

**SMOKY LAKE COUNTY**

Minutes of the **County Council Committee of the Whole for the purpose of the Planning: Victoria District Area Structure Plan** held on Monday, **June 29, 2015** at 1:15 P.M. in the County Council Chambers.

The meeting was called to Order by the Reeve Mr. Ron Bobocel in the presence of the following persons:

<u>Division</u>	<u>Name</u>	<u>ATTENDANCE</u> <u>Monday, June 29, 2015</u>
Smoky Lake County	Ron Bobocel	Present
Smoky Lake County	Craig Lukinuk	Present
Smoky Lake County	Cary Smigerowsky	Present
Smoky Lake County	Randy Orichowski	Present
Smoky Lake County	Dareld Cholak	Present
Smoky Lake County	Cory Ollikka - CAO	Present
Smoky Lake County	Lydia Cielin – Asst. CAO	Present

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Members of the Administrative Staff in attendance:

Aline Brousseau – Planning and Development Manager	Absent
Jordan Ruegg – Planning and Development Officer	Present

**MUNICIPAL PLANNING SERVICES:**

Jane Dauphinee, Senior Planner	Present
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**2. Agenda:**

**Agenda**

753-15: Orichowski

That the Agenda for Monday, June 29, 2015 County Council Committee of the Whole for the purpose of Planning Meeting be adopted, as presented.

Carried Unanimously.

**3. Minutes:**

**Minutes of May 28, 2014 – County Council: Committee of the Whole for the purpose of Planning Meeting**

754-15: Lukinuk

That the minutes of the County Council: Committee of the Whole for the purpose of Planning Meeting held on Wednesday, May 28, 2014, be accepted for information.

Carried.

**4. Planning Document – Statutory Plan:**

**Municipal Planning Services**

**Jane Dauphinee, Senior Planner**

**Municipal Planning Services**, Jane Dauphinee, Senior Planner provided a draft of the Victoria District Area Structure Plan Background Report dated June 19, 2015.

VICTORIA DISTRICT AREA STRUCTURE PLAN

*Background Report*

DRAFT – June 19<sup>th</sup>, 2015.

**CONTENTS**

**Contents**

<b>1   INTRODUCTION .....</b>	<b>1</b>	2.5.5 MINES AND MINERALS ACT (AESRD AND ALBERTA ENERGY) .....	12
1.1 PROJECT PURPOSE.....	1	2.5.6 PUBLIC LANDS ACT (AESRD) .	12
1.2 BACKGROUND REPORT PURPOSE.....	1	2.5.7 SOIL CONSERVATION ACT (ALBERTA AGRICULTURE AND RURAL DEVELOPMENT) .....	12
1.3 STUDY AREA .....	2	2.5.8 WATER ACT (AESRD) .....	12
1.4 APPROACH .....	2	2.5.9 WEED CONTROL ACT (ALBERTA AGRICULTURE AND RURAL DEVELOPMENT) 12	
1.5 DEFINITION OF TERMS .....	2	2.5.10 WILDLIFE ACT (AESRD) .....	12
<b>2   PLANNING CONTEXT.....</b>	<b>6</b>	2.5.11 FLOOD RECOVERY AND RECONSTRUCTION ACT (ALBERTA MUNICIPAL AFFAIRS).....	12
2.1 ENABLING LEGISLATION .....	6	<b>2.6   FEDERAL REGULATIONS .....</b>	<b>13</b>
2.2 STATUTORY PLANS .....	6	2.6.1 FISHERIES ACT .....	13
2.3 LAND USE BYLAW.....	8	2.6.2 HISTORIC SITES AND MONUMENTS ACT	13
2.3.1 AGRICULTURE (AG) DISTRICT....	9	2.6.3 MIGRATORY BIRDS CONVENTION ACT	13
2.3.2 VICTORIA AGRICULTURE (A1) DISTRICT	9	<b>3   HERITAGE MANAGEMENT.....</b>	<b>14</b>
2.3.3 VICTORIA RESIDENTIAL (R3) DISTRICT	9	3.1 NATIONAL HERITAGE DESIGNATION .....	14
2.3.4 VICTORIA COMMERCIAL (C2) DISTRICT	9	3.2 PROVINCIAL HERITAGE DESIGNATION .....	15
2.4 OTHER MUNICIPAL PLANS.....	10	3.3 MUNICIPAL HERITAGE DESIGNATION .....	16
2.4.1 SMOKY LAKE REGION HERITAGE SURVEY AND INVENTORY .....	10	<b>4   PHYSICAL ENVIRONMENT .....</b>	<b>17</b>
2.4.2 SMOKY LAKE HERITAGE MANAGEMENT PLAN .....	11	4.1 CLIMATE.....	17
2.5] .....	11	4.2 GEOLOGY.....	17
2.5.1 ALBERTA LAND STEWARDSHIP ACT (AESRD) 11		4.3 SOIL CHARACTERISTICS.....	17
2.5.2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT (AESRD) .....	11	4.4 WATERBODIES.....	18
2.5.3 FORESTS ACT (AESRD) .....	11	4.5 SLOPE .....	18
2.5.4 HISTORICAL RESOURCES ACT (ALBERTA CULTURE AND COMMUNITY SPIRIT) 11		4.6 VEGETATION.....	18
		4.7 FISH, WATERFOWL AND WILDLIFE	19
		4.7.1 FISH .....	19
		4.7.2 WATERFOWL.....	19
		4.7.3 WILDLIFE.....	19
		4.7.4 ENVIRONMENTALLY SIGNIFICANT AREAS 19	
		4.7.5 LAND SUITABILITY ASSESSMENT .....	20
<b>5   SETTLEMENT HISTORY.....</b>	<b>21</b>	<b>9.3 FEDERAL AUTHORITY .....</b>	<b>32</b>
5.1 FIRST PEOPLE .....	21	9.4 HERITAGE AND CULTURAL MANAGEMENT	33
5.2 MÉTIS AND EARLY EUROPEAN SETTLEMENT	21	9.5 PHYSICAL ENVIRONMENT .....	35
5.3 VICTORIA TRAIL.....	22	9.6 HUMAN SETTLEMENT .....	37
5.4 UKRAINIAN IMMIGRATION .....	22	9.7 LAND USE & BUILT ENVIRONMENT.....	38
5.5 MODERN SETTLEMENT .....	23	9.7.1 LAND USE .....	38
<b>6   LAND USE &amp; BUILT ENVIRONMENT.....</b>	<b>24</b>	9.7.2 RESOURCE EXTRACTION DEVELOPMENTS .....	38
6.1 PROPERTY OWNERSHIP .....	24	9.7.3 BUILT HERITAGE .....	39
6.2 LAND USES .....	24	9.7.4 PHYSICAL INFRASTRUCTURE .....	39
6.2.1 RESIDENTIAL USES .....	24	9.7.5 SOCIAL INFRASTRUCTURE .....	40
6.2.2 COMMERCIAL USES .....	25	<b>9   APPENDIX A – STATEMENTS OF SIGNIFICANCE .....</b>	<b>42</b>
6.2.3 RESOURCE EXTRACTION USES..	25	9.1 SITES YET TO BE DESIGNATED .....	43
6.2.4 HERITAGE AND TOURISM DEVELOPMENT.....	25	9.1.1 KULKA HOUSE .....	43
6.3 ROADWAYS .....	25	9.1.2   RUTHENIA SCHOOL.....	45
6.4 POTABLE WATER AND SEWAGE DISPOSAL	25	9.1.3   RUBULIAK HOUSE / MURPHY HOUSE .....	47
6.5 WASTE MANAGEMENT .....	26	9.2   NATIONAL HERITAGE DESIGNATION .....	55
6.6 STORM WATER MANAGEMENT .....	26	9.2.1   VICTORIA DISTRICT, NATIONAL HISTORIC SITE.....	55
<b>7   SOCIAL INFRASTRUCTURE .....</b>	<b>27</b>	9.3   PROVINCIAL HERITAGE DESIGNATION .....	57
7.1 SCHOOLS .....	27	9.3.1 RIVER LOT 3, VICTORIA SETTLEMENT .....	57
7.2 PROTECTIVE AND EMERGENCY SERVICES	27	9.3.2 McDONALD STOPPING HOUSE	60
<b>8   PUBLIC CONSULTATION .....</b>	<b>28</b>	9.3.3 FORT VICTORIA .....	63
8.1 STAKEHOLDER MEETINGS .....	28	9.4   MUNICIPAL HERITAGE DESIGNATION .....	65
8.2 PUBLIC MEETINGS .....	28	9.4.1   ANDERSON HOUSE .....	65
<b>9   FINDINGS &amp; RECOMMENDATIONS .....</b>	<b>29</b>	9.4.2   ST ELIAS (HOLY TRINITY) RUSSO GREEK ORTHODOX CHURCH OF SMOKY LAKE .....	67
9.1 MUNICIPAL AUTHORITY .....	29	<b>10   APPENDIX B – VEIWSCAPES.....</b>	<b>69</b>
9.1.1 MUNICIPAL DEVELOPMENT PLAN – KEY FINDINGS: .....	29	10.1   VIEWSCAPE A – ANDERSON HOUSE ..	69
9.1.2 LAND USE BYLAW – KEY FINDINGS: .....	30		
9.2 PROVINCIAL AUTHORITY .....	31		

10.2 | VIEWSCAPE B – VIEW FROM BRIDGE  
EAST ..... 69

10.3 | VIEWSCAPE C – VIEW FROM BRIDGE  
WEST ..... 69

10.4 | VIEWSCAPE D – PAKAN CHURCH ..... 69

10.5 | VIEWSCAPE E – RIDGE..... 69

10.6 | VIEWSCAPE F – RIVER BUFFER ..... 69

## 1 | INTRODUCTION

### 1.1 Project Purpose

The Victoria District Area Structure Plan (ASP) project was initiated in response to growing development pressure within the historically significant Victoria District which is located adjacent to the northern boundary of the North Saskatchewan River in Smoky Lake County. The Victoria Trail National Historic Site, located within the Victoria District provides an exceptional illustration of major themes in Prairie settlement from the mid-nineteenth century to the early twentieth century. (See Map 1 - Regional Location) Settlement patterns of early Missionaries, fur traders, Métis and Ukrainian farmers are reflected in land use and development patterns prevalent within this area to this day.

The proximity of lands within the ASP area to major employment centres (Alberta's Industrial Heartland and the Capital Region), the exceptional natural beauty of the North Saskatchewan River Valley and the presence of aggregate deposits has resulted in increasing demand for country residential properties and aggregate extraction operations within the ASP area.

Recognizing the development potential of this special area, the County has determined that an ASP should be developed in order to mitigate the impacts of future development within this area on the historic and

environmental features which make the Victoria District a unique and significant place. Smoky Lake County recognizes that in order to preserve the area's national, regional and local significance, greater thought and planning is required to avoid development which might negatively and permanently impact those features which define and reflect the area's historic value.

The purpose of the Victoria District Area Structure Plan is to provide policy direction related to land use and land management within the Plan area in order to enable continued use and future development opportunities while protecting the commemorative integrity of the Victoria District.

*The purpose of the Victoria District Area Structure Plan is to provide policy direction related to land use and management to enable continued use and development while protecting the commemorative integrity of the Victoria District.*

### 1.2 Background Report Purpose

The Victoria District Background Report is the accompanying document to the Victoria District Area Structure Plan. The purpose of this Background Report is to present an analysis of background data which will inform land use and development policy recommendations for those lands situated within the Victoria District Area Structure Plan. This Background report will be utilized to inform the policies articulated within the Victoria District Area Structure Plan.

This Background Report does not form part of the approved Victoria District Area Structure Plan.

### 1.3 Study Area

The Victoria District Area Structure Plan (the Plan) will provide statutory plan policies which effect the lands identified on the Future Development Plan, as established in the Plan. Within the *Plan Area*, the policies of the Plan will apply. However, for the purposes of this Background Report, a larger area referred to as the *Study Area*, has been examined.

The Study Area is generally determined by the boundaries of the National Historic Site designation, certain quarter sections adjacent to the National Historic Site that have been identified as potentially significant by the Province of Alberta and additional land along the North Saskatchewan River up to the west boundary of Section 35, Township 58, Range 19, West of the Fourth Meridian. The boundaries are shown on Map X.

The Study Area includes additional land outside of the National Historic Site boundaries to encompass provincially and municipally designated historic sites.

### 1.4 Approach

The Background Report utilizes a comprehensive approach to land use planning. In practice, this means that all aspects of the area are considered in the process, including local information, specialized viewpoints, environmental stewardship and historic preservation. The comprehensive approach takes into account community goals and the potential effects of transportation, recreation, land use, demographics, economics and housing opportunities on the environment, the existing community, sensitive features and the surrounding area.

This approach results in recommendations for land use and development formulated on, and informed by, a wide range of perspectives and baseline information.

### 1.5 Definition of Terms

There are terms used throughout the Background Report that may be unfamiliar to some readers. Please consult the following definitions as a reference.

“ALBERTA REGISTER OF HISTORIC PLACES” the program responsible for identifying, evaluating and designating Provincial Historic Resources, updating and maintaining the Register, and submitting eligible sites for listing on the Canadian Register of Historic Places.

“BANK” separates the shore and bed of a lake from terrestrial land. The location of the bank is not affected by occasional periods of drought or flooding.

“BED” refers to the land upon which the lake water sits.

“CHARACTER DEFINING ELEMENTS” refers to the materials, forms, location, spatial configurations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

“COMMEMORATIVE INTEGRITY” refers to the health and wholeness of a national historic site. A national historic site possesses commemorative integrity when:

- The resources directly related to the reasons for designation as a national historic site are not impaired or under threat,
- The reasons for designation as national historic site are effectively communicated to the public, and
- The site’s heritage values (including those not related to designation as a national historic site) are respected in all decisions and actions affecting the site.

“CONSERVATION” means all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination thereof.

“CULTURAL LANDSCAPES” means those places and landscapes that have been shaped or influenced by human occupation. They include agricultural systems, modified landscapes, patterns of settlement and human activity, and the infrastructure or production, transportation and communication.

“DEVELOPMENT” means development as defined in the Municipal Government Act, and includes the following:

- A. the carrying out of any construction or excavation, or other operations, in, on, over or under land,
- B. the making of any change in the use or the intensity of use of any land, buildings or premises, and, without restricting the generality of the foregoing, includes the removal and/or placement of topsoil,
- C. in a building or on a parcel used for dwelling purposes, any increase in the number of families occupying and living in the building or on the parcel; and any alteration or additions which provide for an increase in the number of dwelling units within the building or on the parcel,
- D. the placing of refuse or waste material on any land,
- E. an excavation or stockpile and the creation of either of them,
- F. a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- G. the resumption of the use for which land or buildings had previously been utilized,
- H. the use of the land for the storage or repair of motor vehicles or other machinery or equipment,
- I. the continued use of land or of a building for any purpose for which it is being used unlawfully when this Bylaw comes into effect,
- J. the more frequent or intensive use of land for the parking of trailers, bunkhouses, portable dwellings, skid shacks or any other type of portable building whatsoever whether or not the same has been placed or affixed to the land in any way,

K. the placement of an already constructed or a partially constructed building on a parcel of land, and

L. the erection of signs.

“DISCRETIONARY USE” means a use of land or a building within a specific land use district, for which a development permit may be issued.

“HERITAGE or HISTORIC VALUE” refers to all that is inherited from the past. It therefore includes the built environment, those buildings and works of the past, sites of historic events, historic skills, behaviours and patterns of life.

“HERITAGE VALUE” means the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses, and cultural associations or meanings.

“HISTORIC RESOURCE” means any work of nature or humans that is primarily of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific, or aesthetic interest, including but not limited to a paleontological, archaeological, prehistoric, historic or natural site, structure or object (Alberta Historical Resources Act, Ch. H-9).

“HISTORIC SITE” means a site that includes or is comprised of an historical resource of an immovable nature or that cannot be disassociated from its context without destroying some of all of its value as an historical resource (Alberta Historical Resources Act, Ch. H-9).

“INTEGRITY” means the ability of a resource to convey its significance. A building, or structure, together with its site, should retain a large part of its integrity, its relation to its earlier state, in the maintenance of its original or early materials and craftsmanship.

“INTERVENTION” means any action other than demolition or destruction that results in a physical change to an element of a historic place.

“LITTORAL ZONE” refers to the zone below the bank, and includes the portion of the lake and its bed that is relatively well lit by the sun and which supports photosynthetic plants.

“MAINTENANCE” means the routine, cyclical, or non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

“MUNICIPAL HERITAGE RESOURCE” means a resource that is designated by municipal bylaw, according to the terms set out in the Alberta’s Historical Resources Act.

“NATURAL RESOURCE EXTRACTION” means an industry engaged in the extraction and/or processing of natural resources such as clay, sand, gravel, lumber and natural gas, through primary treatment into a raw marketable form.

“PERMITTED USE” means the use of land or a building within a specific land use district, for which a development permit shall be issued, with or without conditions, provided the development conforms to the Land Use Bylaw.

“PRESERVATION” means the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place or of an individual component, while protecting its heritage value.

“PROVINCIAL HISTORIC RESOURCE” means a resource that has been designated by ministerial order, according to the terms set out in Alberta’s Historical Resources Act.

“RIPARIAN ZONE” refers to the strip of moisture-loving vegetation growing along the edge of the lake.

