

## IN THE MATTER OF THE "Municipal Government Act":

AND IN THE MATTER OF an application by the Council of the Town of Canmore, in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the Municipal District of Bighorn No. 8, Improvement District No. 5 and Improvement District No. 8.

Pursuant to Section 20 of the Municipal Government Act, the Council of the Town of Canmore, in the Province of Alberta, petitioned the Local Authorities Board for the Province of Alberta, for the annexation to the Town of all that territory described in Schedule "B" attached to and forming part hereof, which lies immediately adjacent to the Town of Canmore and thereby its separation from the Municipal District of Bighorn No. 8, Improvement District No. 5 and Improvement District No. 8 and in respect to which the Board held a public hearing into the matter on May 22 and August 7, 1991.

The participants presenting evidence at the public hearing are listed on Schedule "C" attached to and forming part hereof.

The Town of Canmore is located on the Trans-Canada Highway, 106 kilometers west of Calgary and 22 kilometers east of Banff. The Town straddles both sides of the Bow River in a 2 kilometer wide valley and is surrounded on the north and south by rugged mountains. The main transcontinental line of the Canadian Pacific Railroad runs through the Town.

Settlement began in the Town of Canmore in the 1880's and its early role was one of a mining and railway centre. This role diminished with the relocation of the rail divisional point and repair shops in 1899 and the gradual closing of the area coal mines. With the loss of the rail and coal activity, the Town entered a period of little or no growth. The local economy was sustained by the commercial area on the Trans-Canada Highway and the cement, limestone and allied resource processing operations located a few miles to the east in the area of the Hamlet of Exshaw. The Town's role as a residential dormitory for workers employed at the processing operations and as a sub-regional service centre to smaller unincorporated communities tied economically to the same plants provided little impetus for growth. Over the past twenty years this role has changed significantly with the Town of Canmore becoming the centre for renewed economic activity in the Bow Corridor. Regional tourism development, Banff's development constraints, the natural setting and geographic location have all influenced the Town's emerging role as a recreational destination and regional service centre to the expanding recreational pursuits that encompass the whole of the Bow Corridor.

The territory proposed for annexation consists of five parcels either separated by distance or topographical features. For ease of description each parcel is described separately.

Parcel 1 is approximately two and one half miles long by one half mile wide located to the northwest of the Town of Canmore, bounded on the southeast by the Town's northwest boundary, on the northeast by the Bow River, on the northwest by Banff National Park and on the southwest by an area known as the Canmore Nordic Centre with its associated trail system. The Parcel is within the jurisdiction of Improvement District No. 5 and is owned by the Crown in right of the Province of Alberta. The majority of the Parcel contains lands that have a slope of less than 22%, considered the maximum for development, and therefore are considered developable. Of the two possible development areas, one is located almost entirely within the Bow River flood plain and is not considered suitable for traditional urban development. A development scheme for a resort hotel and three golf courses has been proposed by Georgetown Developments Ltd. In addition, a hotel and housing development has also been proposed for this area. That second possible development area is situated on higher land but access is limited. The area may have greater development potential if considered as part of the large proposal.

Parcel 2 is located to the north of the Town of Canmore and is bound on the south and west by the boundaries of the Town. The easterly limits of the Bow River Valley generally establish the northeast boundary of the Parcel. The Hamlet of Harvey Heights and a critical wildlife zone delineate the northwest limit of the Parcel. The majority of the Parcel is within the jurisdiction of the Municipal District of Bighorn No. 8 with one quarter section within the jurisdiction of Improvement District No. 8. Drainage channels and steep topography are the main features of the Parcel and approximately 44% of the

land area is above the 22% slope. Canmore Alpine Development Company Ltd. has applied to lease a majority of the land in the Parcel from the Crown for the purposes of enlarging a major resort and housing development proposed for lands presently within the Town.

Parcel 3 is a rectangular area approximately one and one half miles by slightly more than one half mile located to the east of the Town of Canmore. The Parcel is bounded on the west by the Town boundary, on the south by Highway No. 1A and on the east and north by the general easterly limits of the Bow River Valley. The Parcel is within the jurisdiction of the Municipal District of Bighorn No. 8 and the majority is owned by the Crown in right of the Province of Alberta. The Parcel is divided by a steep bank and of the northerly area 75% is suitable for development. The southerly area adjacent to Highway No. 1A is primarily flat with a high potential for development.

