Smoky Lake County
Meeting Agenda
Regular County Council Meeting
July 23rd, 2026 – Following the Municipal Planning Commission
In Person - Council Chambers
4612 - McDougall Drive, Smoky Lake, Alberta
Please join using this link:
https://video.businessconnect.telus.com/join/219324220

1. CALLED TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
    - 3.1. May 14, 2026, Regular Council for the Purpose of Departmental Meeting Minutes
    - 3.2. June 10, 2026, Regular Council for the Purpose of Departmental Meeting Minutes
    - 3.3. Regular County Council Meeting Minutes –June 25, 2026
4. DELEGATIONS
    - 4.1. 9:30 Scott Hanrahan, Benefits Consultant, Integrated Benefits
5. PUBLIC HEARING – **1:00 p.m.**
6. MUNICIPAL PLANNING COMMISSION - **9:00 a.m.**
7. PUBLIC QUESTION & ANSWER PERIOD (11:30 A.M. – 12:00 P.M.)
8. REQUESTS FOR DECISION
    - 8.1. Policy 15-10 Responsible Use of Artificial Intelligence (AI) Policy
    - 8.2. Policy 02-16. Infectious Disease Management Plan
    - 8.3. Policy 03-13 - Haul Rate Adjustment for Fuel Price Policy
    - 8.4. Reclamation of County Gravel Pit
    - 8.5. July Donations Request
    - 8.6. Policy 03-56 – Equipment Storage, Availability and Compensation

8.7. Bylaw No. 1510-26 Procedural Bylaw

9. CAO REPORT

9.1. Action Item List

10. COUNCIL COMMITTEE REPORTS

10.1. Reeve's Report Division 3

10.2. Deputy Reeve's Report Division 4

10.3. Division 1

10.4. Division 2

10.5. Division 5

11. CORRESPONDENCE

11.1. Oaks Tree Proclamation Request Letter

11.2. Meeting request with Minister Williams – RMA Fall Convention 2026

11.3. Citizens On Patrol Donation Letter

11.4. Free Community Housing & Public Works Training - Pleasant Homes

11.5. Request for funding - Smoky Lake Fire Department Letter dated July 12, 2026

11.6. Request for Municipal Advocacy on Provincial Highway Conditions received from Ian Boychuk, Highway Division Manager

11.7. Call to Action- Strengthening Public Safety in Alberta Polling Results

11.8. Ukrainian Day Sponsorship Package - 2026 Final

11.9. Alberta Transportation and Economic Corridors Letter regarding Bridge Replacements - Dated July 15, 2026

11.10. RMA - Updates to the Code of Practice for Pits dated July 2026

11.11. Request to Smoky Lake County Council from the Town of Smoky Lake - Drone Show Donations

11.12. 26th Annual Alberta Care Conference - September 2-4, 2026

11.13. Orphan Wells Association Annual Report update 2025-2026

11.14. The Victoria Trail Agricultural Society Parade Invitation dated Sunday August 10, 2026

11.15. Bellis Board of Trade Scavenger Hunt donations request letter dated July 22, 2026

11.16. Bellis Board of Trade Community Sign Sponsorship Request

11.17. Alberta Rural Connectivity Forum 2026 - Sept 17 & 18 - Red Deer

12. INFORMATION RELEASE

13. FINANCIAL REPORTS

13.1. Statement of Financial Position as of June 30, 2026

14. NEXT MEETINGS

- Thursday, September 10, 2026, Regular County Council Meeting for the purpose of Departmental at 9:00 a.m.
- Thursday, September 17, 2026, Regular County Council Meeting at 9:00 a.m.

15. IN CAMERA

15.1. In Camera session - Access to Information and Protection of Privacy Act (ATIA), Pursuant to Section 19: Third Party Business Interest

15.2. In Camera session - Access to Information and Protection of Privacy Act (ATIA), Pursuant to Section 35: Privileged Information

16. ADJOURNMENT

Smoky Lake County
Meeting Minutes

Regular Council meeting for the Purpose of Departmental Updates

May 14, 2026 1:00 P.M.

Called to Order

The meeting was called to order at 1:13 p.m. by the Reeve, Craig Lukinuk, in the presence of the following persons:

		ATTENDANCE
Div. No.	Councillor(s)	Thursday, May 14th, 2026
Division 1	Ryan Barker	Physically Present
Division 2	David Kully	Physically Present
Division 3 / Reeve	Craig Lukinuk	Physically Present
Division 4/ Deputy Reeve	Lorne Halisky	Physically Present
Division 5	Jered Serben	Physically Present
CAO	Chyenne Shaw	Physically Present
Finance Manager	Brenda Adamson	Physically Present
Director of County Services	Jordan Ruegg	Physically Present
Recording Secretary/Legislative Services	Meaghan Andreychuk	Physically Present
Observers in Attendance Upon Call to Order:		
Environment and Parks Manager	Dave Franchuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
GIS Technician	Carlos Zetina	Virtually Present
Agricultural Fieldman	Sebastien G Dutrisac	Virtually Present
Communications Officer	Evonne Zukiwski	Virtually Present
Regional Fire Chief	Scott Franchuk	Virtually Present
IT Technician	Will Doonanco	Virtually Present
Other Observers	4 Members	Virtually Present

Resolution No: 20260514-306

Adoption of Agenda

Moved By: Ryan Barker

That Smoky Lake County Council adopt the May 14, 2026, Regular Council meeting Agenda for the Purpose of Departmental Updates agenda as presented.

CARRIED

4.

Correspondence

Resolution No: 20260514-307

Moved by: Lorne Halisky

4.1 47th Annual Golf Day in Barrhead Invitation from Michael Botros

That Smoky Lake County Council move to file the 47th Annual Golf Day in Barrhead, on Friday, June 19th, 2026, Invitation from Michael Botros as information.

CARRIED

3.

Strategic Plan – Department Work Plans

Resolution No:

That Smoky Lake County Council recess the Regular Council meeting for the Purpose of Departmental Updates at 2:42 p.m. and returned to the meeting at 2:58 p.m.

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20260514-308

CARRIED

Resolution No: 20260514-309

Request for Decisions
4.1 Strategic Plan – Department Work Plans

Moved By: Lorne Halisky

That Smoky Lake County Council defer the Departmental Strategic Plan to the next Regular Council meeting for the Purpose of Departmental Updates on June 10, 2026.

CARRIED

14.

14.

14. Next Meetings:

Resolution No: 20260514-310

Moved by: David Kully

That Smoky Lake County Council approve the following upcoming Council meetings:

- Thursday, May 28th, 2026, Regular County Council Meeting at 9:00 a.m.
- Wednesday, June 10th, 2026, Regular Council Meeting for the purpose of a Departmental Meeting at 9:00 a.m.

CARRIED

Resolution No: 20260514-311

Adjournment

Moved By: Craig Lukinuk

That the Smoky Lake County Council recess the Meeting of Thursday, May 14th, 2026, Regular Council meeting for the Purpose of Departmental Updates at 5:29 p.m. and to continue the meeting on the June 10, 2026, at 9:00 a.m.

