, despite the disappearance of the "artificial" boundary.

13. Conclusions

The cost to the City of annexing Jasper Place at one-half, or even one mill, is not deemed by the Board to be either excessive or unwarranted, in view of the many aforesaid substantial reasons which favour the annexation.

Continued separation of the "western" Town from the City will only lead to difficulties which will mount with the growth of both areas.

The Town's residents, in two plebiscites have favoured joining the City and the Council of the City and the Town through their representatives and committees, negotiated the matter of the Town's possible annexation, to the point where complementary applications for such an annexation were made to the Board, by both City and Town.

14. Board Order

The Local Authorities Board having considered the petitions of the Town of Jasper Place and the City of Edmonton praying for annexation of the Town of Jasper Place to the City of Edmonton, and having considered all matters presented to it in respect to the aforesaid applications, DOES HEREBY ORDER that the lands comprising the Town of Jasper Place be annexed to the City of Edmonton, effective on Monday, August 17th, 1964, subject to the conditions contained in Part I A of this Order.

A detailed description of the lands presently comprising the Town of Jasper Place is included as a part of the overall description of areas to be annexed, as shown in Schedule XIII attached to and forming a part of this Order.

PART I A—CONDITIONS OF ANNEXATION OF THE TOWN OF JASPER PLACE TO THE CITY OF EDMONTON

1. The effective date of the annexation of the Town of Jasper Place to the City of Edmonton is Monday, the seventeenth (17th) day of August, 1964.

This date has been chosen to allow for possible integration of school facilities before the fall school term, and to ensure that qualified Town residents may stand for nomination on September 23rd next, and for election at the next City election to be held on Wednesday, October Fourteenth (14th), 1964.

2. The Town's by-law No. 184 passed on the 21st day of January, 1957, and entitled a "By-law Respecting the Closing of Shops" shall remain in effect in the present area of Jasper Place until December thirty-first (31st) 1967.

The Board had strong representations from the many businesses in the Town, the Town's Chamber of Commerce and individual citizens, requesting the continuance of late shopping hours. The Town Council supported this request in its brief.

The main reasons advanced for opposing the implementation of the City's Early Closing By-laws in the Town area, were:

- (a) a large proportion of the Town's wage-earners work in the City until 5 or 6 p.m. After this hour they do considerable family shopping in the Town. It is necessary and convenient to the young families who make up a large proportion of the Town's population to shop at night. (Only 47% of the Town's residents were above school age in 1962 compared to the City percentage of about 64 in that year.)
- (b) many of the businesses which have established in the Town did so to take advantage of the fact that the Town did not have an early closing by-law similar to the City's.
- (c) the town's shopping area situate from 149th Street westerly, is a considerable distance from the nearest sizeable City retail stores area at 124th Street and is thus particularly suitable for neighborhood shopping.

The City opposed the Town's application for continuation of extended hours for shopping in event of annexation because:

- (a) A City-wide plebiscite favoured the City's existing Early Closing By-laws.
- (b) Uniformity in the matter of store hours was desirable for the general benefit of the whole of the enlarged City.

The City did, however, indicate that in the event of annexation, it would not oppose the continuance of night shopping in the Jasper Place area for a transitional period to be decided by the Board.

The "adjustment period" of somewhat over three years which has been fixed by the Board should allow the shop-owners in the Jasper Place area and the citizens of the enlarged City, sufficient time to adapt themselves to whatever applicable by-laws are in effect in the City by that date.

3. For the period Monday, August 17, 1964, to December 31, 1967, the City's By-laws dealing with Closing of Shops (By-law No. 1436 as may be amended from time to time) and Early Closing of Shops (By-law No. 1716 as may be amended from time to time) or any other by-laws passed pursuant to the provisions of sections 379, 381 and 382 of The City Act, shall not apply to the annexed area.

4. Effective on Monday, August 17, 1964, all other City by-laws shall become effective in the annexed area, except those mentioned in condition 3.

5. Effective on Monday, August 17, 1964, all by-laws of the Town of Jasper Place, except By-law No. 184 mentioned in condition No. 2 above, and such other by-laws as pertain to borrowings, contracts, local improvements and local benefit improvements, shall cease to be in effect.

6. All arrears of taxes of any kind whatsoever owing the Town on the effective date of the Order, shall belong to and shall be collected by the City of Edmonton. The City of Edmonton shall be the authority to take any proceedings that may be required under The City Act and The Tax Recovery Act to effect collection of any taxes in arrears together with lawful penalties thereon.

7. The Town of Jasper Place shall, on the effective date of annexation to the City, give to the City all the Town's Official documents,

records, maps, assessment rolls, tax rolls, securities and assets, and where required, shall execute any necessary assignments and transfers.

8. The City of Edmonton, on August 17, 1964, shall assume and pay when due all debts, debentures, securities or other obligations owing by the Town.

9. This is a negative Condition.

The Town of Jasper Place, in its annexation petition, requested that the terms of certain agreements (Exhibit No. 79) reached between the City and the Town, should be made Conditions of any annexation Order.

It appears to the Board that it should not "order" the City to do those things which the two municipalities have agreed should be done in event of annexation.

Consequently, the Board does not order that the undernoted clauses of the aforesaid agreements be made Conditions of this annexation order. It expects that the two authorities will complete the transition in a manner of understanding and goodwill and in the general spirit of clauses (a) to (m) now set forth—

- (a) All residents and all areas in the expanded City will be treated equally.
- (b) All debenture and other debt of Jasper Place will be assumed by the City.
- (c) All utilities in Jasper Place will be brought up to the standards prevailing in the new areas of the City.
- (d) Educational facilities will be standardized throughout the entire area of the new City.
- (e) Rates charged for utility services will be uniform except where the same are controlled by present franchises.
- (f) There will be uniform assessment and taxation.
- (g) Bus service will be provided to a standard equal to that of comparable areas in the City.
- (h) The Fire Department and its equipment will be brought up to City standards with at least one station in Jasper Place.
- (i) Present health and welfare services in Jasper Place will be maintained at their present standards or improved.
- (j) It is agreed in principle that the existing staff of the Town of Jasper Place will be absorbed into City staff.
- (k) A joint consultive committee will be appointed for one year to deal with the problems of integration.
- (l) That the question of the date on which the Edmonton Early Closing By-law shall become effective in Jasper Place shall be fixed by the Local Authorities Board.
- (m) That consideration will be given by the Edmonton City Council to the enlarging of the Council from ten to twelve members.

10. (a) This Order shall in no way affect or abrogate the electric franchise agreement dated the 19th day of January, 1959, and made between The Town of Jasper Place and Calgary Power Ltd., or the rights of or held by Calgary Power Ltd. thereunder, and the City of Edmonton shall be bound by the terms of the said franchise agreement to all intents as if The City of Edmonton was a part thereto in place of The Town of Jasper Place.

10. (b) It is ordered that the City not have the right to expropriate any existing or future facilities of Calgary Power Ltd. in the area of The Town of Jasper Place by this order annexed to the City, except only as the possible assignee of or pursuant to the aforesaid existing franchise agreement.

10. (c) It is further ordered that the City of Edmonton shall neither directly or indirectly impose a revenue tax on sales of large industrial loads of electricity supplied by Calgary Power Ltd. in the area of the Town by this order annexed to the City during the term of the franchise agreement.

11. (a) This Order shall in no way abrogate the franchise agreement dated the 24th day of July, 1950, and made between The Town of Jasper Place and Northwestern Utilities, Limited, or the rights of or held by the Company thereunder and The City of Edmonton shall be bound by the terms of the said agreement to all intents as if The City of Edmonton were a part thereto in place of The Town of Jasper Place, with all the rights and obligations of the Town thereunder, including the provisions of the said agreement that the Company will pay in lieu of any taxation upon its plant, equipment and pipelines within the limits of The Town of Jasper Place now existing, five per cent of the gross receipts of the said Company derived from the sale of natural gas within the said limits of The Town of Jasper Place.

11. (b) That except as expressly provided by the franchise agreement made between The Town of Jasper Place and Northwestern Utilities, Limited, and dated the 24th day of July, 1950, the City shall not have the right to expropriate any existing property, equipment or facilities of the Company in areas of the annexed Town.

12. (a) That upon expiration of the agreement between Burton Loaders Ltd. (Contractors for waste removal in a part of the Town of Jasper Place) and the Town of Jasper Place dated May 23, 1963, or sooner, if both parties agree thereto, the City of Edmonton shall take over, by agreement so much of the assets of the said Company, as the Company is willing to sell and the City is willing to buy.

In the event that the City and the Company are unable to agree on a price for such taking over, or are unable to agree on the assets which are to be so taken over, either or both of these matters are to be determined by arbitration, under provisions of The Arbitration Act, upon application of either party.