Parcel 4 is a one half section within the jurisdiction of Improvement District No. 5. Due to an incomplete survey of the area it is difficult to determine the exact nature of existing developments. The Parcel is located approximately one mile to the west of the Town of Canmore on the higher elevations of the Bow River Valley. The northern limit of the Parcel can best be determined as in the general location of the Spray Lakes Road. It is generally accepted that this Parcel contains the balance, if any, of the TransAlta Power House and staff housing, the majority of which is known to be located in the adjoining Parcel 5 to the east. The Parcel is owned by the Crown in right of the Province of Alberta with any occupied areas leased to TransAlta Utilities Corporation.

Parcel 5 is the largest, containing approximately 10,000 acres and is located generally to the south of the Town of Canmore. The boundaries of the Parcel are defined by the Trans-Canada Highway to the east and the southwesterly limit of the Bow River Valley to the west. The Parcel is entirely within the jurisdiction of the Municipal District of Bighorn No. 8. Of the total Parcel only the bench lands comprising an estimated 3,400 acres are considered developable. While the developable area is extensive, development constraints, which include steep slopes and undermining, may restrict the potential of the lands. A recent application for the 18-hole Mountain Meadows Golf Course on land leased from the Crown has been approved for the most northwesterly portion of the Parcel. The balance of the Parcel encompasses a development proposal by the principal landowner, Three Sisters Golf Resorts Inc., for hotel, commercial, residential and recreational facilities which include three 18-hole golf courses. Possible undermining and slope limitations may reduce the ultimate scale of the proposed development.

The Town of Canmore submitted that due to the relatively recent recreational developments such as Kananaskis Country, the Nordic Centre and the development constraints affecting the Town of Banff, there is increasing interest in the Bow Corridor to make most, if not all, of the proposed developments feasible. When the developments proceed, the impact will directly affect the Town of Canmore which will be responsible for meeting the accommodation and service demands of an expanding work force and the influx of tourists. The Town projects an average growth rate over a twenty year period of approximately 4% per annum. These rates reflect the historic growth, projected Banff spillover growth and growth associated with the two major development proposals. With the completion of the major developments, the Town suggested that population growth would be reduced to a level of 250 to 300 persons per year, reflecting the historical growth patterns of Canmore. Not included in the growth projections, but impacting on the residential demand, is the ever growing "shadow" population of part-time households owning recreational homes in the community.

Based on the population projections the Town's present permanent population of 5,324 may increase by approximately 13,200 persons over the next twenty years and by roughly 22,000 persons within forty years. Non-permanent residents could increase the number of households by an additional 25%. The Town submitted that an additional 7,700 persons may be accommodated within the present boundaries, well short of the projected twenty year demand. Further, as the choice, supply and competitive environment for residential land deteriorates, the Town's development will be curtailed unless additional lands are made available to meet the demand.

The current supply of commercial land available along the transportation corridor is sufficient to meet the projected demand. In assessing the industrial needs of the

community, the Town stated that all the parcels within the two existing industrial parks have been developed or are under private sale. The Town suggested that with the increasing constraints to development in Banff and Canmore's role as a regional service centre, the Town is likely to experience a growing demand for light industrial land. This, coupled with the quadrupling of the population over the twenty year period, means that the Town of Canmore will be unable to satisfy the expected demands within the present boundaries.

The Town is physically restricted by mountains, the Bow River and adjoining flood plains, undermined areas and other geographic and topographic obstacles which effectively confine expansion to a limited number of peripheral areas. The Town submitted that the limited growth options and the extensive development proposals make it essential that jurisdiction of the Bow Corridor resides with the municipality that will be the most impacted and ultimately responsible for the servicing requirements of the intensive developments.

