

SMOKY LAKE COUNTY

A G E N D A: County Council Meeting to be held on
Monday, August 10, 2020 at 10:00 A.M.

Virtual through Zoom Platform

<https://us02web.zoom.us/j/85437910401?pwd=Zk9YTVh6cTh2UU8rWUNzcm1nN3Zvdz09>

And with Council physically present in the County Council Chambers, Smoky Lake.

1. Meeting:

Call to Order

2. Agenda:

Acceptance of Agenda:
as presented or
subject to additions or deletions

3. Minutes:

No minutes.

Public Hearing - Bylaw 1381-20:

A G E N D A: Public Hearing to be held on
Monday, August 10, 2020 at 10:15 A.M.
in the County Council Chambers, Smoky Lake.

1. Opening:

- Public Hearing is called to order.
- Public wishing to be heard sign in on the sign-in sheet.
- Confirmation is provided that the Public Hearing was advertised and notice was provided in accordance with the applicable legislation.
- Purpose of the hearing is summarized:
To obtain public input in regard to Bylaw No. 1381-20: a bylaw to amend the Land Use Bylaw 1272-14.
- Ground rules of the hearing and order of speaking are reviewed.

2. Staff Presentation:

- Smoky Lake County Planning Staff make their presentation(s).
Bylaw 1381-20: was given first reading on July 20, 2020.
- Council asks questions and/or request points of clarity.

3. Public Presentations via Written Submissions:

- Written submissions are read.
- Council asks questions and/or request points of clarity.

4. Public Presentations at the Public Hearing:

- Persons signed in whom are **in opposition** to the proposed bylaw are called upon to speak.
- Council asks questions and/or request points of clarity.
- Persons signed in whom are **in support** of the proposed bylaw are called upon to speak.
- Council asks questions and/or request points of clarity.
- Anyone else who has not spoken and wishes to speak is called upon to speak.

- Council asks questions and/or request points of clarity

5. Questions and Answers:

- Any Council member having any additional questions of any speaker or of the staff or those who have spoken may speak.

6. Closing Remarks:

- Declare the Public Hearing closed.

4. Request for Decision:

1. **Bylaw No. 1381-20:** Amend Land Use Bylaw 1272-14 - 2nd and 3rd Reading. ©
2. **Request for Proposals** – Waskatenau Nuisance Grounds Reclamation and Remediation – Plan 5225CL; OT (Pt. SE-16-59-19-W4M). ©

5. Issues for Information:

No issues for Information.

6. Correspondence:

1. Juanita Marois, Executive Director, Metis Crossing, dated August 4, 2020 – Re: Tri- Joint Council Meeting on August 17, 2020 at 12:00 p.m. ©

Recommendation: That Council attend the Tri- Joint Council Meeting with the Town of Smoky Lake and Metis Crossing on Monday, August 17, 2020 at 12:00 to 4:30 p.m.

2. Redwater- Smoky Lake Victim Services Unit, dated August 1, 2020 – Re: Sponsorship for Annual Charity Golf Tournament on August 30, 2020. ©

Recommendation: Donate \$250.00.

Donation Summary: 2016/2017/2018- \$250.00

2019- donated \$250 (\$185.00 hole sponsor, balance in prizes)

7. Delegation(s):

8. Executive Session:

9. Public Question and Answer Period: 11:30 a.m. – 12:00 noon

10. Bills and Accounts:

11. Date and time of Next Meeting(s):

12. Adjournment



REQUEST FOR DECISION		DATE August 10, 2020	4.1
TOPIC	Bylaw #1381-20: Amend Land Use Bylaw 1272-14 to provide definitions for a range of accommodation types, and to allow for these accommodation types to be located within the Victoria Commercial (C2) District		
PROPOSAL	<ul style="list-style-type: none"> Smoky Lake County Bylaw #1381-20 © Attachment 1 proposes to amend Land Use Bylaw #1272-14 to provide definitions for a range of accommodation types, and to allow for these accommodation types to be located within the Victoria Commercial (C2) District. © Attachment 2/Attachment 3 		
BACKGROUND	<ul style="list-style-type: none"> October 25, 2018 – In its 2018 – 2020 Strategic Plan, Smoky Lake County Council identified a series of priorities, including an Economic Development Plan leveraging the Victoria District as a tourism asset, to be adopted by Q3 of 2020. <ul style="list-style-type: none"> Since October, 2018, Smoky Lake County has been working on developing an economic development strategy focused on leveraging the distinct heritage and cultural assets located within the Victoria District. To this end, Smoky Lake County hopes to use these assets to attract tourists to the region. Currently, there is a shortage of accommodation units and types to maximize the potential of tourism and tourism-based business attraction to the region. Currently, Smoky Lake County Land Use Bylaw 1272-14 allows for “motels” within the C2 District, however, the definition for “motel” is restrictive, and does not allow for a range of accommodation types that would allow the County to become a viable destination for tourists with varying preferences for accommodation types. June 29, 2020 – Meeting with Representatives from Metis Crossing <ul style="list-style-type: none"> Following the recent completion of the Cultural Gathering Centre at Metis Crossing, the Metis Nation of Alberta has plans to develop a lodge (approximately 40 rooms), star-gazing pods (approximately 10), eco-cabins (approximately 10) and potentially complimentary uses (e.g. food and beverage lounge, personal services shops, etc.). The Smoky Lake County Planning and Development Department was invited to attend a project scoping/planning session with the contractor to discuss design requirements and site planning. A tentative Core Area Master Site Plan for the Metis Crossing development is attached for reference. © Attachment 4 August 10, 2020 – Public Hearing Scheduled <ul style="list-style-type: none"> Background Report © Attachment 5 		
CORRELATION TO BUSINESS (STRATEGIC) PLAN			
<ul style="list-style-type: none"> The proposed Bylaw #1381-20 aligns with Smoky Lake County Strategic Plan Economic Development Goal 1.2 – Victoria District Economic Development Plan © Attachment 6 The proposed Bylaw #1381-20 aligns with Smoky Lake County Bylaw #1372-20: <i>Victoria District Economic Development Strategy</i> © Attachment 7 The proposed Bylaw #1381-20 aligns with Smoky Lake County Bylaw #1305-17: <i>Victoria District Area Structure Plan</i> © Attachment 8 			
LEGISLATIVE, BYLAW and/or POLICY IMPLICATIONS	Smoky Lake County Bylaws <ul style="list-style-type: none"> Bylaw #1305-17: Victoria District Area Structure Plan <ul style="list-style-type: none"> Section 21 – Commercial <ul style="list-style-type: none"> “Apart from agricultural operations, there are very few commercial businesses in the Plan Area. The only commercial uses within the Plan Area are the campground and environmental recreation facility associated with Metis Crossing. However, <i>Metis Crossing has indicated that they</i> 		

may wish to pursue expansion of their holdings and the County wished to encourage tourism related development within the Plan Area.

- **Bylaw #1372-20: Victoria District Economic Development Strategy**
 - **Section 3(a.) – Strategic Vision**
 - “All types of quality accommodation is needed across the Region, starting initially at Metis Crossing and then all along the Smoky Ring and eventually out across the Region. A focus on all year round accommodation will be essential to support the seasonal events business and vice versa.”

Municipal Government Act

Planning Bylaws

692(1) Before giving second reading to

- a) a proposed bylaw to adopt an intermunicipal development plan,
- b) a proposed bylaw to adopt a municipal development plan,
- c) a proposed bylaw to adopt an area structure plan,
- d) a proposed bylaw to adopt an area redevelopment plan,
- e) a proposed land use bylaw, or
- f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

(2) Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.

(4) In the case of an amendment to a land use bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements of subsection (1),

- a) include in the notice described in section 606(2)
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land.
- b) give written notice containing the information described in clause (a) and in section 606(6) to the assessed owner of that parcel of land at the name and address shown on the assessment role of the municipality, and
- c) give a written notice containing the information described in clause (a) and in section 606(6) to each owner of adjacent land at the name and address shown for each owner on the assessment role of the municipality.

(7) In this section,

- a) “adjacent land means land that is contiguous to the parcel of land that is being redesignated and includes
 - (i) Land that would be contiguous if not for a highway, road, river, stream, and
 - (ii) Any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;
- b) “owner” means the person shown as the owner of land on the

assessment roll prepared under Part 9.

When to hold public hearing

230(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

- a) before second reading of the bylaw, or
- b) before council votes on the resolution.

(2) When this or another enactment requires a public hearing to be held on a proposed bylaw or resolution, council must

- a) give notice of the public hearing in accordance with section 606, and
- b) conduct the public hearing during a regular or special council meeting.

(3) A council may by bylaw establish procedures for public hearings.

(4) In the public hearing, council

- a) must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw or resolution and who has complied with the procedures outlined by the council, and
- b) may hear any other person who wishes to make representations and whom the council agrees to hear.

(5) After considering the representations made to it about a proposed bylaw or resolution at the public hearing and after considering any other matter it considers appropriate, the council may

- a) pass the bylaw or resolution,
- b) make any amendment to the bylaw or resolution it considers necessary and proceed to pass it without further advertisement or hearing, or
- c) defeat the bylaw or resolution.

(6) The minutes of the council meeting during which the public hearing is held must record the public hearing to the extent directed by the council.

Requirements for advertising

606(1) The requirements of this section apply when this or another enactment requires a bylaw, resolution, meeting, public hearing or something else to be advertised by a municipality, unless this or another enactment specifies otherwise.

(2) Notice of the bylaw, resolution, meeting, public hearing or other thing must be

- a) published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution, or other thing relates, or in which the meeting or hearing is to be held,
- b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, or
- c) given by a method provided for in a bylaw under section 606.1.

(3) A notice of a proposed bylaw must be advertised under subsection (2) before second reading.

	<p>(4) A notice of a proposed resolution must be advertised under subsection (2) before it is voted on by council.</p> <p>(5) A notice of a meeting, public hearing or other thing must be advertised under subsection (2) at least 5 days before the meeting, public hearing or thing occurs.</p> <p>(6) A notice must contain</p> <ul style="list-style-type: none"> a) a statement of the general purpose of the proposed bylaw, resolution, meeting, public hearing or other thing, b) the address where a copy of the proposed bylaw, resolution or other thing, and any documents relating to it or to the meeting or public hearing may be inspected, c) in the case of a bylaw or resolution, an outline of the procedure to be followed by anyone wishing to file a petition in respect of it, and d) in the case of a meeting or public hearing, the date, time and place where it will be held. <p>(7) A certificate of a designated officer certifying that something has been advertised in accordance with this section is proof, in the absence of evidence to the contrary, of the matters set out in the certificate.</p> <p>(8) The certificate is admissible in evidence without proof of the appointment or signature of the person who signed the certificate.</p>	
BENEFITS	<p>County will be able to:</p> <ul style="list-style-type: none"> • Provide the necessary planning framework to allow for the development of a range of accommodation options within the Victoria Commercial (C2) Land Use District • Provide the necessary planning framework to attract additional investment to the Victoria Trail/Victoria District, in alignment with Bylaw 1372-20 • Potential of increased tax assessment should accommodations develop in the future • Potential for ancillary business development related to accommodations 	
DISADVANTAGES	<ul style="list-style-type: none"> • Additional development along Victoria Trail could adversely impact water quality/environment • Additional development may lead to increased traffic/noise in the area • Additional development may lead to additional infrastructure and maintenance costs for Smoky Lake County 	
ALTERNATIVES	<ul style="list-style-type: none"> • Propose changes to the proposed amendment • Refuse the proposed amendment 	
FINANCE/BUDGET IMPLICATIONS		
Operating Costs:	<u>\$1,000.00 advertising costs</u>	Capital Costs: _____
Budget Available:	_____	Source of Funds: _____
Budgeted Costs:	_____	Unbudgeted Costs: _____
INTERGOVERNMENTAL INVOLVEMENT/IMPLICATIONS	Nil.	
COMMUNICATION STRATEGY	<ul style="list-style-type: none"> • If First Reading of the proposed bylaw is given, a Notice of a Public Hearing will be advertised in the local papers for two consecutive weeks as well as being posted on the County's website and at the County office. 	
RECOMMENDATION		
<p>That Smoky Lake County Council give Bylaw 1381-20: A Bylaw to Amend Land Use Bylaw 1272-14 to provide definitions for a range of accommodation types, and to allow for these accommodation types to be located within the Victoria Commercial (C2) District, as Permitted or Discretionary Uses, SECOND and THIRD READINGS.</p>		

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1381-20**

**A BYLAW OF THE MUNICIPALITY OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA,
TO AMEND BYLAW 1272-14 BEING THE LAND USE BYLAW FOR SMOKY LAKE COUNTY.**

WHEREAS Council has adopted Smoky Lake County Bylaw 1272-14 to be the Land Use Bylaw;

WHEREAS it is deemed expedient to amend Bylaw 1272-14 as set out in Section 692 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

WHEREAS a Public Hearing has been held pursuant to Section 230 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

WHEREAS said Public Hearing has been advertised pursuant to Section 606 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, and amendments thereto;

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, and by virtue of all other enabling powers, the Council of Smoky Lake County, duly assembled, enacts as follows:

1. 'Section 1.7 INTERPRETATION/DEFINITIONS' is amended:

i. By adding:

- a. **"Artisanal Use"** means a development wherein at the discretion or judgment of the Development Authority, a product or service is produced/provided/supplied/generated in limited quantities, and of craft, superior, or gourmet quality.
- b. **"Boutique Accommodation"** means a development used for the provision of **"Artisanal Use"** rooms or suites for temporary sleeping accommodation, where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. This Use may include Accessory food and beverage facilities, meeting rooms, and Personal Services Shops.
- c. **"Eco-Cabin/Star-gazing Units"** means a development used for the provision of self-contained **"Artisanal Use"** units for temporary sleeping accommodation wherein the judgement of the Development Authority, the unit(s) are designed and intended to facilitate stargazing, and the rooms are not equipped with individual kitchen facilities.

ii. By deleting:

- a. **"Motel (or motor inn)"** means a building or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. Each room or suite shall have its own access to the exterior;

And replacing the same with:

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1381-20**

- b. **“Motel (or motor inn)”** means a development divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include food services and personal service establishments.

iii. By deleting:

- a. **“Hotel”** means a group of buildings where sleeping accommodation (with or without meals) is provided to the public, but where no individual private cooking facilities;

and replacing the same with:

- a. **“Hotel”** means rooms or suites in a commercial development for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. Hotels may include accessory food services, neighbourhood pubs, nightclubs, meeting rooms, and personal service establishments.

and renumbered accordingly.

2. ‘SECTION 8.9 VICTORIA COMMERCIAL (C2) DISTRICT’ is amended:

i. By adding Under ‘Subsection 2. Permitted Uses’:

- a. **“Boutique Accommodation”**
- b. **“Eco-Cabin/Star-gazing Units”**

i. By adding Under ‘Subsection 3. Discretionary Uses’:

- a. **“Hotel”**

and renumbered accordingly.

3. ‘SECTION 8.7 Hamlet General (HG) District’ is amended:

i. By adding Under ‘Subsection 3. Discretionary Uses’:

- a. **“Hotel”**
- b. **“Boutique Accommodation”**

and renumbered accordingly.

4. ‘SECTION 8.8 Highway Commercial (C1) District’ is amended:

By adding Under ‘Subsection 3. Discretionary Uses’:

- a. **“Hotel”**

Bylaw 1381-20

**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1381-20**

b. "Boutique Accommodation"

5. Severability:

- i. If any part of this Bylaw is found to be invalid, the remaining sections remain in force.

6. Effective Date:

- i. This Bylaw comes into force and effect upon it receiving Third Reading.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, AD 2020.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2020.

READ A THIRD AND FINAL TIME IN COUNCIL _____ DAY OF _____, AD 2020.

Craig Lukinuk
Reeve

S E A L

Cory Ollikka
Chief Administrative Officer

8.9 VICTORIA COMMERCIAL (C2) DISTRICT

1. Purpose

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.

2. Permitted Uses

- A. Bed and Breakfast Establishment
- B. Buildings and Uses Accessory to Permitted Uses
- C. Community Hall
- D. Convenience Retail Service
- E. Drive-in Business
- F. Eating and Drinking Establishment
- G. Extensive Agriculture
- H. Home Occupation, Minor
- I. Home Occupation, Major
- J. Natural Area
- K. Protective or Emergency Services
- L. Public or Quasi-Public Services
- M. Public Park
- N. Secondary Suite
- O. Solar Energy Conversion System
- P. Wind Energy Conversion System, Micro

3. Discretionary Uses

- A. Amusement Establishment, Indoor
- B. Amusement Establishment, Outdoor
- C. Buildings and Uses Accessory to Discretionary Uses
- D. Cemetery
- E. Commercial Uses
- F. Communication Tower Facility
- G. Dwelling, Single Detached
- H. Duplexes (Vertical and Side-By-Side)
- I. Manufactured Home
- J. Modular Home
- K. Motel
- L. Natural Resource Extraction
- M. Outdoor Eating Establishment

- N. Places of Worship
- O. Public Utilities
- P. Shipping Container
- Q. Small Radio Communication Facilities
- R. Surveillance Suite
- S. Transfer Station
- T. Wind Energy Conversion System, Small
- U. Other Uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses

4. Subdivision Regulations

A. General

- i. All subdivisions in environmentally sensitive areas and significant cultural landscapes, including but not limited to the Victoria Commercial District, must be designed to retain historically significant patterns of spatial organization and significant environmental features.
- ii. The County considers river lots to be historically significant patterns of spatial organization. Therefore subdivisions within existing river lots must be designed in such a manner that the original river lot pattern is still retained.
- iii. The County will normally require new developments in areas identified as containing significant cultural landscapes, preserve a minimum of 50% of the existing vegetation on each site.
- iv. New developments 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 areas from the Trail is maintained within the nationally recognized Victoria Trail Heritage Site.

B. Minimum Lot Area – As determined by the Subdivision Authority

5. Development Regulations

A. 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 Yards

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

ii. Minimum Side Yards

From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an Internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to Another Parcel	7.6 m (25.0 ft.) from the property line

iii. Minimum Rear Yards

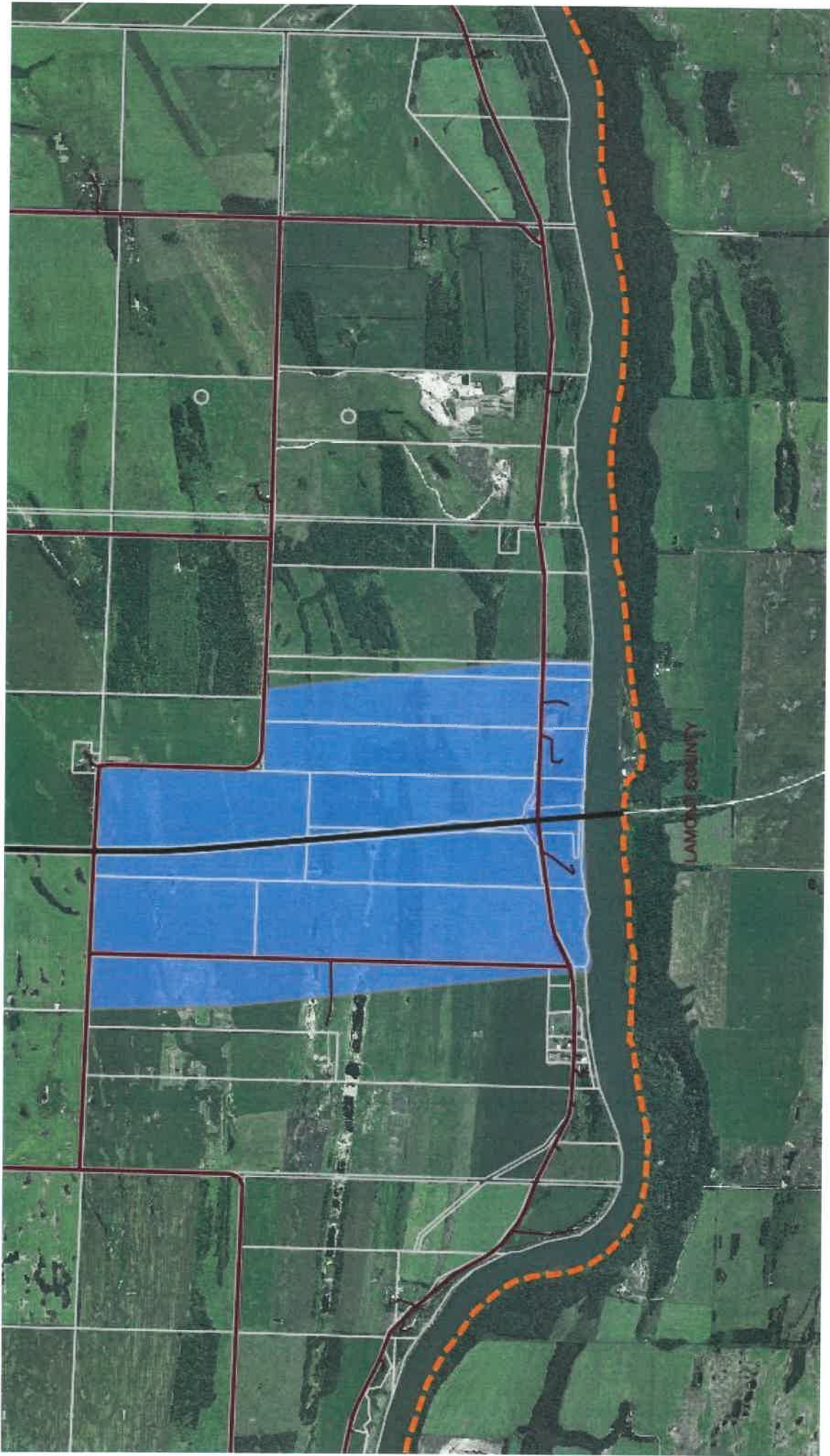
From Municipal Road Allowances	18.3 m (60.0 ft.) from the property line
From Highways	40.8 m (134.0 ft.) from the boundary of the right-of-way or as required by Alberta Transportation
When adjacent to an internal subdivision road	7.6 m (25.0 ft.) from the property line
When adjacent to another parcel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

6. Other Regulations

- A. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.

- B. Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
- C. Landscaping shall be provided in accordance with **Section 6.11** of this Bylaw. Additionally the Development Authority may require the submission of additional information regarding the appearance or the proposed development with any application for development permits in this District in order to ensure that:
 - i. That the development is similar in character in appearance to development on adjacent sites; and
 - ii. That the development will be buffered, to the satisfaction of the Development Authority from the Victoria Trail and adjacent properties.
- D. Grading and drainage of the site shall be provided in accordance with **Section 7.17** of this Bylaw.
- E. Accessory buildings shall be developed in accordance with **Section 8.2** of this Bylaw.
- F. Motels shall be developed in accordance with **Section 6.22** of this Bylaw.
- G. Places of Worship shall be developed in accordance with **Section 6.29** of this Bylaw.
- H. Natural Resource Extraction Industries shall be developed in accordance with **Section 7.16** of this Bylaw.
- I. Shipping Containers shall be developed in accordance with **Section 7.31** of this Bylaw.
- J. Small Radio Communication Facilities shall be developed in accordance with **Section 7.32** of this Bylaw.
- K. Solar Energy Conversion Systems shall be developed in accordance with **Section 7.33** of this Bylaw.
- L. Wind Energy Conversion Systems shall be developed in accordance with **Section 2.9** of this Bylaw.





4612 McDougall Drive, PO Box 310, Smoky Lake, AB T0A 3C0
Phone: 780-656-3730 Fax: 780-656-3668
Email: county@smokylakecounty.ab.ca Website: www.smokylakecounty.ab.ca

NOTICE OF PUBLIC HEARING
Land Use Bylaw Amendment

Pursuant to Sections 230, 606 & 692 of the *Municipal Government Act*, R.S.A. 2000, Ch. M-26, Smoky Lake County Council hereby gives notice of its intention to adopt Proposed Bylaw 1381-20.

The purpose of the Proposed Bylaw 1381-20 is to Amend the Smoky Lake County Land Use Bylaw 1272-14, to provide definitions for a range of accommodation types, and to allow for these accommodation types to be located within the Victoria Commercial (C2) District, Hamlet General (HG) District, and Highway Commercial (C1) District, as Permitted or Discretionary Uses.

THEREFORE, TAKE NOTICE THAT pursuant to Sections 606 and 692 of the *Municipal Government Act*, a Public Hearing to consider the proposed Bylaw will be held:

The Public Hearing will be held as follows:

Place: Online: <https://us02web.zoom.us/j/85437910401?pwd=Zk9YTVh6cTh2UU8rWUNzcmInN3Zvdz09>
Phone: 1-877-853-5257; **Meeting ID:** 854 3791 0401; **Passcode:** 371213
Date: Monday, August 10, 2020
Time: 10:15 a.m.

AND FURTHER TAKE NOTICE THAT anyone wishing to make a verbal or written representation may do so at the hearing, or by providing the representation to the County's Chief Administrative Officer before 4:00 p.m. on Wednesday, August 5, 2020. It would be beneficial for individuals to provide advance notice to the County at (780) 656-3730 of their intention to make a presentation at the hearing.

AND FURTHER TAKE NOTICE THAT a copy of the proposed Bylaws may also be inspected online at www.smokylakecounty.ab.ca.

Jordan Ruegg
Planning & Development Manager/
Development Authority Officer
Smoky Lake County
4612 McDougall Drive, Box 310, Smoky Lake, AB T0A 3C0



Public Hearing Date: August 10, 2020
Public Hearing Time: 10:15 a.m.

VIRTUAL PUBLIC HEARING BACKGROUND

PROPOSED BYLAW NAME & NO.: Proposed Smoky Lake County Bylaw 1381-20
APPLICANTS: N/A
PROPOSAL: A Bylaw amending the Smoky Lake County Land Use Bylaw 1272-14

BACKGROUND:

- Smoky Lake County Bylaw #1381-20 proposes to amend Land Use Bylaw #1272-14 to provide definitions for a range of accommodation types, and to allow for these accommodation types to be located within the Victoria Commercial (C2) District.
- **October 25, 2018** – In its 2018 – 2020 Strategic Plan, Smoky Lake County Council identified a series of priorities, including an Economic Development Plan leveraging the Victoria District as a tourism asset, to be adopted by Q3 of 2020.
 - Since October, 2018, Smoky Lake County has been working on developing an economic development strategy focused on leveraging the distinct heritage and cultural assets located within the Victoria District.
 - To this end, Smoky Lake County hopes to use these assets to attract tourists to the region.
 - Currently, there is a shortage of accommodation units and types to maximize the potential of tourism and tourism-based business attraction to the region.
 - Currently, Smoky Lake County Land Use Bylaw 1272-14 allows for "motels" within the C2 District, however, the definition for "motel" is restrictive, and does not allow for a range of accommodation types that would allow the County to become a viable destination for tourists with varying preferences for accommodation types.
- **June 29, 2020** – Meeting with Representatives from Metis Crossing
 - Following the recent completion of the Cultural Gathering Centre at Metis Crossing, the Metis Nation of Alberta has plans to develop a lodge (approximately 40 rooms), star-gazing pods (approximately 10), eco-cabins (approximately 10) and potentially complimentary uses (e.g. food and beverage lounge, personal services shops, etc.).
 - The Smoky Lake County Planning and Development Department was invited to attend a project scoping/planning session with the contractor to discuss design requirements and site planning.

- A tentative Core Area Master Site Plan for the Metis Crossing development is attached for reference.
- A Public Participation Plan was also accepted at the May 29, 2020 Meeting of Joint Council, and a Joint Virtual Public Hearing has also been scheduled for 10:15 a.m. on June 26, 2020 to obtain public input on the proposed Bylaws in accordance with Section 230 of the Municipal Government Act.
 - Public Notice has been advertised for two weeks consecutively on social media and in newsprint in the Redwater Review on **July 27 and August 3, 2020**.
 - The Smoky Lake Signal has been on sabbatical during this period, and thusly, was not advertised.
 - Public Notice has also been posted on the Smoky Lake County website since **July 21, 2020**.

ATTACHMENTS:

1. Proposed Bylaw 1381-20
2. Relevant Legislation



Public Hearing Date: August 10, 2020
Public Hearing Time: 10:15 a.m.

VIRTUAL PUBLIC HEARING – RELEVANT LEGISLATION

Proposed Bylaw 1381-20: Smoky Lake County Land Use Bylaw 1272-14 Amendment

PUBLIC HEARINGS

Municipal Government Act, R.S.A. 2000

Section 230(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

- (a) before second reading of the bylaw, or
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- (a) must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw or resolution and who has complied with the procedures outline by the council, and
 - (b) may hear any other person who wishes to make representations and whom the council agrees to hear.
- (5) After considering the representations made to it about a proposed bylaw or resolution at a public hearing and after considering any other matter it considers appropriate, council may
- (a) pass the bylaw or resolution,
 - (b) make any amendment to the bylaw or resolution it considers necessary and proceed to pass it without further advertisement or hearing, or
 - (c) defeat the bylaw or resolution.

- (6) The minutes of the council meeting during which a public hearing is held must record the public hearing to the extent directed by council.

REQUIREMENTS FOR ADVERTISING

Municipal Government Act, R.S.A. 2000

Section 606(1) The requirements of this section apply when this or another enactment requires a bylaw, resolution, meeting, public hearing or something else to be advertised by a municipality, unless this or another enactment specifies otherwise.

- (2) Notice of the bylaw, resolution, meeting, public hearing or other thing must be
- (a) published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, or
 - (b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held.
- (3) A notice of a proposed bylaw must be advertised under subsection (2) before second reading.
- (4) A notice of a proposed resolution must be advertised under subsection (2) before it is voted on by council.
- (5) A notice of a meeting, public hearing or other thing must be advertised under subsection (2) at least 5 days before the meeting, public hearing or thing occurs.
- (6) A notice must contain
- (a) a statement of the general purpose of the proposed bylaw, resolution, meeting, public hearing or other thing,
 - (b) the address where a copy of the proposed bylaw, resolution or other thing, and any document relating to it or to the meeting or public hearing may be inspected,
 - (c) in the case of a bylaw or resolution, an outline of the procedure to be followed by anyone wishing to file a petition in respect of it, and
 - (d) in the case of a meeting or public hearing, the date, time and place where it will be held.
- (7) A certificate of a designated officer certifying that something has been advertised in accordance with this section is proof, in the absence of evidence to the contrary, of the matters set out in the certificate.

- (8) The certificate is admissible in evidence without proof of the appointment or signature of the person who signed the certificate.

PLANNING BYLAWS

Municipal Government Act, R.S.A. 2000

Section 692(1) Before giving second reading to

- (a) a proposed bylaw to adopt an intermunicipal development plan,
- (b) a proposed bylaw to adopt a municipal development plan,
- (c) a proposed bylaw to adopt an area structure plan,
- (d) a proposed bylaw to adopt an area redevelopment plan,
- (e) a proposed land use bylaw, or
- (f) a proposed bylaw amending a statutory plan or land use bylaw referred to in clauses (a) to (e),

a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.

- (2) Despite subsection (1), if a proposed development relates to more than one proposed bylaw referred to in subsection (1), the council may hold a single public hearing.
- (3) Despite subsection (1), in the case of a public hearing for a proposed bylaw adopting or amending an intermunicipal development plan,
 - (a) councils may hold a joint public hearing to which section 184 does not apply, and
 - (b) municipalities may act jointly to satisfy the advertising requirements of section 606.
- (4) In the case of an amendment to a land use bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements of subsection (1),
 - (a) include in the notice described in section 606(2)
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land.

- (b) give written notice containing the information described in clause (a) and in section 606(6) to the assessed owner of that parcel of land at the name and address shown on the assessment role of the municipality, and
 - (c) give a written notice containing the information described in clause (a) and in section 606(6) to each owner of adjacent land at the name and address shown for each owner on the assessment role of the municipality.
- (5) If the land referred to in subsection (4)(c) is in another municipality, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.
- (6) Despite subsection (1), a bylaw referred to in subsection (1) may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical or grammatical or typographical errors and does not materially affect the bylaw in principle or substance.
- (6.1) Subsection (1)(f) does not apply in respect of a proposed bylaw amending a statutory plan or land use bylaw to specify the purposes of a community services reserve.
- (7) In this section,
 - (a) “adjacent land” means land that is contiguous to the parcel of land that is being re-designated and includes
 - (i) land that would be contiguous if not for a highway, road, river or stream, and
 - (ii) any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;
 - (b) “owner” means the person shown as the owner of land on the assessment roll prepared under Part 9.
- (8) If an ALSA regional plan requires a council to pass a bylaw referred to in this section, the council must,
 - (a) consider whether, in view of the requirement in the ALSA regional plan, consultation is necessary, desirable or beneficial, and
 - (b) decide whether or not to proceed with consultation.
- (9) If a council decides under subsection (8) that consultation is neither necessary nor desirable or would not be beneficial, subsections (1) to (7) do not apply to the council in respect of the bylaw concerned.



**REEVE'S SCRIPT FOR VIRTUAL PUBLIC HEARING
AUGUST 10, 2020 AT 10:15 A.M.**

Proposed Bylaw 1381-20: Amending Smoky Lake County Land Use Bylaw 1272-14.

Action	✓	Statements
1.0 Opening		
Reeve:		<p>I, Craig Lukinuk, the Reeve for Smoky Lake County, will preside over this Virtual Public Hearing regarding Proposed County Bylaw No. 1381-20: Amending the Smoky Lake County Land Use Bylaw 1272-14.</p> <p>I declare this Virtual Public Hearing open at _____ (any time after 10:15 a.m. <u>not</u> before).</p> <p>Municipal Administration advice will be provided by Jordan Ruegg, Planning and Development Manager, Smoky Lake County.</p> <p>Until such a time as it is your turn to speak, please remain muted, or the Recording Secretary may mute your microphone so as to not disrupt whoever is speaking.</p>
Reeve:		I would, at this time, ask the Interim CAO to confirm whether or not this Public Hearing has been advertised and Notice provided in accordance with the applicable legislation.
Interim CAO:		Yes, it has Mr. Chairman.
Reeve:		I would ask the Interim CAO to summarize the purpose of the Hearing.
Interim CAO:		<p>The purpose of this hearing is to consider the Proposed Bylaw 1381-20 which would amend the Smoky Lake County Land Use Bylaw 1272-14, adding new Uses such as 'boutique accommodations'.</p> <p>(Read into record the Public Hearing Background.)</p>
Reeve:		<p>The ground rules of the Hearing and the order of speaking will be:</p> <ol style="list-style-type: none"> 1) First, municipal administration will speak first to outline facts and present their recommendation on the proposed Bylaw; 2) Second, members of the public will be given the opportunity to speak. 3) Third, Municipal Administration staff will be given the opportunity to present closing remarks or address any of the issues or concerns

Action	✓	Statements
		<p>presented;</p> <p>4) Fourth, Councillors will be given the opportunity to ask questions of Municipal Administration;</p> <p>Only Councillors may ask questions of speakers during the Hearing. If any persons wish to ask questions of a speaker, they must ask Council to ask the question on their behalf during their presentation, and Council will only ask the question of a Councillor wishes to have an answer;</p> <p>5) Finally, Council will then end the Hearing and consider the information received during the Hearing;</p> <p>Council will consider the representations made regarding the Bylaw and any other matter Council considers appropriate.</p>
<p>2.0 Staff Presentation</p>		
<p><i>Reeve:</i></p>		<p>Before hearing from the public, I would ask Jordan Ruegg, from Planning and Development Manager, Smoky Lake County, to present a report on the proposed Bylaw.</p> <p>(Pause to allow Municipal Administrative Staff Presentation.)</p>
<p><i>Reeve:</i></p>		<p>Do Councils have any questions or points of clarification they wish to ask of the municipal staff?</p> <p>(Pause to allow questions for Municipal Administrative Staff.)</p>
<p>3.0 Public Presentations via Written Submissions</p>		
<p><i>Reeve:</i></p>		<p>Before hearing from the members of the public present today, I would ask Jordan Ruegg, Planning and Development Manager to advise of any <u>written submissions</u> received.</p> <p>(Pause to allow Staff to read all written submissions into the record.)</p>
<p><i>After Municipal Staff is finished,</i></p> <p><i>Reeve:</i></p>		<p>Does Council have any questions or points of clarification they wish to ask of the planner and/or planning staff?</p> <p>(Pause to allow questions to Staff.)</p>
<p>4.0 Public Presentations at the Public Hearing</p>		
<p><i>Reeve:</i></p>		<p>We are now at the stage of receiving Presentations from the Public.</p>

Action	✓	Statements
		<p>Those wishing to speak will be signed in by the Recording Secretary, and called upon in the order in which they are signed in.</p> <p>All persons wishing to be heard at this Public Hearing must:</p> <ol style="list-style-type: none"> I. <u>Introduce</u> yourself, giving both first and last name, II. <u>Indicate</u> whether you are speaking as an individual, as a business, or a community group, III. <u>Indicate</u> whether you are speaking in Opposition or in Support. <p>Persons who do not properly introduce themselves, may be cut-off, and asked to do so.</p> <p>Again, until such a time as it is your turn to speak, please remain muted, or the Recording Secretary may mute your microphone so as to not disrupt whoever is speaking.</p> <p>In order to ensure that we hear from all parties, please limit your speaking time to no more than five/ten (Reeve's choice) minutes per person. If someone goes beyond this time, I may ask you to allow opportunity for someone else to speak.</p>
<p>Reeve:</p>		<p>I will now call upon persons who are wishing to speak to the proposed Bylaw.</p> <p>Please remember to introduce yourself by stating:</p> <ol style="list-style-type: none"> 1) your <u>name</u>, 2) Are you speaking as an individual, business, or community group, and 3) confirm whether you are speaking in <u>OPPOSITION</u> or <u>SUPPORT</u>, for the record. <p>Council may ask presenters questions for the purpose of clarifying the speaker's comments. Councils will not debate this matter during the Hearing.</p> <p>The decision regarding whether or not to approve further readings of the Bylaw will be dealt with later on in the Council meeting.</p>

Action	✓	Statements
<i>Public</i>		Record names here: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<i>After each speaker is finished,</i> <i>Reeve asks Council:</i>		Do Councils have any questions or points of clarification? <p style="text-align: center;">(Pause to allow for questions.)</p>
<i>After all who signed in have spoken,</i> <i>Reeve:</i>		Is there anyone else who has joined or was <u>not signed in</u> AND <u>has not spoken</u> and wishes to speak? <p style="text-align: center;">(Pause to allow for reply. Yes/No.)</p> The Recording Secretary will sign in any additional speakers. <p style="text-align: center;">(Pause to allow for questions.)</p>
<i>Public – Additional Speakers who have not already spoken:</i>		Record names here: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<i>After each speaker,</i> <i>Reeve asks Councils:</i>		Do Councils have any questions or points of clarification? <p style="text-align: center;">(Pause to allow for questions.)</p>
5.0 Questions and Answers		
<i>Following all comments from the public,</i> <i>Reeve asks Councils:</i>		At this time, does any Council member have any additional questions of any speaker or of the Planning & Development Manager or staff? <p style="text-align: center;">Pause to allow for questions.</p>

Action	✓	Statements
6.0 Closing Remarks		
Reeve:		<p>There being no further presentations, I would like to thank all of the presenters for their comments. Councils will take your comments into consideration when deciding upon this matter.</p> <p>I hereby declare this Virtual Public Hearing for the Proposed County Bylaw 1381-20: amending the Smoky Lake County Land Use Bylaw 1272-14, closed at _____p.m.</p>

SMOKY LAKE COUNTY



Title: Smoky Lake County Strategic Plan 2018-2020		Policy No: 38-03
Section: 01	Code: P-I	Page No.: 1 of 10

E

Legislative Reference: Alberta Provincial Statutes

Purpose:	The Strategic Plan is the principle guiding document for governance, community development and service delivery throughout the County to remain responsive to the needs of all our citizens and stakeholders today and for the future.
-----------------	--

Policy Statement and Guidelines:	
1.	STATEMENT: 1.1 Strategic Planning is a process through which Council determines the municipality's long-term vision of what we would like to see in place for the future and developing goals for achieving opportunities and issues that currently exist. County Council adopted the 2018-2020 Strategic Priorities Plan on October 25, 2018 – <u>Motion # 57-18</u> .
2.	OBJECTIVE: 2.1 Smoky Lake County remains committed to the mission, guiding values and goals as identified in the Strategic Plan; and through this commitment, we believe we can make Smoky Lake County a safe and vibrant community to live, work, and play. VISION STATEMENT: Leading the way in positive growth with healthy, sustainable, rural living. MISSION STATEMENT: Smoky Lake County strives for collaboration and excellence in the provision of transparent and fiscally responsible governance and services. VALUES: Integrity, Sustainability/Stability, Pride, Fairness and Freedom.
3.	GUIDELINES: 3.1 The Strategic Plan as per Schedule "A": Strategic Plan 2018-2020 serves as the foundation on which the County's work plans and annual budgets are developed. <p style="text-align: center;">Strategic Plan 2018 – 2020 shall be an exhibit to this policy.</p> 3.2 The Plan is a "living document" and therefore amendments or updates may be required to ensure that it remains consistent with the current needs of the community.

Title: Smoky Lake County Strategic Plan 2018-2020		Policy No: 38-03
Section: 01	Code: P-I	Page No.: 2 of 10 E

Policy Statement and Guidelines:

3.3 Strategic Plan - Core Strategy Areas:

The County recognizes that achieving success in these Five Core Strategy Areas is fundamental to providing sustainable economic development, socially responsible governance and sound environmental stewardship throughout the region. This Strategic Plan therefore addresses Smoky Lake County's **Integrated Community Sustainability Plan (ICSP)** which was finalized in November 2006, in accordance with the Year-2005 Federal Government's "New Deal for Cities and Communities" funding qualification requirement for the Federal Gas Tax Fund (FGTF). The County's ongoing Strategic Priorities are linked to these strategy areas:

- Governance: 2018 - 2020 Focus Area
- Social Services, Arts and Culture
- Economic Development: 2018 – 2020 Focus Area
- Physical Environment and Infrastructure: 2018 – 2020 Focus Area
- Built Environment

- 3.4 Strategic Plan ensures that strategies and goals are aligned with community and Council needs, through setting Strategic Priorities as outlined in **Policy Statement No. 01-43: Strategic Priorities** that defines a framework for identifying and prioritizing Strategic Priorities. This process can be referenced to guide the development of the Strategic Plan review.

4. PROCEDURES:

- 4.1 The Smoky Lake County Strategic Plan will be implemented through the establishment of Smoky Lake County Strategic Priorities.
- 4.2 County Council and Administration will consider of the Strategic Plan goals and follow the Strategic priorities when creating budgets and work plans.
- 4.3 County Council and Administration will review and evaluate this plan following each Election Term, normally in the Month of September at a **County Council Budget Meeting** to ensure it remains consistent with our current needs and goals. Updates and amendments may be considered at any time if deemed necessary by Council, by resolution, and monitored as per **Schedule "B": Strategic Priorities – Project Plan**.

5. REPORTING:

- 5.1 The "Strategic Priorities and Tactics" as per **Schedule "B": Strategic Priorities – Project Plan**, is an accountability framework, useful as a tracking tool to monitor operational progress on a quarterly basis to measure the Plan's success for each current year stated and provides information to assist the decision-making process at the County's annual budget deliberations, since the strategic direction and goals should drive funding decisions.

Title: Smoky Lake County Strategic Plan 2018-2020		Policy No: 38-03
Section: 01	Code: P-I	Page No.: 3 of 10

*E***Policy Statement and Guidelines:**

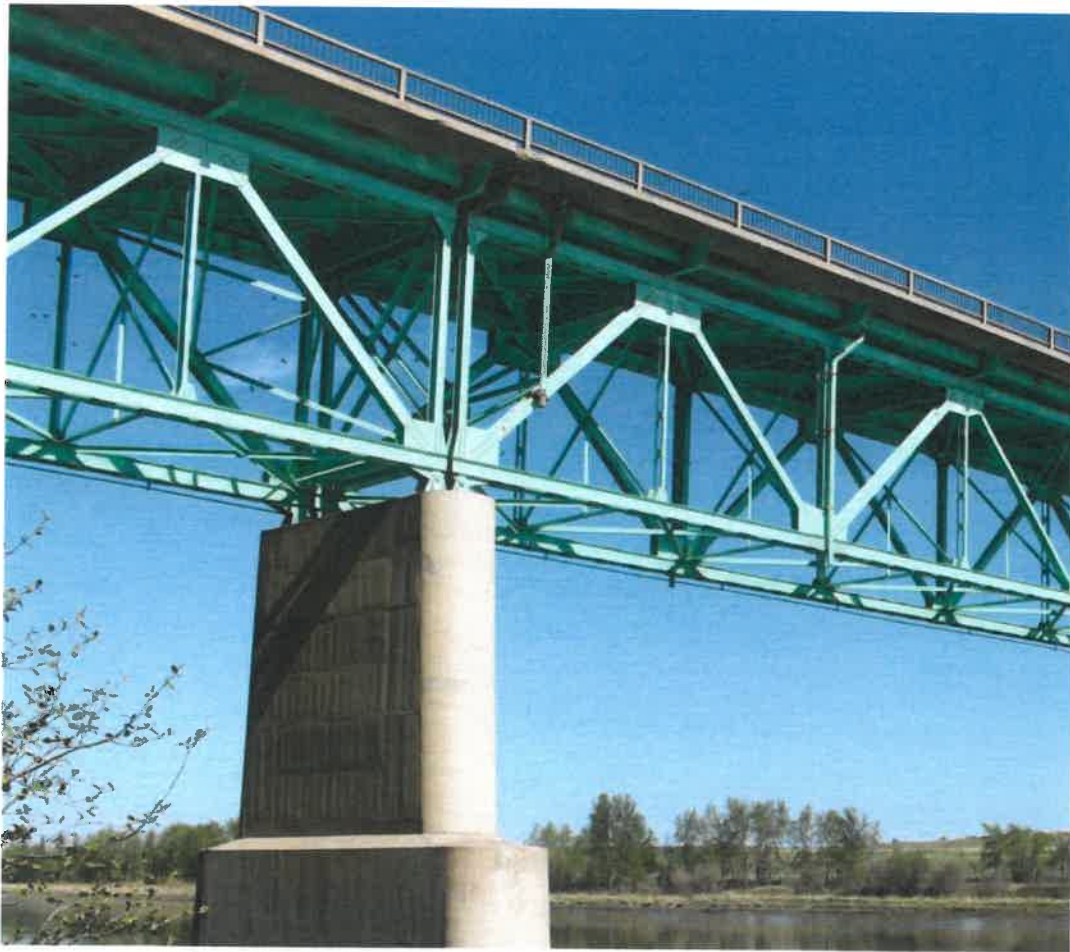
- 5.2 The Chief Administrative Officer will produce a report to County Council on a quarterly basis which will identify the status of progress towards achieving the Strategic Priority goals within the **2018-2020 Strategic Priorities Plan**, through the "PMH Local Government Framework" reporting software.
- 5.3 To convey the goals and priorities for the Smoky Lake County resident's, **Schedule "C": "Strategic Plan Report Card"**, has been established to provide a snapshot of the County's achievements for the current year and "going forward" of priorities for the upcoming year; and shall be adopted by County Council Meeting by resolution.
- 5.3.1 The Report Card is intended to provide any interested persons or organizations a brief overview of the Smoky Lake County's current year priorities outcomes achieved and will be published annually towards the end of the current year.
- 5.3.2 A clear linkage will exist in the alignment of the Smoky Lake County Strategic Plan and Strategic Priorities to identify annually the work done by Council and Administration to communicate to the citizens and stakeholders throughout the County.
- 5.4 **Release:**
- 5.4.1 To assist with communication of the Strategic Plan, following Council's adoption, the Report Card will be released to the public via the County's website (www.smokylakecounty.ab.ca). Hard copies can be made available upon request.

	Date	Resolution Number
Approved	September 27, 2012	# 838-12 - Page # 10186
Amended	August 20, 2015	# 860-15 - Page # 11888
Amended	April 30, 2020	# 724-20 - Page # 14124
Amended		

Section 01

Policy: 38-03

SCHEDULE "A"



2018- 2020 Strategic Priorities





Photo Courtesy of Tyler Fehr

Values

- Integrity
- Sustainability/Stability
- Pride
- Fairness
- Freedom

Vision

Leading the way in positive growth with healthy, sustainable, rural living.

Mission

Smoky Lake County strives for collaboration and excellence in the provision of transparent and fiscally responsible governance and services.

Strategic Priorities

Economic Development

- Land Use Bylaw Changes Victoria District Q4 2018 - Q4 2019
- Economic Development Plan Warspite Ironhorse Trail Q4 2018 - Q3 2020
- RV Park Q1 2019 - Q3 2020
- Industrial Park Q3 2019

Infrastructure

- Expand Public Works Yard Q3 2018 - Q3 2019
- North Saskatchewan Emergency
- River Access(es) Plan Q4 2018 - Q4 2019

Governance

- Develop Inter-municipal Collaborative Framework(s) Q4 2018 - Q2 2020
- Develop High Priority HR Policies Q4 2018 - Q1 2019
- Succession Planning Q1 2019 - Q2 2020

Reeve's Message

If you fail to plan, you plan to fail.