“SHORE” is situated below the bank but above the present water level. It is the part of the lake bed that is exposed when water levels are low.

“STATEMENT OF SIGNIFICANCE” means a statement that identifies the description, heritage value and character-defining elements of an historic place.

“VIEWSCAPE” means a visual connection that occurs between a person and the spatial arrangement of urban and landscape features. There are three components to a viewscape they are:

- A. View subject – the view must be of something
- B. Vantage point – the view must be from some place
- C. Visual corridor – the area extending out from the vantage point

## 2 | PLANNING CONTEXT

Land use and development within the Victoria District is impacted by statutes and regulations from all three levels of government. The following sections briefly describe important municipal, provincial and federal regulations and policies which impact the Victoria District and its future use and development.

### 2.1 Enabling Legislation

The Municipal Government Act is the provincial enabling legislation that gives extensive governing powers to municipalities. The Municipal Government Act allows municipalities to regulate land use and development through statutory plans (intermunicipal development plans, municipal development plans, area structure plans and area redevelopment plans) and land use bylaws.

The Municipal Government Act stipulates that an Area Structure Plan may be adopted by Municipal Council to establish a framework to guide future development and subdivision of an area. The Municipal Government Act sets out the criteria for the contents of an Area Structure Plan in Section 633(2).

An Area Structure Plan must describe:

- a) the sequence of development proposed for the area,
- b) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- c) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- d) the general location of major transportation routes and public utilities.

And may contain any other matters the council considers necessary.

Pursuant to subsection (b) of Section 633(2) of the Municipal Government Act, Smoky Lake County Council has directed that the Victoria District Area Structure Plan should address development issues that affect the Victoria District's sensitive historic and environmental features. County Council has also indicated that stakeholder and community interests should be included and reflected where possible within the Plan.

### 2.2 Statutory Plans

Until such time as the Victoria District Area Structure Plan is adopted by Bylaw by Smoky Lake County Council, the only statutory plan affecting the area is the Municipal Development Plan (MDP).

The Smoky Lake County Municipal Development Plan (MDP) was adopted in 2013 as Bylaw 1249-12. In order to ensure compliance with the requirements of the Municipal Government Act, all policies within the Victoria District Area Structure Plan should conform to policies of the MDP.

The MDP identifies fifteen goals to be achieved through the objectives and policies of the Plan. While all fifteen goals should be reflected in the Victoria District Area Structure Plan, several specific goals are worthy of note. The MDP aims to achieve the following:

- Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- Maintain and enhance the County's Agricultural and forest-based economy.
- Maintain a physical separation between incompatible land uses.
- Identify and promote significant cultural and heritage resources within the County.

The MDP includes several specific policies related to cultural and heritage resources. They include:

- Policy 3.1.1.3** The County will require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant cultural landscapes.
- Policy 3.1.1.4** The County will encourage the use of historic resources to promote tourism, where appropriate.
- Policy 3.1.2.1** The County will require that proposed subdivisions in significant cultural landscapes, including but not limited to the Victoria District, retain recognized historically significant patterns of spatial organization.
- Policy 3.1.2.2** The County will require future subdivisions and developments in significant cultural landscapes preserve existing vegetation.
- Policy 3.1.3.1** The County will require that proposed subdivision and developments in significant cultural landscapes, including but not limited to the Victoria District, preserve recognized, historically significant views.

The MDP also includes specific policies related to environmental management. They include:

- Policy 3.2.1.4** The County may require an environmental impact assessment or evaluation related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature.
- Policy 3.2.2.2** Development shall not be allowed in areas characterized by wetlands, swamps, muskeg or saturated soils. Development shall also be prohibited in valleys, ravines or seasonal draws.
- Policy 3.2.2.3** Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- Policy 3.2.2.4** Development is prohibited in or adjacent to important wildlife habitat areas.

- Policy 3.2.2.6** No permanent structures will be allowed within the 1:100 year flood plain of any river, stream or lake shore, unless flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.
- Policy 3.3.1.4** The County may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
- Policy 3.3.1.6** An environmental reserve of not less than 30 m (98 ft.) in width from the high water mark of water bodies and/or the top of bank of lakes and rivers shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 30 m (98 ft.) shall be required from the high water mark of Whitefish Lake and/or the top of bank of the lake to the wall of the nearest building.
- Policy 3.3.1.14** A Conservation Easement may be considered to preserve significant areas that do not qualify as Environmental Reserve under the Municipal Government Act, such as natural features, scenic values and agricultural land. The use and control of these features and areas shall be clearly stated in the easement agreement.

Other objectives and policies established in the MDP may impact development and land use within the Victoria District. They include provisions for residential development, recreational uses, resource extraction, agricultural uses and location of industrial developments.

### 2.3 Land Use Bylaw

The Smoky Lake County Land Use Bylaw provides regulation and land use control throughout the County. The Land Use Bylaw (LUB) was adopted in 2013 as Bylaw 1250-12. The LUB is intended to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land.

The LUB provides specific regulations for a wide range of land uses and developments. In addition, it divides the County in fourteen Land Use Districts. Within each district, different uses are either permitted or discretionary, and regulations unique to each district are provided depending on use types.

The Victoria District is currently affected by four Land Use Districts:

- the Agriculture (Ag) District
- the Victoria Agriculture (A1) District;
- the Victoria Residential (R3) District; and
- the Victoria Commercial (C2) District.

#### 2.3.1 Agriculture (AG) District

The general purpose of this District is to allow a range of activities associated with working landscapes including agricultural uses and resource extraction uses that support the rural economy, rural lifestyle and discourage the fragmentation of the County's land base.

#### 2.3.2 Victoria Agriculture (A1) District

The general purpose of this District is to recognize the historic value of the area near the Victoria Trail within the County. Subdivision and development proposals within this use area must be compatible with and/or increase the historic value of the Victoria Trail.

#### 2.3.3 Victoria Residential (R3) District

The general purpose of this District is to regulate residential development within the Victoria Trail area. The subdivision regulations within this District include the following:

- all residential subdivisions must be designed to retain historically significant patterns of spatial organization and significant environmental features;
- the County considers river lots to be historically significant patterns of spatial organization. Therefore multi-lot country residential subdivisions within existing river lots must be designed in such a manner that the original river lot pattern is retained;
- the County will normally require that new developments in areas identified as containing significant cultural landscapes preserve a minimum of 50% of the existing vegetation on each site;
- new developments within the Victoria Residential District should will also be required to maintain, as much as possible, the current land form and to be sited in such a manner as to ensure that the current viewscape of the area from the trail is not negatively impacted; and
- two types of residential subdivision are permitted within the Victoria Residential District. They are: low density multi-lot residential developments and cluster residential developments.

#### 2.3.4 Victoria Commercial (C2) District

The general purpose of this District is to control development in the vicinity of the Victoria Trail in order to ensure that future commercial development in this area is compatible with significant cultural landscapes in the Victoria Trail area.

The use types listed as either permitted or discretionary are intended to be consistent with tourism and recreational commercial developments, such as eating and drinking establishments, motels, amusement establishments and outdoor eating establishments. One notable exception is natural resource extraction, which is included in the list of discretionary uses.

## 2.4 Other Municipal Plans

### 2.4.1 Smoky Lake Region Heritage Survey and Inventory

In 2012 the Smoky Lake Region completed the following projects:

- Historic Resources Survey,
- Historic Resources Inventory, and
- Regional Heritage Management Plan.

The Smoky Lake Region Heritage Survey and Inventory Project was developed to produce an accurate and comprehensive record of the potential historic resources that were constructed prior to and including 1950. The survey identified 275 historic resources or places of interest within the Smoky Lake Region. The inventory identified a large number of sites which convey significance and integrity. During the inventory stage of the project 93 of the identified sites, which met the assessment criteria were further researched to develop a draft Statement of Significance for each historic place. The process was undertaken to determine which sites within the region demonstrate historic significance, have integrity and meet the standard requirements for placement on the Alberta and Canadian Register of Historic Places.

During the inventory component of the project the eligibility, significance and integrity of the 83 selected sites was assessed in accordance with the evaluation criteria developed by the Municipal Heritage Partnership Program (MHPP) in order to determine placement within the Smoky Lake Region Inventory of Historic Places.

Sites identified during the survey and inventory that are located within or adjacent to the proposed Plan area are shown on Map 7 – Historic Resources Inventory and listed in the following table:

SURVEY	Name	Location	Description
	MURPHY HOUSE 1 (RUBULIAK HOUSE)	NW 36-58-17 W4	Farm House
	MURPHY HOUSE 2 (RUBULIAK HOUSE)	NW 36-58-17 W4	Farm House
INVENTORY	Name	Location	Description
	KULKA HOUSE	NW 21-58-18-W4	Farm House
	RUTHENIA SCHOOL	SW-6-59-16-W4	1 Room School

### 2.4.2 Smoky Lake Heritage Management Plan

The purpose of the Heritage Management Plan is to provide a framework to encourage and facilitate heritage conservation activities in the Smoky Lake Region. The Plan was designed to guide future initiatives for the identification, stewardship, and management of heritage resources in the Region.

The Heritage Management Plan includes recommendations related to cultural and heritage resource management however, the plan does not include policies that would be directly applicable to land use and land management within the Plan area.

## 2.5 Provincial Regulations

### 2.5.1 Alberta Land Stewardship Act (AESRD)

Regional plans in Alberta will consider the combined impact of all activities on the land, air, water and biodiversity. There is currently no approved regional plan for the County of Barrhead. It is anticipated that work on the North Saskatchewan Regional Plan, will begin in the fall of 2014. Once the plan is approved municipalities will be required to revise statutory plans to ensure that they conform to the regional plan.

### 2.5.2 Environmental Protection and Enhancement Act (AESRD)

This Act requires a review of proposed projects that may cause an adverse effect on the environment, and the reclamation and conservation of land. Key regulations that may apply to the operation of pits on private land include: Conservation and Reclamation Regulations and the Pesticide Regulation.

The “Code of Practice for Pits” falls under the Conservation and Reclamation Regulation. It applies to all pits on private land greater than 5 hectares.

### 2.5.3 Forests Act (AESRD)

This Act requires approval for any forest management activity (e.g. timber harvest) which occurs on public land.

### 2.5.4 Historical Resources Act (Alberta Culture and Community Spirit)

The purpose of this Act is to preserve, protect, and present historical and archaeological resources of provincial, national and international significance. The historical resources act is also the legislation that, among other things, empowers municipal governments to designate municipal historic resources.



#### 2.5.5 Mines and Minerals Act (AESRD and Alberta Energy)

This Act governs the management and disposition of rights in Crown owned mines and minerals, including the levying and collecting of bonuses, rentals and royalties.

#### 2.5.6 Public Lands Act (AESRD)

This Act requires approvals for activities taking place on public land under the administration of the Minister of AESRD, as well as the beds and shores of all naturally occurring rivers, streams, watercourses and lakes, under the administration of the Minister of AESRD.

The Public Lands Administration Regulation provides regulatory requirements respecting aggregate extraction on public land.

#### 2.5.7 Soil Conservation Act (Alberta Agriculture and Rural Development)

This act requires that landholders (the occupant or owner of the land) take appropriate measures to prevent soil loss or deterioration or, if it is occurring, stop the loss or deterioration from occurring on their land.

#### 2.5.8 Water Act (AESRD)

This act regulates the allocation, protection and conservation of water within Alberta. The "Code of Practice for Watercourse Crossings" directs all watercourse crossings and requires that notice be submitted to the Minister prior to conducting any in-stream works.

#### 2.5.9 Weed Control Act (Alberta Agriculture and Rural Development)

This Act governs the legislation of restricted, noxious and nuisance invasive plant species or weeds.

#### 2.5.10 Wildlife Act (AESRD)

This act prohibits the disturbance of wildlife habitation. The Wildlife Regulation identifies the wildlife, areas and times of year to which the Act applies.

#### 2.5.11 Flood Recovery and Reconstruction Act (Alberta Municipal Affairs)

Bill 27, the Flood Recovery and Reconstruction Act enacted in December 2013, amended the Municipal Government Act (MGA) to include regulation making powers for controlling, regulating or prohibiting any use or development in a floodway. The purpose of the regulation is to set out limitations on development in a floodway needed to ensure that building and rebuilding occurs in a manner that limits the potential for future flood damage.

## 2.6 | Federal Regulations

### 2.6.1 Fisheries Act

As a fish bearing river, the federal Department of Fisheries and Oceans (DFO) regulates the North Saskatchewan River and the surrounding shoreline. Pursuant to Section 35(1) of the Fisheries Act, "No person shall carry on any work or undertaking that results in the harmful alteration, disruption or destruction of fish habitat." Fish habitat includes not only the water in the lake, but also the plants and other life forms that interact to support the ecosystem of the fish. Section 34(1) of the Fisheries Act defines this habitat as, "spawning grounds, and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes."

Activities that harm fish or fish habitat preclude a wide range of activities, including the clearing of aquatic vegetation, dumping sand, dredging of sediment or the removal of bank materials.

As per the Federal Government's Sustainable Development<sup>1</sup> initiative, The DFO has established principles for development in and around water bodies that may disrupt fish habitat. Although the DFO does not require notification prior to development, if development results in the disruption of fish habitat the developer may be subject to prosecution under the Fisheries Act.

Transport Canada also regulates vessel-operating activities on Canadian water bodies. According to the Canada Shipping Act, 2001, Vessel Operating Restriction Regulations SOR/2008-120, no person shall operate a power-driven vessel at a speed in excess of 10 km/h within 30 m of the shore. Further, age restrictions for boat operators apply, and all boat users must operate their vessel in a safe manner.

### 2.6.2 Historic Sites and Monuments Act

The Historic Sites and Monuments Act establishes the Historic Sites and Monuments Board of Canada (the Board). The Board advises the Minister of the Environment on the commemoration of sites, buildings or other places of national historic interest or significance.

### 2.6.3 Migratory Birds Convention Act

The Migratory Birds Convention Act, administered by the Canadian Wildlife Service, protects migratory birds, their eggs and their nests from harmful activities. The Migratory Birds Convention Act will apply throughout all stages of an aggregate operation but may be most applicable during construction, as it is considered an offence to "disturb, destroy or take a nest, egg, or nest shelter" of any migratory bird (nesting period is generally early April to late August in most parts of Canada). Through this Act, efforts are made to protect any site that has nesting birds, including riparian areas, uplands and wetlands. In addition, the Act also prevents a person from depositing oil or any other harmful substance into waters or any area frequented by migratory birds.

<sup>1</sup> For the purpose of this Background Report, sustainable development is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." See The Sustainable Development Strategy 2007-2009, Department of Fisheries and Oceans.

### 3 | Heritage Management

In Canada, heritage resources are protected by all three levels of government. Protection at the federal, provincial and municipal levels depends on the site or features significance locally, regionally or nationally.

Federal Historic Sites and Monuments are evaluated and recommended to the Minister of Heritage by the Federal Historic Sites and Monuments Board of Canada. Federally Designated sites are listed in the Directory of Federal Heritage Designations. The Directory includes:

- National Historic Sites;
- National Historic Events;
- National Historic People;
- Heritage Railway Stations; and
- Federal Heritage Buildings.
- Historic places in Alberta are administered by Alberta Culture and Community Spirit. Sites that are included in the Alberta Register of Historic Places include:
  - Provincial Historic Areas;
  - Provincial Historic Resources; and
  - Registered Municipal Historic Resources.

#### 3.1 National Heritage Designation

Parks Canada defines National Historic Sites as “places of profound importance to Canada. They bear witness to this nation’s defining moments and illustrate its human creativity and cultural traditions.”<sup>2</sup>. Within Smoky Lake County there is currently one (1) Designated National Heritage Site located within the Study Area. Information about the site is listed in the following table:

NATIONAL	Name	Location	Description
	VICTORIA DISTRICT, NATIONAL HISTORIC SITE	Represented by plan boundary Characterized by farmlands organized in long narrow river lots running back from the North Saskatchewan River for about 19 kilometres in length, as well as others organized in 800 square metre sections	Rural Cultural Landscape

The Statement of Significance for the nationally designated site is attached in Appendix-A.

<sup>2</sup> National Historic Sites of Canada retrieved May 5<sup>th</sup>, 2014 From: [http://www.pc.gc.ca/progs/lhn-nhs/intro\\_e.asp](http://www.pc.gc.ca/progs/lhn-nhs/intro_e.asp)

The Victoria District National Historic Site was designated a National Historic Site by the federal minister of the Environment in 2001. In its recommendation for designation, the Historic Sites and Monuments Board indicated the area was of national historic significance because “its cultural landscape, through highly visible and intact physical attributes, represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including the development of the fur trade, the establishment of the Métis river lot system, the arrival of missions, Prairie agricultural development and the establishment of eastern European immigrants at the beginning of the 20<sup>th</sup> century.” The Statement of Significance for the Victoria District is provided in Appendix-A.