12. (b) If the City, by agreement as aforesaid, or by order of the arbitrator, takes over equipment of the Company, then it shall also take over, so far as is reasonable, the Company's full time employees who operate such equipment.

If the City and the Company fail to reach agreement in this matter, the dispute shall be determined by the Board upon written application of either party.

13. (a) That upon the effective date of annexation, or such other date as may be mutually agreed, the City of Edmonton shall take over by agreement, so much of the assets of Diamond Bus Lines Ltd. of Edmonton (operators of Public Service Vehicles for the purpose of transporting passengers and passenger express over Highway 16A from Edmonton to Jasper Place) as the Company is willing to sell and the City of Edmonton is willing to buy.

In the event that the City and the Company are unable to agree on a price for such taking over, or are unable to agree on the assets which are to be so taken over, either or both of these matters are to be determined by arbitration under the provisions of The Arbitration Act, upon application of either party.

13 (b). If the City, by agreement as aforesaid, or by order of the arbitrator, takes over equipment of the Company, then it shall also take over, so far as is reasonable, the Company's full time employees who operate such equipment.

If the City and the Company fail to reach agreement in this matter the dispute shall be determined by the Board upon written application of either party.

14. It is ordered that all properties annexed to the City by this Part of this annexation Order, are to be assessed and taxed on a uniform basis with the City; however, if the City assessor is unable to re-assess the properties within the time prescribed by The City Act for their assessment, he may apply to the Board for such directions and Orders as may be necessary to provide that an equitable basis of assessment for such properties is obtained for taxation purposes in the year 1965.

15. In the event that the Town of Jasper Place and the City of Edmonton fail to come to agreement as to any matter arising out of this annexation, either party may apply to the Board for determination of the matter in dispute.

PART II—COUNTY OF STRATHCONA NO. 20

The City's application to annex some 30½ sections of land situate in the County of Strathcona No. 20 and lying east and south (the leeward side) of the City, has received the Board's consideration. A description of the lands sought by the City is shown herein as Schedule I, while the location of the said areas is shown on the map appended as Schedule XII.

In its petition the City represented that—

(a) it was seeking to annex lands which were components of a single economic and social unit—the unit to be comprised of the City, the Town of Jasper Place, the industrial and residential (Sherwood Park) portions of the County of Strathcona, and some industrial, recreational, farm and residential lands in the Municipal District of Stony Plain No. 84.

(b) the water supply and sewage facilities for the unit are dependent upon a single river, making it desirable that the unit should be under one administration.

(c) there is a rapid population and industrial growth in the Edmonton area with the available industrial land in the City, for large industries, being very limited. There is an increasing demand for City services in areas outside the City limits. The problem of planning of traffic facilities in the south and east is becoming more complex.

(d) the City and Jasper Place provide many and expensive services to their residents who work outside the City.

(e) if Jasper Place is annexed, a considerable (1.6 mill) cost will be cast upon present taxpayers of Edmonton, which costs should be borne by the industries located in Strathcona County and the Municipal District of Stony Plain.

(f) Rapid and fragmented expansion of the Edmonton area dictates reorganization of municipal boundaries.

(g) Continued growth of the area will be upset and planning and financing problems will be magnified unless a decision is reached as to responsibilities for such planning and financing.

The County of Strathcona No. 20, several of the large petrochemical industries situate in the County, some 916 residents of the hamlet of Sherwood Park, and over 1,000 other residents of the County opposed the City's petition.

The County, replying to the City's petition, submitted during the hearing, that:

(a) the City had, in fact, failed to propose the establishment of a "single economic and social unit" in the Edmonton area, as it suggested was advisable, since its annexation petition left out 5,000 persons at Griesbach Barracks, some 7,000 residents of St. Albert, and several other 1,000's at Leduc, Stony Plain, etc., who traded in Edmonton.

(b) many of the areas outside the "single economic unit", i.e. Griesbach Barracks, Oliver, Town of Leduc, International Airport, etc., presently enjoy use of the City's water system, at good "profit" (normally a 35% surcharge) to the City, and its residents.

(c) the rapid industrial growth of the area will be seriously affected and, in fact, retarded, by annexation and consequent urbanization of the large rurally oriented eastern industrial areas of the County.

The demand for City services does not come from the large industries.

The Edmonton District Planning Commission, of which the City as well as all other municipalities surrounding the City, are members, co-ordinates planning for the whole metropolitan system of roads. The County member is not aware of any inter-municipal problems in the planning of road facilities.

(d) the "many and expensive services" provided by the City (and Town), if they are in fact abnormally expensive for a City (or Town) should be paid for by all persons trading therein. The City has chosen to "add" the residents of Sherwood Park as "payors" but has failed to include the 5,000 persons at Griesbach, the 7,000 at St. Albert, etc., who also use the same core services.

The County suggested that it, in turn, provided services to City residents who used its many lakes to the east.

It was further suggested by the County that City residents who earned their pay in the rural industrial area, spent their earnings almost entirely in the City, which spending indirectly paid for all City services.

(e) the City's over-estimate of industrial areas net tax revenues was such that it almost entirely offset the alleged dollar benefit of such annexation. In any event, if the County lost the area applied for by the City, the County mill rate would increase by 38 mills, while the City would gain negligible net revenue.

(f) the rapid growth of Sherwood Park was a planned growth which was relieving the City's residential growth problems.

The services in the said hamlet were in most, if not in all respects, equivalent to city standards.

Good planning has kept Sherwood Park as a desirable satellite "town", and there was no reason to expect that its planned growth to 27,000 would not be reached in due course and under controlled conditions.

The County residents and industries were satisfied with the County form of government and there was no need for any re-organization of municipal government in the area. In fact, the rural area and industries feared urbanization.

(g) the urbanization of the industrial areas would adversely affect industrial growth in the area.

The County has, with co-operation of the Edmonton District Planning Commission, which includes the City, proper and adequate control of planning development in the industrial area. The industries want this arrangement to continue.

With respect to the aforesaid general representations, the Board agrees substantially with the County's submissions.

The Board was particularly concerned with the effect on the general welfare of the metropolitan area, were it to order inclusion of the large industries into the City.

In the Board's opinion, the City's application was made primarily for the purpose of providing the City with net revenues from industries, estimated at the time of application to be in the neighborhood of about $\frac{1}{2}$ mill or around \$348,000 per annum at 1962 levels. It was claimed by the City that these net revenues would be used to offset some of the costs of annexing Jasper Place.

It was found on analysis by the Board, that the City's net revenues from taxation of major industries would fall some \$287,000 short of the equivalent County revenue by reason of two main factors:

(a) the difference in mill rates between the County (63) and the City (47.5); and

(b) the different methods of assessing the large petro-chemical plants, which have a high content of assessable machinery and equipment.

The County assesses and taxes this particular type of machinery and equipment, while the City uses the alternative business assessment approach, which in the case of the petro-chemical type of plant, and at the rate in effect, produces a considerably lower tax revenue.

To annex, for the purpose of attempting to re-distribute net portions of tax revenues does not appear to the Board to be a sound principle. A provincial variation of a grant structure may well accomplish the same end, if need is shown to so do.

In the application before the Board, the City failed to establish the existence of any consequential "surplus" revenues which would accrue to it from the proposed annexation of the eastern industrial areas.

Another reason advanced by the City for making the application to annex the eastern industrial area was, in the Board's opinion, to acquire an established industrial complex which would improve the City's ratio of "industrial/residential" assessment. (Discussion of the matter of these ratios is contained in PART I of this Order).

Two of the three largest (assessment-wise) petro-chemical industries were opposed to being urbanized, even with the enticement of lower taxation.

Some of the more important reasons advanced by these industries for their opposition to annexation by the City were as follows:

(a) they established their plants in a rural area by design, hoping to avoid certain problems and costs which might arise in an urban complex.

(b) they require large acreages, not only for operation and expansion, but for the purpose of gaining compatible neighbors and protecting themselves against undesirable neighbors.

(c) they provide themselves with certain specialized services (fire protection, police protection, sewage disposal, and even water and electricity in one instance) and thus do not have general need of more elaborate and "cost-adding" City services.

(d) their sales are largely made in far distant markets which are particularly sensitive to increases in product prices.

Annexation of the industrial area to the City could add to the costs of their gas supplies and thus their product prices, for the following, among other reasons:

(1) a lack of competition bidding for the right to supply the very large quantities of natural gas for processing and heating purposes in these plants.

At present, in the rural area (except Sherwood Park) the gas utility companies now operate under Public Utility Board Permissive Orders, which are non-exclusive.

The municipally granted gas franchise in the City limits (or as these limits may be extended by annexation) is exclusive as to supply gas for heating and non-exclusive in respect to gas for manufacturing purposes or power purposes.

