

# SMOKY LAKE COUNTY

**AGENDA: MUNICIPAL PLANNING COMMISSION** to be held on

Tuesday, June 30, 2020 at 10:00 a.m.

Virtually, via Zoom Platform –

<https://us02web.zoom.us/j/86821371333?pwd=QWNqcjJPdkJNdTFmZ2grNG9uVjVWQT09>

Or, by Phone: 877-853-5257 / Meeting ID: 868 2137 1333 / Password: 806765

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**1. CALL TO ORDER**

**2. AGENDA**

**3. MINUTES**

3.1 Adoption of the Minutes of the Meeting of May 5, 2020

**4. REQUEST FOR DECISION**

**4.1 Development Permit(s) to be Considered:**

4.1.1 DP-022-20: Shipping Container

**4.2 Heritage Resource Intervention Permit(s) to be Considered:**

4.2.1 HRIP-001-20: Russo Greek Catholic Orthodox Parish of Topovontz Holy Trinity Church

**5. ISSUES FOR INFORMATION**

5.1 Nil.

**6. CORRESPONDANCE**

6.1 Nil.

**7. DELEGATON(S)**

7.1 Nil.

**8. ADJOURNMENT**

**SMOKY LAKE COUNTY**

Minutes of the **Municipal Planning Commission** meeting from **Tuesday, May 5, 2020** held virtually online through Zoom Meeting.

The meeting was called to Order at 10:01 a.m. by the Chairperson, Lorne Halisky in the virtual presence of the following persons:

**VIRTUAL ATTENDANCE**

Councillor Dan Gawalko	Division 1
Johnny Cherniwchan	Division 2
Craig Lukinuk	Division 3 (Reeve)
Councillor Lorne Halisky	Division 4
Councillor Randy Orichowski	Division 5 (Deputy Reeve)
Jordan Ruegg	Planning and Development Manager
Kyle Schole	Planning and Development Assistant
Patti Priest	Recording Secretary

**ABSENT**

Cory Ollikka	Development Officer
Lydia Cielin	Assistant CAO

.....  
No Members of the Public were present.

**2.0 ADOPTION OF AGENDA**

**MPC20.061: Orichowski**

That the Agenda for the Municipal Planning Commission meeting for Tuesday, May 5, 2020, be adopted as presented.

**CARRIED UNANIMOUSLY.**

**3.0 MINUTES**

**MPC20.062: Lukinuk**

That the Minutes of Wednesday, April 8, 2020, Municipal Planning Commission meeting, be adopted as amended: corrected the description in Motion # MPC20.059 of the Development Permit from:

060-19: SW-8-60-15-W4 for the development of Natural Resource Extraction/Processing Facility (Sand and Gravel), (8 Acres +/-) to:

010-20: SW-8-60-15-W4M for the Development of Natural Resource Extraction/Processing Facility (Sand and Gravel), (80 Acres +/-).

**CARRIED.**

**4.0 REQUEST FOR DECISION**

**4.1 Development Permits to be Considered:**

4.1.1 DP 010-20: SW-8-60-15-W4M FOR THE DEVELOPMENT OF NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY (SAND AND GRAVEL), (80 ACRES +/-).

**MPC20.063: Lukinuk**

That the Municipal Planning Commission APPROVE Development Permit No. 010-20: **SW-8-60-15-W4M** for the development of **Natural Resource Extraction/Processing Facility (Sand and Gravel), (80 Acres +/-)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Class I Activities Plan, dated January 2020, and prepared Green Plan Ltd., attached to, and forming part of, this Development Permit.

2. This Development Permit will expire **ten (10) years** from the date of issuance.
3. The Developer shall comply with all requirements of Alberta Environment and Parks (AEP), including provisions contained in any registrations, permits, licenses and approvals issued by AEP pursuant to the Development.
4. Tree and bush removal on Said Lands shall take place only during the approved period of July 31 to April 15, as required by the *Alberta Wildlife Act* and the federal *Migratory Birds Convention Act*.
5. Any burning of vegetation on Said Lands will require a Burn Permit to be issued by Smoky Lake County's Fire Chief or his designate.
6. Reclamation and rehabilitation of Said Lands shall be in accordance with the *Alberta Environmental Protection and Enhancement Act (EPEA)*. A copy of the Reclamation Certificate shall be provided by the Developer, to Smoky Lake County, upon completion of operations.
7. All equipment and activity relating to the mining and crushing operation shall be located within and take place in areas approved for gravel extraction.
8. **Hours of Operation:**
  - a. **Crushing Operations:** 24 hours per day, 365 days per year.
  - a. **On-Site Development Operations (including tree removal, pit development, reclamation):** 24 hours per day, 365 days per year.
  - b. **Hauling:** 7:00 a.m. – 9:00 p.m., Monday to Saturday inclusive. Hauling will not be permitted on Sundays and Statutory Holidays.
9. The Developer shall ensure that dust and noise control measures are undertaken to prevent such items from becoming a nuisance to adjacent landowners. In this regard, stockpiles shall be located in a position so as to act as a sound barrier. The Developer shall also apply methods of minimizing the noise created from machinery wherever possible, to the satisfaction of the Development Authority.
10. The Developer shall be required to comply with Smoky Lake County Bylaw No. 1306-17: Licensing of Aggregate Extraction Businesses Operating Within Smoky Lake County prior to this Development Permit taking affect.
11. The Developer shall be required to enter into a Development Agreement with Smoky Lake County prior to this Development Permit taking affect.
12. The Developer shall be required to enter into a Haul Road Agreement with Smoky Lake County prior to this Development Permit taking affect.
13. The Developer shall keep the area subject to the Development Permit in a clean and tidy manner, free from rubbish and non-aggregate debris.