Everyone knows that plans must change as reality changes, so our new Council has, over the last year, pursued a new direction and a new Strategic Plan.

Council and Management conducted workshops, public surveys, and a public consultation in order to refine the new Strategic Plan. We sincerely appreciate all the input we received from County citizens.

Cathy Goulet from Killick Leadership was a great asset to all of Council and Administration in helping achieve Smoky Lake County's new direction for the upcoming years. Several sessions were held and the leadership, style and professionalism of Killick Leadership was much appreciated by all who attended. This refreshing collaborative style has given us a great new direction for our county.

On behalf of my Council colleagues, thank you very much to all who contributed to making our new Strategic Plan happen.

Sincerely,
Craig Lukinuk
Reeve



About Smoky Lake County

Smoky Lake County is in northeastern Alberta, along Highway 28 about 100 km from the provincial capital, Edmonton. Rural living, safety and open spaces are important to our 2,461 residents (2016).

Smoky Lake County features great opportunities for development, recreation, agriculture and affordable country living. While agriculture is our proud heritage, the County has large deposits of natural gas, extensive areas of peat and some forested areas suitable for logging.

We are home to many lakes and natural areas attractive to vacationers and wildlife enthusiasts, and a 50 mile stretch of the North Saskatchewan River north shore that is positioned for future development.

Smoky Lake County is very excited to welcome the upcoming historic Metis Crossing cultural tourism site along the river, and looks forward to emerging partnerships to diversify our economy while reflecting our pride.



Our Thinking Process

Smoky Lake County Council Retreat

Smoky Lake County Council and Management held a retreat April 9 and 10, 2018. The objective of the retreat was to determine the strategic direction and purpose of Smoky Lake County and to set draft priorities that are achievable, tangible and agreeable, while providing clarity. Our deliverables were a statement of values, vision and mission statements, draft priorities and core areas of concern to present to the community. Three clear priority areas emerged: Economic Development, Infrastructure and Governance.

After the results of the Community Open House and Strategic Direction Survey were compiled, Council met again to compare their initial thinking to public input. The strategic statements and priorities were then reviewed one final time by Council on July 16, 2018 and delegated to staff for operational planning.



5

Engaging the Community

Strategic Direction Survey

In April 2018, 44 members of the community completed an online survey, which had each participant rank four or five concerns in the following dimensions:

- Governance
- Social Services
- Economic Development
- Physical Environment
- Infrastructure

The comprehensive responses were analyzed and provided to Council for consideration. The data reflected heavy emphasis on economic development, infrastructure and governance. Divisional reports were also generated so that Council could identify any trends based on location within the County.

The Community Open House

An open house was held at the Ukrainian National Hall on Thursday, May 3, 2018, during which the 'core areas' were presented for public feedback. Community members participated in four 'conversations':

- 1) Values, Vision and Mission,
- 2) Economic Development,
- 3) Governance, and
- 4) Infrastructure.

Council members and senior County staff chaired the "conversation pits" and the 24 citizens circulated through those over the course of the evening. This feedback was used to fine tune the priority areas and the key deliverables.


Smoky Lake County Strategic Priorities

Schedule "B"

Strategic Priorities – Project Plan

Focus Area	Strategic Priorities and Tactics	2018				2019				2020				Target Complete	Status	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Economic Development																
Smoky Lake County diversifies its economy with innovative planning and by supporting infrastructure that encourages investment.																
1.0	Good planning that supports growth															
1.1	Land Use Bylaw Changes															Dec 2019
1.2	Victoria District Economic Development Plan															July 2020
2.0	Creating growth through infrastructure															
2.1	Warspite Ironhorse Trail RV Park															June 2020
2.2	Industrial Park															Sept 2019
Infrastructure																
The County ensures its municipal infrastructure meets residents' expectations for excellence in service delivery and fiscal responsibility.																
1.0	Meeting service delivery and fiscal responsibility expectations															
1.1	Expand Public Works Yard															Aug 2019
1.2	North Saskatchewan Emergency River Access(es) Plan															Nov 2018
Governance																
Smoky Lake County delivers excellence in governance by managing strategic relationships and utilizing fiscal and human resources.																
1.0	Strategic Relationships															
1.1	Develop Inter-municipal Collaborative Framework(s)															April 2020
2.0	Human Resources															
2.1	Develop High Priority HR Policies															June 2019
2.2	Succession Planning															June 2020

Status: **On Track** / **Behind** / **Complete**

<p>Smoky Lake County 2018 -2020 Strategic Plan 2020 <i>Leading the Way in positive growth with healthy, sustainable, rural living.</i></p>  <p>Report Card</p>			
GOALS	Our Priorities	Our Achievements	Going Forward
Economic Development	Smoky Lake County diversifies its economy with innovative planning and by supporting infrastructure that encourages investment.	<p><u>Good Planning that support growth:</u></p> <p>Victoria District Economic Development Plan:</p>	
Infrastructure	The County ensures its municipal infrastructures meets residents' expectations for excellence in service delivery and fiscal responsibility.	<p><u>Meeting service delivery and fiscal responsibility expectations:</u></p> <p>North Saskatchewan Emergency River Access(es) Plan:</p>	
Governance	Smoky Lake County delivers excellence in governance by managing strategic relationships and utilizing fiscal and human resources.	<p><u>Strategic Relationships:</u></p> <p>Develop Inter-municipal Collaborative Framework(s):</p> <p><u>Human Resources:</u></p> <p>Succession Planning:</p>	

BEING A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING THE VICTORIA DISTRICT ECONOMIC DEVELOPMENT STRATEGY.

SMOKY LAKE COUNTY - Bylaw No. 1372-20
a Municipal Corporation, in the Province of Alberta
4612 McDougall Drive, Box 310
Smoky Lake, Alberta T0A 3C0

OF THE FIRST PART

AND

TOWN OF SMOKY LAKE - Bylaw 006-2020
a Municipal Corporation, in the Province of Alberta
56 Wheatland Avenue, Box 460
Smoky Lake, Alberta T0A 3C0

OF THE SECOND PART

WHEREAS, the Victoria District National Historic Site of Canada was Designated by Order of the Canadian Minister of Heritage on October 17th, 2001, on the recommendation of the National Historic Sites and Monuments Board of Canada under the *Canada Historic Sites and Monuments Act* R.S.C., 1985, Ch. H-4, and thanks largely to the work and advocacy of the Victoria Home Guard Historical Society (VHGHs);

AND WHEREAS, the Victoria District National Historic Site Commemorative Statement of Integrity (2008) outlines the heritage values of the District, which under the Standards and Guidelines for the Conservation of Historic Places in Canada must be conserved and protected for the continued historical significance and integrity of the District;

AND WHEREAS, the Victoria District is unique and significant in Alberta and Western Canada, and has long been a focal point of Smoky Lake County, serving as a cultural gathering place for residents and visitors alike;

AND WHEREAS the *Municipal Government Act*, R.S.A. 2000, Ch. M-26 as amended ("the Act") provides that a Municipal Council may pass such bylaws to enter into an agreement as to the joint control and management of anything that concerns respective municipalities;

AND WHEREAS, pursuant to the *Municipal Government Act*, R.S.A. 2000, Ch. M-26, the purposes of a municipality are to provide good government, to foster the well-being of the environment, to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality, to develop and maintain safe and viable communities, and, to work collaboratively with neighbouring municipalities;

AND WHEREAS, Smoky Lake County Council and the Smoky Lake Town Council have each respectively adopted Municipal Development Plan Bylaws 1249-12 and 012-12 as amended, both of which establish the objectives 'to support and promote cultural tourism initiatives' as well as 'to cooperate with regional partners to encourage local and regional tourism';

AND WHEREAS, the Municipal Corporations of **Smoky Lake County**, and the **Town of Smoky Lake**, (referred to hereinafter as "the Parties") are local authorities, in the Province of Alberta;

NOW THEREFORE, the Council of Smoky Lake County duly assembled hereby enacts as follows:

1. This Bylaw may be cited either as the
 - i. "Victoria District Economic Development Strategy" or,
 - ii. "Smoky Lake Tourism Economic Development Strategy"
2. The Victoria District Economic Development Strategy attached hereto as "**Appendix A**" of this Bylaw is hereby adopted.
3. This Bylaw shall come into force and effect on the final date of passing thereof.
4. This Bylaw may be amended by Bylaw in accordance with the Alberta *Municipal Government Act*, R.S.A. 2000, Ch. M-26, as amended.
5. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed, and the remaining Bylaw shall be maintained.

READ A **FIRST TIME** IN COUNCIL THIS 29th day of MAY, AD 2020.

REEVE

seal

CHIEF ADMINISTRATIVE OFFICER

READ A **SECOND TIME** IN COUNCIL THIS 26th day of JUNE, AD 2020.

READ A **THIRD AND FINAL TIME** THIS 26th day of JUNE, AD 2020.

REEVE

seal

CHIEF ADMINISTRATIVE OFFICER

IN WITNESS WHEREOF this bylaw is executed on behalf of the participating Municipalities, by the hands of their officers duly authorized in that behalf and under each municipal seal affixed:

SMOKY LAKE COUNTY

Reeve
Smoky Lake County

Chief Administrative Officer
Smoky Lake County

DATE: _____

DATE: _____

TOWN OF SMOKY LAKE

Mayor
Town of Smoky Lake

Chief Administrative Officer
Town of Smoky Lake

DATE: _____

DATE: _____

APPENDIX 'A'

SMOKY LAKE COUNTY
TOWN OF SMOKY LAKE

BYLAW 1372-20
BYLAW 006-2020

VICTORIA DISTRICT ECONOMIC DEVELOPMENT STRATEGY



May 2020



Smoky Lake Heritage Train Station as seen along the Iron Horse Trail



Vilna Pool Hall Provincial Historic Site



Victoria Trail Municipal Historic Area in autumn, by Steve Ricketts



Thanks to Tony Sefton and the team at Vision '*the Experience Specialists*' (Vision XS) for assistance in the formulation of this Strategy.

For hundreds of years, people have traveled to visit, live, and play in the Smoky Lake region because of the culture, heritage, and natural beauty of this area. This place is special. Together, we will continue to conserve it for the enjoyment of future generations.



Victoria Settlement, by Linda Treleaven



Pumpkin Park in Smoky Lake, by Linda Treleaven



Threshing Demonstration at Smoky Lake Pumpkin Festival 2013, by Bill Trout



**Man standing upside down on chair, Smoky Lake, Alberta. [c.1927], by Gavinchuk
Courtesy of the Provincial Archives of Alberta**

*Appendix 'A' Cover/Rear Photos: River Views from Métis Crossing, within the Victoria District by Kyle Schole



Patio Sunrise at the Métis Crossing Cultural Gathering Center



'Jigging' Lessons



'Paddle into the Past' on the North Saskatchewan River



The Victoria District was Designated a National Historic Site of Canada by Order of the Minister of Canadian Heritage in 2001, thanks primarily to the hard work and advocacy of the Victoria Home Guard Historical Society (VHGS).



This Strategy owes a special thanks to the multitude of residents of the Smoky Lake region who continually cherish, and work/volunteer to improve their community.



Waskatenau Creek Train Trestle in winter, by Kyle Schole



Flag Raising Ceremony for Métis Week 2019



Russo-Greek Orthodox Church Provincial Historic Site



2019 Smoky Lake Stampede Rodeo

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1. Introduction

a. Executive Summary

The adopting of this Bylaw represents the Victoria District Economic Development Strategy as a concept, a vision, and a path forward. Moving beyond concept and into implementation may likely require additional bylaws, subject to continued public participation.

Project Brief

Aim of the tourism investment strategy:

To move the Smoky Lake Tourism economy from its current \$8 million to c\$70 million in ten years creating 700 new jobs and raising the county population from 4200 to 4800. The plan is to eventually grow to 1000 units of accommodation and attract 120,000 people a year staying 2-3 nights in the region. On a busy day in 5 years this equates to an additional 1500 people across the region and 5000 on a peak day of which there will be 3 or 4 each year.

The Tourism Strategy - Based on Local:

Experiential Education + Heritage + Nature + Agriculture + Culture + Food & Drink

Involves starting in the Victoria Settlement area with Metis Cross and 2 new attractions and then spreading the tourists around the region by introducing the Smoky Lake Ring that utilizes the historical Victoria Trail and Iron Horse Road with two new links to create 100 km circulation way for walkers, cyclists, horse and carts, e-bikes, skidoos, dog sleds and many more. Along this Ring will be 6-8 new attractions plus food and beverage, retail and accommodation. Events will be expanded and introduced to spread the tourist income around the year.

The Smoky Lake Tourism Company (SLTC)

A new company that brings investment

This will be a partnership between Smoky Lake County, Smoky Lake Town, operators, and investor(s). The new company will invest in infrastructure, attractions, and accommodation in order to make the whole system work. It will also take responsibility for the local marketing and partner with Travel Alberta to bring international visitors.

After a ten-year period, the company will operate around 20-30% of the tourist operations and work with many private companies to work as one to achieve success.

Infrastructure and a Tourism Levy

Making sure the numbers add up across the region

Around 50% of the total SLTC investment will be into infrastructure. The Town and County will explore paying for this over many years by introducing a 6% levy or business licence on tourism activities including food and beverage operations with residents of the Smoky Lake region obtaining an exception card. This 6% will also go on accommodation which already has a Provincial Tourism Levy of 4%.

b. Introduction of Councils



**Hank Holowaychuk,
Mayor**



**Daniel Kotylak, Town
Councillor**



**Terry Makowichuk,
Councillor**



**Melody Morton,
Councillor**



**Ross Whitelaw,
Deputy Mayor**



**Dan Gawalko,
Division 1 Councillor**



**Johnny Cherniwchan,
Division 2 Councillor**



**Craig Lukinuk,
Division 3 Councillor,
Reeve**



**Lorne Halisky,
Division 4 Councillor**



**Randy Orichowski,
Division 5 Councillor,
Deputy Reeve**



c. Ministerial Greetings



ALBERTA
CULTURE, MULTICULTURALISM AND STATUS OF WOMEN

Office of the Minister



**Message from Honourable Leela Sharon Aheer
Minister of Culture, Multiculturalism and Status of Women**

Stretching back along the north bank of the North Saskatchewan River, the Victoria District National Historic Site captures the spirit of Alberta's settlement, mission, trade, and agricultural heritage.

Rich in history from First Nations, Metis, and Ukrainian-Canadians, the district has become a cornerstone of cultural and economic prosperity. It is full of amazing Alberta stories and is home to several of our treasured Provincial Historic Resources, including buildings at Victoria Settlement Historic Site and the Macdonald Stopping House. The area offers opportunities for people to connect with our past, and facilitates greater intercultural understanding and awareness.

Congratulations for embarking on an Economic Development Strategy for the Victoria District. I applaud the work embodied within this strategy and I look forward to witnessing the results.

A handwritten signature in black ink, appearing to be 'LSA'.

Leela Sharon Aheer
Minister

Room 227 Legislature Building, 10800-97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-422-3559

Printed on recycled paper

The Honourable Leela Sharon Aheer

Minister
of Canadian Heritage



Ministre
du Patrimoine canadien

Ottawa, Canada K1A 0M5



The Victoria District represents everything that is great about Canada. This National Historic Site on the North Saskatchewan River has welcomed people of all cultures for hundreds of years and continues to play an important role in the community's future. This area not only holds significance to various First Nations, Métis and Ukrainian Canadians, it also continues to drive the tourist and creative economy in Smoky Lake.

That is why I am encouraged by the development of the Victoria District Economic Development Strategy. This document will help ensure that this historic district will remain a compelling cultural destination to visitors and an important part of the economy for area residents. I look forward to seeing the results of this strategy, not to mention the opening of the Interpretive Center at Métis Crossing this coming spring.

As Minister of Canadian Heritage, I would like to thank everyone involved for their hard work in crafting this visionary strategy and their dedication to our country's culture and heritage.

La région de Victoria représente tout ce qu'il y a de merveilleux au Canada. Baigné par la rivière Saskatchewan Nord, ce lieu historique national accueille des gens de toutes les cultures depuis des centaines d'années et joue un rôle important dans l'avenir de la collectivité. Non seulement cette région est-elle importante pour des Premières Nations, des Métis et des Canadiens d'origine ukrainienne, mais elle stimule aussi l'économie touristique et créative dans le comté de Smoky Lake.

C'est pourquoi je suis ravi de l'élaboration de la stratégie de développement économique de la région de Victoria. Cette stratégie permettra à cette région historique de demeurer une destination culturelle attrayante pour les visiteurs et un élément important de l'économie pour les résidents. J'ai hâte de voir les résultats qui découleront de cette stratégie, sans oublier l'ouverture du Centre d'interprétation de Métis Crossing au printemps prochain.

À titre de ministre du Patrimoine canadien, je tiens à remercier tous ceux et celles qui ont contribué à l'élaboration de cette stratégie visionnaire. Merci de votre dévouement envers la culture et le patrimoine du pays.

The Honourable / L'honorable Steven Guilbeault

Canada

The Honourable / L'honorable Steven Guilbeault

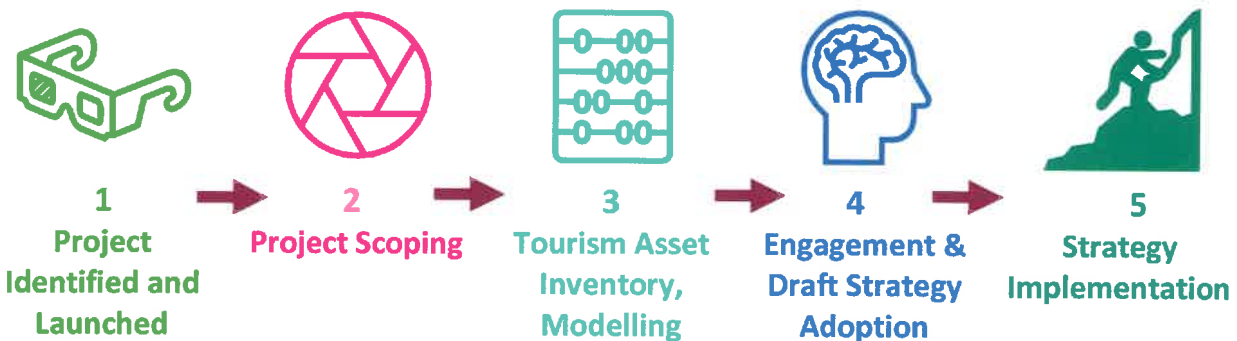
d. Project Purpose

Note: Strathcona County is presently considering a *Draft Tourism Strategy and Implementation Plan*, within which there is considerable alignment, especially of rational. As such, this Strategy borrows language and reasoning in its introduction.

This Strategy was originally initiated by Smoky Lake County to review the current state of tourism in the community and develop an approach for its future development. The purpose of the Strategy is to provide a shared vision for tourism in the region, a framework for stakeholders to collaborate, and a direction for tourism development over the next 10 years.

e. Process

The project has had five interconnected phases, as described below:



f. What Is Tourism?

Tourism itself as a concept is surprisingly challenging to articulate. This is in part because it is *so many* things at once! Indeed, tourism and the ‘visitor economy’ is a dynamic and competitive industry with no one single universally accepted definition.

For the purposes of this Strategy, tourism can be very broadly understood as:¹

“The activities of people travelling to places outside their usual environment for leisure, business or other purposes for not more than one consecutive year.”

Under the North American Industry Classification System, we can also further define tourism as an economic sector made up primarily of five industries: *Accommodations, Food & Beverage, Recreation & Entertainment, Transportation, and Travel Services.*

g. The Visitor Economy

The visitor economy refers to the widespread and often hidden benefits the Smoky Lake region receives from the dollars spent by travelers. However, tourism is more than just a business sector; it is an economic driver that crosses multiple industries and supports growth in multiple ways. For example:²

A family from California travels to an Alberta ranch to take part in a cattle drive. They take a flight, rent a car, stay in a local accommodation, and rent or buy equipment. This is the “direct” impact of the visitor economy: local businesses receive money from tourism spending.

As a result of this spending, the business offering the cattle drive experience is able to make a profit and hire more staff. This “indirect” impact of tourism spending produces a multiplying effect as an economic driver by increasing wages, salaries, profits and other business costs. Also, as more visitors come to the ranch, more work is generated in the supply chain, as wholesalers, food and beverage suppliers, tour planners, retailers, manufacturers, etc., are called upon to meet customers’ demands.

The new employees hired by the ranch now have money to spend on clothes, food, transportation, entertainment and to pay taxes. This is the “induced” impact of the visitor economy.

The ripple or spillover effects of this induced impact are felt as income, and taxes are spent throughout the province on housing, education, transportation, infrastructure, energy, communication, health care and other personal expenditures.

The end result is that tourism dollars circulate throughout the economy, amplifying their impact along the way, resulting in support for community building and economic well-being.



h. Alberta's Tourism Industry

Another way of understanding the positive ripple effect of tourism in Alberta is by viewing it through the characterizing lens of an “industry of industries,” being comprised of all businesses, organizations and individuals that provide services and experiences to travellers.³

Tourism's positive reach goes far beyond the direct front-line. It is inclusive of many other supporting industries.

Specifically, tourism has significant strategic value to the province and the Smoky Lake region for the following reasons:⁴

- **Tourism is an economic platform** - tourism crosses many sub sectors (transportation, food and beverage, recreation, culture) and has a broad and diversifying effect on the economic base of the province.
- **Tourism has growth potential** - research has demonstrated that both domestic and international visitors have an increasing, and strong interest in visiting Alberta destinations.
- **Tourism is part of the rural development agenda** - many communities see the potential to grow tourism as part of their plans to diversify their local economy. Festivals and events, agritourism and nature-based tourism offer great opportunities for the development of new products in rural areas, such as those in Smoky Lake region.
- **Tourism contributes to the awareness and positive image of communities in the global marketplace** - tourism can enhance the reputation and awareness of communities on a worldwide basis. Tourists are potential investors and can become valuable ambassadors for business development and talent attraction in Smoky Lake region.



Scenes Across the Smoky Lake region

i. Community Benefits of Tourism

Tourism has the potential to provide compelling community benefits for the Smoky Lake region, as well:⁵



A source of community pride – Celebrating local culture and sharing it with the world can be a significant source of pride for communities, individuals, and cultures.



Capacity to encourage community engagement – Tourism can provide opportunities for individuals within the community to become engaged through business, volunteerism, event/activity execution and interpretation of local culture.



Enhancements to the quality of life for residents – Communities that embrace tourism can often justify enhancements to infrastructure, events and activities well beyond what could be achieved without a stable source of external revenue flowing into the community. Local community members benefit from enhanced amenities.



Preservation and Enhancement of Built and Natural Environments – The tourism industry can also contribute to the preservation and revitalization of built and natural environments in the Smoky Lake region.

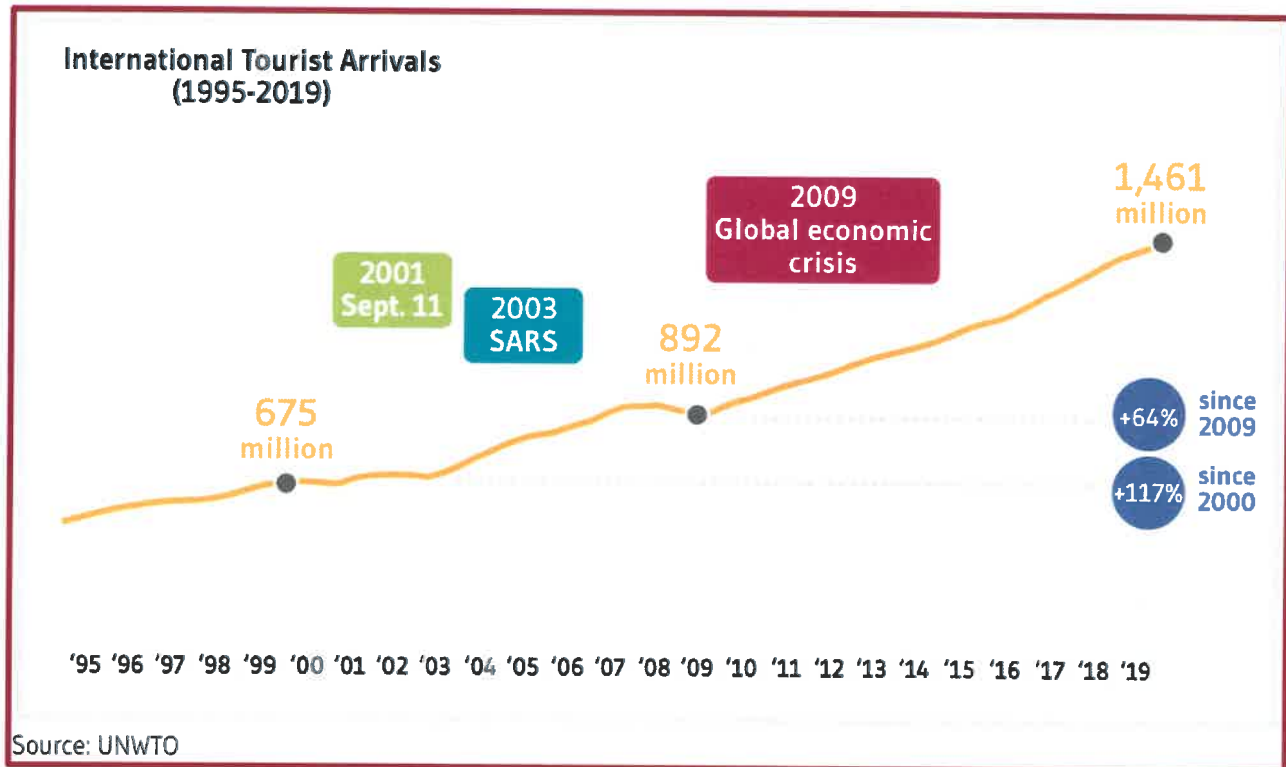
When a destination's unique characteristics (e.g. special landscapes, authentic culture, history, etc.) are leveraged as tourism products, they acquire an enhanced value that goes beyond the economic considerations. Travellers experience an emotional connection to the places they visit, while residents find a newfound significance for things that they may have taken for granted before. The addition of such values provides the motivation to further protect significant community assets and, in some cases, enhance them.

This Strategy has been conceived with two key concepts especially in mind:

- 1) When tourism works, Albertans work.
- 2) If tourism is not working for residents of the Smoky Lake region, then it isn't working.

j. Resilience of Tourism

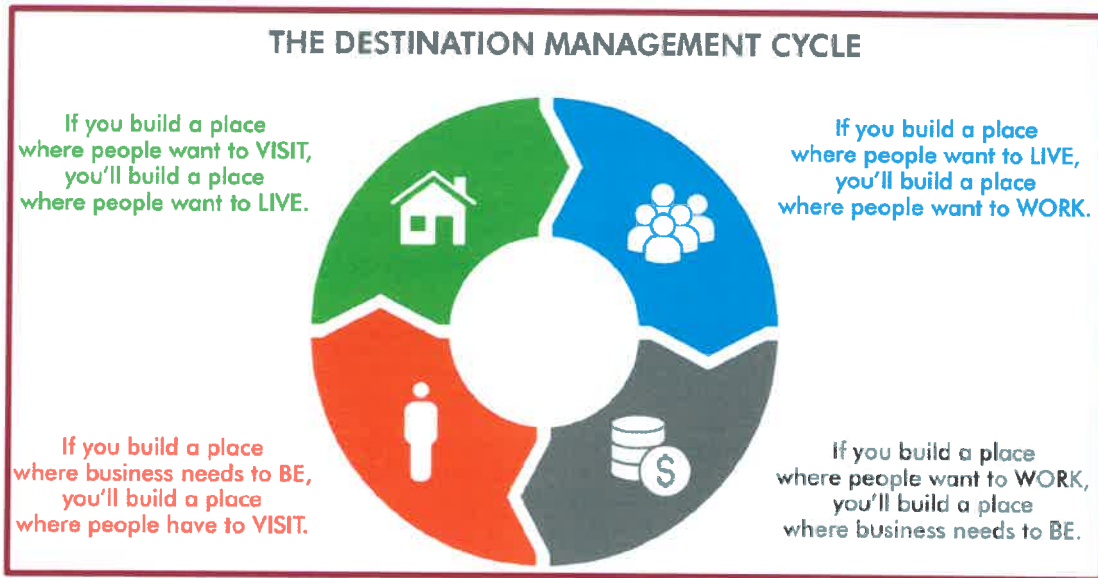
As a global industry, tourism has a strong history of growth and has been proven to be resilient through significant crises and events. International tourism has seen continued expansion over the past few decades, despite occasional shocks. In the past 20 years, international tourist arrivals have risen from 675 million in 2000 to 1.5 billion today. This dramatic growth demonstrates the sector's strength and resilience (see Figure below).⁶



k. Why Invest?

The Smoky Lake region already experiences benefits of the visitor economy. Given its strategic location, strong support from stakeholder groups, and a multitude of assets presents a significant opportunity for tourism development.

A strategic investment now will help tourism flourish and support other industries in the region for years to come. This will result in enhanced economic and social benefits for the community. A conceptual model of how these benefits come to be is provided in the Destination Management Cycle (see below).



Source: Travel Alberta. (2018).

A strategic investment now will help tourism flourish and support other industries in the region for years to come. This will result in enhanced economic and social benefits for the community.

I. PROVINCIAL TOURISM GOAL:

Double tourism spending in Alberta from 10 to \$20 billion by 2030

The Government of Alberta has set an ambitious goal to double tourism spending in Alberta to \$20 billion by 2030.⁷ To achieve this goal, new destinations will need to be developed to attract visitors and increase spending in the Province. The Smoky Lake region could be one of the destinations that will help achieve this broader goal.

Tourism can play a key role in talent attraction and the broader economic development goals of communities.



m. Trends in Tourism

GROWTH IN TOURISM WORLD-WIDE

- Tourism is one of the largest industries in the world, with Tourism equating to 10% of total Global GDP⁸



EXPERIENCES VS MATERIAL GOODS

- Today's visitors are seeking experiential tourism products that connect them to the people and places they visit.
- 78% of people ages 25 - 40 prefer to spend their money on experiences rather than on material goods.⁹



LOCALISM

- Consumers are embracing products that have local credentials or claims as they consider these products to be better quality, healthier, more sustainable, and more authentic.¹⁰
- Examples of these products include craft beer, farm-to-table offerings, and local festivals that highlight community values.



DESTINATION STEWARDSHIP

- *"Destination management addresses the interactions between visitors, the industry that serves them, the community that hosts them, and the environment (natural, built and cultural)."* - UNWTO, 2019



COMMUNITY ALIGNMENT

- The most effective destinations have the support of government and area residents who believe that the visitor economy positively impacts their community and elevates their overall quality of life.
- When government, businesses and residents agree on the value of the visitor economy, then it is much easier to build support for new initiatives that will grow tourism.



TOURISM GROWTH AND SUSTAINABILITY

- In this case, sustainability refers to the environmental, economic, and socio-cultural aspects of tourism development. A suitable balance must be established between these three dimensions to promote long-term sustainability.
- Increasingly, destinations are realizing that their efforts to grow tourism must be pursued within the wider context of the economic, social, and environmental needs of their communities. According to UNWTO, sustainable tourism should:¹¹



1. Make optimal use of environmental resources while maintaining essential ecological processes and helping to conserve natural heritage and biodiversity.
2. Respect the socio-cultural authenticity of host communities, conserve their built and living cultural heritage and traditional values, and contribute to intercultural understanding and tolerance.
3. Ensure viable, long-term economic operations, providing socio-economic benefits to all stakeholders, that are equitably distributed.

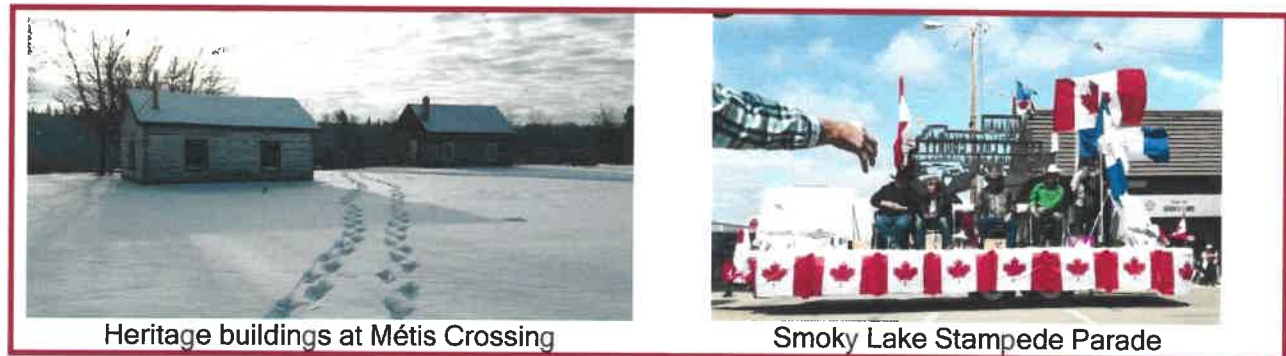


Sustainable tourism development requires the informed involvement of all relevant participants, as well as strong political leadership to ensure wide participation and consensus building.

n. THE IMPACT OF COVID-19



- The COVID-19 crisis is unprecedented, and tourism has been one of the most negatively affected sectors.¹²
- As the world responds to and recovers from this global health emergency, there is a good chance that the tourism sector will need to evolve. The full impacts of the crisis cannot be known at this time, although, at the time of writing this report, it appears clear that significant recovery efforts will be needed.
- The direction put forward in this document should be adjusted as necessary to respond to the most pressing future needs.
- Sound planning, preparation and strategic investment will put the region in a position to begin to rebound from this tremendous economic and social shock.



Heritage buildings at Métis Crossing

Smoky Lake Stampede Parade

o. Tourism Development

Ansoff's Product/Mission Mix is a tool which may be utilized to conceptualize the Strategy for tourism development (see Figure below).

This model helps to frame what direction tourism development should take. Ansoff's Matrix identifies four different strategies, which can be described as follows:

Market Penetration (existing products in existing markets)

- Expanded provision of existing product for existing markets.

Market Development (existing products in new markets)

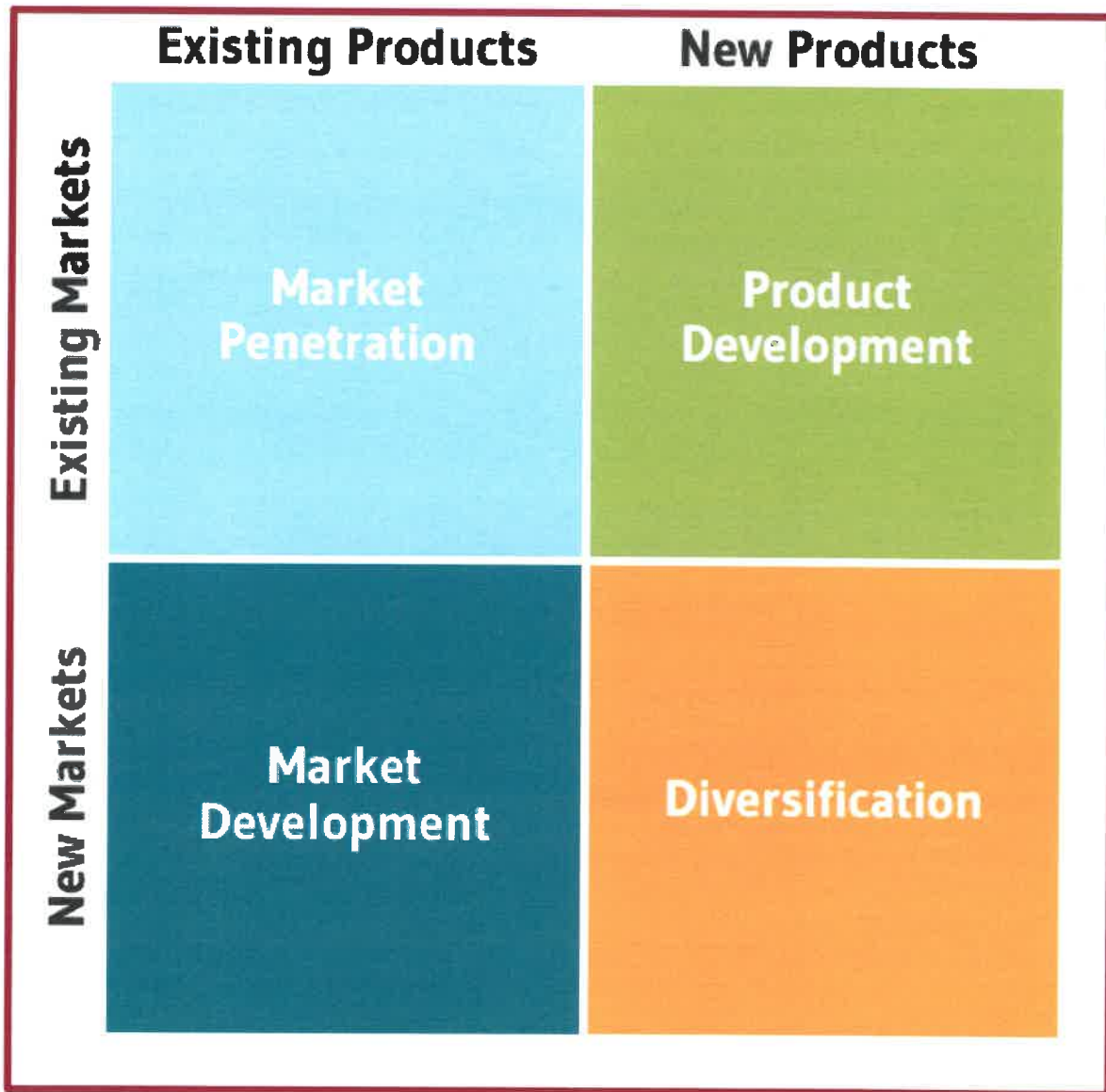
- Focus on existing products promoted to market segments currently not highly engaged.

Product Development (developing new products for existing markets)

- Expansion of current products or addition of new products for existing markets.

Diversification (developing new products for new markets)

- Develop new products specifically designed to attract and engage new markets.



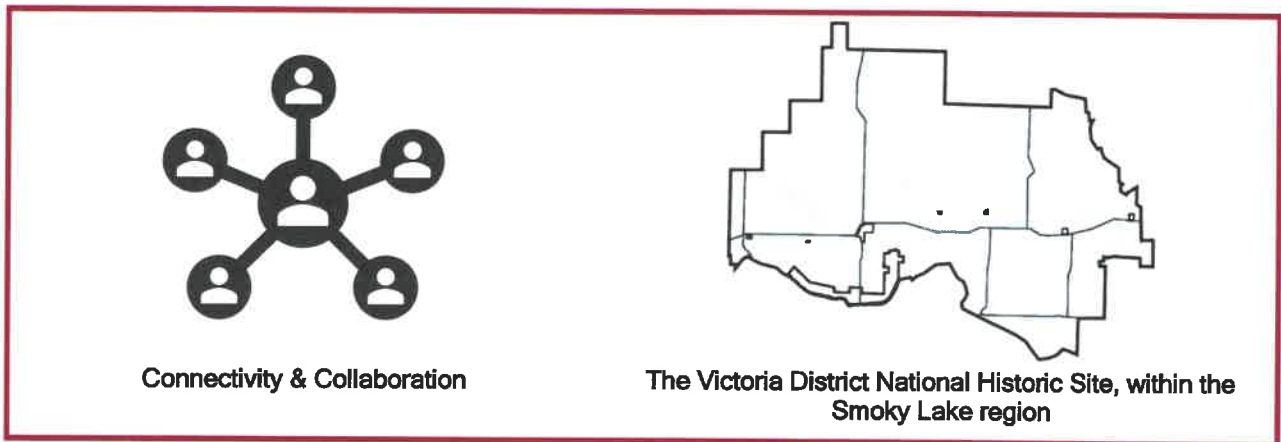
Ansoff's Product/Mission Mix

p. Opportunities for Regional Collaboration

The Smoky Lake region stands to benefit from cooperating, both internally and externally.

This cooperation can and should take many forms, including collaboration at the policy and legislative level among municipalities, joint marketing initiatives, coordinated event attraction, as well as product development and packaging.

During the creation of this Strategy, numerous potential partners and supporting bodies have been identified and engaged with. The engagement process is to be continuing and ongoing into the future, as new or additional partnerships are identified, discovered, or created.



Smoky Lake County Regional Heritage Board (SLCRHB)


ESTABLISHED BY COUNTY BYLAW 1236-11, SLCRHB IS MANDATED TO:

- Manage aspects of the survey, identification, evaluation, designation, preservation, restoration, planning, financing and development of the heritage
- Advise Council on all policy and regulatory matters relating to heritage and heritage resources
- Stimulate in the general public an appreciation and knowledge of heritage and heritage activities, and encourage, promote and advocate for the preservation and safeguarding of the integrity of landscape heritage, ecological heritage, cultural heritage events and built heritage





2. Background & Project To-Date

In the 2018 - 2020 Smoky Lake County Strategic Plan,¹³ County Council identified a series of priorities, including an Economic Development Plan leveraging the Victoria District as a tourism asset. The Strategy is to be completed by Q3 of 2020.



2018-2020 Strategic Priorities





Values

Integrity
Transparency
Innovation
Resilience
Flexibility
Vision

Leadership

Leading the way in positive growth with realistic, sustainable, and long-term.

Mission

Smoky Lake County strives to provide excellent and accessible services to the residents of Smoky Lake County and to be a leading employer in the region.

Strategic Priorities

Economic Development

Land Use Review (Charley Valley District) Q4 2018 - Q4 2019
Economic Development Plan Q4 2018 - Q4 2020
Wastewater Treatment Plant Q1 2019 - Q1 2023
Fireworks Park Q2 2019

Infrastructure

Regional Road Network Q1 2018 - Q3 2019
New Administration Building Q1 2018 - Q1 2019

OpenSpace

Developing the Smoky Lake County Heritage Trail Q1 2018 - Q2 2020
Develop Heritage Trail Q1 2018 - Q1 2019
Sustainable Farming Q1 2018 - Q3 2020

Smoky Lake County

Smoky Lake County is a beautiful area with a rich history and a vibrant future. It is a place where the past meets the present, and the future is bright. The County is committed to providing excellent services to its residents and to being a leading employer in the region.

About Smoky Lake County

Smoky Lake County is a beautiful area with a rich history and a vibrant future. It is a place where the past meets the present, and the future is bright. The County is committed to providing excellent services to its residents and to being a leading employer in the region.

Our Thinking Process

Smoky Lake County Council and Administration held a series of meetings in April 2018 and 2019. The objective of these meetings was to determine the strategic direction and priorities of Smoky Lake County and to set a vision for the future. The strategic direction and priorities were then presented to the public for feedback. The final strategic plan was adopted on July 16, 2019.

Engaging the Community

Strategic Direction Survey

In April 2018, 44 members of the community completed an online survey, which had each participant rate their responses to the following questions:

- Governance
- Social Services
- Economic Development
- Physical Environment
- Infrastructure

The survey results were analyzed and presented to Council for consideration. The data reflected heavy emphasis on economic development, physical environment, and social services. Additional reports were also prepared so that Council could identify any trends based on the survey results for Smoky Lake County.

The Community Open House

An open house was held at the Smoky Lake National Hall on Thursday, May 3, 2018, during which the survey results were presented for public feedback. Community members participated in their presentations.

• Williams, Nelson and Johnson
• Economic Development
• Transportation
• Recreation

Council members and Smoky Lake staff chair of the "Smoky Lake County" online discussion board through the summer of the meeting. This discussion board allowed for the future of Smoky Lake County and the key priorities.

Smoky Lake County 2018 - 2020 Strategic Plan



- **May 30, 2019** - As a side-trip from the Federation of Canadian Municipalities (FCM) conference, several members of County Council and administration toured Île d'Orléans in Quebec, studying potential ways how heritage and historic assets can be leveraged to drive tourism and sustainable economic development.



During the tour, attendees visited the following attractions:

- Chocolaterie de Île d'Orléans
- St-Laurent Parc Maritime (maritime park; spoke with a local operator who ran kayak and bike rental tours)
- Manoir Mauvide Genest (historic home)
- Cidery Steinbach (Cider/agro-tourism)
- Cassis Mona & Filles (blackcurrant/agro-tourism)
- Lunch meeting with Mrs. Debbie Deslauriers, Mayor of St-Laurent, Île d'Orléans

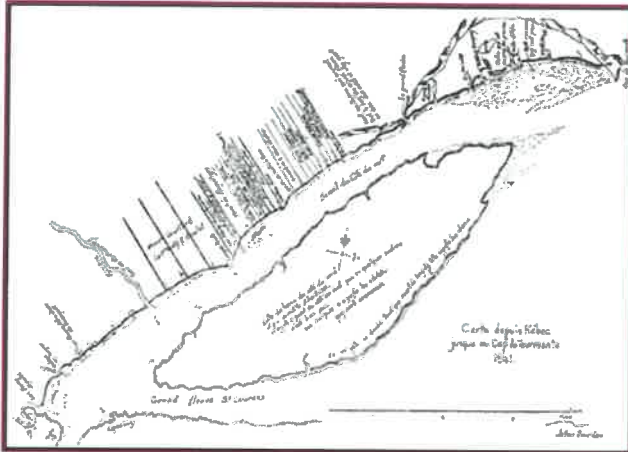
Île d'Orléans

(ENGLISH: ISLAND OF ORLEANS) IS LOCATED IN THE SAINT LAWRENCE RIVER ABOUT 5 KILOMETERS (3.1 MI) EAST OF DOWNTOWN QUEBEC CITY, QUEBEC, CANADA. THE ISLAND WAS ONE OF THE FIRST PARTS OF THE PROVINCE TO BE COLONIZED BY THE FRENCH, AND A LARGE PERCENTAGE OF FRENCH CANADIANS CAN TRACE ANCESTRY TO EARLY RESIDENTS OF THE ISLAND. THE ISLAND HAS BEEN DESCRIBED AS THE "MICROCOSM OF TRADITIONAL QUEBEC AND AS THE BIRTHPLACE OF FRANCOPHONES IN NORTH AMERICA." ...IT ATTRACTS MORE THAN 600,000 VISITORS EACH YEAR. NUMEROUS BED-AND-BREAKFAST INNS, REGIONAL CUISINE RESTAURANTS, ROADSIDE FRUIT STANDS, ART GALLERIES AND CRAFT SHOPS ALSO ATTRACT VISITORS.

- WWW.ILEDORLEANS.COM



Île d'Orléans Tours



Map of Beaupré and Orléans Island, at east of Quebec City, made by Jean Bourdon in 1641

NOTE: Although the tour to Île d'Orléans highlighted some similarities between the Island and the Victoria District, as well as an inspiration for cultural and heritage focused tourism, it should be noted that the Victoria District Economic Development Strategy has been created primarily with a local focus in mind.

Special Thanks to Alain Winter of Tourisme Conseil Inc. for coordinating the visit.

- **Summer 2019** - During these months, Municipal Administration solicited a series of project proposals from a number of possible consulting agencies for consideration to partner for the completion of the Strategy.

August 26, 2019
Project Scoping Workshop, led by CDS



- **August 26, 2019** - Committee of the Whole Meeting: In follow-up to the Île d'Orléans tour, a 'project scoping' workshop was facilitated by Community Design Strategies Inc., to determine the purpose, extent, focus and content of the Strategy, and to identify stakeholders and determine how public consultation would take place. A Scoping Summary was developed from this meeting which was accepted by Council on September 26, 2019.



Community Design Strategies (CDS)

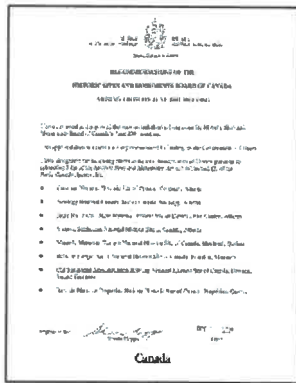
WITH FINANCIAL ASSISTANCE FROM THE PROVINCE OF ALBERTA, THE VILLAGES OF WASKATENAU AND VILNA, AS WELL THE TOWN AND COUNTY OF SMOKY LAKE PARTNERED WITH CDS IN 2012 TO ADOPT THE REGIONAL HERITAGE MANAGEMENT PLAN¹⁴, AND THE REGIONAL INVENTORY OF HISTORIC PLACES¹⁵. IN CONJUNCTION WITH OTHER RELEVANT BYLAWS AND POLICIES, THESE DOCUMENTS GUIDE THE HERITAGE MANAGEMENT PLANNING AND CONSERVATION OF NUMEROUS HISTORIC RESOURCES ACROSS THE REGION.

BOTH DOCUMENTS ALSO CONTRIBUTED TO THE VICTORIA DISTRICT AREA STRUCTURE PLAN (ASP) BYLAW 1302-17, WHICH PROVIDES FOR ADDITIONAL PLANNING, DESIGN STANDARDS, AND PROTECTIONS FOR THE DISTRICT.