The interpretation which may be placed on "gas for heating purposes" as it is used in the City's franchise agreement, could adversely affect the plants by causing an increase in their costs of supply gas.

(2) a lack of competitive bidding for gas supplies brought about by certain provisions of The City Act dealing with "special franchises" (Section 2 bb).

In this regard, the right of a gas supplier to use City streets, roads, etc. to construct and operate a gas line for City consumers, is granted by "special franchise" which requires authorization by City by-law, as well as by the ratepayers and the Public Utility Board.

In the rural County, the Minister of Highways may grant this "right of use" to suppliers who have non-exclusive Permissive Orders.

The industries thus fear that the City Council or the ratepayers could prevent their obtaining competitive bids for their supply gas, by reason of the existence of the exclusive "special franchise".

(3) a third factor which could lead to higher costs of these gas supplies through inclusion of the plants in the City, is the possibility of there being established a municipally-owned gas utility, whose rates may not be controlled by the Public Utility Board.

(4) the companies also wished to remain outside the "aura" of the 5% gas revenue tax which is payable in the City.

These industries have very considerable payrolls (one mentioned an amount of \$4,500,000) which are spent largely in Edmonton. (In addition, an amount of \$7,500,000 was spent annually by one plant in

Edmonton and Alberta). Edmonton's economy is buoyed by the large annual expenditures of the petro-chemical industries even though the physical plants are outside its limits.

A witness for one of the large industries summed up his evidence by saying "... and if industries otherwise likely to be attracted to the Edmonton area, believe the sort of things that we are saying, they are less likely to come in if they feel they have to come into an urban area rather than into a rural area ..."

The Board considers, in the light of evidence placed before it, that it is highly desirable and in the best interests of the whole metropolitan area, that a substantially rural image be maintained for the large petro-chemical plants and their directly associated industries. This may best be maintained, in the present circumstances, by leaving these major plants in the rural County area and "atmosphere". Urbanization of these major industrial developments could seriously affect future industrial development in the Edmonton area.

With the City failing to establish more pressing and real needs for annexing the large industrial area, the Board upholds substantially the objections of the industries and the County of Strathcona, which feared a very great increase in their mill rates, if the annexation was granted in full.

The area of the County sought by the City, had an assessment of about \$24,700,000. The total County assessment was about \$36,100,000 in 1962. With this possible loss of 68.4% of its assessment, the County represented that their general mill rates would increase very substantially while, by reason of the very small gain in net revenue which would be realized from annexation of the industrial areas, the City's mill rate reduction would be of little significance.

The Town of Fort Saskatchewan and three major industries located therein, opposed the proposed annexation of County territory by the City, because of a close to 20% estimated increase in mill rates which would result therefrom. (This Town is situate in the Strathcona County School system, and is thus directly affected by assessment changes in the County of Strathcona).

The Fort Saskatchewan industries represented that they had suffered large tax increases since joining the Town in 1958, and one company with a large export business (90% of their production) stated that it was at a disadvantage in competing for markets.

The question of the annexation of Sherwood Park is resolved by the Board's refusal to grant full annexation of the buffer zones and industrial areas surrounding this large hamlet. The County of Strathcona and the residents of Sherwood Park strongly opposed annexation of this satellite community to the City.

A third reason advanced by the City for applying to annex the eastern area was to acquire vacant lands suitable for development by large industries, including "low performance" or "obnoxious" type industries.

The County of Strathcona represented that the City had no need for additional industrial lands since it had about 2,570 acres of vacant industrial land. They also pointed out that if annexation of the Town of Jasper Place was granted, the City would acquire an additional 677 vacant industrial acres. They stated that the industrial land consumption rate in the City during the past ten years was somewhat under 200 acres per annum.

The City also submitted that it had need of some additional residential lands and that this type of development was most likely to be concentrated in a south-westerly and north-easterly direction.

At a 3% annual increase in population, the City would "fill" its present limits (reach a population of 485,000) within about ten years. The Jasper Place area will "fill" its present limits (reach a population of about 52,000) in another four years if its recent almost 10% growth rate were to continue. The satellite communities of St. Albert, Sherwood Park, Leduc, Spruce Grove and Fort Saskatchewan will absorb some of this metropolitan growth.

The ½ mile strip of County land lying to the south of the City and west of No. 2 Highway, would provide about 1,000 undeveloped acres suitable for general urban purposes.

The Board recognizes the need of the City for some additional industrial and residential land.

We believe that with the addition of about 800 acres of vacant industrially zoned land lying to the south-east, the City will have a better balanced stock of industrial sites. These lands, together with lands which adjoin them, are suitable for industrial expansion or extension and will likely suffice for many years.

Along with these industrially zoned lands, there are some fairly substantial existing industrial developments, and some farm lands adjoining the City on the south and east. There is also considerable development on both sides of east-west Highway No. 14, lying between sections 24 and 25 and between sections 26 and 35—all in township 52, range 24, west of the fourth meridian.

These latter areas form a logical addition to the City and will benefit from annexation by reason of the extension of City utilities for which services some industries and businesses therein have already approached the City.

After consideration of all the evidence presented to the Board in respect of the City of Edmonton's petition to annex portions of the County of Strathcona No. 20, THE BOARD FINDS AND ORDERS that the area of the County of Strathcona No. 20 located and described generally in Schedule No. XII and XIV appended hereto, and comprising about 8¼ sections of land, and which lands and areas are more particularly described in Schedule No. XIII attached to and forming a part of this Order, shall be separated from the County of Strathcona No. 20, and shall be annexed to and form a part of the City of Edmonton, on, as and from August 17th, 1964.

The County assessment for land and improvements in the approximately 8¼ sections to be annexed to the City, amounted to about \$1,563,000 at December 31, 1962. In addition to this assessment there will be transferred such electric power, pipe line and; other assessments as may appear on the County assessment rolls in respect to the transferred area.

PART II A—CONDITIONS TO WITHIN BOARD ORDER GRANTING ANNEXATION OF A PART OF THE COUNTY OF STRATHCONA NO. 20 TO THE CITY OF EDMONTON

1. The effective date of annexation of those parts of the County of Strathcona No. 20 described in Schedules XIV and XIII is Monday, the Seventeenth (17th) day of August, 1964.

This date was chosen to conform to that set for annexation of the Town of Jasper Place to the City.

2. For the period Monday, August 17th, 1964, to December 31st, 1967, the City's by-laws dealing with Closing of Shops (By-law No. 1436 as may be amended from time to time) and Early Closing of Shops (By-law No. 1716 as may be amended from time to time) or any other by-laws passed pursuant to the provisions of sections 379, 381 and 382 of The City Act shall not apply to the annexed areas.

3. All other by-laws of the City of Edmonton shall be applicable, in the areas of the country annexed to the City by this Order, on the effective date of annexation, but only those by-laws that are appropriate and reasonable having regard to their nature, intent, object and purpose, shall be enforced, in respect to lands being used for crop or livestock production, so long as the said lands continue to be so used.

4. No business assessment shall be made nor business tax levied in respect of any existing business of keeping bees for the production of honey, the business of fur production, or the business of producing livestock or crops or both, for the period to December 31st, 1972.

5. Any parcel of land containing less than 20 acres, and operated as a unit by a person who derives his livelihood principally from the cultivation of the unit, and the farm buildings thereon used in connection with the production of crops or livestock or both, or fur production or beekeeping, are to be assessed and taxed from year to year on the same basis of assessment taxation as would be applicable to them had such land and farm buildings remained in the rural municipality of the County of Strathcona No. 20, provided however, that if

(a) the said land or a part thereof is subdivided by a plan of subdivision, or if

(b) the City establishes that the land or a part thereof is needed for further development—

the City, by resolution of Council may apply to the Board from time to time, for an Order to vary the said basis of assessment and taxation, or either of them.

6. Any parcel of land containing 20 acres or more, and operated as a unit by a person who derives from the production of crops or livestock or both, or fur production or beekeeping, an income sufficient to produce a livelihood, and the farm buildings thereon used in connection with the productive activities hereinbefore described, are to be assessed and taxed on the same basis of assessment and taxation as would be applicable to them had such land and farm buildings remained in the rural municipality of the County of Strathcona No. 20, provided however, that, if—

(a) the said land or a part thereof is subdivided by a plan of subdivision, or if

(b) the City establishes that the land or a part thereof is needed for further development—

the City, by resolution of Council, may apply to the Board from time to time, for an Order to vary the said basis of assessment and taxation, or either of them.

7. All small holdings occupied by veterans under the provisions of the Veteran's Land Act are to be assessed and taxed on the same basis of assessment and taxation as would be applicable to them had such lands and improvements remained in the County of Strathcona No. 20.