14. The Developer shall install and maintain appropriate traffic and safety signage on and about Said Lands and adjacent road accesses.
15. Accesses and haul routes into extraction areas shall be located away from residential areas.
16. The Developer shall ensure that any development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal, provincial and municipal regulations and legislation. Setbacks from pipelines shall be in accordance with appropriate provincial legislation and regulations established by the Alberta Energy Regulator (AER). Setbacks from utility corridors shall be in accordance with provincial legislation and regulations established by the Alberta Utilities Commission (AUC).
17. No development, disturbance or alteration of a surface waterbody is permitted without first obtaining the necessary approvals under the *Water Act* and from the Department of Fisheries and Oceans. Evidence of a *Water Act* approval or license must be provided to the Development Authority for Smoky Lake County in cases where a surface waterbody is altered or disturbed.
18. No washing activities shall take place under this Development Permit. Should the Developer wish to undertake any washing activities on Said Lands, the Developer must provide a copy of a Water Act License or Approval to the Development Authority for Smoky Lake County before washing activities may commence.
19. All reasonable measures shall be taken by the Developer to control erosion in the areas approved for sand and gravel extraction.
20. The Developer must inform the Development Authority if a portion of the pit should become inactive for a period lasting more than **three (3) consecutive months**, secure the perimeter of the pit, and ensure the pit faces be sloped to a ratio of **2:1** as to ensure public safety and prevent erosion.
21. The Developer shall obtain any and all approvals, permits, authorizations, certificates and licenses from any and all agencies, departments and authorities as may be required.
22. Truck drivers shall not be permitted to use engine-retarder brakes within ½ mile of a residence on municipally owned roads.
23. The storage of bulk fuels will not be permitted on Said Lands.
24. Weed control measures shall be implemented at the request of, and to the satisfaction of, Smoky Lake County.

**CARRIED UNANIMOUSLY.**

4.1.2 DP 011-20: PLAN 7821750; BLOCK 3; LOT 2; FOR THE PLACEMENT OF A SHIPPING CONTAINER

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-20: **Plan 7821750; Block 3; Lot 2**; for the placement of a **SHIPPING CONTAINER**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Development Plan, attached to, and forming part of, this Development Permit.
2. The proposed Development shall commence within twelve (12) months from the date of this Permit's issuance and be carried out with reasonable diligence within five (5) years.
3. This Development Permit shall be valid for a period of five years from the date of Issue. After this period, the developer may apply for renewal at the discretion of the Development Authority.
4. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
5. Any Development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
6. The Shipping containers shall not be stacked.
7. The maximum height for the shipping container shall be 3.0 m (10.0 ft.).
8. The maximum length for the shipping container shall be 6.0 m (20.0 ft.).
9. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
10. The exterior finish and visual appearance of the shipping container shall be maintained to a pleasant standard to the satisfaction of the Development Authority.
11. The shipping container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
12. No human or animal habitation will be permitted within the shipping container.
13. If not included within this Permit Application, the applicant must apply for signage separately.

**CARRIED UNANIMOUSLY.**

## **5.0 ISSUES FOR INFORMATION**

5.1 Nil.

## **6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**8.0 ADJOURNMENT**

**MPC20.065 Halisky**

That the Municipal Planning Commission Meeting of May 5, 2020 adjourn at 10:48 a.m.

**CARRIED.**

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Lorne Halisky, Chairperson

S E A L

\_\_\_\_\_  
Cory Ollikka, Development Officer

**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.1.1**

MEETING DATE	June 30, 2020
FILE NO.	DP-022-20
LEGAL DESCRIPTION	Plan 7821750, Block 1, Lot 15
LOT AREA	1.17 Acres
APPLICANT	DARYL BOWLER
LANDOWNER	DARYL BOWLER
PROPOSED DEVELOPMENT	SHIPPING CONTAINER (40'L x 8'W x 8.5'H)
ZONING	MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	29180115
DIVISION	4

**RECOMMENDATION**

That the Municipal Planning Commission APPROVE Development Permit No. 022-20: **Plan 7821750, Block 1, Lot 15** for the development/placement of a **Shipping Container (40'L x 8'W x 8.5'H)**, subject to the following conditions:

1. The proposed Development shall be constructed and sited as per the Development Plan, attached to, and forming part of, this Development Permit.
2. The proposed Development shall commence within twelve (12) months from the date of this Permit's issuance and be carried out with reasonable diligence within five (5) years.
3. This Development Permit shall be valid for a period of five years from the date of Issue. After this period, the developer may apply for renewal at the discretion of the Development Authority.
4. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all agencies, departments and authorities as may be required.
5. Any Development involving pipeline and/or powerline rights-of-way shall be sited to comply with all relevant federal and provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate provincial legislation and regulations and any regulations established by the Alberta Energy and Utilities Board.
6. The Shipping containers shall not be stacked.
7. The maximum height for the shipping container shall be 3.0 m (10.0 ft.).
8. The maximum length for the shipping container shall be 6.0 m (20.0 ft.).
9. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.

10. The exterior finish and visual appearance of the shipping container shall be maintained to a pleasant standard to the satisfaction of the Development Authority.
11. The shipping container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
12. No human or animal habitation will be permitted within the shipping container.
13. If not included within this Permit Application, the applicant must apply for signage separately.

Notes:

1. The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.
2. Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
3. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.
4. The development being advertised in newsprint, and direct notification being sent to adjacent landowners by regular direct mail, the applicant or another affected person may appeal this decision, or any conditions, by filing a written appeal to the: Smoky Lake County Subdivision and Development Appeal Board, Attention: SDAB Clerk Smoky Lake County 4612 MacDougall Drive Smoky Lake, AB T0A 3C0 Appeals must be received by the SDAB Clerk on or before 4:00 pm, **21 days from the Decision Date**, and must be accompanied by an appeal fee of \$250.00. If no appeal from the applicant is received by the above noted date, the development permit is in effect. Should work/construction begin prior to the appeal deadline, you waive your right to an appeal. Contact Planning and Development Services at 780-656-3730 regarding any questions.

## **BACKGROUND**

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1. The reason this application is being referred to MPC is that a Shipping Container is a Discretionary Use in the Multi-Lot Country Residential (R1) District (LUB Section 8.4).

2. LUB Section 7.34: outline some requirements and guidelines for the use and placement of Shipping Containers.
3. The proposed shipping container meets the size requirements under this section.
4. Administration is recommending that the MPC APPROVE DP-022-20, on the basis that it will not unnecessarily disrupt the enjoyment of the area, subject to conditions.

## SUPPORTING DOCUMENTS

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APPENDIX A	LAND USE BYLAW NO 1272-14: SECTION 8.4 – MULTI-LOT RESIDENTIAL (R1) DISTRICT	PAGE 4
APPENDIX B	LAND USE BYLAW NO 1272-14: SECTION 7.34: SHIPPING CONTAINERS	PAGE 9
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APPENDIX D	MICRO-SCALE WEBMAP	PAGE
APPENDIX E	MACRO-SCALE WEBMAP	PAGE

Prepared by:

  
 \_\_\_\_\_  
 Jordan Ruegg  
 Development Authority  
 Planning and Development Manager

June 30, 2020

Date

**APPENDIX A:  
LUB 1272-14 SECTION 8.4: MULTI-LOT RESIDENTIAL (R1) DISTRICT**



**8.4 MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT**

1. Purpose

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.