The areas proposed for development may be serviced. While a conceptual road system has been developed, a major comprehensive joint transportation study for the Bow Corridor by the Town, Municipal District and Alberta Transportation and Utilities is currently being completed and may impact upon the ultimate design. Alberta Environment has indicated a preference for only two sanitary sewer discharges into the Bow River, therefore the conceptual collection system is based on the existing outfalls from the Canmore sewage plant and the Dead Man's Flats sewage lagoon. The Town advised that in order to meet the anticipated demands both systems will require expansion. The concept scheme for water is an expansion of the existing system of groundwater sources pumped into piped distribution systems on several pressure zone elevations. Storm water is presently handled via creeks and gullies to the Bow River and it is expected that this economical and functional system will continue.

While the Town is in a relatively strong financial position, front end infrastructure and servicing costs in advance of completion of developments in the annexation area will negatively impact finances for a period following annexation. The Town suggested that potential increases in the mill rate will be mitigated by a major development within the present boundaries and any subsequent resort development.

The Municipal District of Bighorn No. 8 advised that as a result of numerous discussions with all affected parties within the Bow Corridor it determined that the future local government in the Corridor would be best served by the two municipalities working in cooperation. The two municipalities undertook serious negotiations which resulted in an agreement on a boundary change for the Town. In addition to the boundary change, the two municipalities also agreed to work with and honor existing approvals held by the various developers and enter into joint planning and servicing where necessary. In the Municipal District's summary, it was requested that the agreed boundary change be confirmed effective July 1, 1991, but that taxing authority remain with the Municipal District until January 1, 1992.

Mr. Fred G. Wilmot, Managing Director of Improvement District No. 5 (Kananaskis Country), filed with the Board a letter dated May 17, 1991, in which he outlined the Improvement District's objection to the annexation of Parcels 1 and 4. The Improvement District expressed concern regarding intensive development impacting the Nordic Centre abutting Parcel 1 and the Grassi Lakes Provincial Recreation Area either within or partially within Parcel 4. The Town of Canmore responded to the concerns by advising that all the land within Parcels 1 and 4 are owned by the Crown in right of the Province of Alberta and that any negative impacts of development would be considered when leasing the land.

The Board also received written submissions from Alberta Transportation and Utilities, Alberta Agriculture and the Energy Resources Conservation Board. Alberta Agriculture and the Energy Resources Conservation Board have no objection to the annexation proposal. Alberta Transportation and Utilities advised that access to and from the Trans-Canada Highway would be limited to interchanges and that the Alberta Highway Signing Manual be applied to preserve the aesthetic qualities of the Highway. The Department also expressed concern regarding the use of Highway No. 1A as part of the Town's street system and suggested that the Highway become the responsibility of the

Town. In response to the concern expressed regarding Highway No. 1A, the Town of Canmore advised that it is currently in discussions with the Department regarding the disposition of this matter.

The Staff Report of the Calgary Regional Planning Commission evaluated the Town of Canmore's petition for annexation and concluded that:

"the annexation proposed by the Town of Canmore is not only to secure a land supply on the basis of need, although this is a significant factor. Another reason for this annexation in the Commission's view is to gain jurisdiction over lands that have been the subject of major resort development proposals. While the Regional Plan does not automatically support annexation for control, in this case it is reasonable to do so because of the following factors:

1. Major resorts proposed for the area will be developed under a single urban umbrella, and this is in keeping with Section 4.10.4 and others in the Regional Plan. The Commission had been concerned about the possible creation of a third municipality in the Bow Corridor, if and when development reaches a size where municipal incorporation is possible. This annexation avoids that possibility.
2. The Town of Canmore and the M.D. of Bighorn have reached an agreement over this annexation submission.

The Commission supports this annexation application as it represents intermunicipal agreement, a solution to the problem of jurisdiction, and a means whereby Canmore can provide for its future growth requirements."

At the regular Commission meeting of May 10, 1991, the Calgary Regional Planning Commission adopted motions to advise the Local Authorities Board that it supports the annexation petition by the Town of Canmore and that the Staff Report and the Brief to the Local Authorities Board be adopted.

Mr. Richard Melchin, President, Three Sisters Golf Resort Inc., confirmed support for the annexation of their lands to the Town of Canmore. Mr. Melchin advised that while presently three conditional permits have been received for the golf courses and Area Structure Plans are in the process, no development agreements have been entered into due to, in part, problems encountered in dealing with two jurisdictions with two different sets of requirements. Mr. Melchin stressed the need to deal with one encompassing jurisdiction if development is to proceed in a rational manner.