At the end of ten years from the date of the veteran's agreement or at such time as the Veteran is entitled to take title and dispose of his holdings or any part thereof, the holdings shall be assessed and taxed in the same manner as other properties within the City, but subject to the other conditions of this Order.

8. Effective on annexation, all by-laws of The County of Strathcona No. 20, except those pertaining to borrowings, contracts, local improvements and local benefit improvements, shall cease to apply in the annexed area.

9. The assets and liabilities of the County of Strathcona No. 20 as they stand on August 17th, 1964, or such other convenient date as may be agreed between the City and the County, shall be divided between the County and the City in the proportion that the total assessment at December 31st, 1963 of the now to be annexed portion of the County bears to the total County assessment at December 31st, 1963.

10. This Order shall in no way affect or abrogate electric Permissive Orders numbered 10569 and 11050 issued by The Board of Public Utility Commissioners on April 24, 1946 and July 2, 1947 respectively, approving the supply of electric power by Calgary Power Ltd. to various parts of the County of Strathcona No. 20 (successor to the Municipal District of Strathcona No. 83).

The Board is not prepared to order that the Company's rights under the aforesaid Permissive Orders are either exclusive or permanent.

It appears to the Board that the City, by authority of section 443 of The City Act has an existing right to supply electric power to areas which are the subject of this annexation petition.

It also appears that Calgary Power Ltd., by reason of holding the aforementioned Permissive Orders, which were issued by the Board of Public Utility Commissioners pursuant to the provisions of section 82 (3) of The Public Utilities Act, Chapter 28, R.S.A. 1942, has existing rights to supply electric power in the areas described in the Permissive Orders.

11. This Order shall in no way affect or abrogate any existing contract or any existing right of, or held by, Canadian Industrial Gas Limited for the production, transmission, delivery or furnishing of natural gas to or for industrial customers in the annexed areas of the said County.

12. This Order shall in no way affect or abrogate any existing right, of or held by, Northwestern Utilities, Limited, for the production, transmission, delivery or furnishing of natural gas to or for inhabitants or businesses in the annexed area.

13. It is a condition of this Order, that on, as and from the effective date of this annexation order, the City of Edmonton shall neither directly or indirectly impose a revenue tax on sales of natural gas to industrial high load factor natural gas customers who are not, prior to this annexation, subject to payment of such a charge.

In the City, under the existing gas franchise agreement, Northwestern Utilities, Limited is required to pay the City five per cent of the gross receipts of the Company from the sale of natural gas within the City.

In the areas of the County of Strathcona which are being annexed by this Order, no such revenue tax is payable by Northwestern Utilities, Limited or Canadian Industrial Gas Limited, hence no such charge is imposed on industrial high load factor customers.

The effect of this conditional Order is to protect such large industrial customers from a five per cent increase in the costs of their natural gas supplies.

14. It is ordered that all properties annexed to the City by this Part of this annexation order, excepting those properties referred to in clauses 5, 6 and 7 of this Part, are to be assessed and taxed on a uniform basis with the City; however, if the City Assessor is unable to re-assess the properties within the times prescribed by The City Act, for their assessment, he may apply to the Board for such directions and Orders as may be necessary to provide that an equitable basis of assessment for such properties is obtained for taxation purposes in the year 1965.

PART III—MUNICIPAL DISTRICT OF STONY PLAIN NO. 84

The City's application to annex certain portions of the Municipal District of Stony Plain No. 84 which lie both north and south of the present Town of Jasper Place and containing about 3½ sections of land, has been studied by the Board. A schedule showing the legal description of these lands is appended to this Order and marked Schedule II, while the location of the said areas is shown on the map appended as Schedule XII.

The application for these areas, appears to the Board to have been a further reaction by the City, to offset, at least in part, any costs which might be incurred by it, if Jasper Place was annexed to the City.

The northern area of the application is one which contains a major cement plant, and plywood plant, which account for over 83% of the assessment of the whole area for which application has been made.

There is some potentially good vacant industrial land in the north part of the area proposed for annexation and there is some unsubdivided land in the extreme southern area, including farm lands and a private golf club. The southern area is traversed by ravines and also contains some housing developments as well as a private country club.

The Municipal District of Stony Plain opposed the City's application, as being one made for revenue purposes primarily—and as such, one which would provide relatively minor net revenues to the City.

The area was represented by the Municipality to have an assessment equal to 1/270th part of the City's, but which was 1/8th of the Municipal District's total assessment. It was further submitted that the small northern area contained over 54% of the district's major industrial assessment, and that the loss of the area applied for would add between 3 and 4 mills to the Municipal District's present (1962) mill rate totalling 59 mills.

As was found in the eastern area, it appears that the two large plants in the Stony Plain area, would contain a substantial amount of machinery and equipment which would become not assessable if the area is added to the City. A lower producing business assessment and tax would be payable in the City in lieu thereof.

It appears to the Board that the estimated net revenue from the areas of Stony Plain that have been applied for by the City, and estimated to be in amount of about \$38,000, would largely disappear under City assessment and taxation.

The City's request for the area of Stony Plain municipality lying south of Jasper Place for future development, including housing, is a valid one in the Board's opinion.

Lands situate on ravines and the banks of the North Saskatchewan River, and in this case, which are directly north of lands presently in the City, appear particularly suitably for urban purposes. With the fast growth of Jasper Place it seems that at least parts of this south area will soon be in demand.

The Edmonton Country Club Limited operating a golf club in an area south of the Town of Jasper Place asked the Board for certain protections respecting assessment and taxation, frontage assessments and by-laws which may adversely affect the Club's operation, if it were annexed to the City.

The Board has considered these matters and has come to the conclusion that the area occupied by this club should be annexed to the City because it is a logical part of the City's extended boundaries and has on its west and north certain housing and club development of urban nature which the Board deems advisable to annex to the City.

The Board has decided that it should not interfere in the matters of assessment and taxation of this Club, since another similar private golf club already operates in the City.

It has also been decided by the Board to make no Order respecting the assessment of frontage taxes, since these matters are the subject of appeal, in event of their imposition being deemed unfair.

The Hillcrest Country Club Limited, operating recreational facilities in the area south of Jasper Place, asked the Board for certain protections respecting continued use, assessment and taxation, frontage assessment and by-laws which may adversely affect the Club's operation, if it were annexed to the City.

The Hillcrest Country Club Limited is a private club which has many counterparts in the City. The Board considers therefor that this club will be treated fairly and equitably by the City and sees no need to issue condition orders respecting its annexation.

The Board considers that the area occupied by this Club should be annexed to the City for the same reasons and under the same conditions as those which apply to the Edmonton Country Club Limited.

After consideration of the evidence before the Board respecting the City's application to annex parts of the Municipal District of Stony Plain No. 84, the Boards FINDS AND ORDERS that the areas of the Municipal District of Stony Plain No. 84 located and described generally in Schedules XII and XV appended hereto, and comprising about 2¾ sections of land, and which areas are more particularly described in Schedule No. XIII attached to and forming a part of this Order, shall be separated from the Municipal District of Stony Plain No. 84 and shall be annexed to and form a part of the City of Edmonton, on, as and from Monday, August 17th, 1964.

The Municipal District's assessment of lands and improvements in the approximately 2¾ sections to be annexed, amounted to about \$343,000 at December 31st, 1962.

PART III A—CONDITIONS TO WITHIN BOARD ORDER GRANTING ANNEXATION OF PARTS OF THE MUNICIPAL DISTRICT OF STONY PLAIN NO. 84 TO THE CITY OF EDMONTON

1. The effective date of annexation of those parts of the Municipal District of Stony Plain No. 84 described in Schedules No. XV and XIII attached to this Order, is Monday, the seventeenth (17) day of August, 1964.

2. For the period August 17th, 1964 to December 31st, 1967, the City's by-laws dealing with Closing of Shops (By-law No. 1436 as may be amended from time to time) and Early Closing of Shops (By-law No. 1716 as may be amended from time to time) and any other by-laws passed pursuant to the provisions of sections 379, 381 and 382 of The City Act shall not apply to the annexed areas.

3. All other by-laws of the City of Edmonton shall be applicable in the areas of the Municipal District annexed to the City by this Order on the effective date of annexation, but only those by-laws that are appropriate and reasonable having regard to their nature, intent, object and purpose, shall be enforced, in respect to lands being used for crop or livestock production, so long as the said lands continue to be so used.

4. No business assessment shall be made nor business tax levied in respect of any existing business of keeping bees for the production of honey, the business of fur production, or the business of producing livestock or crops or both, for the period to December 31st, 1972.