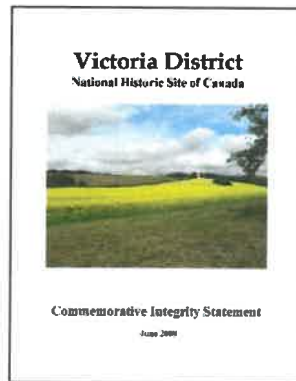


Smoky Lake Region Heritage Management Plan

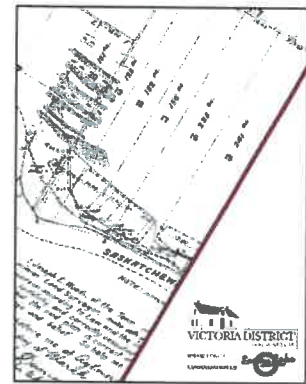
Smoky Lake Region Inventory of Historic Places



The Victoria District was Designated a National Historic Site of Canada by Ministerial Order¹⁶ in 2001



Smoky Lake County then worked with Parks Canada and local landowners to create a Cultural Landscape Inventory and Analysis¹⁷ (2007) followed by a Commemorative Statement of Integrity¹⁸ (2008), specifying the characteristics that make the District special and significant.



Aspects of the Commemorative Statement of Integrity were then integrated into the Victoria District Area Structure Plan Bylaw¹⁹ 1305-17 (2017), establishing various land use planning requirements to ensure ongoing historical integrity and proper management.



Bridge access across the St. Laurence River from Quebec to Île d'Orléans, Site Visit May 29, 2019

- **September 24, 2019** - Municipal Administration met with Suzanne Prevost, Director Rural Development & Entrepreneurship with the Conseil de développement économique de l'Alberta regarding the Économusée framework and its potential applicability to the Strategy.



Artisans at work
ÉCONOMUSÉE® | ALBERTA

Économusée

VISITING AN ARTISAN'S WORKSHOP IS A SPECIAL OPPORTUNITY FOR DISCOVERING A TRADE AND CHATTING WITH A PERSON WHO LIVES AND WORKS IN THE AREA THAT YOU'RE EXPLORING. THIS IS A WINDOW ON THE COMMUNITY, ITS LIFESTYLE, ECONOMY, HISTORY, AND CULTURE - AN EXPERIENCE THAT ESSENTIALLY TAKES YOU DEEP TO ITS VERY SOUL.

THESE ARTISANS OPEN THE DOORS TO THEIR WORLD FOR YOU. ENJOY THE MOMENT IN THESE ENCHANTING PLACES. TAKE THE TIME TO APPRECIATE THE WORK THAT HAS BEEN ACCOMPLISHED. LEARN ABOUT THE MANUFACTURING PROCESS, FROM RAW MATERIAL TO THE FINAL PRODUCT OR ABOUT PRACTICES OF YESTERYEAR AND HOW THEY HAVE EVOLVED TODAY, WITH DUE RESPECT FOR THE HERITAGE THAT THEY HELP TO PRESERVE.

WE BELIEVE THAT CULTURAL TOURISM IS THE BEST WAY TO SHOWCASE ARTISANS

DEVELOPING A DIFFERENTIAL HERITAGE, OFFERING A DIFFERENT PATTERN OF CONSUMPTION AND INSPIRING ENTREPRENEURSHIP TAKE PLACE THROUGH DIRECT CONTACT BETWEEN THE POPULATION AND THE ARTISANS. THE ÉCONOMUSÉE® CONCEPT IS PART OF A DYNAMIC AGRO-TOURISM AND EXPERIENTIAL CULTURAL TOURISM APPROACH THAT ALLOWS PEOPLE TO:

- MEET ARTISAN ENTREPRENEURS WHO WELCOME VISITORS TO PREMISES WHERE ARTISTIC CREATION AND PRODUCTION TAKE PLACE
- GET TO KNOW, EXCHANGE AND SHARE WITH ARTISANS THE CRAFT THEY EXERCISE WITH PASSION
- DISCOVER PRODUCTION MODELS BASED ON TRADITION AND PRODUCTS CAREFULLY CRAFTED ON THE PREMISES
- ADMIRE EXCELLENCE, SAVOUR FOR THE PLEASURE OF THE SENSES AND LIVE MOMENTS OF EMOTION
- PARTICIPATE IN AN INTERACTIVE AND AUTHENTIC CULTURAL EXPERIENCE
- STAND OUT FROM THE COMPETITION

[HTTP://ECONOMUSEES.COM](http://ECONOMUSEES.COM)

- **September 18, 2019** - A scoping debrief, and next steps were discussed, yielding a recommendation that Smoky Lake County Council establish an Ad hoc committee to move the project forward.



Project Scoping Workshop
Final Document²⁰

• **September 26, 2019** - County Council Meeting: The Victoria District Economic Development Strategy Ad hoc Committee was formed, comprised of representatives from:

- Smoky Lake County Regional Heritage Board (Noreen Easterbrook),
- Métis Crossing (Juanita Marois),
- Victoria Home Guard Historical Society (Elaine Breadon-Peiche),
- Victoria Settlement (Suzanna Wagner),
- Smoky Lake County Administration (Jordan Ruegg & Kyle Schole),
- Community Economic Development Officer (Michelle Wright), and
- County Council (Craig Lukinuk and Lorne Halisky, with Johnny Cherniwchan as alternate).



Welcome to the Victoria District!

- **October 10, 2019** - Visioning Session: The Victoria District Economic Development Strategy Ad Hoc Committee conducted a visioning session. Committee members were encouraged to envision what the District might look like several years (i.e. 5 years, 10 years, 20 years, etc.) from now, in order to guide the development of the Strategy.

The Ad Hoc committee aligned on three values:

- heritage integrity and ecological preservation,
- desire to share our regional assets with others,
- and maintaining our community.

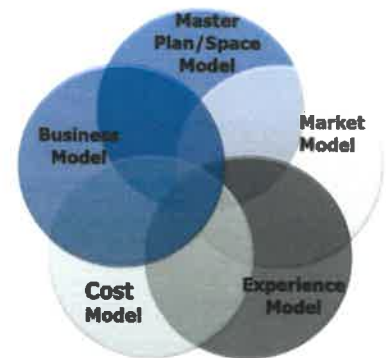
- **December 1-6, 2019:** The Smoky Lake County Planning and Development Services Department as well as other municipal managers and senior administration attended a series of meetings to discuss the next steps for the Strategy.
- **December 12, 2019 - County Council Meeting:** Smoky Lake County Council approved the selection of Vision XS Ltd., for project assistance towards the development of the Victoria District Economic Development Strategy, acknowledging the cost savings and synergies associated with the Métis Crossing development. Over the remainder of the months of December and January, Vision XS CEO Tony Sefton worked with the County Planning & Development Services Department as well as other municipal departments to gather research, statistics, and background information/data to build modelling to form the foundation of the Strategy.

The resulting modeling assists in determining what infrastructure is needed, as well as when, and what the estimated costs will be.

Vision XS

VISION XS WAS FOUNDED IN 1996 AND HAS BEEN ASSOCIATED WITH REINVENTING TECHNICAL MODELLING OF THE LEISURE INDUSTRY. PROPRIETARY MODELS COMBINED WITH DATA COLLECTED FROM ATTRACTIONS AND TOURIST SYSTEMS OVER 20 YEARS MAKE VISION XS THE PARTNER OF CHOICE FOR GOVERNMENTS, DEVELOPERS AND EXISTING LEISURE OPERATORS WHEN CONSIDERING ANY FORM OF LEISURE OR TOURISM STRATEGIES. A CORE SKILL SET INCLUDES:

- BEING A STRATEGIC EXPERIENCE ADVISOR TO MAJOR PROJECTS
- SETTING UP MAJOR PROJECTS AND DELIVERING OPERATIONAL TEAMS
- STRATEGIC EXPERIENCE INVESTMENT ADVICE TO GOVERNMENTS, REGIONAL GOVERNMENTS AND INVESTORS
- VISITOR EXPERIENCE MODELLING
- VISITOR JOURNEY PREDICTIONS AND MONITORING
- EXPERIENCE ECONOMICS AND BUSINESS PLANNING
- BUSINESS RECOVERIES
- DUE DILIGENCE
- STRATEGIC LEISURE/EXPERIENCE PLANNING



5 MODEL APPROACH

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- **February 24 - 28, 2020: Site Visits & Strategy Refinement**
 - Internal strategy discussion, feedback, & next steps.
 - Smoky Lake Chamber Panel with Tony Sefton (CEO, Vision XS), Juanita Marois (Executive Director, Métis Crossing), and Bill Alexander (acclaimed Executive Chef, Grey Eagle Casino).
 - Attended by residents, members of the Chamber of Commerce, local producers/agricultural growers, representatives from 'Go East of Edmonton' and Alberta HUB, the Victoria Home Guard Historical Society, among others.



Chamber of Commerce Panel at the Smoky Lake Senior's Drop-in Center

- Committee of the Whole Meeting, at which the draft Strategy was discussed, in the morning with County Council, and in the afternoon with Town Council also in attendance. Furthermore, in the afternoon, representatives of:
 - Municipal Planning Services (MPS) Ltd.
 - Métis Crossing
 - Alberta Economic Development, Trade & Tourism
 - Travel Alberta
 - Town/County Council/Administration
 - (both Villages of Waskatenau and Vilna were invited but did not attend.)



Committee Meeting at the Smoky Lake Curling Rink

- Regional tour to identify existing and potential tourism attraction operators
 - sites located within the Villages of Vilna and Waskatenau
 - potential sites in the Hamlet of Bellis
 - Smoky Lake Forest Nursery



Smoky Lake Tree Nursery



- Finance: Discussion with County Finance Manager for aspects of finance and funding implementation, potentially ranging from Levies, Licensing, borrowing options, etc.



- Infrastructure review: Discussion with County Municipal Engineer (Associated Engineering), as well as and the Planning and Development Services Department to discuss the infrastructure requirements/costs for various scenarios



A Voyageur Brigade at Clerk's Quarters,
Victoria Settlement



Clerk's Quarter's, Fort Victoria
Courtesy of the Provincial Archives

- Métis Crossing Board of Directors, for further discussion and Strategy refinement, as well as discussion into potential funding and financing sources.



Métis Crossing Board Meeting

- **March 2020** - Refinements to the Strategy, including additional data collection, information on the Provincial tourism levy, GDP and demographics, tourism profiles, and Northeast Alberta regional initiatives, funding scenarios & investment models.
 - It is abundantly clear that in order for *any* Strategy to be successful, partnerships and coordination should be sought where possible, especially between the Town and County.
 - The Vision XS (March 2020) Strategy Document²¹ was prepared.





Vision XS (March 2020) Strategy Document
This document is an exhibit to the Strategy.

- **April 2020** - Both Councils (first the County, followed by the Town) were briefed individually, and at the April 29, 2020 Joint Council Meeting, County Council adopted a Motion to proceed with adopting the Strategy on the basis of an Investor Partnership Model, subject to Public Participation.

- **May 2020** - At the May 29 Meeting of Joint Town and County Councils:

- The Vision XS (March 2020) Strategy Report Document was *accepted* for information

- First Reading was given to this Proposed County Bylaw 1372-20 and Proposed Town Bylaw 006-2020 to jointly *adopt* the Strategy, subject to the Public Participation Plan.

- This joint Bylaw is an abridged adaptation of the Vision XS (March 2020) Strategy Report Document.
- The Public Participation Plan was accepted, and a Joint Virtual Public Hearing scheduled for June 26, 2020 at 10:15 a.m.

Note: This Proposed Bylaw aims to jointly adopt the *concept* of the Victoria District Economic Development Strategy. This means that if adopted, future implementation bylaws may be separately brought forward for consideration by Councils, subject to additional public participation.



Smoky Lake, by Gavinchuk (1933)
Courtesy of the Provincial Archives of Alberta

a. SWOT Analysis – Where Are We Now?

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Smoky Lake Region Tourism – SWOT Analysis

The current system has many strong points and is perhaps only let down by not having enough signature attractions. In turn this does not bring enough people to require more accommodation and thus the system does not grow. As a result it is hard to market and gets little marketing budget devoted to promotion and is therefore overlooked by tourists. This needs to change in order to realise the strong potential.



<p>Strengths</p> <ul style="list-style-type: none"> • History • Natural beauty • Arts and culture • Food and drink • Historic transport routes • The Pumpkin Event 	<p>Weaknesses</p> <ul style="list-style-type: none"> • The current tourism offer is patchy • Distance to the tourists • Small population • Lack of tourism training courses
<p>Opportunities</p> <ul style="list-style-type: none"> • To make the tourism income for the Region be a significant driver for the local economy • Attractions, activities, accommodation, food and beverage, transport and retail 	<p>Threats</p> <ul style="list-style-type: none"> • Loss of fossil fuel income • Competition already established • Mismatch of public and private roles • Achieving the investment to prime the economic pump

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Smoky Lake Region Tourism – Great Ingredients

<p>HISTORY</p> <p>...in abundance from different groups of people covering thousands of years</p>	<p style="text-align: center;">History</p>	<p>NATURAL BEAUTY</p> <p>... in abundance with rivers, lakes, streams forests, creeks, valleys and plains</p>	<p style="text-align: center;">Natural beauty</p>
<p>CULTURE</p> <p>... as a result of the many different groups of people that have settled in the area the art, music, traditions and customs of the region are rich and varied</p>	<p style="text-align: center;">Culture</p>	<p>FOOD AND DRINK</p> <p>....Metis, Ukranian, Polish, French, Scottish and oh modern Canadian as well. This will underpin the success of the strategy</p>	<p style="text-align: center;">Food and Drink</p>

3. The Strategy

The Town of Smoky Lake and Smoky Lake County have opted to pursue a joint venture Tourism Corporation, which would, among other things, provide loans to tourism operators and manage a tourism strategy including marketing.

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Strategic Approach – Key Pointers

- Any strategy produced by Vision XS is a framework and not a manual. Changes on the way will be a necessity as other opportunities arise or certain aspects cannot be delivered. The general direction and economic KPI's in terms of GDP and jobs created should be maintained.
- The need to balance supply and demand is important in any system and is the basis of the numerical approach. In the case of Smoky Lake Region balancing the amount of tourism drivers in terms of attractions, events and activities with the amount of infrastructure and accommodation is key to the long term success of this strategy.
- Being local and authentic drives tourism not corporate identity so it is important that the welcoming character and nature of the people of the region comes through strongly. Attractions and activities should also have a strongly local and authentic feel along with the food and accommodation.
- Community is essential – must be a win-win. If not, it will not work.
- The Strategy builds on what you have. This is not a complete start up as the raw materials for an amazing tourist system is already here.



Plan Objectives:

1. Arrest the declining population to protect municipal core services including hospitals and schools
2. See property values gradually return to a positive-growth pattern
3. Reduce the unemployment
4. Facilitate career opportunities for young people so they do not have to leave the area
5. Ensure wealth generation is shared around the region
6. Contribute to the preservation of heritage values of both the Victoria District and the wider region

Smoky Lake Tourism Company will be a Limited Partnership Company with a remit for investing in, operating, and marketing the county as a tourism destination. The shareholders of the company will be diverse and may include:

- Smoky Lake County
- Smoky Lake Town
- Metis Nation of Alberta
- Institutional Investors
- Local Investors via a share scheme (crowd funding)

Further funds will be raised from Grants and business loans. The taxpayers of Smoky Lake County will not be asked for more taxation to fund this company as it will be a separate entity. The more money that SLTC is able to raise and invest into the system the more jobs that will be supported and created and the more the local economy will grow. The target range for total fundraising will be \$45-90 million. The company will invest and loan money into the following areas to help make the tourist system grow.

- **Attractions and premium activities**
- **Accommodation for tourists and staff**
- **Tourism infrastructure such as roads and paths**
- **Retail and catering**
- **Supporting services such as transportation and laundry**

SLTC will operate around 25-30% of the tourist attractions, accommodation and will invest in the infrastructure to make the system work. It will also reinvest in the system out of its cash flow along with paying back any loans and paying dividends to shareholders. It will be a profit-making company for the benefit of Smoky Lake region. A proportion of the annual profits will also go to the Advisory Board that will be responsible for issuing grants for heritage protection/maintenance along with a bursary system for young people wishing to further their careers in areas that will benefit the tourist economy.



**Pakan/Victoria Ferry Crossing (1930)
by Mary Mansfield.**

Courtesy of the Provincial Archives

The company will employ an executive director and a team of people to operate and market the counties tourism product which will be based in an office within Smoky Lake Town. The executive team will report to a board which will be made up of shareholder representatives.

The company will derive its income from its investments and loans into the tourist system along with receiving an annual income from a Differential Business Licence Fee 'DBLF' which will be a tourist only tax of 6.5% of all revenues on accommodation, eating out, attractions and tourist retail. This money will be charged at point of sale to tourists only and local residents of Smoky Lake region will have an exemption pass meaning that they will not pay any extra for the same services/goods/products as they do now. For the business operators and owners within the region they will pay their DBLF either monthly or quarterly. All 6.5% income from the DBLF will come into the region and Town and then used as follows;

- 1% stays within the Town and County to cover the extra costs of maintaining the counties infrastructure due to the extra footfall
- 0.5 % goes to SLTC to contribute to its marketing budget
- 4.5% goes to SLTC to repay infrastructure investments

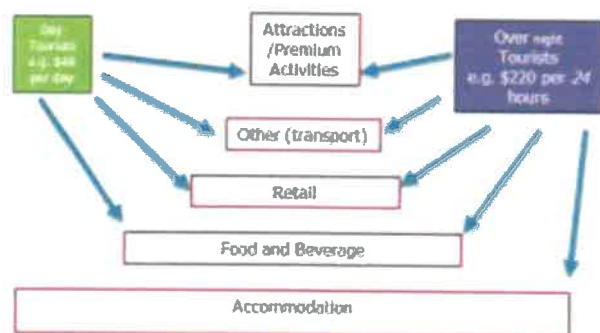
SLTC will therefore be a stand-alone company, raising its own funding for the sole benefit of creating an amazing tourism system in Smoky Lake region which strongly include looking after the natural assets such as historic sites, natural beauty and culture which are the reasons why visitors will come in the first place.



All Models – Tourism Economics

The Smoky Lake Tourist Economy will be a combination of day tourists who typically spend \$40-60 a day and overnight tourists who typically spend \$200 – 300 a day. The spend distribution platform shown is representative of how the combined day and overnight tourists spend is placed. Attractions, events and natural beauty are often the drivers for tourist systems but get a disproportionately low amount of revenue whereas catering and food and beverage do much better. This strategy therefore invests in accommodation businesses to deliver returns.

The economic strategy will be to ensure that Metis Crossing in the Victoria Settlement Area is successful, and then spread the positive economic impact across the region.



Outline of the Strategy

This system allows rapid investment into the tourist system in Smoky Lake Region. Initially the proportion of percentage ownership of SLTC of the various aspects tourist system contributors such as attractions and accommodation will be high (40% - 70%) but this will decline as a proportion to 15% - 30% over a 10 year period with the exception of hotel rooms which SLTC will have over 60%.

SLTC will also run the counties tourism website and linked booking system for events, attractions, accommodation, premium activities and restaurant bookings. SLTC will work in cooperation with Travel Alberta, Edmonton Tourism and various Indigenous Tourism groups to co promote the Smoky Lake Offer.

All participating companies within the system will receive a good volume of their annual bookings from SLTC who will take a small selling commission and receive an agreed amount of percentage of their revenue towards the marketing budget for the Region. This system also allows SLTC a degree of quality control over the offers within the Region as those businesses that do not adhere to standards already well defined by Travel Alberta will not have access to the booking system or be advertised on the website.

This particular model has been very successful in Whistler but has the advantage in the Smoky Lake Region of Region Government involvement to ensure balance.

The next page outlines a structure whereby the investment comes into a new trading entity of SLTC which operates a number of sub companies that distribute the investments into the tourist system either via equity or loans. SLTC would have its own board made up of investor and local representatives and employ a management team led by an experienced CEO to deliver the business plan.

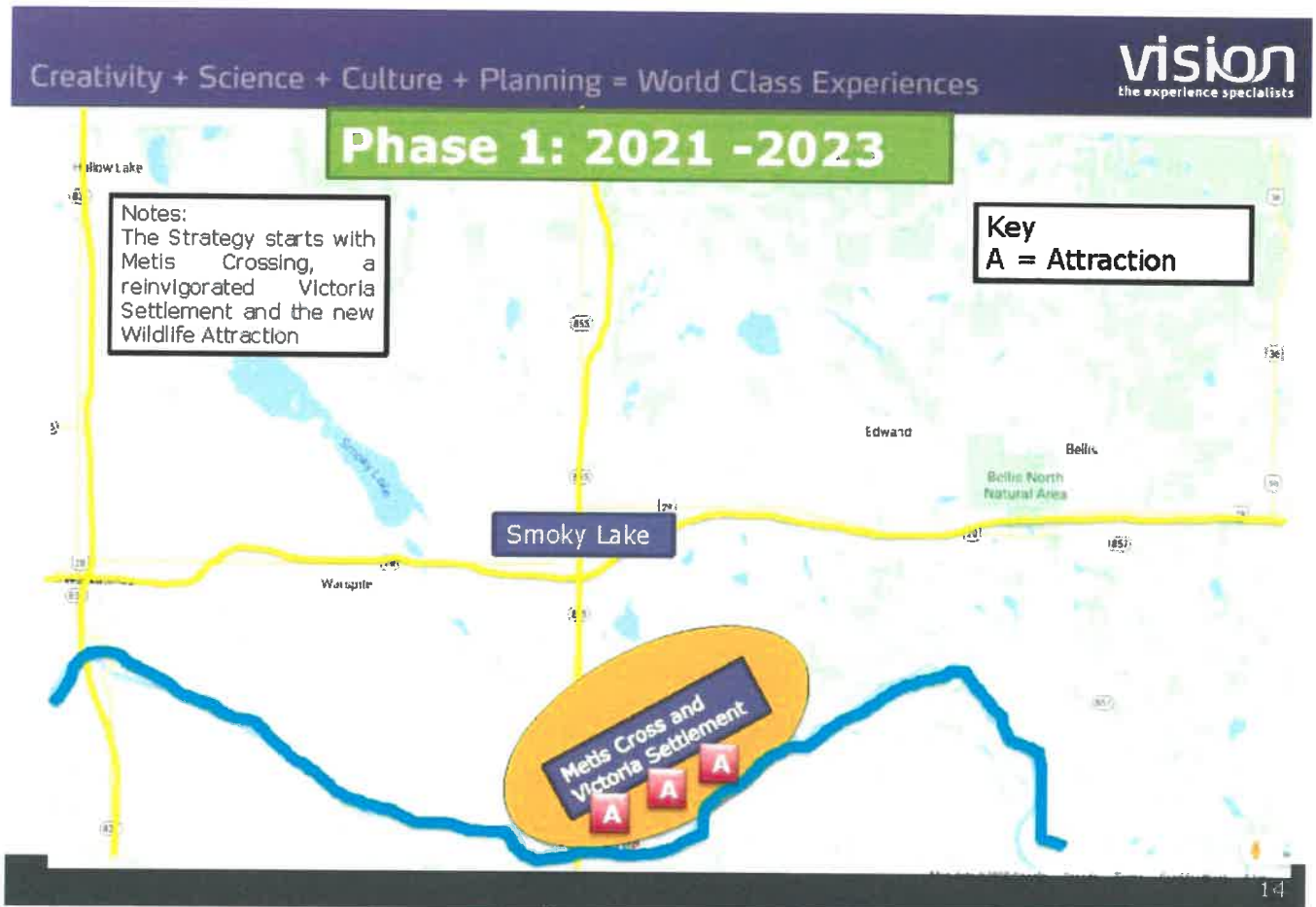


Victoria District National Historic Site
Commemorative Plaque Site



Paddle into the Past on the North
Saskatchewan River, Métis Crossing

a. The Strategic Vision



*Note: locations and timelines are for conceptual purposes only.



"Systems at work"

Courtesy of Gavinchuk, Images of our Past



* Note: locations and timelines are for conceptual purposes only.



Chopping firewood at Smoky Lake (1927), by Gavinchuk, Courtesy of the Provincial Archives



Smoky Lake hockey team (1948) by Gavinchuk, Courtesy of the Provincial Archives



*Note: locations and timelines are for conceptual purposes only.



Village of Smoky Lake
Courtesy of Gavinchuk, Images of our Past

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Transport Strategy for the Tourist System

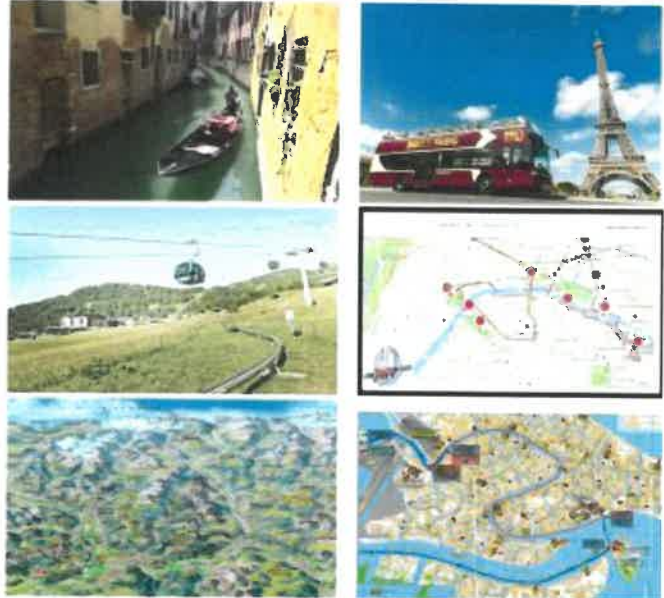
Great tourism systems make transport part of the experience. and the strategy for Smoky Lake Region is no different. Celebrating the historic and modern forms of transport associated with the region are key to achieving something tourists will flock too.

Effectively making the transport a central part of the experience as shown in the examples of Venice, TiroI and Paris to the right.

The plan is to link up the Victoria Trail with the Iron Horse road as shown on the next pages.



Red River Cart Monument, along Victoria Trail, within Victoria District National Historic Site



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All Models – Opportunities for the Community: Transport

The Smoky Lake Ring... modes of transport.

In Summer with the exception of e-bikes it should be largely self powered on the Smoky Ring itself, with walking and cycling being the predominate modes of transport but supported by the more fun carts, traps, horse riding etc. It should be possible via boat operators to do the river section in lots of different ways.

Dog sledges, ATV's and Skidoo's and cross country skiing should be the winter modes delivering a completely different experience and another reason to come back especially when there are major events on.

The mix of transport modes will be highly appealing to visitors and make Smoky Lake Region Unique in Alberta.





Biking along Victoria Trail, past the House in the Middle of the Road Municipal Historic Resource



Pakan/Victoria Ferry, (1928) by Gavinchuk
Courtesy of the Provincial Archives

Modes of Transportation in the Victoria District

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All Models – Opportunities for the Community:
Accommodation

All types of quality accommodation is needed across the Region, starting initially at Metis Crossing and then all along the Smoky Ring and eventually out across the Region. A focus on all year round accommodation will be essential to support the seasonal events business and vice versa. Note whichever option is selected going forward there is not enough accommodation in any type to develop the all year round tourist system.

This strategy calls for the purchase several small local hotels and converts many residential houses that are currently for sale into B&B or self catering accommodation.

This is the least risk-intensive approach, and will prevent the system not having enough accommodation units to support the tourist system.



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**Opportunities for the Community:
Retail, Catering and Supporting Sectors**

Local authentic retail and catering will be successful – tourist tat will not. This should be driven by local businesses, but we recommend that through the planning system and membership to a centralised marketing system that a degree of control to ensure the right type and mix of offers are available. Authentic and local product supply, especially food and drink, is essential and the tourist system will be supported by a wide range of products and services.



- Catering**
- Restaurants
 - Cafés
 - Pop up food offers
 - 'Localised street food'
 - Event catering
 - Picnic and hampers
 - Food storage and pre-processing
 - Food transport

- Product Supply**
- Farming
 - Meats and poultry
 - Fish
 - Vegetables
 - Pickles and condiments
 - Cakes and biscuits
 - Deli products
 - Breads and pastries
 - Brewing , fermenting and distilling
 -endless

- Other Goods and Services**
- Laundry
 - Cleaning
 - Maintenance
 - Transport
 - Training
 - Marketing
 - Utilities
 - And many more.....



Farmers and hay wagon, Smoky Lake, Alberta, (c. 1925-1933) by Gavinchuk
Courtesy of the Provincial Archives

b. Risk Assessment





Northern Lights at Waskatenau


The following criteria have been developed to assist in conceptualizing various risk aspects of this Strategy:







- **Jobs:** Related to the anticipated number and quality of the jobs that will be created.
- **GDP:** Considers the anticipated Gross Domestic Product growth.
- **Municipal Investment:** Related to the anticipated municipal expenditures (i.e. infrastructure funding).
- **Legal Effort:** Related to the amount of legal work/expense that is anticipated to be required.
- **Organizational Effort:** Related to the amount of staff time/resources that is anticipated to be required.
- **Likelihood of Success:** Related to the risks/potential challenges and how well the we are prepared to deal with these risks/challenges.

Each criterion has been ranked on a scale, using three categories of risk/challenges anticipated:

 **RED** - Significant risks/challenges exist or are anticipated. These risks may include financial risks or other risks related to administrative capacity/knowledge. Risks of this nature are expected to require the municipalities to seek additional help outside of the organization.

 **YELLOW** - Moderate risks/challenges exist or are anticipated. These risks may include financial risks or other risks related to administrative capacity/knowledge. Risks of this nature may to require the municipalities to seek additional help outside of the organization.

 **GREEN** - Minor risks/challenges exist or are anticipated. These risks may include financial risks or other risks related to administrative capacity/knowledge. The municipalities anticipate being able to address the majority of these risks without additional assistance being required from outside of the organization.

Risks and Successes					
Jobs	GDP	Municipal \$ Investment	Legal Effort	Organizational Effort	Likelihood of Success
					

c. Advisory Board

In recognizing that in order to protect areas such as the Victoria District that a healthy balance between a tourism system generating income to provide maintenance costs/growing the local economy and protecting what the Smoky Lake region has is essential.

As such, the Parties may consider establishing an Advisory Board, which would have a two-fold responsibility within the Smoky Lake Tourism Company:

Role 1: To monitor tourism activity and its impact on Natural, Cultural and Historical sites of importance and advice on any negative impact along with remediation actions

Role 2: To receive an annual grant from SLTC towards Natural, Cultural, Historic and Social projects and distribute this via grants to organizations and people who require support or finance in these areas. The social aspect of the fund would be essentially for people who want to improve their skill set to be able to work and support the tourism system in the region.

It is anticipated that the Victoria Home Guard may receive an annual grant from the Advisory Board to ensure that it can maintain its vital work in looking after and documenting of many local historical sites.

The Advisory Board will be made up of appointed representatives from organizations, possibly such as the Victoria Home Guard and individuals that have a specific knowledge or expertise to be able to deliver its remit.

This will be an elected board separate to the SLTC with the exception of board positions for a member of the SLTC board and the SLTC Executive Director to ensure an ongoing link between the two organizations.

In setting up this Advisory Board through a bylaw with an active mandate, the aim will be to improve and protect the counties many natural and historical assets whilst also providing encouragement to those that will to further themselves in the tourism economy.

4. Public Engagement – What we Heard

Over the month of June 2020, the Town and County of Smoky Lake implemented a Public Participation Plan to hear from residents, stakeholders, agencies, partners, and other groups. This series of engagement opportunities (led by the Engagement Team) such as tele-town halls, phone-calls, and conversations, aimed to begin an ongoing dialogue.



**Kyle Schole, Planning,
Development, & Heritage
Assistant**

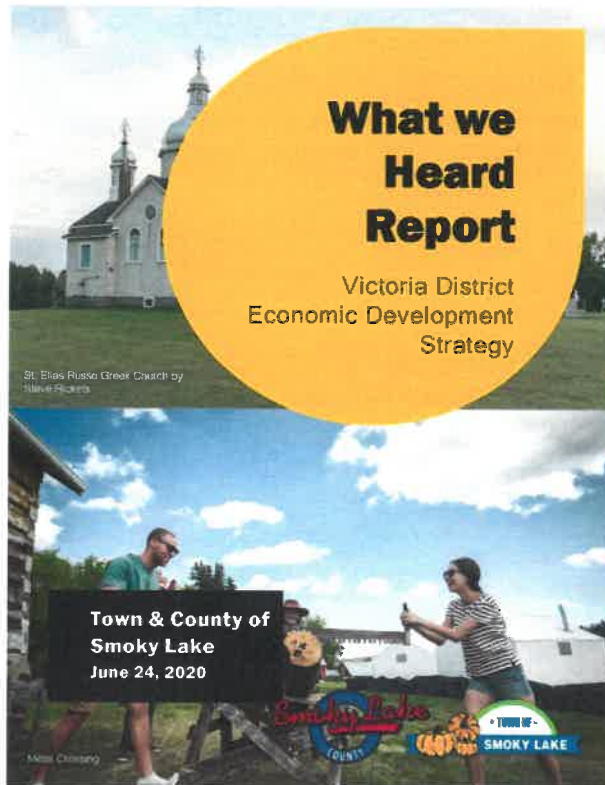


**Jordan Ruegg,
Planning & Development
Manager**



**Michelle Wright, Regional
Community Economic
Development Officer**

The findings of this Public Participation Plan were distilled into a What We Heard Report²¹ to Joint Town and County Councils ahead of a Joint Virtual Public Hearing scheduled for June 26, 2020.



5. Implementation & Conclusion

This Strategy is a concept or guide. It is not a prescriptive recipe. To implement the Strategy, there are to be future bylaws brought forward for consideration and refinement, subject to public engagement. Likewise, this Strategy represents a beginning, not an end to an ongoing process of public engagement & transparency, as well as the storytelling, protection, and preservation of the Victoria District, as well as heritage across the Smoky Lake region.



Reving up - Steam Engines in Smoky Lake
Courtesy of the Provincial Archives

This document lays out a high-level strategic direction that will advance the Smoky Lake region toward a vision. The region is in the early stages of development, but key indicators signal that the community is ready to capitalize on tourism growth.

The strategy will require collaboration between multiple stakeholders to be successful. By coming together as a team and committing to tourism development, the future will include a high quality of life for residents, strong income for businesses and a diversified economy.

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It takes a community - George McDougall Hospital being moved from Pakan to Smoky Lake (c. 1922)
Courtesy of the Provincial Archives

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Interpretation at Victoria Settlement Provincial Historic Site



Victoria District Economic Development Strategy

Bylaw 1372-20



Smoky Lake County
4612 McDougall Drive
Smoky Lake, AB T0A 3C0

Phone: 780-656-3730

Bylaw 006-2020



Town of Smoky Lake
56 Wheatland Ave.
Smoky Lake, Alberta T0A 3C0

Phone: 780-656-3674

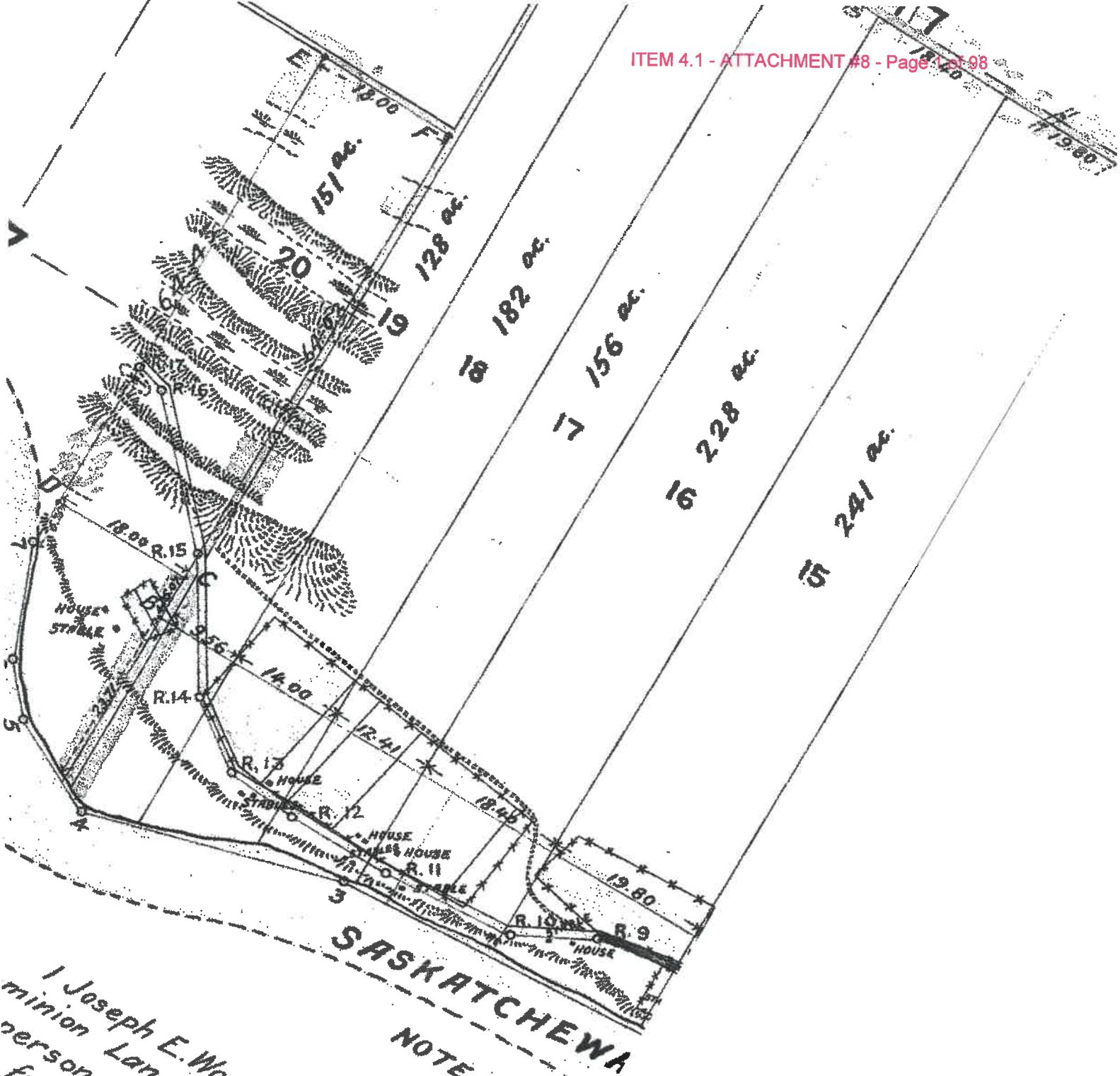


Teepee and Red River Cart at Métis Crossing



View of the North Saskatchewan River from Highway 831 by Kyle Schole





NOTE: SURVEY

I Joseph E. Woods, of the Town of
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VICTORIA DISTRICT
 area structure plan

BYLAW 1305-17



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**SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1305-17**

Being a Bylaw of Smoky Lake County in the Province of Alberta, to authorize the Municipal Council to establish an Area Structure Plan for the Victoria District, for the purpose of guiding growth and development within the Plan area while complementing (and, where possible, enhancing) the natural beauty and historically significant features of the local landscape.

WHEREAS pursuant to the Municipal Government Act, R.S.A. 2000, a municipality in the Province of Alberta may adopt and amend an Area Structure Plan; and

WHEREAS, notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE the Council of Smoky Lake County, duly assembled enacts as follows:

- 1. THAT Bylaw 1305-17, the Victoria District Area Structure Plan, being Schedule "A" attached hereto, comes into effect after third reading and upon being signed.

READ A FIRST TIME this 15TH day of June, AD 2017.


Reeve

SEAL 
Chief Administrative Officer

PUBLIC HEARING HELD this 17TH day of August, AD 2017.

READ A SECOND TIME this 17TH day of August, AD 2017.

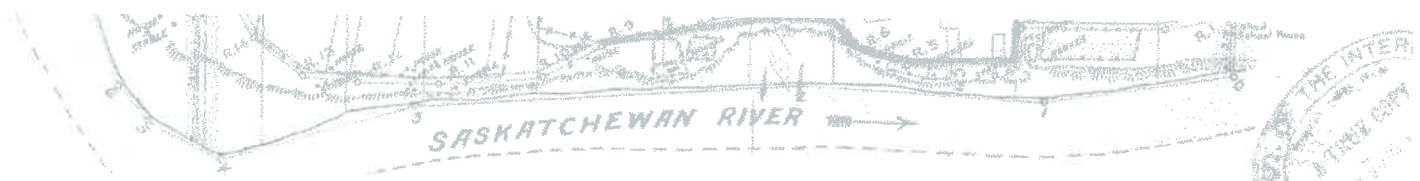
READ A THIRD TIME and finally passed by Council this 17TH day of August, AD 2017.


Reeve

SEAL 
Chief Administrative Officer

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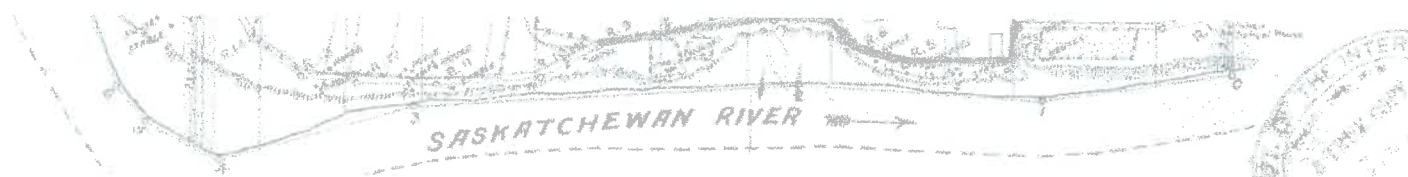


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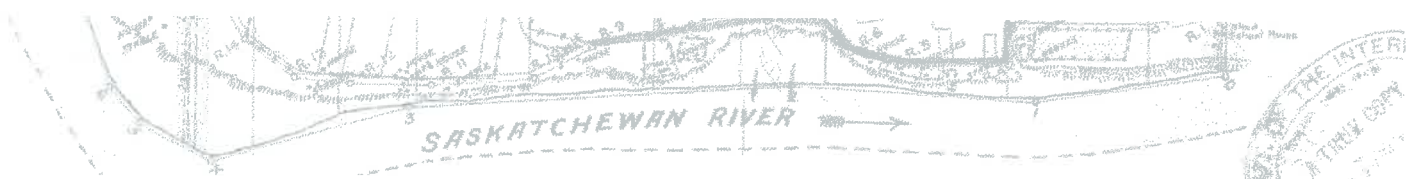
PART 1 PURPOSE & VISION

1. Purpose

The purpose of the Victoria District Area Structure Plan (ASP) is to guide growth and development within the Plan area. New development with this Victoria District ASP shall complement (and, where possible, enhance) the natural beauty and historically significant features of the local landscape. This plan provides Smoky Lake County, landowners & residents, community & interest groups, and provincial & national departments and agencies with:

- » A summary of the Victoria District's history, significance, and resources
- » A review of local, provincial and federal legislation and interests at play in the Victoria District
- » An understanding of why and how this plan was developed
- » A vision for the future of the Victoria District that will inspire local land use and development policies in this plan
- » Clear and concise land use and development policies that address the requirements of local landowners and residents, and inspires a settlement pattern that respects the local landscape and historic resources.
- » A list of responsibilities and actions that will need to be undertaken by Smoky Lake County, local landowners, and development proponents to ensure that the tools are in place to make informed land use and development decisions.
- » Consultation guidelines to bring the needs and knowledge of local stakeholders into the land use and development decision making process.

The Victoria District Area Structure Plan applies to properties identified as being within the plan area boundary on **Map 1 – Future Land Use**. The plan area was determined as a result of the recommendations from the **Victoria District Background** report, which provides a detailed summary of the supporting information reviewed in the preparation of this Plan. The Plan area includes sites of municipal, provincial, and federal historic significance as well as adjacent properties of cultural and environmental significance. The plan area boundary is intended to be generally consistent with the boundary of the Heritage District Overlay in the Smoky Lake County Land Use Bylaw.



2. Road Map

SECTION 1 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.

SECTION 2 describes historical, cultural, economic, and environmental features that influence current and future land uses.

SECTIONS 3, 4, & 5 provide future land use and development policies for lands within the plan area respecting the environment, agriculture, subdivision, residential and business development, recreational activities, heritage preservation, and public/stakeholder inclusion.

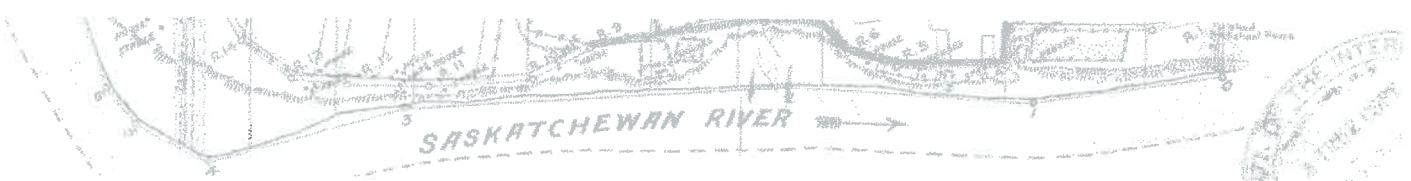
3. Research and Analysis

In 2011, Smoky Lake County and Municipal Planning Services (MPS) began the process of compiling research on land use and development within the Victoria District, in order to develop an evidence-based approach to planning for the Victoria District. With this information, MPS prepared the Victoria District Area Structure Plan Background Report. The Background Report presents and analyses all historic, environmental, cultural, demographic and economic information available to MPS and Smoky Lake County, and provides policy recommendations for this plan. The policies of this plan area are directly informed by the Background Report. The Background report is included as an Appendix C to the Victoria District Area Structure Plan for information purposes only; it does not form part of the approved plan.

4. Project Timeline

Since 2007 the County and Heritage Board have undertaken and completed a number of projects that have influenced the direction of this ASP. The following timeline provides a snapshot of the work undertaken to support heritage management within the County over the last 10 years.

TIMEFRAME	PROJECT
2007-2010	Smoky Lake County Heritage Inventory and Survey project PHASE 1 (Victoria District)
2009-2011	Smoky Lake County Heritage Inventory and Survey
2009	1 st Site receives heritage designation (Stry Church)
2011	Victoria District ASP Project begins – consultation with administration and data gathering for background report
2012	Smoky Lake County Heritage Management Plan approved
2013	Smoky Lake County new Municipal Development Plan is approved
2015	Adoption of process for municipal designation of heritage properties
2015	Smoky Lake County new LUB is approved – LUB incorporates Heritage Area Overlay



	and Victoria Land Use Districts into the Bylaw
2016	Draft Victoria District Background report complete and presented to Council and the community for review
2016	Draft Victoria District ASP complete and presented to Council and the Community for review
2016-2017	Consultation with the community and stakeholder groups
2017	Victoria District ASP adopted by Council

TABLE A: Victoria District Area Structure Plan Timeline

5. Stakeholder Consultation Program

In addition to working with County Council, Administration, and the Heritage Board, public and stakeholder consultation was conducted to review background information, discuss policy options, and develop a land use concept for the Victoria District plan area.

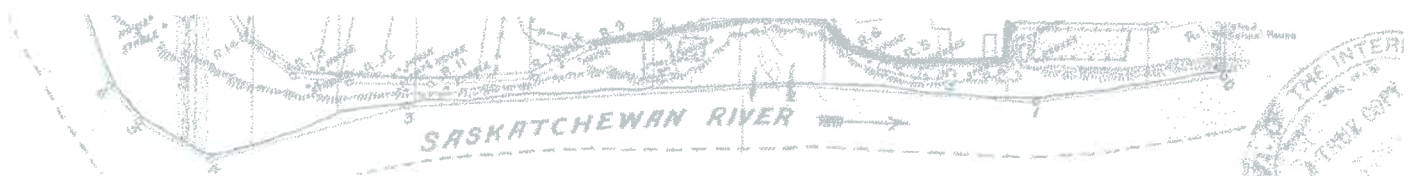
A Public Open House was held on August 17, 2016. Another stakeholder meeting was held on November 8, 2016. Feedback provided at these meetings was used to further refine the plan's vision, goals, objectives, and policies.

6. Planning for the Victoria District

Land use and development in the Victoria District is guided and enforced by Federal, Provincial and Municipal authorities. The presence of provincially and nationally significant historic resources in the plan area adds jurisdictional considerations that are not found in most other parts of the County. Applications for development in the Victoria District must satisfy the requirements of applicable government agencies. Relevant Federal, Provincial, and Municipal interests are identified in great detail in the Victoria District Area Structure Plan Background Report. The following is a summary of governmental planning and jurisdictions and responsibilities as they apply to the Victoria District.

Federal Authority

The Federal Government administers environmental and historic resource protection legislation, applicable to the Victoria District: the Fisheries Act, the Migratory Birds Act, and the Historic Sites Act. Land Use and development activities that affect or have the potential to affect the North Saskatchewan River (and its tributaries), riparian areas, nesting areas or habitat for seasonal migratory birds, or existing/known nationally significant historic resources associated with the Victoria District National Historic Site of Canada are subject to the regulations of these Acts. Land use and development decisions must be consistent with these Acts.



