

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 Tuesday, **June 7, 2016** at 9:14 A.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>Tuesday, June 7, 2016</u>
Smoky Lake County	Ron Bobocel	Present
Smoky Lake County	Craig Lukinuk	Present
Smoky Lake County	Cary Smigerowsky	Absent
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

Members of the Administrative Staff in attendance:

Jordan Ruegg – Planning and Development Officer	Present
Patti Priest – Recording Secretary	Present
Brenda Adamson – Finance Manager	Present
Doug Ponich – Public Works Manager	Present

MUNICIPAL PLANNING SERVICES:

Jane Dauphinee, Senior Planner	Present
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2. Agenda:

Agenda

746-16:
Orichowski

That the Agenda for Tuesday, June 7, 2016 County Council Committee of the Whole for the purpose of Planning Meeting be adopted, as presented.

Carried Unanimously.

3. Minutes:

No Minutes.

8. Executive Session:

Land Issue

747-16:
Lukinuk

That Council go into Executive Session to discuss a legal land issue in regards to: Railway Plan 2562BS RLY 59 – Warspite, time 9:15 a.m.

Carried.

748-16:
Lukinuk

That County Council go out of Executive Session, time 10:17 a.m.

Carried.

749-16:
Orichowski

That County Council recommend to defer discussion in regards to the land issue - Property: Railway Plan 2562BS RLY 59, in the Hamlet of Warspite to a future Council meeting.

Carried.

4. Planning Document – Statutory Plan:

Municipal Planning Services

Jane Dauphinee, Senior Planner

Municipal Planning Services, Jane Dauphinee, Senior Planner provided a first draft of the Victoria District Area Structure Plan and made a power point presentation as follows:

Victoria District ASP Overview

1 | Purpose & Vision

- Provides a review of the plan's purpose, major methodologies, a description of the legislative framework it exists within, and a vision for a Victoria District.

2 | History & Significance

- Describes historical, cultural, economic, and environmental features that influence current and future land uses.

3 | Landform & Environment

- Provides policies to preserve and enhance the environmental and settlement features that make the Victoria District a locally, provincially, and nationally significant place within Canada



Victoria District ASP Overview

4 | Built Form & Environment

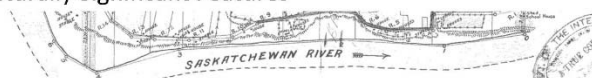
- Provides policy directing development within the different areas identified on the future land use map and in regards to infrastructure, recreation, design guidelines, lighting and wayfinding

5 | Putting Into Practice

- Is intended to provide information about the administration of the plan, and encourage cooperation and collaboration among stakeholders.

6 | Appendices

- Statements of Significance
- Architecturally Significant Features



1 | Purpose & Vision

The Victoria District Area Structure Plan is intended to guide future growth and development within the Victoria District towards a form that compliments (and, where possible, enhances) the natural beauty and historical significant of the settlement patterns and the landscape



1 | Purpose & Vision

1 | Purpose & Vision

- Research and Analysis
- Stakeholder Participation & Timeline
- Authority of the Plan



1 | Purpose & Vision

1 | Purpose & Vision

■ Guiding Principles

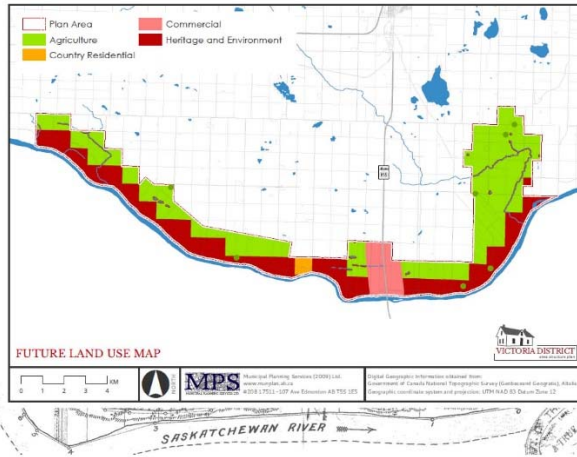
- Environment** The health and form of the local landscape is vital to the entire region.
- Culture** Local historic assets should be celebrated, be protected and promoted as a vital and significant community resources.
- Economy** Maintain local working landscapes and promote complimentary tourism opportunities along the Victoria Trail and surrounding area.
- Administration** Land use and development decisions will draw on local & traditional knowledge from regional, provincial and national stakeholders, involve public participation, and consider the significance of regional environmental and heritage assets.