5. Any parcel of land containing less than 20 acres, and operated as a unit by a person who derives his livelihood principally from the cultivation of the unit, and the farm buildings thereon used in connection with the production of crops or livestock or both, or fur production or beekeeping, are to be assessed and taxed from year to year on the same basis of assessment and taxation as would be applicable to them had such land and farm buildings remained in the rural municipality, of the Municipal District of Stony Plain No. 84, provided however, that if

(a) the said land or a part thereof is subdivided by a plan of subdivision, or if

(b) the City establishes that the land or a part thereof is needed for further development,

the City by resolution of Council may apply to the Board from time to time for an Order to vary the said basis of assessment and taxation, or either of them.

6. Any parcel of land containing 20 acres or more, and operated as a unit by a person who derives from the production of crops or livestock or both, or fur production or beekeeping, an income sufficient to produce a livelihood, and the farm buildings thereon used in connection with the productive activities hereinbefore described, are to be assessed and taxed on the same basis of assessment and taxation as would be applicable to them had such land and farm buildings remained in the rural municipality of the Municipal District of Stony Plain No. 84, provided however, that if

(a) the said land or a part thereof is subdivided by a plan of subdivision, or if

(b) the City establishes that the land or a part thereof is needed for further development,

the City, by resolution of Council, may apply to the Board from time to time, for an Order to vary the said basis of assessment and taxation, or either of them.

7. All small holdings occupied by veterans under the provisions of the Veteran's Land Act are to be assessed and taxed on the same basis of assessment and taxation as would be applicable to them had such lands and improvements remained in the Municipal District of Stony Plain No. 84.

At the end of ten years from the date of the Veteran's Agreement or at such time as the Veteran is entitled to take title and dispose of his holdings or any part thereof, the holdings shall be assessed and taxed in the same manner as other properties within the City, but subject to the other conditions of this Order.

8. Effective on annexation, all by-laws of the Municipal District of Stony Plain No. 84, except those pertaining to borrowings, contracts, local improvements and local benefit improvements, shall cease to apply in the annexed area.

9. The assets and liabilities of the Municipal District of Stony Plain No. 84 as they stand on August 17, 1964, or such other convenient date as may be agreed between the City and the Municipal District, shall be divided between the Municipal District and the City in the proportion that the total assessment at December 31, 1963, of the now to be annexed portion of the Municipal District bears to the total Municipal District assessment at December 31, 1963.

10. (a) This Order shall in no way affect or abrogate the electric franchise agreement dated the tenth (10th) day of December, 1957, and made between the Municipal District of Stony Plain No. 84 and Calgary Power Ltd., or the rights of or held by Calgary Power Ltd. thereunder, and the City of Edmonton shall be bound by the terms of the said franchise agreement to all intents as if the City of Edmonton was a part thereto in place of the Municipal District of Stony Plain No. 84.

10. (b) It is ordered that the City shall not have the right to expropriate any existing or future facilities of Calgary Power Ltd. in the areas of the Municipal District of Stony Plain No. 84 by this Order annexed to the City, except only as the possible assignee of or pursuant to the aforesaid existing franchise agreement.

10. (c) It is ordered as a further condition of this Part that the City of Edmonton shall neither directly or indirectly impose a revenue tax on sales of large industrial loads of electricity supplied by Calgary Power Ltd. in the areas of the said Municipal District by this Order annexed to the city. (Refer Schedule "C" Exhibit No. 44).

11. This Order shall in no way affect or abrogate any existing contract or any existing right of or held by Canadian Industrial Gas Limited for the production, transmission, delivery or furnishing of natural gas to or for industrial customers in the annexed areas of the said Municipal District.

12. This Order shall in no way affect or abrogate any existing right of or held by Northwestern Utilities, Limited for the production, transmission, delivery, or furnishing of natural gas to or for inhabitants or businesses in the annexed areas of the said Municipal District.

13. It is a further condition of this Order that on, as and from the effective date of this annexation Order, the City of Edmonton shall neither directly or indirectly impose a revenue tax on sales of natural gas to industrial high load factor natural gas customers who are not prior to this annexation subject to payment of such a charge.

14. It is ordered that all properties annexed to the City by this Part of this annexation order, excepting those properties referred to in clauses 5, 6 and 7 of this Part, are to be assessed and taxed on a uniform basis with the City; however, if the City Assessor is unable to re-assess the properties within the time prescribed by The City Act

for their assessment, he may apply to the Board for such directions and Orders as may be necessary to provide that an equitable basis of assessment for such properties is obtained for taxation purposes in the year 1965.

No costs are awarded to any party in connection with the annexation proceedings.

The Orders contained in Parts I, II and III, the Conditions thereto, and the Schedules describing the areas which by this Order are annexed to the City of Edmonton, will be published in *The Alberta Gazette*, and thereupon become effective as, on and from the 17th day of August, 1964.

LOCAL AUTHORITIES BOARD,
C. G. MACGREGOR (Chairman).
I. MORRIS (Member).
A. B. WETTER (Member).

SCHEDULE I

DETAILED DESCRIPTION OF AREAS PROPOSED TO BE ANNEXED TO CITY OF EDMONTON FROM COUNTY OF STRATHCONA NO. 20

In township 52, range 23, west of the fourth meridian: The west half of fraction section 18; the west halves of sections 19 and 26; all of sections 27 to 35 inclusive.

In township 53, range 23, west of the fourth meridian: All of sections 5, 8, 15, 16, 21 and 22; those portions of sections 6, 7, 17, 18, 19, 20, 27, 28, 29 and 30 lying south-easterly of the right bank of the North Saskatchewan River; that portion of section 9 lying west of the south-east limit of C.P.R. right-of-way as shown on railway plan 690 E.O.

In township 52, range 24, west of the fourth meridian: All of fractional section 13; all those portions of sections 15, 23 and 26 not presently within the boundary of the City of Edmonton; all of fractional sections 14, 14-R, 10 and 11 lying north-west of the north-westerly limit of right-of-way as shown on Calgary Power Right-of-Way plan 1105 K.S.; all that portion of section 3 lying north of the substation site and north-west of the north-west limit of right-of-way as shown on said plan 1105 K.S.; all of sections 4, 5, 6 and 6-R lying north of the north limit of right-of-way as shown on Calgary Power Right-of-Way plan 1225 K.S.

In township 53, range 24, west of the fourth meridian: All of River Lot 45.

In township 52, range 25, west of the fourth meridian: All that portion of section 2 lying north of the right-of-way as shown on Calgary Power Right-of-Way plan 1225 K.S.; all that portion of section 3 lying north of the north limit of right-of-way plan 1225 K.S. and east of the right bank of the North Saskatchewan River.

SCHEDULE II

DETAILED DESCRIPTION OF AREAS PROPOSED TO BE ANNEXED TO CITY OF EDMONTON FROM MUNICIPAL DISTRICT OF STONY PLAIN NO. 84

In township 52, range 25, west of the fourth meridian: All of section 22; all those portions of sections 10, 14 and 15 not presently included within the boundary of the City of Edmonton.

In township 53, range 25, west of the fourth meridian: The south-west quarters of sections 14 and 22; all of section 15.

SCHEDULE III

Witnesses for Municipal Corporations

Adamson, A. P. C., M.A., M.T.P.I.C., F.R.A.I.C., M.A.I.P.	Planning Consultant for City of Edmonton
Evjen, John	Reeve, Municipal District of Stony Plain No. 84
Hamilton, Geoffrey C., P.Eng., D.L.S., A.L.S.	Commissioner, City of Edmonton
Hanson, Eric J., B.A., M.A., Ph.D.	Political Economist, Consultant, for City of Edmonton
Hawkins, Alfred	Secretary-Treasurer, County of Strathcona No. 20
Hohol, A. E., B.Ed., M.Ed.	Superintendent, West Jasper Place School District No. 4679
Jarrett, Edwin A., C.A.	Chartered Accountant, Consultant for County of Strathcona No. 20
Laidlaw, J. B.	Provincial Assessment Commissioner Government of Alberta
Makale, Dusan, M.T.P.I.C.	Town Planning Consultant for County of Strathcona No. 20
Menzies, D. B., P.Eng.	Commissioner, City of Edmonton
Miller, L.	Secretary-Treasurer, Municipal District of Stony Plain No. 84
Moffat, Robert E., B.A., LL.B.	Economic Consultant, for City of Edmonton
Newman, Kenneth G.	Mayor, Town of Jasper Place
Robison, Ivan C.	Assessment Consultant for City of Edmonton
Roper, Dr. Elmer E.	Mayor, City of Edmonton
Taylor, Ogilvie	Secretary-Treasurer, Town of Jasper Place
Thierman, Douglas, P. Eng.	Consulting Engineer, Town of Jasper Place
Tweddle, J. M., C.A.	Commissioner, City of Edmonton
Wegen, Robert	Councillor, County of Strathcona No. 20

SCHEDULE IV

Appearances for Businesses, Chambers of Commerce, etc.