2. Permitted Uses

- A. Accessory Buildings and Uses
- B. Basement Suite
- C. Buildings and Uses Accessory to Permitted Uses
- D. Cottage
- E. Day Home
- F. Dwelling - Single Detached
- G. Extensive Agriculture
- H. Home Occupation, Minor
- I. Home Occupation, Major
- J. Secondary Suite
- K. Solar Energy Conversion System
- L. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Bed & Breakfast Establishments
- B. Buildings and Uses Accessory to Discretionary Uses
- C. Day Care Facility
- D. Duplexes (Side-By-Side and Vertical)
- E. Family Care Facility
- F. Garage Suite
- G. Garden Suite
- H. Group Care Facility
- I. Guest House
- J. In law Suite
- K. Manufactured Home
- L. Modular Home
- M. Multi-Unit Dwelling
- N. Natural Area
- O. Neighbourhood Convenience Store
- P. Neighbourhood Park
- Q. Places of Worship
- R. Public Park
- S. Public and Quasi-Public Services
- T. Public Utilities
- U. Recreational Buildings and use
- V. Shipping Container
- W. Wind Energy Conversion System, Small

- X. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. Minimum & Maximum Lot Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum and maximum lot dimensions for residential uses shall be as follows:

	Minimum Lot Area	Maximum Lot Area
<b>Within 304.8 m (1,000 ft.) of a lake</b>	1860.0 sq. m (20,000.0 sq. ft.)	1.21 ha (3.0 ac.)
<b>All other parcels (excluding fragments)</b>	0.4 ha (1.0 ac.)	1.21 ha (3.0 ac.)
<b>Fragmented parcels</b>	0.4 ha (1.0 ac.)	At the Discretion of the Subdivision Authority

- B. Minimum & Maximum Lot Dimensions for Other Uses – As required by the Subdivision Authority
- C. Minimum Frontage Requirement – 30.5 m (100.0 ft) or as required by the Development and Subdivision Authority

5. Development Regulations

A. Minimum Ground Floor Area for Residential Uses

Unless otherwise stated in an approved Development Concept Plan or Area Structure Plan the minimum ground floor area for residential developments shall be as follows:

	Minimum Ground Floor Area
<b>Within 304.8 m (1000 ft.) of a lake</b>	55.7 sq. m (600.0 sq. ft.)
<b>All other parcels – for single detached dwellings</b>	69.7 sq. m (750.0 sq. ft.)
<b>All other parcels – for manufactured</b>	65.0 sq. m (700.0 sq. ft.)

<b>and modular home units</b>	
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- B. Minimum Floor Area for Other Uses – At the discretion of the Development Authority.
- C. Minimum Yard Setback Requirements

It should be noted that adjacent to Provincial Highways, Alberta Transportation may require greater setbacks for development. Contact Alberta Transportation regarding their requirements in this regard.

i. Minimum Front Yard Setback

<b>From Municipal Road Allowances</b>	23.1 m (92.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>Internal Subdivision Road</b>	7.6 m (25.0 ft.) from the property line

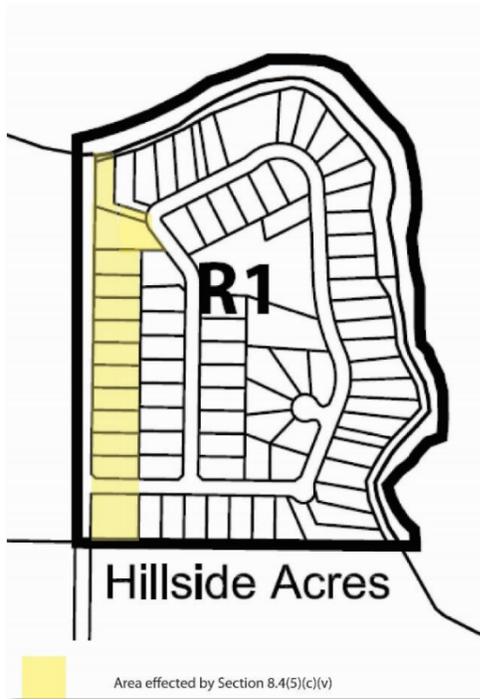
ii. Minimum Side Yard Setback

<b>From municipal road allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an Internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another Parcel</b>	1.5 m (5.0 ft.) from the property line

iii. Minimum Rear Yard Setback

<b>From Municipal Road Allowances</b>	18.3 m (60.0 ft.) from the property line
<b>From Highways</b>	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
<b>When adjacent to an internal subdivision road</b>	7.6 m (25.0 ft.) from the property line
<b>When adjacent to another parcel</b>	7.6 m (25.0 ft.) from the property line

- iv. Notwithstanding **subsections (i), (ii), and (iii) above**, where there is an intersection or sharp curve, the minimum yard requirements shown on **Figures 20 and 21** of this Bylaw shall apply.
- v. Notwithstanding any other provision in **subsection (C)**, within the Hillside Acres subdivision, located within SW 9-62-13-W4 on the following lots:



- Lot 1, Blk 1 Plan 0120707
- Lot 44, Blk 1, Plan 0421556
- Lot 45, Blk 1, Plan 0421556
- Lot 46, Blk 1, Plan 0421556
- Lot 47, Blk 1, Plan 0421556
- Lot 48, Blk 1, Plan 0421556
- Lot 49, Blk 1, Plan 0421556
- Lot 50, Blk 1, Plan 0421556
- Lot 51, Blk 1, Plan 0421556
- Lot 52, Blk 1, Plan 0421556
- Lot 53, Blk 1, Plan 0421556
- Lot 54, Blk 1, Plan 0421556
- Lot 1, Blk 1, 0222047

**Figure 24: side and Rear Yard Setbacks in Hillside Acres**

the following front and rear yard setbacks shall apply:

<b>From Municipal Road Allowances</b>	7.6 m (25.0 ft.) from the property line
<b>Internal Subdivision Road</b>	7.6 m (25.0 ft.) from the property line

- D. Maximum Site Coverage – 45%.

Of the 45% site coverage, a maximum of 15% of the total site may be covered by accessory buildings.