1 | Purpose & Vision

1 | Purpose & Vision

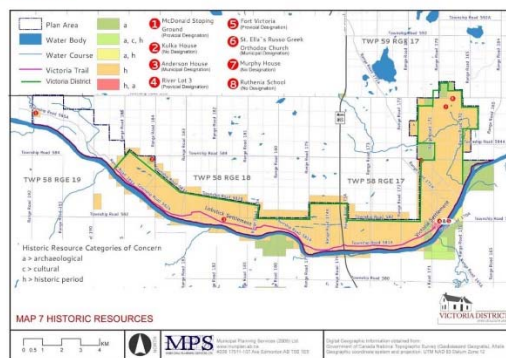
- Plan Area



2 | History & Significance

2 | History & Significance

- Settlement History
- Historic Features
 - Municipal
 - Provincial
 - Federal
- Environmental Features



3 | Landform & Environment

“The shape of the land, both in terms of its natural features and manmade contributions, is the defining characteristic of the Victoria District. From the dramatic contours of the North Saskatchewan River and the surrounding river valley, to the striking lines of traditional settlement patterns and the Victoria Trail, how the plan area is visually presented is critical to its cultural and environmental significance”



3 | Landform & Environment

- Policies
 - Identify when additional studies may be required
 - Restricts some types of development :
 - Within 30 m of Victoria Trail
 - Within 30 m of the River
 - Within the 6 viewscapes
 - Within 10 m of boundaries of historic river lots (vegetation)



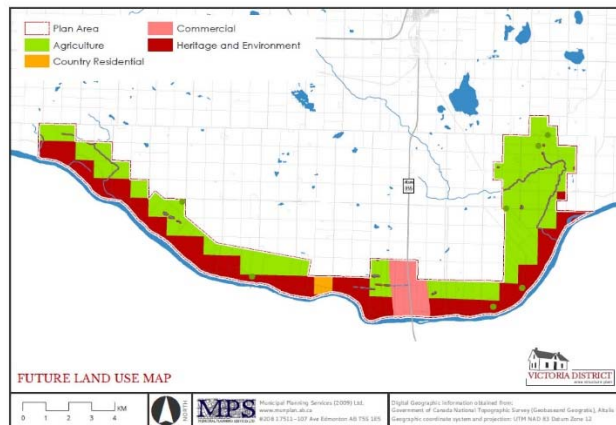
3 | Landform & Environment

- Viewscales
 - Viewscape A – Anderson House
 - Viewscape B – View From Bridge Facing East
 - Viewscape C – View From Bridge Facing West
 - Viewscape D – Pagan Church/Clerks House
 - Viewscape E – Ridge
 - Viewscape F – River Buffer



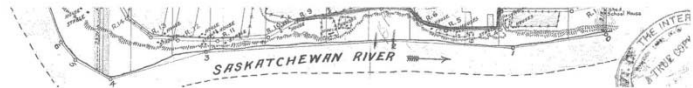
4 | Built Form & Land Use

Four Land Use Areas on Future Land Use Map



4 | Built Form & Land Use

- Subdivision regulations are consistent with LUB and MDP
- Agriculture is given highest priority
- Design requirements for residential development within the Heritage & Environment Area of lots that are visible from the Trail
- Restrictions on the clearing of vegetation
- Regulations that apply within the 6 viewsapes
- Resource extraction not allowed in locations that would risk the integrity of the Statements of Significance



4 | Built Form & Land Use

- Additional policy options
 - Agriculture Area
 - Support agriculture that cooperates with local interpretation programs or provides agri-tourism functions, incentives for barns/outbuildings of an architectural styling, right-to-farm policy, livestock keeping policy for country residential areas.
 - Country Residential
 - Right to farm caveats, small-scale farming opportunities.



4 | Built Form & Land Use

- Additional policy options
 - Commercial
 - Restrict outdoor display/storage, restaurants, convenience stores, etc.
 - Heritage & Environment
 - Right to farm caveats, small-scale farming opportunities.



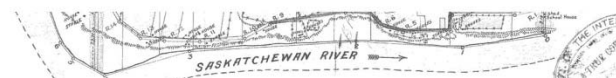
4 | Built Form & Land Use

- General Policies
 - Infrastructure & Utilities
 - Recreation
- Design Guidelines **
- Lighting
- Wayfinding



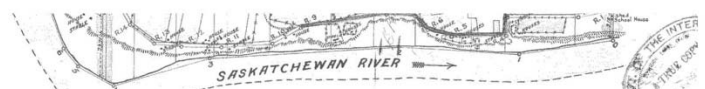
5 | Putting Into Practice

- Review
- Amendment
- Subdivision & Development
- Provincial & Federal Coordination

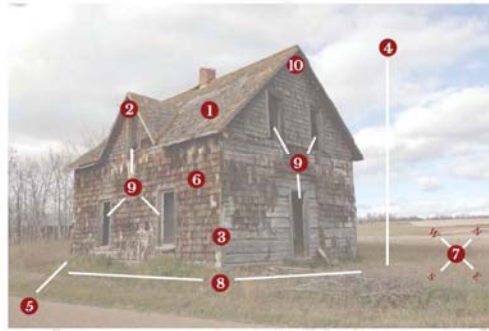


Appendices

- Statements of Significance
- Significant Architectural Features



Significant Architectural Features



ANDERSON HOUSE The House in the Road

The style of Anderson 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 era of construction.