Provincial Authority

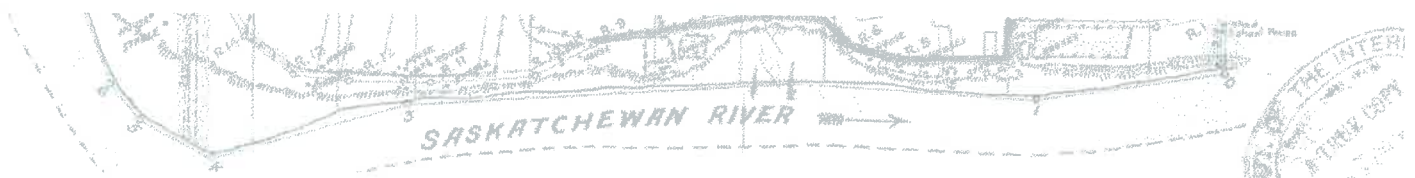
Land use and development in the Victoria District must adhere to the regulations contained within many Provincial Acts, including (but not limited to): the Alberta Land Stewardship Act, the Environmental Protection and Enhancement Act, the Forests Act, the Historic Resources Act, the Mines and Minerals Act, the Public Land Act, the Soil Conservation Act, the Water Act, the Weed Control Act, the Wildlife Act, and the Flood Recovery and Reconstruction Act. Specific development activities within the Victoria District that are addressed by one or more of these Acts must be consistent with the regulations, provincial policies, the North Saskatchewan Regional Watershed Management Plan and/or obtain provincial approval as required. The individual landowner/development proponent and Smoky Lake County must work together to ensure that provincial requirements are properly observed.

Municipal Authority

The Municipal Government Act (MGA) is the enabling provincial legislation that gives extensive governing powers to municipalities, including Smoky Lake County. The MGA allows Smoky Lake County to regulate land use and development through statutory plans and a land use bylaw.

Statutory plans that are currently relevant to the Victoria District include the Smoky Lake County Municipal Development Plan (MDP), and this area structure plan (ASP). The Smoky Lake County MDP is the primary statutory planning document that outlines how land will be used and guides future growth within the entire County over the next 25 years. The MDP also provides broad policy direction on the types of land uses within the County. The MDP provides direction on how development is expected to occur and how decisions on development are made. The MDP provides the policy basis for area structure plans, and the County's Land Use Bylaw (LUB).

While the MDP provides broad direction for land use and development in the entire County (including the Victoria District), the MGA gives Smoky Lake County the authority to adopt an area



structure plan to establish a framework to guide future development and subdivision in the Victoria District. According to the MGA, an area structure plan must describe:

- » The sequence of development proposed for the area;
- » The land uses proposed for the area, either generally or with respect to specific parts of the area;
- » The density of population proposed for the area either generally or with respect to specific parts of the area, and;
- » The general location of major transportation routes and public utilities.

The area structure plan may also address other matters that Council considers necessary. Pursuant to subsection (b) of Section 633(2) of the MGA, Smoky Lake County 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.

The Smoky Lake County Land Use Bylaw (LUB) is a planning tool used to divide Smoky Lake County into designated land-use districts, and prescribes the types of land uses allowed in each district. The LUB regulates the location and size of lots and buildings, provisions for parking and landscaping, and describes the processes that generally guide development applications. Properties within the Victoria District are currently within one of four Land Use Districts:

- » The Agriculture (AG) District
- » The Victoria Agriculture (A1) District
- » The Victoria Residential (R3) District
- » The Victoria Commercial (C2) District

Each district includes permitted and discretionary land uses, as well as specific regulations for the subdivision of land and the development/redevelopment of buildings. This plan is consistent with the regulations of the LUB. Opportunities to revise the LUB to better address land use in the Victoria District and to ensure conformity with this ASP have been identified in **Part 5 Putting into Practice**.

7. A Vision for the Victoria District

The following statement is a vision for the Victoria District. This vision is intended to be at the heart of all objectives and policies contained within this plan. The subsequent guiding



principles are derived from the vision, and serve to inspire environmental, heritage, cultural, economic and communication practices in the Victoria District.

“The beautiful natural landscapes and historical assets of the Victoria District will serve as a living monument to the historic settlers and current and future residents of the Smoky Lake Region.”

Figure 1: Fort Victoria Clerks Quarters. *Source: Provincial Archives of Alberta*



8. Guiding Principles

Environment

Culture

Local historic assets shall be celebrated, protected and promoted as vital and significant community resources.

Economy

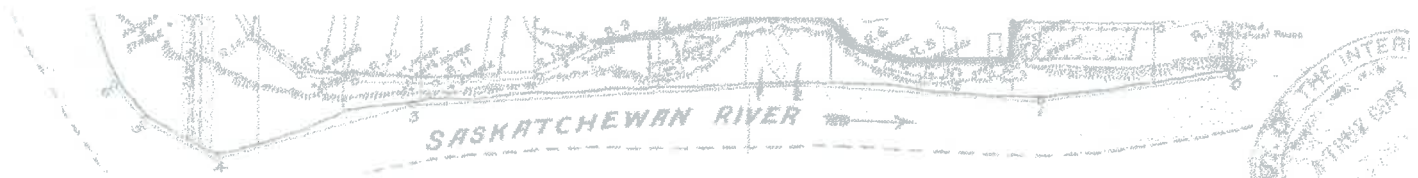
Maintain local working landscapes and promote complementary tourism opportunities in the community.

Governance

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 environmental and heritage features.

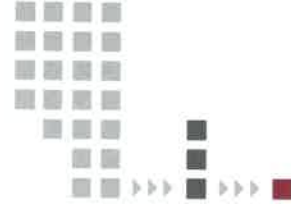


Figure 2: View of Pakan from South Shore of North Saskatchewan River. *Source: Provincial Archives of Alberta*



PART 2 HISTORY & SIGNIFICANCE

The Victoria District is one of twenty-three national historic sites in Alberta; only three, including the Victoria District, are north of Edmonton. Of these sites, the Victoria District is the only rural national historic site in Alberta encompassing the North Saskatchewan River.



9. Earliest Settlement

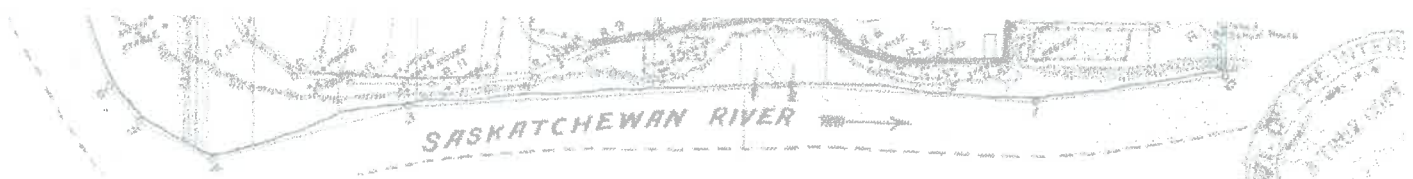
The first human habitation of the region occurred approximately 12,000 years ago, with continual use of the area by successive cultural groups. Prior to European colonization in North America, the area of the Victoria District was utilized by Chipewyan, Slavey, Beaver, Cree and Blackfoot peoples.

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.

10. 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.

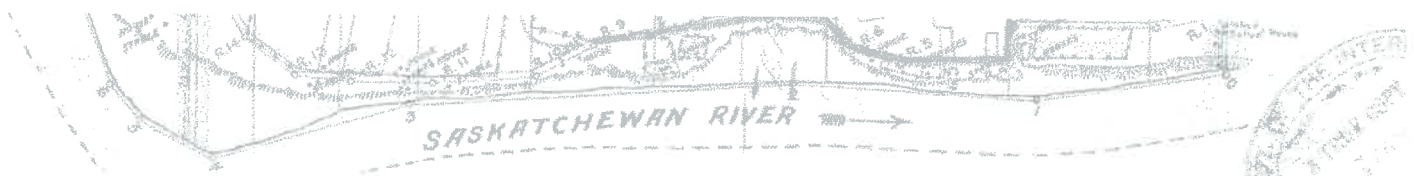
McDougall encouraged Métis families from the Red River area in Manitoba to settle the area. Between 1865 and 1870, the Métis population grew to 130, with the newly arrived families establishing river lot farms. The settlements extended 23 kilometres along the north bank of the river. Log farmsteads were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

11. 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 and branching to the east. The route provided an overland option for the movement of people and goods between the various settlements along the river and further north.

12. 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.

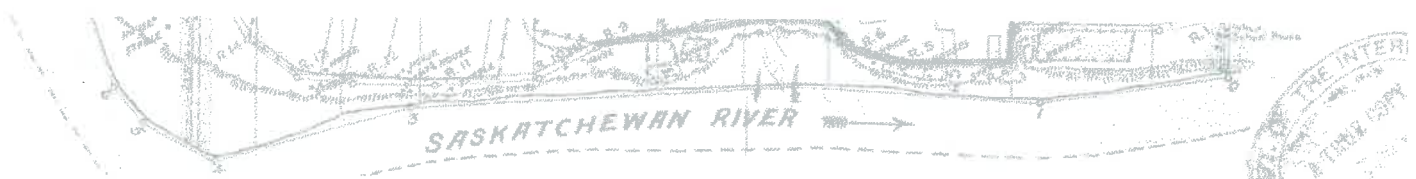
The Dominion Lands Act was passed in 1872 to encourage immigration and agricultural settlement across the Prairies. In exchange for a commitment to build a farmstead and work the land, the government gave individuals a quarter section of land. The township grid system was imposed over those lands not 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 settlers brought their traditional building techniques to their new farmsteads, resulting in unique development patterns and architectural styles.

13. 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.



14. Historic Features

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

Map 2 – Historic Resources illustrates the location of all known historic features within the plan area.

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.”¹ Within Smoky Lake County there is currently one Designated National Heritage Site located within the plan area which is identified on **Map 2 – Historic Resources**.

¹ National Historic Sites of Canada retrieved May 5th, 2014 From: http://www.pc.gc.ca/progs/lhn-nhs/intro_e.asp



MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
N/A	National	Victoria District National Historic Site of Canada	Represented by the original 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
4	National	River Lot 3, Victoria Settlement (Free Trader's House)	Pt. River Lot 3, Victoria Settlement	Four log structures

TABLE B: Resources with National Heritage Designation

The Victoria District National Historic Site of Canada 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 20th century.

The Statement of Significance for the Victoria District is provided within **Appendix A - Statements of Significance**.

In addition to the splendid built heritage and land forms located within the District, viewsapes (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 viewsapes identified by Parks Canada as significant are as follows:

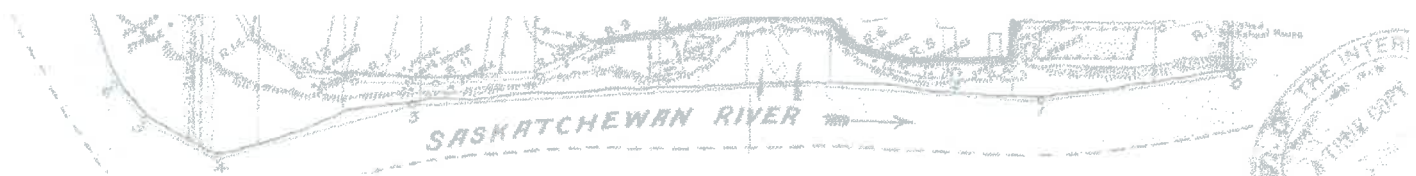
- » **Viewscape A** - The site line down Victoria Trail to the Anderson House in the Lobstick Settlement establishes this historic log structure as a prominent landmark within the district.
- » **Viewscape B** - The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.
- » **Viewscape C** - The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.
- » **Viewscape D** - The panoramic view looking south (down the hill) from Range Road 171A to the Victoria Settlement Provincial Historic Site, which includes the Pakan Church and the Clerk's Quarters.
- » **Viewscape E** - The view along Victoria Trail with the North Saskatchewan River to the south and the long natural ridge to the north.
- » **Viewscape F** - The view of the Victoria District as seen from the North Saskatchewan 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 appeared in the days of the fur trade.

More detail about the viewsapes is provided in **Part 4 – Built Form & Environment**.

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 two Designated Provincial Heritage Sites located within the Study Area which are identified on **Map 2 – Historic Resources**.



Information about the sites is listed in the following table:

MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
1	Provincial	McDonald Stopping House	SW 35-58-19-W4	Stopping house, farm, general store and post office
5	Provincial	Fort Victoria	Victoria Settlement, Pakan Settlement	Clerks Quarters (Hudson's Bay Company Post)

TABLE C: Resources with Provincial Heritage Designation

The Statements of Significance for the provincially designated sites are included in **Appendix A – Statements of Significance**.

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 designated Municipal Heritage Sites which are identified on **Map 2 – Historic Resources**. Information about the sites is listed in the following table:

MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
3	Municipal	House in the Middle of the Road (Anderson House)	Pt. Lot 14 Lobstick Settlement	House
2	Municipal	Kulka House	NW 21-58-18 W4	House

TABLE D: Resources with Municipal Heritage Designation

The Statements of Significance for the municipally designated sites are included in **Appendix A – Statements of Significance**.

There are three other significant heritage sites within the plan area which have approved statements of significance but have not to date received heritage designation. They have been included on **Map 2 – Historic Resources** and are listed in the following table:



MAP REF. #	JURISDICTION	NAME	LOCATION	DESCRIPTION
6	Unregistered	St. Elias Church	Lot A Plan 5011CE	Church
7	Unregistered	Rubuliak House (Murphy House)	NW 36-58-17-W4	House & Shed
8	Unregistered	Ruthina School	Southeast corner of SW-6-59-16-W4	School

TABLE E: Resources with No Heritage Designation

The Statements of Significance for the non-municipally designated heritage sites are included in **Appendix A – Statements of Significance**.

15. Current Land Use and Activities

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.

Agricultural and Residential Uses

Residential and agricultural developments are the most predominant land uses within the plan area.

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 as illustrated on **Map 3 – Dwelling Locations**. One multi-lot residential development is located within the Plan Area, at Range Road 180 and the Victoria Trail.

A single parcel of land in the plan area is 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. This area was redistricted before the County's Land Use Bylaw was revised to include the Victoria Residential District.

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. Natural resource extraction industries are discretionary within this district.

However, subdivision and development proposals affecting these parcels of land must be compatible with and/or increase the historic value of the Victoria Trail.



The western and northern portions 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.

Commercial and Industrial Uses

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.

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

Since 2007, six development permits have been issued for sand and/or gravel extraction operations within the Plan Area. Resource extractions development applications have been controversial and have been challenged along the trail because of their potential impacts on significant heritage resources.

Institutional and Recreational Uses

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. It currently operates on a seasonal schedule.

Other institutional and recreational uses in the plan area include cemeteries, a church, a campground, trails, and developments associated with Métis Crossing and the Victoria Settlement Provincial Historic Site.

Local Infrastructure

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.

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

Water services for developments within the plan area are privately managed, provided 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.

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.

Smoky Lake County is unaware of any former landfill sites within the plan area.

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.

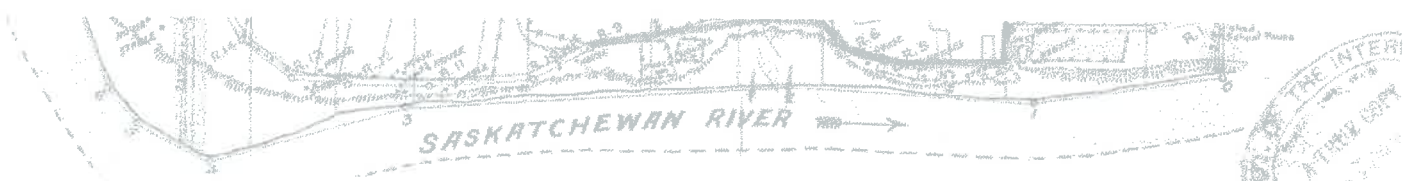
16. Environmental Features

The Victoria District is defined principally by two major environmental features: the North Saskatchewan River, which forms the southern boundary of the plan area, and the dramatic steep slopes of the river valley.

Environmentally Significant Areas

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 large ESA identified within the Victoria District Plan Area, as illustrated in **Map 4 - Significant Environmental Features**. It is part of a larger ESA network that follows the North Saskatchewan River, from the Rocky Mountains in the west to the Alberta-Saskatchewan border east of the plan area. This ESA is considered nationally significant, as it contains:



- » Habitat for focal species
- » Important wildlife habitat & corridors
- » Important riparian areas along a major provincial river
- » A large number of natural areas

North Saskatchewan River and Water Courses

The North Saskatchewan River supports a wide range of 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.

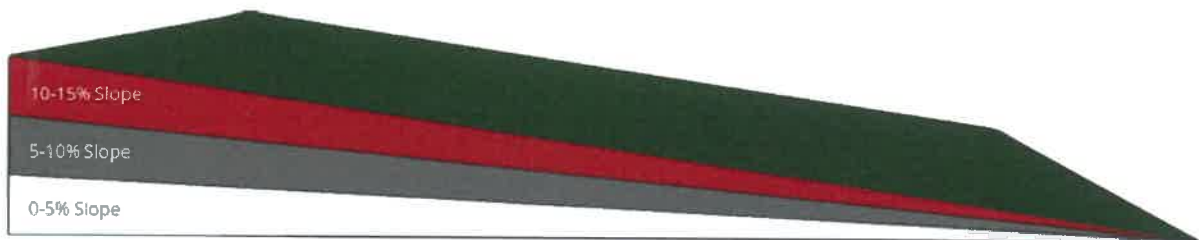
Smoky Creek, a small tributary watercourse of the North Saskatchewan River, affects the northern and eastern portions of the plan area.

Other waterbodies include small seasonal sloughs and wetlands throughout the Victoria District. Wetlands and waterbody information are shown on **Map 4 - Significant Environmental Features**.

Land Form

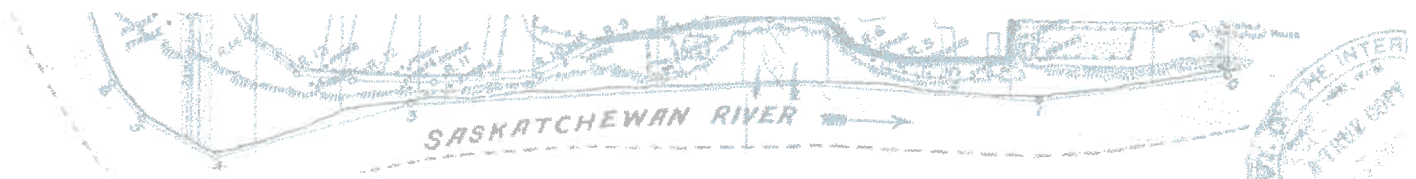
Located along the North Saskatchewan River, the Plan Area is defined by its sloping topography. Generally, slopes in excess of 15% are considered too steep for development, due to the higher costs of engineering and construction necessary to address stability, potential damage to property due to erosion, increased runoff and access issues.²

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 and slope information is shown on **Map 4 - Significant Environmental Features**.

² "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/usr/Program_Areas/Flood_Mitigation/SCAP_steepslopes%202010-02-21-CR.pdf



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 5 – Agricultural Capability**).

While much of the Victoria District is under cultivation, areas of natural vegetation are present 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, high bush cranberry, chokecherry and red-osier dogwood. Chokecherries, Pin cherries, and Saskatoon berries, which are abundant in naturalized areas of the Victoria District, are part of the traditional diet of local Cree, Metis and early European settlers, and continue to be gathered by local residents and tourists.

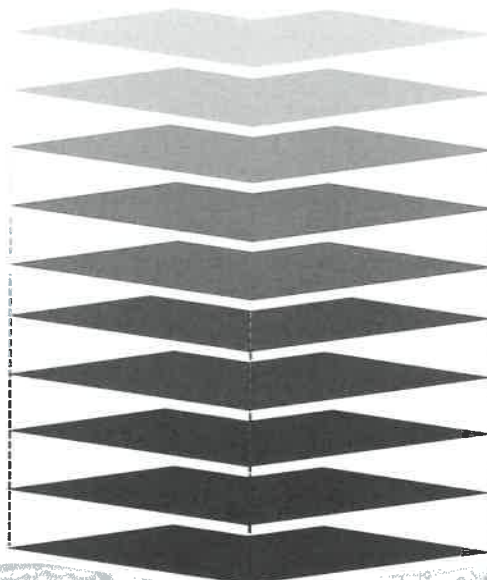
Existing shelter belts and narrow rows of vegetation are remnants of early farming practices and hold significant historic and cultural value in association with the plan area's historic settlement patterns.

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 6 – Ungulate Capability**).

There are aggregate deposits of unknown quality and quantity located in the northeastern portion of the Plan area. Known aggregate areas are shown on **Map 7 – Location of Known Aggregate Resources**. There is also the potential for additional aggregate deposits within the plan area that have not been identified by the County.

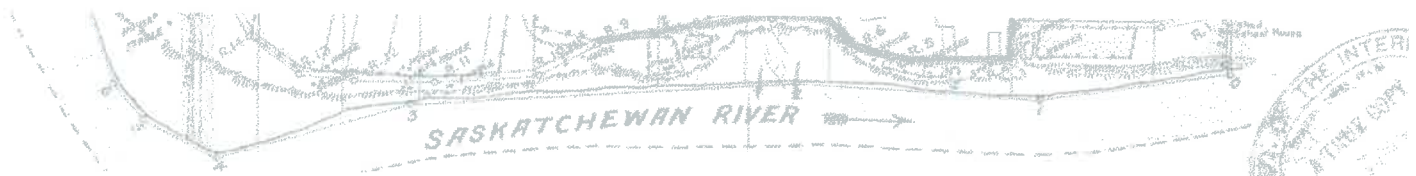
Land Suitability

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:



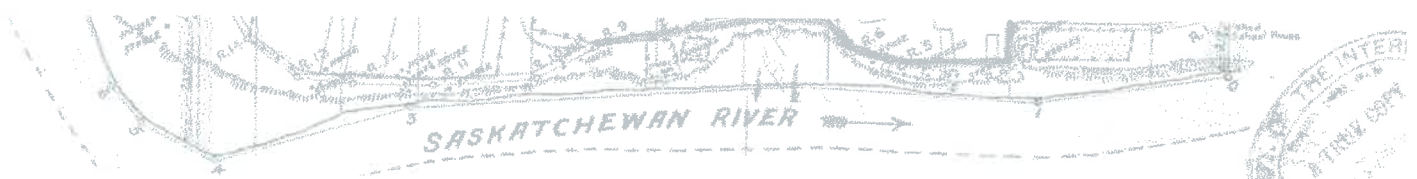
- » Agricultural land suitability
- » Dwellings
- » Environmentally Significant Areas
- » Oil and gas wells and pipelines
- » Significant environmental features
- » Significant heritage resources
- » Significant intersections
- » Significant watercourses (with 30-metre buffers)
- » Slopes
- » Tree cover
- » Ungulate land suitability
- » Waterfowl land suitability
- » Wetlands and waterbodies (with 6-metre buffers)

Map 8 - Land Suitability Assessment for Development 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.



PART 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.



This Part of the plan 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.

Objective: *Preserve and enhance environmental and settlement features that make the Victoria District a locally, provincially, and nationally significant place within Canada.*

Policy 1: Proponents of significant subdivisions and/or developments shall provide a wetland assessment, geotechnical report and/or a biophysical assessment and/or historic resources clearance letter at time of application on lands affected by one or more of the following features:

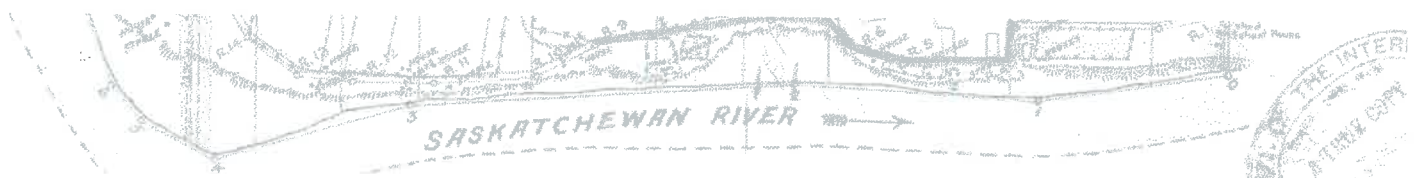
- a) wetlands;
- b) Steep slopes (greater than 15%);
- c) Environmentally Significant Areas as identified by the province;
- d) Historically significant area or resource;
- e) areas identified within an approved Regional Watershed Management Plan as being of conservation significance

To ensure that new development within the Plan area is located on lands that are suitable for the use proposed and consistent with applicable Municipal Development Plan and Regional Watershed Management Plan policies.

Policy 2: Land use and development activities shall be restricted on lands within 30 metres of North Saskatchewan River, except for, extensive agriculture, archeological exploration, historic building restoration, the development of recreational trails, wayfinding signage, and viewing areas.

Policy 3: Within the identified viewsapes, land use and development activities shall be restricted on lands within 30 metres of the right of way of the Victoria Trail, except for, extensive agriculture, archeological exploration, historic building restoration, the development of recreational trails, wayfinding signage, and viewing areas.

Policy 4: No tree clearing within 10 m of the boundary of the historic river lots shall be allowed without a development permit from the County in order to ensure that the hedgerows which identify the historically significant pattern of spatial organization are preserved, as they form a portion of the basis for the Victoria District's national historic designation. Where vegetation is approved for removal due to hazard, new hedgerows must be provided to ensure the visual continuity of the river lot boundaries.



17. Viewscapes

Portions of the plan area have been identified as representing historically significant viewscapes. The viewscapes have been identified in the following pages and shall be subject to the following additional regulations, in order to preserve important views of the Victoria District from significant vantage points and to ensure the integrity of the nationally recognized historic site.

Policies pertaining to development within the viewscape areas area identified below.

Viewscape A - Anderson House

The following policies apply to lands identified within Viewscape A:

Policy 6: Clearing of vegetation within 20 m of the boundaries of the developed surface of the Victoria Trail shall be prohibited except where the clearing of vegetation is required to address hazard conditions. No clearing of vegetation will be allowed within this area without an approved development permit for clearing of vegetation.

Policy 7: No development shall be allowed within 30 m of the developed surface of the Victoria Trail.

Policy 8: New development within 100m of the registered road right of way of the Victoria Trail shall be required to conform to the design guidelines outlined in Section X of this ASP.

Policy 9: Resource extraction developments are prohibited within Viewscape A.

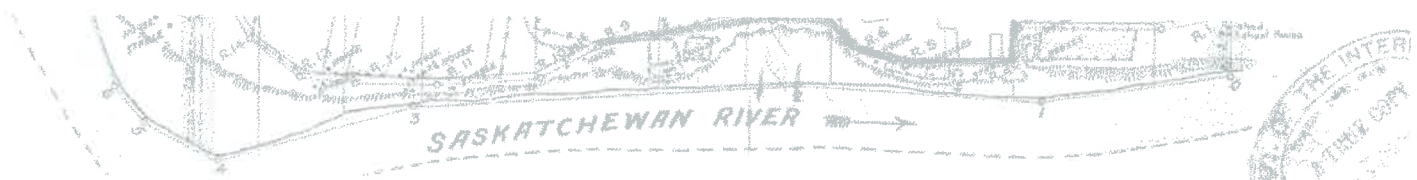
Viewscapes B & C (View from the Bridge Facing East & View from the Bridge Facing West)

The following policies apply to lands identified within Viewscapes B and C:

Policy 10: The clearing of vegetation shall be discouraged on lands located between the northern boundary of the bed and shore of the North Saskatchewan River extending 200m north of the northern boundary of the registered right of way of the Victoria Trail as identified on Viewscapes B and C.

Policy 11: New developments within Viewscapes B & C shall be required to conform to the design guidelines outlined in this ASP.

Policy 12: Resource extraction developments are prohibited within Viewscapes B & C.



Viewscape D - Victoria Settlement

The following policies apply to lands identified within Viewscape D:

Policy 13: The further subdivision of land within viewscape D will be discouraged. New development, excluding extensive agricultural uses, shall be located outside of the viewscape.

Policy 14: In the event that it is unfeasible because of site features or constraints to locate a new development on an existing lot outside of the viewscape area the new development may be approved by the Development Authority if it is consistent with the design guidelines in Section X and the building would not obstruct the view of Pakan Church/Clerks House from the Victoria Trail.

Policy 15: The clearing of native vegetation will be encouraged within Viewscape D to maintain an unobstructed view of Pakan Church/Clerks House from the Victoria Trail.

Policy 16: Resource extraction developments are prohibited within Viewscape D.

Viewscape E - The River & The Ridge

The following policies apply to lands identified within Viewscape E:

Policy 17: The number of new direct approaches onto the Victoria Trail shall be limited to two per river lot or quarter section. New approaches shall be provided either as joint approaches or indirectly off of an internal road.

Policy 18: New development adjacent to the trail will be encouraged to locate within 30 m of the registered road right of way of the Victoria Trail. This policy shall not apply within lands that are also located within Viewscapes A and D.

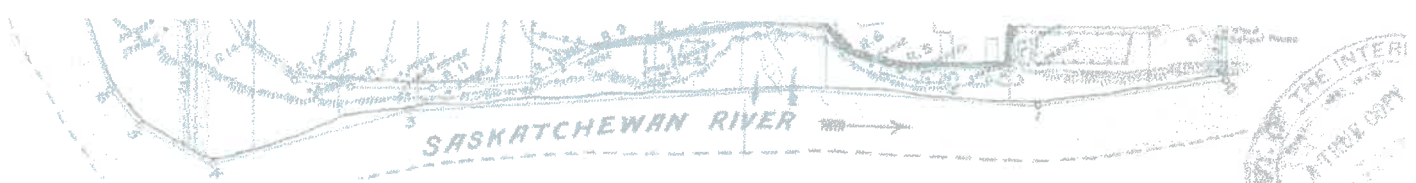
Policy 19: Building height shall be restricted to 2 stories within 30 m of the Victoria Trail.

Policy 20: Resource extraction developments are prohibited within Viewscape E.

Viewscape F - Where Water & Land Meet

The following policy applies to lands identified within Viewscape F:

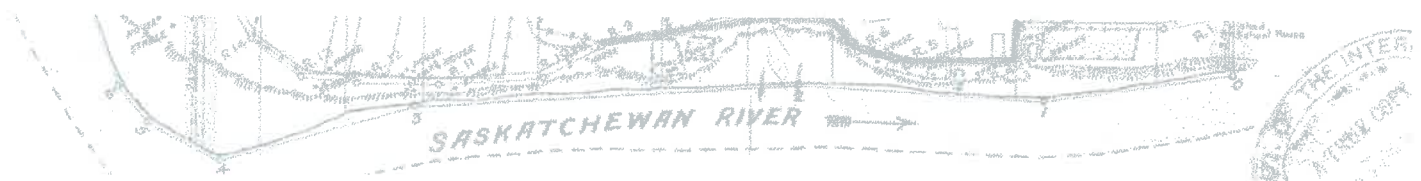
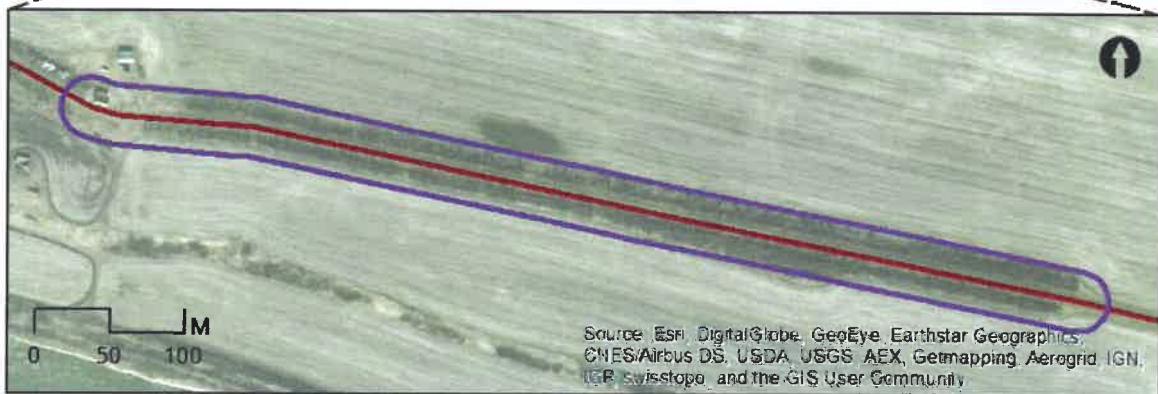
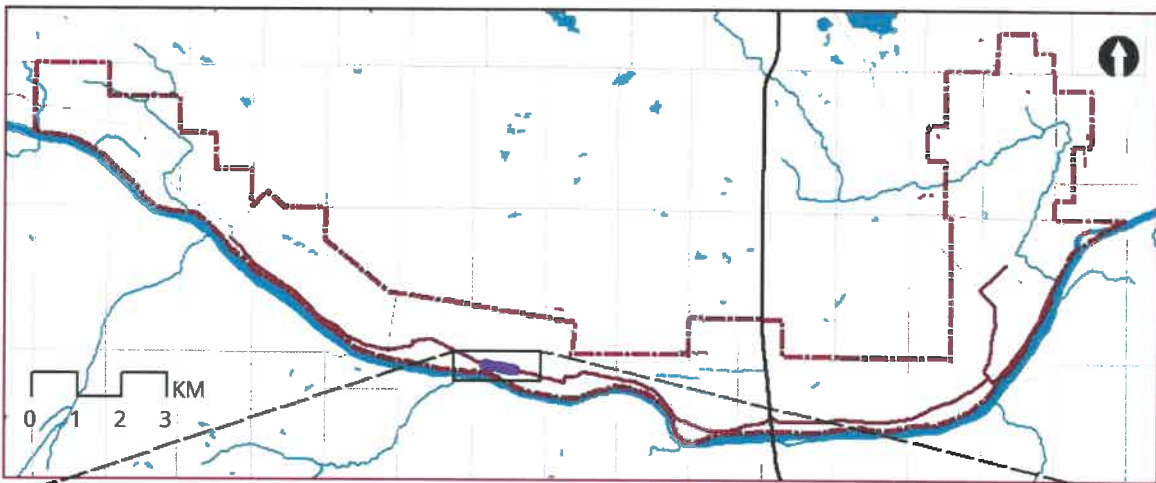
Policy 21: The clearing of native vegetation south of the Victoria Trail shall along the bank of the river be discouraged and the removal of river lot hedgerows will not be allowed in order to preserve the view of the district from the river with its dense overhanging brush interrupted by the occasional clearing to a farmhouse, ferry crossing or for an agricultural use.



VIEWSCAPE A | ANDERSON HOUSE

DESCRIPTION

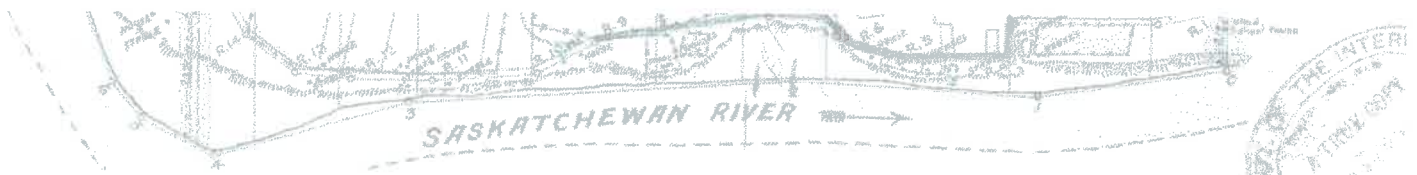
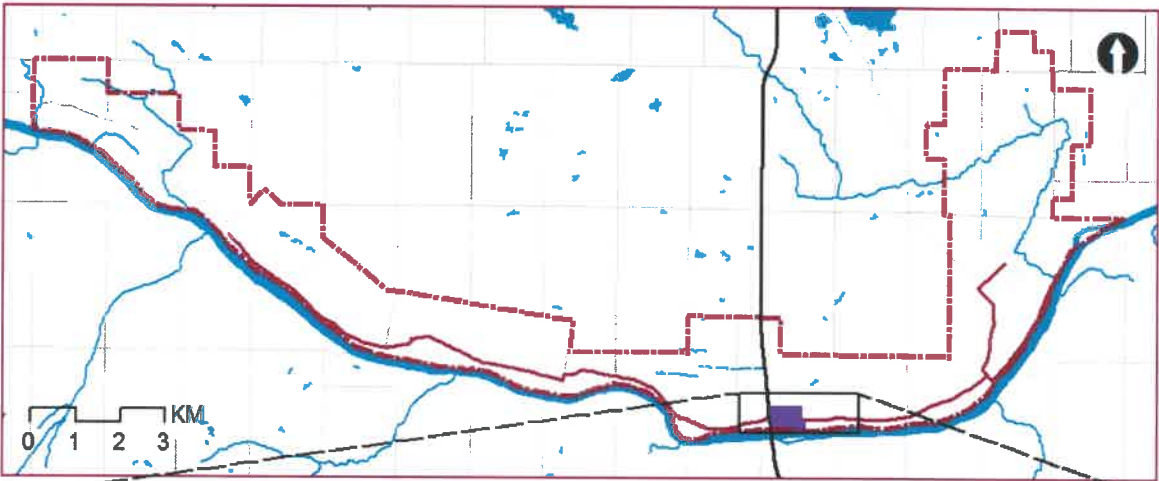
The site line down Victoria Trail to the Anderson House in the Lobstick Settlement establishes this historic log structure as a prominent landmark within the district.



VIEWSCAPE B | VIEW FROM BRIDGE (FACING EAST)

DESCRIPTION

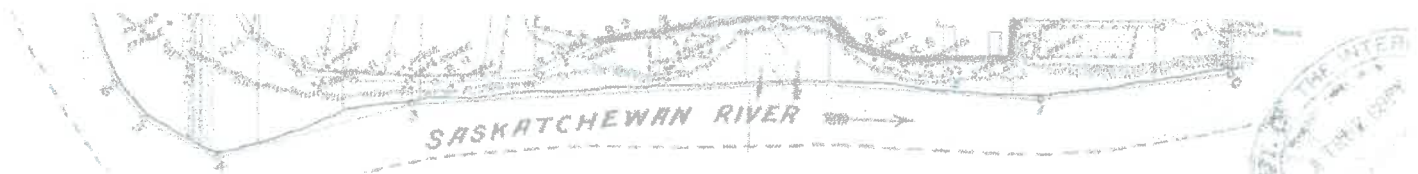
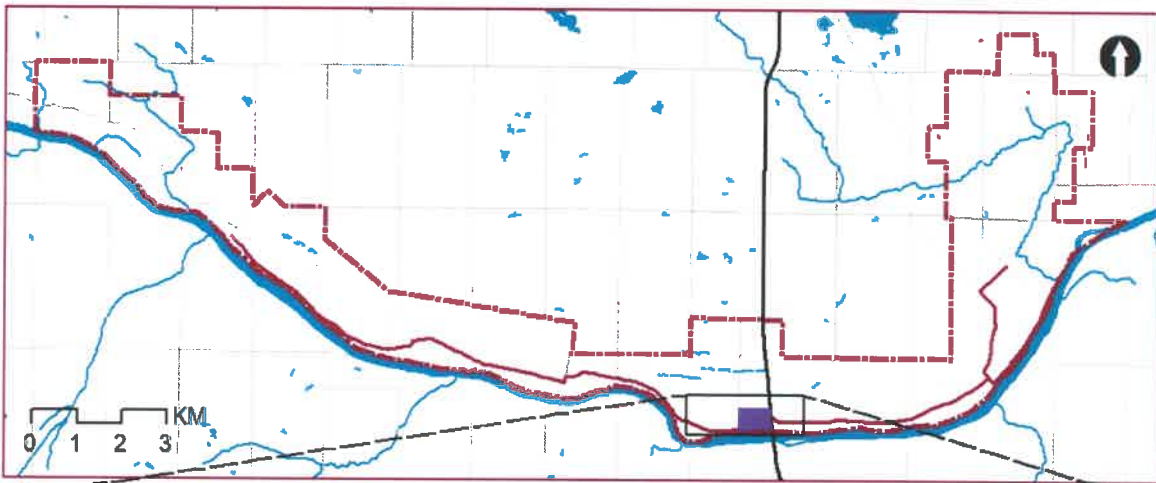
The northbound view from the bridge looking east toward the North Saskatchewan River, and forms a gateway to the Victoria District.



VIEWSCAPE C | VIEW FROM BRIDGE (FACING WEST)

DESCRIPTION

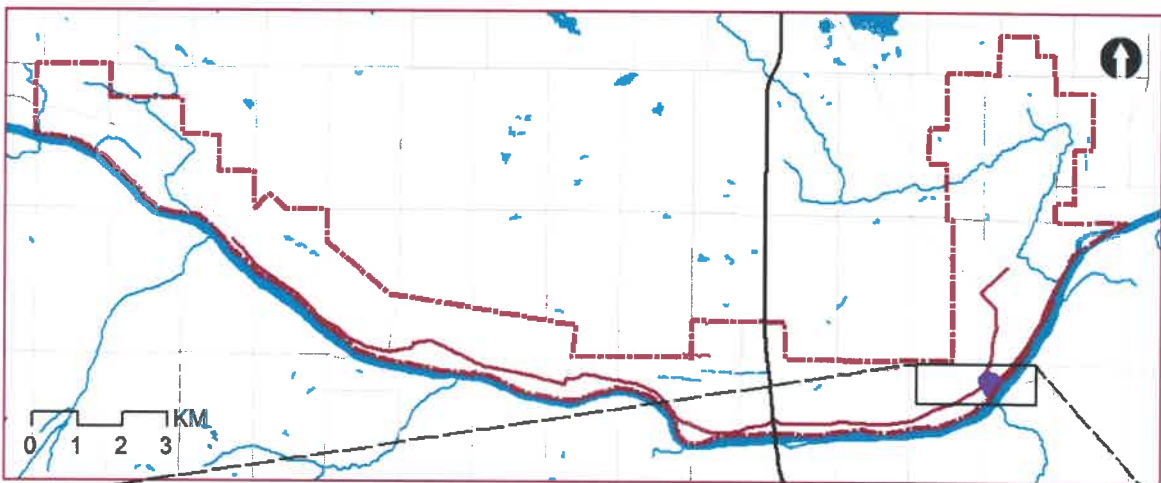
The northbound view from the bridge looking west toward the North Saskatchewan River, and forms a gateway to the Victoria District.



VIEWSCAPE D | VICTORIA SETTLEMENT

DESCRIPTION

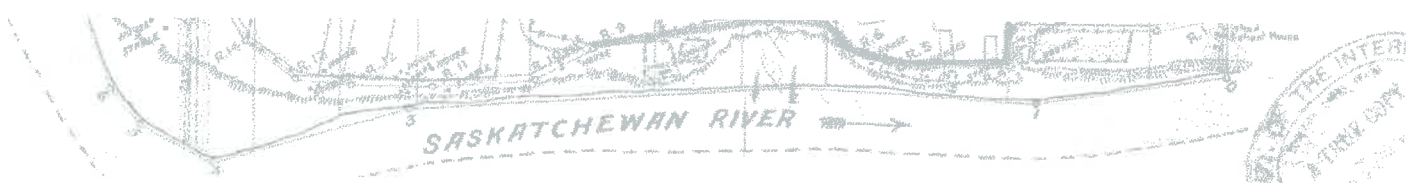
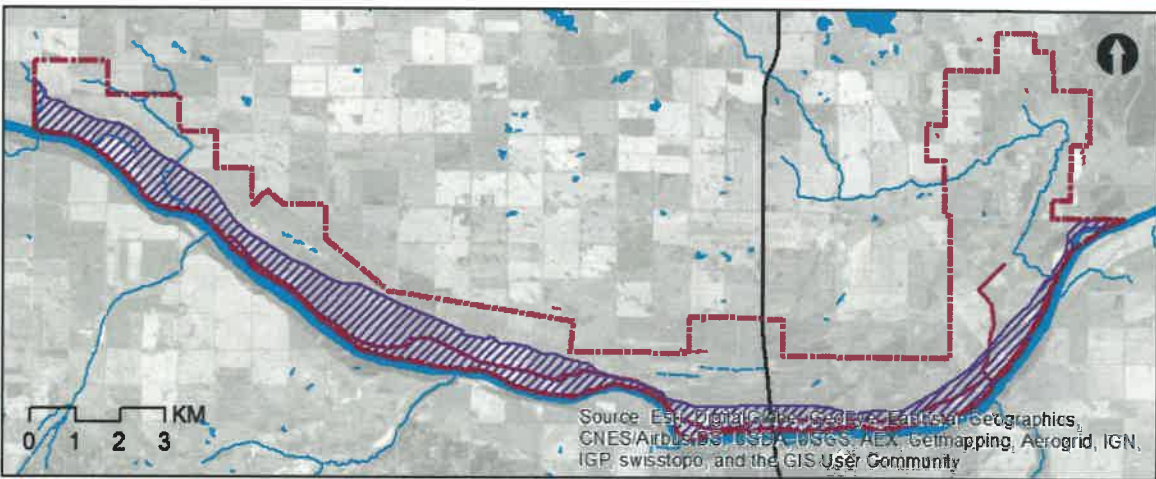
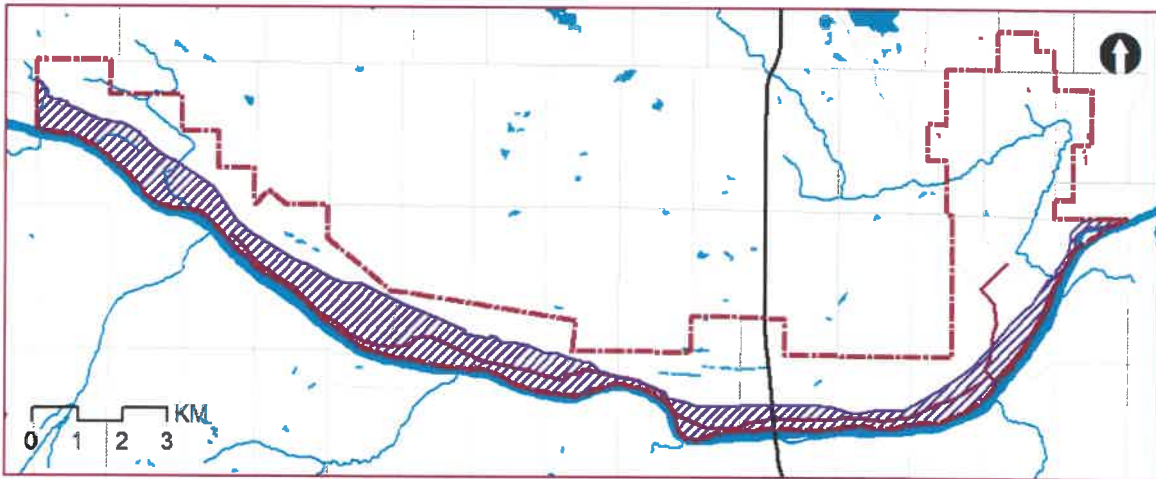
The panoramic view looking south (down the hill) from Range Road 171A to the Victoria Settlement Provincial Historic Site, which includes the Pakan Church and the Clerk's Quarters.