Calgary Power Ltd.	E. J. Chambers, Esq., Q.C.
Campbelltown Shopping Centre Ltd.	George J. Bryan, Esq., Q.C.
Canada Safeway Limited (Jasper Place)	H. P. Macdonald, Esq.
Canada Safeway Limited (Sherwood Park)	W. O. Parlee, Esq., Q.C.
Canadian Chemical Company Limited	W. R. Sinclair, Esq.
Canadian Industrial Gas Limited	R. A. F. Montgomery, Esq.
Canadian Industries Limited	W. R. Sinclair, Esq.
DeZeeuw, Bastiaan	E. R. Wachowich, Esq.

Diamond Bus Lines Limited	J. M. Hope, Esq.
Edmonton Country Club Limited	Adrian G. Smith, Esq.
Hillcrest Country Club Limited	H. G. Field, Esq., Q.C.
Horan's Hardware, Jasper Place	H. P. Macdonald, Esq.
International Association of Fire- fighters Local 1330 (Jasper Place)	A. Dubensky, Esq.
Jasper Place Chamber of Commerce	H. P. Macdonald, Esq.
Jasper Place Furniture Outlets	H. P. Macdonald, Esq.
Mohawk Oil Company, Jasper Place	H. P. Macdonald, Esq.
Northwestern Utilities Limited	B. V. Massie, Esq., Q.C.
Northwestern Utilities Limited	P. L. Herring, Esq.
Sherwood Properties Limited	W. H. Hurlburt, Esq.
Appearances for Individuals	
Horan, Mr and Mrs. J. W.	H. P. Macdonald, Esq.
Munson, Mrs. Edith C.	H. G. Field, Esq., Q.C.

SCHEDULE V

Witnesses for Businesses, Chambers of Commerce, etc.	
Beverly Hills Gift & Hobby Centre Limited	Alfred E. Shepherd, Manager and Owner
Calgary Power Ltd.	Darrel A. Hansen, General Sales Manager
Campbelltown Shopping Centre Limited	Robert W. Grierson, Pres.
Canadian Chemical Company Limited	Robison, Ord, Pres.
Canadian Industrial Gas Limited	F. H. Larson, Vice-Pres.
Canadian Industries Limited	S. T. Jones, Works Manager, Edmonton Works
Clock Auto Court, Jasper Place	Dorothy Tapper, Part Owner
Clock I.G.A. (Supermarket) Jasper Place	James B. Clarke, Owner
Clock I.G.A. Employees, Jasper Place	James B. Clarke, Representative
Clock Variety Store Limited, Jasper Place	Hymie Nelson, Part Owner
Diamond Bus Lines Limited	Gordon C. McLeod, Pres.
Edmonton Chamber of Commerce	B. L. Robinson, Chairman, Civic Affairs Division
Esquire Men's Wear, Jasper Place	James R. Parker, Representative
Farrah's Fashion Ltd., Jasper Place	Assad Farrah, Pres.
Haymour's Barber Shop, Jasper Place	Jimmy Haymour, Part Owner.
Inland Cement Company Limited	W. S. Ziegler, Pres.
Jasper Place Chamber of Commerce	A. M. Farrah, Past Pres.
	J. A. Mace, Exec. Member
	D. H. McLeod, Member
	Chas. Silver, Chairman of Committee
Jasper Place Department Store	Chas. Silver, Pres.

Jasper Place Family Store	Mickey Jomha, Owner
Joe's Music and Record Shop, Jasper Place	Joe Frohlick, Owner
Mace Homes and Investments Ltd.	J. A. Mace, Pres.
Northwestern Utilities Limited	Bruce F. Willson, Pres.
Property Owners' Association (107 Avenue)	J. A. Mace, Representative
Rube's Men's Wear, Jasper Place	Lorne Goldstein, Owner
Sherwood Properties Limited	J. G. Paul, Manager
Tammy Shop Limited, Jasper Place	Mrs. A. M. Farrah, Representative

Witnesses for Individuals

For:

Dr. Hu Harries, et al
 Mr. Eddy Haymour, Jasper Place
 Mr. and Mrs. H. C. Horan, Jasper
 Place
 Thomas and Mabel M. Sherman,
 Lloyd and Veronica Hammel,
 Jasper Place
 Thirty-one Petitioners, Jasper Place

Witness:

Dr. Hu Harries
 Jimmy Haymour
 H. C. Horan, M.L.A.
 Mrs. A. M. Farrah
 Mrs. A. M. Farrah

SCHEDULE VI

LIST OF EXHIBITS

1. Document (Notice of Hearing)
2. Brief of the Town of Jasper Place
3. Brochure headed "Annual Report of the Superintendent—West Jasper Place School District No. 4679—February 26, 1963"
4. Financial Statement—Town of Jasper Place for year 1962
5. Schedule entitled "Locale of Employment—Jasper Place Residents, May 1, 1962"
6. Document entitled "Town of Jasper Place—Total Revenue—Per Capita 1950-1962"
7. Current Budget for 1963 West Jasper Place School District No. 4679
8. Statutory Declaration of Colleen A. Paquette sworn to March 29, 1963, together with copy of Notice of Hearing, a Map and a Public Notice as appearing in Edmonton Journal collectively
9. Opening address presented by His Worship Mayor Doctor Elmer E. Roper—City of Edmonton.
10. Early Closing By-laws—City of Edmonton
11. Document entitled "Submission on behalf of City of Edmonton to the Local Authorities Board of Alberta—1963"
12. No Exhibit filed
13. Document "History of Annexation"—City of Edmonton

14. Brief prepared by Dr. Eric J. Hanson—"Local Government Re-organization and Finance in the Edmonton Metropolitan Area"
15. Document headed "An Appraisal of the Metropolitan School District Proposal for the Edmonton Area"—(1952)
16. Map showing boundaries of City of Edmonton as they stood in 1947
17. Statement headed "How Percentage of Taxable Assessment Has been Changing as Between Residential and Non-Residential" City of Edmonton (See also Ex. No. 75)
18. Document entitled "Report by Amalgamation Committee of Council to the City Council of Edmonton"
19. Document headed "Re Boundaries to be Proposed in Annexation Application" (July 22, 1962) City of Edmonton
20. Document headed "Comparisons of Residential Assessments and Taxes" (City of Edmonton, County of Strathcona No. 20)
21. Assessment Data—1962—City of Edmonton, Town of Jasper Place, County of Strathcona No. 20 and Municipal District of Stony Plain No. 84
22. No Exhibit filed
23. Financial Statement—City of Edmonton—Year ending December 31, 1962
24. Analysis of 1963 Assessment Roll—City of Edmonton
25. Edmonton District Planning Commission District Plan Map (Preliminary) Metropolitan Part Map "A"
26. Presentation on behalf of Municipal District of Stony Plain No. 84
27. Financial Statement—Municipal District of Stony Plain No. 84 for Year ending December 31, 1962
28. Submission on behalf of Mrs. Edith C. Munson (Stony Plain)
29. Submission on behalf of Edmonton Country Club Limited (Stony Plain)
30. Submission of Hillcrest Country Club (Stony Plain)
31. Survey of Assessment and Tax Picture relative to area of Strathcona M.D. No. 83 Proposed for Annexation to Edmonton City and the Estimated effect of such Annexation on Industrial Plants as well as on the City—Dec. 1958-June 1960 (D.M.A.)
32. Form Letter from City of Edmonton Legal Department re assessments of industrial and other business properties in areas proposed for annexation
33. Submission on behalf of County of Strathcona No. 20
34. Report prepared for County of Strathcona No. 20 relating to Annexation Petition by City of Edmonton
35. Submission of Northwestern Utilities Limited
36. Document headed "Assessment Comparisons"—City of Edmonton and County of Strathcona No. 20
37. Dominion Census Report "Population of Alberta 1951-1961"