- E. Maximum Height
  - i. 10.0 m (33.0 ft.)
  - ii. In the case of buildings which are accessory to discretionary uses, the maximum height shall be at the discretion of the Development Authority.
- 6. Other Regulations
  - A. Residential parcels will not be allowed:
    - i. within required setbacks from a sewage treatment plant or lagoon or solid waste disposal site as specified by the appropriate guidelines or authority;
    - ii. within required setbacks from sour gas wells, pipelines and ancillary facilities;
    - iii. within an area likely to be subject to high levels of noise or emissions from industry, transportation facilities, or other sources; or
    - iv. within a 1 in 100 year flood plain;
  - B. A development permit for a dwelling shall be issued only on condition that approval of the proposed sewage disposal system is received in accordance with provincial regulations.
  - C. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
  - D. Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
  - E. Landscaping shall be provided in accordance with **Section 6.11** of this Bylaw.
  - F. The keeping of recreational vehicles shall be provided in accordance with **Section 7.23** of this Bylaw.
  - G. Shipping containers shall be developed in accordance with **Section 7.31** of this Bylaw
  - H. Accessory buildings shall be developed in accordance with **Section 6.1** of this Bylaw.

**APPENDIX B**  
**LUB 1272-14 SECTION 7.34: SHIPPING CONTAINERS**

- i. that operators of motor vehicles do not obstruct the sidewalks and boulevards abutting or adjacent to the service stations, and
  - ii. that operators of motor vehicles enter and leave the service station only at the entrances and exits provided for such purposes and not elsewhere.
- C. Maintain on the boundaries of the site, where required by the Development Authority, an appropriate fence not less than 1.5 m (5.0 ft.) in height.

**7.34 SHIPPING CONTAINERS**

1. A maximum of one (1) shipping container may be allowed, at the discretion of the Development Authority on residential use parcels 0.4 ha (1.0 ac) or smaller in area.
2. The placement of a shipping container on any residential use parcel 0.4 ha (1.0 ac) or smaller in area requires a development permit.
3. The maximum number of shipping containers that may be placed on an agricultural, commercial or industrial use parcel is at the discretion of the Development Authority.
4. Notwithstanding any other provision in this Bylaw, in the Agriculture District on parcels larger than 0.8 ha (2.0 ac) in area a maximum of two (2) shipping containers may be placed on a parcel without a development permit.
5. If a temporary development permit for a shipping container has been approved by the Development Authority then the shipping container may be placed on a site for a period of six (6) months. After that period has expired the developer will be required to apply to the County for an extension for the permit. Extensions may be issued for up to six (6) month intervals at the discretion of the Development Authority.
6. Shipping containers may not be stacked. The maximum height for a shipping container allowed on a parcel is 3.0 m (10.0 ft.).
7. Shipping containers located in a residential district may be a max of 6.0 m (20.0 ft.) in length.
8. The exterior finish of a shipping container sited within a commercial or residential district must be consistent with the finish of the primary building.
9. Shipping containers cannot be used as a dwelling, bunk house or a guest house within the County
10. No human or animal habitation will be permitted within a shipping container.

**7.35 SOLAR ENERGY COLLECTION SYSTEMS**

1. Location
  - A. Ground mounted solar collectors shall be located in a side or rear yard only.

**APPENDIX C  
DEVELOPMENT PERMIT APPLICATION**

Section 61

SCHEDULE "A"

03-05

**DEVELOPMENT PERMIT APPLICATION FORM**

<b>Internal Use Only</b>	
Our File Number: <u>DP-022-20</u>	Roll Number: <u>29180115</u> Your File Number: _____
<b>Applicant Information</b>	
Applicant/Agent: <u>Daryl Bowler</u>	Phone: <u>780-410-9803</u>
Address: <u>119 Calico Drive</u>	Cell Phone: <u>780-232-5326</u>
City/Prov. <u>Sherwood Park, AB</u> Postal Code: <u>T8A 5P8</u>	Fax: _____
Email address: <u>dbowler119@gmail.com</u>	Signature: 
<b>Applicant/Agent Authorization:</b> I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
<b>Registered Landowner Information</b> <span style="float:right;"><input checked="" type="checkbox"/> Owner same as applicant</span>	
Registered Owner: _____	Phone: _____
Address: _____	Fax: _____
City/Prov. _____	Postal Code: _____ Signature: _____
<b>Section A - Property Information</b>	
Legal: Lot <u>15</u> Block <u>1</u> Plan <u>7821750</u> and Part of <u>¼</u> Sec _____ Twp _____ Rge _____ W4M	Division <u>4</u>
Subdivision Name (if applicable) or Area of Development <u>Sandy Lane Park</u>	
Rural Address/Street Address <u>305 Jackfish Place</u>	Parcel Size <u>1.17 Acre</u>
Number of existing dwellings on property (please describe) <u>One existing dwelling consisting of a mobile home</u>	
Has any previous application been filed in connection with this property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please describe the details of the application and file number: <b>I am the new Owner of the property as of June 15, 2020. I am unaware if any previous applications have been filed for this property previous to my ownership</b>	
Is the subject property near a steep slope (exceeding 15%)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property near or bounded by a body of water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property within 800m of a provincial highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subject property near a Confined Feeding Operation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____
Is the subject property within 1.5km of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____
Is the subject property within 1.5km of a sewage treatment plant/lagoon?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____
Is the subject property immediately adjacent to the County boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, the adjoining municipality is: _____	

**Section B – Proposed Development Information**

Estimated Cost of Project \$ 4000 for the purchase of the shipping container

Estimated Commencement Date June 30, 2020 Estimated Completion Date June 30, 2020

**Dwelling:**

Floor Area \_\_\_\_\_ sq. ft. % of Lot Occupied \_\_\_\_\_ Height of Dwelling \_\_\_\_\_ ft / m

**Accessory Building:**

Floor Area 320 sq. ft. % of Lot Occupied 0.63 Height of Acc. Bldg 8.5 (ft) / m

Parking: # of Off-Street Parking Stalls (if applicable) \_\_\_\_\_

Land Use District (Zoning) of Property: R1

**Description of Work:**

Transport and deliver 8'W x 40'L x 8.5'H shipping container to the location on the property indicated

**Section C – Preferred Method of Communication**

When a decision has been made on your file, do you wish for us to:

call you for pick up  mail the decision  email the decision

Section 608(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended states:

**608(1)** Where this Act or a regulation or bylaw made under this Section requires a document to be sent to a person, the document may be sent by electronic means if

- a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose.