VIEWSCAPE E | THE RIVER & THE RIDGE

DESCRIPTION

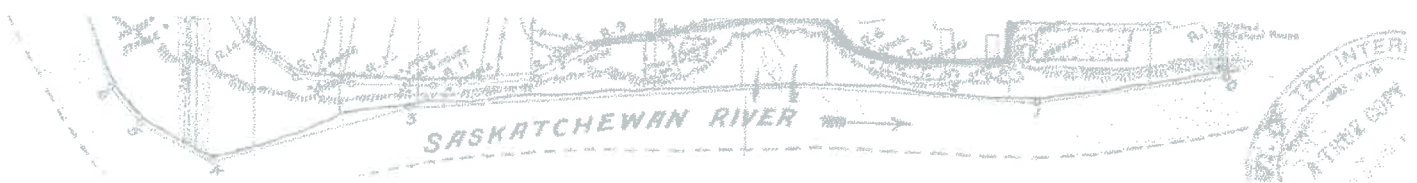
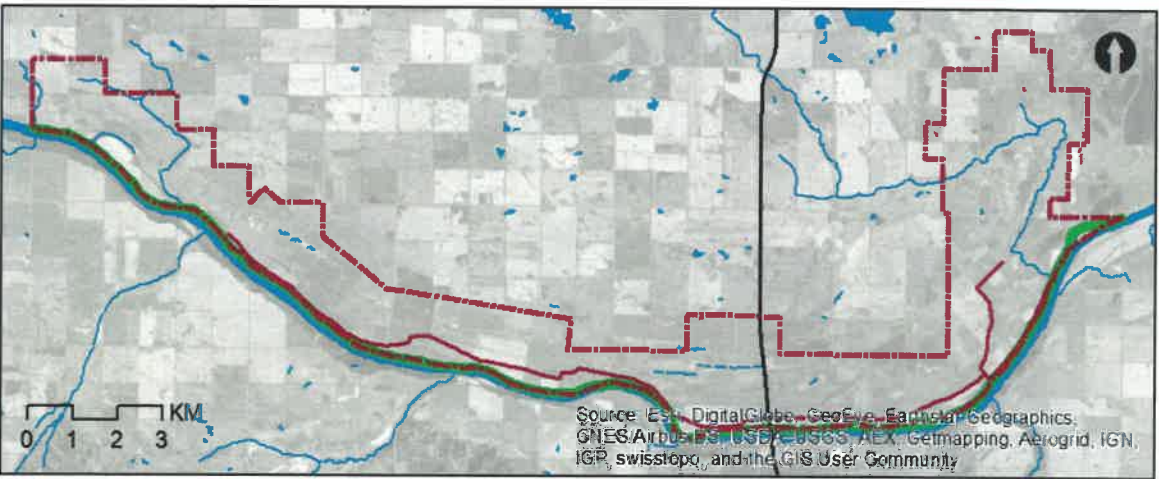
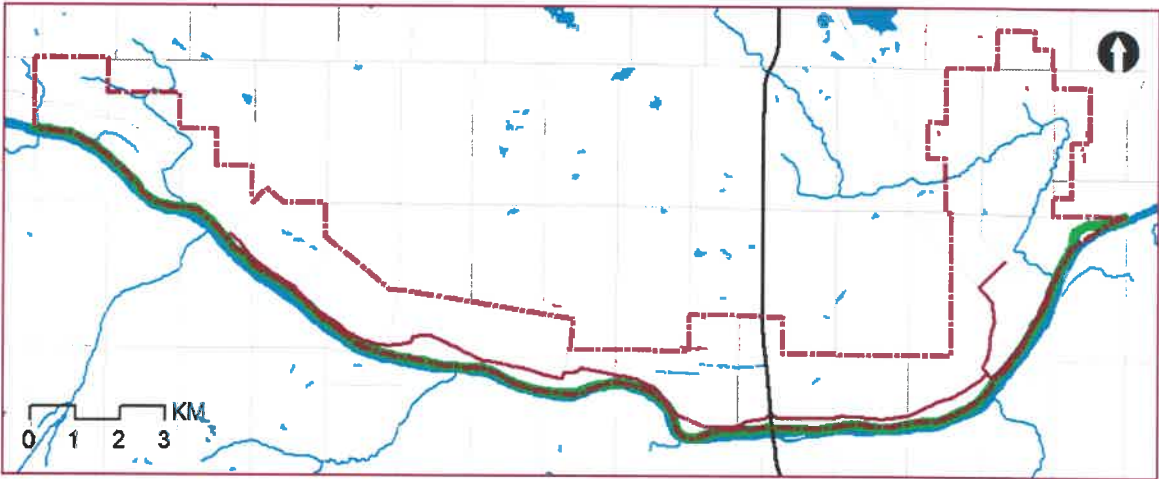
The view along Victoria Trail with the North Saskatchewan River to the south and the long natural ridge to the north.



VIEWSCAPE F | WHERE WATER & LAND MEET

DESCRIPTION

The view of the Victoria District as seen from the North Saskatchewan 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 appeared in the days of the fur trade.



PART 4 BUILT FORM & LAND USE

18. Future Land Use Concept

The future land use concept for the Victoria District is illustrated in the Future Land Use Map (**See Map 1 - Future Land Use**). The map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the County's general intent for the plan area concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use map is to be used in concert with the goals, objectives and policies of this plan.

The development concept reinforces the general pattern of development currently found within the Town while ultimately developing a more compact community which includes a broader range of residential, commercial and light industrial land uses.

Land Use Areas

The Land Use Areas shown on the **Map 1 - Future Land Use Areas** are defined as follows:

refers to portions of the plan area currently in agricultural production, or where agricultural uses are the best future use of land due to local land use considerations.

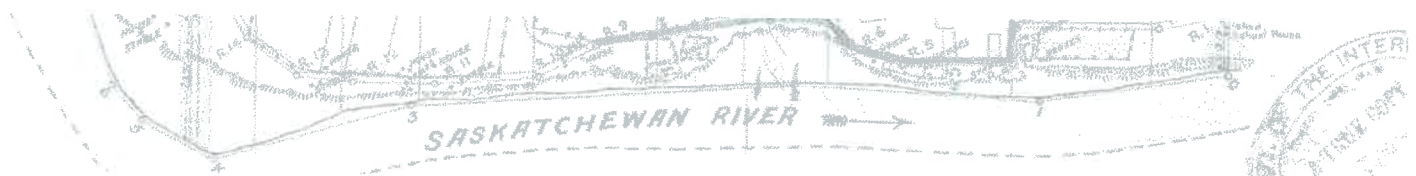
refers to portions of the plan area that are currently developed as multi-lot country residential subdivisions, or where the Land Use Bylaw allows for the development of this form of residential development.

refers to areas where non-homebased commercial opportunities that complement and/or support the plan area's historic and environmental significance may develop in the future.

refers to the most culturally and environmentally significant parts of the plan area. This includes nationally, provincially, and municipally designated heritage sites, institutional uses, riparian areas, environmentally significant areas, and significant views from the Victoria Trail.

The future land use map identifies the above land use areas, as well as major roadways, service utilities, and trails.

The following subsections provides general policies which apply throughout the plan area and policies which will apply within each of the land use areas identified above with respect to built form and land use.



General Land Use Polices

The following policies apply to all lands within the plan area. The intent of these policies is to ensure the orderly and efficient development of land within the plan area and to ensure that new development occurs in a manner that is complimentary to the natural environment and heritage assets within the ASP area.

Objective: Encourage the orderly and efficient development of land within the plan area in a form that is complimentary to environmental and heritage assets.

Policy 22: The County will encourage houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials shall also be encouraged (see Figure 5).

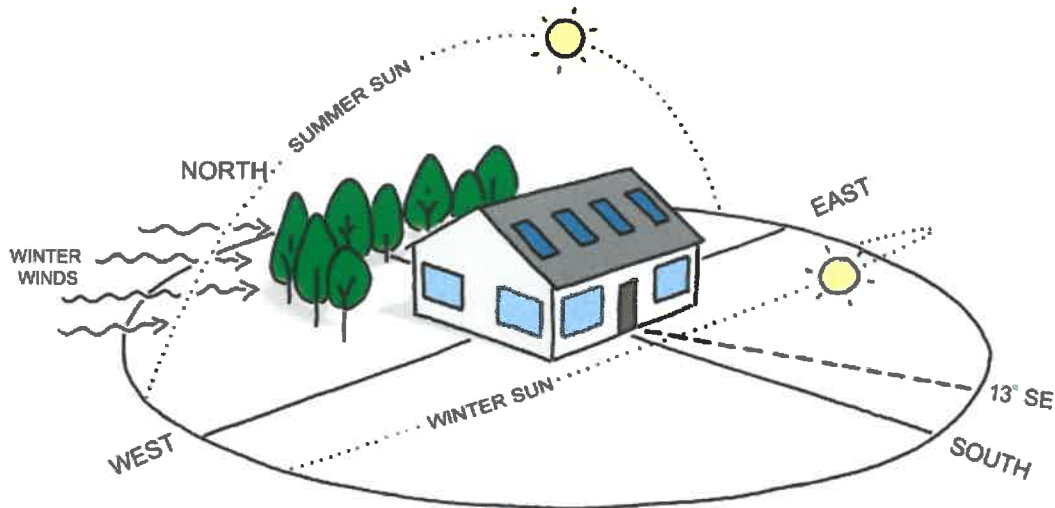
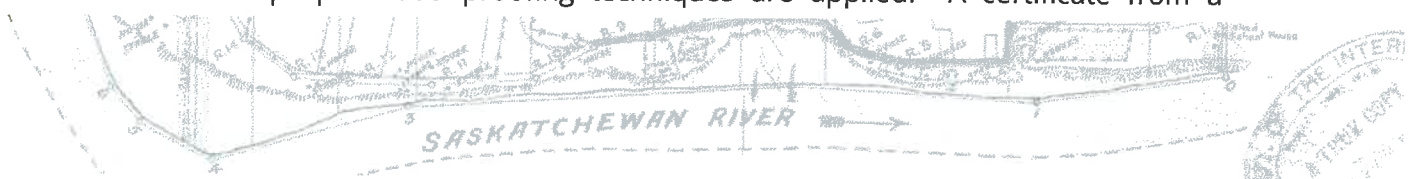


Figure 7 Solar Orientation and Wind Break Design for Passive Energy Conservation

Policy 23: New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.

Policy 24: Smoky Lake County may require subdivision and development applications near 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 25: No permanent structures, except for preserved or restored historical structures, will be allowed within the 1:100 year flood plain of any water course or wetland, unless proper 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 26: Smoky Lake County shall encourage flood plain and flood prone areas to be kept in their natural state or be used for recreational or agricultural use, where applicable.
- Policy 27: Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- Policy 28: New development will normally be contiguous to existing development and make efficient use of land, infrastructure and other community resources.
- Policy 29: Small businesses that promote traditional handcrafts, artwork, cultural practices, low-impact seasonal recreational developments and local agriculture will be encouraged throughout the ASP area.

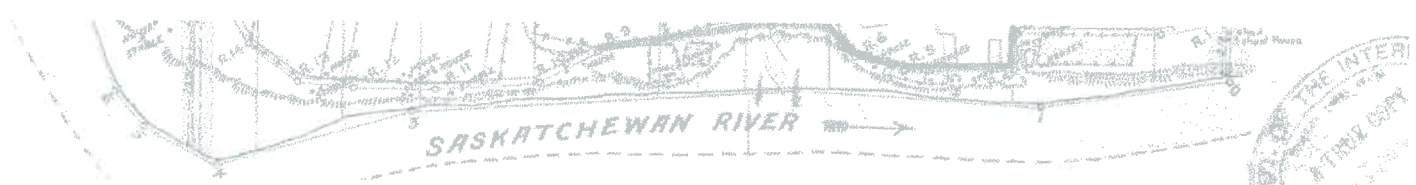
Specific Land Use Area Polices

The following policies apply to lands within the plan areas identified on **Map 1 – Future Land Use Areas**. The intent of these policies is to identify a future land use plan within the ASP area and to identify policies pertaining to the identified land uses within each area in a manner that is consistent with the vision and guiding principles of the Victoria District ASP..

19. Agricultural Development

Agriculture is (and historically been) the primary land use within the plan area and forms part of the basis for the Victoria District’s historical and cultural significance. In addition to farming, grazing and livestock keeping, lands within this designation include individual rural residential dwellings, often developed in association with a farming operation. The County recognizes that non-intensive agricultural activities compliment the historical significance of the plan area, and may add to or enhance the heritage value of the Victoria District.

It is the intent of this plan to encourage the continuation of agricultural and rural residential land use, in a manner that compliments and enhances the Victoria District’s historical and environmental significance.

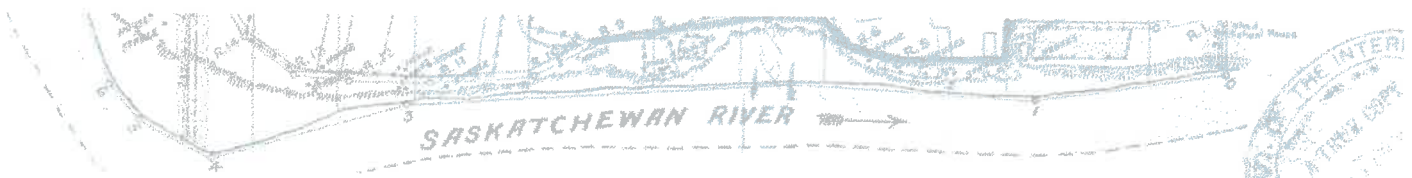


- Policy 30: The plan shall designate areas where agriculture development is the most suitable land use as Agriculture on **Map 1 - Future Land Use Map**.
- Policy 31: Agricultural land uses on lands with constraints to country residential or commercial development shall be encouraged.
- Policy 32: Shelterbelts, hedgerows and significant tree stands that articulate the plan area's historic subdivision pattern and contribute to the attractiveness of the local landscape shall be retained within the identified viewscape areas. Please refer to Policy 4 on pg. 22 for more information on the clearing of vegetation.
- Policy 33: The consolidation of river lots into larger parcels shall be discouraged.
- Policy 34: The uses allowed within the Agricultural Area shall be those uses listed as permitted and discretionary within the applicable district in the Smoky Lake County Land Use Bylaw.
- Policy 35: Notwithstanding Policy 34, natural resource extraction and processing uses shall not be allowed where the development of such uses will be visible from a provincial or municipally designated heritage site or would be located within the identified viewscape areas.

20. Country Residential

Traditional multi-lot country residential development has not been a major form of housing in the Victoria District. Lands within the plan area districted as Agriculture (AG) in the County's Land Use Bylaw can be subdivided for up to 4 residential lots, ranging in area from 0.8 ha (2.0 ac) to 8.0 ha (20.0 ac). Properties that are districted Victoria Agriculture (A1) are limited to up to 3 residential lots per quarter section, ranging from 0.8 ha (2.0 ac) to 8.0 ha (20.0 ac) where a quarter section has not been subdivided into two 2 agricultural parcels.

The Smoky Lake County Land Use Bylaw includes a residential district intended to provide for country residential development in the Victoria District. The Victoria Residential (R3) District may be applied to regulate residential development on lands near or adjacent to the Victoria Trail. This district allows for the development of up to 1.54 single detached dwellings per net ha (0.6 dwellings per net ac), within a minimum lot area of 0.3 ha (0.75 ac), and a maximum lot area of 4.0 ha (10.0 ac). For single detached 'cluster residential developments', up to 2.47 dwellings per net ha (1.0 dwellings per net ac) are permitted,



with a maximum lot area of 0.2 ha (0.5 ac), and a minimum lot area at the discretion of the development authority. Currently, only one quarter section (NE 12-58-18-W4), immediately adjacent to the sole Country Residential (R3) property in the plan area, is designated Victoria Residential (R3).

It is the intent of this plan to allow existing country residential development that is in association with agricultural operations, and to ensure that new residential developments respect the plan area's agricultural heritage, as well as its areas and features of environmental and cultural significance. Traditional multi-lot or cluster country residential housing in the plan area may also be encouraged outside of the identified viewscape areas in **Part 3** of the ASP.

Policy 36: Multi-lot and cluster country residential subdivision may be allowed within the Country Residential Area, Agricultural Area and the Heritage and Environment Area shown on **Map 1 - Future Land Use** in areas outside of the identified viewscales in Part 3 of the ASP where the proponent has demonstrated that:

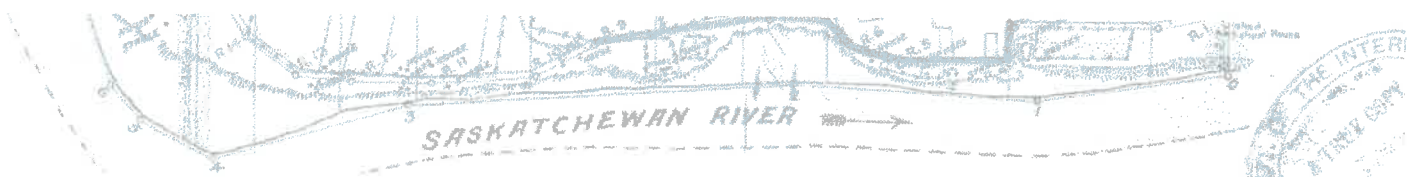
- a) The proposed subdivision is consistent with the design guidelines identified within this plan; and
- b) Where applicable, the proposed subdivision will retain river lot hedge rows.

Policy 37: Notwithstanding policy 36, multi-lot or cluster residential development shall be prohibited on lands within 400 metres of municipal or provincial historic sites within the Plan area.

Policy 38: Applications for multi-lot or cluster residential subdivision shall require the submission of a neighbourhood structure plan or outline plan, to the satisfaction of the Subdivision Authority. If an amendment to the Land Use Bylaw is required to facilitate the subdivision then the neighbourhood structure plan must be provided prior to or concurrently with the redistricting application. The requirements of a neighbourhood structure plan or outline plan, including provisions for public consultation, are detailed in **Part 5: Putting into Practice**.

Policy 39: Subdivision for the purpose of creating additional residential lots must retain, where applicable, the linear river lot boundaries as a part of any new parcels.

Policy 40: The construction and development of residential dwellings shall retain mature trees and natural features (including shelterbelts and hedgerows) in order to



minimize the impact on the land and the plan area's historic subdivision patterns.

Policy 41: Subdivision and development proposals considered to be located within or adjacent to a high wildfire hazard area may be required to take into consideration FireSmart: Protecting Your Community from Wildfire design principles. Approvals of such an application may include conditions that require the implementation of FireSmart principles and fire prevention measures. Notwithstanding Policy 40, where the implementation of FireSmart principles would require the removal of vegetation clearing shall be permitted by the development authority with the condition that the vegetation is replaced with less combustible vegetation to the satisfaction of the Development Authority.

Policy 42: Lots created as a part of multi-lot or cluster country residential development shall not be provided with direct access onto existing municipal or provincial roads; access to these lots shall normally be from internal subdivision roadways only. The subdivision authority will have the discretion to vary this requirement where the site is bounded by two or more existing municipal roads.

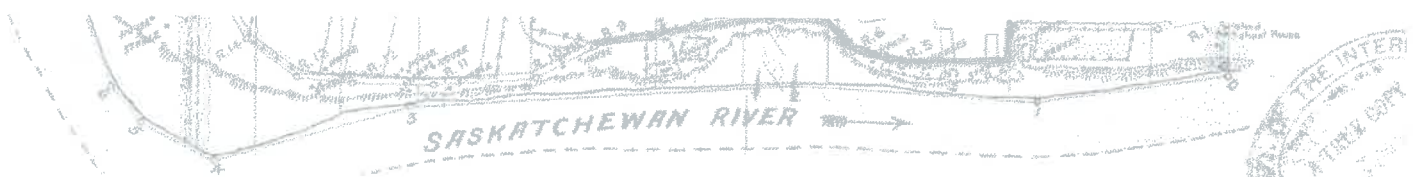
Policy 43: No further subdivision will be permitted south of Victoria Trail throughout the Plan Area.

21. Commercial

Apart from agricultural operations, there are very few commercial businesses in the plan area. The only commercial uses within the Plan Area are the campground and environmental recreation facility associated with Métis Crossing. However, Metis Crossing has indicated that they may wish to pursue expansion of their holdings and the County wished to encourage tourism related development within the Plan area.

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.

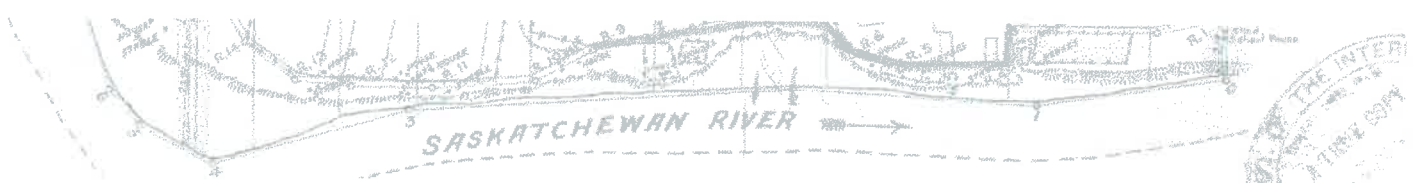
This plan encourages commercial developments that provide services to local residents and visitors, maintains the visual characteristics of the local landscape, and promotes the plan area's significant cultural and environmental features. These types of commercial development may include campgrounds, sport and recreation equipment rentals, interpretation centres, & businesses that promote traditional handcrafts, artwork and cultural practices, etc.



- Policy 44: Smoky Lake County shall discourage resource extraction or processing operations from locating within the plan area, within view of municipal, provincial or federal historic sites, in order to protect the area's viewsapes, as well as significant cultural and environmental features.
- Policy 45: The development of home-based businesses shall be encouraged throughout the plan area, consistent with provisions in the Smoky Lake County Land Use Bylaw.
- Policy 46: Commercial operations that are not home-based or agricultural-based will be encouraged to develop on lands designated as Commercial on **Map 1 - Future Land Use**.
- Policy 47: Applications for significant commercial developments, or commercial developments on lands designated as Commercial on **Map 1 - Future Land Use**, shall require the submission of a neighbourhood structure plan or outline plan, to the satisfaction of the Development Authority. The requirements of a neighbourhood structure plan or outline plan, including provisions for public consultation, are detailed in **Part 5: Putting into Practice**.
- Policy 48: Commercial businesses may operate on lands designated as Heritage and Environment on Map 1 Future Land Use of this plan, if developed in association with a museum, historic park, or a similar enterprise. Additional tourism oriented businesses and agri-commercial uses may also be allowed within this area in accordance with the County's Land Use Bylaw.

22. Heritage & Environment

This plan acknowledges the equal significance of local environmental and heritage assets, and their interdependent relationship with one another. Significant Heritage and environmental features are jointly identified on **Map 1 - Future Land Use** as the Heritage & Environment Area. The intent of this designation is to identify areas where major cultural and environmentally significant assets (i.e. heritage properties, archeological sites, significant slopes, riparian areas, etc.) are present, and to protect these areas into the future, so that they may remain as valued assets for the Victoria District.



Policy 49: The Heritage & Environment designation identified on **Map 1 - Future Land Use** of this plan shall include:

- » Lots containing all municipally, provincially, or federally recognized historic sites;
- » A 30 metre wide buffer on either side of the Victoria Trail;
- » A 30 metre wide buffer along all water bodies or water courses;
- » Environmentally Significant Areas identified by the province; and
- » All significant slopes (greater than 15%).

Policy 50: Within the Heritage & Environment Area agricultural, recreational, tourism and institutional land uses shall be encouraged.

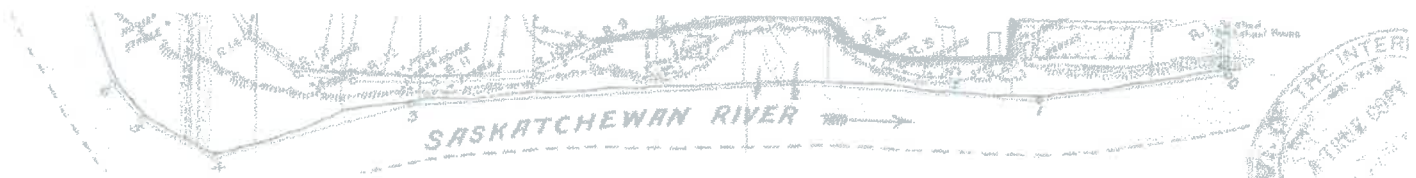
Policy 51: The plan recognizes that non-intensive agricultural activities compliment the historical significance of the plan area, and may add to or enhance the heritage value of the Victoria District.

Policy 52: The plan shall encourage the development of agricultural land use activities on private properties where the Land Suitability Assessment has indicated that there are multiple development considerations that represent constraints to country residential or commercial development.

Policy 53: Agricultural and rural developments in the Heritage and Environment area shall retain existing shelterbelts, hedgerows and significant tree stands that articulate the plan area's historic subdivision pattern and contribute to the attractiveness of the local landscape.

Policy 54: The consolidation of river lots into larger parcels shall be discouraged.

Policy 55: Natural resource extraction and processing uses shall not be allowed where the development of such uses will be visible from a provincial or municipally designated heritage site or would be located within the identified viewscape areas.



23. Infrastructure & Utilities

- Policy 56: Water and sanitary services for all developments in the plan area shall be provided as individual onsite systems, and meet all provincial and municipal servicing requirements.
- Policy 57: Stormwater management for developments in the plan area shall be provided by the developer, through onsite retention methods to the satisfaction of the Development Authority and Alberta Environment.
- Policy 58: Individual franchise utilities (i.e. power, telecommunications, etc.) in the plan area shall be provided underground wherever possible to eliminate visual clutter that may negatively impact local viewscales.
- Policy 59: Development adjacent to a highway, or the intersection of a highway and a local road will require approval from Alberta Transportation. If improvements to the intersection of a highway and a local road are required as a result of the proposed development then the cost of those improvements will be borne by the proponent.
- Policy 60: New development will not be allowed where the development would obstruct site lines at an intersection of two local roads and create a traffic hazard.

24. Recreation & Reserves

- Policy 61: Smoky Lake County shall utilize municipal reserve dedications to develop a multi-use trail network adjacent to the Victoria Trail throughout the plan area that promotes the discovery of local heritage resources.
- Policy 62: Municipal reserves shall be provided by a full dedication of land, cash-in-lieu of land, or a combination of both, to facilitate the establishment of a plan area-wide connective trail system that promotes the exploration of local heritage sites.
- Policy 63: Smoky Lake County shall cooperate with provincial and federal stakeholders to explore opportunities to connect a local trail network with local heritage resources.

25. Design Guidelines

Within the plan area are 4 historically and culturally significant structures that are emblematic of the Victoria District's architectural vernacular. The unique architectural features of these structures (River Lot #3, Anderson House, McDonald House, and Fort Victoria), serve as the basis for design guidelines within this plan and are identified in **Appendix B - Significant Architectural Features**. The guidelines in this section are



intended to ensure that future residential developments in the plan area also demonstrate elements of the historic architectural vernacular of the Victoria District.

Policy 64: Policies within this section apply to the entire plan area. However, the Design Guidelines do not apply to agricultural use buildings or buildings accessory to agricultural uses.

Policy 65: To ensure consistency with the design guidelines in this section new buildings, excluding those buildings which are accessory to agricultural uses must submit elevation and façade information with a development permit application to the satisfaction of the Development Authority. The Development Authority will have the discretion to waive this requirement if the developed building shall not be visible from the Victoria Trail.

Building Orientation and Siting

Policy 66: New residential buildings and buildings accessory to residential uses shall be required to incorporate some aspects of the Significant Architectural Features identified in **Appendix B**, to the satisfaction of the Development Authority.

Policy 67: New commercial and institutional buildings and buildings accessory to commercial and institutional uses may be required to incorporate aspects of the Significant Architectural Features identified in **Appendix B** to the satisfaction of the Development Authority.

Policy 68: Future residential, commercial and institutional developments in the plan area shall be orientated so that the front or main entrance of the principle building is facing either south (to the North Saskatchewan River), or in direction of the Victoria Trail.

Building Height and Massing

Policy 69: Two of the three options below must be met; however, meeting all three options is encouraged:

Option 1: Future residential developments in the plan area shall be a maximum of two storeys in height (not including the roof).

Option 2: Rooflines of future developments in the plan area shall incorporate a steeply pitched roof (a rise/span ratio of 14:12 or greater).

Option 3: Future residential, commercial and institutional developments in the plan area shall generally be rectangular in shape.



Building Symmetry

- Policy 70: Building features such as doors, windows, chimneys, dormers, gables, should achieve symmetry in the overall design of future residential, commercial and institutional buildings within the plan area.
- Policy 71: New residential buildings visible from the Victoria Trail should include a centred gabled dormer similar to the gabled dormer on Anderson House and the Clerks House in **Appendix B** along the wall of the building adjacent to the Victoria Trail or alternately, along the wall of the building that is visible from the Victoria Trail.

Building Colour and Materials

- Policy 72: Two of the three options below must be met; however, meeting all three options is encouraged:

Option 1: Heritage colours and/or natural wood shades shall be the principle colour of future residential, commercial and institutional buildings within the Heritage and Environment Area, the Commercial AERA and the Country residential Area. Other colours may be used to highlight design and accent features such as trim, fascia, windows, doors, and porches.

Option 2: Exterior finishes of future residential, commercial and institutional developments shall utilize or simulate the use of horizontal wood and/or shingle siding on the portion of the structure facing Victoria Trail and/or visible from the Victoria Trail.

Option 3: For new developments, shingles or other roofing materials are to be selected from solid dark colour shades or heritage colours.

26. Lighting

- Policy 73: Lighting should be encouraged to adhere to Dark Sky Design principles and should be used to highlight only the area required to receive light. Light trespass onto adjacent properties should be avoided.
- Policy 74: Lighting fixtures which incorporate flood lights to illuminate large areas of the site or a building shall not be permitted.
- Policy 75: Notwithstanding Policy 73 and 74, lighting policies shall not apply to agricultural developments.

27. Wayfinding

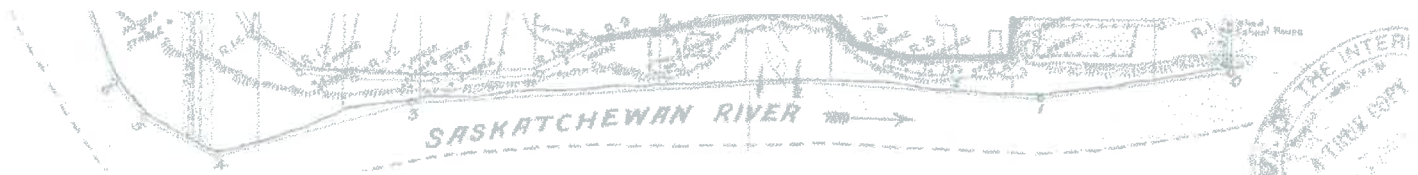
- Policy 76: Smoky Lake County shall work with local stakeholders to explore creating a unified wayfinding system and signage to provide directional information,



information on the area's history and national significance, and to identify significant cultural and environmental features.

Policy 77: Lookout points or viewpoints to the North Saskatchewan River and historic settlement areas will be encouraged in conjunction with a local trail network to provide areas for residents and visitors to enjoy scenic views.

Policy 78: All signage shall conform to the regulations contained in the Smoky Lake County Land Use Bylaw.



PART 5 PUTTING INTO PRACTICE

This section of the Victoria District Area Structure Plan is intended to inform and guide the local decision making and application processes of County Council, administration, local residents, development proponents, heritage groups, and provincial/federal heritage agencies, and encourage a culture of cooperation and collaboration among stakeholders.

28. Review

This plan shall be reviewed by County Council and administration every 5 years to ensure that the goals and policies contained in this document reflect the values of Smoky Lake County, and are effective tools to achieve the overall vision of the plan.

The maps of this document shall also be reviewed at this time to ensure that they reflect current geophysical information and land use patterns.

This review should also consider:

- » The impact (if any) of development(s) on the intersection of Highway 855 and Victoria Trail;
- » The needs of local emergency service providers;
- » The impact (if any) of development(s) on local school boards, or the County's ability to provide hard and/or soft services to local residents;

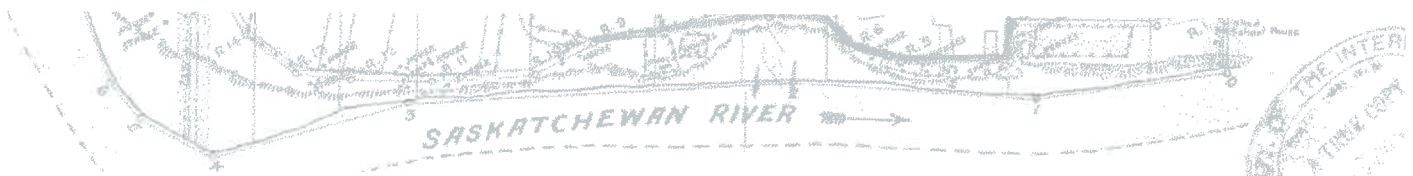
During this regular review, Smoky Lake County will consult with local heritage groups and provincial and federal agencies with interests in the Victoria District to gather their opinions on the plan's policies and opportunities for improvement/modification.

If amendments to the Plan are proposed as a result of the review, Smoky Lake County will host a public meeting to discuss the status of the Victoria District Area Structure Plan, review areas in the document where changes may be made, and solicit feedback on local land use issues that the plan may be suited to address more effectively.

With this information, Smoky Lake County may proceed with textual or mapping amendments to the plan.

29. Amendment

In the future, outside of the aforementioned review period, an application for amendment to this plan may be initiated by Smoky Lake County or a development proponent. In receiving and evaluating an amendment to this plan, Smoky Lake County will circulate the application to local heritage groups and provincial/federal agencies (in addition to regular



circulation stakeholders) to collect and consider their thoughts on the issue. County Council shall also consider the findings of the Victoria District Area Structure Plan Background Report when reviewing an amendment to this plan.

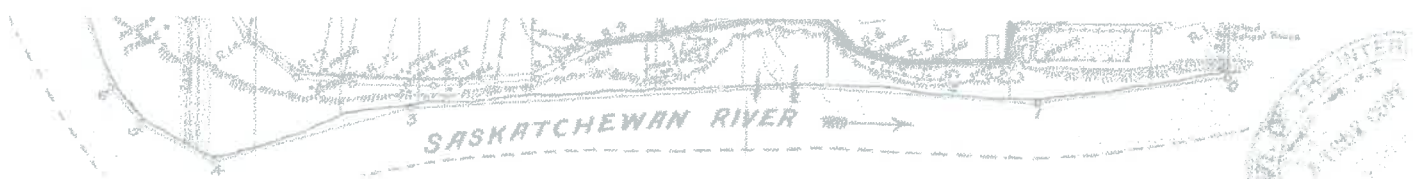
In addition to the required public hearing, an amendment to this plan must include, at minimum, one public meeting to provide local residents and area stakeholders with an opportunity to review the amendment application and provide feedback. Guidelines for public meetings are addressed in the **Public & Stakeholder Consultation** section in this Part.

30. Subdivision and Development

Subdivision and development in the plan area must be consistent with the goals and policies of this plan. Any application that would propose to amend the future land use areas on Map 1 will require an amendment to this plan.

Policy 79: An application that proposes to create a multi-lot subdivision must be first preceded by the submission of a neighbourhood area structure plan or outline plan, to the satisfaction of Council and the Subdivision Authority. In addition to describing the proposed layout of the subdivision and phasing of the development, the County may request that the plan include the following information:

- » How the proposed development satisfies the requirements of applicable provincial legislation, regulations, policies and the North Saskatchewan Regional Watershed Management Plan;
- » Existing and planned land use developments;
- » Density, siting, transportation access, and servicing;
- » Architectural controls including information regarding how the design, size, and height of proposed structures conforms the design guidelines in this Plan;
- » Soil and agriculture capability;
- » Historical, cultural, and archeological resources impact assessment and clearance from AB Culture and Tourism;
- » Figure identifying hazardous (including steep and soft slopes) and environmentally significant areas as identified in a geotechnical report or similar study;



- » Setbacks for natural resource extraction sites, sewage lagoons, landfills, or any other development that may require buffering or space separation;
- » The location and plan for the dedication and creation of municipal reserve, municipal school reserve, environmental reserve, and environmental reserve easements;
- » Parks, trails, open spaces, and amenities suitable to the proposed land uses;
- » The principles of FireSmart and Dark Sky;
- » Potential impacts on local traffic and regional infrastructure (where applicable);
- » Geophysical, hydrological, and environmental studies including where required, a wetland assessment prepared by a qualified professional;
- » Emergency Response and Preparedness Plan; and
- » Any other matters that the County deems appropriate.

Policy 80: An application for commercial development not associated with a home-based occupation or agricultural operation may also require the submission of an outline plan at the time of application. In addition to the aforementioned requirements, the Development Authority may request that the outline plan address:

- » Parking;
- » Outdoor storage and display;
- » Hours/season of operation; and
- » Any other matters that the Development Authority deems appropriate.

Policy 81: All subdivision applications and development permit applications for discretionary uses will be circulated to the Heritage Board for comment.

Policy 82: In the event that a proposed subdivision or development may, in the opinion of the Development Authority, have an impact on a heritage site or resource identified within this Plan, a pre-application consultation meeting with the Smoky Lake Heritage Board will be required and a summary of the meeting shall be provided to the County. The County will not consider the application complete until the meeting has been held and the summary has been received from the



Heritage Board. The Heritage Board will have 20 days from the date of the meeting to provide the County with a summary.

Public & Stakeholder Consultation

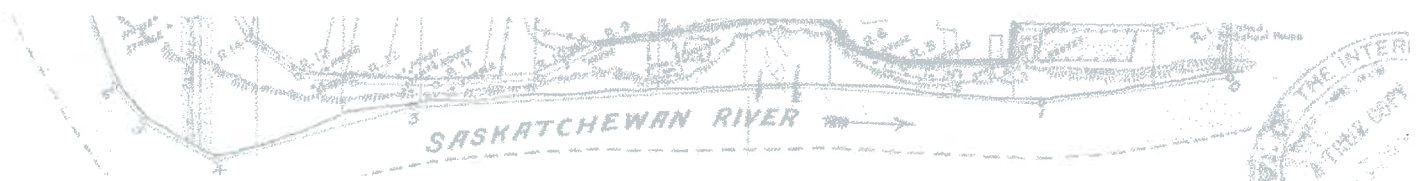
Local landowner knowledge and participation is an invaluable asset in this plan's implementation and success. When public and stakeholder consultation in the plan area is required, the following guidelines shall be implemented by the Development Authority in the assessment and approval of a public consultation program.

- » The public open house(s) shall provide a presentation of the proposed amendment/issue, and an opportunity for formal and informal public participation.
- » Notice of the public consultation session shall be provided through multiple mediums, such as online/social media platforms, newspaper advertisements, physical advertisements in public spaces where residents of the plan area may gather, direct mailings, and/or any other effective form of notification as determined by the Development Authority.
- » Notices for the public consultation session should be initiated a minimum of two weeks before the intended date of engagement.
- » Opportunities should be made available for persons unable to attend the proposed public consultation session to review the presentation materials, consult with the proponents, and provide feedback on the issue at hand.
- » Feedback from local residents and stakeholders shall be collected by the proponent and made available for review by the Development Officer and Council as a part of any report or amendment application.

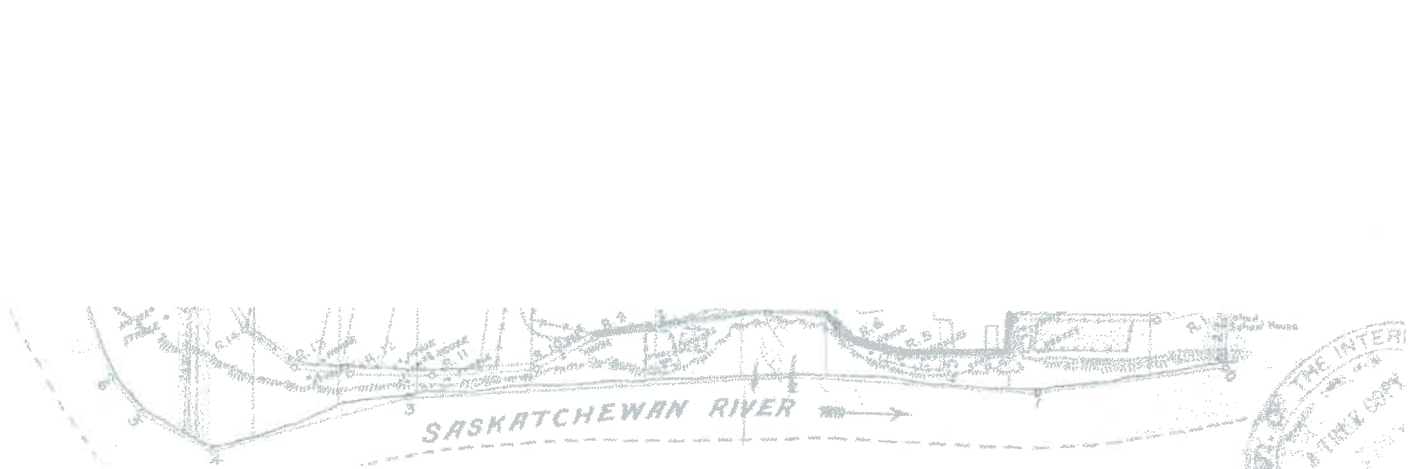
31. Provincial and Federal Coordination

Smoky Lake County shall maintain a strong and open working relationship with provincial and federal agencies involved in the designation, maintenance, operation, and funding of local historic sites. Together with the local Heritage Board, Smoky Lake County shall explore opportunities to work with the federal and provincial counterparts to:

- » Further identify, protect, and maintain significant cultural and heritage resources within the plan area.
- » Develop a program to jointly promote the entire Victoria District as a locally, provincially, and nationally significant area.

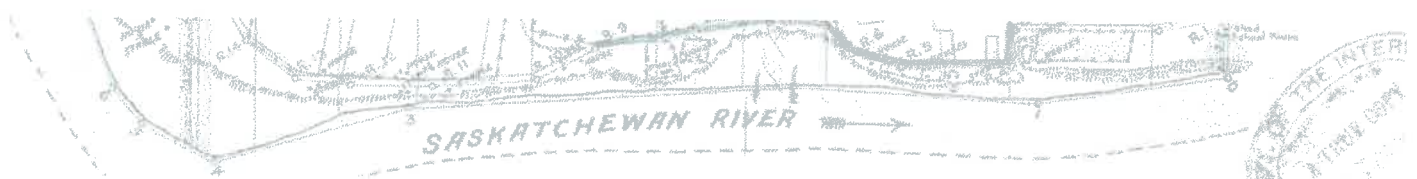


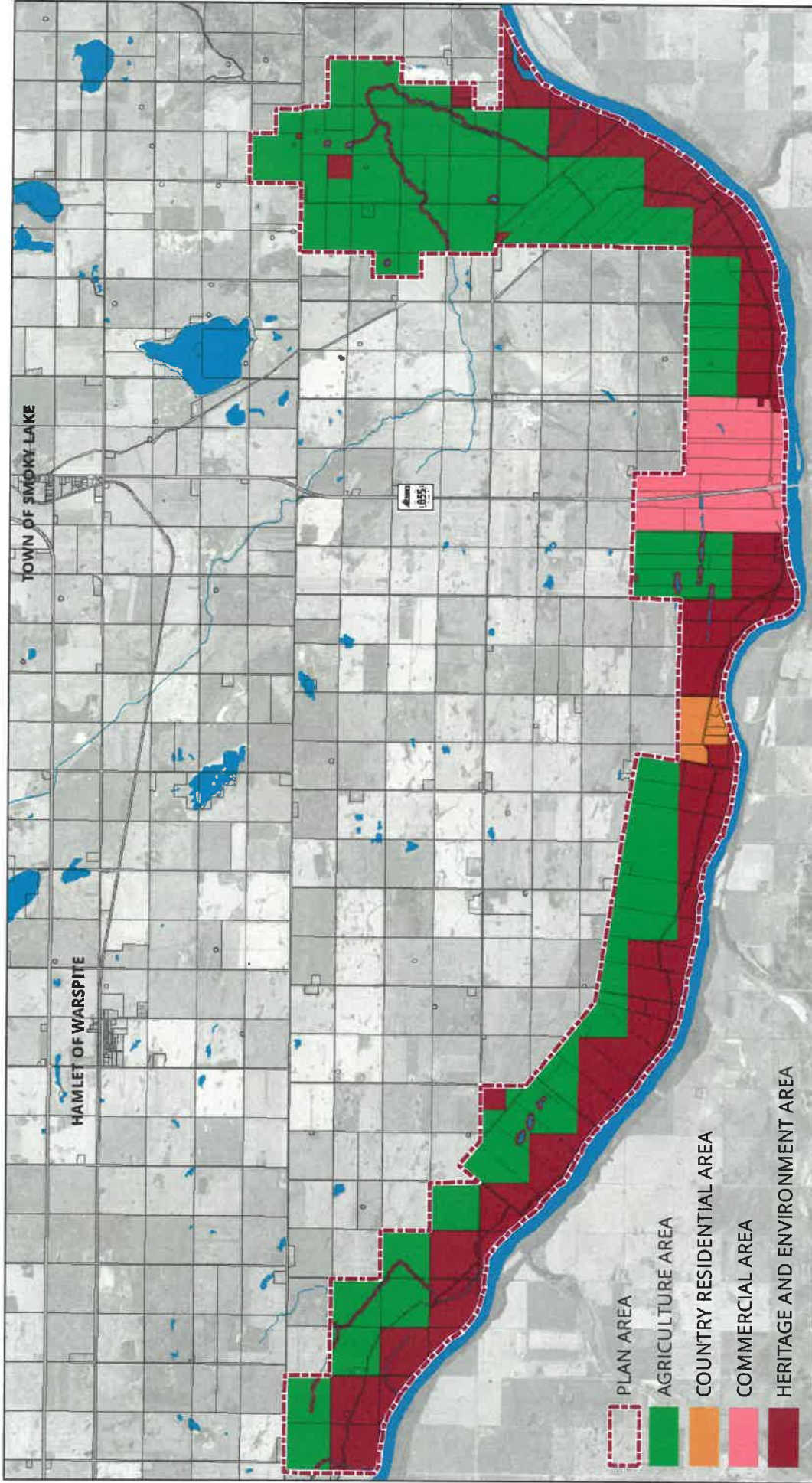
- » Develop an integrated wayfinding system that includes signage, online promotion, and mapping to promote all significant features of the Victoria District to potential visitors.
- » Remain in regular communication with one another in order to identify significant land use issues that affect environmentally and historically significant features in the plan area, and to identify opportunities to enhance or expand cultural programs and assets.