Mr. Hal Walker on behalf of Canmore Alpine Development Company Ltd. advised that although they are in a position to proceed with Phase 1 of their development, the phase is presently split by the Town's boundary and they would prefer that the complete development be within one jurisdiction for the same reasons outlined by Mr. Melchin. Accordingly, Canmore Alpine Development Company Ltd. confirmed their support for the annexation of their leased property to the Town of Canmore.

Mr. Robert N. Smith, Member at Large, Bow Valley Naturalists, while expressing concern regarding the number and size of the various development proposals, agreed that no solution to the potential impact can be obtained as long as the corridor is under an assortment of jurisdictions. Mr. Smith submitted that prior to any development proceeding a comprehensive plan for the entire Bow Corridor and its tributary valleys be adopted.

Mr. Perry Hanson, President, Echo River Properties Ltd., while consenting to annexation, expressed concern regarding the proposed land use of Parcel 3 as it compares to both the existing and proposed land uses in the Elk Run-Indian Flats area within the Town. Mr. Hanson suggested that land use designation within the Town is haphazard and will impact negatively on his property. Specifically Mr. Hanson's concern is that the Town will amend the Land Use By-law and that his and the surrounding property will be zoned industrial, which he feels is not the optimum use. In this regard Mr. Hanson requested that "the annexation approval contain conditions preventing conversion of the Elk Run Industrial Area to residential use pending the placement of a new general area plan based on a land-use study which would include consideration of the annexed lands as part of the entire Elk Run-Indian Flats area."

Mr. Joe Cowan, Chairman, Bow Meadows Development Co-op, advised that the Co-op has entered into an option to purchase the Echo River Properties Ltd. property for the purpose of developing low cost housing and fully supported Mr. Hanson's submission to the Board.

The Town of Canmore submitted that the request of Mr. Hanson is in fact a request for the Local Authorities Board to zone land both in Town and in the lands proposed for annexation. The Town stated that such authority is not within the jurisdiction of the Board. In support of this contention the Town referred to Section 73 of the Planning Act which directs that the land use designation of Special Recreation District applying to Mr. Hanson's property would continue until such time as the Land Use By-law of the Town of Canmore is amended, in which case Mr. Hanson's rights are more than adequately protected by Sections 139 and 140 of the Planning Act. Furthermore the Town submitted that the aforesaid Sections also protect Mr. Hanson's right of participation in any amendments to the Land Use By-law applying to the Elk Run-Indian Flats area. In regard to the proposed housing development, the Co-op has been offered an alternative site in an area presently designated for residential development, which Mr. Cowan deems unsuitable due to the proximity of a reclaimed landfill site proposed for recreational use.

The Board, having considered the evidence presented to it at the hearing, has reaching the following conclusions:

1. That the Town of Canmore, due to its ever growing role as a regional service centre to the existing recreational developments of Kananaskis Country and Canmore Nordic Centre and the development restrictions affecting the Town of Banff, will continue and even exceed the historic population growth levels. In the event that some or all of the proposed developments within the Bow Corridor proceed, it is not unreasonable to assume that growth will greatly exceed the historic trends for at least the period of development. It is also not unreasonable to assume that with further development in the Bow Corridor a large number of people will find the Town of Canmore an attractive centre for recreational housing, further impacting on the residential demands within the Town.
2. That the Bow Corridor is presently experiencing extreme development pressure due to its unique setting and location and it is important that future growth be effectively managed and controlled by the municipality that will be most affected by the development. The Municipal District of Bighorn No. 8 and the Town of Canmore are to be commended for not only recognizing the need for jurisdictional clarity and control but for forging an agreement that recognizes and addresses the potential impact of development on the Bow Corridor.
3. That a single jurisdiction within the Bow Corridor is warranted as highlighted by the problems experienced by the various developers in dealing with a multiplicity of jurisdictions and development conditions. Planning and servicing in a manner that would have the least impact on the unique environmental setting while meeting the growing recreational demands of the region may only be accomplished in an atmosphere of jurisdictional clarity.
4. That the concerns expressed regarding the integrity of Kananaskis Country are valid and would also be a concern of this Board if it were not for the fact that all lands within Parcels 1 and 4 are owned by the Crown in right of the Province of Alberta. The Crown will have the final authority in the size, type and intensity of development if it is the Province's intention to permit development within the Parcels.
5. That the Town of Canmore is correct in suggesting that it is not within the Board's jurisdiction to direct the adoption of an Area Structure Plan or specific zoning as a condition of annexation. The authority for either Area Structure Plans or Land Use By-laws lies with the municipal jurisdiction and the rights of affected owners are more than adequately protected by the provisions of the Planning Act. The Town of Canmore may not amend the Land Use By-law as it applies to the Elk Run-Indian Flats area, or any other property within their jurisdiction, without notice and the holding of public hearings as provided for in Sections 139 and 140 of the Planning Act.