I/we grant consent for the Development Authority to communicate information and/or the decision electronically regarding my/our application.  YES  NO

**OFFICE USE ONLY**

Type of Payment:  DEBIT  CASH  CHEQUE

Fee \$ 200.00

Receipt # \_\_\_\_\_

Receipt Date \_\_\_\_\_

Date Received \_\_\_\_\_

\*and deemed complete by Development Authority.

Entered into MuniSight PD # \_\_\_\_\_

**Authorization:**

Permitted Use  Discretionary Use

Issuing Officer's Name \_\_\_\_\_

Issuing Officer's Signature \_\_\_\_\_

Date of Approval \_\_\_\_\_

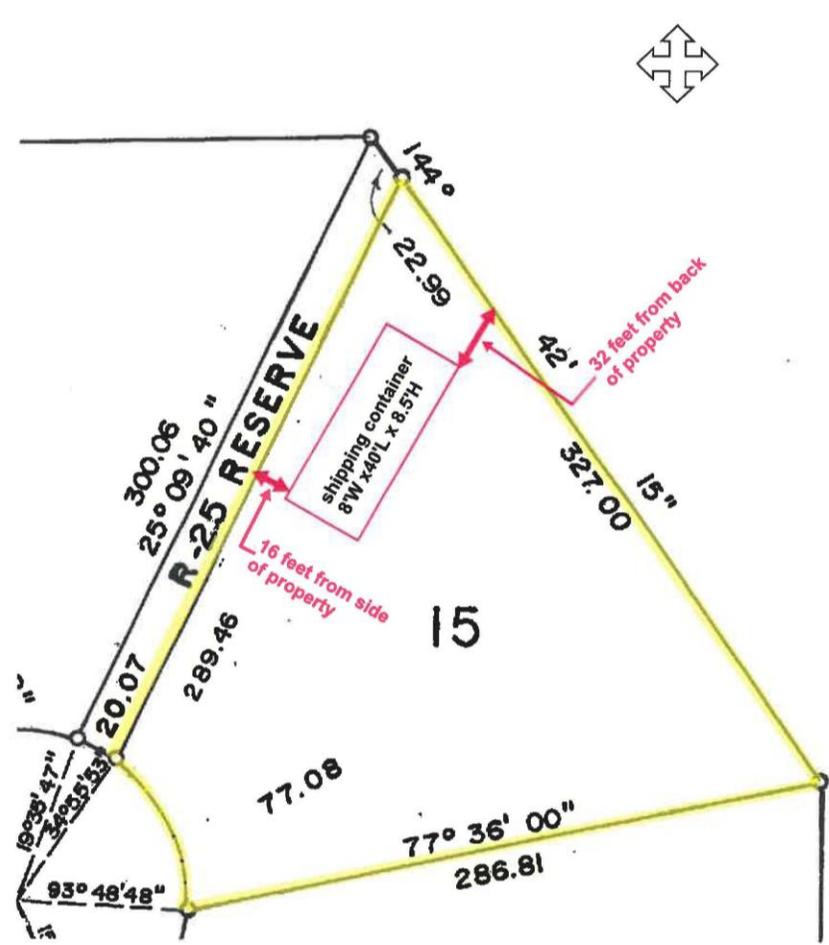
Date Issued \_\_\_\_\_

Comments and/or Variances \_\_\_\_\_

DEVELOPMENT PERMIT APPLICATION FORM

Our File Number: <u>DP-022-20</u>	Roll Number: <u>29180115</u>
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DEVELOPMENT PERMIT SITE PLAN

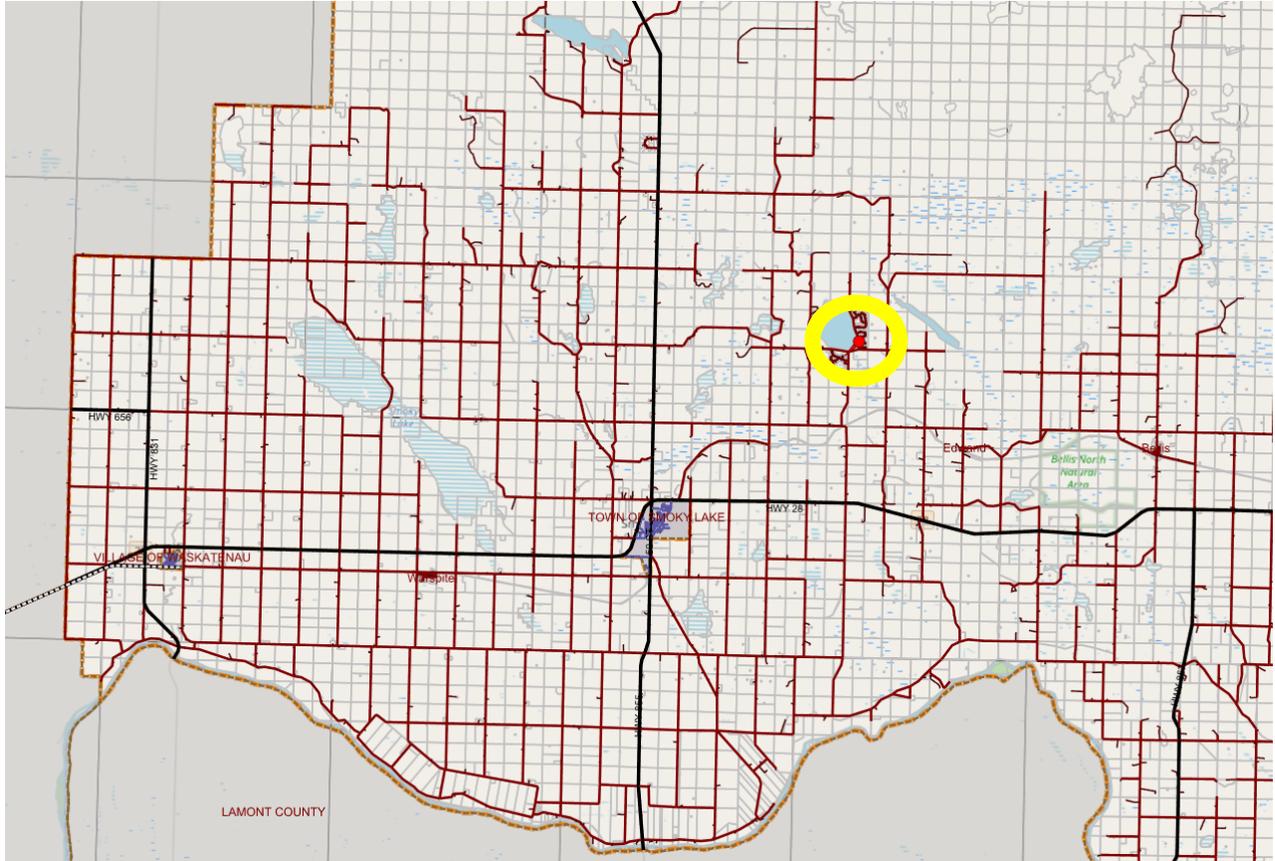


DATE: <b>June 10, 2020</b>	SIGNATURE OF APPLICANT:
DATE:	DEVELOPMENT AUTHORITY:

**APPENDIX D  
MICRO-SCALE WEBMAP**



**APPENDIX D  
MACRO-SCALE WEBMAP**



**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.2.1**

MEETING DATE	June 30, 2020
FILE NO.	HRIP-001-20
LEGAL DESCRIPTION	Pt. of SE-28-59-17-4
LOT AREA	39 Acres
APPLICANT	RUSSO GREEK CATHOLIC ORTHODOX PARISH OF TOPOVONTZ HOLY TRINITY CHURCH
LANDOWNER	RUSSO GREEK CATHOLIC ORTHODOX PARISH OF TOPOVONTZ HOLY TRINITY CHURCH
PROPOSED DEVELOPMENT	HERITAGE RESOURCE INTERVENTION PERMIT: REPLACE ASPHALT SHINGLED ROOF WITH A METAL ROOF
ZONING	AGRICULTURE GENERAL (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	17592811
DIVISION	4

**RECOMMENDATION**

That the Municipal Planning Commission approve Heritage Resource Intervention Permit No. 001-20: Part of SE-28-59-17-4, to allow for **Replace Asphalt Shingled Roof with A Metal Roof**, subject to the following conditions:

1. This Heritage Resource Intervention Permit will expire **one (1) year** from the date of issuance. All work permitted under this Permit must be completed within this timeframe. If the permitted work is not completed within one year, or if any additional work is proposed, a new Heritage Resource Intervention Permit must be obtained.
2. If required, the Applicant shall provide the Development Authority for Smoky Lake County with samples of heritage colours, including the manufacturer, name, number and finish, that will be used to complete the work under this Permit, before commencement.
3. The Applicant must abide by all of the provisions of the *Alberta Historical Resources Act*, R.S.A. 200, Ch. H-9, including Section 26, and amendments thereto.
4. The Applicant must ensure that the proposed activities do not alter the Character-Defining Elements that are listed in the Statement-of-Significance that comprises part of Smoky Lake County Bylaw No. 1221-11.
5. Contravention of any condition of this Heritage Resource Intervention Permit may result in Smoky Lake County rescinding the Permit.

Notes:

1. The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.
2. Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
3. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.

## **BACKGROUND**

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1. The Holy Trinity Church was designated by Smoky Lake County as a Municipal Historic Resource on May 26, 2011.
2. To alter a Municipal Historic Resource, a Heritage Resource Intervention Permit must be obtained from Smoky Lake County.
3. The Application has been reviewed by Noreen Easterbrook, acting as Chair of the Smoky Lake County Regional Heritage Board and as the Heritage Evaluator.
4. The work being applied for has been deemed to be compatible with the Statement of Significance within the Designating Bylaw 1221-11, as well as with the Standards and Guidelines for the Conservation of Historic Places in Canada.
5. Administration is recommending that the Municipal Planning Commission APPROVE HRIP-001-2020.

## **SUPPORTING DOCUMENTS**

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APPENDIX A	HERITAGE RESOURCE INTERVENTION PERMIT APPLICATION 001-20	PAGE 3
APPENDIX B	SMOKY LAKE COUNTY BYLAW NO. 1221-11 HOLY TRINITY CHURCH HISTORICAL RESOURCE DESIGNATION	PAGE 10
APPENDIX C	MICRO-SCALE WEBMAP	PAGE 17

Prepared by:

  
\_\_\_\_\_  
Jordan Ruegg  
Development Authority  
Planning and Development Manager

June 30, 2020

Date

# APPENDIX A: HERITAGE RESOURCE INTERVENTION PERMIT APPLICATION

**PART 2 - TO BE COMPLETED BY EVALUATOR**

**What conservation documents or other resources have been reviewed in evaluating the proposed work?**

(Check all that apply)

- Municipal Heritage Management Plan
  Statement of Significance  
 Standard and Guidelines for the Conservation of Historic Places in Canada  
 Designation Bylaw
  Proposed work plan / drawings  
 Other (please describe) *photos*

*Asphalt shingles are lifting & some missing. A contractor with 20 experience in applying metal roof covering is planned.*

**Municipal governments are responsible for safeguarding the heritage values of these properties. What "heritage values" and / or "character-defining elements" of the Resource (described in the Statement of Significance), if any, would be impacted by the proposed work? How, specifically, would they be affected?**

Heritage Values *Saved early pioneers from Eastern Europe, orthodox religion.*

Potential Impact on Heritage Values *none*

Character-Defining Elements *Byzantine domes (galvanized)  
Interior cruciform shape, iconostasis, royal doors, chandeliers  
banners*

Potential Impact on Character-Defining Elements *none. The roof covering material is not a character defining element.*

**Applying the Standards and Guidelines for the Conservation of Historic Places in Canada helps to ensure that sound conservation principles are considered when reviewing potential changes to historic places. Please check whether the proposed work meets each standard.**

**General Standards for all projects - "Preservation"**

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not remove a part of a *historic place* if its current location is a *character-defining element*.  
 Yes       No
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.  
 Yes       No
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.  
 Yes       No
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never co-existed.  
 Yes       No

5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.  
 Yes       No
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance or archaeological resources, take mitigation measures to limit damages and loss of information.  
 Yes       No
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.  
 Yes       No
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there surviving prototypes.  
 Yes       No
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.  
 Yes       No

**Additional Standards relating to - "Rehabilitation"**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing the sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.  
 Yes       No
11. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.  
 Yes       No
12. Create any new additions or related construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.  
 Yes       No

**Additional Standards relating to - "Restoration"**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.  
 Yes       No

**APPLICATION DECISION**

Based on the assessment of the work proposed, it is certified that the proposed work meets the Standards of Conservation described above, and does not negatively impact the heritage values and character-defining elements of the Historic Resource.