**Map 7 – Historic Resources Inventory** illustrates the location of all national historic sites within the Study Area

In addition to the splendid built heritage and land forms located within the District, views (along the Trail including buildings and the North Saskatchewan river) have also been highlighted as a special and unique characteristic feature by Parks Canada in the Commemorative Integrity Statement (June 2008). The views identified by Parks Canada as significant are as follows:

- The view along Victoria Trail with river to the south and the long ridge to the north.
- The view of the south bank of the North Saskatchewan from within the District which preserves the character of the landscape prior to agricultural development.
- The view of the district as seen from the river, with its dense overhanging bush interrupted by the occasional clearing to a farmhouse or ferry landing, and which captures a sense of the landscape as it would have appeared in the days of the fur trade.
- The site line down Victoria Trail to the Anderson House in the Lobstick Settlement which establishes this historic log structure as a prominent landmark within the district.
- The view from the bridge looking both ways up and down the river and which forms the gateway into the district.
- The panorama looking down the hill from Range Road 171A to the Pakan Church and the Clerk’s House.

#### 3.2 Provincial Heritage Designation

The Historical Resources Act empowers the Minister of Culture and Community Spirit to designate any site as a Provincial Historic Resource, if its preservation is in the public interest. Alberta’s Historic Places Research and Designation Program administers the process of designating sites as Provincial Historic Resources. Designation serves to recognize the significance of historic places and provide them with the protection necessary to ensure their preservation. It also makes site owners eligible for grants from the Alberta Historical Resources Foundation for conservation work. Historic places eligible for consideration by the Minister for designation include buildings, structures, archaeological sites, paleontological resources and other works of humans or nature that are of value for their historic, cultural, natural, scientific or aesthetic interest. Historic places designated by the Government of Alberta include Provincial Historic Areas, Provincial Historic Resources, and Registered Historic Resources.

Within Smoky Lake County there are currently three (3) Designated Provincial Heritage Sites located within the Study Area. Information about the sites is listed in the following table:

PROVINCIAL	Name	Location	Description
	FORT VICTORIA	Victoria Settlement, Pagan Settlement	Clerks Quarters (Hudson's Bay Company Post)
	RIVER LOT 3, VICTORIA SETTLEMENT (FREE TRADER'S HOUSE)	Pt. River Lot 3, Victoria Settlement	Four log structures
	MCDONALD STOPPING HOUSE	SW 35-58-19-W4	Stopping house, farm, general store and post office

Map 7 – Historic Resources Inventory illustrates the location of all provincial historic sites within the Study Area

The Statements of Significance for the provincially designated sites is attached in Appendix-A.

### 3.3 Municipal Heritage Designation

The Historical Resources Act also empowers municipalities to designate historic resources of local significance as Municipal Historic Resources. The County's Municipal Heritage Site Designation program was developed in conjunction with the Smoky Lake Region Heritage Inventory, Survey and Heritage Plan project completed in 2012. Within the Study Area there are currently two (2) designated Municipal Heritage Sites. Information about the sites is listed in the following table:

MUNICIPAL	Name	Location	Description
Municipal Heritage Resource	ANDERSON HOUSE	PT LOT 14 Lobstick Settlement	House
	ST. ELIAS'S RUSSO GREEK ORTHODOX CHURCH	NW 28-58-17-W4	Church

Map 7 – Historic Resources Inventory illustrates the location of all municipal historic sites within the Study Area

The Statement of Significance for the municipally designated sites is given in Appendix-A.

## 4 | PHYSICAL ENVIRONMENT

### 4.1 Climate

The Victoria District is located within the Dry Mixedwood Natural Subregion. This Subregion is characterized by undulating plains, aspen-dominated forests and fens.

The Dry Mixedwood Natural Subregion has the warmest summers and highest growing degree-day accumulations of any of the boreal Natural Subregions.

### 4.2 Geology

The Victoria District lies within a much larger geological formation, known as the Belly River Group. The Belly River Formation is composed of very fine grained sandstone with coarse grained beds of minor bentonite, coal green shale and concretionary beds.

The surficial geology of the Victoria District includes a range of gravel, sand, silt, clay, local till and bedrock exposures along the river bank. This surficial geology is a result of the glacial ice sheets which covered the area, retreating approximately ten-thousand years ago. The glacial retreat left numerous gravel deposits now accessible along the North Saskatchewan River, and sand and silts which resulted in rich soils supporting many types of vegetation and agricultural production.

### 4.3 Soil Characteristics

Level to gently undulating glacial till or lacustrine plains are the dominant terrain type within the Dry Mixedwood Natural Subregion.

Typical soils for the Dry Mixedwood Natural Subregion are Orthic Gray Luvisols under moderately well drained aspen forests. Significant areas of Dark Gray Luvisols are dominant, particularly in cultivated areas. Solonchic soils and Solonchic intergrades occupy sizeable areas in the Peace River portion, reflecting the slightly saline, fine textured parent materials.

Imperfect or restricted drainage is particularly common in the heavy clay soils of the Peace River Lowlands, and Gleysols or Gleyed Gray Luvisols are locally common. Brunisols and weakly developed Gray Luvisols occur on sandy glaciofluvial or eolian deposits.

Organic soils underlying wetlands are usually Terric Mesisols, while Fibric Mesisols are associated with poor fens and bogs. Peaty and Orthic Gleysols are also common wetland soils, particularly on level to gently undulating landforms.

Soils within the Victoria District range in their capability for agriculture. The lowland areas along the North Saskatchewan tend to have moderate to severe limitations for agriculture, while the upland areas and the western portion of the District contain areas with no to moderate limitations for agriculture (see Map 2 - Agriculture).

There are some identified aggregate deposits of unknown quality and quantity located in the northeastern portion of the Plan area. Known aggregate areas are shown on **Map 8 – Aggregate Resources**.

#### 4.4 Waterbodies

The Victoria District is in large part defined by the North Saskatchewan River, which constitutes the south boundary of the District.

Smoky Creek, a small tributary watercourse of the North Saskatchewan River, affects the northern portion of the District.

Other waterbodies include small seasonal sloughs and wetlands throughout the Victoria District. Wetlands and waterbody information is shown on **Map 6 - Natural Environment**.

#### 4.5 Slope

Located along the North Saskatchewan River, the Plan Area is defined by its sloping topography. Generally, slopes in excess of 15% are considered too steep for development, due to the higher costs of engineering and construction necessary to address stability, potential damage to property due to erosion, increased runoff and access issues.<sup>3</sup>

Within the Plan Area, the majority of lands have insignificant to low slopes (0-5.5% slope). Certain areas, especially in the eastern portion of the Plan Area, contain medium and high significant slopes (over 5.5% slope).

Elevation information is shown on **Map 9 – Development Considerations**.

#### 4.6 Vegetation

While much of the Victoria District is under cultivation, areas of natural vegetation occur throughout the area along the watercourses and in areas of greater slope.

The vegetation within these more naturalized areas are characterized by aspen forests with understories of beaked hazelnut, prickly rose, low bush cranberry, red-osier dogwood, saskatoon and purple peavine.

<sup>3</sup> "Steep Slopes and Land Use Decisions: Guidance for planning boards to consider steep slopes in land use decisions," Southern Tier Central Regional Planning and Development Board, February 2012. From: [www.stcplanning.org/user/Program\\_Areas/Flood\\_Mitigation/SCAP\\_steepslopes%202010-02-21-CR.pdf](http://www.stcplanning.org/user/Program_Areas/Flood_Mitigation/SCAP_steepslopes%202010-02-21-CR.pdf)

#### 4.7 Fish, Waterfowl and Wildlife

##### 4.7.1 Fish

The North Saskatchewan River supports several fish sport fish species, including burbot, goldeye, lake sturgeon, mooneye, mountain whitefish, northern pike, walleye, yellow perch, sauger and several species of sucker. Numerous species of smaller non-sport fish can also be found within the river and its tributaries, including Smoky Creek.

##### 4.7.2 Waterfowl

Localized wetlands and intermittent sloughs within the Victoria District provide nesting habitat for several species of waterfowl, including several species of ducks and geese. Waterfowl capability within the plan area is within the Canada Land Inventory 4+ rating which indicates that the Plan area is not generally conducive to waterfowl habitat. (See **Map 4 – Waterfowl**)

##### 4.7.3 Wildlife

Typical, widespread mammals within the area include beaver, muskrat, varying hare, black bear, wolf, lynx, Gapper's red-backed vole, cinereous shrew, deer mouse, least chipmunk, river otter, white tail deer, moose and ermine.

The mix of aspen forest and cultivated land supports a diverse range of song birds and birds of prey, including western wood peewee, gray jay, red-breasted nuthatch, golden and ruby-crowned kinglets, yellow-rumped warbler, pine siskin, red and white-winged crossbills, dark-eyed junco, boreal chickadee, least flycatcher, house wren, ovenbird, red-eyed and warbling vireos, rose-breasted grosbeak, red tailed hawk, barred owl and great horned owl.

Within the Plan area there are some areas which are very conducive to ungulate habitat (no limitations) and other lands show very slight, slight or more extreme limitations to ungulate habitat. Overall, the lands located closest to the northern bank of the North Saskatchewan River appear to be most suitable for Ungulate habitat. (See **Map 3 – Ungulates**)

##### 4.7.4 Environmentally Significant Areas

ESAs represent places in Alberta that are vital to the long-term maintenance of biological diversity, soil, water or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements in the province, or areas that include elements that may require special management consideration due to their conservation needs. ESAs are rated as having international, national or provincial significance.

There is one (1) ESA identified within the Victoria District Plan Area (See Map 6 – Natural Environment). This area, adjacent to the North Saskatchewan River, contains important wildlife habitat and is rated as provincially significant.

#### 4.7.5 Land Suitability Assessment

In order to make informed decisions on future development within the Plan Area, a map-based land suitability assessment was undertaken. The following features were mapped in order to identify areas with the least and areas with the greatest number of environmental, infrastructure and heritage considerations:

- Agricultural land suitability;
- Dwellings;
- Environmentally Significant Areas;
- Oil and gas wells and pipelines;
- Significant environmental features;
- Significant heritage resources, including municipally, provincially & federally designated heritage sites;
- Significant intersections;
- Significant watercourses, with 30-metre buffers;
- Slopes;
- Tree cover;
- Ungulate land suitability;
- Waterfowl land suitability; and
- Wetlands and waterbodies, with 6-metre buffers.

**Map 10 – Development Considerations** illustrates those areas with overlapping development considerations. These areas may be less suitable for certain developments as they may negatively impact environmental or heritage resources, or due to the presence of existing built features or infrastructure. The presence of one or more development considerations should not be considered an immediate restriction on future development of the site, but does indicate that greater consideration and study of the site and any proposed development is necessary through either the subdivision or development stages.

## 5 | SETTLEMENT HISTORY

### 5.1 First People

The first human habitation of the region occurred approximately 12,000 years ago, with continual use of the area by successive cultural groups. Prior to European colonization in North America, the area of the Victoria District was utilized by Chipewyan, Slavey, Beaver, Cree and Blackfoot peoples.

The North Saskatchewan River provided transportation, settlement and food sources for pre-colonization first peoples. As early as 600 years ago, the Victoria District provided important camp sites due to the proximity to an important ford across the river, sheltered sites within the river valley and easy access to rich grazing grounds for bison. Evidence of settlement and use of the area may be found in archaeological features along the river.

### 5.2 Métis and Early European Settlement

Early European exploration and settlement of Alberta was driven by the fur trade. With the establishment of Hudson's Bay Company and North West Company trading posts along the North Saskatchewan River beginning in 1795, the fur trade drove settlement patterns within the region. A 1400 kilometre overland trail linking Fort Garry in present-day Manitoba with Fort Edmonton followed the North Saskatchewan River through the Victoria District.

The first permanent settlement within the Victoria District was established in 1862 when the Reverend George McDougall established a Methodist mission near the mouth of Smoky Creek. McDougall named the settlement Victoria in honour of the Queen. A Hudson's Bay Company trading post was established two years later just east of the mission site.

McDougall encouraged Métis families from the Red River area in Manitoba to settle the area. Between 1865 and 1870, the Métis population grew to 130, with the newly arrived families establishing river lots farms extending 23 kilometres along the north bank of the river. Log farmsteads were established close to the river and Métis settlers began farming the bench fertile bench lands.



Figure 1. Historic building at Pakan.

### 5.3 Victoria Trail

Following the North Saskatchewan River, an overland trail linking Fort Garry and Fort Edmonton was established. Within the Victoria District, the Trail follows the north bank of the river, before turning north at Pakan. The route provided an overland option for the movement of people and goods between the various settlements along the river and further north.



Figure 2. View along the Victoria Trail.

### 5.4 Ukrainian Immigration

With the transfer of land rights of the region from the Hudson's Bay Company to the young Dominion of Canada in 1870, the Canadian government began an aggressive settlement campaign. Between 1870 and 1900, the Canadian government signed treaties with most First Nations, established territorial government over the North West Territories (including present-day Alberta), supported the construction of the Canadian Pacific Railway and began the surveying of land according to square-mile grid pattern.

The Dominion Lands Act was passed in 1872 to encourage immigration and agricultural settlement across the Prairies. In exchange for a commitment to build a farmstead and work the land, the government gave individuals a quarter section of land. The township grid system was imposed over those lands not already established as river lots by the earlier Métis settlers, and new waves of immigration began.

In 1899, the first new immigrants began settling quarter sections just north of the Victoria Settlement. These new settlers were drawn primarily from the Bukovyna region of Ukraine. Within seven years, two hundred and fifty families had settled in the area. Many of the Métis families sold their river lots and resettled in the Lac La Biche region further north. The Ukrainian farmers retained the river lot boundaries, while consolidating many of the smaller parcels to enable more intensive agricultural practices.

The Ukrainian settlers brought their traditional building techniques to their new farmsteads, resulting in unique development patterns and architectural styles.

### 5.5 Modern Settlement

Over the past one hundred years, little has changed in the settlement of the Victoria District. Many features of the Métis and Ukrainian settlement patterns remain, including hedgerows and shelterbelts consistent with the river lot system established between 1865 and 1870. The Victoria Settlement, renamed Pakan in 1887, dwindled with the arrival of the Canadian Northern Railway, as businesses and residents were drawn to the railway settlement at Smoky Lake.

## 6 | LAND USE & BUILT ENVIRONMENT

### 6.1 Property Ownership

The majority of land within the plan area is privately owned. Small parcels of crown land can be found in the southeastern portion of the plan area. Municipally owned lands are located in the south-central portion of the plan area, adjacent to Range Roads 173 and 180.

### 6.2 Land Uses

The majority of the plan area is districted as 'A1 – Victoria Agriculture District.' The purpose of this district is to recognize the historic value of the area near the Victoria Trail within the County. Subdivision and development proposals on these parcels of land must be compatible with and/or increase the historic value of the Victoria Trail.

The western portion of the plan area, lying outside of the National Historic Designation, is districted 'AG – Agriculture District.' The principle land uses within this district are to be agriculture and other rural uses. Natural resource extraction industries are discretionary within this district.

Within the south-central portion of the plan area are a series of parcels near Highway 855 that are districted 'C2 – Victoria Commercial District.' The general purpose of this District is to control development in the vicinity of the Victoria Trail in order to ensure that future commercial development in this area is compatible with significant cultural landscapes in the Victoria Trail area.

Approximately 3.5 km to the west of the C2 area within the plan area is a single parcel of land districted 'R1 – Country Residential District.' The general purpose of this District is to provide opportunities for the development of a variety of multi-lot country residential subdivisions and bareland condominiums.

See **Map 11 – Zoning** for an illustration of current land use district designations within the Plan Area.

Residential and agricultural developments are the most predominant land uses within the plan area. Other developed land uses include cemeteries, a church, a campground, trails, and institutional developments associated with Métis Crossing and the Victoria Settlement Provincial Historic Site.

#### 6.2.1 Residential Uses

There are between 60 and 68 occupied residential dwellings within the Plan Area, as of March, 2015. Dwellings are relatively evenly distributed throughout the Plan Area, with more dense concentrations near Pakan (See **Map 5 – Dwellings**). One multi-lot residential development is located within the Plan Area, at Range Road 180 and the Victoria Trail.

#### 6.2.2 Commercial Uses

The only commercial uses within the Plan Area are located east of Highway 855 along the Trail. These uses are a campground and environmental recreation facility associated with Métis Crossing.

#### 6.2.3 Resource Extraction Uses

Since 2007, six development permits have been issued for sand and/or gravel extraction operations within the Plan Area.

#### 6.2.4 Heritage and Tourism Development

Built heritage and cultural assets within the plan area include Métis Crossing and the Victoria Settlement Provincial Historic Site. Métis Crossing is a major cultural interpretive centre that seeks to be the premiere centre for Alberta Métis cultural interpretation, education, gatherings, and business development.

The Victoria Settlement Provincial Historic Site is a provincial historical museum that consists of a series of historic structures, trails and working landscapes that provides a glimpse into life in the Victoria District during the 1860s.

### 6.3 Roadways

Highway 855 passes through the central portion of the plan area in a north-south direction. To the north, Highway 855 travels to the Town of Smoky Lake, where it intersects with Highway 28. To the south, Highway 855 crosses the North Saskatchewan River, where it later merges with Highway 45.

The primary east-west road through the plan area is the Victoria Trail (Township Roads 851/851A/851B). West of Highway 855, the Victoria Trail is primarily gravel surfaced, with two small segments being paved. East of Highway 855, the Victoria Trail is paved to Pakan.

Local Range and Township roads within the plan area are primarily gravel surfaced, with small portions of paved surfaces existing throughout.