CARRIED

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REEVE,

Craig Lukinuk

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CHIEF ADMINISTRATIVE OFFICER,

Chyenne Shaw

Smoky Lake County
Meeting Minutes

Regular Council meeting for the Purpose of Departmental Updates, continuing from May 14, 2026

June 10, 2026, 9:00 a.m.

Called to Order

The meeting was called back to order at 9:08 a.m. by the Reeve, Craig Lukinuk, in the presence of the following persons:

		ATTENDANCE
Div. No.	Councillor(s)	Wednesday June 10, 2026
Division 1	Ryan Barker	Physically Present
Division 2	David Kully	Physically Present
Division 3 / Reeve	Craig Lukinuk	Physically Present
Division 4/ Deputy Reeve	Lorne Halisky	Physically Present
Division 5	Jered Serben	Physically Present
CAO	Chyenne Shaw	Physically Present
Interim Finance Manager	Dennesha Ferguson	Physically Present
Director of County Services	Jordan Ruegg	Physically Present
Recording Secretary/Legislative Services	Meaghan Andreychuk	Physically Present
Observers in Attendance Upon Call to Order:		
Environment and Parks Manager	Dave Franchuk	Physically Present
Natural Gas Manager	Daniel Moric	Physically Present
Agricultural Fieldman	Sebastien G Dutrisac	Physically Present
Communications Officer	Evonne Zukiwski	Physically Present
Regional Fire Chief	Scott Franchuk	Physically Present
IT Technician	Will Doonanco	Physically Present
Other Observers	4 Members	Virtually Present

Resolution No: 20260610-415

2. Adoption of Agenda

Moved By: Ryan Barker

That Smoky Lake County Council adopt the agenda with the following additions:

- 3.5 Appointment of the Interim Finance Manager
- 3.6 Organizational Chart
- 4.1 Whitefish Lake First Nation Golf Tournament event on July 2nd, 2026, located at Bonnyville Golf and Country Club

CARRIED

Resolution No: 20260610-416

4.2 Signing Authority

Moved by: Jered Serben

That Smoky Lake County Council appoint Director of County Services and Assistant Chief Administrative Officer (Assistant CAO), as an authorized signing authority for administrative matters on behalf of Smoky Lake County, effective immediately.

CARRIED

Resolution No: 20260610-417

4.3 Policy 03-56 - Approval of Grader Storage and Availability Policy

Moved by: Craig Lukinuk

DRAFT

That Smoky Lake County Council defer Policy 03-56 - Approval of Grader Storage and Availability to a future Committee of the Whole meeting.

CARRIED

Resolution No: 20260610-418

4.4 Electoral Boundaries
Moved by: Jered Serben

That Smoky Lake County Council direct administration to draft a letter to the minister of Municipal Affairs in support of the proposed electoral boundary changes, including the potential including of the County within the Fort McMurray constituency.

CARRIED

Resolution No: 20260610-419

4.5 Appointment of Interim Finance Manager
Moved by: Craig Lukinuk

That Council appoint Dennesha Ferguson as Interim Finance Manager for Smoky Lake County, effective June 10, 2026, and authorize her to access, administer, and act on behalf of Smoky Lake County in relation to all financial systems, banking platforms, government accounts, software applications, and services required to carry out the duties and responsibilities of the Temporary Finance Manager position.

CARRIED

Resolution No: 20260610-420

Closed Session - Access to Information and Protection of Privacy Act (ATIA), Pursuant to Section 20: Personnel Matters
Moved By: Lorne Halisky
That Smoky Lake County Council move to Closed Session pursuant to the Access to Information and Protection of Privacy Act (ATIA), Part 1, Section 20: Personnel Matters, at 9:26 a.m. in the physical presence of all Council and the following staff members:

- Chief Administrative Officer, Chyenne Shaw
- Director of County Services, Jordan Ruegg
- Human Resources/ Health and Safety Coordinator, Jasmine Schaub

Finance Manager, Dennesha Ferguson, and Record Secretary/ Legislative Services, Meaghan Andreychuk, exited Council Chambers at 9:26 a.m.

CARRIED

Resolution No: 20260610-421

Out of Camera
Moved By: Ryan Barker

That Smoky Lake County Council go out of Closed Session at 9:59 a.m.

Finance Manager, Dennesha Ferguson, and Record Secretary/ Legislative Services, Meaghan Andreychuk, returned to Council Chambers at 9:59 a.m.

CARRIED

Resolution No: 20260610-422

3.6 Organizational Chart Policy No. 01-09

Moved By: Lorne Halisky
That Smoky Lake County Council approve Policy 01-09 Organizational Chart as presented.

CARRIED

Resolution No: 20260610-423

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the Regular Council meeting at 11:01 a.m. and resume the meeting at 11:18 a.m.

CARRIED

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Resolution No: 20260610-424

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the Regular Council meeting at 11:53 a.m. and resume the meeting at 12:36 p.m.

CARRIED

Resolution No: 20260610-425

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the Regular Council meeting at 1:33 p.m. and resume the meeting at 1:46 p.m.

CARRIED

Resolution No: 20260610-426

4.1.1 Strategic Plan
Moved by: David Kully
That Smoky Lake County Council accept the Strategic Plan with the following amendments:

Legislative Services Department

- Under **Section 2: Regional Collaboration and Modernization**, administration is directed to research opportunities to combine committees where appropriate to reduce the number of meetings.

Natural Gas Department

- Under **Section 1: Summary**, include the statement: *"as well as revenue-generating contracting services through FedGas and Gas Alberta."*
- Under **Section 8: Reporting Chart**, add: *"FedGas Operations and Maintenance Audit."*

Planning and Development Department

- Revise the work plan dates to **2026-2029** to reflect Council's direction.
- Revise the parameters for **Workforce Development & Succession Planning** to include Economic Development and Planning and Development staff capacity considerations.
- Revise the mitigation strategy for the adoption of a new **Land Use Bylaw** and **Municipal Development Plan** to include applying for grants to offset associated costs.

Communications Department

- Add the following objective:
  - Ensure departmental webpages are reviewed regularly and updated with current, relevant, and high-demand information to improve accessibility and user experience.

CARRIED

Resolution No: 20260610-427

5.1 ASBPC - June Grading Package & Strategic Planning Survey -AAAF
Moved by Jered Serben

That Smoky Lake County Council acknowledge receipt of the ASBPC June Grading Package and Strategic Planning Survey (AAAF), approve the attendance of any Council member who is available to attend, and file the information as received.

CARRIED

Resolution No: 20260610-428

5.2 Golf Tournament at Whitefish Lake
Moved by: Craig Lukinuk

That Smoky Lake County Council acknowledge receipt of the invitation to Whitefish Lake First Nation #128 Golf Tournament dated July 2, 2026, located at Bonnyville Golf and Country Club and file as information.