ASP MAPS

- Map 1 - Future Land Use Areas
- Map 2 - Historic Resources
- Map 3 - Location of Buildings
- Map 4 - Significant Environmental Features
- Map 5 - Agricultural Capability
- Map 6 - Ungulate Capability
- Map 7 - Location of Known Aggregate Resources
- Map 8 - Land Suitability Assessment for Development

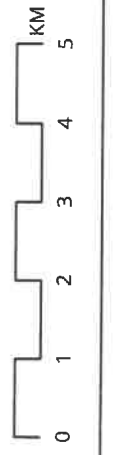


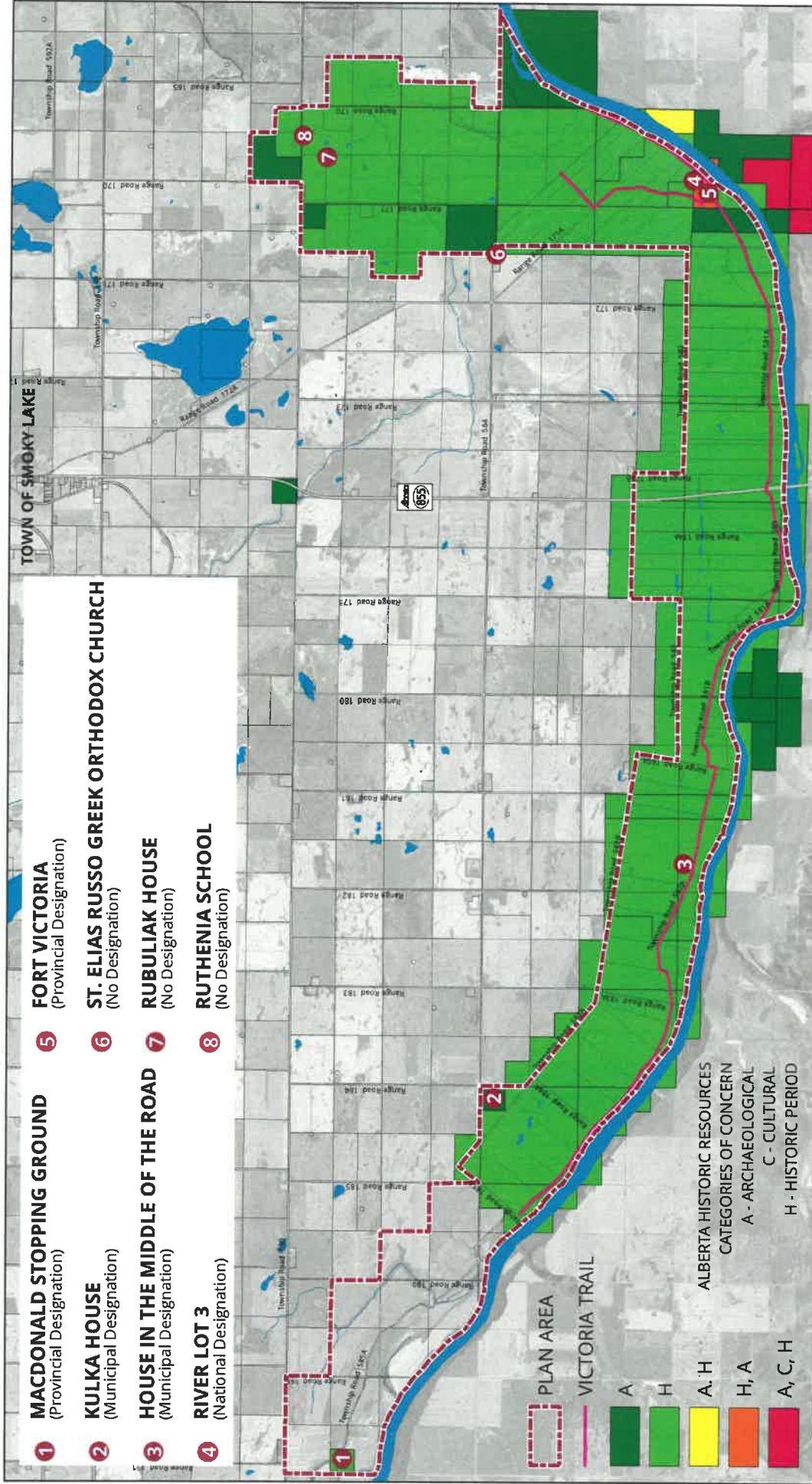


MAP 1 FUTURE LAND USE AREAS



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PROJECTION: UTM NAD 83 12N

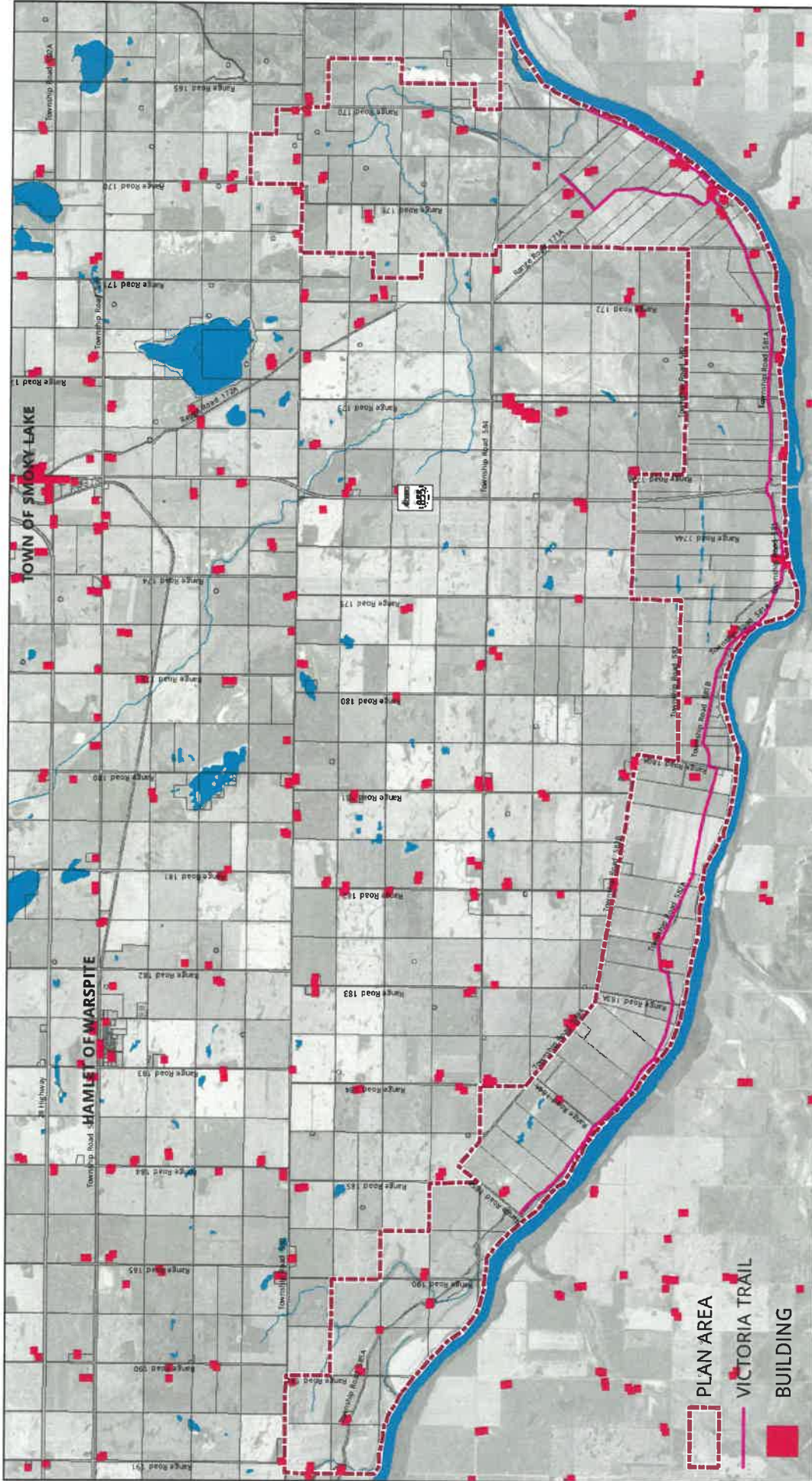




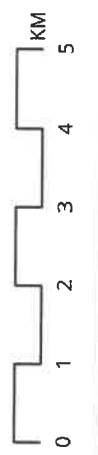
MAP 2 HISTORIC RESOURCES



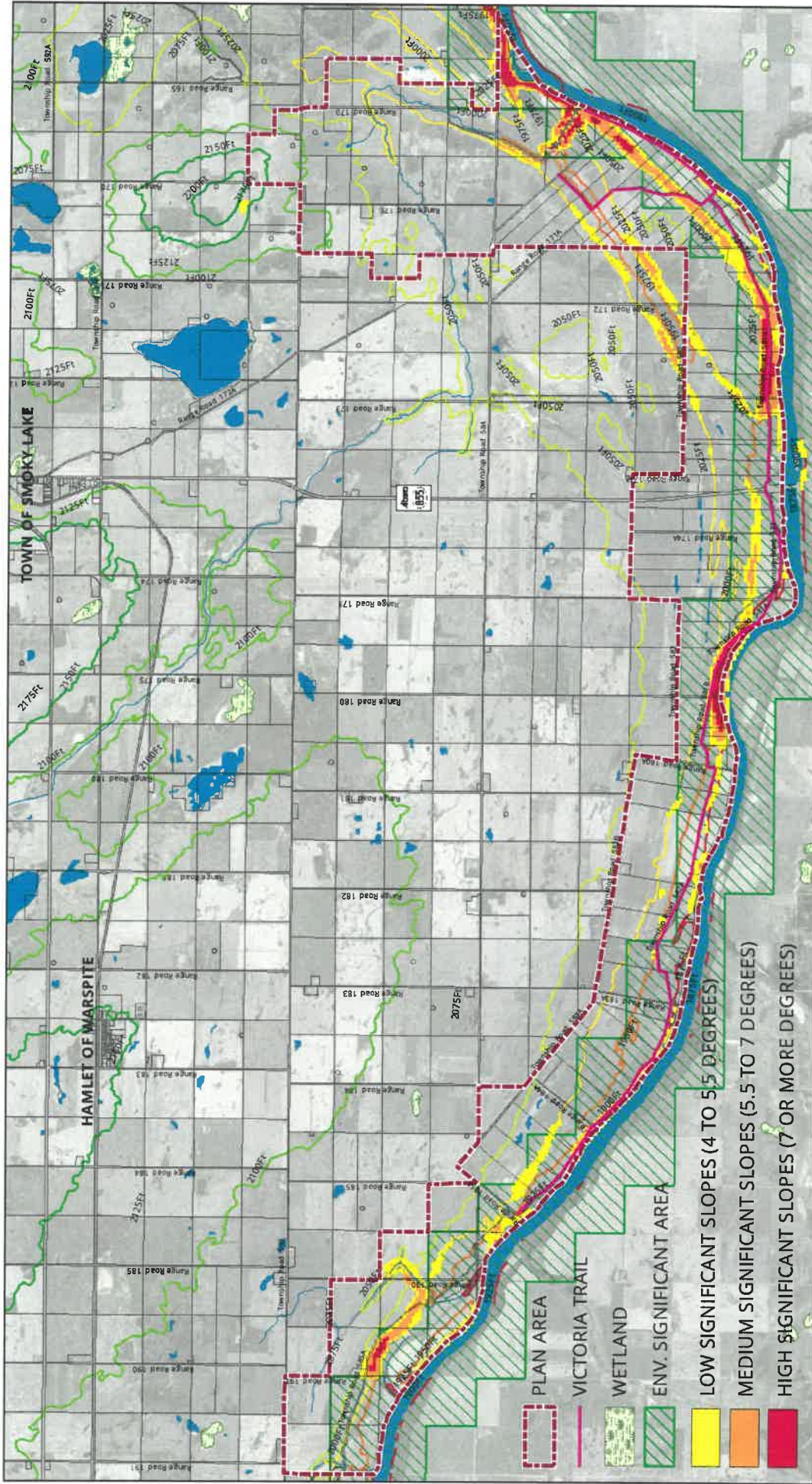
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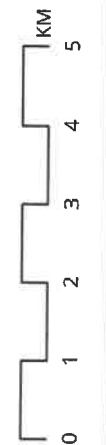
MAP 3 LOCATION OF BUILDINGS



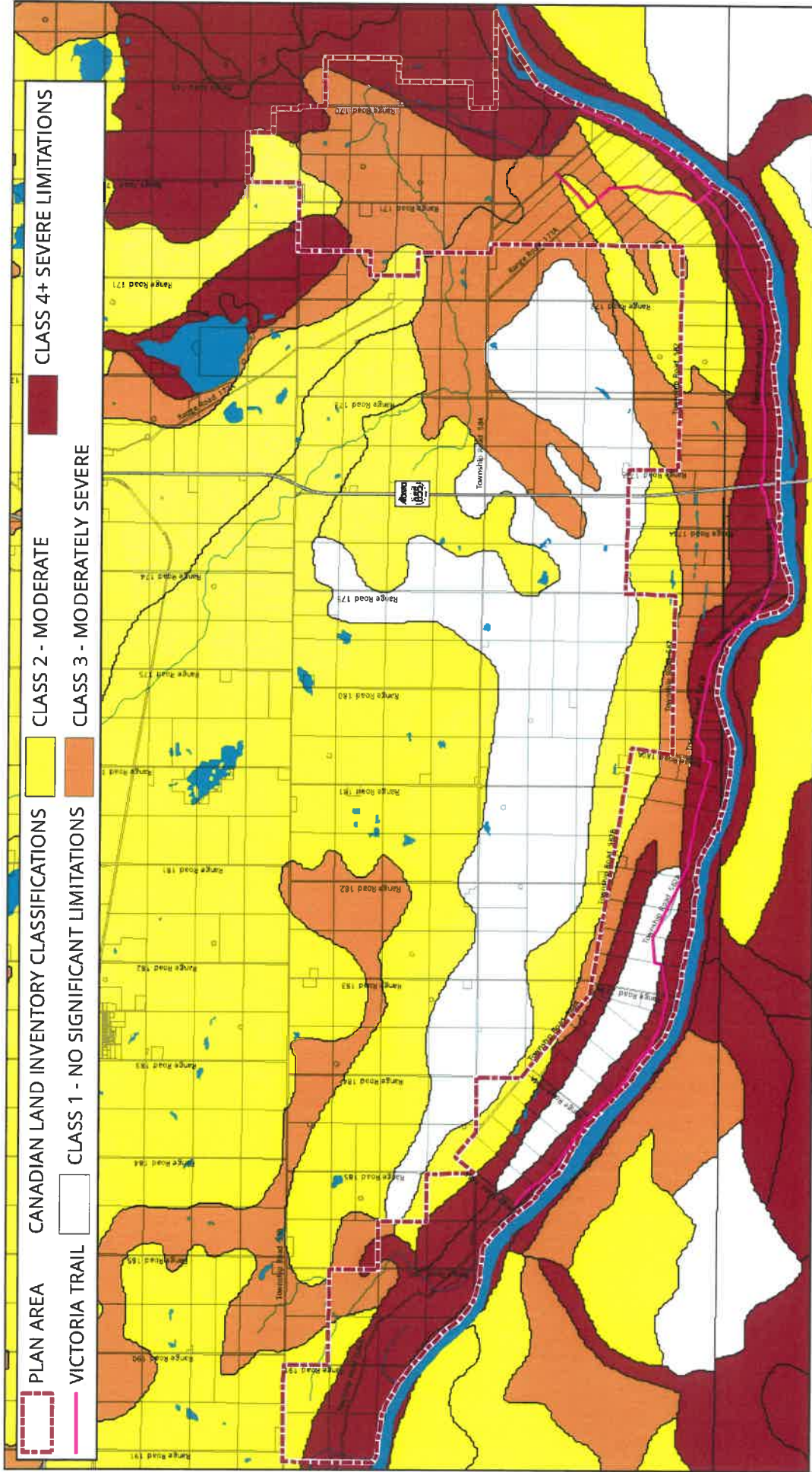
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MAP 4 SIGNIFICANT ENVIRONMENTAL FEATURES



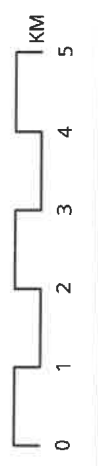
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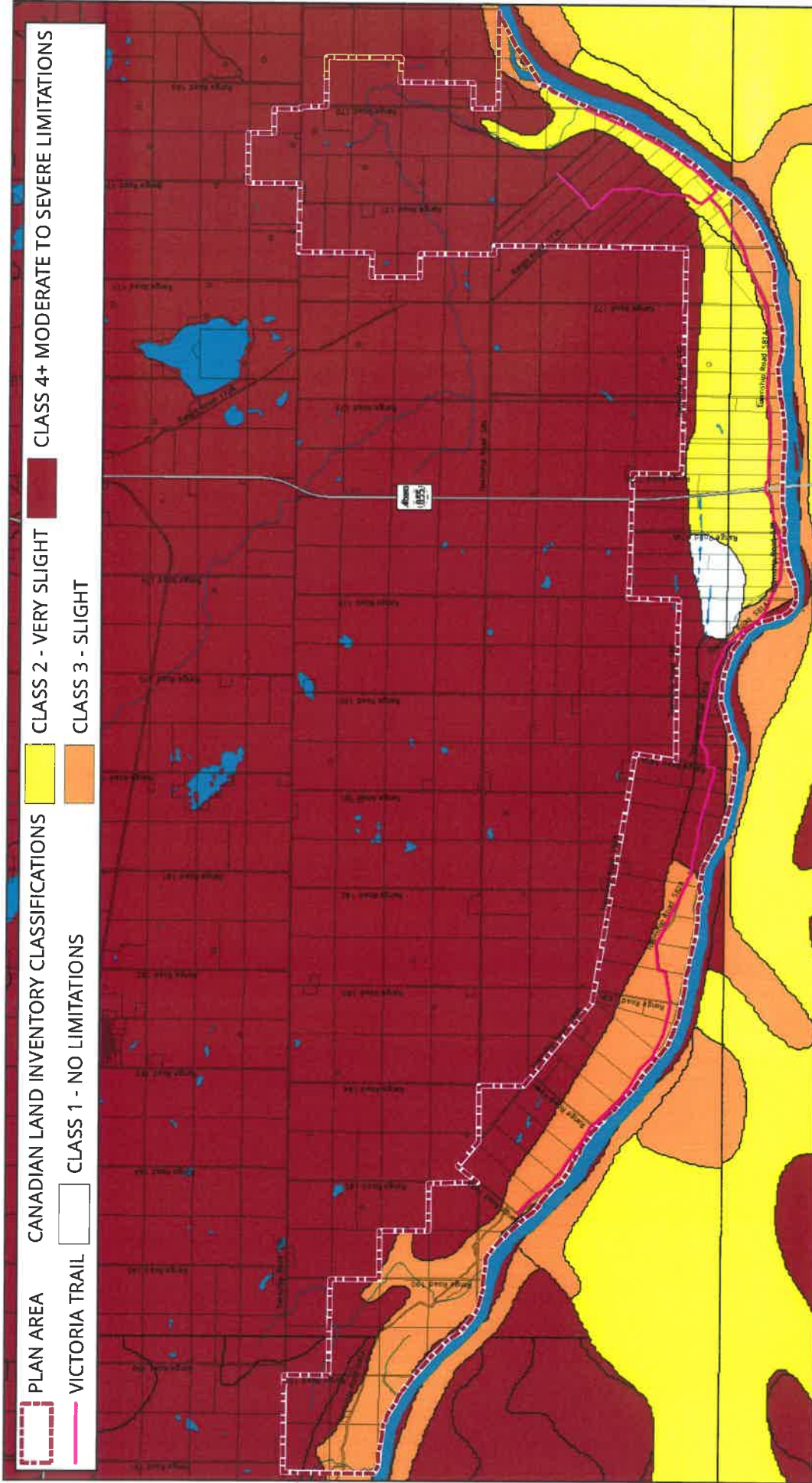
MAP 5 AGRICULTURAL CAPABILITY



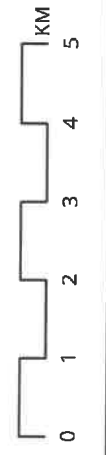
NORTH



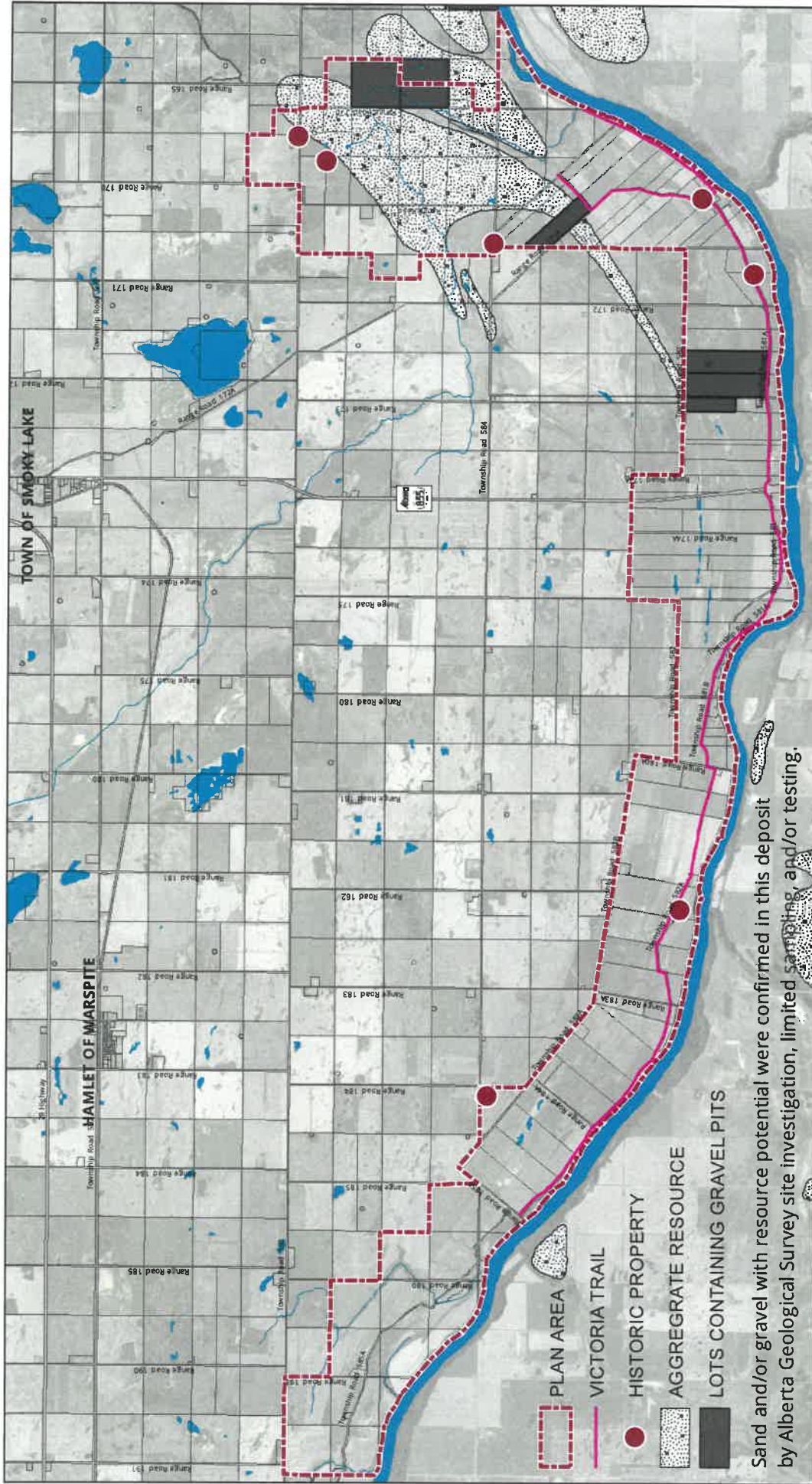
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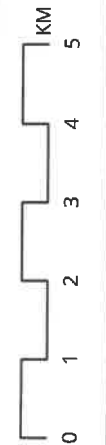
MAP 6 UNGULATE CAPABILITY



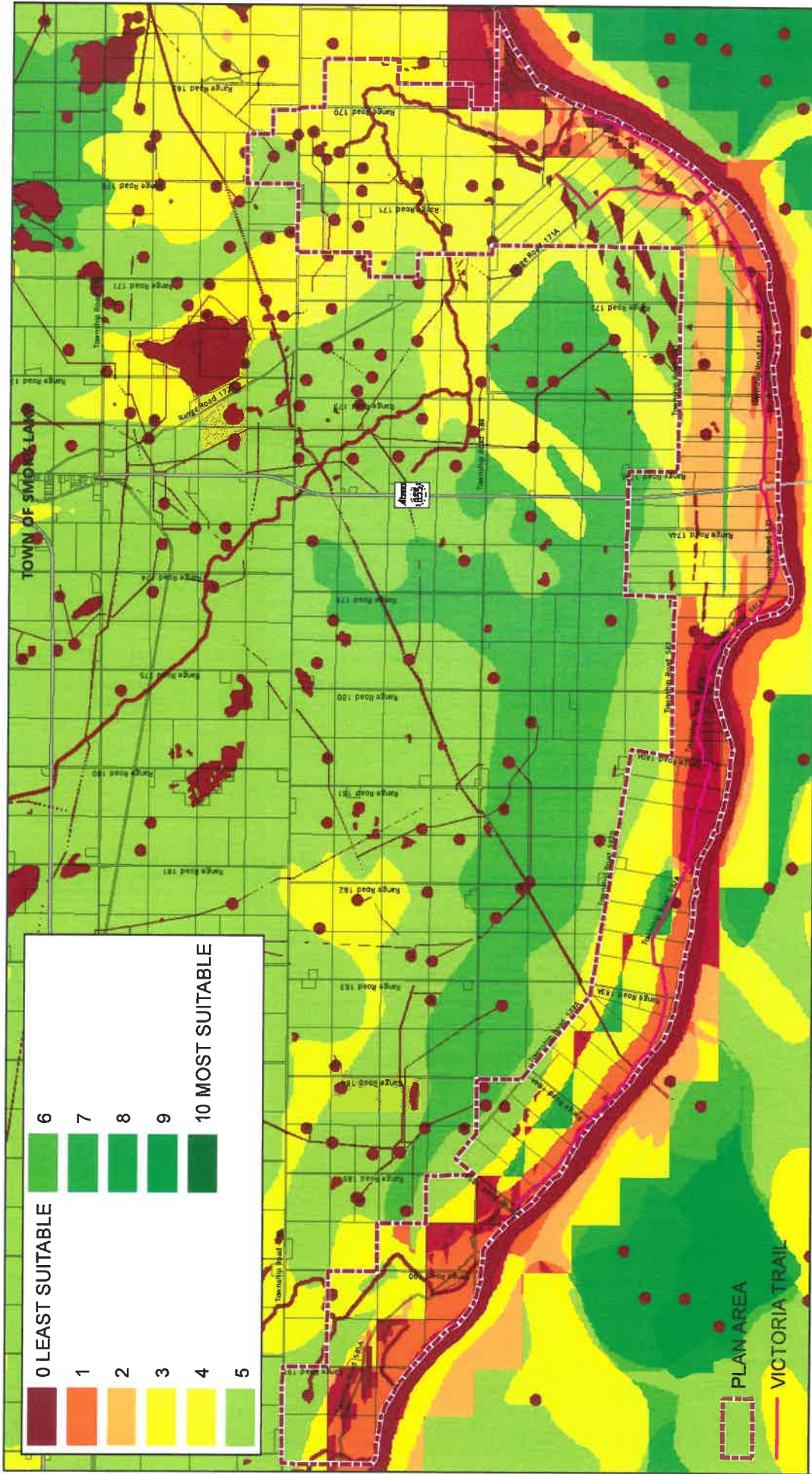
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MAP 7 LOCATION OF KNOWN AGGREGATE RESOURCES

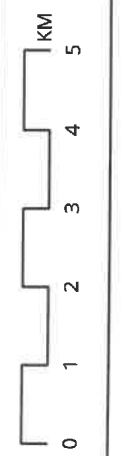


DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
 PROJECTION: UTM NAD 83 12N



MAP 8 LAND SUITABILITY ASSESSMENT FOR DEVELOPMENT

DIGITAL INFORMATION: GEOGRATIS, ESRI, AND ALTALIS
 PROJECTION: UTM NAD 83 12N



APPENDIX A STATEMENTS of SIGNIFICANCE

A. Sites yet to be designated

St Elias (Holy trinity) Russo Greek Orthodox Church

Ruthenia (Ruthina) School

Rubuliak House / Murphy House

B. National Heritage Designation

Victoria District, National Historic Site

River Lot 3, Victoria Settlement (Free Trader's House)

C. Provincial Heritage Designation

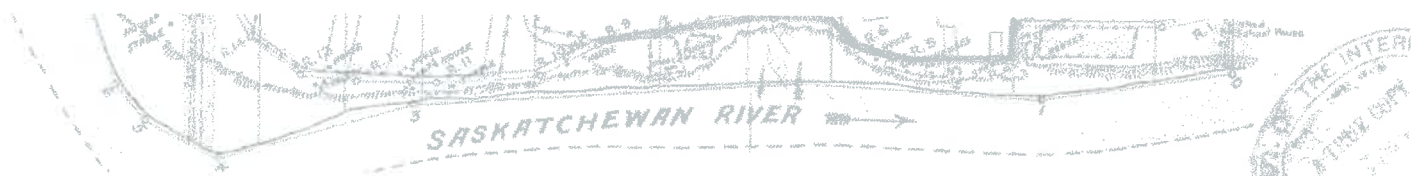
McDonald Stopping House

Fort Victoria

D. Municipal Heritage Designation

Anderson house (House in the Middle of the Road)

Kulka House



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.

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, bingos, picnics, and \$0.10 shows by Pete Kohut. It also served as a pollingstation, and a location for dances featuring local musicians such as Metro Radomsky, Woychuk, Peter Klufas, Eddie, Albiston, Metro Kostyshen, 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, doublehung 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.

Rubuliak House / Murphy House

Alberta
SITE FORM
Heritage Survey

Key H S 0103982

¹Site Name MURPHY HOUSE 1

²Other Name(s) RUBULIAK HOUSE

³Site Type 0501 FARM OR RANCH HOUSE

Legal Description

⁴SD ⁵Dist ⁶Section ⁷Township ⁸Range ⁹Merid
NW 36 058 17 4
¹⁰Lot
¹¹Block
¹²Plan
¹³Metes & Bounds

¹⁴Address 17061 TOWNSHIP ROAD 590 ¹⁵Number

¹⁶Street ¹⁷Avenue ¹⁸Other

¹⁹Town ²⁰Near Town SMOKY LAKE ²¹County SMOKY LAKE

NTS ²²Grid ²³Letter / ²⁴Number ²⁵Name

UTM ²⁶Zone ²⁷Easting ²⁸Northing ²⁹Datum ³⁰Coordinate Determination

³¹Latitude N54.06097 ³²Longitude W112.39903 ³³Datum NAD83 ³⁴Coordinate Determination GPS



Image 1

³⁵Negative 11-R0044-9

³⁶Other

³⁷View SW

³⁸Date JUNE 12, 2011

³⁹Source R. EARLEY
CDS INC

T

Visual Description

41 Style	
42 Plan Shape	1 2 0 2
43 Storeys	1 5 0 3 1 7 0 4
44 Foundation	1 8 0 7
45 Superstructure	3 0 0 5
46 Superstructure Cover	2 0 1 4 2 0 1 6
47 Roof Structure	3 2 0 3
48 Roof Cover	3 4 0 5
49 Exterior Codes	1 1 0 1 1 3 1 0 3 1 1 5 3 5 0 3 3 5 0 8 3 6 0 3 3 7 0 3 3 7 0 5 3 7 0 8 3 8 0 3 4 3 0 4 4 4 0 3 4 5 0 4 4 6 0 3 4 9 0 2 5 0 0 3 5 1 0 2 5 2 0 3 5 3 0 2 5 4 0 3 5 5 0 2 5 6 0 2 5 7 0 3 5 8 0 3 6 0 0 2 6 1 0 2 6 2 0 2 6 3 0 3 6 4 0 2 6 5 0 3 6 6 0 2 6 7 0 2 6 8 0 1 6 9 0 5 7 0 0 2 7 1 0 2 7 2 0 2

- 50 Exterior THERE IS A SKIRT ROOF ON THE GABLE, A PARTIAL CRAWL SPACE, AND A BELLY BOARD AROUND THE PERIMETER, WITH A DOLFEDGE. THE SILE AND WOOD DETAILS OVER DOORS AND WINDOWS HAS NOT BEEN SEEN ELSEWHERE IN THE REGION. THE SLOPED WINDOW SILLS HAVE THE ENDS CUT AS AN ANGLE. THE GABLE ENDS ARE COVERED WITH CEDAR SHINGLES.
- 51 Interior THE ORIGINAL CONFIGURATION OF TWO ROOMS IS SEPARATED BY ENTRANCE WAY OR Foyer. THE INTERIOR RETAINS ALL ORIGINAL FINISHES THERE ARE PLANK CEILING, WITH WOOD PLANK FLOORS, AND PLASTER WALLS. ALL ORIGINAL CASINGS, AND FIVE PANEL DOORS WITH ORIGINAL HARDWARE, EXIST
- 52 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 PORCH AND VARIOUS OUTBUILDINGS ARE TO EAST. THERE ARE CONIFERS, 53 DECIDUOUS TREES AND LILACS. THE FARM YARD IS WELL MAINTAINED
- 54 Condition GOOD (JUNE 2011) THERE IS NO EVIDENCE OF STRUCTURAL FAILURE. 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.
- 55 Alterations } THE BACK PORCH WAS ADDED IN THE MID-1940S.

	Description:	'Key	H s 01 03 98 2
		Date: dd/mm/yyyy:	
63 Construction		65	- - 1945 E
64 Usage	RESIDENCE	68	- - 1945 E
	STORAGE		
69 Owner	NYKOLAY RUBULIAK	62	- - 1903
	JOAN AND CRAIG MURPHY (CURRENT)		- - 1991



Image 2

66 Negative
11-R0044-12

67 Other

68 View
NE

69 Date
JUNE 12, 2011

70 Source
R. EARLEY
CDS INC

Image 3

71 Negative

72 Other

73 View

74 Date

75 Source

Text Fields

⁶³ Architect

⁶⁴ Builder

⁶⁵ Craftsman

⁶⁶ History NYKOLAY RUBULIAK CLAIMED THE LAND IN 1903. (1) NICKOLAY AND WIFE ANEISA (NEE PRISNIAK) MARRIED IN BUKOVINA, UKRAINE. THEY IMMIGRATED IN 1899 BUILT A RAFT WITH ANOTHER IMMIGRANT, LOADED IT WITH 10 BAGS OF FOUR, 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 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 RUTHENIA DISTRICT. (2)

⁶⁷ Sources (1) SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY, "OUR LEGACY: HISTORY OF SMOKY LAKE AND AREA", 1983, 16
(2) IBID., 794

⁶⁸ Status	ACTIVE	Date (dd/mm/yyyy)
		⁶⁹ 12 06 2011
⁷⁰ Form Completed By	CDS INC.	⁷¹ 30 11 2011

Office Use

⁷² Priority	⁷³ Geo Code
⁷⁴ Borden Number	⁷⁵ Register

Alberta SITE FORM

'Key H S 0 1 0 3 983

Heritage Survey

² Site Name

MURPHY HOUSE 2

³ Other Name(s)

RUBULIAK HOUSE

⁴ Site Type

050:1 FARM OR RANCH HOUSE

Legal Description

⁵ LSD

NW

36

⁷ Section

058

⁸ Township

17

⁹ Range

4

¹⁰ W-M

¹¹ Lot

¹² Block

¹³ Plan

¹⁴ Metes & Bounds

¹⁵ Address

17061 TOWNSHIP ROAD 590

¹⁷ Street

¹⁸ Avenue

¹⁶ Number

¹⁹ Other

²⁰ Town

²¹ Near Town

SMOKY LAKE

²² County

SMOKY LAKE

NTS

²³ Grid /

²⁴ Letter / ²⁵ Number

²⁶ Name

UTM

²⁷ Zone

²⁸ Easting

²⁹ Northing

³⁰ Datum

³¹ Coordinate Determination

³² Latitude

N54.06109

³³ Longitude

W112.39880

³⁴ Datum

NAD83

³⁵ Coordinate Determination

GPS



Image 1

³⁶ Negative

11-RC044-10

³⁷ Other

³⁸ View

SW

³⁹ Date

JUNE 12, 2011

⁴⁰ Source

R. EARLEY

CDS INC.

Visual Description

⁴¹ Style						
⁴² Plan Shape	1	2	0	2		
⁴³ Storeys	1	5	0	2	1	7
⁴⁴ Foundation	1	8	0	1		
⁴⁵ Superstructure	3	0	0	5		
⁴⁶ Superstructure Cover	2	0	1	1	2	4
⁴⁷ Roof Structure	3	2	0	2		
⁴⁸ Roof Cover	3	5	0	2		
⁴⁹ Exterior Codes	1	1	0	1	3	1
	3	1	1	5	3	1
	3	1	3	5	3	5
	3	5	0	3	3	5
	3	5	0	4	3	6
	3	6	0	3	4	4
	4	5	0	4	9	0
	5	0	0	2	5	0
	5	1	0	2	5	1
	5	6	0	2	5	7
	5	7	0	2	5	8
	6	0	1	6	6	1
	6	1	0	3	6	2
	6	2	0	2	6	3
	6	3	0	2	6	4
	6	4	0	2	6	5
	6	5	0	3	6	5
	6	6	0	2	6	8
	6	7	0	2	6	9
	6	8	0	1	6	9
	6	9	0	5	7	0
	7	0	0	2		

⁵⁰ 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.

⁵¹ Interior THE INTERIOR RETAINS ORIGINAL CONFIGERATION, WITH PEICH, AND PLANK WOOD FLOORING. THERE IS A SLEEPING LOFT ABOVE, WHICH IS ACCESSIBLE THROUGH AN EXTERIOR SMALL GABLE DOOR.

⁵² Environment THE BUILDING FACES SOUTH AND IS LOCATED ABOUT 100 FEET FROM SECOND HOUSE, AND ADJACENT TO OUTBUILDINGS TO THE NORTHEAST, WITH CARRACANA, DECIDUOUS TREES TO THE EAST, AND OPEN TO FARMYARD ON WEST.

⁵³ Condition FAIR (JUNE 2011) SOME WINDOW PANES ARE BROKEN. THE SHIPLAP NEEDS PAINTING; MUD PLASTER IN DISREPAIR; WOOD SHINGLES IN DISREPAIR; AND CHIMNEY NEEDS REPAIR. ALL WOOD SURFACES NEED PAINTING. THE EAST AND WEST

⁵⁴ Alterations WINDOW CASINGS ARE DAMAGED, SOME SHIPLAP IS LOST, EXPOSING THE MUD PLASTER.
 NONE.

'Key H S 0103983

Description	Date (dd/mm/yyyy)	Code
⁵⁵ Construction	⁵⁶ + - 1900	⁵⁷ E
⁵⁸ Usage	⁵⁹ - - 1900	⁶⁰ E
⁶¹ Owner	⁶² - + 1903	
	- + 1991	



Image 2

³⁶ Negative
11-R0044-11

³⁷ Other

³⁸ View
NE

³⁹ Date
JUNE 12, 2011

⁴⁰ Source
R. EARLEY
CDS INC

Image 3

³⁶ Negative

³⁷ Other

³⁸ View

³⁹ Date

⁴⁰ Source

Text Fields

⁴³ Architect

⁴⁴ Builder

⁴⁵ Craftsmen

⁴⁶ History NYKOLAY RUBULIAK CLAIMED THE LAND IN 1903. ⁽¹⁾ NYKOLAY AND WIFE ANETSA (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 HEIFER. HE RAISED OXEN, MADE A WAGON, BOUGHT FARMING TOOLS, CLEARED LAND AND FARMED. ANETSA 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 ANETSA RAISED A FAMILY OF SIX BOYS AND SIX GIRLS: BILL, GEORGE, STEVE, JOHN, PETER, METRO, KATIE, HELEN, MARY, THIN'S SADIE AND ROSIE, AND BELLE'S, ALL BORN IN THE RUTHENIA DISTRICT. ⁽²⁾

⁴⁷ Sources ⁽¹⁾SMOKY LAKE AND DISTRICT CULTURAL AND HERITAGE SOCIETY, "OUR LEGACY; HISTORY OF SMOKY LAKE AND AREA", 1983, 16
⁽²⁾ IBID., 794

⁴⁸ Status

ACTIVE

Date (dd/mm/yyyy)

⁴⁹ 12/06/2011

⁵⁰ Form Completed By

CDS INC.

⁵¹ 30/11/2011

Office Use

⁵² Priority

⁵³ Geo Code

⁵⁴ Borden Number

⁵⁵ Register

NATIONAL HERITAGE DESIGNATION

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 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 16th, 2015

PROVINCIAL HERITAGE DESIGNATION

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 dugout 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.

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

- 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.

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.

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.

MUNICIPAL HERITAGE DESIGNATION

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://hermis.alberta.ca/ARHP/Search.aspx?DeptID=1&st=smoky+lake> on June 1, 2015.

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 Wasyl 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 Wasyl (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.

Wasyl (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.