### 6.4 Potable Water and Sewage Disposal

Water services for developments within the plan area are provided privately, onsite, via wells and cisterns. Sanitary sewage disposal is also provided onsite for existing developments, via onsite septic systems and/or hauling services. There are currently no municipal sanitary sewage disposal or potable water services available within the Plan area.

### 6.5 Waste Management

The disposal of household waste within the plan area is managed by the Evergreen Regional Waste Management Commission. Waste brought to local transfer sites within Smoky Lake County is collected and brought to the regional landfill site near St. Paul. No local transfer sites are located within the Plan Area.

The County is unaware of any former landfill sites within the Plan Area, which may impact future development or land use within the area.

### 6.6 Storm Water Management

Storm water flows within the plan area are controlled by onsite methods and roadway ditch networks. The general topography of the plan area means that storm water within the plan area will travel south to the North Saskatchewan River via existing ditches and overland flow.

## 7 | SOCIAL INFRASTRUCTURE

### 7.1 Schools

There are currently no schools within the plan area, which is a part of the Aspen View Public Schools Board. The nearest public school is H.A. Kostash School, which services grades K to 12, located within the Town of Smoky Lake.

Lakeland Catholic Schools operates the Holy Family Catholic School in the Village of Waskatenau, providing education for students from preschool to grade 9.

### 7.2 Protective and Emergency Services

The majority of the plan area is within the Smoky Lake Fire District, which is covered by the Smoky Lake Fire Department. A small number of parcels in the western portion of the plan area are within the Waskatenau Fire District, which is covered by the Waskatenau Fire Department. Both fire departments are a part of the Smoky Lake County Emergency Services, which also includes the Vilna Fire Department.

Police services for the plan area are provided by the Smoky Lake RCMP detachment. Paramedic and ambulance services are available locally via the George McDougall Health Centre in the Town of Smoky Lake.

Based on recent emergency calls to the area, emergency services providers indicate that response times to the Plan Area range between fifteen and twenty-five minutes, depending on the location of an emergency within the Area.



## 8 | PUBLIC CONSULTATION

### 8.1 Stakeholder Meetings

Stakeholder meetings were held with a range of government, community and industry representative during the initial phase of the Victoria District Area Structure Plan project. An initial meeting with representatives of Smoky Lake County, Parks Canada, Alberta Culture and Tourism, the Smoky Lake Regional Heritage Board, Métis Crossing, and the Victoria Home Guard Historical Society was held to gather initial concerns and comments about major issues.

Subsequent stakeholder meetings included a meeting with members of the Heritage Board and the Home Guard, as well as a meeting with a local gravel extraction operator.

### 8.2 Public Meetings

[Insert information when available]

## 9 | FINDINGS & RECOMMENDATIONS

This Part of the Background Report outlines the key findings and recommendations resulting from the Background Report's preparation. The Key Findings and Recommendations are organized generally to follow the organization of Parts 2 through 6 of this Report. Recommendations are identified in the text boxes, and should be implemented through the preparation and adoption of the Victoria District Area Structure Plan and review of other County policies and procedures.

### Legislative & Regulatory Context

#### 9.1 Municipal Authority

Municipal authority over land use planning and development is established through policy and implemented through development decisions by County authorities, with direct community involvement in some aspects of the decision-making process. The principal documents regulating land use and development in the Victoria District are the Municipal Development Plan and the Land Use Bylaw.

##### 9.1.1 Municipal Development Plan – Key Findings:

The Smoky Lake County Municipal Development Plan identifies several goals that address the growth and development of lands with the Victoria District. These goals include:

Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection and the preservation of recognized historic resources.

Maintain and enhance the County's Agricultural and forest-based economy.

Maintain a physical separation between incompatible land uses.

Identify and promote significant cultural and heritage resources within the County.

These goals are supported in the Municipal Development Plan by specific policies. The Municipal Development Plan also includes policies that guide residential developments, recreational uses, resource extraction activities, agricultural uses, and industrial developments in rural areas.

MDP policies that are of particular significant to the Victoria District ASP area include:

Requirement for a Historic Resources Impact Assessment as an application requirements for a subdivision or development which may impact significant cultural landscapes.

The Smoky Lake County Municipal Development Plan is the only statutory plan that guides future land use and development in the Victoria District. While the plan provides an adequate policy framework for rural land use activities and the preservation of heritage resources for the County as a whole, it does not illustrate (in great detail) how development within the Victoria District can occur to ensure that existing heritage resources and cultural landscapes are preserved and enhanced.

The County's MDP recognizes some of the identified cultural landscapes within the Plan area, including municipal, provincial and federal heritage sites. However, the Heritage survey, inventory and Plan identify a more extensive list of significant heritage features and sites.

- The MDP includes policies that restrict and or prohibit growth in areas exhibiting specific environmental features.

#### RECOMMENDATIONS

1. An area structure plan for the Victoria District, supported by the Municipal Development Plan, should identify general locations for major land uses (e.g. residential, commercial, recreational, institutional), major roadways, utility servicing, trail systems and potential population density.
2. The ASP should also ensure that development respects the heritage assets and cultural landscapes and environmental features that make the area regionally, provincial and nationally significant.
3. Heritage and environmental management policies in the ASP must be consistent with policies 3.1, 3.2 and 3.3 of the MDP.
4. The ASP should include a policy requiring HRIA at the time of subdivision and/or development on sites which have been identified as containing or potentially containing heritage or cultural resources.
5. The ASP should include policies that provide direction for how to:
  - a. Retain significant patterns of spatial organization, and
  - b. Preserve recognized historically significant viewsapes.

#### 9.1.2 Land Use Bylaw – Key Findings:

- The Smoky Lake County Land Use Bylaw includes three land use districts that uniquely apply to lands within the Victoria District – the Victoria Agriculture (A1) District, the Victoria Residential (R3) District, and the Victoria Commercial (C2) District). All three districts have been created with the purpose of acknowledging the unique historic and cultural character of the Victoria District. The permitted and discretionary uses in each district have been chosen to ensure that future development in the area is compatible with the area's cultural landscape, and either be compatible with existing uses or provide a benefit to the historic value of the Victoria District.
- The Plan Area also includes lands currently designated as Agricultural (AG) District and Multi-Lot Country Residential (R1) District. These properties lie outside of the Federal designation for the Victoria District National Historic Site, and were not specifically designated in the County Land Use Bylaw. They have been included in the Plan Area as certain lands are provincially designated as containing or potentially containing archaeological, cultural or historical

significance, or they have been identified in the inventory of municipal historically significant sites.

#### RECOMMENDATIONS

The Three land use districts specific to the Victoria District contained in the Smoky lake County Land Use Bylaw are important regulatory tools to ensure that development in the Victoria District respects the area's heritage resources and cultural landscapes.

1. Upon approval of the ASP, the County should redistrict lands within the Plan Area currently designated as Agricultural (AG) District to the Victoria Agriculture (A1) District to ensure consistency between the LUB and the ASP.
2. The County's LUB should be regularly reviewed and amended as required to ensure that land use regulations within the Victoria District maintain and/or enhance the area's heritage resources and cultural landscapes.
3. The ASP should include application requirements for subdivision and development within the Victoria District ASP area which will provide the approving authorities with information about how the proposed development will maintain and/or enhance the area's heritage resources and cultural landscapes.

#### 9.2 Provincial Authority

##### Key Findings:

- Provincial statutes and regulations address a wide range of land use and development activities. Activities that disturb or have the potential to disturb wildlife or environmentally sensitive areas, uncover archeological resources, or that may take place adjacent to waterbodies, watercourses or areas where flooding is a concern are regulated closely by the Province of Alberta, through Alberta Environment and Sustainable Resource Development and other departments.
- A list of applicable Provincial statutes and regulations is provided in Section 2.5 of the Background Report.

#### RECOMMENDATIONS

1. The ASP should include application and consultation requirements for subdivision and development within the Victoria District ASP area to ensure that proposed land use activities are consistent with provincial statutes and regulations.
2. The ASP should identify types of or features of development that may threaten the integrity of provincially recognized heritage sites to assist the County' approving authorities in their evaluation of a proposed development.
3. When a development or subdivision application is proposed that may impact the status of a

provincially designated heritage site or resource, pre-application consultation with the Smoky Lake Heritage Board should be an application requirement.

4. Policies in the ASP for future development within the Victoria District should respect and preserve the qualities of the area's unique land use patterns and cultural landscape so that the existing Provincially recognized Heritage Resources are maintained as heritage assets into the future.

### 9.3 Federal Authority

#### Key Findings:

- Federal statutes and regulations that govern land use and development activities in the Victoria District generally address environmental features (e.g. fisheries and migratory birds) and historic resources (historic sites, designated assets, and monuments). In the case of the Victoria District, federal history resource recognition is critically important to planning future land use activities.
- Within the Victoria District, there is one designated National Heritage Site – the Victoria Settlement National Historic Site. This site was designated because of its “cultural landscape... represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including the development of the fur trade, the establishment of the Métis river lot system, the arrival of missions, Prairie agricultural development and the establishment of eastern European immigrants at the beginning of the 20<sup>th</sup> century.”

A list of applicable Federal statutes and regulations is provided in Section 2.6 of the Background Report.

#### RECOMMENDATIONS

1. The ASP should include application and consultation requirements for subdivision and development within the Victoria District ASP area to ensure that proposed land use activities are consistent with Federal statutes, regulations and guidelines.
2. The ASP should identify types of or features of development that may threaten the integrity of federally recognized heritage sites to assist the County' approving authorities in their evaluation of a proposed development.
3. When a development or subdivision application is proposed that may impact the status of a federally designated heritage site or resource, pre-application consultation with the Smoky Lake Heritage Board should be an application requirement.
4. Policies in the ASP for future development within the Victoria District should respect and preserve the qualities of the area's unique land use patterns and cultural landscape so that the existing National Heritage Site is protected as a valuable regional, provincial and national asset into the future.

### 9.4 Heritage and Cultural Management

#### Key Findings:

- In the Victoria District, there are many registered and unregistered heritage and cultural resources. The operation, excavation, removal and improvement of these resources is strictly managed through management programs at the federal, provincial and municipal levels. In many instances, the failure to properly consult applicable governmental jurisdictions on land use and development activities carries significant penalties for the offenders. All three levels of government have identified and registered heritage and/or cultural assets in the Victoria District and the immediate areas.
- Map 7 – Historic Resources Inventory identifies eight (8) existing historic resources in the Victoria District.
- If future development has a negative impact on the integrity of designated historic sites and features, official designation may be jeopardized or rescinded.
- The Smoky Lake County Regional Heritage Board has knowledge of applicable heritage and cultural management requirements for the area and local expertise in the resources within the Plan Area. The Board is a key stakeholder in the protection, preservation and management of the Victoria District.
- The viewsapes of and from the Trail identified in the Commemorative Integrity Statement (Parks Canada, June 2008) contribute to the heritage value of the District. They represent “snap shots” of the historic landscape and historic settlements patterns in western Canada.

#### RECOMMENDATIONS

1. The ASP area should reflect the location of existing recognized heritage sites and resources within and adjacent to the Victoria Train and the national historic site.
2. Smoky Lake County should continue to work collaboratively with provincial and federal departments and agencies to ensure that existing heritage and cultural resources are protected against incompatible land uses and development activities and practices.
3. Areas of potential heritage or cultural resources should be developed in accordance with provincial and federal requirements respecting historic, archaeological and/or paleontological assets.
4. The County should continue to work closely with the Heritage Board to identify, protect and maintain significant historical and cultural resource within the Plan Area.
5. The ASP should contain policies to restrict or mitigate the impact of future development on historical and cultural resources.
6. The ASP should contain policies to encourage further designation of municipal heritage sites within the Plan Area, consistent with the National heritage designation and municipal heritage inventory and Management Plan.

7. The ASP should include regulations to protect those areas which form the significant viewscape identified in the Commemorative Integrity Statement. Viewscape A-F in Appendix B provide detailed information about the viewscape areas. Recommendations specific to each viewscape are also identified on the viewscape figures. Recommendations include regulating:
- Building height
  - Location and number of approaches from Victoria Trail
  - Requirement for vegetative buffers between the Trail and new development
  - Architectural Controls within the viewscape areas

## 9.5 Physical Environment

### Key Findings:

- The Victoria District is defined by its location along the north shore of the North Saskatchewan River. Several portions of the plan area close to the river contain significant steep slopes that present natural barriers to development.
- Within the Victoria District are a small number of streams that drain south toward the North Saskatchewan River. Small wetlands can be found throughout the Victoria District and areas to the north where the landscape levels out. Isolated areas of natural vegetation are found throughout the Victoria District, primarily in areas where topography and ground conditions make traditional agricultural practices difficult, or where steep slopes occur.
- Significant portions of the plan area along the course of the North Saskatchewan River are considered part of a larger Environmentally Significant Area (ESA) (extending from the Rocky Mountain foothills west of Edmonton to the Alberta-Saskatchewan Border. This ESA is considered to be provincially significant for wildlife habitat (See Map 6 – Natural Environment).
- Large portions of the plan area contain soil and landscape characteristics that present no to moderate limitations to agricultural production (See Map 2 – Agriculture).
- The Victoria District and the surrounding area varies from very slight to high limitations to ungulate and waterfowl habitation (see Maps 3 – Ungulates and Map 4 – Waterfowl).
- A Land Suitability Analysis was conducted to determine which areas have the highest number of development considerations which may impact the suitability of those areas for different types of land uses (See Map 9 – Land Suitability and Map 10 – Development Considerations).

### RECOMMENDATIONS

1. The ASP should include a policy which will require developers to provide environmental impact assessments or biophysical assessments for significant developments prior to approval of future development within the Plan Area on lands identified as Environmentally Significant Areas by the Province of Alberta.
2. Policies in the ASP must be consistent with policies within the Municipal Development Plan related to environmental protection and management.
3. The ASP should include a policy which encourage the protection of local vegetation, tree stands and water bodies within the Plan Area so that the Victoria District can continue to be an important area for local wildlife and demonstrate the cultural landscape qualities identified by the Government of Canada in establishing the Victoria District National Historic Site.
4. The ASP should include policies restricting land uses or developments within the plan area which may negatively impact the North Saskatchewan River or its tributaries, by decreasing water quality, significantly impacting light pollution or causing a significant disruption to wildlife or fish habitat.
5. The County should develop a policy for the implementation of Conservation Easements to

preserve scenic values and agricultural land patterns unique to the Victoria District.

6. The ASP should include policies which encourage future development on those lands with the least number of development considerations.

## 9.6 Human Settlement

### Key Findings:

- Development within the Plan Area over the past two hundred years has resulted in unique patterns of spatial organization. The area is recognized as a unique example of historic settlement patterns in Western Canada, reflecting First Nations, Métis, and European settlement and development. Preserving the unique features which reflect our history is vital to maintaining the area's historic and cultural significance.

### RECOMMENDATIONS

1. Future development within the Plan Area should be designed to preserve historic patterns of settlement and recognized historically significant views from the Trail.
2. The ASP should include design guidelines for development occurring on properties within the recognized historically significant views from the Victoria Trail and/or river lot properties.
3. The ASP should include design guidelines for new residential developments within the Plan Area to ensure that new developments will maintain and/or enhance the area's heritage resources and cultural landscapes.

## 9.7 Land Use & Built Environment

### 9.7.1 Land Use

#### Key Findings:

- The majority of land within the plan area is privately owned. A couple of small parcels of crown land can be found in the southeastern portion of the plan area. Municipally owned lands are located in the south-central portion of the plan area, adjacent to Range Roads 173 and 180.
- Residential and agricultural developments are the most predominant land uses within the plan area. Other developed land uses include cemeteries, a church, a campground, trails, and institutional developments associated with Métis Crossing and the Victoria Settlement Provincial Historic Site.

#### RECOMMENDATIONS

1. Future development patterns in the Plan Area should continue to be predominantly agricultural and rural residential.
2. Notwithstanding recommendation #1, agricultural and commercial developments that are consistent with historic land uses in the plan area and may add to or enhance the heritage, recreation and tourism value of the Plan Area should also be encouraged.
3. Subdivision and land use activities that may alter the visual landscape of the area should respect the local cultural landscapes that lead to the establishment of the Victoria District National Historic Site.

### 9.7.2 Resource Extraction Developments

#### Key Findings:

- Within the Victoria District there are few pipelines and oil/gas wells, relative to the region (see Map 9 – Land Suitability). The majority of the wells within the District are located in the northeast. A major pipeline corridor segments a portion of land in western area of the District, extending from the southwest, under the North Saskatchewan River, to the northeast.
- A sizeable band of sand and gravel with resource potential (confirmed by the Alberta Geological Survey through site investigation and limited sampling and testing) exists in the east and northeast portions of the Victoria District. Within the District and surrounding area are a few sand and gravel extraction operations (confirm count and location with County).

#### RECOMMENDATIONS

1. The ASP should include a policy which would restrict future resources processing facility/operations within the plan area where the proposed development may negatively impact the significant defining features of heritage resources within the Plan Area.

### 9.7.3 Built Heritage

#### Key Findings:

- Built heritage and cultural assets within the plan area include Métis Crossing and the Victoria Settlement Provincial Historic Site. Métis Crossing is a major cultural interpretive centre that seeks to be the premiere centre for Alberta Métis cultural interpretation, education, gatherings, and business development.
- The Victoria Settlement Provincial Historic Site is a provincial historical interpretive site that consists of a series of historic structures, trails and working landscapes providing a glimpse into life in the Victoria District during the 1860s.