CARRIED

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6. **Next Meetings:**

Resolution No: 20260610-429

Moved by: Lorne Halisky

That Smoky Lake County Council approve the following upcoming Council meetings:

- Thursday, September 10, 2026, Regular Council Meeting for the purpose of a Departmental Meeting at 9:00 a.m.

CARRIED

Resolution No: 20260610-430

Moved by: Ryan Barker

That Smoky Lake County Council approve the following upcoming Council meetings:

- Monday, July 13, 2026, Committee of the Whole Meeting 11:00 a.m.

CARRIED

Resolution No: 20260610-431

Adjournment

Moved By: Craig Lukinuk

That the Smoky Lake County Council Meeting of Wednesday, June 10, 2026, be adjourned at 4:12 p.m.

CARRIED

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REEVE,

Craig Lukinuk

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_____

CHIEF ADMINISTRATIVE OFFICER,

Chyenne Shaw

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Smoky Lake County

Meeting Minutes of June 25, 2026 - 09:00 AM

Called to Order

The meeting was called to order at 9:02 a.m. by the Reeve, Craig Lukinuk, in the presence of the following persons:

		ATTENDANCE
Div. No.	Councillor(s)	Thursday, June 25, 2026
Division 1	Ryan Barker	Physically Present
Division 2	David Kully	Physically Present
Division 3 / Reeve	Craig Lukinuk	Physically Present
Division 4/ Deputy Reeve	Lorne Halisky	Physically Present
Division 5	Jered Serben	Physically Present
CAO	Chyenne Shaw	Physically Present
Interim Finance Manager	Dennesha Ferguson	Physically Present
Director of County Services	Jordan Ruegg	Virtually Present
Recording Secretary/Legislative Services	Meaghan Andreychuk	Physically Present
Observers in Attendance Upon Call to Order:		
Environment and Parks Manager	Dave Franchuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
GIS Technician	Carlos Zetina	Virtually Present
Agricultural Fieldman	Sebastien G Dutrisac	Virtually/Physically Present
Communications Officer	Evonne Zukiwski	Virtually Present
HR/ Safety Manager	Jasmine Schaub	Virtually Present
Regional Fire Chief	Scott Franchuk	Virtually Present
Other Observers	10 Members	Virtually Present

Resolution No: 20260625-432

Adoption of Agenda

Moved By: David Kully

That Smoky Lake County Council adopt the June 25, 2026, agenda as presented.

CARRIED

3. Adoption of Minutes

3.1 Minutes of the May 6, 2026, Special Council meeting

Resolution No: 20260625-433

Moved By: David Kully

That Smoky Lake County Council approve the Minutes of the May 6, 2026, Special Council meeting, with the following amendment:

- Insert the date of the meeting at the top of the page.

CARRIED

3.1 Minutes of the May 28, 2026, Regular Council meeting

Resolution No: 20260625-434

Moved By: Lorne Halisky

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That Smoky Lake County Council approve the Minutes of the May 28, 2026 Regular Council meeting, with the following amendments:

- Motion 20260528-381- Name correction to Halisky
- Minister Jason Nixon title changes to Minister of Seniors, Community and Social Services

CARRIED

Juantia Marois, Chief Executive Officer of Metis Crossing, entered Council Chambers at 9:06 a.m.

Resolution No: 20260625-435

Request for Decisions

7.2 Policy 03-56 – Equipment Storage, Availability and Compensation

Moved By: Lorne Halisky

That Smoky Lake County Council defer Policy 03-56 – Equipment Storage, Availability and Compensation to the Committee of the Whole meeting scheduled for July 13, 2026, with the following amendments:

- County equipment and County owned Equipment
- Who the employee reports to
- Section 5: Can not be used for personal use and only for mobilization purposes (Getting out of their yard)

CARRIED

Resolution No: 20260625-436

Request for Decisions

7.1 Public Works Backsloping Program Application, January 2026

Moved By: David Kully

That Smoky Lake County Council approve the Backsloping Program Project as per application received from Robert Senecal, dated January 9, 2026 located along the lands legally described as SE-36-58-13-W4, and subject to the completion of an inspection conducted by the Public Works Manager or designate, the County will provide funding to the applicant in the amount of half the total cost of the project up to a maximum amount of $2,500.00, in accordance with County Policy Statement No.03-21-06.

CARRIED

4. Delegation(s)

Resolution No: 20260625-437

4.1 Metis Crossing

Moved by: Lorne Halisky

That Smoky Lake County Council move to closed Session at 9:19 a.m. pursuant to the Access to Information and Protection of Privacy Act (ATIA), Part 1, Section 19: Disclosure to harmful to business interests of a third party. in the physical presence of all Council, Juantia Marois, Chief Executive Officer of Metis Crossing and the following staff members:

- Chief Administrative Officer, Chyenne Shaw
- Director of County Services, Jordan Ruegg (Virtually)
- Finance Manager, Dennesha Ferguson
- Recording Secretary/Legislative Services, Meaghan Andreychuk

CARRIED

Resolution No: 20260625-438

Out of Camera
Moved By: Ryan Barker

That Smoky Lake County Council go out of In Closed Session at 9:49 a.m.

CARRIED

Resolution No: 20260625-439

Moved by: Lorne Halisky
That Smoky Lake County Council accept the verbal and written presentation received from Juantia Marois, Chief Executive Officer of Metis Crossing as information.

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CARRIED

Juantia Marois, Chef Executive Officer of Metis Crossing exited Council Chambers at 9:50 a.m.

4.2 Smoky Lake Agricultural Society

Present before County Council from 9:50 a.m. to 10:03 a.m. were Sharon Boychuk, and Pat Flinn, Representatives of Smoky Lake Agricultural Society to ask Council for a letter of support to receive funding from the Community Facility Enhancement Program Grant (CFEP) for the proposed renovations to the facility's extension of dressing rooms and a request for gravel donation.

Resolution No: 20260625-440

Moved by: Ryan Barker

That Smoky Lake County Council accept the verbal presentation received from Sharon Boychuk, and Pat Flinn, Representatives of Smoky Lake Agricultural Society as information.

CARRIED

4.3 Flemming Hockey Camp

Present before County Council from 10:04 a.m. to 10:20 a.m. was Mr. Kevin Flemming, Coordinator, Flemming Hockey Camp to request Smoky Lake County's partnership in contributing to the Flemming Hockey Camp scheduled for August 17-21, 2026, located at the Nutrien Ag, Centre.

Resolution No: 20260625-441

Moved by: Ryan Barker

That Smoky Lake County Council accept the verbal presentation received from Mr. Kevin Flemming, Coordinator, Flemming Hockey Camp as information.

CARRIED

Resolution No: 20260625-442

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the Regular Council meeting at 10:21 a.m. and resume at 10:31 a.m.

CARRIED

4.4 Indy Aujla - Client Strategy Manager, Enterprise Fleet Management

Present before County Council from 10:32 a.m. to 11:16 a.m. was Indy Aujla, Client Strategy Manager, Enterprise Fleet Management to present a Smoky Lake County Enterprise Fleet Management proposal.