APPENDIX B SIGNIFICANT ARCHITECTURAL FEATURES

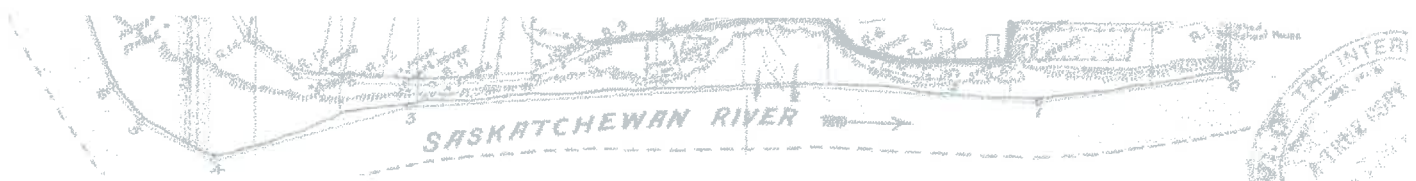
Anderson House

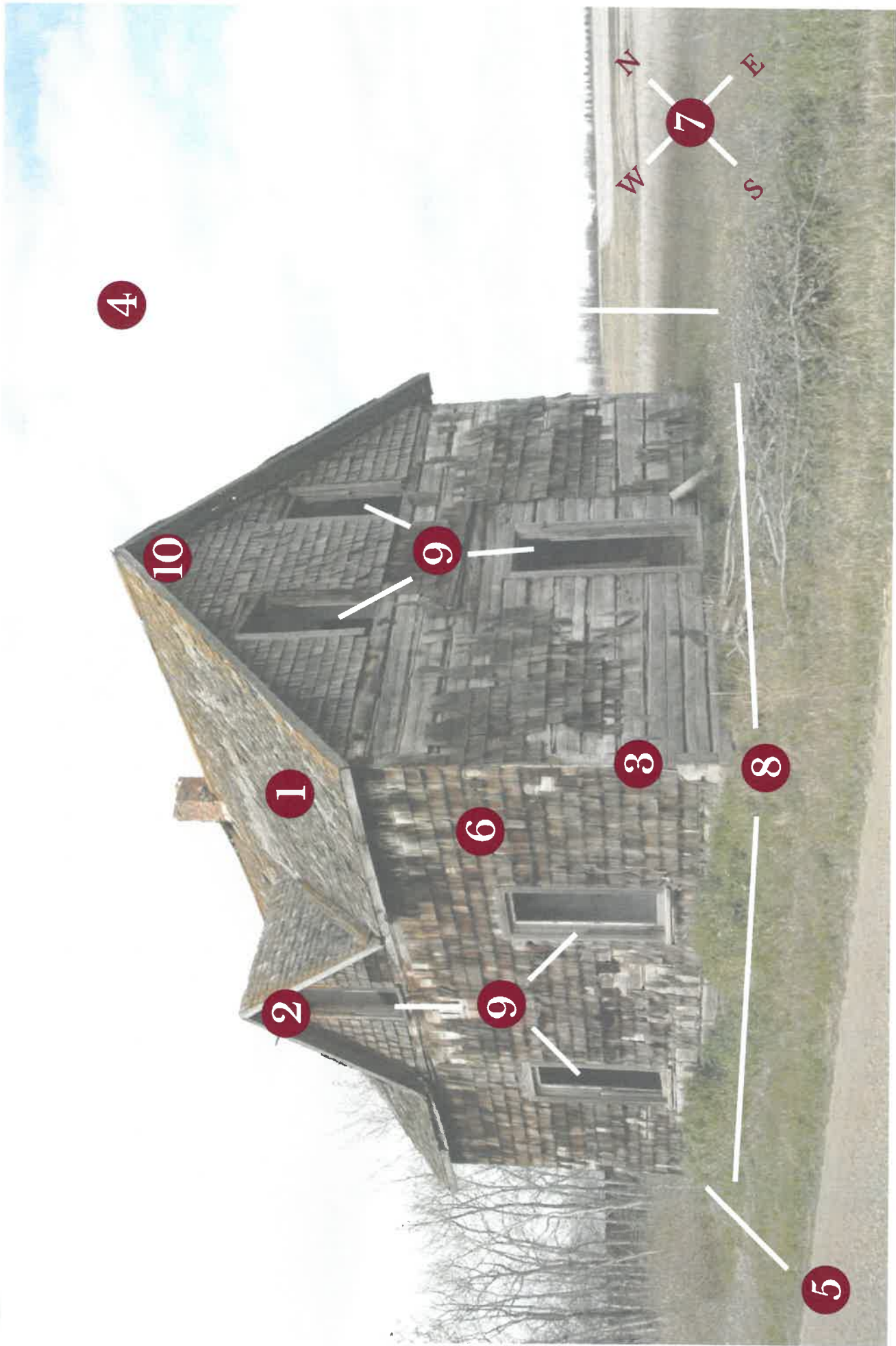
Fort Victoria

River Lot #3

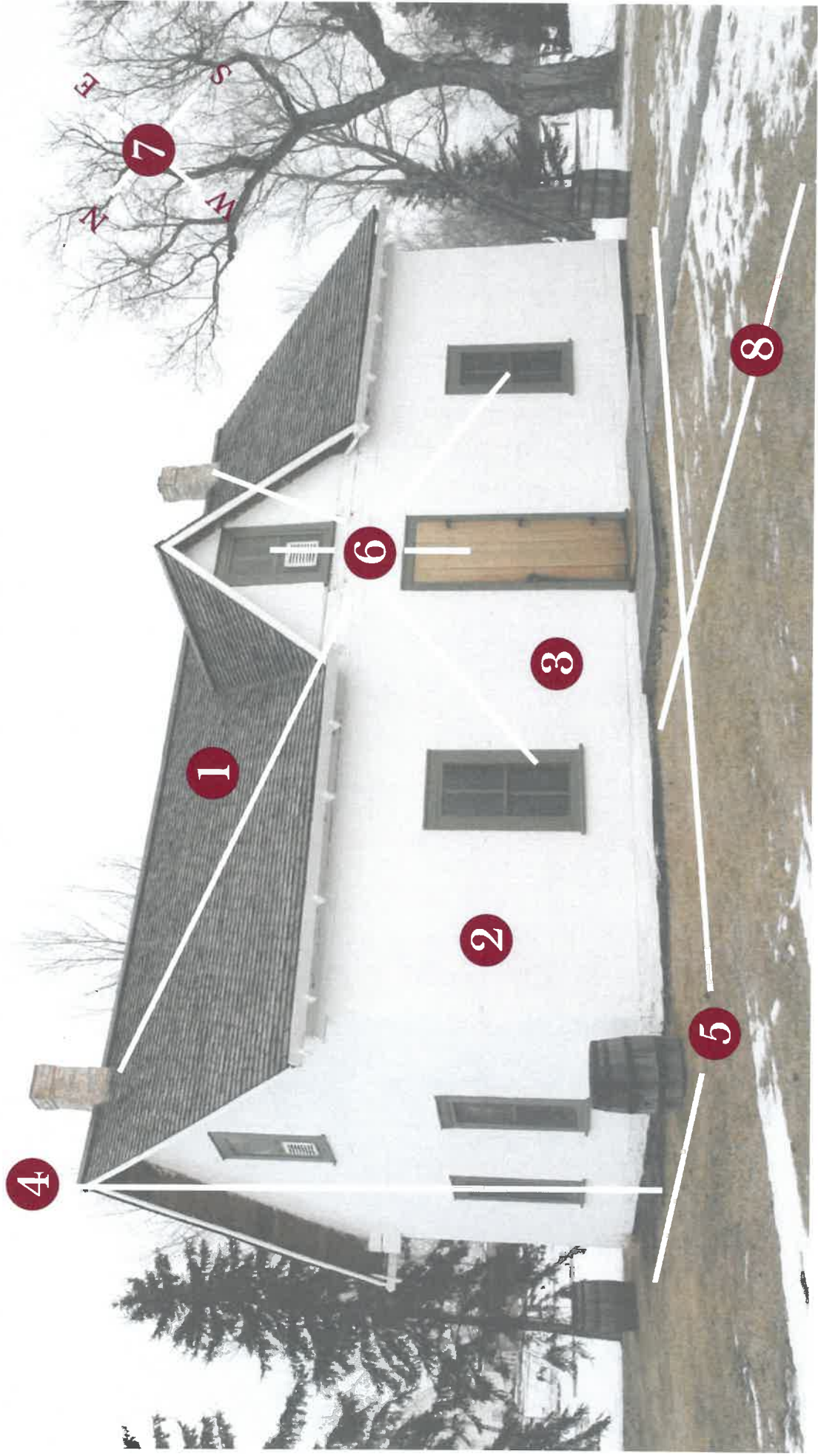
McDonald House

Meronyk House

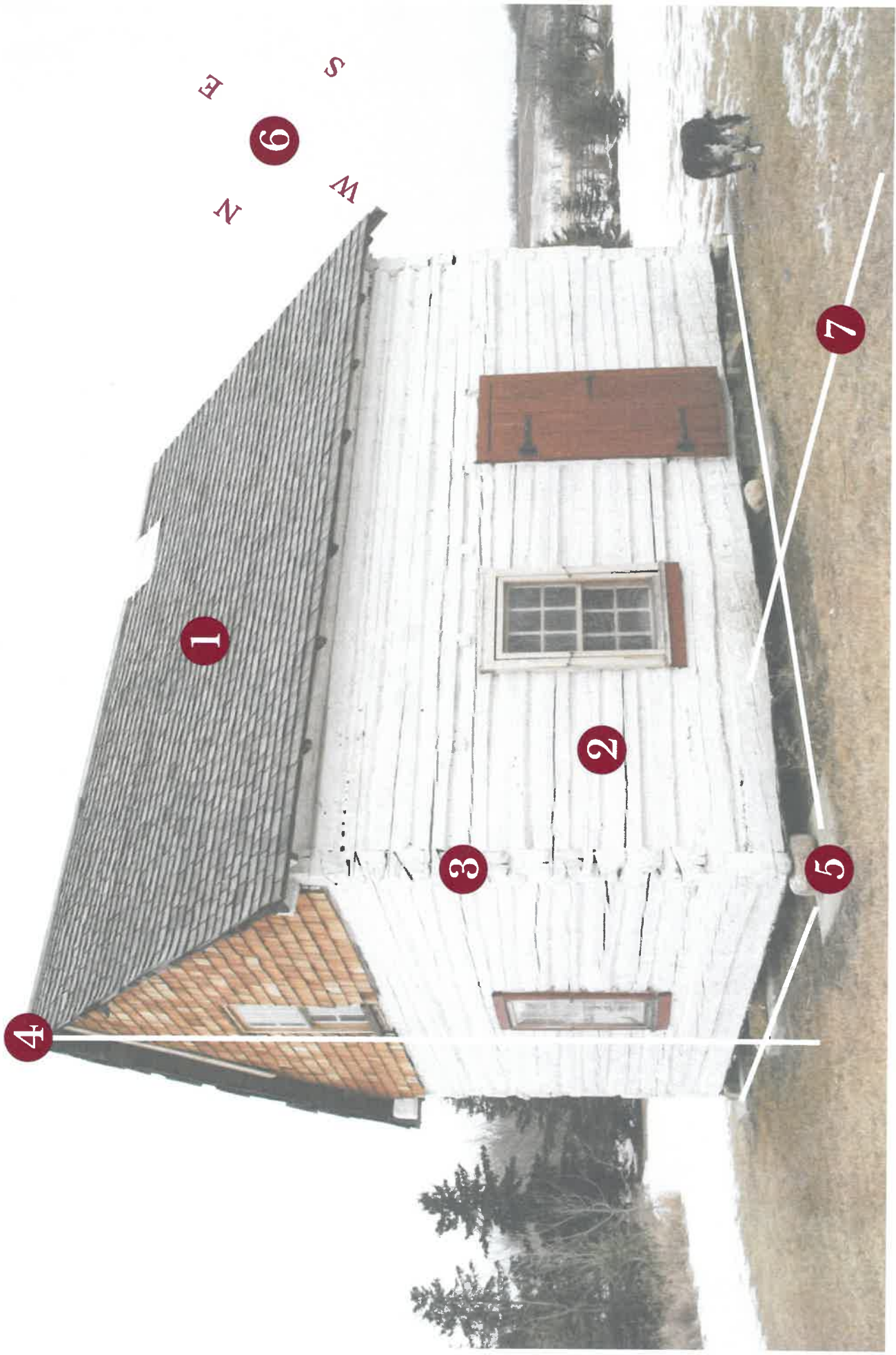




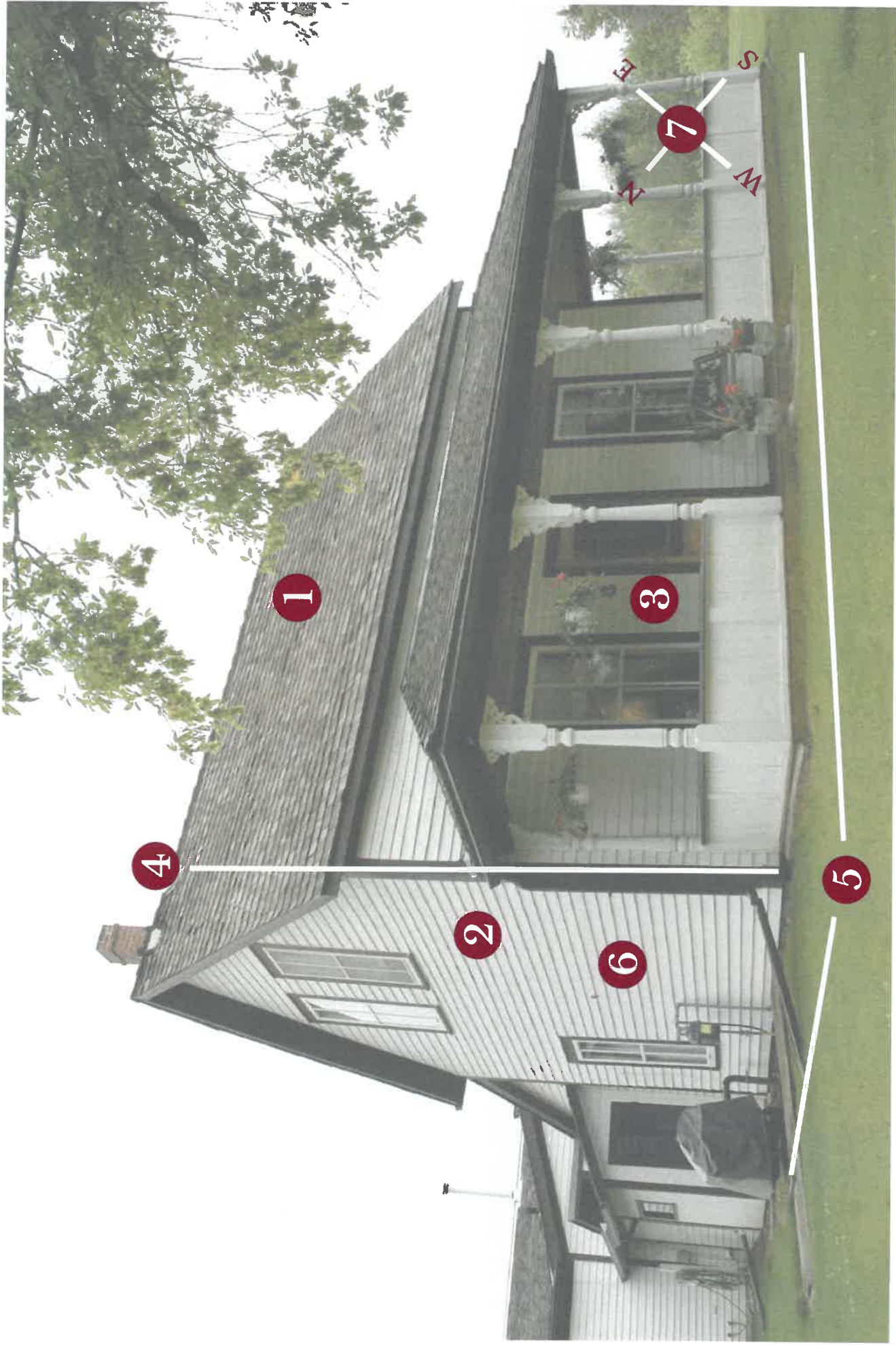
Significant Architectural Features



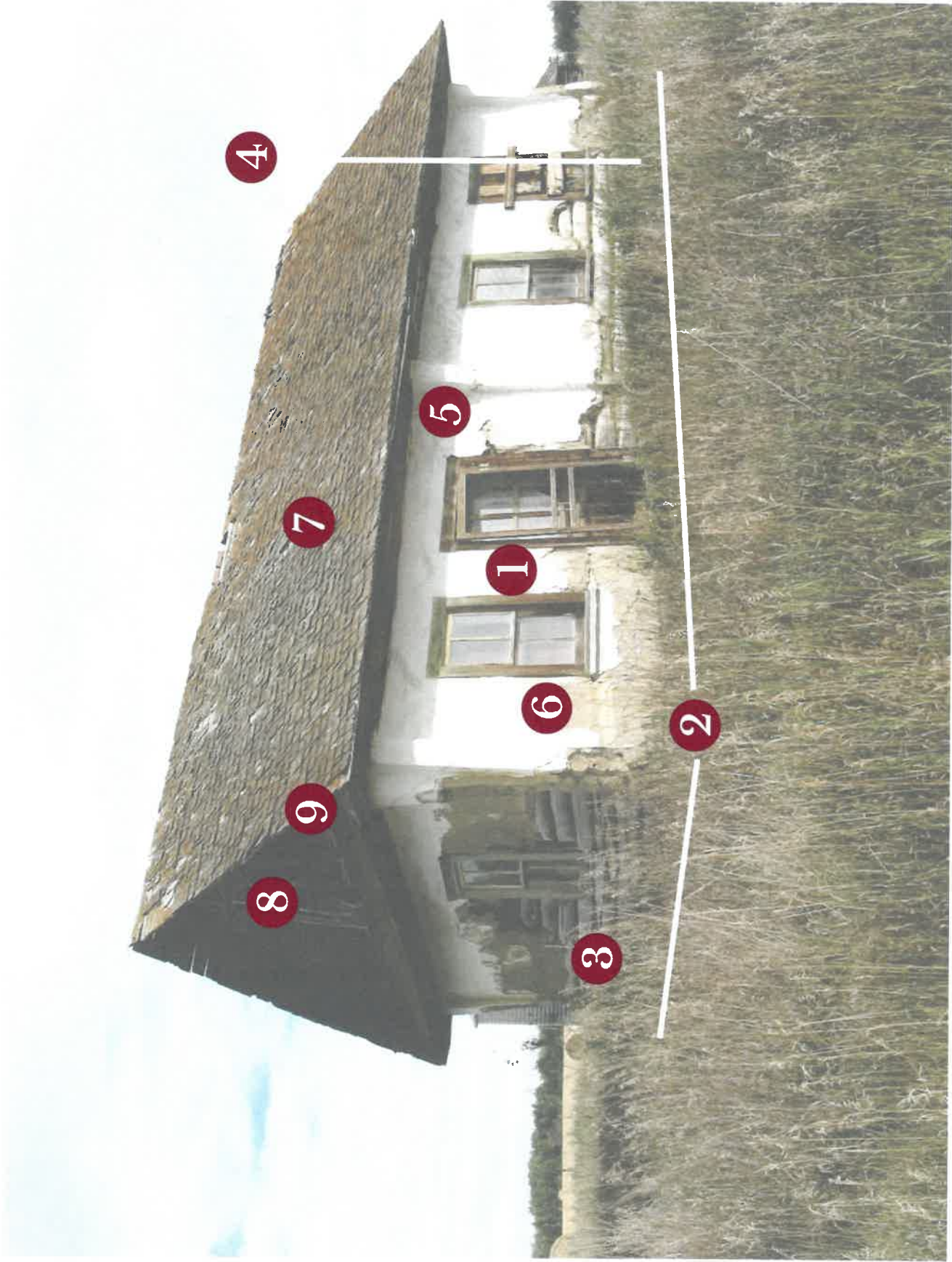
Significant Architectural Features



Significant Architectural Features



Significant Architectural Features



Significant Architectural Features

APPENDIX C DEFINITIONS

Built Form is the physical characteristics of a structure: how tall it is, what it looks like, how much of an area it consumes, how far it is setback from neighbouring structures and features, how it's windows and doors interface with the outdoors, and it's architectural style.

Roof Pitch is the angle, or pitch, of a roof is calculated by the ratio of inches it rises vertically for every inch it extends horizontally. For example, a roof that rises 14 inches for every 12 inches of horizontal run has a 14:12 pitch. For this plan, a steeply pitched roof is considered to be 14:12 or greater.

Area Structure Plan is a statutory plan that is approved by Council as a bylaw. An Area Structure Plan provides a planning framework for a specific area of a municipality that describes:

- the proposed land uses
- density of population sequence of development
- general location of major roadways
- public utilities in the area
- any additional requirements that council may require

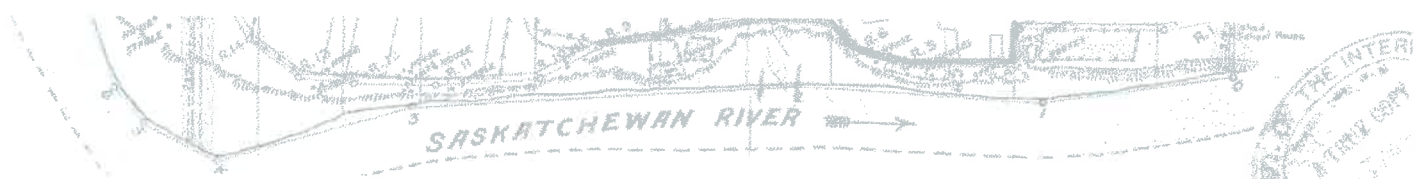
Neighbourhood Area Structure Plan is a subarea within an ASP that constitutes a unique residential community/neighbourhood with specific servicing, access, land suitability, and land use considerations. A Neighbourhood Area Structure Plan area is considered to be an integrated planning unit by either natural or manmade boundaries. A neighbourhood Area Structure Plan is adopted by Council as a statutory plan, pursuant to the legislative requirements of an Area Structure Plan.

Statement of Significance is a declaration of value that briefly explains what a historic place is and why it is important. It summarizes the heritage values ascribed to a historic place and the key attributes/elements that embody those values.

Cultural is of or relating to Culture. Culture is the social behaviour and norms found in human societies. Culture encompasses the range of behaviours that are transmitted through social learning in human societies.

Archeological is of or relating to Archeology. Archeology is the study of human activity through the recovery and analysis of material culture. An archaeological record consists of artifacts, architecture, biofacts or ecofacts, and cultural landscapes. Archaeology can be considered both a social science and a branch of the humanities.

Heritage Colours are colours that blend with and complement the overall colour schemes of historic structures, building materials, and vegetation in the Victoria District.



REQUEST FOR DECISION		DATE	August 10, 2020	4.2
TOPIC	Request for Proposals - Waskatenau Nuisance Grounds Reclamation & Remediation – Plan 5225CL; OT (Pt. SE-16-59-19-W4M)			
BACKGROUND	<p>In June, 2015, Smoky Lake County became aware of a “nuisance ground” notation on the Certificate of Title of the lands legally described as Plan 5225CL: OT, located to the north of the Village of Waskatenau.</p> <p>The ownership of said lands has changed several times since 1926, with Smoky Lake County assuming ownership of said lands from the Province in 1973, after the lands were transferred to the County by Alberta Public Works. After selling the land in 2012, the County purchased the land back in 2016.</p> <p>The “nuisance ground” notation on the Certificate of Title places restrictions on development, specifically prohibiting the development of a residence, school, hospital or food serving establishment within 300 meters of a non-operating landfill. The “nuisance ground” notation refers to the existence of a previous landfill on said lands. The prohibition of these uses prevents the Development Authority for Smoky Lake County and the Development Authority for the Village of Waskatenau from issuing Development Permits for these uses, stifling the potential for economic development in both municipalities.</p> <p>According to the <i>Subdivision and Development Regulations</i>, the Subdivision or Development Authority may be granted the authority to vary the 300 meter setback distance upon receiving written consent from Alberta Environment and Parks. Consent to reduce the setback distance is determined on a case-by-case basis. In order to make a determination, Alberta Environment and Parks requires detailed information to be provided by the County, including an engineering report detailing the nature of the potential contaminants observed on said lands.</p> <p>The first step in the process was to conduct a Phase I Environmental Site Assessment (ESA) on said lands. The County contracted Associated Environmental Alberta Ltd. to conduct the Phase I ESA, which was conducted on January 19, 2016. A copy of the Phase I ESA, dated April, 2016, is attached.</p> <p>The Phase I ESA determined that there is a high potential of contamination of soil, soil vapour and groundwater on said lands. Furthermore, the Phase I ESA identifies the possibility of other contaminants such as dioxans, furans, hydrocarbons and heavy metals and recommends that a Phase II ESA be conducted to determine the specific concentrations and dispersion of contaminants.</p> <p><u>August 30, 2016 – Meeting with Mr. Barry Day, Deputy Minister of Transportation</u></p> <ul style="list-style-type: none"> • Members of Smoky Lake County Council and administration met with Mr. Day to discuss the potential of provincial support in funding reclamation of said lands • Mr. Day indicated that he would address the County’s requests with the Minister of Transportation <p><u>November 17, 2016 – Meeting with The Honourable Brian Mason, Deputy Minister of Transportation</u></p> <ul style="list-style-type: none"> • Members of Smoky Lake County Council and administration met with Mr. Mason to discuss the potential of provincial support in funding reclamation of said lands <p><u>January 18, 2017 – Response from Mr. Dave Bentley, Assistant Deputy Minister, Alberta Infrastructure, RE: Provincial funding support</u></p>			

- The Chief Administrative Officer for Smoky Lake County received an email from Mr. Dave Bentley, Assistant Deputy Minister, Alberta Infrastructure, in response to the County's request for provincial funding assistance for reclamation of said lands. The response from Mr. Bentley indicated that the province would not be willing to provide financial assistance to conduct a Phase II ESA. Furthermore, Mr. Bentley indicated that if said Phase II ESA "establishes contamination is due to the province's actions on the property, we intend to assist with remediation for that portion of the contamination."

February 23, 2017 – Smoky Lake County and Village of Waskatenau Joint Council Meeting

- **J20-17:** That Smoky Lake County in partnership with the Village of Waskatenau, who agree in principle to participate in the application to the Federation of Canadian Municipalities for the Green Municipal Fund (GMF), for **Project Title: Phase II Environmental Assessment – Waskatenau Nuisance Ground**, legally described as Pt. SE 16-59-19-W4M, 5225CL; OT in the amount of \$350,000.
- **J21-17:** That the Smoky Lake County and Village of Waskatenau Joint Council acknowledge receipt of email from Dave Bentley, Assistant Deputy Minister, Alberta Infrastructure, dated January 18, 2017, in regard to the Alberta Provincial Government's intent to assist with the remediation of the portion of land within the land legally described as Pt. SE 16-59-19-W4M, 5225CL; OT, if the Phase II study establishes contamination due to the Province's actions on the said property; and file for future reference.
- **J22-17:** That the Smoky Lake County and Village of Waskatenau Joint Council proceed with a Phase II Environmental Site Assessment for the land legally described as Pt. SE 16-59-19-W4M, 5225CL; OT, at a cost share of 50/50, subject to the successful application to the Federation of Canadian Municipalities for the Green Municipal Fund (GMF), for **Project Title: Phase II Environmental Assessment – Waskatenau Nuisance Ground**, legally described as Pt. SE 16-59-19-W4M, 5225CL; OT.

August 1, 2017 – Application submitted to the Federation of Canadian Municipalities' Green Municipal Fund

- The Planning and Development Manager submitted an application to the Federation of Canadian Municipalities' Green Municipal Fund, requesting grant funding for **Project Title: Phase II Environmental Assessment – Waskatenau Nuisance Ground**

January 25, 2018 – Smoky Lake County Council Meeting

244-18: That Smoky Lake County acknowledge receipt of the letter received from Ben Henderson, Chair, Green Municipal Fund Council, dated December 15, 2017, approving Smoky Lake County's Waskatenau Nuisance Grounds Site Assessment Funding application in the amount of up to \$42,500.

January 31, 2018 – Email from Mr. Patrick Kehoe, Project Officer, Green Municipal Fund

- The Planning and Development Manager received an email from Mr. Patrick Kehoe, Project Officer, Green Municipal Fund, which contained the Grant Agreement for Green Municipal Fund Grant No. 15388, Waskatenau Nuisance Grounds Site Assessment.
- The Grant Agreement requires that Smoky Lake County Council pass a resolution authorizing the Project and entering into of the Agreement in order to have the grant funding approved.

February 22, 2018 – Smoky Lake County Council Meeting

- **Motion 317-18:** That Smoky Lake County, WHEREAS, has identified the potential presence of contaminants affecting the soil and groundwater on the lands legally described as Plan 5225CL; OT, and, WHEREAS, Smoky Lake County wishes to take action to further identify the nature and extent of possible contamination and to take action to remediate and reclaim the lands legally described as Plan 5225CL; OT, NOW THEREFORE, be it resolved that the Council of Smoky Lake County does hereby enter into the Grant Agreement No. 15388, between Smoky Lake County and the

Federation of Canadian Municipalities, as Trustee of the Green Municipal Fund, for the Waskatenau Nuisance Grounds Site Assessment Feasibility Study, in the amount of \$42,500.00, with a term ending October 1, 2018.

July 21, 2018 – Phase II Environmental Site Assessment

- On July 21, 2018, Action Land & Environmental Services Ltd. completed a Phase II Environmental Site Assessment, on the lands legally described as Plan 5225CL; OT, to confirm, delineate or demonstrate the absence of contamination within the former nuisance ground.
- Following the completion of the Phase II Environmental Site Assessment, Action Land & Environmental Services Ltd. recommended that the money remaining in the budget be allocated to groundwater monitoring, which would provide additional details on the nature and extent of contamination on said lands.

February 21, 2019 – Smoky Lake County Council Meeting

- The Phase II Environmental Site Assessment and Groundwater Monitoring Report were reviewed by Council at its February 21, 2019 meeting.
- **Motion 440-19:** That Smoky Lake County Council adopt the Phase II Environmental Site Assessment Report for the Waskatenau Nuisance Grounds located on the lands legally described as Plan 5225: OT, prepared by Action Land & Environmental Services Ltd., dated October 25, 2018; and submit said approval and acceptance, along with all other required documentation, to the Federation of Canadian Municipalities Municipal Green Fund, as per "Schedule B – Form of Request for Contribution."

March 15, 2019 – Committee of the Whole Meeting for the Purposes of Planning

- **Motion 493-19:** That Smoky Lake County Council recommend administration research potential grants applicable to the remediation of the Waskatenau Nuisance Ground legally described as: SE 16-59-19-W4M, 5225CL; OT; and prepare to pursue an application to Alberta Environment for a reduction of the development setback surrounding the said property; and recommend the Village of Waskatenau provide a letter of support for reducing the setback as well as investigate the protocol for providing fill material.

February 21, 2019 – Smoky Lake County Council Meeting

- **Motion 711-19:** That Smoky Lake County proceed to prepare a tender for the reclamation and remediation of the former Waskatenau Nuisance Grounds, located on the lands legally described as Plan 5225CL;OT.

May 29, 2020 – Meeting With Minister of Transportation

- The Planning and Development Manager attended a virtual meeting with the Minister of Transportation and the Minister of Infrastructure on May 29, 2020, to discuss potential funding being provided by the Province with respect to reclamation of the former Waskatenau Nuisance Grounds. During this meeting, the Minister of Transportation announced that the Province had decided to fund 50% of the costs of reclamation.

July 9, 2020 – Meeting With Minister of Transportation

- On July 9, 2020, the Planning and Development Manager received an email from Ric McIver, Minister of Transportation, confirming that Alberta Transportation has committed to fund 50% of the reclamation costs, up to \$100,000.00. The funding will be paid upon Transportation receiving documentation confirming the remediation is complete.
- The Planning and Development Manager received a call from Michael Botros, Regional Director, Alberta Transportation, on July 22, 2020, confirming the Minister's email and informing the County that it will need to submit tender documents to Transportation once the Tender has been awarded, to allow Transportation to draft the funding agreement necessary to disperse the funds to the County.

<p>PROPOSAL</p>	<ul style="list-style-type: none"> • After conversations with representatives from Alberta Environment and Parks, it has been determined that reclamation of said lands is required before Smoky Lake County can apply for a reduction to the 300m development setback. • A Remedial Action Plan Proposal was drafted by Action Land & Environmental Services Ltd. on February 15, 2019, to give the County an idea of what work would be required to reclaim the site, as well as an estimate for the cost of completing said work. © Attachment 1 • The Remedial Action Plan Proposal does not include some of the costs (i.e. hauling, fill material). Additional quotes are provided for costs not included in the Remedial Action Plan Proposal © Attachment 2 • The Planning and Development Department has prepared a Request for Proposals for the reclamation and remediation work identified in the Remedial Action Plan prepared by Action Land & Environmental Services Ltd. © Attachment 3
<p>CORRELATION TO BUSINESS (STRATEGIC) PLAN</p>	
<ul style="list-style-type: none"> • Council Objective 1.7 – Council Operational Strategies <ul style="list-style-type: none"> • Action 1.7.15 – Nuisance Ground Study (carried forward from Strategic Priorities Chart dated February 6, 2017) 	
<p>LEGISLATIVE, BYLAW and/or POLICY IMPLICATIONS</p>	<p><u>SUBDIVISION AND DEVELOPMENT REGULATION</u></p> <p>13 (2) Subject to subsection (5), a subdivision authority shall not approve an application for subdivision for school, hospital, food establishment or residential use if the application would result in a property line of a lot created by subdivision for any of those uses being located</p> <ul style="list-style-type: none"> (a) within 450 metres of the working area of an operating landfill, (b) within 300 metres of the disposal area of an operating or non-operating landfill, (c) within 450 metres of the working area or disposal area of a non-operating hazardous waste management facility, (c.1) within 450 metres of the working area or disposal area of an operating hazardous waste management facility, or (d) within 300 metres of the working area of an operating storage site. <p>(3) Subject to subsection (5), a development authority shall not issue a development permit for a school, hospital, food establishment or residence, nor may a school, hospital, food establishment or residence be constructed if the building site</p> <ul style="list-style-type: none"> (a) is within 450 metres of the working area of an operating landfill, (b) is within 300 metres of the disposal area of an operating or non-operating landfill, (c) is within 450 metres of the working area or disposal area of a non-operating hazardous waste management facility, (c.1) is within 450 metres of the working area or disposal area of an operating hazardous waste management facility, or

	<p>(d) is within 300 metres of the disposal area of an operating storage site.</p> <p>(5) The requirements contained in subsections (1) to (4) may be varied by a subdivision authority or a development authority with the written consent of the Deputy Minister of Environment and Parks.</p> <p>(6) A consent under subsection (5) may refer to applications for subdivision or development generally or to a specific application.</p>
BENEFITS	<p>County will:</p> <ul style="list-style-type: none"> • Be able to determine the most prudent course for future development opportunities on the subject lands • Increase the potential for economic development of the subject lands and within the surrounding area
DISADVANTAGES	<ul style="list-style-type: none"> • Remediation of the site will require resources and time that will impact budget decisions
ALTERNATIVES	Nil
FINANCE/BUDGET IMPLICATIONS	
Operating Costs:	Capital Costs:
Budget Available:	Source of Funds:
Budgeted Costs:	Unbudgeted Costs:
INTERGOVERNMENTAL INVOLVEMENT/IMPLICATIONS	Partnership with the Village of Waskatenau and possible partnership with Alberta Transportation (dependent on results of the Phase II ESA)
COMMUNICATION STRATEGY	Nil.
RECOMMENDATION	
<p>That Smoky Lake County proceed to advertise the Request for Proposals for Site Reclamation and Remediation of the former Waskatenau Nuisance Grounds, legally described as Plan 5225CL; OT (Pt. SE-16-59-19-W4M), on the Alberta Purchasing Connection, with an closure date of August 31, 2020, at 2:00.00 p.m. Mountain Time.</p>	
CHIEF ADMINISTRATIVE OFFICER	

February 15, 2019

Smoky Lake County

4612 - McDougall Drive PO Box 310
Smoky Lake, AB T0A 3C0
Tel: (780) 656-3730
Fax: (780) 656-3768

Attn: Jordan Ruegg
Planning & Development Manager

Re: Remedial Action Plan
Proposal for Consulting Services for Phase III Remediation
Waskatenau Nuisance Ground

Action Land & Environmental Services Ltd. (Action) is a full service land and environmental company with more than 15 years experience. We pride ourselves on professional work and attitude, timely completion of projects to meet client objectives and above average communication between industry and land ownership. Action staff has extensive experience and qualifications with regards to groundwater assessments, Phase I and Phase II Environmental Site Assessments (ESAs), remediation and other related projects.

Action has prepared a scope of work and cost quote to complete remedial excavation work at the Waskatenau Nuisance Ground (Site) in Smoky Lake County, Alberta (SE of 16-059-19 W4M). The purpose of the remediation is to remove previously identified significant environmental impacts at the Site related to historic waste disposal and the burning of the waste.

HISTORICAL REPORTS

The report titled *Phase I Environmental Site Assessment - Waskatenau Nuisance Grounds*, prepared by Associated Environmental Alberta Ltd., April 2016, was reviewed prior to the preparation of this proposal. This report concluded the following:

- A former landfill/waste disposal area is present at the site with waste disposal activities estimated to have occurred over 50 years ago;
- There is a high potential of contamination in soil, soil vapour and/or groundwater at the Site;
- A burn pit was discovered at the Site;
- Historic wastes at the site are described as car parts and municipal wastes; and,
- There is possible hydrocarbon contamination related a gas station located north of the Site.

The report titled *Phase 2 Environmental Site Assessment for Former Waskatenau Nuisance Grounds*, prepared by Action, October 2018, was reviewed prior to the preparation of this proposal. This report concluded the following:

- The Phase 2 ESA identified parameters greater than the applicable guidelines across the site with the major area of significant impacts being located within the former burn pit. The analytical results from the borehole soil sampling indicated the following:
 - Two boreholes had levels of F3 hydrocarbons exceeding the referenced guidelines;
 - Two boreholes had concentrations of PAHs exceeding the applicable referenced guidelines;
 - Seven of the 20 boreholes advanced displayed EC values exceeding the referenced guideline;
 - Two of 20 boreholes advanced displayed SAR values exceeding the reference guideline;
 - Ten of the 20 boreholes advanced displayed metals exceeding the referenced guidelines; and
 - One sample analyzed for dioxins and furans exceeded the applicable guideline.
- The analytical results indicated that all remaining analyzed parameters in the soil samples obtained from the Site were compliant with the applicable regulatory guidelines (AEP, 2016).
- Based on the results from the Phase 2 ESA, further remedial work is recommended to address the impacts noted across the Site.
- It is recommended that the groundwater be monitored and sampled to help further determine the extent of the impacts and help in the development of a suitable Remedial Action Plan.

The report titled *Groundwater Monitoring Report for Former Waskatenau Nuisance Grounds*, prepared by Action, January 2019, was reviewed prior to the preparation of this proposal. This report concluded the following:

- At the time of sampling, depths to groundwater ranged from 1.54 m bgs near the centre of the Site to 2.17 m bgs in the southeast corner of the Site. Shallow groundwater beneath the site was interpreted to flow toward the east-northeast.

- The laboratory analytic results indicate that EC, manganese and uranium exceeded referenced ABT1G in all the monitoring wells. Of the seven monitoring wells sampled at the Site chloride was elevated in four, sulphate was elevated in five, and arsenic was elevated in two of the samples.
- Typical tracer chemicals/indicator parameters for landfill leachate are chloride, sodium and sulphate. Naturally elevated levels of sulphate, EC, arsenic, manganese and uranium are found to be common in the area, therefore the levels of these parameters in the groundwater at the site, above the referenced guidelines, are considered to likely be naturally occurring.
- Based on chloride concentrations at the site and the direction of the shallow groundwater flow MW18-04, MW18-06 and MW 18-07 are considered to be the background/control monitoring wells. Therefore, a chloride concentration greater than 145 mg/L is considered to be exceeding background soil conditions. The elevated chloride in the centre and northeast corner of the Site (MW18-01, MW18-02, and MW18-05) may be the result of leachate from the historic waste disposal/landfill activities at the Site.
- The laboratory results report hydrocarbon, dioxin and furans and PAH parameters from all wells were below applicable guideline values and generally non-detectable.

SCOPE OF WORK

The proposed scope of work includes remediation of environmental impacts related to historic waste disposal and burning at the Site, which is located in the SE of 16-059-19 W4M within the County of Smoky Lake (the County). The work will be performed in general accordance with the following documents:

- Canadian Council of Ministers of the Environment (CCME), *Guidance Manual on Sampling, Analysis, and Data Management for Contaminated Sites* (CCME, 1993);
- Alberta Environmental and Parks (AEP), *Alberta Environmental Site Assessment Standard* (AEP, 2016); and
- Alberta Environmental and Parks (AEP), *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* (AEP, 2016).

Three areas of concern will be addressed during the remedial activity:

- **Area A:** Near the southeast corner of the Site (BH18-10) where a number of metals were found exceeding the referenced guidelines. This area is estimated to be 10 meters (m) by 10 m to a depth of 0.5 m.

- **Area B:** Former “burn pit” as described in previous reports (BH18-11 and BH18-12). Elevated furans, dioxins, salinity, metals, and hydrocarbon parameters greater than referenced guidelines were noted within this area. This area is estimated at approximately 48 m by 16 m and ranging from 0.5 m deep in the southern end to 2.0 m deep in the north end.
- **Area C:** Extending northeast from the north end of the “burn pit” (BH18-15) had elevated salinity and metals parameters. This area is estimated to be 23.5 m by 12 m to 1.0 m deep.

Areas to be removed are presented in Tables 1 to 3 and Figures 1 and 2. The total estimated volume of impacted soil to be removed as part of this remediation is 1,247 m³ (approximately 2000 tonnes).

The proposed scope of work for the remedial excavation will comprise of the following tasks:

- Contact underground utility companies to arrange for proximity agreements;
- Develop a Transportation Plan, as required;
- Obtain road use agreements, as required;
- Contact Alberta 1-Call and prepare for ground disturbance activities;
- Supervise utility locating within the proposed work area;
- Obtain sample from the backfill source and submit to KaizenLab for analysis to determine suitability;
- Supervise excavation and stockpiling of impacted soils from the areas indicated on Figure 1 and 2;
- Obtain a sample from the stockpile for Class II Landfill Analysis. Submit to KaizenLab for “priority” turn around (next day results);
- Coordinate landfill approval and waste manifests with the Waste Management Thorhild Landfill located near Newbrook, Alberta;
- Supervise hauling of the impacted material from the Site to the Thorhild Landfill located near Newbrook, Alberta, including the manifesting of trucks.
- Sample the walls and base of the excavations to confirm removal of all environmentally impacted materials;
- Conduct field screening tests for hydrocarbons and salinity on samples;

- Submit selected soil samples for laboratory analysis of the following parameters:
 - Petroleum hydrocarbons (HCs);
 - Detailed Salinity;
 - Trace metals;
 - Polycyclic aromatic hydrocarbons (PAHs);
 - Dioxins;
 - Furans; and,
 - Grain/particle size.
- **Note:** There will be an approximate week wait time for analytical results before backfilling can be completed;
- If analytical data confirms that all impacted material has been removed from the excavation backfilling can be completed;
- If analytical data confirms that all impacted material has NOT been removed from the excavation additional excavation and sampling activities would be required to remove additional material; and
- Prepare a report summarizing the findings of the remediation and provide recommendations for further work, as required and/or closure.

ASSUMPTIONS AND LIMITATIONS

The cost estimate was developed based on the following assumptions and limitations:

- Excavation limits have been estimated based on information from the Phase II ESA investigation and may not represent the actual final excavation limits. Actual excavation limits will be determined in the field at the time of excavation based on visual observations and field screening results;
- Hydro-vac and/or day-lighting underground utilities will not be required;
- Field disbursement costs are based on five days of fieldwork. Unforeseen delays beyond Action's control may incur additional charges;
- Action staff would mobilize out of Edmonton but would overnight in the region for the duration of the onsite field work to maximize field hours, minimize travel time and minimize the overall duration of the project helping to save costs. During "downtime" staff would return to Edmonton;
- Laboratory analytical costs are based on regular turn-around time, with the exception of the Class II Landfill analysis, which would be submitted under "priority" turn around to minimize down time between excavating and hauling;
- Impacted material would be temporarily stockpiled onsite on a poly-liner until approval for landfill disposal is obtained;

- Landfill disposal costs would be directly billed by Waste Management to the County;
- Estimated landfill disposal costs are based on the estimated volumes of impacted material and on a quote of \$29/tonne received from Waste Management on February 15, 2019;
- Costs for the following required materials, equipment and operators are not included in this cost estimate. The following would be provided by the County where possible:
 - **Excavator** – able to excavate to a minimum of 2.0 m below ground surface;
 - **Trucks for hauling soil** – The timeline and estimate provided is based on four trucks able to haul approximately 24 tonnes/load each;
 - **Dozer** – For backfilling the excavation;
 - **Signage** where required, including but not limited to:
 - Open excavation signs;
 - Trucks turning signs; and
 - Trucks hauling signs.
 - **Flagging and stakes or snow fencing** suitable to provide suitable safety provisions with respect to the excavation; and
 - **Suitable soil** for backfilling and equipment for loading the soil into trucks.
- Depending on the time of year or on how wet the excavated material is the trucks may require straw or a plastic liner be used to prevent sticking or freezing of the material to the truck box;
- Once the excavation has been deemed suitable for backfilling by Action, based on the analytical results, backfilling activities would be completed by the County with no supervision required by Action;
- Analytical results will be compared to commercial and industrial guidelines based on the planned future landuse of the Site;
- Based on the future landuse of the Site (commercial or industrial) topsoil replacement is not required;
- Costs and time can be minimized if it is possible to coordinate the backhauling of backfill material during the hauling of the impacted material to the landfill; and
- It is recommended that the backfilling be completed in approximately 0.50 m, track packed lifts to minimize sloughing that may result in a sunken excavation.

SCHEDULE

The proposed scope of work could be initiated immediately following the approval of the scope of work and cost estimate. The field component of the project is estimated to take five days to complete. A final report will be submitted approximately six to eight weeks from the completion of the field work.

COST QUOTE

The total estimated cost to complete the described remediation is estimated at **\$96,526**, excluding GST. A cost quote outlining these estimated costs is attached following this letter. Services will be provided out of Edmonton, Alberta.

CLOSURE

The cost quote, which excludes GST, is based on information available to date and reflects our opinion of probable cost. All fee and disbursement costs submitted in this bid are provisional. Actual cost will depend on many factors, including but not limited to the site and market conditions. Any circumstances in which costs were to exceed this estimated budget would first be discussed with the County and would not proceed without approval.

If you have any questions or comments, please contact myself at the number below.

Yours truly,

ACTION LAND & ENVIRONMENTAL SERVICES LTD.



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Tables

Table 2: Soil Analytical Results - SALINITY AND TRACE METALS

Sample Description				Detailed Salinity										Metals																							
Location	Sample Designation	Depth (m)	Sample Date (dd-mm-yy)	Saturation (%)	pH (CaCl2)	Electrical Conductivity (dS/m)	Sodium Adsorption Ratio	Calcium (mg/kg)	Potassium (mg/kg)	Magnesium (mg/kg)	Sodium (mg/kg)	Chloride (mg/kg)	Sulphate (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Boron (mg/kg)	Calcium (mg/kg)	Chromium (Total) (mg/kg)	Chromium (Hexavalent) (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Molybdenum (mg/kg)	Nickel (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)	Thallium (mg/kg)	Tin (mg/kg)	Uranium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)				
ABT1G REGULATORY GUIDELINES - Coarse Grained																																					
Topsoil	Good Soil Rating			<2	<4																																
	Fair Soil Rating			2 to 4	4 to 8																																
	Poor Soil Rating			4 to 8	8 to 12																																
	Unsuitable Soil Rating			>8	>12																																
Subsoil	Good Soil Rating			<3	<4																																
	Fair Soil Rating			3 to 5	4 to 8																																
	Poor Soil Rating			5 to 10	8 to 12																																
	Unsuitable Soil Rating			>10	>12																																
Commercial			8 - 8.5	4	12									40	26	2000	8	5.0	22	87	1.4	300	91	260	24	40	89	2.8	40	1	300	33	130	410			
Industrial			6 - 8.5	4	12									40	26	2000	8	5.0	22	87	1.4	300	91	650	50	40	89	2.8	40	1	300	309	130	410			
ANALYTICAL DATA																																					
North Waste Disposal Area	BH18-20	0.5-0.9	16-Jul-18	71	7.7	5.46	2.15	456	<5.0	188	182	559	1460	3.8	3.7	200	0.5	9.7	0.3	18.9	<0.100	4.1	16.0	84.3	0.090	<0.5	14.2	<0.5	<1.0	<0.5	13.7	2.2	21.4	91.4			
	BH18-20	1.0-1.5	16-Jul-18	80	7.8	2.52	1.38	100	11.8	58.5	84.8	105	657	<0.5	6.4	163	0.4	0.7	0.2	27.3	<0.100	7.3	14.9	8.8	0.031	0.6	34.9	<0.5	<1.0	<0.5	1.0	0.5	25.4	43.7			
	BH18-19	0.3-0.5	16-Jul-18	56	7.4	0.80	0.83	44.1	26.9	9.9	17.4	28.8	101	<0.5	6.7	107	0.4	0.6	<0.2	18.1	<0.100	8.7	10.8	7.8	0.026	0.5	17.7	<0.5	<1.0	<0.5	1	0.6	19.9	43.8			
	BH18-19	1.5-2.0	16-Jul-18	71	7.2	0.86	0.45	56.7	8.4	28.0	14.1	74.2	134	0.8	8.0	139	0.6	0.3	<0.2	30.1	<0.100	13.2	16.7	7.8	0.037	0.9	32.4	<0.5	<1.0	<0.5	4.2	0.5	29.9	43.1			
	BH18-18	0.5-0.9	16-Jul-18	66	7.5	3.61	1.38	327	8.9	127	95.9	334	976	0.5	6.4	169	0.5	1.6	0.2	17.2	<0.100	8.9	12.5	9.5	0.028	0.8	18.5	0.5	<1.0	<0.5	3.4	1.3	20.6	57.3			
	BH18-18	1.0-1.5	16-Jul-18	69	7.5	2.22	0.82	165	<5.0	73.5	42.0	200	399	0.5	3.8	111	0.4	2.0	<0.2	18.5	<0.100	4.3	14.5	9.3	0.014	0.5	16.4	0.5	<1.0	<0.5	5.8	1.7	18.3	67.6			
	BH18-17	0.5-0.9	16-Jul-18	58	7.5	0.30	0.42	19.9	<5.0	6.2	6.4	7.5	9.4	0.6	0.4	145	0.4	0.6	0.2	20.8	<0.100	6.9	13.4	8.7	0.028	0.7	21.4	<0.5	<1.0	<0.5	3.3	0.7	23.1	53.7			
	BH18-17	1.0-1.5	16-Jul-18	48	7.4	0.48	0.41	20.7	<5.0	10.8	6.4	25.2	32.8	<0.5	8.7	123	0.5	1.4	<0.2	30.2	<0.100	12.8	7.5	7.8	0.029	0.8	26.0	0.5	<1.0	<0.5	2.5	0.8	27.4	43.6			
	BH18-16	0.5-0.9	16-Jul-18	68	7.6	2.80	0.57	174	<5.0	81.0	29.8	417	156	<0.5	5.8	186	0.5	1.1	<0.2	22.4	<0.100	7.1	12.7	8.6	0.037	0.5	21.5	<0.5	<1.0	<0.5	4.3	0.6	25.9	56.0			
	BH18-16	1.0-1.5	16-Jul-18	71	7.7	3.47	0.60	227	5.6	152	<0.3	535	422	<0.5	6.8	149	0.4	0.3	0.2	28.8	<0.100	7.1	13.7	6.6	0.027	0.6	23.7	0.5	<1.0	<0.5	2.2	0.5	26.1	47.9			
Outside Waste Disposal Areas for Decontamination	BH18-10	0.0-0.3	16-Jul-18	65	7.6	1.57	1.97	102	15.5	25.2	69.0	<5.4	337	1	34.3	310	0.6	10	0.2	34.7	<0.100	10.1	31.7	244	0.044	2.7	30.1	<0.5	<1.0	<0.5	453	1.2	24.8	112			
	BH18-10	1.0-1.5	16-Jul-18	80	8.4	0.89	1.31	39.9	31.8	17.9	30.7	38.7	164	<0.5	2.8	103	0.6	3.3	<0.2	25.2	<0.100	3.8	11.1	8.7	0.022	<0.5	16.8	<0.5	<1.0	<0.5	2.3	2.5	21.0	50.3			
	BH18-07	1.0-1.5	17-Jul-18	57	7.7	1.27	0.57	78.3	<5.0	35.6	31.3	11.9	349	<0.5	6.6	149	0.3	0.9	0.2	20.1	<0.100	7.2	14.7	8.3	0.027	1	22.7	<0.5	<1.0	<0.5	2.1	0.7	23.8	51.6			
	BH18-07	2.5-3.0	17-Jul-18	65	7.5	1.32	0.43	107	11.7	36.8	24.0	17.8	377	<0.5	6.5	155	0.6	0.7	0.2	29.7	<0.100	7.1	15.0	6.9	0.028	0.8	23.6	0.7	<1.0	<0.5	2.8	0.8	23.9	53.9			
	BH18-07	3.0-3.5	17-Jul-18	63	7.4	3.42	0.81	233	17.3	73.1	27.9	16.0	862	0.9	8.2	180	0.4	0.8	0.2	28.9	<0.100	7.3	14.7	6.3	0.027	1.1	28.4	0.8	<1.0	<0.5	2.3	0.9	23.4	52.8			
	BH18-06	0.5-0.9	17-Jul-18	68	7.6	0.55	1.47	18.0	<5.0	12.5	23.3	34.0	39.3	<0.5	6.2	221	0.5	1.0	<0.2	28.2	<0.100	7.1	13.4	6.1	0.028	0.9	24.1	<0.5	<1.0	<0.5	2.1	0.8	22.4	45.2			
	BH18-06	2.0-2.5	17-Jul-18	58	7.5	0.38	2.06	14.1	6.1	8.8	30.3	35.0	41.3	0.6	6.6	140	0.4	1.1	0.2	28.2	<0.100	7.5	15.0	6.5	0.030	0.9	26.0	<0.5	<1.0	<0.5	2.0	0.7	24.8	55.0			
	BH18-05	0.3-0.5	17-Jul-18	58	6.7	1.08	3.00	24.8	12.0	20.8	63.8	108	88.1	0.8	8.2	114	0.7	2.8	<0.2	31.6	<0.100	8.3	12.3	7.7	0.033	0.7	25.0	0.5	<1.0	<0.5	2.0	0.9	20.1	53.8			
	BH18-05	0.5-0.9	17-Jul-18	63	7.9	4.16	2.71	287	6.6	285	210	705	1280	0.5	6.6	227	0.5	1	0.2	24.1	<0.100	7.1	14.2	5.9	0.030	0.7	23.3	<0.5	<1.0	<0.5	1.7	0.7	25.3	47.1			
	BH18-04	0.3-0.5	17-Jul-18	73	7.8	2.30	3.67	124	19.8	46.2	161	74.8	706	0.8	6.8	190	0.5	12.4	<0.2	25.5	<0.100	6.7	19.0	14.8	0.038	0.9	28.1	0.5	<1.0	<0.5	1.7	0.7	25.3	47.1			
South Waste Disposal Area	BH18-04	1.0-1.5	17-Jul-18	88	7.7	1.52	5.78	43.1	7.7	16.2	145	46.1	399	0.5	6.5	180	0.4	3.8	0.2	25.5	<0.100	7.0	14.5	8.7	0.027	1	23.1	0.5	<1.0	<0.5	1.7	0.7	25.3	47.1			
	BH18-02	1.0-1.5	17-Jul-18	70	7.4	2.23	0.52	231	13.3	70.3	29.8	94.1	741	<0.5	6.6	173	0.4	0.4	0.2	25.8	<0.100	7.3	14.7	8.8	0.028	0.7	23.1	<0.5	<1.0	<0.5	1.7	0.7	24.0	54.2			
	BH18-15	0.5-0.9	16-Jul-18	60	7.8	3.08	1.53	202	<5.0	81.5	103	103	1010	<0.5	6.4	213	0.5	29.6	0.4	20.8	<0.100	7.5	11.4	17.5	0.035	1	18.9	0.5	<1.0	<0.5	6.1	0.8	24.0	89.0			
	BH18-15	1.0-1.5	16-Jul-18	65	7.8	4.07	2.96	260	11.4	145	193	310	1700	<0.5	6.5	205	0.5	15.8	0.2	29.8	<0.100	7.2	13.9	7.3	0.042	0.8	24.7	<0.5	<1.0	<0.5	3.0	0.8	26.0	87.2			
	BH18-15B	1.5-2.0	16-Jul-18	69	7.7	2.86	3.75	129	11.7	73.2	179	34.3	919	1	6.5	216	0.4	6.3	0.2	27.8	<0.100	7.5	16.5	17.9	0.031	1.1	25.5	0.5	<1.0	<0.5	2.9	0.8	26.0	56.3			
	BH18-14	0.5-0.9	16-Jul-18	54	7.7	0.82	3.05	29.5	24.4	14.1	59.1	25.7	44.1	0.8	7.5	273	0.5	9.1	<0.2	23.0	<0.100	7.5	16.5	8.7	0.045	0.6	29.1	0.5	<1.0	<0.5	2.3	0.9	26.3	57.5			
	BH18-14	1.0-1.5	16-Jul-18	62	7.7	3.32	0.56	333	11.9	127	38.8	15.8	1330	0.5	6.9	200	0.4	2.1	0.2	31.3	<0.100	7.5	15.4	6.6	0.025	1.0	27.1	<0.5	<1.0	<0.5	2.0	0.8	26.4	56.6			
	BH18-14	1.5-2.0	16-Jul-18	61	7.6	3.17	0.56	294	16.3	122	35.4	18.5	1280	0.5	6.8	177	0.4	2.1	0.2	29.4	<0.100	7.4	14.8	7.2	0.027												

Table 3: Soil Analytical Results - POLYCHLORINATED BIPHENYLS, GLYCOLS, DIOXINS AND FURANS

Sample Description				Polychlorinated Biphenyls										Glycols					Dioxins and Furans		
Location	Sample Designation	Depth (m)	Sample Date (dd-mmm-yy)	Aroclor 1016 (mg/kg)	Aroclor 1221 (mg/kg)	Aroclor 1232 (mg/kg)	Aroclor 1242 (mg/kg)	Aroclor 1248 (mg/kg)	Aroclor 1254 (mg/kg)	Aroclor 1260 (mg/kg)	Aroclor 1262 (mg/kg)	Aroclor 1268 (mg/kg)	Total PCBs (mg/kg)	Diethylene glycol (mg/kg)	Ethylene glycol (mg/kg)	Propylene glycol (mg/kg)	Tetraethylene glycol (mg/kg)	Triethylene glycol (mg/kg)	Dioxins and Furans I-TEQ* (ng/kg)	Dioxins and Furans WHO-TEQ* (ng/kg)	
ABT1G REGULATORY GUIDELINES - Coarse Grained																					
Commercial				-	-	-	-	-	-	-	-	-	-	33	15	62	-	-	150	4	4
Industrial				-	-	-	-	-	-	-	-	-	-	33	15	62	-	-	150	4	4
ANALYTICAL DATA																					
North Waste Disposal Area	BH18-20	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-20	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-19	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-19	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
Outside Waste Disposal Areas for Delineation	BH18-18	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-18	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-17	0.0-0.3	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-17	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-16	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-16	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-10	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.98	1.03	
	BH18-10	3.5-4.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-
	BH18-07	1.0-1.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-
	BH18-07	3.0-3.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	1.08	1.30
	BH18-06	0.3-0.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.92	1.01
	BH18-06	2.0-2.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.91	0.99
	BH18-05	0.5-0.9	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-
	BH18-05	2.0-2.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-
	BH18-04	1.0-1.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.93	1.03
	BH18-02	0.3-0.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-
South Waste Disposal Area	BH18-15	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.96	1.10	
	BH18-15	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-15B	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-14	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.92	1.00	
	BH18-14	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-14	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-13	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-13	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	3.36	3.29	
South Waste Disposal Area - Burn Pit	BH18-13B	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-12	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	1.92	2.74	
	BH18-12	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	0.98	1.13	
	BH18-11	0.3-0.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	9.30	8.48	
Background/Offsite Investigation - South	BH18-11	1.0-1.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	1.11	1.18	
	BH18-09	0.5-0.9	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
	BH18-09	3.0-3.5	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
Background/Outside Waste Disposal Areas for Delineation	BH18-08	1.5-2.0	18-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	1.03	1.23	
	BH18-03	3.0-3.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-	
BH18-01	1.0-1.5	17-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.450	<10	<25	<25	<25	<25	-	-		

Notes:

(yellow highlight) = Exceeds applicable guideline value.