#### RECOMMENDATIONS

1. In order to promote the Victoria District as a National Historic Site and important cultural asset, structures within the Plan Area, particularly on lands adjacent to or within view of existing built heritage and cultural assets, should respect the existing built heritage of the area in scale, height and form.

### 9.7.4 Physical Infrastructure

#### Key Findings:

- Highway 855 passes through the central portion of the plan area in a north-south direction. To the north, Highway intersects with Highway 28. To the south, it later merges with Highway 45.
- The primary east-west road through the plan area is the Victoria Trail (Township Roads 851/851A/851B).
- Local Range and Township roads within the plan area are primarily gravel surfaced.
- Water and sanitary services within the Victoria District are privately provided. No municipal services are currently located within the immediate area.
- Stormwater management is controlled by private onsite methods and roadway ditch networks.
- The current level of municipal infrastructure in the Victoria District assumes that the area will remain predominately rural and agriculturally focused in the future.

- A higher population density in the area or greater vehicular traffic resulting from expanded recreational, commercial or institutional land use activities may require the upgrading of local road infrastructure and onsite services to accommodate greater volumes.

#### RECOMMENDATIONS

1. The ASP should include provisions that will allow for the monitoring of the cumulative impacts of development on the intersection of Highway 855 and the Victoria Trail.
2. Future multi-lot subdivision and proposals for significant development should be required to include, as part of their application, a geotechnical report and a storm water management plan.
3. Smoky Lake County and proponents of developments that will significantly increase the area's population or visitation rates will have to work closely with the County's engineers and provincial departments and agencies to ensure that local infrastructure can be safely and efficiently upgraded without unduly burdening County ratepayers and /or impacting the heritage integrity of the Victoria Trail.

#### 9.7.5 Social Infrastructure

##### Key Findings:

- The nearest schools are located in the Town of Smoky Lake (public school) and the Village of Waskatenau (Catholic school). Schools in proximity to the Plan Area have sufficient capacity to address possible residential development within the Plan Area.
- Emergency services are provided by first responders based in the Town of Smoky Lake and the Villages of Waskatenau and Vilna. Response times for all emergency services range between fifteen and twenty-five minutes, depending on the service provider and location within the Plan Area of an emergency.

#### RECOMMENDATIONS

1. Consultation with the local School boards should be a requirement for development within the Plan area that would result in a significant increases in density to ensure that existing school facilities or new facilities can accommodate increased student populations
2. Consultation with Emergency Services Providers should be a requirements for development within the Plan area that would result in a significant increases in intensity of use or density within the Plan Area in order to ensure that current levels of service can be maintained by the County's emergency service providers.

## 9 | APPENDIX A – Statements of Significance

### Summary of Listing

#### 9.1 | Sites yet to be designated

- 10.1.1 Kulka House
- 10.1.2 Ruthenia School
- 10.1.3 Rubuliak House / Murphy House

#### 9.2 | National Heritage Designation

- 10.2.1. Victoria District, National Historic Site

#### 9.3 | Provincial Heritage Designation

- 10.3.1 River lot 3, Victoria Settlement
- 10.3.2 McDonald Stopping House
- 10.3.3 Fort Victoria

#### 9.4 | Municipal Heritage Designation

- 10.4.1 Anderson house
- 10.4.2 St Elias (Holy trinity) Russo Greek Orthodox Church of Smoky Lake

## 9.1 SITES YET TO BE DESIGNATED

### 9.1.1 Kulka House 58369 Range Road 184 NW 21-58-18 W4

#### Description of Historic Place

The Kulka House is a 1926, two-and-a-half-storey, brick farmhouse that is unique to the area, being the only type of its kind in the region. It features a hipped roof with brick voussoirs over windows and doors, as well as heavy concrete sills. It is located at 58369 Range Road 184, in a large farmyard, setback approximately 150feet from the road, among various out buildings, including a barn, granaries, a chicken coop, and remains of an original rural store.

#### Heritage Value

The Kulka House is significant for its association with the provincial theme of Agricultural Development. Municipal heritage value exists in the association with Wasył Kulka; in the design and method of construction, and in its significance as a landmark unique to the district.

The Kulka House was built by Wasył (William) Kulka in 1926, with 18,000 bricks that came by rail to Warspite, and then by horse and wagon to the farm. It is the only brick building of this scale in the rural Smoky Lake region.

Wasył (William) Kulka claimed this land on July 9, 1909, where he built a log house and by that fall had moved his family from Winnipeg where they had first settled after coming from western Ukraine. After his crops froze in 1912, he used his savings to purchase supplies for the winter. With neighbours wanting to purchase supplies from him, he decided to open a store on the farm. He operated the business until 1929, when the railway came to Warspite. In order to supply the store, William hauled freight by wagon from Fort Saskatchewan, and later by steamboat on the North Saskatchewan River. The store was a profitable venture and he was able to buy another three-and-a-half quarter sections of farmland. William only attended school for three years, yet he served on the school board for 20 years, including time as chair. He also served 9 years on Smoky Lake municipal council.

There is also heritage value in the design and method of construction of the resource. It is the only brick building of this scale in the rural Smoky Lake region. The brick design is a stretcher bond pattern, with segmental openings and brick voussoirs lintels for the windows and doors. The fenestration pattern of window openings also has heavy concrete sills, which are continuous on the front façade, and plain lug sills elsewhere on the building. There is a hipped dormer, with projecting eaves. On the interior, a heavy post-and-beam construction is evident in the basement, along with a cold storage room, with original door and hardware. The newel post and rail on the stairway to the second floor from the main floor dates back to original construction. The second floor bedroom doors are all five-panel wood doors.

There is also landmark value in the resource. The very prominent brick house was built by a successful farmer and business owner. William Kulka, not only used his success to finance the construction of this house unique to the region, but was also influential in local government and education.

#### Character-defining Elements

##### Exterior:

- Mass, form, and scale
- Hip roof
- Projecting eaves, with plain wood fascia and soffits
- Brick cladding, stretcher bond
- Hipped dormer, with projecting eaves
- Brick voussoirs over windows and doors
- Fenestration pattern of window openings, with segmental openings
- Heavy concrete sills, continuous sills on façade windows, plain lug sills elsewhere
- Centre entry with segmental opening, and voussoirs
- One-storey, open porch with columns and open railing
- Scored pattern in concrete block pattern
- Location in large farm yard, set back from rural road by approximately 150-feet
- Proximity to barn and outbuildings to the north

##### Interior:

- Heavy post and beam construction in the basement
- Cold storage door and hardware
- Newel post and rail on stairs to second story
- Second story bedrooms have original five panel doors

##### Sources

1. Warspite Victoria Trail Historical Society, *Between River and Lake*, 1988, 3, 7, 299-300.
2. Smoky Lake and District Cultural and Heritage Society, *Our Legacy: History of Smoky Lake and Area*, 1983, 17.
3. Gary Kulka, *Personal conversation*. 5 August 2010.



9.1.2 | Ruthenia School

Description of Heritage Place

The Ruthenia School is a 1924, one-storey, one-room rural school, with a medium-hip roof, and clad with clapboard. It features a small, enclosed front entry porch with a gabled hip roof. It is located on a two-acre parcel in the southeast corner of SW-6-59-16-W4, east of a large, grassed farmyard surrounded by mature trees, with a farmhouse and outbuildings to the northeast.

Heritage Value

The Ruthenia School is significant for its association with the provincial themes of Education and Agricultural Development. Municipal value is in the resource's association with the development of rural schools and creating community in the region; in its design and construction as a one-room rural school; and as an important landmark in the district.

The Ruthenia School was built in 1924 by the Ruthenia School District to provide additional classroom space after their 1913 school, at a different location, exceeded its student capacity. The District borrowed \$2000 and contracted R. Mackay to build the school. Mackay hired local young boys to assist him and paid each \$0.15 per hour. The school was erected over a cement foundation and was used as the senior room. The older, smaller school was later moved to this location for junior grades and then moved to Smoky Lake during the centralization program of The 1950s to accommodate increased class sizes in town. The 1924 school remained on site and classes continued until 1950, when the Ruthenia School was closed.

The Ruthenia School was also associated with the institution of the Ruthenian Community Center. The Smoky Lake School Division authorized the sale of the school, with priority given to chartered organizations. After 1950, the Farmers' Union of Alberta Local (F.U.A.) utilized the building for meetings. In order to purchase the building, the members of the F.U.A. formed the Ruthenian Community Center organization, and purchased the building for a reduced cost of \$150, paid over time, and finally receiving title in 1960. The building hosted meetings of various local groups, bingo, picnics, and \$0.10 shows by Pete Kohut. It also served as a polling station, and a location for dances featuring local musicians such as Metro Radomsky, Woychuk, Peter Klufas, Eddie, Albiston, Metro Kostysheh, John Lewchuk and Bill Cebuliak. It operated until 1980, when the remaining six members of the Ruthenian Community Center agreed to dissolve the organization, after which it was sold.

The Ruthenia School is an example of an early 1920s, multi-level, rural one-room school building featuring a gabled hip entry roof intersecting with the main medium hip roof. The five large nine-over-nine, double-hung wood windows provide for large fenestration openings for the entry of light commonly evident in such rural schools throughout the region. The internal configuration flows from two entries into a large classroom containing a wood-slat floor, panel walls and ceiling, and blackboards covering the two perpendicular walls.

A drum-shaped wood stove just inside the classroom was the only source of heat.

The building served as a senior room for twenty-six years and then a community center for another thirty years. Its modified usage over several decades demonstrates its importance to rural residents as a community facility. It also stands as a lasting landmark of the Ruthenia School District.

Character-defining Elements

Exterior:

- Form, massing, and scale
- Gabled-hip roof over the entry, and a medium-hip over the remainder of the roof, with wood shakes
- One-storey structure on cement foundation, with clapboard siding, and corner boards
- Five large nine-over-nine, double-hung windows, with common trim in between on the west side
- Six-pane, fixed sidelights on both sides of porch entry
- Six-over-six, double-hung windows on both sides of the porch
- Two fixed, six-pane windows on east side

Interior:

- Two entries from enclosed porch into large one-room classroom
- Wood-slat floor, panel walls and wood-slat ceiling
- Long blackboards covering north and west classroom walls
- Drum-shaped, horizontal wood stove between entries from porch to classroom

Sources: *Smoky Lake and District Cultural and Heritage Society, Our Legacy: History of Smoky Lake and Area, 1983, 18, 43, 149-150.*

9.1.3| Rubuliak House / Murphy House

**Alberta**  
**SITE FORM** Key H.S.0103982

Site Name: MURPHY HOUSE  
Other Name(s): RUBULIAK HOUSE  
Site Type: 0501 FARM OR RANCH HOUSE

**Legal Description**

11	12	13	14	15	16	17	18	19	20
	NW	36	058	17	4				
21 Address: 17061 TOWNSHIP ROAD 590									
22 Street: _____ 23 Avenue: _____ 24 Other: _____									
25 Near Town: SMOKY LAKE 26 County: SMOKY LAKE									

NTS Grid / Letter / Number / Name

UTM Zone Easting Northing Datum Coordinate Determination

Latitude: N54.06097 Longitude: W112.39903 Datum: NAD83 Coordinate Determination: GPS



image 1  
Negative: 11-R0044-9  
View: SW  
Date: JUNE 12, 2011  
Source: R. EARLEY, CDS INC.

**Visual Description**

1	2	3	4	5	6	7	8	9	10
1202									
1503	1704								
1807									
3005									
2014	2016								
3203									
3405									

Exterior Codes

1101	1310	3115	3503	3508	3603	3703	3705	3708	3803	4304	4403
4504	4603	4902	5003	5102	5203	5302	5403	5502	5602	5703	5803
6002	6102	6202	6303	6402	6503	6602	6702	6801	6905	7002	7102
7202											

20 Exterior: THERE IS A SKIRT ROOF ON THE GABLE; A PARTIAL CRAWL SPACE; AND A BELLY BOARD AROUND THE PERIMETER, WITH A DRIPLEDGE. THE SCALE AND WOOD DETAILS OVER DOORS AND WINDOWS HAS NOT BEEN SEEN ELSEWHERE IN THE REGION. THE SLOPED WINDOW SILLS HAVE THE ENDS CUT AT AN ANGLE. THE GABLE ENDS ARE COVERED WITH CEDAR SHINGLES.

21 Interior: THE ORIGINAL CONFIGURATION OF TWO ROOMS IS SEPARATED BY ENTRANCE WAY OR DOOR. THE INTERIOR RETAINS ALL ORIGINAL FINISHES. THERE ARE PLANK CEILING, WOOD PLANK FLOORS, AND PLASTER WALLS. ALL ORIGINAL CASINGS, AND FIVE PANEL DOORS WITH ORIGINAL HARDWARE, EXIST.

22 Environment: THE BUILDING IS LOCATED IN A FARM YARD FACING SOUTH TOWARDS OUTBUILDINGS, AND APPROXIMATELY 15 FEET FROM A NEWER RESIDENCE ON WEST. THE ORIGINAL SMALLER LOG HOME WITH TREES AND VARIOUS OUTBUILDINGS ARE TO EAST. THERE ARE CONIFERS, DECIDUOUS TREES AND LILACS. THE FARM YARD IS WELL MAINTAINED.

23 Condition: GOOD (JUNE 2011). THERE IS NO EVIDENCE OF STRUCTURAL FAILURES. THE ROOF NEEDS NEW SHINGLES, AND THE BRICK CHIMNEY NEEDS REPAIR. ALL WOOD SURFACES REQUIRE PAINTING. THERE IS SOME BROKEN GLASS ON ORIGINAL WINDOWS. THE FLOOR IN THE SOUTH ROOM IS SAGGING OVER THE CRAWL SPACE.

24 Alterations: THE BACK PORCH WAS ADDED IN THE MID-1940S.

\*Key H S O I I 0 3 9 8 2

Description	Date (dd/mm/yyyy)	Code
55 Construction	+   +   1945	E
56		
58 Usage	+   +   1945	E
59		
60		
61 Owner	+   +   1903	
	+   +   1991	



**Image 2**

62 Negative 11-20044-12

63 Other

64 View NE

65 Date JUNE 12, 2011

66 Source R. EARLEY CDS INC

**Image 3**

67 Negative

68 Other

69 View

70 Date

71 Source

**Text Fields**

69 Architect

70 Builder

71 Craftsman

72 History NYKOLAY RUBULIYAK CLAIMED THE LAND IN 1903. (1) NICKOLAY AND WIFE ANESA (NEE PRISNIAK) MARRIED IN BUKOVINA, UKRAINE. THEY IMMIGRATED IN 1899 BUILT A RAFT WITH ANOTHER IMMIGRANT, LOADED IT WITH 10 BAGS OF FLOUR, WHEAT/RYE SEED, GARDEN SEEDS, TOOLS, GUN AND POWDER, AND SHEEP SKIN COAT FROM UKRAINE. THEY STAYED WITH SOMEONE IN THE RUTHENIA DISTRICT, THEN FILED FOR THIS LAND AND BUILT A ONE-ROOM CABIN. NYKOLAY WAS A FURRIER BY TRADE, A CARPENTER, A HANDY-MAN, AND MADE FURNITURE AND A LOOM. HE WALKED TO FIND WORK TO SUCH PLACES AS EDMONTON, MEDICINE HAT, AND BROOKS, UNTIL HE WAS ABLE TO BUY A HELPER. HE RAISED OXEN, MADE A WAGON, BOUGHT FARRING TOOLS, CLEARED LAND AND FARMED. ANESA WALKED TO PAKAN TO DO HOUSEWORK FOR THE ENGLISH SETTLERS AND HUDSON BAY EMPLOYEES. NYKOLAY AND A NEIGHBOUR BUILT A RAFT AND TRANSPORTED IMMIGRANTS FROM EDMONTON TO PAKAN. NYKOLAY AND ANESA RAISED A FAMILY OF SIX BOYS AND SIX GIRLS; BILL, GEORGE, STEVE, JOHN, PETER, METRO, KATIE, HELEN, MARY, TWINS SADIE AND ROGIE, AND BELLES, ALL BORN IN RUTHENIA DISTRICT. (2)

73 Source (1) SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY, "OUR LEGACY: HISTORY OF SMOKY LAKE AND AREA", 1983, 16  
(2) IBID., 794

74 Status ACTIVE Date (dd/mm/yyyy) 12/06/2011

75 Form Completed By CDS INC 30/11/2011

**Office Use**

76 Priority

77 Des Code

78 Jordan Number

79 Register

**Alberta**  
**SITE FORM**

Key H S O I O 3 9 8 3

1 Site Name MURPHY HOUSE 2  
2 Other Name(s) RUBULIAK HOUSE

3 Site Type 0501 FARM OR RANCH HOUSE

**Legal Description**

4 LRD NW 5 Quarter 36 6 Section 058 7 Township 17 8 Range 4 9 West

10 Lot \_\_\_\_\_ 11 Block \_\_\_\_\_  
12 Plan \_\_\_\_\_ 13 Metes & Bounds \_\_\_\_\_

14 Address 17061 TOWNSHIP ROAD 590 15 Number \_\_\_\_\_  
16 Street \_\_\_\_\_ 17 Avenue \_\_\_\_\_ 18 Other \_\_\_\_\_  
19 Town \_\_\_\_\_ 20 Near Town SMOKY LAKE 21 County SMOKY LAKE

22 NTS Grid / Letter / Number \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ 23 Name \_\_\_\_\_

24 UTM Zone \_\_\_\_\_ 25 Easting \_\_\_\_\_ 26 Northing \_\_\_\_\_ 27 Datum \_\_\_\_\_ 28 Coordinate Determination \_\_\_\_\_

29 Latitude N54.06109 30 Longitude W112.39880 31 Datum NAD83 32 Coordinate Determination GPS

**Image 1**

33 Negative 11-RC044-10  
34 Other \_\_\_\_\_  
35 View SW  
36 Date JUNE 12, 2011  
37 Source R. EARLEY  
CDS INC.



**Visual Description**

38 Style \_\_\_\_\_  
39 Plan Shape 1202 \_\_\_\_\_  
40 Storeys 1502 1701 \_\_\_\_\_  
41 Foundation 1801 \_\_\_\_\_  
42 Superstructure 3005 \_\_\_\_\_  
43 Superstructure Cover 2011 2405 \_\_\_\_\_  
44 Roof Structure 3202 \_\_\_\_\_  
45 Roof Cover 3502 \_\_\_\_\_

46 Exterior Codes

<u>1101</u>	<u>3115</u>	<u>3135</u>	<u>3503</u>	<u>3504</u>	<u>3603</u>
<u>3703</u>	<u>3705</u>	<u>3708</u>	<u>3803</u>	<u>4306</u>	<u>4403</u>
<u>4504</u>	<u>4603</u>	<u>4902</u>	<u>5002</u>	<u>5102</u>	<u>5203</u>
<u>5302</u>	<u>5403</u>	<u>5502</u>	<u>5602</u>	<u>5702</u>	<u>5805</u>
<u>6016</u>	<u>6103</u>	<u>6202</u>	<u>6302</u>	<u>6402</u>	<u>6503</u>
<u>6602</u>	<u>6702</u>	<u>6801</u>	<u>6905</u>	<u>7002</u>	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

47 Exterior THE WINDOWS ARE THREE BY THREE, WITHIN A SINGLE SASH, AND HINGED ON ONE SIDE. THE FRONT EXTERIOR IS CLAD WHITEWASHED MUD WITH STRAW PLASTER, AND COVERED WITH SHIPLAP ON OTHER SIDES. UPPER CEILING CROSS MEMBERS EXTEND TO UNDERSIDE OF EAVE.