Resolution No: 20260625-443

Moved by: Ryan Barker

That Smoky Lake County Council accept ~~the~~ verbal and written presentation received from Indy Aujla, Client Strategy Manager, Enterprise Fleet Management as information.

CARRIED

Scott Franchuk, Regional Fire Chief, entered Council Chambers at 11:17 a.m.

Resolution No: 20260625-444

7.3 Scout Camp Roadwork and Fire Recovery Request
Moved By: Jered Serben

That Smoky Lake County Council deny the request received from the Canadian Youth Friendship Society of Edmonton dated October 21, 2025, regarding repairs to the 8–9 acre burnt debris area; and Council approve the donation and delivery of three (3) belly dump loads of ¾-inch crushed gravel to be

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stockpiled on-site without landscaping located on lands legal described as NW-9-60-12-W4, 12347 – Twp 602.

CARRIED

Resolution No: 20260625-445

7.3 Scout Camp Roadwork and Fire Recovery Request

Moved By: Lorne Halisky

That Smoky Lake County Council direct Administration to research liability and safety risks associated in respect to the proposed chainsaw course training session to be provided by the Smoky Lake County Regional Fire Department to the Scout Camp Group located near Garner Lake, Alberta; and report back to a regular County Council meeting if there is no liability to the County.

CARRIED

Scott Franchuk, Regional Fire Chief, entered Council Chambers at 11:34 a.m.

6. Question and Answer Period from 11:30 a.m. to 12:00 p.m.
Public Question and Answer Period 11:35 a.m. – 11:48 a.m.

One guest physically present in the Council Chambers asked the questions in respect to the following:

County Procedural Bylaw:

- Why is Council considering removing the public question period?
- Why are bylaws and policies being removed from the agenda?
- Why is the delegation notice period being increased from 5 to 14 business days, and could 7 days be considered instead?
- Why is Council proposing to limit delegations to four per meeting?

Council Expenses:

- What changes are being made to the Council expense claim process?

Council Report(s):

- Why did some councillors provide limited reporting on the FCM conference, and should councillors coordinate attendance to cover more sessions?

The Reeve advised that the proposed governance changes will be discussed by Council. It was explained that delegation limits are intended to keep meetings manageable; also, clarified that expense claims are not changing—only that approved claims will now be posted publicly for transparency. Regarding the FCM conference, the Reeve stated that Councillors choose which concurrent sessions to attend and report on the sessions attended. The discussion ended with differing views on maximizing conference coverage.

Another Guest virtually present asked the following question:

- Have the safety concerns at washout sites on Range Road 174 and near the golf course been properly addressed; citing the importance of warning signage, barricades, delineators, and flashing lights, and expressed concern about public safety and County liability.

Administration advised that warning lights had been installed once they became available, noting supply shortages due to flooding across the province. The Reeve and Administration thanked the ratepayer for raising the concern, acknowledged it as a learning experience, and emphasized that public feedback helps improve emergency response and public safety measures going forward.

Scott Franchuk, Regional Fire Chief, entered Council Chambers at 11:49 a.m.

Resolution No: 20260625-446

Request for Decision

7.4 Bylaw No. 1511-26: Fire Protective Services Bylaw
Moved By: Jered Serben

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That Smoky Lake County Council give Bylaw No. 1511-26 Fire Protective Services Bylaw First Reading.

CARRIED

Resolution No: 20260625-447

7.4 Bylaw No. 1511-26: Fire Protective Services Bylaw

Moved By: Ryan Barker

That Smoky Lake County Council give Bylaw No. 1511-26 Fire Protective Services Bylaw Second Reading.

CARRIED

Resolution No: 20260625-448

7.4 Bylaw No. 1511-26: Fire Protective Services Bylaw

Moved By: David Kully

That Smoky Lake County Council give Bylaw No. 1511-26 Fire Protective Services Bylaw Permission for Third Reading.

CARRIED UNANIMOUSLY

Resolution No: 20260625-449

7.4 Bylaw No. 1511-26: Fire Protective Services Bylaw

Moved By: Lorne Halisky

That Smoky Lake County Council give Bylaw No. 1511-26 Fire Protective Services Bylaw Third and Final.

CARRIED

Resolution No: 20260625-450

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 12:03 p.m. and resume at 12:42 p.m.

CARRIED

Resolution No: 20260625-451

7.5 Vegetation Management Plan Policy 62-15-04
Moved by: Ryan Barker

That Smoky Lake County Council amend Policy 62-15-04 Vegetation Management Policy with the following additions:

- Insert signature blocks for execution of the policy.

CARRIED

Chyenne Shaw, Chief Administrative Officer left Council Chambers at 12:48 p.m.

Resolution No: 20260625-452

7.8 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: Lorne Halisky

That Smoky Lake County Council give Bylaw No. 1507-26, a Bylaw to repeal Bylaw No. 1360-19, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and the County of Two Hills; and to repeal Bylaw No. 1391-21, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and Lamont County, FIRST READING.

CARRIED

Resolution No: 20260625-453

7.8 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: David Kully

That Smoky Lake County Council give Bylaw No. 1507-26, a Bylaw to repeal Bylaw No. 1360-19, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and the County of Two Hills; and to repeal Bylaw No. 1391-21, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and Lamont County, second reading.

CARRIED

DRAFT

Resolution No: 20260625-454

7.8 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: Jered Serben

That Smoky Lake County Council give Bylaw No. 1507-26, a Bylaw to repeal Bylaw No. 1360-19, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and the County of Two Hills; and to repeal Bylaw No. 1391-21, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and Lamont County, permission for third reading.

CARRIED UNANIMOUSLY

Resolution No: 20260625-455

7.8 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: Ryan Barker

That Smoky Lake County Council give Bylaw No. 1507-26, a Bylaw to repeal Bylaw No. 1360-19, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and the County of Two Hills; and to repeal Bylaw No. 1391-21, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and Lamont County, third and final reading.

CARRIED

That Smoky Lake County Council recess the regular Council meeting at 1:00 p.m. for the purpose of the agenda item 5. Public Hearing at 1:00 p.m.

Public Hearing on said Bylaw No.1505-26 for Thursday, June 25, 2026, at 1:00 p.m., Proposed Bylaw: No. 1505-26: A Bylaw to amend the Smoky Lake County Land Use Bylaw No. 1272-14 to redistrict portions of the lands legally described as NW-22-59-14-W4M, from Highway Commercial (C1) District to Agriculture (AG) District.

The Public Hearing was called to Order at 1:01 p.m. by the Reeve, Craig Lukinuk, in the presence of the following persons:

All members of Council, Director of Planning and County Services Virtually present, interim Finance Manager, Recording Secretary, and 5 Smoky Lake County staff members online, and 6 public guests online.

Confirmation was provided by the Director of County Services that the Public Hearing had been advertised and notice was provided in accordance with the applicable legislation.

Staff Presentation

Jordan Ruegg, Director of County Services, provided the following information:

The purpose of the hearing was summarized:

On May 15, 2026, an application was received by administration to amend Land Use Bylaw No. 1272-14, to redistrict said lands from Highway Commercial (C1) District to Agriculture (AG) District. The applicant proposes to cultivate said lands and does not wish to pursue any commercial activities at this time.