38. Parks and Recreation Budget—City of Edmonton
39. Letter from Imperial Oil Company to Professor Adamson dated April 26, 1963
40. Report on Financial Effects of the Annexation Proposed in Petition of the City of Edmonton to Local Authorities Board dated July 2, 1963—County of Strathcona No. 20
41. Document concerning Proposed Annexation with Town of Jasper Place, Municipal District of Stony Plain No. 84 and County of Strathcona No. 20—(an addendum to Ex. No. 40)
42. Town of Jasper Place 1963 census
43. Document entitled "Reconciliation of Estimates of Expenditures for Balance of Strathcona—1962"—City of Edmonton
44. Submission by Calgary Power Ltd.
45. Franchise Agreements with respect to Jasper Place and Municipal District of Stony Plain No. 84—Calgary Power Ltd.
46. Copies of four Public Utility Board Permissive Orders re County of Strathcona Area—Calgary Power Ltd.
47. Document headed "Comparison of 1962 Utility Energy and Load Statistics"—Calgary Power Ltd.
48. Document headed "Comparison of Cost of Domestic Electric Service"—Calgary Power Ltd.
49. Large Scale Maps—Supply Facilities and Rights-of-Way in Edmonton Industrial areas—Calgary Power Ltd.
50. Letter from Board of Public Utility Commissioners to Calgary Power Ltd., dated November 30, 1956.
51. Letter to Board of Public Utility Commissioners from Calgary Power Ltd., dated December 10, 1956
52. Letter from City of Edmonton to Local Authorities Board dated April 19, 1963 re Calgary Power Ltd.
53. Correspondence between City of Edmonton and Sherwood Properties Limited
54. An air quality survey of the East Hardisty District, City of Edmonton, dated August 16, 1961
55. Letter dated May 7, 1963 from Canadian Industrial Gas Limited to County of Strathcona No. 20
56. Submission of Sherwood Properties Limited
57. Brief of Diamond Bus Lines Limited
58. Aerial Photograph of area under discussion identified with Notation 10-17S
59. Document entitled "Assessment Comparisons" (Amended Ex. No. 36 as verified by Ivan C. Robison)
60. Realty Assessment using 1963 Edmonton Procedures (Re Ex. No. 59 and No. 36)

61. Sources of Strathcona Realty and Machinery Assessment re Ex. No. 59
62. Circular to all assessors of all municipalities—Provincial Assessment Commission, dated February 14, 1963
63. Brief submitted by Bastiaan DeZeeuw
64. Brief of Canadian Industrial Gas Limited
65. Letter dated May 14, 1963 from City Commissioners to Canadian Industrial Gas Limited
66. Letter dated May 13, 1963 from Brownlee, Brownlee & Fryett to Canadian Industrial Gas Limited
67. Letter dated May 8, 1963 from Brower, Johnson, Liknaitzky, et al, to Canadian Industrial Gas Limited
68. Agreement "A" and "B" between the County of Strathcona No. 20 and Canadian Industrial Gas Limited
69. Letter from Canadian Chemical Company Limited dated April 30, 1962 and addressed to the Gas Utilities Board
- 70A. Agreement between Municipal District of Stony Plain No. 84 and Canadian Industrial Gas Limited
- 70B. Agreement between Municipal District of Stony Plain No. 84 and Canadian Industrial Gas Limited
71. Petition from 916 residents of Sherwood Park against annexation to the City of Edmonton
72. Written answers to questions referred to re Cost of Providing Utility Services by the City to Residential Areas
73. Document re Capital Costs in Jasper Place—City of Edmonton
74. Document relating to Population Figures—City of Edmonton—1963
75. City of Edmonton Statement re Residential and Non-Residential Assessments (to replace Exhibit No. 17)
76. Letter to Canadian Industries from City of Edmonton dated February 6, 1963
77. Canadian Chemical Company Brief
78. Brief by the International Association of Fire Fighters, Local 1330 (Jasper Place)
79. Correspondence between Town of Jasper Place and City of Edmonton from May 4, 1962 to April 19, 1963 re Annexation
80. Submission by Canadian Industries Limited

SCHEDULE VII

BRIEFS SUBMITTED DIRECTLY TO LOCAL AUTHORITIES BOARD RE: JASPER PLACE

Automotive Retailers' Association

Bachmeier, Emma

Bachmeier, Pete

Foley, Charles

Hvozdanski, G.

Johnson, Mr. and Mrs. E. R.

Lamb Holdings Ltd.

Leeds Development Ltd.

MacKenzie Auto Service Ltd.

Rolls, Mr. and Mrs. C. E.

Sillton Developments Ltd.

RE: COUNTY OF STRATHCONA NO. 20

A.I.M. Steel Limited

Briggs, R. A. W.

Daam Galvanizing Co. Ltd.

Fiberglas Canada Limited

Henderson, James L. & Oliver K.

Inland Chemical (Canada) Ltd.—Fort Saskatchewan

Meadow View Ranches Ltd.

Morris, N. M., et al

Peace River Glass Co. Ltd.—Fort Saskatchewan

Petition against Annexation of portions of County of Strathcona No. 20

—(1,225 names)

Premier Steel Mills Ltd.

Sherritt Gordon Mines Limited, Fort Saskatchewan

Town of Fort Saskatchewan

RE: SHERWOOD PARK (County of Strathcona No. 20)

Kroner, T.

RE: MUNICIPAL DISTRICT OF STONY PLAIN NO. 84

Frances Developments Ltd.

RE. CITY OF EDMONTON

Edmonton Public and Separate School Boards

SCHEDULE VIII

COMPARISON OF ESTIMATED AVERAGE ANNUAL TAXES† AND UTILITY COSTS IN TOWN OF JASPER PLACE AND CITY OF EDMONTON AT 1963 RATES (average 800 sq. ft. home on 50' lot)

	Estimated Annual Costs in Jasper Place	Estimated Annual Costs in City of Edmonton	
(a) Real Property taxes \$4590 assessment @ 63 mills	290.00	\$4540 @ 47.5	215.00
(b) Water Consumption charge 1130 cu. ft.	74.00	1130 cu. ft.	47.00
(c) Water frontage (M'tce.) tax	—	50' @ 15c f.f.	7.50
(d) Sewer frontage (M'tce.) tax	—	50' @ 12c f.f.	6.00
(e) Garbage Collection	5.00		—
(f) Electricity (3552 K.W.H.)	68.00	Franchise rates	68.00*
(g) Natural Gas (2,000 therms)	98.00	2000 therms	98.00
(h) Telephone—A.G.T.	39.00	City	45.00
	<u>\$574.00</u>		<u>\$486.50</u>

NOTES

* City rates are slightly lower (about \$4.00 per annum at this consumption rate) but will not become effective until expiry of existing franchise in Jasper Place (1969).

† Sewer and Water frontage taxes to cover debenture payments on construction costs, are not included in this schedule, since they will "follow the land" at the rates and terms fixed in the debenture by-laws covering the borrowings.

SCHEDULE NO. IX

CONVERSION OF ASSESSMENT IN TOWN OF JASPER PLACE TO CITY OF EDMONTON LEVELS

In 1962 the relative levels of assessment in the Town and the City were approximately as follows:

	Town of Jasper Place	City of Edmonton
Land Assessment	40% of market value	60-65% of market value
Residences	41-42% of market value	33% of market value
Other Improvements	41-42% of market value	41-42% of market value

The land assessment in the Town totalling \$11,537,050 has an assessed value of \$18,026,640 at City levels.

The residential buildings assessment in the Town, totalling \$27,256,360 would have an assessed value (for taxation purposes) of \$21,673,730 at City levels.

The Town's buildings and improvements assessments other than residences, carry an assessed value of \$3,617,660 which is equivalent to City levels.

The real property assessment of \$42,411,070 in the Town is therefore equivalent to \$43,318,030 at the City level.

SCHEDULE X

PRO FORMA BUDGET FOR JASPER PLACE
as though in CITY OF EDMONTON in 1962
ESTIMATED REVENUES

Item No.	Taxation	Actual Revenue	Board Estimate	City Estimate
1.	Land, Bldgs. & Imps.	\$2,429,562	\$2,057,606	\$1,790,750
2.	Elec. Power Tax. Act	16,928	13,984	13,984
3.	Pipe Line Tax. Act	165	136	136
4.	Business Tax	33,847	33,847	33,847
5.	Local Imps.—Owner's Share	286,731*	286,731*	286,731*
6.	Front. Tax— Construct.—Sewer—net	45,107	45,107	45,107
7.	Front. Tax—Construc.—Water	58,610*	58,610*	58,610*
8.	Front. Tax—Mtce.—Sewer	—	46,886	(100,000)
9.	Front Tax—Mtce.—Water	—	62,465	()
10.	Service Charge—Sewer	174,053	—	—
11.	Sanitary Charge—Garbage	38,224	—	—
12.	Licenses & Permits	96,519	96,519	96,519
13.	Rents & Franchises (Gas)	40,140	40,140,	40,140
14.	Fines	27,052	27,052	27,052
15.	Interest, Pens.	49,843	49,843	49,843
16.	Certificates, Search fees	674	674	674
17.	Recreation & Community Serv.	12,283	12,283	12,283
18.	Winter Works Grant	18,441	18,441	18,441
19.	Municipal Assistance Act Gr.	319,409	319,409	319,409
20.	Public Welfare Act Grant	72,811	72,811	72,811
21.	Crown Properties Act Grant	20,498	16,653	16,930
22.	Recreation Grant	2,754	2,754	2,754
23.	Utility Surplus—Water	60,199	—	60,199
24.	Utility Tax—5% Distrib. Sys.	—	13,415	—
25.	Miscellaneous	11,026	11,026	11,026
Totals		\$3,814,876	\$3,286,392	\$3,054,493
Est. Deficit		3,287	338,816	884,868
Grand Total		\$3,818,168	\$3,625,208	\$3,939,361

* See contra entries

NOTE: The City of Edmonton, 1962 assessment for land, buildings and improvements, electric power taxation and pipe line taxation, totalled \$541,220,820.