48 Interior THE INTERIOR RETAINS ORIGINAL CONFIGURATION, WITH FEER, AND PLANKWOOD FLOORING. THERE IS A SLEEPING LOFT ABOVE, WHICH IS ACCESSIBLE THROUGH AN EXTERIOR SMALL CABLE DOOR.

49 Environment THE BUILDING FACES SOUTH AND IS LOCATED ABOUT 100 FEET FROM SECOND HOUSE, AND ADJACENT TO OUTBUILDINGS TO THE NORTHEAST, WITH CARRAGANA, DECIDUOUS TREES TO THE EAST, AND OPEN TO FARMYARD ON WEST.

50 Condition FAIR (JUNE 2011). SOME WINDOW PANES ARE BROKEN; THE SHIPLAP NEEDS PAINTING; MUD PLASTER IN DISREPAIR; ROOF SHINGLES IN DISREPAIR; AND CHIMNEY NEEDS REPAIR. ALL WOOD SURFACES NEED PAINTING. THE EAST AND WEST

51 Alterations WINDOW CASINGS ARE DAMAGED, SOME SHIPLAP IS LOST, EXPOSING THE MUD PLASTER.  
None.

		'Key	H S 0 1 0 3 9 8 3
Description		Date (dd/mm/yyyy)	
58 Construction		56	+   +   1 9 0 0   E
59 Usage	RESIDENCE STORAGE	57	-   -   1 9 0 0   E
60 Owner	NYKOLAY RUBULIAK CRAIG AND JOAN MURPHY (CURRENT)	62	+   +   1 9 0 3 +   +   1 9 9 1



**Image 2**

63 Negative  
11-R0044-11

64 Other

65 View  
NE

66 Date  
JUNE 12, 2011

67 Source  
R. EARLEY  
CDS INC



**Image 3**

68 Negative

69 Other

70 View

71 Date

72 Source

**Text Fields**

73 Architect

74 Builder

75 Craftman

76 History NYKOLAY RUBULIAK CLAIMED THE LAND IN 1903. (1) NYKOLAY AND NIRE ANEISA (NEE PRISHNIAK) MARRIED IN BUKOVINA, UKRAINE. THEY IMMIGRATED IN 1899, BUILT A RAFT WITH ANOTHER IMMIGRANT, LOADED IT WITH 10 BAGS OF FLOUR, WHEAT/RYE SEED, GARDEN SEEDS, TOOLS, GUN AND BROWDER, AND SHEEP SKIN COAT FROM UKRAINE. THEY STAYED WITH SOMEONE IN THE RUTHENIA DISTRICT, THEN FILED FOR THIS LAND AND BUILT A ONE-ROOM CABIN. NYKOLAY WAS A FURRIER BY TRADE, A CARPENTER, A HANDY-MAN, AND MADE FURNITURE AND A LOOM. HE WALKED TO FIND WORK TO SUCH PLACES AS EDMONTON, MEDICINE HAT, AND BROOKS, UNTIL HE WAS ABLE TO BUY A HEIFER. HE RAISED OXEN, MADE A WAGON, BOUGHT FARMING TOOLS, CLEARED LAND AND FARMED. ANEISA WALKED TO PAKAN TO DO HOUSEWORK FOR THE ENGLISH SETTLERS AND HUDSON BAY EMPLOYEES, NYKOLAY AND A NEIGHBOUR BUILT A RAFT AND TRANSPORTED IMMIGRANTS FROM EDMONTON TO PAKAN. NYKOLAY AND ANEISA RAISED A FAMILY OF SIX BOYS AND SIX GIRLS: BILL, GEORGE, STEVE, JOHN, PETER, METRO, KATIE, HELEN, MARY, TWINS SADIE AND ROSIE, AND BELLES, ALL BORN IN THE RUTHENIA DISTRICT. (2)

77 Sources (1) SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY, "OUR LEGACY: HISTORY OF SMOKY LAKE AND AREA", 1983, 16  
(2) IBID., 79-80

78 Status ACTIVE

79 Form Completed By CDS INC.

80 Date (dd/mm/yyyy)  
12/06/2011

81 30/11/2011

**Office Use**

82 Priority

83 Geo Code

84 Garden Number

85 Register

## 9.2 | NATIONAL HERITAGE DESIGNATION

### 9.2.1 | Victoria District, National Historic Site

Junction of Highway 855 and North side of North Saskatchewan River, Pakan, Alberta, Canada

Formally Recognized: 2001/10/17

#### OTHER NAME(S)

Victoria District National Historic Site of Canada  
Victoria District  
Arrondissement de Victoria  
Victoria Settlement  
Pakan

#### CONSTRUCTION DATE(S)

1863/01/01 to 2000/01/01

LISTED ON THE CANADIAN REGISTER: 2007/07/18

#### Description of Historic Place

Victoria District National Historic Site of Canada is a large, rural cultural landscape in Alberta, northeast of Edmonton. It is characterized by farmlands organized in long narrow river lots, running back from the North Saskatchewan River for about 12 km of its length, as well as others organized in 800 square meters sections. These areas, including the Lobstick Settlement to the west, the Victoria Settlement (renamed "Pakan") to the east, and an old Ukrainian settlement north of Victoria Settlement, contain farmsteads dotted through the landscapes, along the old Victoria Trail, as well as historic buildings clustered at the former site of McDougall's Mission and at the old Ukrainian settlement. The designation refers to the land and buildings within the site boundaries.

#### Heritage Value

Victoria District was designated a national historic site because its cultural landscape, through highly visible and intact physical attributes, represents an exceptional illustration in one concentrated area of major themes in Prairie settlement including the development of the fur trade, the establishment of the Métis river lot system, the arrival of missions, Prairie agricultural development and the establishment of eastern European immigrants at the beginning of the 20th-century.

Its heritage values resides in the topography and settlement forms, including land-usage patterns and architecture, that speak to the history of settlement in this area. It was the district's strategic location as a

Victoria District Area Structure Plan | Background Report

55

stop on Cree and Stony First Nations' migration routes that first led non-Aboriginal settlers under George McDougall to establish a Methodist Mission in 1863. Métis began establishing river-lot farms in 1865, with Ukrainian, British, Canadian and American settlers engaging in more intensive farming organized in the Township survey system from the early years of the twentieth century.

Sources: Historic Sites and Monuments Board of Canada, Minutes, December 2000, June 2003.

#### Character-Defining Elements

Key elements of the site include:

- the topography, defined by the North Saskatchewan River valley;
- the discernible route of the Victoria Trail with access paths to the river;
- archaeological vestiges from Aboriginal land-usage, particularly along the river;
- the long, narrow river lots, separated by rows of deciduous trees, and extending about 12 km along the river's shoreline;
- surviving homes illustrating Métis construction techniques using local poplar and spruce logs or squared timbers;
- the riverside locations of the former McDougall Mission and Hudson's Bay Company post;
- evidence of the former ferry site;
- the 1906 Methodist church in its location, form and materials;
- the Hudson's Bay Company clerk's quarters in its massing and materials;
- surviving elements of the Ukrainian settlement patterns north of Victoria with farmsteads lining the road;
- Ukrainian-built farmsteads with small, south-facing, whitewashed rectangular houses of log construction, set among farm buildings and groves of trees;
- the old Ukrainian schoolhouse in its location, form and materials;
- cemeteries with their landscaping elements and grave markers.

Source: *Canada's Historic Places, Parks Canada*, retrieved from <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=7744> on June 16<sup>th</sup>, 2015

## 9.3 | PROVINCIAL HERITAGE DESIGNATION

### 9.3.1 River lot 3, Victoria Settlement

#### Description of Historic Place

River Lot 3 consists of four log structures on a property of 27.7 hectares on the north bank of the North Saskatchewan River. These include a one and one-half storey main residence constructed circa 1882, and a detached summer kitchen, store house, and barn built around 1903. The site also contains foundations of a fifth building, and remains of other structures as well as the former Victoria to Winnipeg Trail. The Lot is located adjacent to the Hudson Bay Company (H.B.C.) post Fort Victoria and the Pakan settlement in the Municipality of Smoky Lake.

#### Heritage Value

The heritage value of River Lot 3 lies in its association with the Victoria Settlement, one of the earliest in Western Canada, early Metis settlement, and the region's transition from a fur trade to an agricultural economy.

Occupation of the lot dates to the arrival of Metis settlers from Red River in 1865. The original purpose of Victoria Settlement was to supply food to employees of the fur trade. When the nine river lots were surveyed in 1884, buildings already existed on what became Lot 3. The house that remains, however, was erected sometime between 1873-96 by trader Edward McGillivray on Lot 7, and later reconstructed on Lot 3. McGillivray belonged to a prominent fur trading family; his grandfather, William McGillivray, was a chief partner in the North West Company (N.W.C.) and served the H.B.C. at various posts in the northwest before retiring at Victoria Settlement to work as an independent trader. In turn Edward's son, Simon, was the first operator of the river ferry at the rapidly growing settlement of Pakan. In 1902, ownership of River Lot 3 passed to James Alexander Kennedy, son of George Kennedy, the last clerk of Fort Victoria. James, who erected the store house and the barn, was a farmer, implements dealer and owner of a general store. Thus River Lot 3 reflects the transition at Victoria Settlement from an outpost of the fur trade to an emerging agricultural community.

River Lot 3 is also valuable for its representation of settlement buildings, including elements typical of fur trade-era construction (horizontal log construction with dovetail notches, and decorative beads on ceiling joists found in other H.B.C. buildings) and of prairie farm and ranch buildings (round log construction with saddle and dovetail notches). The site is a rare near-intact example of the river lot that characterized early Metis settlement in the northwest (compared to the rectangular lots of later surveys). It contributes to the historical character of the area, which includes the Victoria Settlement Provincial Historic Site with the Clerk's quarters of Fort Victoria, remains of the Methodist Mission, and the 1906 Pakan United Church.

(Source: Alberta Culture and Community Spirit, Historic Resources Management Branch, File: Des. 1879)

#### Character-Defining Elements

The heritage value of River Lot 3 resides in such character-defining elements as:

- form, scale, massing and orientation of all structures;
- remains of road and trails.

#### Main House:

- end-gabled one and one-half storey log house with a steep pitched roof;
- orientation of building with front facade facing south toward the river;
- walls constructed of hand-hewn horizontal logs with dovetailed notches and gable ends finished with sidewall shingles;
- foundation of dry laid fieldstones;
- fenestration pattern with offset front door (south), central window and door (west), windows (east), and door that led to the summer kitchen (north). Windows on the first floor level are single hung two-over-two units; windows in the gable ends on the second level are six-over-six units with some original float glass;
- finished exposed square ceiling joists attached with half lap joints to the top logs of the north and south walls;
- decorative bead on each of the two exposed corners of the ceiling beams;
- second floor rafter and cross tie system, with frame system for gable ends, layered on the outside with shiplap sheathing under cedar shingles, on the interior with whitewashed shiplap material;

#### Interior features such as:

- main floor of shaped log joists and tongue and groove finish; second floor of single layer of tongue and groove material perpendicular to ceiling joists;
- staircase located in southeast corner with a closed riser;
- lath and mud plaster with whitewash and unfinished spruce;
- squared nails;
- chimney holes on east and west elevations;
- access hatch to the cellar dug out in the centre of the floor;
- wood partition dividing second floor into three areas;
- exterior logs, roof rafters, ceiling beams and gable end windows reused from original building as constructed on Lot 7.

#### Summer Kitchen

- single storey building of round poplar log walls with dovetailed notches and horizontal siding on a frame system in the gable ends;
- medium pitched roof clad in cedar shingles with remains of chimney;
- interior plastered and whitewashed.

#### Storehouse

- small rectangular structure of horizontal round logs with round saddle notches;
- low pitched cedar shingle roof on shiplap sheathing, with horizontal siding in gable ends;
- fenestration pattern including barn door and 4 four-pane windows (south elevation), six-pane window (west);
- stone rubble foundation.

#### Old Barn

- construction of horizontal logs with dovetail notches;
- fieldstone foundation;
- low pitched cedar shingle roof with framed gable ends clad in vertical rough sawn siding;
- simple barn door on south elevation.

Source:

*Heritage and Resources Management Information System, Canada's Historic Places, retrieved from <https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky-lake> on June 1, 2015.*

### 9.3.2 McDonald Stopping House

#### Other Names:

McDonald Stopping House  
MacDonald Farmhouse  
MacDonald Store and Pine Creek Post Office  
McDonald General Merchant Store  
Pine Creek Post Office  
S A McDonald House and Store  
S. A. Macdonald Site (House, Store, Pine Creek Post Office)  
S. A. McDonald House and Store  
S. A. McDonald House and Store  
S.A. MacDonald House, Store and Pine Creek Post Office  
Sam A. MacDonald Farmhouse  
Sam A. McDonald Homestead

#### Description of Historic Place

The McDonald Stopping House is a one-and-a-half storey log house with a steeply pitched gable roof, wrap-around verandah and one-storey lean-to addition at the rear. A modern wing, which is not included in the designation, was added to the rear of the house in 1993. The house, which was built in 1909 and improved over the following eight years, is located in a natural setting with a large yard and numerous trees alongside the historic Victoria Trail. Remnants of a wagon path leading to the site from the trail are still visible. The site is located in the County of Smoky Lake near the village of Waskatenau on the north side of the North Saskatchewan River.

#### Heritage Value

The heritage value of the McDonald Stopping House lies in its identity as an excellent example of a rural stopping house, a once common building type in Alberta of which few remain.

The founding of Victoria Settlement in the early 1860s and the Hudson's Bay Company post at Fort Victoria (now Pakan) soon after, resulted in a significant amount of travel on the trail between these locations and Fort Edmonton. Along this historic path, which became known as the Victoria Trail, numerous stopping houses were established. Operated mainly by farmers to generate supplementary income, these facilities offered travellers shelter for the night and occasionally provided meals and other goods and services needed on long overland journeys. Stopping houses often became important local commercial and social centres. One such facility on the Victoria Trail was operated by Samuel A. McDonald.

In 1908, after successfully proving up a homestead near Warspite, S. A. McDonald settled on land adjacent to the Victoria Trail. He built a small log frame, one-and-a-half-storey building to be used as a family residence and a general store, which opened in 1909. The McDonald homestead, being approximately 30 kilometres from the Victoria Settlement, also became an ideal stop for travellers along the Victoria Trail. McDonald soon began operating a stopping house from his homestead and a coach house was constructed on the site to meet traveller's needs. Also due to its ideal location, the increased traffic and McDonald's political connections, a number of other services were soon offered from the building. The Pine Creek Post Office relocated here in 1913 followed by a sub-agency of the Edmonton



Dominion Land Office. The multitude of services offered made the stopping house a frequent gathering place for area residents. The success of the McDonald business operations can be read in the changes made to the physical structure of the buildings over the years. The log structure was expanded and improved between 1911 and 1920. A one-storey shed roofed lean-to at the rear; originally used for storage and later as a kitchen, was added by 1913. In 1917, bevelled cedar siding was installed over the logs on the exterior walls and a wrap-around porch was added to the south (front) and east sides. The interior of the house was also improved by adding high quality wood strip flooring, beaverboard cladding on the walls and high quality fir wainscoting, window and door frames and other millwork. These additions and improvements made the house resemble typical farm houses in areas of Southwestern Ontario, where McDonald had lived before migrating to Western Canada.