- The portion of the subject lands that the applicant proposes to redistrict are approximately 1.23 hectares (3.04 acres) in area. The remainder of the subject lands is proposed to remain as Agriculture (AG) District under the Land Use Bylaw.

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Public Presentations Via Written Submissions

No written submissions
Public Presentations at the Public Hearing from the Proponent:

None
Public Presentations at the Public Hearing from those Opposed

None
Public Presentations at the Public Hearing from those In Support

None
Questions and Answers

None
Closing Remarks

There being no further presentations, the Reeve thanked everyone for attending the Public Hearing; he then declared the Public Hearing for said Bylaw No.1505-26 for Thursday, June 10, 2026, at 1:00 p.m. and to advertise said Public Hearing in accordance with Section 606 of the Municipal Government Act, closed, time **1:06 p.m.**

Smoky Lake County Council resumed the Regular Council meeting at 1:06 p.m.

Resolution No: 20260625-456

7.9 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: David Kully

That Smoky Lake County Council direct Administration to provide written notice to the Minister of Municipal Affairs that the Intermunicipal Collaboration Framework entered into between Smoky Lake County and the County of Two Hills has been repealed; and any intermunicipal services between Smoky Lake County and County of Two Hills will continue to be adequately provided by other means.

CARRIED

Resolution No: 20260625-457

7.9 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: Ryan Barker

That Smoky Lake County Council direct Administration to provide written notice to the Minister of Municipal Affairs, that the Intermunicipal Collaboration Framework entered into between Smoky Lake County and Lamont County has been repealed, and any intermunicipal services between Smoky Lake County and Lamont County will continue to be adequately provided by other means.

CARRIED

Resolution No: 20260625-458

7.9 Bylaw No. 1507-26: Repeal of Intermunicipal Collaboration Frameworks with the County of Two Hills & Lamont County
Moved by: Lorne Halisky

That Smoky Lake County Council direct Administration to publish the reasons for not having an Intermunicipal Collaboration Framework with the County of Two Hills and with Lamont County on Smoky Lake County's website.

CARRIED

Resolution No: 20260625-459

7.10 Bylaw 1505-26 Bylaw to Amend Bylaw 1272-14
Moved by: Ryan Barker

DRAFT

That Smoky Lake County Council give Second Reading to Bylaw No. 1505-26 redistricting bylaw for the lands legally described as NW-22-59-14-W4M.

CARRIED

Resolution No: 20260625-460

7.10 Bylaw 1505-26 Bylaw to Amend Bylaw 1272-14
Moved by: David Kully

That Smoky Lake County Council give Third and Final Reading to Bylaw No. 1505-26 redistricting bylaw for the lands legally described as NW-22-59-14-W4M.

CARRIED

Resolution No: 20260625-461

7.11 - Bylaw No. 1509-26 - Amend LUB, MDP, ASP - PT. NE-4-62-13-W4M
Moved by: Ryan Barker

That Smoky Lake County Council give Bylaw 1509-26 redistricting bylaw for the lands legally described as NW-22-59-14-W4M First Reading and to schedule a Public Hearing on said Bylaw, to be held on Thursday, July 23, 2026, at 1:00 p.m., and to advertise said Public Hearing in accordance with the Municipal Government Act, in the Redwater Review and on the County's website.

CARRIED

Daniel Moric, Natural Gas Manager entered Councils Chambers at 1:16 p.m.

Resolution No: 20260625-462

7.12 Smoky Lake County Gas Utility 2026 Quality Management Plan (QMP)
Moved by: Lorne Halisky

That Smoky Lake County Council adopt the 2026 Quality Management Plan (QMP) provided by Rural Utilities for the Smoky Lake County Gas Utility, and the Reeve, Chief Administrative Officer, and the Natural Gas Manager affix their signatures to the 2026 QMP for submission to Rural Utilities.

CARRIED

Resolution No: 20260625-463

7.13 Proposed Amendment to Policy 01-54 – Signing Authority
Moved by: David Kully
That Smoky Lake County Council amend Policy 01-54 Signing Authority with the following amendment:

- Removing the title "Assistant CAO"

CARRIED

Resolution No: 20260625-464

8. Action List
Moved by: Lorne Halisky

That Smoky Lake County Council approve the Action Item List for the period of March 2025 to May 2026 with the following amendments:

- Adding all Policy Numbers
- Updating each action item with "Completed, In Progress" with including a description of the actions taken.

CARRIED

Chyenne Shaw, Chief Administrative Officer returned to Council Chambers at 1:48 p.m.

Resolution No: 20260625-465

14.1. In Camera session - Access to Information and Protection of Privacy Act (ATIA), Pursuant to Section 19: Third Party Business Interest

Moved by: Craig Lukinuk

That Smoky Lake County Council move to closed Session pursuant to the Access to Information and Protection of Privacy Act (ATIA), Part 1, Section 19: Disclosure to harmful to business interests of a third party, at 1:52 p.m. in the physical presence of all Council, and the following staff members:

DRAFT

- Chief Administrative Officer, Chyenne Shaw
- Finance Manager, Dennesha Ferguson
- Community Peace Officer, Warren Young
- Recording Secretary/Legislative Services, Meaghan Andreychuk

CARRIED

Resolution No: 20260625-466

Out of Camera
Moved By: Ryan Barker

That Smoky Lake County Council go out of In Closed Session at 2:42 p.m.

CARRIED

Resolution No: 20260625-467

7.6 Atco Electric LED Conversion Program
Moved by: Lorne Halisky

That Smoky Lake County Council authorize Administration to enter into an agreement with ATCO Electric under the LED Conversion Program for the replacement of all halogen streetlights with LED streetlights in all hamlets and resort areas within Smoky Lake County, with implementation proposed to commence in early 2027, in support of the modernization and energy efficiency of the County's infrastructure.

CARRIED

Resolution No: 20260625-468

7.7 MCC Meeting date with the Town of Smoky Lake
Moved by: Lorne Halisky

That Smoky Lake County Council direct Administration to coordinate a Joint Meeting with the Town of Smoky Lake to establish a joint working committee for the purpose of developing a business plan focused on viable economic opportunities for the Municipally Controlled Corporation, with the meeting to be scheduled on July 17 or 20, 2026 at 9:00 a.m.

CARRIED

Resolution No: 20260625-469

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 2:36 p.m. and resume at 2:49 p.m.

CARRIED

Resolution No: 20260625-470

7.14 Bylaw No. 1510-26 Procedural Bylaw
Moved by: Craig Lukinuk

That Smoky Lake County Council defer Bylaw No. 1510-26 Procedural Bylaw to the Committee of the Whole meeting scheduled for July 13, 2026, with the following proposed amendments:

- That delegation requests be submitted a minimum of ten (10) business days in advance;
- That a maximum of four (4) delegations be permitted per Regular County Council agenda, unless the matter is deemed emergent; and
- That a definition of “Council” be added to the bylaw.