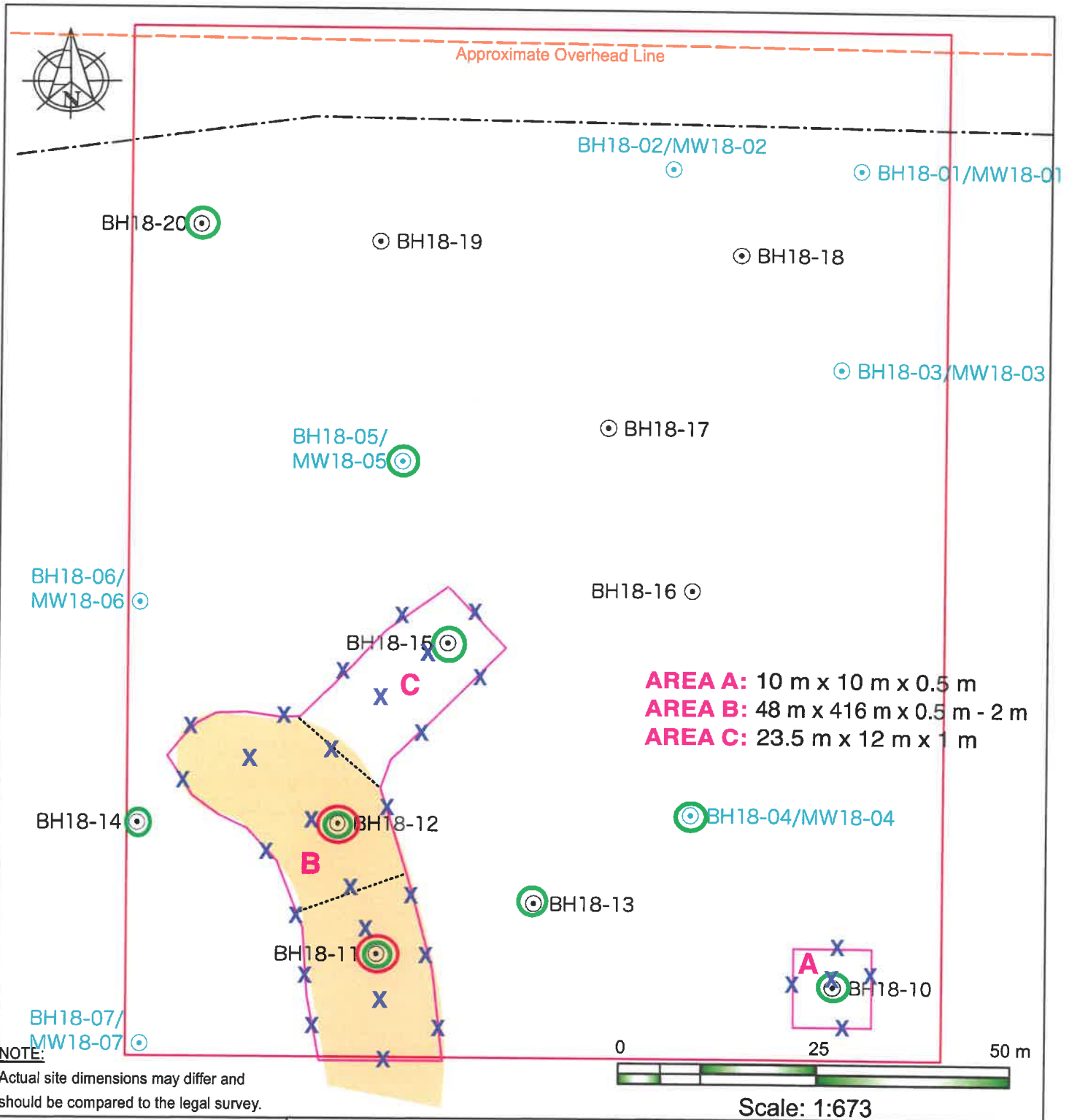
View laboratory report for more comprehensive results.

ABT1G = Alberta Tier 1 Soil Remediation Guidelines, January 2019.

Figures



	FIGURE 1: Site Figure With Approximate Borehole Locations, Impacted Boreholes and Approximate Excavation Limits	Legend Approximate Site Boundary Approximate Burn Pit Boundary Approximate Excavation Limits Approximate Overhead Line Location Approximate Underground Pipeline Location Approximate BH Location Approximate BH Location with Monitoring Well Approximate Impacted BH - Hydrocarbons Approximate Impacted BH - Salinity &/or Metals
Project Number: 5165	Project Title: Remediation	
Date of Photograph: Unknown	Client: Smoky Lake County	
Date: February 2019	Location: SE 16-059-19 W4M Waskatenau Nuisance Ground	



AREA A: 10 m x 10 m x 0.5 m
AREA B: 48 m x 416 m x 0.5 m - 2 m
AREA C: 23.5 m x 12 m x 1 m

Project Number: 5165	Project Title: Remediation
Date of Photograph: Unknown	Client: Smoky Lake County
Date: February 2019	Location: SE 16-059-19 W4M Waskatenau Nuisance Ground

FIGURE 2:
Site Figure With Approximate Borehole Locations, Impacted Boreholes and Approximate Excavation Limits

Legend	
	Approximate Site Boundary
	Approximate Burn Pit Boundary
	Approximate Excavation Limits
	Approximate Sample Point
	Approximate Underground Pipeline Location
	Approximate BH Location
	Approximate BH Location with Monitoring Well
	Approximate Impacted BH - Hydrocarbons
	Approximate Impacted BH - Salinity &/or Metals

Cost Quote



Estimate

Estimate No **Q000590**

Date 12 February 2019
Valid To 31 December 2019

Box 20096, Kensington, PO
Medicine Hat, Alberta T1A 8M4
Tel: (403) 528-2558 Fax: (403) 528-2643
Toll Free: 1-866-528-2558

Smoky Lake County
4612 - McDougall Drive
Box 310
Smoky Lake
Alberta T0A 3C0
Attention: Jordan Ruegg

GST # 78623 7123
Email: finance@actionland.ca

Phase III ESA Remediation Scope

Remedial Excavation and landfill disposal of an estimated 1,233 cubic meters/2,000 tonnes of impacted soil.

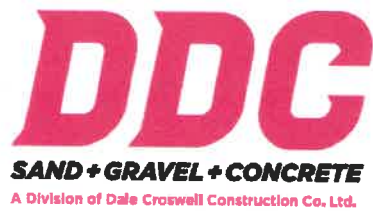
Description

Description	Amount
SAR Environmental Scientist - Junior	600.00
SAR Environmental Scientist - Intermediate	9,900.00
SAR Environmental Scientist - Senior	6,000.00

Costs

Description	Amount
Mileage - SAR	617.50
Meals - SAR	630.00
Lodging - SAR	720.00
Field Package - SAR	775.00
Third Party Expense - SAR - Locators	2,164.00
Third Party Expense - SAR - Laboratory Analysis	17,120.00
Third Party Expense - SAR - Landfill Disposal - Waste Management Thorhild	58,000.00

Sub Total	96,526.50
GST	4,826.33
Total	101,352.83



March 11,2019

Smoky Lake County

Attention: Kyle Schole

Project: Hauling from Waskatenau to Thorhild Landfill.

Excavate 2 meters below ground surface (approx 2000 Tonnes) @ \$60.50/Tonne

Mob & Demob @ \$2.00/Tonne

Excavator @ \$20.00/Tonne

Trucking @ \$9.50/Tonne

Dumping Fees @ \$29.00/Tonne

Backfill Clay (approx 2000 Tonnes) @ \$34.50/Tonne

Clay @ \$5.00/Tonne

Trucking @ \$9.50/Tonne

CAT D6T @ \$20.00/Tonne

G.S. T. not included in this price.

Anything not listed above is extra, Additional charges if required: Packing, Surveying and Labour.

For further information please contact office (780)398-3568 or via email at info@ddcsandandgravel.ca

Sincerely,

Dale Croswell

Box 126, St Paul, Alberta
 Tel: 780-645-4006 Fax: 780-646-9337
 jbruck@hotmail.com
 www.muleenterprisesltd.com



MULE
ENTERPRISES LTD.

DATE **March 8, 2019**
 EXPIRATION DATE **April 19, 2019**

TO Planning & Development
 4612 McDougall Drive, PO Box 310
 Smoky Lake, Alberta T0A 3C0
 Tel No: 780-656-3730 Cell No: 780-650-2059
 Email: kschole@smokylakecounty.ab.ca

QUOTE

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Marcel Berlinguette 780-645-0873	Waskatenau Project	30 Days	

Approx Quantity	Description	Cost per Unit	Unit Price	Line Total
2000.00	Excavator - 2 meters below ground surface	Tonne	3.95	7,900.00
2000.00	Dozer - ground work	Tonne	3.95	7,900.00
2000.00	Backfill - clay/soil	Tonne	11.00	22,000.00
2000.00	Haul contaminated soil to Thorhild Waste Management	Tonne	11.10	22,200.00

Notes: *County of Smoky Lake is responsible for all disposal fees.*

SUBTOTAL	\$ 60,000.00
GST	3,000.00
TOTAL	\$ 63,000.00

PURCHASE ORDERS: Where PO is required the Purchase Order must be supplied prior to work start date. All changes to the Purchase must be done in writing either with a revised PO or by providing a Change Order.

For Mule to develop a proposal it is the Customer's responsibility to provide the Scope of work, which must contain all pertinent information regarding products, service, work location, site conditions, timelines, etc. Please review the proposal carefully to ensure it complies with the Scope of Work. If in the proposal Mule has made assumptions that are incorrect, a Mule representative must be contacted immediately. If the Scope of Work is not clarified and correspondence is not provided, Mule will not be held responsible for the assumption it has made. Additional cost may therefore be incurred.

Mule has the right to refuse work not clearly indicated in the Scope of Work or that has been presented after the Proposal has been accepted by the Customer. If work is stopped Mule will resume once revision of the Scope of Work and Proposal have been made. Changes to the proposal may have an effect on pricing. Customers shall not modify the Scope of Work, Contract, Estimate, Proposal or Quotation or any rights contained in this document without providing their request for modification in writing.

No modifications are binding unless in writing and duly accepted by an authorized Customer representative and approved by an authorized Mule representative. Additional Information: Tandem and Partial loads are subject to surcharge. Hourly rates will apply for stuck, towing and standby time in excess of 15 minutes. Cash on delivery if credit has not been established. Change accounts must be pre-approved, contact Admin for a Credit Application. Estimates, as stated above, are based on anticipated details of the products and or services to be provided.

8 MAR 19
 Date

Marcel Berlinguette
 Print Name *[Signature]*
 Signature (Mule Representative)

 Print Name *[Signature]*
 Signature (Authorized Signature only)

Thank you for your business ~ Offering Diversified Services Throughout Northern Alberta

Conditions

- Pricing is based on Completion of work in 2019, in frost-free conditions.
- Any work not described above will be considered extra and charged accordingly.
- The (GST.) shall be invoiced as a separate item based on the Final contract amount.
- Estimate is firm for 30 days and if accepted, valid for 2019
- JLG Ball Enterprises cannot guarantee drainage if grades are less than 1% (one percent).
- Workmanship and materials are guaranteed for a period of one year from completion of our scope of work.
- Rights under the Builder's Lien Act may be exercised.
- it is the owner responsibility to maintain the graveled areas, failure to maintain the graveled area or damages created by others will void the warranty

Terms

- Subject to credit approval by JLG Ball Enterprises.
- Net 30 days.
- Overdue accounts shall be subject to interest charge of 2% per month.

If this meets with your acceptance, please sign and return. Upon receipt by us this proposal becomes a contract subject to the terms and conditions contained within.

If you have any questions, please contact our Boyle main office at 780-689-2395.

Credit Card

Exp: _____
_____ Visa M/C

Accepted:

Company Name: _____

Name: (Print) _____

Sign: _____

Yours Truly,



Project Manager/Estimator

541466 Alberta Ltd. o/a JLG Ball Enterprises



SMOKY LAKE COUNTY

REQUEST FOR PROPOSAL (RFP)

RFP 2020-001

Project No. SLC-PD-2020-001

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1.0 PROJECT INFORMATION**1.1 Project Description**

Smoky Lake County has issued this Request For Proposal with the intent to facilitate the reclamation and remediation of the former Waskatenau Nuisance Grounds on the lands legally described as 5225CL; OT (Pt. SE-16-59-19-W4M) located adjacent to Highway 28, north of the Village of Waskatenau.

The successful bidder will be responsible for excavation of contaminated soils, hauling of said soils and disposal of said soils at the Thorhild Landfill, as well as being responsible for providing replacement fill and compaction of said fill. Additionally, the successful bidder will work in conjunction with the Smoky Lake County's engineer who will be on site to collect soil samples of both the contaminated soil and the replacement fill material for laboratory analysis.

1.2 Project Objectives

In conjunction with Smoky Lake County's engineer, who will be performing duties as outlined in the Scope of Work included in "Schedule A – Remediation Plan" of this Request for Proposal, the successful bidder will be required to meet the following project objectives:

- 1.2.1 Remediation of contaminated former nuisance ground site through removal of contaminated soil/material;
- 1.2.2 Hauling of contaminated soil/material from the former nuisance ground to the Thorhild Landfill;
- 1.2.3 Disposal of contaminated soil/material from the former nuisance ground at the Thorhild Landfill;
- 1.2.4 Replacement of contaminated soil/material with suitable fill material (The Village of Waskatenau has offered to provide suitable fill material from a nearby site which may be utilized by the successful bidder. Inquires shall be directed to Bernice Macyk, CAO, Village of Waskatenau at 780-358-2208);
- 1.2.5 Compaction of replacement fill material; and
- 1.2.6 Reclamation of the site to a standard that meets Alberta Environment and Parks' requirements to reduce or eliminate the 300 metre development setback prescribed in the Subdivision and Development Regulations.

1.3 Evaluation Criteria

- 1.3.1 Smoky Lake County will review each proposal submitted in response to this Request For Proposal for responsiveness, completeness, signatures, and all required data before accepting the Proposal for further review.
- 1.3.2 Evaluation of Proposals will be based upon the following criteria:
 - 1.3.2.1 Previous excavation and hauling experience;
 - 1.3.2.2 Availability of the required excavation and hauling equipment/machinery;
 - 1.3.2.3 Opinion of the reference(s) provided;
 - 1.3.2.4 Ability to mobilize and completed the required work within County-established timelines; and
 - 1.3.2.5 Price is not the defining criterion, but is nevertheless, a significant consideration.

1.4 Project Inquiries

- 1.4.1 Refer all proposal inquiries to Jordan Ruegg, Planning and Development Manager:

E-mail at jruegg@smokylakecounty.ab.ca
Telephone: 780-656-3730
Cellular: 780-650-5207

2.0 PROJECT INFORMATION

2.1 Proposal Submissions

- 2.1.1 All proposals are to be received by the Interim Chief Administrative Officer not later than **2:00:00 P.M., Mountain Time, Monday, August 31, 2020.**
- 2.1.2 The envelope shall be sealed and clearly marked **“Proposal for Reclamation and Remediation”** and include the RFP Project No. **“SLC-DP-2020-001”** and shall be addressed to:

**Lydia Cielin, Interim Chief Administrative Officer
Smoky Lake County**

2.1.3 All proposals shall be delivered in person or mailed to:

**Smoky Lake County
Box 310
4612 McDougall Drive
Smoky Lake, Alberta
TOA 3C0**

Or, alternatively, emailed to:

icielin@smokylakecounty.ab.ca

**Should a proposal submitted by email be chosen as the successful proposal, the bidder must also submit a hardcopy of said proposal to Smoky Lake County prior to commencement of reclamation and remediation of the site. Proposals submitted by email must contain the following in the subject line of the email:*

“Proposal for Reclamation & Remediation - RFP Project No. (SLC-PD-2020-001)”

**Proposals will not be accepted by fax.*

2.2 Contract Award

A contract award decision may be made after Smoky Lake County has had an opportunity to examine and evaluate all proposals in detail. Should a contract be awarded, the tentative date for such an award shall be **September 1, 2020**.

2.3 Project Meetings and Site Visits

The contractor, Smoky Lake County’s engineer and the Smoky Lake County Planning and Development Manager will be required to attend:

2.3.1 Pre-construction meeting and site visit;

2.3.2 Progress meeting, if required; and

2.3.3 Final inspection meeting (on-site).

2.4 Expenses

The contractor is solely responsible for their own expenses in preparing, delivering and submitting a proposal, and also for all expenses subsequently incurred in the preparation of a proposal, provisions of samples, or attendance at a pre or post-award site meeting with Smoky Lake County, regardless of the outcome of any such proposal submission or of the reasons for such outcome.

2.5 Goods and Services Tax

Smoky Lake County is subject to Goods and Services Tax. All Goods and Service Tax shall be identified as a separate line item.

2.6 Invoicing

All charges and credits are to be shown on an invoice statement provided by the contractor to Smoky Lake County.

2.7 Ownership of Proposals

All proposals and related documents submitted as the result of this RFP become the property of Smoky Lake County.

2.8 Confidentiality of Proposals

Proposals will be circulated only to Smoky Lake County Council and staff. Smoky Lake County will make all responsible efforts to keep confidential any personal information specifically identified in proposals, as per the Freedom of Information and Protection of Privacy Act.

2.9 Free From Obligation

Smoky Lake County is under no obligation under any circumstances, to accept or respond, in whole or in part, to any proposal, or to negotiate with any bidder. Smoky Lake County is not bound to accept the lowest priced proposal, and shall have the right to reject any and all proposals. The decision of Smoky Lake County is final.

3.0 CONTRACT FORM AND REQUIRMENTS**3.1 Laws and Regulations: Compliance**

The contractor shall be responsible for complying with all federal, provincial, and municipal laws, rules, regulations and guidelines that apply. Without limiting the scope of the foregoing, the contractor shall ensure compliance to the:

- 3.1.1 Safety Codes Act;
- 3.1.2 Occupational Health and Safety Act;
- 3.1.3 Industrial Safety Regulations; and
- 3.1.4 Environmental Protection and Enhancement Act.

3.2 Performance and Payment Bond

3.2.1 All bidders are required, at the time of signing the contract, to provide a guaranteed bond to Smoky Lake County using any of the following methods:

3.2.1.1 A **Performance and Maintenance Bond** in the amount of **fifty (50%) percent** of the agreed Request For Proposal cost, covering the faithful performance of the RFP; or

3.2.1.2 An **Irrevocable Letter of Credit** to be deposited with the County “as the original signed”, in the amount of **twenty-five (25%) percent** of the total Request For Proposal Cost, covering the faithful performance of the RFP.

3.3 Liability and Insurance Requirements

3.3.1 The contractor shall indemnify and save harmless Smoky Lake County from any and all losses, costs, damages, actions, causes of action, suits, claims and demands resulting from anything done by the contractor.

3.3.2 Smoky Lake County shall not be liable nor responsible for any bodily or personal injury or property damage of any nature what-so-ever that may be suffered or sustained by the contractor, its employees or agents, in the performance of any agreement.

3.3.3 The contractor shall provide evidence of a **Commercial General Liability Insurance** with insurable limits of not less than **Two Million Dollars (\$2,000,000.00)** for each occurrence or incident.

3.3.4 The contractor shall provide evidence of an **Automobile Liability Insurance** of not less than **Two Million Dollars (\$2,000,000.00)**.

3.3.5 The contractor shall provide evidence of **Professional Liability/Errors and Omissions insurance** for an amount of not less than two million dollars **(\$2,000,000.00)** inclusive per occurrence. This will be applicable to all professional services which the contractor employs.

3.3.6 The contractor shall provide evidence that Smoky Lake County is to be named as an **additional named insured** to the contractor’s Insurance Policy.

3.4 Workers Compensation

The contractor shall at all times comply with all requirements of the Worker’s Compensation Act of Alberta, amendments thereto, or any successor legislation; and shall upon notice by Smoky Lake County, provide evidence satisfactory to Smoky Lake

County of said compliance with the Act within two (2) business days of request by Smoky Lake County.

3.5 Risk Management Plan

Proposals must include a Risk Management Plan which must address the following:

- 3.5.1** Identification of the key physical risks arising from the contracted activity;
- 3.5.2** Specific risk control measures that will be implemented at each stage of work to reduce the chances of loss occurring;
- 3.5.3** Specific risk control measures that will be implemented to address the COVID-19 pandemic and Alberta Health Services regulations pertaining to same;
- 3.5.4** Process for reporting of any incidents or claims to Smoky Lake County; and
- 3.5.5** Periodic reporting (if necessary upon request from Smoky Lake County) to confirm ongoing compliance with the Risk Management Plan.

3.6 Subcontractors

- 3.6.1** The contractor is solely responsible for all work under the contract and for the allocation of work and payment to any and all subcontractors used to undertake the work contained within the Request for Proposals.
- 3.6.2** The contractor is solely responsible for the administration and subdivision of the work to the subcontractors. Any and all disputes as to the scope of the work to be carried out by the various subcontractors shall be the responsibility of the contractor so that the work is carried out to the satisfaction of Smoky Lake County. No claims for additional remuneration from Smoky Lake County will be allowed on the basis that subcontractors did not include same in their scope of work due to any subdivision of work expressed or implied in the RFP.

3.7 Safety Pre-Qualifications

A contract will only be awarded to a bidder who, prior to the time fixed for receiving proposals possess a Certificate of Recognition (COR) which is relevant to their industry and which is recognized by Alberta Human Resources and Employment, Workplace Health and Safety.

For bidders who have not obtained a Certificate of Recognition, a valid Temporary Letter of Certification (TLC) issued by the Alberta Construction Safety Association (ACSA) will be considered acceptable.

Request For Proposal – Site Reclamation & Remediation:5225CL; OT (Pt. SE-16-59-19-W4M)

Smoky Lake County will confirm that the bidder possess a COR or a valid TLC through the Alberta Construction Safety Association.

Prospective bidder’s who do not posses a COR and wish to obtain information about obtaining a COR or TLC, are advised to contact:

The Alberta Construction Safety Association
 #225, Parsons Road S.W.
 Edmonton, Alberta
 T6X 0W6
 Telephone: 780-453-3311 or 1-800-661-2272
www.acsa-safety.org

4.0 SCOPE OF WORK

4.1 Project Work Plan

4.1.1 The contractor will provide a detailed work schedule and anticipated time to complete the project.

4.1.2 The project is to be completed by, no later than October 31, 2020.

4.1.3 The contractor shall provide a work plan for completing the following tasks:

4.1.3.1 Excavation of contaminated soil/material;

4.1.3.2 Hauling of contaminated soil/material from the project site to the Thorhild Landfill;

4.1.3.3 Disposal of contaminated soil/material from the project site at the Thorhild Landfill;

4.1.3.4 Replacement of contaminated soil/material with suitable fill material; and

4.1.3.5 Compaction of replacement fill material at project site.

4.2 Contractor’s Questionnaire

4.2.1 The contractor will provide a list of equipment they intend to use to complete the work described in the Request For Proposals:

LIST OF EQUIPMENT					
Description of Unit	Size or Capacity	Condition	Age	Present Location	Hourly Rate
Project No. SLC-PD-2020-001					

4.2.4 The contractor will provide a list of personnel, required for the work specified in the proposal.

Work Force:

The undersigned agrees to employ: if required, for the work specified in the Proposal.

Approximately _____ persons from the local labour force.

Approximately _____ persons from his own forces, and .

Approximately _____ persons from the sub-contractor’s forces.

Supervision:

Supply the name(s) and previous experience on this type of work of the person(s) who will be in charge of the project (include and indicate the sub-contractor’s personnel).

PERSONNEL		
Name	Address	Work
Project No. SLC-PD-2020-001		

4.3 Project Budget

Separate costs associated to the completion of the Project shall be identified in the following table:

Description	Dollar (\$) Amount
Excavation of contaminated soil	
Hauling of contaminated soil to Thorhild Landfill	
Replacement fill material	
Compaction of replacement fill	
Labour	
Other (explain)	
Sub-Total Cost	\$
G.S.T.	\$
Construction Project:	TOTAL COST \$

4.4 Project Final Inspection and Acceptance

Final Inspection

Following the completion of the project, the Planning and Development Manager for Smoky Lake County will conduct a final inspection of all work included in the project, after notification by the contractor that the work is completed. The final inspection shall include notifying the contractor in writing of particular defects to be remedied should any defects be identified during the inspection. Smoky Lake County shall notify the contractor in writing once all deficiencies have been rectified to the satisfaction of Smoky Lake County.

4.5 Payment

4.5.1 Upon completion of the works identified in the Request for Proposals, Smoky Lake County shall pay to the contractor in Canadian Funds, the amounts determined by the individual work items contained within the Project Budget, as agreed upon by the contractor and Smoky Lake County.

4.5.2 If Smoky Lake County fails to make a payment to the contractor as is prescribed in this Request for Proposals, or as is prescribed in an award by arbitration or a court, interest of two (2) percent per annum on such unpaid amounts shall also become due and payable until such payment described in this Request for Proposal has been made to the contractor by Smoky Lake County. Such interest shall be calculated and added to any unpaid amounts on a monthly basis.

Request For Proposal – Site Reclamation & Remediation:5225CL; OT (Pt. SE-16-59-19-W4M)

SUBMITTED BY:

(Contractor Legal Name)

Is business name registered under the *Alberta's Partnership Act*? If not, please indicate: Other: _____

Sole Proprietorship Partnership Limited Partnership Limited Liability Partnership

Witness

(Name and Title of Officer Signing for the Contractor)

(Signature of Officer)

S E A L

(Contact Name of Project Manager)

(Street Address)

(City, Province, Postal Code)

(Phone Number)

(Facsimile Number)

(E-mail Address)

“Schedule A – Remediation Plan”



February 15, 2019

Smoky Lake County
4612 - McDougall Drive PO Box 310
Smoky Lake, AB T0A 3C0
Tel: (780) 656-3730
Fax: (780) 656-3768

Attn: Jordan Ruegg
Planning & Development Manager

Re: Remedial Action Plan
Proposal for Consulting Services for Phase III Remediation
Waskatenau Nuisance Ground

Action Land & Environmental Services Ltd. (Action) is a full service land and environmental company with more than 15 years experience. We pride ourselves on professional work and attitude, timely completion of projects to meet client objectives and above average communication between industry and land ownership. Action staff has extensive experience and qualifications with regards to groundwater assessments, Phase I and Phase II Environmental Site Assessments (ESAs), remediation and other related projects.

Action has prepared a scope of work and cost quote to complete remedial excavation work at the Waskatenau Nuisance Ground (Site) in Smoky Lake County, Alberta (SE of 16-059-19 W4M). The purpose of the remediation is to remove previously identified significant environmental impacts at the Site related to historic waste disposal and the burning of the waste.

HISTORICAL REPORTS

The report titled *Phase I Environmental Site Assessment - Waskatenau Nuisance Grounds*, prepared by Associated Environmental Alberta Ltd., April 2016, was reviewed prior to the preparation of this proposal. This report concluded the following:

- A former landfill/waste disposal area is present at the site with waste disposal activities estimated to have occurred over 50 years ago;
- There is a high potential of contamination in soil, soil vapour and/or groundwater at the Site;
- A burn pit was discovered at the Site;
- Historic wastes at the site are described as car parts and municipal wastes; and,
- There is possible hydrocarbon contamination related a gas station located north of the Site.

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The report titled *Phase 2 Environmental Site Assessment for Former Waskatenau Nuisance Grounds*, prepared by Action, October 2018, was reviewed prior to the preparation of this proposal. This report concluded the following:

- The Phase 2 ESA identified parameters greater than the applicable guidelines across the site with the major area of significant impacts being located within the former burn pit. The analytical results from the borehole soil sampling indicated the following:
 - Two boreholes had levels of F3 hydrocarbons exceeding the referenced guidelines;
 - Two boreholes had concentrations of PAHs exceeding the applicable referenced guidelines;
 - Seven of the 20 boreholes advanced displayed EC values exceeding the referenced guideline;
 - Two of 20 boreholes advanced displayed SAR values exceeding the reference guideline;
 - Ten of the 20 boreholes advanced displayed metals exceeding the referenced guidelines; and
 - One sample analyzed for dioxins and furans exceeded the applicable guideline.
- The analytical results indicated that all remaining analyzed parameters in the soil samples obtained from the Site were compliant with the applicable regulatory guidelines (AEP, 2016).
- Based on the results from the Phase 2 ESA, further remedial work is recommended to address the impacts noted across the Site.
- It is recommended that the groundwater be monitored and sampled to help further determine the extent of the impacts and help in the development of a suitable Remedial Action Plan.

The report titled *Groundwater Monitoring Report for Former Waskatenau Nuisance Grounds*, prepared by Action, January 2019, was reviewed prior to the preparation of this proposal. This report concluded the following:

- At the time of sampling, depths to groundwater ranged from 1.54 m bgs near the centre of the Site to 2.17 m bgs in the southeast corner of the Site. Shallow groundwater beneath the site was interpreted to flow toward the east-northeast.

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- The laboratory analytic results indicate that EC, manganese and uranium exceeded referenced ABT1G in all the monitoring wells. Of the seven monitoring wells sampled at the Site chloride was elevated in four, sulphate was elevated in five, and arsenic was elevated in two of the samples.
- Typical tracer chemicals/indicator parameters for landfill leachate are chloride, sodium and sulphate. Naturally elevated levels of sulphate, EC, arsenic, manganese and uranium are found to be common in the area, therefore the levels of these parameters in the groundwater at the site, above the referenced guidelines, are considered to likely be naturally occurring.
- Based on chloride concentrations at the site and the direction of the shallow groundwater flow MW18-04, MW18-06 and MW 18-07 are considered to be the background/control monitoring wells. Therefore, a chloride concentration greater than 145 mg/L is considered to be exceeding background soil conditions. The elevated chloride in the centre and northeast corner of the Site (MW18-01, MW18-02, and MW18-05) may be the result of leachate from the historic waste disposal/landfill activities at the Site.
- The laboratory results report hydrocarbon, dioxin and furans and PAH parameters from all wells were below applicable guideline values and generally non-detectable.

SCOPE OF WORK

The proposed scope of work includes remediation of environmental impacts related to historic waste disposal and burning at the Site, which is located in the SE of 16-059-19 W4M within the County of Smoky Lake (the County). The work will be performed in general accordance with the following documents:

- Canadian Council of Ministers of the Environment (CCME), *Guidance Manual on Sampling, Analysis, and Data Management for Contaminated Sites* (CCME, 1993);
- Alberta Environmental and Parks (AEP), *Alberta Environmental Site Assessment Standard* (AEP, 2016); and
- Alberta Environmental and Parks (AEP), *Alberta Tier 1 Soil and Groundwater Remediation Guidelines* (AEP, 2016).

Three areas of concern will be addressed during the remedial activity:

- **Area A:** Near the southeast corner of the Site (BH18-10) where a number of metals were found exceeding the referenced guidelines. This area is estimated to be 10 meters (m) by 10 m to a depth of 0.5 m.

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- **Area B:** Former "burn pit" as described in previous reports (BH18-11 and BH18-12). Elevated furans, dioxins, salinity, metals, and hydrocarbon parameters greater than referenced guidelines were noted within this area. This area is estimated at approximately 48 m by 16 m and ranging from 0.5 m deep in the southern end to 2.0 m deep in the north end.
- **Area C:** Extending northeast from the north end of the "burn pit" (BH18-15) had elevated salinity and metals parameters. This area is estimated to be 23.5 m by 12 m to 1.0 m deep.

Areas to be removed are presented in Tables 1 to 3 and Figures 1 and 2. The total estimated volume of impacted soil to be removed as part of this remediation is 1,247 m³ (approximately 2000 tonnes).

The proposed scope of work for the remedial excavation will comprise of the following tasks:

- Contact underground utility companies to arrange for proximity agreements;
- Develop a Transportation Plan, as required;
- Obtain road use agreements, as required;
- Contact Alberta 1-Call and prepare for ground disturbance activities;
- Supervise utility locating within the proposed work area;
- Obtain sample from the backfill source and submit to KaizenLab for analysis to determine suitability;
- Supervise excavation and stockpiling of impacted soils from the areas indicated on Figure 1 and 2;
- Obtain a sample from the stockpile for Class II Landfill Analysis. Submit to KaizenLab for "priority" turn around (next day results);
- Coordinate landfill approval and waste manifests with the Waste Management Thorhild Landfill located near Newbrook, Alberta;
- Supervise hauling of the impacted material from the Site to the Thorhild Landfill located near Newbrook, Alberta, including the manifesting of trucks.
- Sample the walls and base of the excavations to confirm removal of all environmentally impacted materials;
- Conduct field screening tests for hydrocarbons and salinity on samples;

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- Submit selected soil samples for laboratory analysis of the following parameters:
 - Petroleum hydrocarbons (HCs);
 - Detailed Salinity;
 - Trace metals;
 - Polycyclic aromatic hydrocarbons (PAHs);
 - Dioxins;
 - Furans; and,
 - Grain/particle size.
- **Note:** There will be an approximate week wait time for analytical results before backfilling can be completed;
- If analytical data confirms that all impacted material has been removed from the excavation backfilling can be completed;
- If analytical data confirms that all impacted material has NOT been removed from the excavation additional excavation and sampling activities would be required to remove additional material; and
- Prepare a report summarizing the findings of the remediation and provide recommendations for further work, as required and/or closure.

ASSUMPTIONS AND LIMITATIONS

The cost estimate was developed based on the following assumptions and limitations:

- Excavation limits have been estimated based on information from the Phase II ESA investigation and may not represent the actual final excavation limits. Actual excavation limits will be determined in the field at the time of excavation based on visual observations and field screening results;
- Hydro-vac and/or day-lighting underground utilities will not be required;
- Field disbursement costs are based on five days of fieldwork. Unforeseen delays beyond Action's control may incur additional charges;
- Action staff would mobilize out of Edmonton but would overnight in the region for the duration of the onsite field work to maximize field hours, minimize travel time and minimize the overall duration of the project helping to save costs. During "downtime" staff would return to Edmonton;
- Laboratory analytical costs are based on regular turn-around time, with the exception of the Class II Landfill analysis, which would be submitted under "priority" turn around to minimize down time between excavating and hauling;
- Impacted material would be temporarily stockpiled onsite on a poly-liner until approval for landfill disposal is obtained;

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- Landfill disposal costs would be directly billed by Waste Management to the County;
- Estimated landfill disposal costs are based on the estimated volumes of impacted material and on a quote of \$29/tonne received from Waste Management on February 15, 2019;
- Costs for the following required materials, equipment and operators are not included in this cost estimate. The following would be provided by the County where possible:
 - **Excavator** – able to excavate to a minimum of 2.0 m below ground surface;
 - **Trucks for hauling soil** – The timeline and estimate provided is based on four trucks able to haul approximately 24 tonnes/load each;
 - **Dozer** – For backfilling the excavation;
 - **Signage** where required, including but not limited to:
 - Open excavation signs;
 - Trucks turning signs; and
 - Trucks hauling signs.
 - **Flagging and stakes or snow fencing** suitable to provide suitable safety provisions with respect to the excavation; and
 - **Suitable soil** for backfilling and equipment for loading the soil into trucks.
- Depending on the time of year or on how wet the excavated material is the trucks may require straw or a plastic liner be used to prevent sticking or freezing of the material to the truck box;
- Once the excavation has been deemed suitable for backfilling by Action, based on the analytical results, backfilling activities would be completed by the County with no supervision required by Action;
- Analytical results will be compared to commercial and industrial guidelines based on the planned future landuse of the Site;
- Based on the future landuse of the Site (commercial or industrial) topsoil replacement is not required;
- Costs and time can be minimized if it is possible to coordinate the backhauling of backfill material during the hauling of the impacted material to the landfill; and
- It is recommended that the backfilling be completed in approximately 0.50 m, track packed lifts to minimize sloughing that may result in a sunken excavation.

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SCHEDULE

The proposed scope of work could be initiated immediately following the approval of the scope of work and cost estimate. The field component of the project is estimated to take five days to complete. A final report will be submitted approximately six to eight weeks from the completion of the field work.

COST QUOTE

The total estimated cost to complete the described remediation is estimated at \$96,526, excluding GST. A cost quote outlining these estimated costs is attached following this letter. Services will be provided out of Edmonton, Alberta.

CLOSURE

The cost quote, which excludes GST, is based on information available to date and reflects our opinion of probable cost. All fee and disbursement costs submitted in this bid are provisional. Actual cost will depend on many factors, including but not limited to the site and market conditions. Any circumstances in which costs were to exceed this estimated budget would first be discussed with the County and would not proceed without approval.

If you have any questions or comments, please contact myself at the number below.

Yours truly,

ACTION LAND & ENVIRONMENTAL SERVICES LTD.

A handwritten signature in blue ink, appearing to read "S. Armstrong".

SHANNON ARMSTRONG, P. Geol.
 Manager – Site Assessment and Remediation

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Request For Proposal – Site Reclamation & Remediation:5225CL; OT (Pt. SE-16-59-19-W4M)



Table 3: Soil Analytical Results - POLYCHLORINATED BIPHENYLS, GLYCOLS, DIOXINS AND FURANS

Sample Description	Polychlorinated Biphenyls										Glycols				Dioxins and Furans							
	Location	Sample Designation	Depth (m)	Sample Date (dd-mm-yy)	Number 1016 (mg/kg)	Number 1027 (mg/kg)	Number 1028 (mg/kg)	Number 1047 (mg/kg)	Number 1048 (mg/kg)	Number 1054 (mg/kg)	Number 1089 (mg/kg)	Number 1100 (mg/kg)	Number 1101 (mg/kg)	Number 1102 (mg/kg)	Number 1103 (mg/kg)	1,2,3,4,6,7,8-PCDF (mg/kg)	1,2,3,4,6,7,8-PCDF (mg/kg)	1,2,3,4,6,7,8-PCDF (mg/kg)	1,2,3,4,6,7,8-PCDF (mg/kg)	Dioxin and Furans (TEQ) (mg/kg)	Dioxin and Furans (TEQ) (mg/kg)	
AR110 DESIGN AREA: GYCOLINES - Eastern End Area																						
Background																						
Reference																						
ANALYTICAL BASIS																						
North Woods Design Area	BN10-01	S 2-C 8	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-02	S 2-C 1	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-03	S 2-C 2	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-04	S 2-C 3	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-05	S 2-C 4	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-06	S 2-C 5	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-07	S 2-C 6	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-08	S 2-C 7	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-09	S 2-C 8	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-10	S 2-C 9	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Central Woods Design Area	BN10-11	S 2-C 1	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-12	S 2-C 2	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-13	S 2-C 3	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-14	S 2-C 4	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-15	S 2-C 5	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-16	S 2-C 6	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-17	S 2-C 7	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-18	S 2-C 8	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-19	S 2-C 9	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-20	S 2-C 10	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
South Woods Design Area	BN10-21	S 2-C 1	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-22	S 2-C 2	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-23	S 2-C 3	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-24	S 2-C 4	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-25	S 2-C 5	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-26	S 2-C 6	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-27	S 2-C 7	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-28	S 2-C 8	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-29	S 2-C 9	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
	BN10-30	S 2-C 10	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Designated/Other Areas	BN10-31	S 2-C 1	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	
	BN10-32	S 2-C 2	19-Jul-18	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	

Notes: [Symbol] Positive (+) mg/kg or < symbol applicable to detection results. See laboratory report for more comprehensive results. AB110 = Atlanta 1101 800 National Gas Laboratory Laboratory 1070.

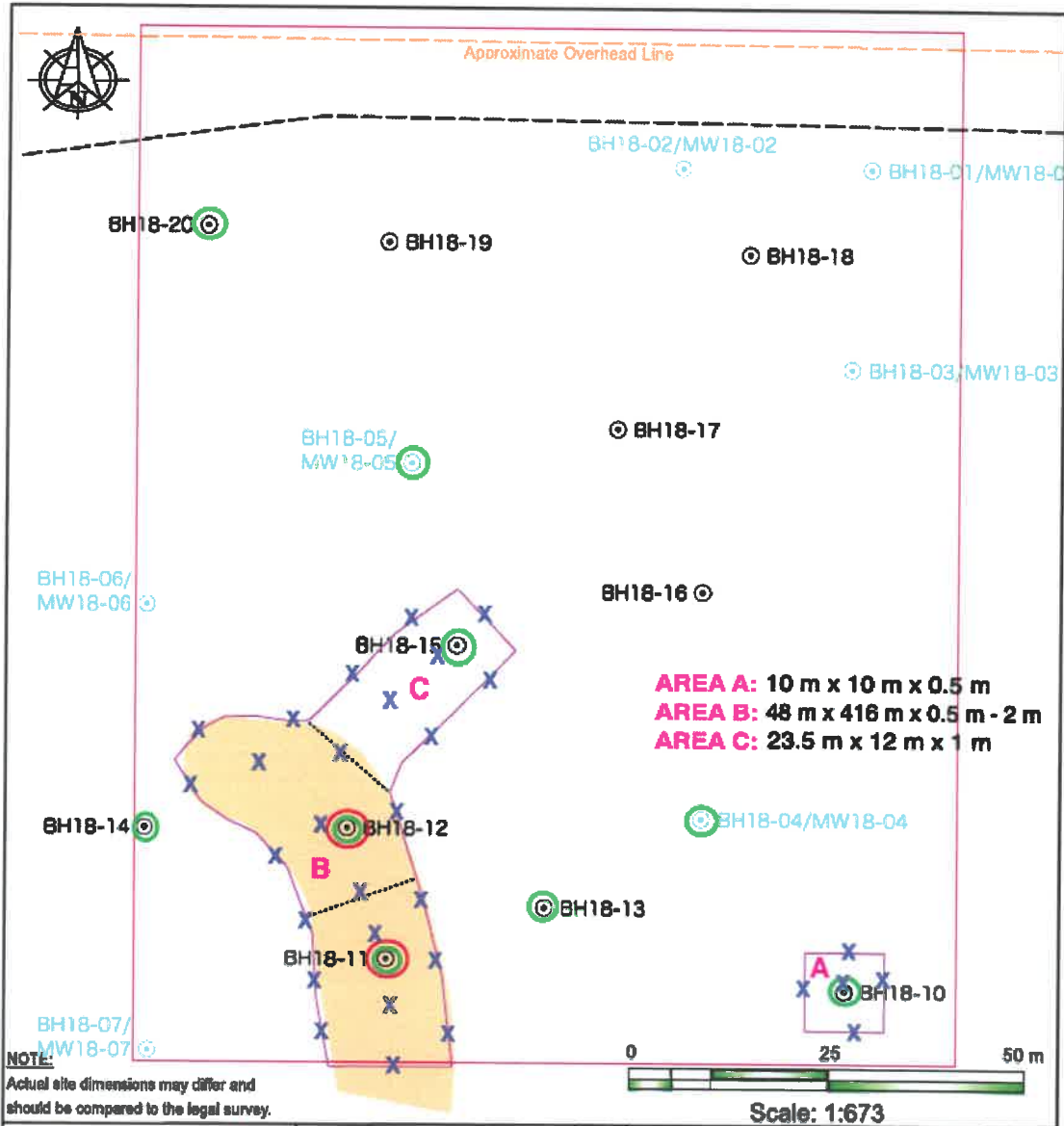










Figures

Request For Proposal – Site Reclamation & Remediation:5225CL; OT (Pt. SE-16-59-19-W4M)



	FIGURE 1: Site Figure With Approximate Borehole Locations, Impacted Boreholes and Approximate Excavation Limits	Legend <ul style="list-style-type: none"> Approximate Site Boundary Approximate Burn Pit Boundary Approximate Excavation Limits Approximate Overhead Line Location Approximate Underground Pipeline Location Approximate BH Location Approximate BH Location with Monitoring Well Approximate Impacted BH - Hydrocarbons Approximate Impacted BH - Solvents &/or Metals 	
	Project Number: 5165		Project Title: Remediation
	Date of Photograph: Unknown		Client: Smoky Lake County
Date: February 2019	Location: SE 16-059-19 W4M Waskatenau Nuisance Ground		



 Project Number: 5165 Date of Photograph: Unknown Date: February 2019	FIGURE 2: Site Figure With Approximate Borehole Locations, Impacted Boreholes and Approximate Excavation Limits	Legend - - - Approximate Site Boundary  Approximate Burn Pit Boundary  Approximate Excavation Limits X Approximate Sample Point  Approximate Underground Pipeline Location  Approximate BH Location  Approximate BH Location with Monitoring Well  Approximate Impacted BH - Hydrocarbons  Approximate Impacted BH - Salinity &/or Metals
	Project Title: Remediation	
	Client: Smoky Lake County Location: SE 16-059-19 W4M Waskataneu Nuisance Ground	



Cost Quote

● Calgary ● Edmonton ● Medicine Hat ● Kindersley ● Regina ● Saskatoon
Box 20096 Kensington PO, Medicine Hat, AB, T1A 8M4
Phone: (866) 528-2558 Fax: (403) 528-2643 www.actionland.ca

Request For Proposal – Site Reclamation & Remediation:5225CL; OT (Pt. SE-16-59-19-W4M)



Estimate

Estimate No	Q000590	Box 20096, Kensington, PO Medicine Hat, Alberta T1A 8M4
Date	12 February 2019	Tel: (403) 528-2558 Fax: (403) 528-2643
Valid To	31 December 2019	Toll Free: 1-866-528-2558
Smoky Lake County 4612 - McDougall Drive Box 310 Smoky Lake Alberta T0A 3C0 Attention: Jordan Ruegg		GST # 78623 7123 Email: finance@actionland.ca

Phase III ESA Remediation Scope

Remedial Excavation and landfill disposal of an estimated 1,233 cubic meters/2,000 tonnes of impacted soil.

Description

Description	Amount
SAR Environmental Scientist - Junior	600.00
SAR Environmental Scientist - Intermediate	9,900.00
SAR Environmental Scientist - Senior	6,000.00

Costs

Description	Amount
Mileage - SAR	617.50
Meals - SAR	630.00
Lodging - SAR	720.00
Field Package - SAR	775.00
Third Party Expense - SAR - Locators	2,164.00
Third Party Expense - SAR - Laboratory Analysis	17,120.00
Third Party Expense - SAR - Landfill Disposal - Waste Management Thorhild	58,000.00
	Sub Total 96,526.50
	GST 4,826.33
	Total 101,352.83



An Affiliate of the Métis Nation of Alberta
 Box 548 17339 Victoria Trail
 Smoky Lake, AB T0A 3C0
 1-780-656-2229
 metiscrossing@metis.org
 metiscrossing.org

August 4, 2020

Smoky Lake County Council

icielin@smokylakecounty.ab.ca

Smoky Lake Town Council

cao@smokylake.ca

Dear Reeve Lukinak, Mayor Holowaychuk, Town and County and Councilors:

Re: Joint Council meeting at Métis Crossing

On behalf of the Métis Crossing Board of Directors, I am pleased to invite you to a joint council meeting at Métis Crossing on Monday, August 17, 2020 from 12 – 4:30 pm.

Given the many projects on which we are collaborating, along with future opportunities, we extend this invitation to receive updates and discuss opportunities together. Our proposed agenda is as follows:

- | | |
|-------------|--|
| 12 – 1 pm | Lunch in the new Métis Crossing Cultural Gathering Centre |
| 1 – 1:45 pm | Smoky Lake Tourism Company (Vision XS) |
| 1:45 – 2:30 | Métis Crossing Solar project (Métis Nation of Alberta (MNA) – Trevor Anderson) |
| 2:30 – 2:45 | Break |
| 2:45 – 3:30 | Investment Co-operative (Alberta Community and Cooperatives Association (ACCA)) |
| 3:30 – 4:00 | Nekinan residence (MNA – Ron Harrison) |
| 4 – 4:30 pm | Métis Crossing update (road allowance, Lot 10 public lands, lodge, bison paddocks) |

Please contact me with any comments to the agenda, as well as an RSVP from your councils.

We look forward to hosting you for this meeting!

Sincerely,

Juanita Marois
 Executive Director

Redwater – Smoky Lake Victim Services Unit

Box 399, Redwater, Alberta T0A 2W0 780-942-3704 (Redwater Office) 780-656-1323 (Smoky Lake Office)

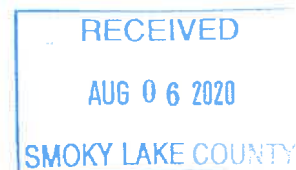
August 1, 2020

The **Redwater-Smoky Lake Victim Services Unit** will be hosting their **Annual Charity Golf Tournament with two (2) Hole-In-One Prizes on Sunday, August 30, 2020** at the **Smoky Lake Town & Country Golf Course**. **Registration is 0800hrs to 0900hrs. (Breakfast available) Tee off at 0915hrs at designated holes.**

Our charity golf tournament requires sponsors, monetary donations and participants to make this a success.

We are asking for your support in any of the following ways:

1. Sponsor a hole for \$200.00
2. Make a cash donation
3. Enter a team of four golfers



The entry fee for the tournament is \$100.00 per golfer which includes: 18 holes of golf, a steak dinner and a registration and tee prize. Should you wish to book a cart or a RV Stall, please call the Smoky Lake Golf Course at 780-656-2121.

If you would like to sponsor a hole, make a monetary donation or participate in this worthwhile event, please contact 780-656-1323 (Smoky Lake Office) or email: delores.cherwoniak@rcmp-grc.gc.ca by Monday, August 21, 2020 @ 1200hrs.

Should you choose to participate in this event, please be advised that COVID-19 Guidelines will be followed.

Thanking you in advance! Your continued support is greatly appreciated!