- No - Does **not** meet all the required Standards, work **not** permitted

Yes - Meets all the required Standards, work permitted

Permitted with  
Conditions:

Recommendation Date June 19, 2020

Final Decision Date

  
Heritage Evaluator

Designated Officer

Name Norcen Easterbrook

Name

**PART 1 - TO BE COMPLETED BY OWNER**

Roll # \_\_\_\_\_

Permit # \_\_\_\_\_

Resource Name

THE RUSSO GREEK CATHOLIC ORTHODOX PARISH  
OF TOPOVONTZ Holy Trinity Church

Municipality

SMOKY LAKE

Municipal Address

17308 TWP RD 594

**Owner Information**

Name

\_\_\_\_\_

Address

BOX 495

City

SMOKY LAKE

Province

AB

Postal Code

T0A 3C0

Phone Number

780-650-2549

**Legal Description**

Plan

\_\_\_\_\_

Block

\_\_\_\_\_

Lot

\_\_\_\_\_

LSD/Pt

SE

Sec

28

Twp

59

Rng

17

W4

**This Historic Resource is:**

listed on Municipal Inventory

a Municipal Historic Resource

Designation Bylaw #

\_\_\_\_\_

**What kind of interventions / changes are being proposed to this Resource?**

(Provide a brief summary of the proposed work)

REPLACE SHINGLED ROOF WITH A METAL ROOF  
(Asphate Shingles)

**Why are these specific interventions / changes being proposed to this Resource?**

(Please check all that apply)

To conserve the heritage value of the property

To improve the functionality of the property

To enable the adaptive re-use of the property

Other

**Provide a brief summary of the rationale for the proposed work.**

Replace shingles that of lifting with a metal roof.

**Certification**

I/We the Owner(s) of the subject property, and the Applicant of this subject Application, by signing the Application, agree to allow either municipal staff and/or Heritage Board Committee Member the right to enter onto my property, as necessary, to view and photograph the property for the Application. Failure to allow access onto the property may result in the Application being considered incomplete.

Date

June 13/20

Owner's Signature

Name

GARRY FEDORETZ

PRESIDENT





**APPENDIX B: SMOKY LAKE COUNTY BYLAW NO. 1221-11  
HOLY TRINITY CHURCH HISTORICAL RESOURCE DESIGNATION**

**SCHEDULE “A”**

This Statement of Significance forms Schedule “A” to Bylaw 1212-10 and provides a *Description of the Historic Place*, explains the *Heritage Value* of the building and identifies, by written description and photographs, those *Character Defining Elements* of the Holy Trinity Russo Greek Orthodox Church of Smoky Lake which are regulated by the “General Guidelines for Conservation” (Schedule “B”) and must be preserved (the “Regulated Character Defining Elements”).

**THE STATEMENT OF SIGNIFICANCE**

**HOLY TRINITY RUSSO GREEK ORTHODOX CHURCH OF SMOKY LAKE**

LSD 1 -SE-59-17 W4

17308 Twp Road 594

**OTHER NAMES**

Holy Trinity Orthodox Church

Down in the Valley Church

Russo Orthodox Church of the Holy Trinity

**Description of Historic Place**

The Holy Trinity Russo Greek Orthodox Church was constructed following the building traditions of the prairie Byzantine church style located just north of Smoky Lake. The Holy Trinity Russo Greek Orthodox Church is a wood frame church on 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 plaster mouldings and traditional painted icons. The site includes the church and bell tower.

**Heritage Value**

The 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 1912 hand dug well with updated concrete cribbing still serves the parish. The church itself is part on the larger religious complex that includes the priest’s house, cemetery, and 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 on a cruciform plan and has two small onion domes on octagonal drums that flank the west façade and a prominent central dome over the crossing, on a large octagonal drum and surmounted by an open octagonal cupola, which rests on a small onion dome and ball supporting a wrought-iron cross.

Construction of the church was completed under the direction of Harry Holowaychuk. Rev. 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 fires and that were set to clear the grass and brush at the cemetery before the time of mowers and trimmers.

**SMOKY LAKE COUNTY  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 1221-11**

**A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF DESIGNATING THE HOLY TRINITY RUSSO GREEK ORTHODOX CHURCH OF SMOKY LAKE AS A MUNICIPAL HISTORIC RESOURCE.**

**WHEREAS**, the Historical Resources Act, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any heritage resource within a municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource, upon giving notice to the Owner of the Resource in accordance with the Historical Resources Act;

**WHEREAS** it is deemed in the public interest to designate the Heritage Resource located in Smoky Lake County on LSD 1 28-59-17 W4 as a Municipal Historic Resource; and

**WHEREAS** the Owners of the Holy Trinity Russo Greek Orthodox Church of Smoky Lake have agreed to waive compensation for the designation of the Holy Trinity Russo Greek Orthodox Church of Smoky Lake as a Municipal Historic Resource, now and in the future.

**NOW THEREFORE BE IT RESOLVED** that the Council of Smoky Lake County in the Province of Alberta, having complied with the Historical Resources Act, and duly assembled, hereby enacts as follows:

**1. HERITAGE RESOURCE DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

The Heritage Resource, commonly known as Holy Trinity Russo Greek Orthodox Church of Smoky Lake, is hereby designated as a Municipal Heritage Resource, specifically described in Schedule "A", which is located on the lands legally described as follows:

**Legal subdivision one (1) of Section twenty eight (28) Township fifty-nine (59) Range seventeen (17) West of the fourth Meridian as shown on a Plan of Survey of the said Township, signed at Ottawa on the 28<sup>th</sup> day of March A.D. 1908, containing 16.3 hectares (40.25 acres) more or less.**

**Excepting thereout: 0.405 hectares (1.00 acre) more or less, as shown on Road Plan 792 2799.**

**Excepting thereout all mines and minerals subject to the condition that the same shall be used for church purposes only.**

**2. PERMITTED REPAIRS AND ALTERATIONS**

Subject to Section 3 hereof, the Heritage Resource hereby designated in Section 1 as a Municipal Historic Resource shall not be remove, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of Schedule "B" attached.

**3. ADMINISTRATOR**

The Development Authority of Smoky Lake County is hereby appointed to administer the implementation of any matters arising from the matters set out in Schedule "B".

Received First Reading this 26<sup>th</sup> day of May, 2011.

  
\_\_\_\_\_  
Chief Elected Official

Seal

  
\_\_\_\_\_  
Chief Administrative Officer

Received Second Reading this 26<sup>th</sup> day of May, 2011.