Soon after these additions and improvements were made the fortunes of the McDonald businesses declined. The Canadian Northern Railway had constructed a line into the Pine Creek area and had surveyed a town site a short distance to the north at Waskatenau. The arrival of the more comfortable and efficient railway drew travellers away from the river and Victoria Trail. This decrease in traffic ended the McDonald homestead's role as a stopping house. Additionally, Waskatenau became the new commercial service point for the district and the post office and land titles office relocated there in 1920. Soon after the loss of these offices, the McDonald family also closed their general store. With their businesses in decline, they shifted their attention to full-scale farming and constructed a number of outbuildings to support this endeavour. By 1940, the coach house was dismantled and its construction materials were used to build a granary.

*Source: Alberta Culture and Community Spirit, Historic Resources Management Branch (File: Des. 1843)*

#### Character-Defining Elements

Key elements that define the site's heritage value include the following:

##### Main House

- log construction of exterior walls with logs visible in the lean-to addition;
- cast in place concrete foundation;
- full basement with four foot poured in place concrete shelf and original steel support posts, accessible by exterior stairway with trap door and interior stairs to main floor;
- brick chimney supported by a large log post in the basement;
- original fenestration pattern and storm windows;
- roofs clad in cedar shingles;
- floor plan of living room, bedroom and kitchen on the first floor and three bedrooms on the second floor;
- one-storey, shed-roofed lean-to at the rear of the building;
- exterior walls clad in bevelled cedar siding, installed in 1917, over original logs;
- interior features from 1917 upgrades such as fir tongue and groove flooring over original log subfloor, fir wainscoting, doors and window frames, and beaverboard walls;
- wrap-around porch, added in 1917, on south and east elevations with a hipped roof supported by turned posts with scrollwork;
- mail slot, from the site's post office period, present in the lean-to's porch;
- built-in cabinetry under the stairs;
- overall design reminiscent of Southern Ontario farm houses.

##### Landscaping

Victoria District Area Structure Plan | Background Report

61

- location in a natural setting alongside a ravine on the historic Victoria Trail;
- situation amongst numerous mature trees, and in a well groomed yard;
- former laneway defined by two rows of mature trees leading from the Victoria Trail to the house's front door;
- evidence of a historic pathway leading from the site into the agricultural lands on the higher ground to the north;
- evidence of the concrete foundation of the coach house to the north west of the main house.

### 9.3.3 Fort Victoria

#### Description of Historic Place

The Fort Victoria Provincial Historic Resource is included within the boundaries of Victoria Settlement Rural District National Historic Site. The designated site includes a Red River frame wooden Clerk's Quarters - the last remaining structure from the Hudson's Bay Company post of Fort Victoria - as well as significant archaeological resources. It is located on the north bank of the North Saskatchewan River, on River Lot Six of Victoria Settlement, near Smoky Lake, Alberta. Victoria Settlement is operated by the Historic Sites and Cultural Facilities Branch of Alberta Community Development as an interpreted historic site.

#### Heritage Value

The Fort Victoria Clerk's Quarters is an excellent example of a mid-nineteenth century Hudson's Bay Company post-on-sill or Red River frame wooden structure. It was the centre of the Company's activity and interaction with Aboriginal traders and the local Metis settlers. Its physical setting on a North Saskatchewan river lot adjacent to the Victoria Trail made it an integral part of the water- and trail-based transportation routes of Western Canada's fur trade network.

The Hudson's Bay Company was attracted to Victoria Settlement by the presence of a large English-speaking Metis river lot settlement established through the initiative of Rev. George McDougall next to the Victoria Methodist Mission. Victoria Post operated between 1864-1883 and 1887-1897. The Clerk's Quarters at Fort Victoria, completed in 1865, is the first and only remaining structure from the post complex. In addition there are several archaeological sites: some associated with post, some predating construction of Fort Victoria by as many as several thousand years.

*Source: Alberta Culture and Community Spirit, Historic Resources Management Branch (File: Des. 713)*

#### Character-Defining Elements

The character-defining elements of the Clerk's Quarters include:

- the Hudson's Bay or Red River frame construction of a post-on-sill structure incorporating vertical posts and horizontal logs;
- exterior lath finish covered in mixture of clay and slaked lime;
- utilitarian design of symmetrically placed windows, chimneys, gable roof with central dormer, and a simple interior plan in which both upper and main floors consist of just two areas divided by a central hall;
- significant landscape or location features including the placement of the Clerk's Quarters on river lot Six, Victoria Settlement, and its physical relationship to the Victoria Trail and the North Saskatchewan River;
- archaeological resources relating to use of this area by Aboriginal peoples and the larger post complex that once surrounded the surviving structure.

## 9.4 | MUNICIPAL HERITAGE DESIGNATION

### 9.4.1 | Anderson House

#### Description of Historic Place

This collection of ten buildings located on the Lobstick Settlement, River Lot 14, of Smoky Lake County includes the one-and-a-half storey house with a shingled gable roof, a gable roof wall dormer, dovetail chopped log construction with shingle cladding and a central doorway. The site also has six wood frame granaries with shingled gable roofs and shiplap siding, a shingled gable roof stable with vertical planking and the ruins of two buildings of chopped log construction.

#### Heritage Value

“The House in the Middle of the Road” site is significant because it is a local landmark to the residents of the Victoria District of Smoky Lake County. It is also significant as a representation of the progression of a homestead settlement reflecting the changes over time, and is significant in style, representing the vernacular architecture of the Metis River Lot.

River Lot 14 is significant as a landmark to many residents in the Victoria District because the house is highly visible from the Victoria Trail. The house has been well-known to local residents since its construction in the early 20th century because it is located mere feet from the road on the inside of a slight curve. When approaching the home from the east (heading west), the house appears to be in the middle of the road, hence the local nickname, “The House in the Middle of the Road”.

This site is a good example of a complete homestead settlement showing the progression of earlier to later homes and buildings on the site. Simon Whitford lived on River Lot 14 with his family in the earlier buildings (the ruins) that are found closer to the river. He applied for a homestead application in 1905, but passed away before it was approved. His wife then applied for the homestead application; however, she passed away in 1906 prior to the application being approved. Henry Anderson, the husband of Whitford’s daughter, and Joseph Favell, acquired the land after Mrs. Whitford’s death in 1906 and built the larger home known as “The House in the Middle of the Road” sometime between 1906 and 1912. Henry Anderson’s homestead application was approved in 1912. Following the building of the “The House in the Middle of the Road”, the granaries and stable were built. The method of construction varied from rounded log construction in the earlier buildings (the ruins), to dovetail log construction on the house. The locations of the homes and buildings moved up from the bank of the river over time. In 1914, Spurge Van Iderstein bought the property from the Andersons and then sold it to Ivan Ference in 1926. In 1948, two brothers, Sam and Tarus Charuk, purchased the land and were the last two people to live in the house, which they did until 1974. They sold the land to Donald Van Iderstein, the grandson of Spurge, in 1974. Brent Fletcher purchased the land from Donald in 1988 and still owns the property.

The style of the house is significant because of its vernacular architecture. As well, the one-and-a-half storey home with a shingled gable roof and dormer, the dovetailed log construction with the shingle

cladding and the double-hung wooden windows, makes this house unique for the location and time of construction. Prior to the early 20th century, homes were generally built as one room, rectangular structures with a crude roof and chinking between the logs; however, as more settlers moved to the area, new styles of development were introduced, including multi-levels, dovetail log construction and wooden shingle cladding.

Source: *Smoky Lake County Bylaw 1204-09.*

#### Character-Defining Elements

The Character Defining Elements are expressed in the form, massing and materials of “The House in the Middle of the Road” include:

- Shingled gabled high-pitched roof
- Gable roof dormer
- Dovetail chopped log construction with shingle cladding
- Central doorway;
- Brick chimney;
- One-and-a-half storey structure;
- Pattern, style and construction of all wooden windows; and
- Location mere feet from inside curve of road.

Source:

*Heritage and Resources Management Information System, Canada’s Historic Places, retrieved from <https://hermus.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake> on June 1, 2015.*

9.4.2 | St Elias (Holy Trinity) Russo Greek Orthodox Church of Smoky Lake

Description of Historic Place

The St Elias or Holy Trinity Russo Greek Orthodox Church was constructed in 1928 following the building traditions of the prairie Byzantine church style and is located just north of Smoky Lake. The Holy Trinity Russo Greek Orthodox Church is a wood-frame church with a cruciform plan. An exceptional feature of the interior of this church is the design of the altar baldachin (the ornamental structural canopy over the altar), with its pilaster mouldings and traditional painted icons. The site includes the church and bell tower.

Heritage Value

The St. Elias (Holy Trinity) Russo Greek Orthodox Church is an important symbol of religious and ethnic identity in the Smoky Lake district, has a significant link with the settlement period, and is an important contributing structure to the municipality's cultural landscape. The Holy Trinity parish was one of the first institutions in Smoky Lake district. The bell tower, built in 1916, remains complete with the original cross and the original bells. The church itself is part of the larger religious complex that includes the priest's house, cemetery, community hall, and bell tower. Today, the 1912, two-room, log priest's house still stands. The bell tower, built in 1916, remains complete with the original cross and the original bells. The 1912 hand-dug well with updated concrete cribbing still serves the parish.

Constructed in 1928, the Holy Trinity Russo Greek Orthodox Church is also significant for its style and method of construction, as it follows the building traditions of the prairie Byzantine church style. The Holy Trinity Russo Greek Orthodox Church is a wood-frame church with a cruciform plan, and has two small onion-shaped domes on octagonal drums that flank the west façade, and a prominent central dome over the crossing and set on a large octagonal drum surmounted by an open octagonal cupola that rests on a small onion-shaped dome and ball supporting a wrought-iron cross.

Construction of the church was completed under the direction of Harry Holowaychuk. Reverend Andrew Kokolsky was the parish priest at the time, and to this day parishioners relate how Father Andrew helped lift the iron cross to the very top of the large dome where it was installed and still stands today. It remains a landmark and symbol of Orthodoxy in the Holy Trinity Church of Smoky Lake.

In addition, it is believed that the Holy Trinity site is one of the largest Russo Greek Orthodox cemeteries in Canada with an estimated 1000 burials. Records show that 866 marked and recorded burials, but there were also many, often of infant children, during the Spanish Flu epidemic of 1918-20 that are unknown. Many of these graves had wooden crosses which have since disappeared. The markers deteriorated with age, or with fires and that were set to clear the grass and brush at the cemetery before the time of mowers and trimmers.

Character-Defining Elements

Exterior Elements:

- Form, massing, and orientation of the church on its site;
- One central, onion-shaped, octagonal-dome over the main nave;
- Smaller, octagonal, onion-shaped domes over front end of nave and over apse;
- Orthodox metal cross finials on each dome;
- Cross-shaped stained-glass in semi-circular windows;
- Half-wheel window;
- Apse with round-wheel window;
- Location of building across Highway 28 from the Town of Smoky Lake;
- Well-maintained grounds with a mixture of conifer vegetation; and
- Proximity to cemetery east of the church within the same gated area as the bell tower, church hall, and priest house.

Interior Elements:

- Spatial configuration, including the nave, transepts, and sanctuary, separated by an iconostas;
- Decorated iconostas with main and two side entrance doors to sanctuary;
- Altar baldachin (the ornamental structural canopy over the altar);
- Pilaster mouldings;
- Traditional painted icons and paintings;
- Furnishings, fittings, and fixtures;
- Decorative elements to pillars and altar using grape motif;
- Choir loft with stair access; and
- Chandelier hanging from centre of domed ceiling.

Source: Heritage and Resources Management Information System, Canada's Historic Places, retrieved from <https://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake> on June 1, 2015.

10 | APPENDIX B – VEIWSCAPES

10.1 | Viewscope A – Anderson House

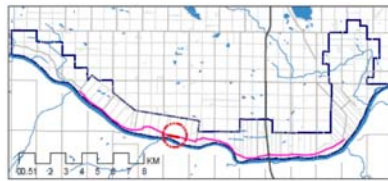
10.2 | Viewscope B – View From Bridge East

10.3 | Viewscope C – View From Bridge West

10.4 | Viewscope D – Pakan Church

10.5 | Viewscope E – Ridge

10.6 | Viewscope F – River Buffer



**Description:**  
 The site line down Victoria Trail to the Anderson House in the Lobstick Settlement which establishes this historic log structure as a prominent landmark within the district.

**Recommendation:**  
 1. Preserve vegetation adjacent to trail. 20 metre buffer on either side of trail.  
 2. Restrict development within 30 metres of trail.  
 3. Heritage architecture controls 100 metres on either side of trail extending 700 metres in front of Anderson House along Victoria Trail.



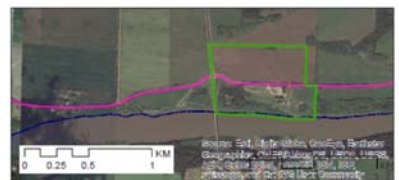
VIEWSCOPE A - ANDERSON HOUSE

		Municipal Planning Services (2009) Ltd. www.mpsplan.ab.ca #205 175-11-107 Ave Edmonton AB T5G 1E5	Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase and Geogrids), Alberta Geographic Information Services (GIS), 2009. Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12
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**Description:**  
 The view from the bridge looking both ways up and down the river and which forms the gateway into the district.

**Recommendation:**  
 1. Minimize clearing of vegetation from northern bed & shore of North Saskatchewan River extending 300 metres north of northern boundary of Victoria Trail.  
 2. Require ER or ERE as per MDP & LUB requirements.  
 3. Develop & apply design guidelines for new development within viewscope area to ensure consistency in view, design, & layout throughout gateway viewscope.



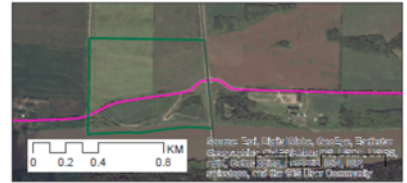
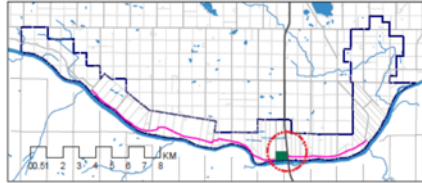
VIEWSCOPE B - VIEW FROM BRIDGE FACING EAST

		Municipal Planning Services (2009) Ltd. www.mpsplan.ab.ca #205 175-11-107 Ave Edmonton AB T5G 1E5	Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase and Geogrids), Alberta Geographic Information Services (GIS), 2009. Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12
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**Description:**  
The view from the bridge looking both ways up and down the river and which forms the gateway into the district.

**Recommendation:**  
1. Minimize clearing of vegetation from northern bed & shore of North Saskatchewan River extending 300 metres north of northern boundary of Victoria Trail.  
2. Require ER or ERE as per MDP & LUB requirements.  
3. Develop & apply design guidelines for new development within viewscape area to ensure consistency in view, design, & layout throughout gateway viewscape.



VIEWSCAPE C - VIEW FROM BRIDGE FACING WEST

		<p>Municipal Planning Services (2009) Ltd. www.mpsplan.ab.ca 4038 17511-107 Ave Edmonton AB T5G 1E5</p>	<p>Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase/and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12</p>
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**Description:**  
The panorama looking down the hill from Range Road 171A to the Pakan Church and the Clerk's House.

**Recommendation:**  
1. Discourage subdivision within identified viewscape area.  
2. Apply heritage architecture controls to new development within viewscape area.  
3. Clear brush from road right of way to maintain unobstructed view of Pakan Church / Clerk's House.



VIEWSCAPE D - PAKAN CHURCH / CLERK'S HOUSE

		<p>Municipal Planning Services (2009) Ltd. www.mpsplan.ab.ca 4038 17511-107 Ave Edmonton AB T5G 1E5</p>	<p>Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase/and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12</p>
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**Description:**  
The view along Victoria Trail with the river to the South and the long ridge to the north.

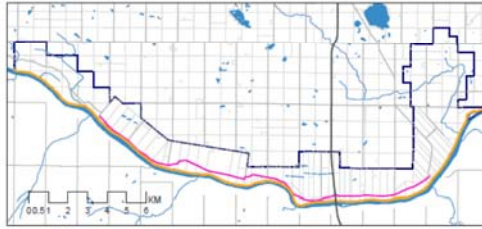
**Recommendation:**  
1. Restrict the number of approaches onto the trail.  
2. Require regulative buffers between new development and the trail.  
3. Restrict height of buildings within 30 m of trail.



Plan Area  
Victoria Trail

VIEWSCAPE E - RIDGE

		<p>Municipal Planning Services (2009) Ltd. www.mpsplan.ab.ca 4038 17511-107 Ave Edmonton AB T5G 1E5</p>	<p>Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase/and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12</p>
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**Description:**

The view of the district as seen from the river, with its dense overhanging bush interrupted by the occasional clearing to a farmhouse or ferry landing, and which captures a sense of the landscape as it would have appeared in the days of the fur trade.