6. That the petition for annexation by the Town of Canmore should be GRANTED IN FULL.

THEREFORE, subject to the Lieutenant Governor in Council approving this Order, or prescribing conditions that the Order is subject to and approving the Order subject to those conditions, or varying the Order and approving the Order as varied, IT IS ORDERED AS FOLLOWS:

- I. That there be annexed to the Town of Canmore in the Province of Alberta, and thereupon be separated from the Municipal District of Bighorn No. 8, Improvement District No. 5 and Improvement District No. 8 all that territory described in Schedule "B" attached to and forming part hereof.
- (A sketch showing the general location of the annexed lands is attached as Schedule "A".)
- II. That any taxes owing to the Municipal District of Bighorn No. 8, Improvement District No. 5 and Improvement District No. 8 as at December 31, 1991, in respect of the aforementioned properties shall transfer to and become payable to the Town of Canmore together with any lawful penalties and costs levied thereon in respect of any such taxes; however, upon the Town of Canmore collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the Town to the Municipal District of Bighorn No. 8, Improvement District No. 5 and Improvement District No. 8.
- III. That the assessor for the Town of Canmore shall, for taxation purposes in the year 1992, reassess the annexed lands and assessable improvements thereon, which are by this Order annexed to the Town of Canmore, so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the Town of Canmore, and the provisions of the Municipal Taxation Act regarding the assessment roll shall mutatis mutandis apply to such assessment.
- IV. That the Chief Provincial Assessor, appointed pursuant to the provisions of the Municipalities Assessment and Equalization Act, shall, for taxation or grant purposes commencing in the year 1992, reassess or revalue, as the case may be, all properties that are assessable or subject to valuation under the terms of the Electric Power and Pipe Line Assessment Act and the Municipal and Provincial Properties Valuation Act, and which lie within the areas that are by this Order annexed to the Town of Canmore, so that the assessment or valuation shall be fair and equitable with properties of a similar nature.
- V. That the effective date of this Order is the Thirtieth (30th) day of June, 1991.

DATED and signed at the City of Edmonton, in the Province of Alberta, this 16th day of August, 1991.

LOCAL AUTHORITIES BOARD

(SGD.) B. CLARK  
VICE CHAIRMAN

(SGD.) R.O. MYRONIUK  
MEMBER

CERTIFIED A TRUE COPY:

  
A/SECRETARY

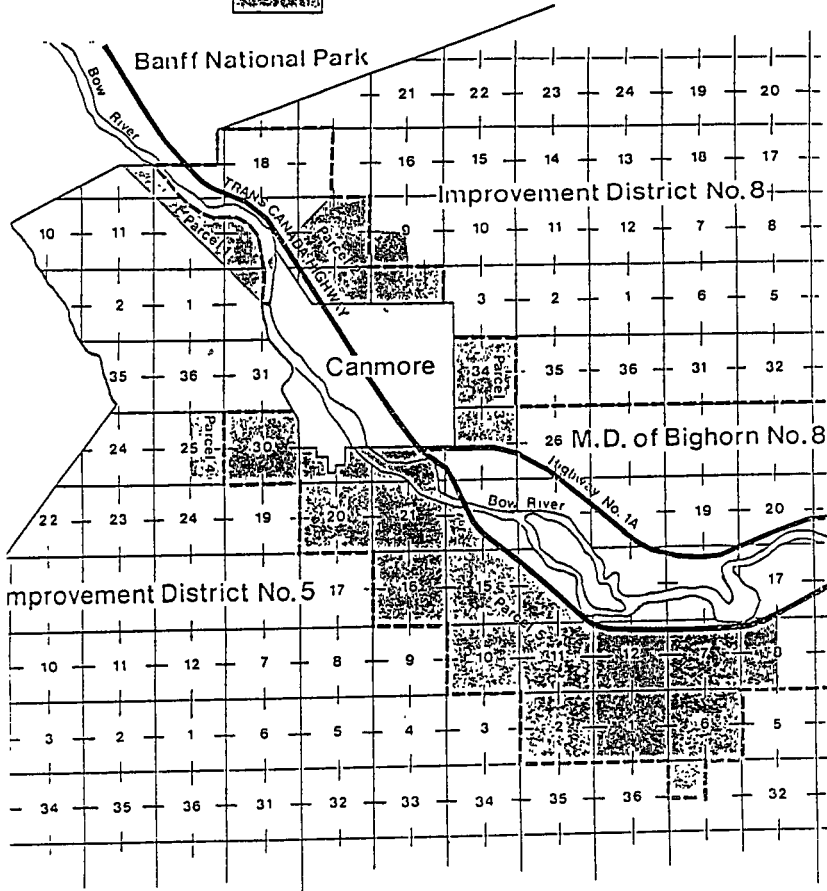
# SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS AFFECTED BY BOARD ORDER No. 19865

EFFECTIVE DATE: JUNE 30, 1991



AFFECTED AREA(S)



SCHEDULE "B"

DESCRIPTION OF TERRITORY SOUGHT FOR AND ANNEXED  
TO THE TOWN OF CANMORE

NORTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-THREE (23), RANGE NINE (9), WEST OF THE FIFTH MERIDIAN

SECTIONS SIX (6) AND SEVEN (7), WITHIN TOWNSHIP TWENTY-FOUR (24), RANGE NINE (9), WEST OF THE FIFTH MERIDIAN ✓

WEST HALF OF SECTION EIGHT (8), TOWNSHIP TWENTY-FOUR (24), RANGE NINE (9), WEST OF THE FIFTH MERIDIAN ✓

ALL THAT PORTION OF THE WEST HALF OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-FOUR (24), RANGE NINE (9), WEST OF THE FIFTH MERIDIAN, WHICH LIES SOUTH OF THE SOUTHERLY LIMIT OF ROAD PLAN 731 490 ✓

ALL THAT PORTION OF THE SOUTH HALF OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-FOUR (24), RANGE NINE (9), WEST OF THE FIFTH MERIDIAN, WHICH LIES SOUTH OF THE SOUTHERLY LIMIT OF ROAD PLAN 6520 H.X. ✓

SECTIONS ONE (1), TWO (2), TEN (10) AND ELEVEN (11), WITHIN TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN ✓

ALL THOSE PORTIONS OF SECTIONS TWELVE (12), THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15), WITHIN TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIE SOUTH OF THE SOUTHERLY LIMIT OF ROAD PLAN 7444 H.X. ✓

SECTIONS SIXTEEN (16), TWENTY (20) AND TWENTY-ONE (21), WITHIN TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN ✓

ALL THAT PORTION OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES SOUTHWEST OF THE SOUTHWESTERLY LIMIT OF ROAD PLAN 7444 H.X. ✓

ALL THAT PORTION OF THE EAST HALF OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES NORTH OF THE NORTHERLY LIMIT OF ROAD PLAN 821 1278 ✓

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES NORTH OF THE NORTHERLY LIMIT OF ROAD PLAN 1431 E.Z. AND NOT WITHIN THE TOWN OF CANMORE, EXCEPTING THEREOUT ROAD PLAN 821 1278 ✓

ALL THAT PORTION OF THE SOUTH HALF OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES SOUTHWEST OF THE SOUTHWESTERLY LIMIT OF ROAD PLAN 7444 H.X. ✓