CARRIED

Resolution No: 20260625-471

7.15 Policy 08-18 - Council Remuneration and Expenses
Moved by: Ryan Barker

That Smoky Lake County Council approve Policy No. 18-13, Council Remuneration and Expenses, and direct that the policy be brought forward to the County Committee of the Whole meeting scheduled for July 13, 2026.

CARRIED

DRAFT

Resolution No: 20260625-472

7.16 Updated Assessment Review Board Appointment
Moved by: Jered Serben

That Smoky Lake County Council appoint Braden Lanctot as an additional member to the Assessment Review Board (ARB) for Year 2026, in accordance with Bylaw No. 1417-22: Assessment Review Board.

CARRIED

Resolution No: 20260625-473

4.2 Smoky Lake Agricultural Society
Moved by: Jered Serben

That Smoky Lake County Council agree to provide the Smoky Lake Agricultural Society with a letter of support and a loan guarantee in support of their application to the Large Stream Community Facility Enhancement Program Grant (CFEP) for the proposed renovations, including the extension of dressing rooms; and that Council approve the donation and delivery of two (2) belly dump loads of gravel to the Nutrien Ag Centre; and that Administration forward Council's direction to the Town of Smoky Lake.

CARRIED

Resolution No: 20260625-474

4.3 Flemming Hockey Camp
Moved by:

That Smoky Lake County Council approve a donation in the amount of $500.00 allocated from the Groups and Organizations budget in support of the 2026 Flemming Hockey Camp, to be held on August 17–21, 2026 at the Nutrien Ag Centre, to assist with providing hot dogs and hamburgers, and respectfully request the Town of Smoky Lake to match or exceed the donation.

CARRIED

Resolution No: 20260625-475

4.4 Indy Aujla - Client Strategy Manager, Enterprise Fleet Management
Moved by: Lorne Halisky

That Smoky Lake County Council direct the Public Works Shop Foreman to work with Indy Aujla, Client Strategy Manager at Enterprise Fleet Management, to compile cost information related to the proposed 22 County fleet vehicles, including repair and maintenance requirements, and report back to a future Committee of the Whole meeting.

CARRIED

Council Reports

Resolution No: 20260625-476

Moved By: Ryan Barker

That Smoky Lake County Council accept the Councillor Reports from Divisions one through five as information.

CARRIED

Correspondence

Resolution No: 20260625-477

10.1 "Thank you" card from The Bellis Board of Trade regarding the FCSS grant for the Volunteer Appreciation event on the fall of 2025.

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the "Thank you" card received from the Bellis Board of Trade regarding the FCSS grant for the Volunteer Appreciation event on the fall of 2025 and file as information.

CARRIED

Resolution No: 20260625-478

10.2 Redwater Parade Event, August 15, 2026

Moved By: Craig Lukinuk

DRAFT

That Smoky Lake County Council decline the invitation to participate in the Redwater Parade on August 15, 2026, due to prior commitments related to the Vilna Boomtown Days Parade, taking place August 14–16, 2026; and direct Administration to include all local parade events that the County will participate to the County calendar.

CARRIED

Resolution No: 20260625-479

10.3 Letter regarding August long weekend Fireworks show received June 16, 2026

Moved By: Ryan Barker

That Smoky Lake County Council acknowledge receipt of the letter received from Mr. Cary Smigerowsky dated June 16, 2026 regarding the August Long Weekend Fireworks Show; and direct Administration to investigate the feasibility of a drone light show or an alternative location for the fireworks display to address the concerns regarding noise impacts on horses, and ~~to~~ consult with the Town of Smoky Lake in respect to the concerns raised in the letter and obtain feedback on this matter.

CARRIED

Resolution No: 20260625-480

10.4 Letter from Leroy Kunyk, Mayor of Vilna regarding Road Access to the Vilna Bulk Water Station dated May 19, 2026

Moved By: Ryan Barker

That Smoky Lake County Council direct the Public Works Department to contact Mr. Leroy Kunyk to collaboratively determine the scope of work and anticipated timeline for the road access project associated with the Vilna Bulk Water Station in regards to the letter received from Mr. Leroy Kunyk, Mayor, Village of Vilna dated May 19, 2026; and bring the information forward to a future Council meeting.

CARRIED

Resolution No: 20260625-481

10.5 Letter received from Chamber of Commerce president, Noel Simpson, Dated June 1st, 2026, regarding the Iron Horse Trail

Moved By: Jered Serben

That Smoky Lake County Council acknowledge receipt of the letter received from Mr. Noel Simpson, President, Chamber of Commerce dated June 1, 2026, regarding the Iron Horse Trail; and direct Administration to provide a response outlining the County's maintenance program for the Iron Horse Trail.

CARRIED

Resolution No: 20260625-482

10.6 What We Heard Report - Post-Open Houses - Village of Waskatenau Annexation - May 2026

Moved By: Craig Lukinuk

That Smoky Lake County Council acknowledge receipt of the “What We Heard” Report - Post-Open Houses - Village of Waskatenau Annexation dated May 2026 and file as information.

CARRIED

Resolution No: 20260625-483

10.7 Victoria Homegaurd Historical Society letter regarding funding assistance dated, June 1, 2026

Moved By: Craig Lukinuk

That Smoky Lake County Council approve a donation in the amount of $1,000 to the Victoria Homeguard Historical Society for the Roadside Exhibit Project located at the Lobstick River Lot Settlement and direct that the funds be allocated from the Groups and Organizations account.

CARRIED

DRAFT

Resolution No: 20260625-484

10.8 Letter to Smoky Lake County Council received from Minister Dan Williams dated June 4, 2026

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the letter received from Honourable Dan Williams, Minister of Municipal Affairs dated June 4, 2026, regarding concerns expressed by Smoky Lake County at the 2026 RMA Spring Convention related to rural health care, transportation infrastructure, fire services, and fire truck insurance standards, and the Province's commitment to refer these matters to the appropriate ministers for follow-up, and file as information.

CARRIED

Resolution No: 20260625-485

10.9 Evergreen Regional Waste Management Agenda for May 21, 2026

Moved By: David Kully

That Smoky Lake County Council acknowledge receipt of the Evergreen Regional Waste Management Agenda for May 21, 2026 and file as information.

CARRIED

Resolution No: 20260625-486

10.10 Victoria Homegaurd Historical Society Annual General Meeting, March 9, 2026

Moved By: Jered Serben

That Smoky Lake County Council acknowledge receipt of the Victoria Homeguard Historical Society Annual General Meeting, March 9, 2026, report and file as information.

CARRIED

Resolution No: 20260625-487

10.12 Parks and Recreation 5 Year Projection

Moved By: Lorne Halisky

That Smoky Lake County Council defer the Parks and Recreation 5 Year Projection report submitted by Dave Franchuk, Environment and Parks Manager to the next Smoky Lake County Departmental meeting scheduled for September 10, 2026.