The Town of Jasper Place 1962 assessment for land, buildings and improvements, electric power taxation and pipe line taxation, totalled \$42,708,347 which is equivalent to \$43,615,307 at City of Edmonton levels.

At City levels of assessment, the Board's estimated deficit of \$338,816 is equivalent to .58 of a mill of the combined City and Town assessments.

At City levels of assessment the City's estimated deficit of \$884,868 is equivalent to 1.51 mills of the combined City and Town assessments.

SCHEDULE XI

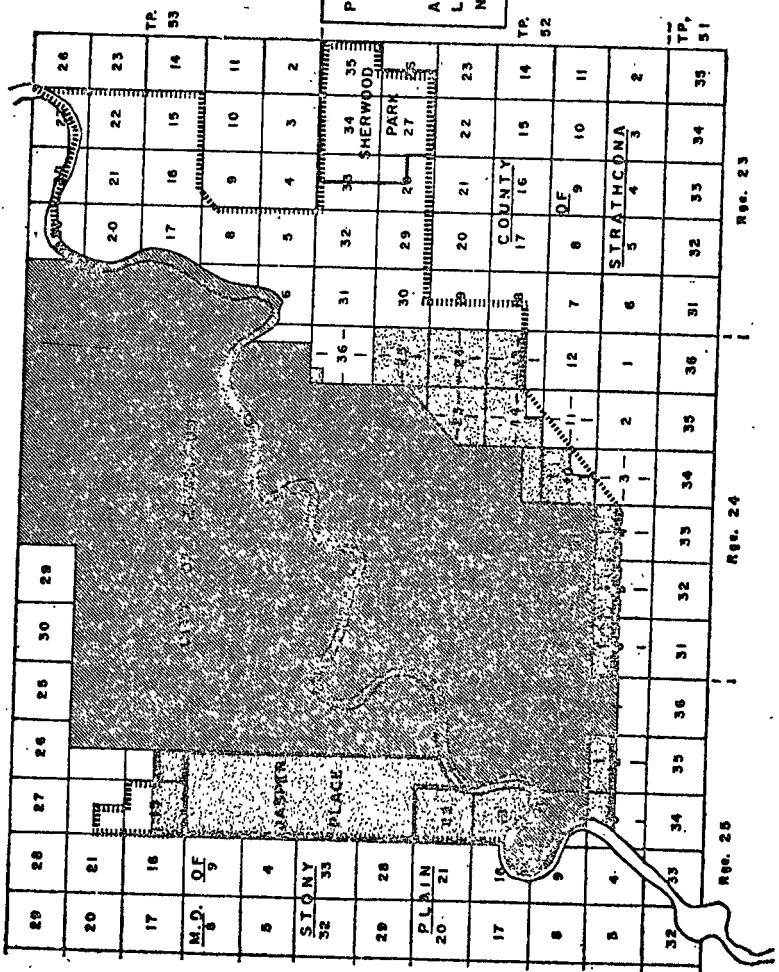
PRO FORMA BUDGET FOR JASPER PLACE
AS THOUGH IN CITY OF EDMONTON IN 1962
ESTIMATED EXPENDITURES

Item No.	Actual Expend.	Board Est.	City Est.
1. General Government	\$ 197,180	\$ 170,000	\$ 197,180
2. Protection—Persons & Prop.	414,371	414,371	489,290
3. Public Works	255,919	230,000	302,197
4. Sanitation & Waste	194,271	134,534	194,271
5. Health Indigents	3,556	3,556	3,556
6. Social Welfare	111,935	111,935	111,935
7. Education	1,333,080	1,333,080	1,333,081
8. Recreation and Community	157,280	157,280	157,280
9. Debt Charges—Local Imps —Owners	286,731*	286,731*	286,731*
10. Debt Charges—Other	448,866	448,866	448,866
11. Utilities—Frontage—Water	58,610*	58,610*	58,610*
12. Reserves	2,091	2,091	2,091
13. Contrib. to Capital & Loan Fund	131,057	71,057	131,057
14. Health Unit Requisition	40,118	30,000	40,118
15. Hospital Benefit Plan	110,359	110,359	110,359
16. Miscellaneous (Discs. etc.)	72,738	62,738	72,739
TOTALS	<u>\$3,818,162</u>	<u>\$3,625,208</u>	<u>\$3,939,361</u>

* See contra entry in Revenue Statement

SCHEDULE No. XII

PROPOSED CITY
BOUNDARY...
AREAS ANNEXED BY
L.A.B. ORDER
NUMBER 1234...



SCHEDULE XIII

DETAILED DESCRIPTION OF THE AREAS TO BE ANNEXED TO
THE CITY OF EDMONTON UNDER PROVISION OF
PARTS I, II AND III OF ORDER NO. 1234

Firstly: The south-west quarter of section 14; the south half of section 15, the west half of section 11, all of section 10, the west half of section 2, all of section 3 and all of the Original Government Road Allowances which adjoin the south and west boundaries of the said sections, or portions thereof, all in township 53, range 25, west of the fourth meridian, in the said Province.

Reserving thereout all mines and minerals.

Secondly: The west half of section 35, all of section 34, the west half of section 26, all of section 27; and all those portions of the west half of section 23, section 22, the west half of section 14, section 15 and the north-east quarter of section 10, which lie north and west of the centre line of the North Saskatchewan River, and all those portions of the Original Government Road Allowances adjoining the south and west boundaries of the said sections which lie north and west of the centre line of the North Saskatchewan River, all in township 52, range 25, west of the fourth meridian, in the said Province.

Reserving thereout all mines and minerals.

Thirdly: Any portion or portions of 149th Street which lies between the centreline of the North Saskatchewan River and the production easterly of the north boundary of the south-west quarter of section 14, township 53, range 25, west of the fourth meridian, in the said Province, not now contained within the boundaries of the City of Edmonton.

Reserving thereout all mines and minerals.

Fourthly: All that portion of the north half of section 2, township 52, range 25, west of the fourth meridian, in the said Province, which lies north of the northerly limit of the Right-of-Way Plan 1225 K.S. and including that portion of the Original Government Road Allowance adjoining the west boundary of section 2 which lies north of the said Right-of-Way Plan produced across the said Original Government Road Allowance, and all that portion of the north half of section 3 in the said township and range, which lies north of the northerly limit of the said Right-of-Way Plan 1225 K.S. and which lies east of the right bank of the North Saskatchewan River.

Reserving thereout all mines and minerals.

Fifthly: All those portions of the north halves of sections 4, 5 and 6, township 52, range 24, west of the fourth meridian, in the said Province, which lie north of the northerly limit of the Right-of-Way as shown on Plan 1225 K.S. and all those portions of the Original Government Road Allowances adjoining the west boundaries of the said sections 4, 5 and 6 which lie north of the northerly limit of the said Right-of-Way Plan 1225 K.S. produced across the said Road Allowances.

Reserving thereout all mines and minerals.

Sixthly: The north half and south-west quarter of section 10, all of the fractional section 15R, the west half of the fractional section 14R, all in township 52, range 24, west of the fourth meridian, in the said Province, as shown on filed Plan 1323 E.U., formerly part of the

Fifthly: All that portion of section 23 not now included within the boundaries of the City of Edmonton, all of section 24, all of section 25 and all that portion of the south-east quarter of section 26 not now included within the boundaries of the City of Edmonton, all in township 52, range 24, west of the fourth meridian, in the said Province.

Sixthly: All that portion of the north-west quarter of section 36, township 52, range 24, west of the fourth meridian, in the said Province, described as follows:

Commencing at the north-west corner of the said quarter section; thence southerly along the west boundary thereof 1281.1 feet; thence easterly and parallel to the north boundary of the said quarter section 701.61 feet; thence northerly and parallel to the said west boundary to a point on the said north boundary; thence westerly along the said north boundary to the point of commencement.

SCHEDULE NO. XV

The following is a general description of the areas to be annexed to the City of Edmonton from the Municipal District of Stony Plain No. 84.

Firstly: The south-west quarter of section 14, and the south half of section 15, all in township 53, range 25, west of the fourth meridian.

Secondly: All those portions of the west half of section 23, all of section 22, the west half of section 14, all of section 15 and the north-east quarter of section 10 which lie north and west of the centre line of the North Saskatchewan River, all in township 52, range 25, west of the fourth meridian, in the said Province.