Design Guideline Inspiration:

- Height (1.5 to 2 Storey)
- Siting (Proximity to Victoria Trail)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Symmetry (Alignment of windows, doors, chimneys, gables, etc.)
- Angles (Steep roof line)

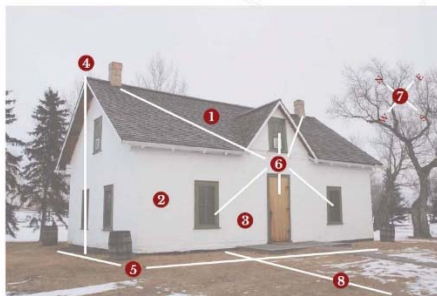
Significant Architectural Features

- | | | | |
|--------------------|-----------------------------|------------------------|-----------------------|
| 1 Shingled Roof | 4 1.5 Storey Height | 7 South Facing | 10 Steep Pitched Roof |
| 2 Gabled Roof | 5 Sited Near Victoria Trail | 8 Rectangular Massing | |
| 3 Log Construction | 6 Cedar Shingle Siding | 9 Symmetry in Features | |

Source: Alberta Register of Historic Places



Significant Architectural Features



FORT VICTORIA H.B.C. Clerk's Quarters

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.

Design Guideline Inspiration:

- Height (2 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Symmetry (Alignment of windows, doors, chimneys, gables, etc.)
- Siting (Proximity to Victoria Trail)
- Angles (Steep roof line)

Significant Architectural Features

- | | | |
|----------------------|------------------------|-----------------------------|
| 1 Steep Pitched Roof | 4 2 Storey Height | 7 South Facing |
| 2 White Lathe Finish | 5 Rectangular Massing | 8 Sited Near Victoria Trail |
| 3 Log Construction | 6 Symmetry in Features | |

Source: Alberta Register of Historic Places



Significant Architectural Features



RIVER LOT #3 McGillivray House Free Trader's Cabin

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.

The structure 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.

Design Guideline Inspiration:

- Height (1.5 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Siting (Proximity to Victoria Trail)

Significant Architectural Features

- | | | |
|----------------------|-----------------------|-----------------------------|
| 1 Steep Pitched Roof | 4 1.5 Storey Height | 7 Sited Near Victoria Trail |
| 2 White Wash Siding | 5 Rectangular Massing | |
| 3 Log Construction | 6 South Facing | |

Source: Alberta Register of Historic Places



Significant Architectural Features



McDONALD HOUSE The Post Office & Stopping House

The historical significance of the S.A. McDonald House near Waskatenau lies in its provision of structural evidence of the settlement of the Pine Creek district, west of Waskatenau, shortly after the turn of the 20th century. It is also important in its relationship to the Victoria Trail connecting the Victoria Settlement with Fort Saskatchewan, as many travellers over this trail from 1909 to 1919 made stops at this house.

Design Guideline Inspiration:

- Height (2 Storey)
- Palette (Use of light and natural colours)
- Orientation (South Facing)
- Massing (Rectangular Shape of Building)
- Angles (Steep roof line)

Significant Architectural Features

- 1 Steep Pitched Roof
- 2 White Wash Siding
- 3 Log Construction
- 4 2 Storey Height
- 5 Rectangular Massing
- 6 Beveled Siding
- 7 South Facing

Source: Alberta Register of Historic Places



Victoria District ASP

Next Steps

- Meet with Jordan – Discuss Revisions & Council comments
- Circulate to Landowners, Agencies and Heritage Board for review and comments
- Meeting with the Heritage Board?
- Schedule Public Open House



For Information Purposes:

Next Steps

Timeline	Action
July or August 2015	Hold meetings with respective Heritage interest groups. Smoky Lake County Regional Heritage Board; Victoria Home Guard Historical Society; Metis Crossing; Victoria Settlement Provincial Historic Site;
August 2015	Open House - Did not occur.
June 2016	Committee of The Whole: Planning meeting with Council to discuss feedback from interest groups and public open house and to review 1 st draft of Area Structure Plan.
Date to be determined	Hold 2 nd Public Open House for viewing of draft Area Structure Plan.
Date to be determined	Prepare for 1 st Reading of the Bylaw.
Date to be determined	Hold a Public Hearing.
Date to be determined	Hold 2 nd /3 rd and Final Readings of the Bylaw.

5. Recommendations:

750-16: Cholak That County Council recommend that administration in conjunction with Municipal Planning Services (2009) Ltd. schedule an Open House on August 17, 2016 to review the draft Victoria District Area Structure Plan.

Carried.

751-16:
Bobocel

ADJOURNMENT

That the meeting be adjourned, time 12:19 p.m.

Carried.

REEVE

S E A L

CHIEF ADMINISTRATIVE OFFICER