Received Third Reading and finally passed this day 26<sup>th</sup> of May, 2011.

  
\_\_\_\_\_  
Chief Elected Official

Seal

  
\_\_\_\_\_  
Chief Administrative Officer

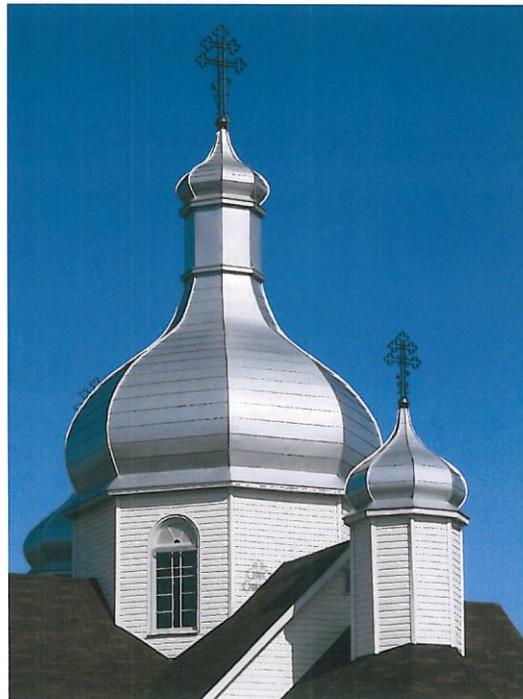
**Character Defining Elements****Exterior Elements:**

- Form, massing and orientation of the church on its site;
- One central onion shaped octagonal dome over main nave;
- Smaller octagonal onion shaped domes over front end of nave and over apse;
- Orthodox metal cross crowns each dome;
- Panes in semi-circular windows incorporate stained glass in the shape of a cross;
- Upper circular area retains a half wheel window;
- Apse with round wheel window;
- Building is located across Highway 28 from the Town of Smoky Lake;
- The grounds are well maintained with a mixture of conifer vegetation; and
- The cemetery is located east of the church within the same gated area the bell tower, church hall, and priest house.

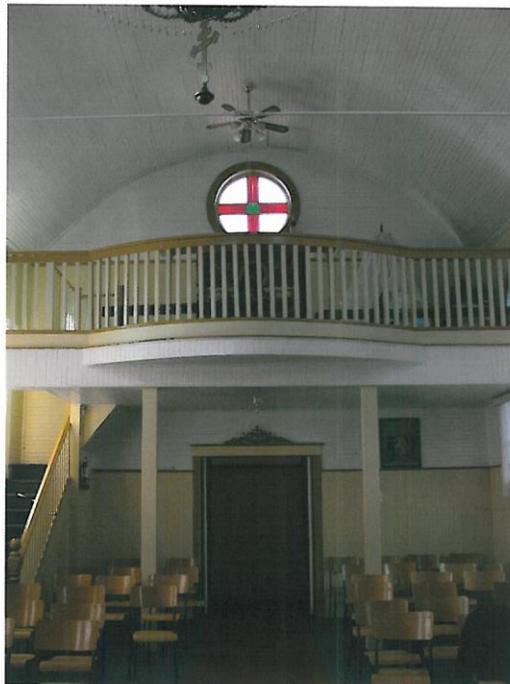
**Interior Elements:**

- Spatial configuration includes 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.

PHOTOGRAPHIC DETAIL – EXTERIOR



PHOTOGRAPHIC DETAIL – INTERIOR



## SCHEDULE “B”

This is Schedule “B” to Bylaw 1221-11 and identifies the “General Guidelines for Conservation” for the Holy Trinity Russo Greek Orthodox Church of Smoky Lake located on LSD 1 28-59-17 W4M.

### GENERAL GUIDELINES FOR CONSERVATION

#### 1. Approval of Development or Alterations

As per Section 26 (6) of the Alberta Historical Resources Act, notwithstanding any other Act, no person shall destroy, disturb, alter, restore or repair a Historic Resource or remove any historic object from a Historic Resource that has been designated under this Section, without the written approval from Council or person appointed by Council of that purpose.

Council has appointed the Municipal Planning Commission as the approving Authority for this purpose. Any development or alterations affecting the Holy Trinity Russo Greek Orthodox Church of Smoky Lake shall respect and conserve the heritage value and character defining elements identified in the Statement of Significance, in accordance with these General Guidelines for Conservation and as recommended in the Standards and Guidelines for the Conservation of Historic Places.

#### 2. Compatible Uses

Wherever possible, the use of the Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of the Municipal Historic Resource for its original purpose is desirable.

#### 3. Original Character

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource Bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

#### 4. The Historic Period

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or later idiom shall be discouraged.

#### 5. Witness to Change

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired significance in its own right, alterations to the original building should be recognized and respected where indicated.

#### 6. Repair and Replacement

Deteriorated architectural features shall be repaired rather than replaced wherever possible. Where replacement is necessary, the new material should match the original as to composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the features. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

#### 7. Style and Craftsmanship

Distinctive stylistic features and examples of skilled craftsmanship that have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

#### 8. Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic integrity and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

**9. Reversibility of Improvements**

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated Historic Resource, alterations shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible (i.e. use of epoxy), only those methods and materials that have been thoroughly tested and found satisfactory in situ shall be used.

**10. Recording**

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning and moving structures), the Applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

**11. Original Construction Details**

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate restoration of the original detail will inevitably result in the failure of the element. Therefore, restoration of the resource should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

**12. Enforcement**

The Owner and the County shall enter into an Agreement to ensure that the designated structure will be maintained in such a manner as to prevent any deterioration.

**13. Improvements**

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

**14. Codes**

At no times should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

**15. Signs**

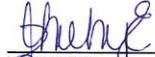
As a general rule, signs should be limited to signs that were originally present on the building. In instances where new use or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics and materials should be chosen to suit the period of the Municipal Historic Resource, wherever possible. All signs must conform to the Smoky Lake County Land Use Bylaw.

THIS SCHEDULE is hereby agreed to by the Owners as registered on the Certificate of Title 46Z46:

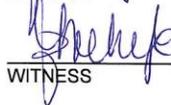
**THE RUSSO GREEK CATHOLIC ORTHODOX PARISH OF TOPOROUTZ**  
of Smoky Lake, Alberta

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

WITNESS

  
\_\_\_\_\_

WITNESS



**APPENDIX D  
MACRO-SCALE WEBMAP**