CARRIED

Resolution No: 20260625-489

10.13 Letter received from Honourable Dan Williams letter confirming 2026 Municipal Affairs grant allocations dated June 17, 2026

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the letter received from Honourable Dan Williams, Minister of Municipal Affairs, dated June 17, 2026, confirming the 2026 Municipal Affairs grant allocations, and file as information.

CARRIED

Resolution No: 20260625-490

10.11 Year End Financial Review for the Year 2025 - Lakeland Destination Marketing Organization

Moved By: Jered Serben

That Smoky Lake County Council acknowledge receipt of the Lakeland Destination Marketing Organization Year End Financial Review for the Year 2025 and file as information.

CARRIED

11. Information Releases

None.

12. Financial Reports

None.

13. Next Meetings:

Resolution No:

Moved by: Ryan Barker

That Smoky Lake County Council cancel the Regular Council Meeting scheduled for August 27, 2026, due to the summer holiday break, and

DRAFT

20260625-491 reschedule the Regular Council Meeting scheduled for September 24, 2026, to September 17, 2026, commencing at 9:00 a.m.

CARRIED

Resolution No: 20260625-492

Adjournment

Moved By: Craig Lukinuk

That the Smoky Lake County Council Meeting of June 25, 2026, be adjourned at 4:09 p.m.

CARRIED

_____

REEVE,

Craig Lukinuk

S E A L

_____

CHIEF ADMINISTRATIVE OFFICER,

Chyenne Shaw

DRAFT

Public Hearing Date: July 23, 2026
Public Hearing Time: 1:00 p.m.

VIRTUAL PUBLIC HEARING BACKGROUND REPORT

PROPOSED BYLAW NAME & NUMBER: Proposed Smoky Lake County Bylaw # 1509-26

APPLICANTS: 2803870 Alberta Ltd.

PROPOSAL: A Bylaw amending the following Bylaws:

- Smoky Lake County Land Use Bylaw #1272-14, to Redistrict the lands legally described as Pt. NE-4-62-13-W4M, from Agriculture (AG) District to Multi-Lot Country Residential (R1) District;
- Smoky Lake County Municipal Development Plan Bylaw #1249-12, to Reclassify the lands legally described as Pt. NE-4-62-13-W4M, from Agriculture Area to Residential Area; and
- Whitefish Lake Area Structure Plan Bylaw #1189-09, to Reclassify the lands legally described as Pt. NE-4-62-13-W4M, from Agriculture Area to Residential Area.

PURPOSE:

The purpose of this report is to provide both Council and the public with an overview of the proposed amendments contained within Bylaw #1509-26 (the Bylaw), and to summarize the technical studies, planning analysis, public engagement and administrative review completed in support of the application. The Public Hearing provides an opportunity to receive submissions from the Applicant, affected landowners and members of the public before considering Second and Third readings of the Bylaw.

Following the close of the Public Hearing, Council may:

- Give Second Reading to Bylaw #1509-26;
- Amend the proposed Bylaw;
- Defeat the proposed Bylaw; or
- Postpone consideration to a future Council meeting.

Should the proposed Bylaw be amended by Council, it may pass the proposed Bylaw without any further advertisement or Public Hearing (sec. 216.4(5) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended)*

BACKGROUND:

On June 12, 2026, an application was received by administration from 2803870 Alberta Ltd. represented by Austin Zacharko (the Applicant) requesting amendments to the County's Land Use Bylaw, Municipal Development Plan &

the Whitefish Lake Area Structure Plan, to allow for the development of a multi-lot, country residential subdivision to be applied for on the lands legally described as Pt. NE-4-62-13-W4M (the Subject Lands).

The Subject Lands are approximately 26.75 acres (10.82 hectares) in area and are located on the southeast shore of Whitefish Lake, west of Range Road 133. The Subject Lands are presently designated:

- Agriculture (AG) District under Land Use Bylaw #1272-14;
- Agriculture Area under Municipal Development Plan Bylaw #1249-12; and
- Agriculture Area under the Whitefish Lake Area Structure Plan Bylaw #1189-09.

The Applicant proposes to develop approximately 15 country residential lots, including both waterfront and backlot parcels. The proposed lots are to be serviced by an internal municipal roadway constructed to County standards. The proposed development would include County-owned Environmental Reserve lands adjacent to Whitefish Lake and around identified wetlands and will avoid historically significant areas that were identified during the project's technical review stage.

DEVELOPMENT PROPOSAL:

The proposed Sunset Ridge Estates (the Development) consists of a country residential subdivision designed around the natural features of the Subject Lands.

Key components of the proposed Development include:

- Approximately 15 country residential lots, including 8 waterfront lots and 7 backlots, with lot sizes ranging from approximately 0.84 acres to 1.79 acres in area;
- Construction of an internal roadway and cul-de-sac of approximately 387 meters in length;
- Individual private water (well) and sewage treatment systems (to be installed by lot owners and subject to County and Provincial regulations, where applicable);
- Preservation of environmentally sensitive areas adjacent to Whitefish Lake and identified wetlands via County-owned Environmental Reserve lands;
- Avoidance of disturbance of historically/archeological significant areas as identified by an Historic Resources Assessment; and
- Stormwater infrastructure designed in accordance with the Smoky Lake Region Rural Engineering Design Standards (REDS).

SUMMARY OF SUPPORTING TECHINICAL REPORTS:

To evaluate the suitability of the proposed redistricting and future subdivision, the Applicant has retained a number of qualified professionals to undertake a series of technical studies in support of the application. Administration has reviewed each study and summarizes its findings below.

Functional Servicing Report

The Functional Servicing Report (FSR) was prepared in support of the application and provides the engineering basis for the proposed servicing strategy for the Subject Lands and to demonstrate the conformance of said strategy with

the County's Regional Engineering Design Standards (REDS). The FSR addresses roadway design, stormwater drainage, water supply, wastewater disposal and franchise utilities. The FSR also identifies approved deviations from the REDS (approved by Council motion on April 16, 2026) and summarizes key environmental constraints that affect the proposed design of the subdivision.

The proposed internal roadway is designed in accordance with the REDS, save for a Council-approved deviation of the minimum road width from 8.5 meters to 7.5 meters, and a deviation in the minimum right-of-way width from 30.0 meters to 20.0 meters. At the time of the Applicant's request to reduce these minimum standards, the County's Public Works Department indicated its support of the proposed deviation.

Potable water is proposed to be supplied by individual private water wells located on each individual lot. Individual cisterns would also be compliant with municipal bylaws. Wastewater servicing is proposed to be provided through private on-site sewage disposal systems that are designed and approved in accordance with Provincial regulations. All Private Sewage Disposal Systems shall be required to obtain a Private Sewage Disposal System Permit prior to installation. The FSR concludes that both servicing methods are appropriate for the proposed density of development and are consistent with existing residential development surrounding Whitefish Lake.

Stormwater management has been integrated into the overall servicing strategy through roadside drainage, stormwater conveyance systems (e.g. culverts) and preservation of the existing drainage patterns. Moreover, existing wetlands are proposed to be retained where practical to provide both environmental protection and natural stormwater attenuation.