## SCHEDULE "B"

ALL THOSE PORTIONS OF SECTIONS TWENTY-NINE (29), THIRTY (30) AND THIRTY-FOUR (34), WITHIN TOWNSHIP TWENTY-FOUR (24), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, NOT WITHIN THE TOWN OF CANMORE ✓

EAST HALF OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-FOUR (24), RANGE ELEVEN (11), WEST OF THE FIFTH MERIDIAN ✓

NORTH HALF OF SECTION FOUR (4), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN ✓

ALL THAT PORTION OF THE NORTH HALF OF SECTION FIVE (5), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, NOT WITHIN THE TOWN OF CANMORE ✓

ALL THAT PORTION OF THE NORTH HALF OF SECTION SIX (6), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, NOT WITHIN THE TOWN OF CANMORE AND LYING NORTHEAST OF THE PRODUCTION SOUTHEAST OF A STRAIGHT LINE DRAWN FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER OF SECTION TWELVE (12), TOWNSHIP TWENTY-FIVE (25), RANGE ELEVEN (11), WEST OF THE FIFTH MERIDIAN ✓

ALL THAT PORTION OF SECTION SEVEN (7), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, NOT WITHIN THE TOWN OF CANMORE AND WHICH LIES EAST OF THE RIGHT BANK OF THE BOW RIVER AND SOUTHEAST OF A LINE DRAWN PERPENDICULAR TO AND 0.50 KILOMETRES DISTANT NORTHWEST OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SECTION EIGHT (8), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN

ALL THAT PORTION OF SECTION SEVEN (7), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES WEST OF THE RIGHT BANK OF THE BOW RIVER

ALL THAT PORTION OF SECTION EIGHT (8), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN, WHICH LIES SOUTHEAST OF A LINE DRAWN PERPENDICULAR TO AND 0.50 KILOMETRES DISTANT NORTHWEST OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8) ✓

SOUTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-FIVE (25), RANGE TEN (10), WEST OF THE FIFTH MERIDIAN ✓

ALL THAT PORTION OF SECTION TWELVE (12) AND THE SOUTH HALF OF SECTIONS THIRTEEN (13) AND FOURTEEN (14), WITHIN TOWNSHIP TWENTY-FIVE (25), RANGE ELEVEN (11), WEST OF THE FIFTH MERIDIAN, WHICH LIE WEST OF THE RIGHT BANK OF THE BOW RIVER AND NORTHEAST OF A STRAIGHT LINE AND THE PRODUCTION NORTHWESTERLY THEREOF DRAWN FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER OF SAID SECTION TWELVE (12) ✓

ALL GOVERNMENT ROAD ALLOWANCES INTERVENING AND ADJOINING THE ABOVE DESCRIBED LANDS.

THE ABOVE DESCRIBED LANDS CONTAIN APPROXIMATELY FIVE THOUSAND THREE HUNDRED AND NINETY (5,390) HECTARES, (13,319 ACRES), MORE OR LESS.

SCHEDULE "C"

PARTICIPANTS PRESENTING EVIDENCE AT THE CANMORE HEARING

Town of Canmore:

- Paula Andrews, Mayor
- Frank Kosa, Town Manager
- Paul Bates, Director of Planning and Economic Development
- Hugh Ham, Solicitor
- Jim Murphy, Solicitor
- Bruce Butler, Nichols Applied Management
- Norm Tropp, Delcan Western Ltd.
- Ralph Southwell, Delcan Western Ltd.

Municipal District of Birghorn No. 8:

- Lorraine Fraser, Reeve
- Sam Hall, Municipal Manager
- Dennis Pommen, Consultant

Calgary Regional Planning Commission:

- John Rusling, Manager of Regional and Rural Planning Division
- Michele Broadhurst, Planner, Regional Planning Services

Three Sisters Golf Resort Inc.:

- Richard Melchin, President

Canmore Alpine Development Company Ltd.:

- Hal Walker

Bow Valley Naturalists:

- Robert N. Smith, Member at Large

Echo River Properties Ltd:

- Perry Hanson, President

Bow Meadows Development Co-op:

- Joe Cowan, Chairman