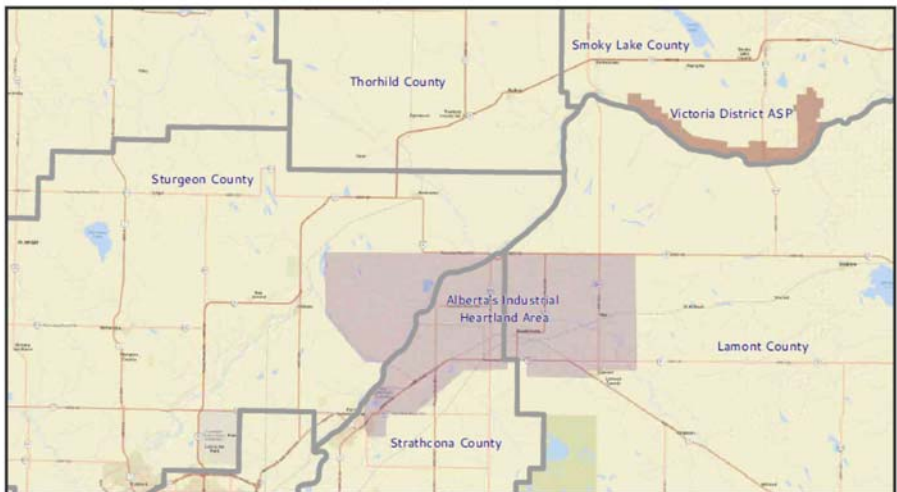
**Recommendation:**

1. Limit clearing of vegetation.
2. Encourage recreation oriented development which would encourage public access to the river.

- Plan Area
- Victoria Trail

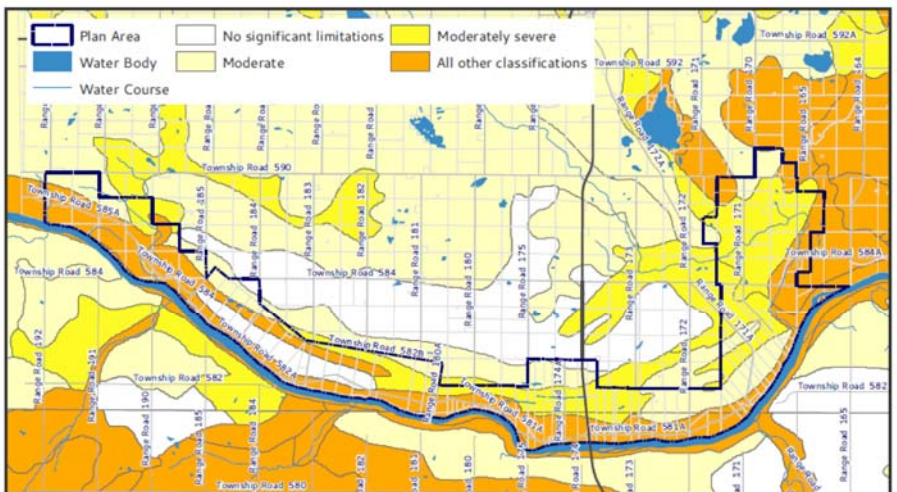
VIEWSCAPE F - RIVER BUFFER

		Municipal Planning Services (2009) Ltd. www.mps.ab.ca 4008 17511-107 Ave. Edmonton AB T5S 1E3	Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12
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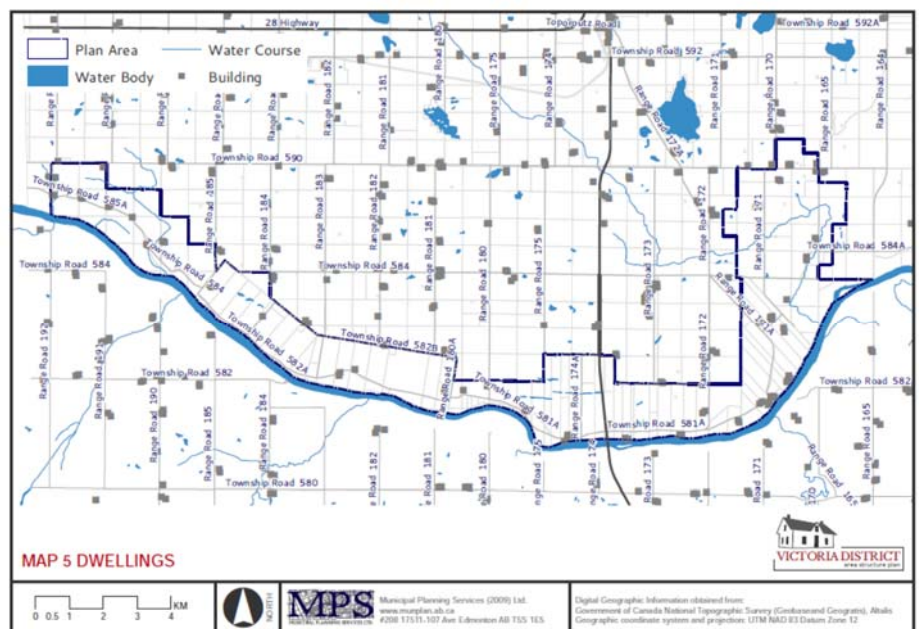
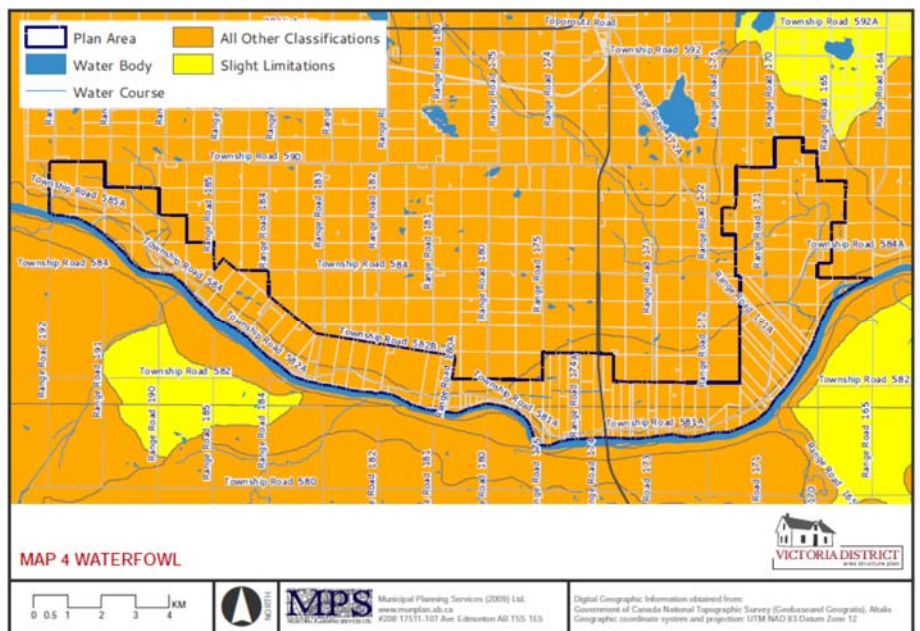
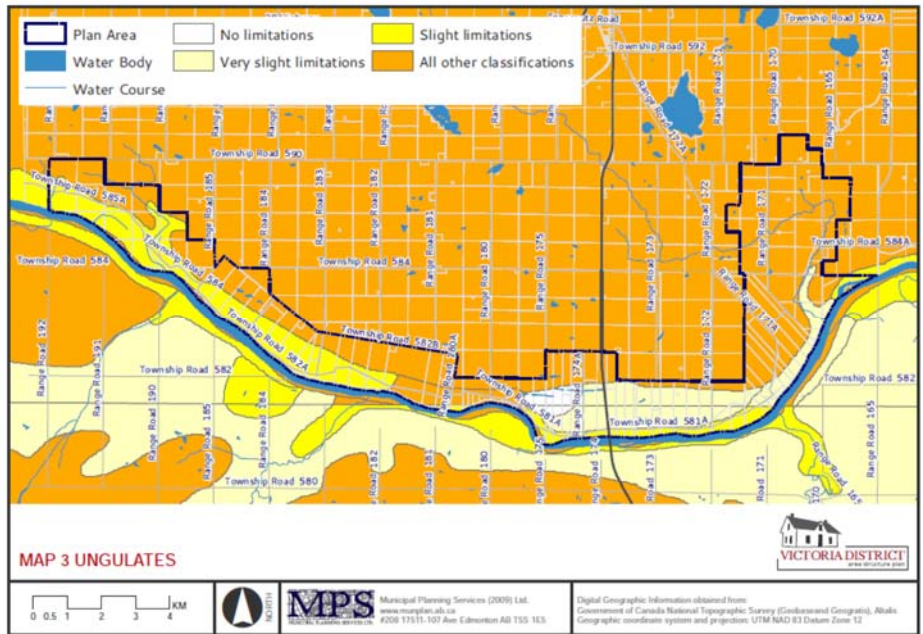
MAP 1 REGIONAL LOCATION

		Municipal Planning Services (2009) Ltd. www.mps.ab.ca 4008 17511-107 Ave. Edmonton AB T5S 1E3	Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12
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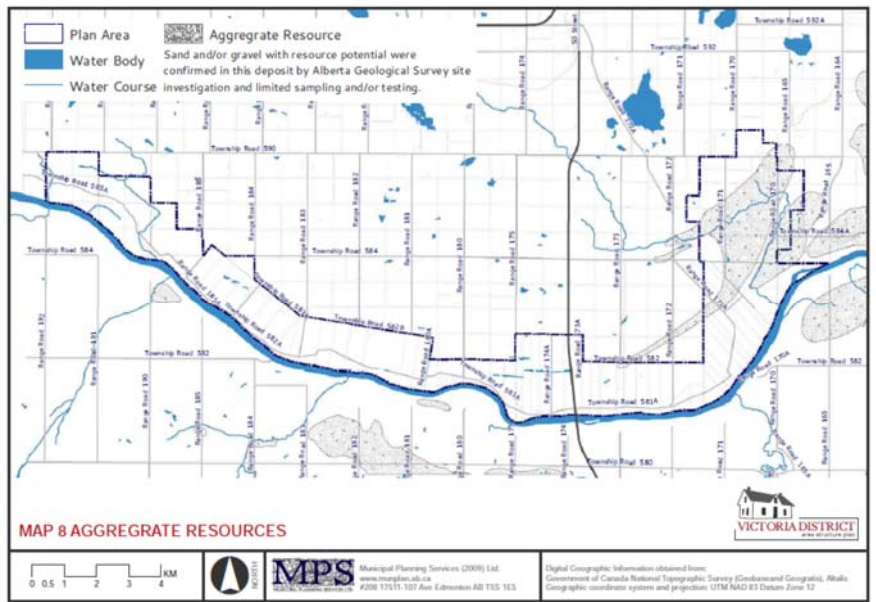
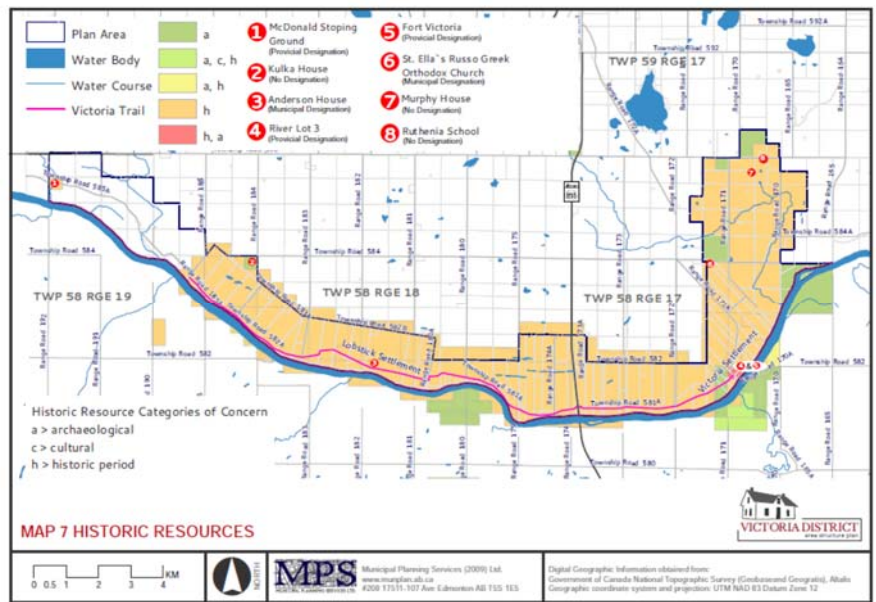
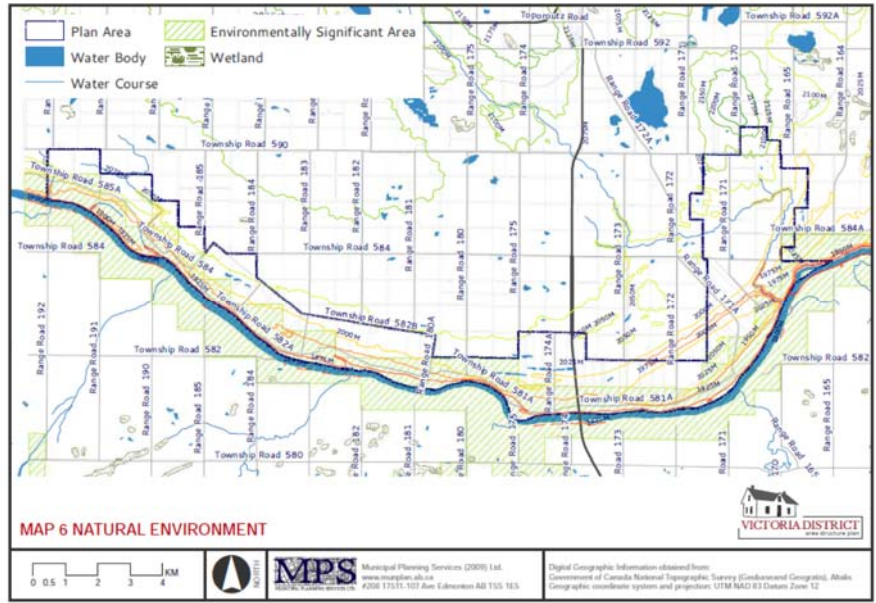


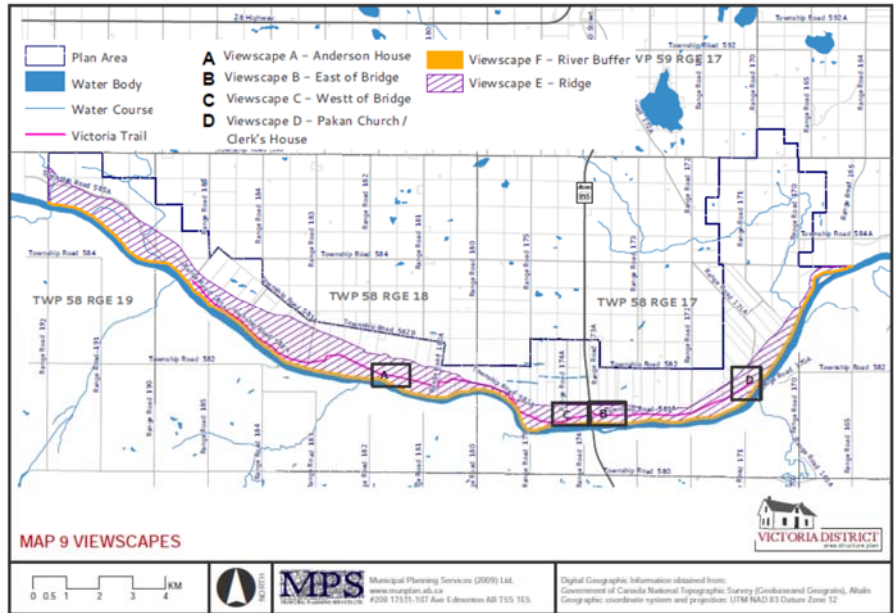
MAP 2 AGRICULTURE

		Municipal Planning Services (2009) Ltd. www.mps.ab.ca 4008 17511-107 Ave. Edmonton AB T5S 1E3	Digital Geographic Information obtained from: Government of Canada National Topographic Survey (Geobase and Geomatics), Alberta Geographic coordinate system and projection: UTM NAD 83 Datum Zone 12
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**5. Recommendations:**

755-15: Cholak

That County Council recommend that administration in conjunction with Municipal Planning Services (2009) Ltd. proceed with mailing notices to landowners whom will be affected by the mapping amendments (zoning changes) in regards to the development of the Victoria District Area Structure Plan.

Carried.

756-15: Lukinuk

That County Council recommend that administration in conjunction with Municipal Planning Services (2009) Ltd. hold stakeholder meetings and at least one Public Open House prior to County Council considering 1<sup>st</sup> Reading of the proposed bylaw in regards to the Victoria District Area Structure Plan.

Carried.

**ADJOURNMENT**

757-15: Bobocel

That the meeting be adjourned, time 3:30 p.m.

Carried.

\_\_\_\_\_  
 REEVE

SEAL

\_\_\_\_\_  
 CHIEF ADMINISTRATIVE OFFICER