Geotechnical Investigation

A geotechnical investigation was conducted to evaluate existing soil conditions, groundwater characteristics and slope stability to determine the overall suitability of the site for residential development. The investigation determined that the site is generally suitable for the proposed development provided that construction follows the recommendations contained within the investigation, including appropriate foundation design, roadway subgrade preparation, groundwater management during construction, and erosion control measures.

The report identified no significant geotechnical hazards that would preclude residential development on the proposed building areas. Areas adjacent to Whitefish Lake and other environmentally sensitive features should remain protected through Environmental Reserve dedication and appropriate development setbacks. Administration is satisfied that the geotechnical investigation provides an appropriate technical basis for future subdivision design and detailed engineering.

Stormwater Management Report

The Stormwater Management Report evaluates how surface runoff generated by the proposed subdivision will be managed while maintaining downstream drainage characteristics and protecting the water quality of Whitefish Lake. The report incorporates existing topography, natural drainage features, wetlands, and anticipated post-development runoff into the proposed drainage design.

Key recommendations included in the report include the following:

- Maintaining natural drainage pathways wherever possible;
- Directing runoff through engineered roadside drainage systems (ditches and culverts);
- Protection of existing wetlands;
- Minimizing increases in post-development runoff; and
- implementation of erosion and sediment control measures during construction.

Engineering analysis concludes that stormwater generated by the development can be managed without creating adverse impacts to adjacent lands or Whitefish Lake when the recommended infrastructure and best management practices are implemented. Administration considers the proposed drainage strategy to be consistent with accepted municipal engineering practices and provincial environmental objectives.

Biophysical Assessment

A comprehensive Biophysical Assessment was completed to identify environmentally significant features, wildlife habitat, wetlands, vegetation communities, and potential ecological constraints associated with the proposed development. The assessment identified several environmentally sensitive areas within the property, including wetlands, riparian areas adjacent to Whitefish Lake, and native vegetation communities that contribute to local biodiversity.

Rather than recommending avoidance of development across the entire property, the assessment informed the subdivision design by identifying those portions of the site that should remain undeveloped or protected through Environmental Reserve dedication. The proposed subdivision layout reflects the recommendations of the assessment by:

- Retaining shoreline environmental reserve;
- Avoiding identified wetlands where practical;
- Maintaining natural drainage corridors;
- Limiting disturbance within environmentally sensitive areas; and
- Concentrating residential development on lands considered most suitable for development.

Administration is satisfied that environmental considerations have been incorporated into the proposed design and that ecological impacts have been minimized through appropriate planning.

Historic Resources Assessment

A Historic Resources Assessment was undertaken in accordance with the requirements of the Ministry of Arts, Culture and Status of Women to determine whether archaeological or historical resources may be affected by the proposed development.

Field investigations identified areas containing archaeological significance together with areas suitable for future development. Administration notes that the recommendations contained within the Historic Resources Assessment have been incorporated into the proposed development concept, reducing the likelihood of impacts to provincially regulated historical resources.

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment was completed to determine whether historical land uses or existing environmental conditions present contamination concerns that could affect the proposed residential development. The assessment reviewed historical aerial photography, historical land use records, available regulatory databases, and completed a site reconnaissance.

The report concludes that the property is suitable for residential development from an environmental contamination perspective and that no Phase II Environmental Site Assessment is warranted based upon the information reviewed. Administration considers the findings of the assessment to support the suitability of the lands for future residential development.

Water Act Review

A Water Act review was completed to identify any regulatory approvals that may be required under Alberta's Water Act prior to development. The review focused on existing wetlands, drainage features, and potential alterations to water courses associated with the proposed subdivision. Where wetlands or drainage features may be affected, the report identifies the need for appropriate provincial approvals prior to construction activities.

The subdivision design has been prepared to minimize impacts to regulated water features by retaining wetlands wherever practical and incorporating them into the overall drainage design. Administration is satisfied that potential Water Act requirements have been identified early in the planning process and can be addressed during the detailed design and subdivision approval stages.

Community Engagement Report

The Applicant undertook a public engagement program to provide neighbouring landowners and interested stakeholders with information regarding the proposed development. The engagement process included notification of adjacent landowners, opportunities for questions and comments, and documentation of feedback received.
Issues raised during the engagement process generally related to:

- Traffic;
- Road maintenance;
- Lake water quality;
- Environmental protection;
- Future servicing; and
- Development density.

The applicant responded to these matters through revisions to the proposed subdivision design and by providing additional technical information through the supporting engineering and environmental reports. Administration considers the engagement process to have provided an appropriate opportunity for interested parties to understand the proposal prior to Council's statutory Public Hearing.

Overall Technical Assessment

Collectively, the supporting technical reports indicate that the subject lands are capable of accommodating the proposed residential development provided that future subdivision approval and development proceed in accordance with the recommendations contained within the various engineering, environmental, and technical studies.
The studies have informed the proposed subdivision design by identifying environmentally sensitive areas, historical resources, servicing requirements, drainage considerations, and construction recommendations. As a result, the development concept has been refined to avoid or mitigate identified constraints while providing a functional and environmentally responsible subdivision layout.

From a technical perspective, Administration has not identified any outstanding engineering, environmental, or servicing issues that would preclude Council from considering the proposed statutory planning amendments that would be made effective by Bylaw #1509-26. Any remaining technical requirements would be addressed through the subsequent subdivision and development approval processes, including applicable provincial approvals and municipal engineering requirements.

NOTICE:

- Public Notice has been advertised for two weeks consecutively in newsprint in the Redwater Review the week of **July 8, 2026** and **July 15, 2026**.

- Public Notice has been posted to the County's website beginning **June 29, 2026.**
- Adjacent landowners were notified of the proposed Bylaw and Public Hearing by letter, sent on **June 29, 2026**.

ENCLOSURES:

1. Proposed Bylaw #1509-26
2. Relevant Legislation
3. Sunset Ridge Estates Supporting Documentation

SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1509-26

A BYLAW OF THE MUNICIPALITY OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 1272-14 BEING THE LAND USE BYLAW, TO AMEND BYLAW NO. 1249-12 BEING THE MUNICIPAL DEVELOPMENT PLAN, & TO AMEND BYLAW NO. 1189-09 BEING THE WHITEFISH LAKE AREA STRUCTURE PLAN

WHEREAS Council has adopted Smoky Lake County Bylaw No. 1189-09, being the Whitefish Lake Area Structure Plan;

AND WHEREAS Council has adopted Smoky Lake County Bylaw No. 1249-12, being the Municipal Development Plan;

AND WHEREAS Council has adopted Smoky Lake County Bylaw No. 1272-14, being the Land Use Bylaw;

AND WHEREAS Council has deemed it expedient to amend Bylaw No. 1189-09, Bylaw No. 1249-12 and Bylaw No. 1272-14, as set out in section 692 of the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended;

AND WHEREAS a Public Hearing has been held pursuant to section 216.4 of the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended;

AND WHEREAS said Public Hearing has been advertised pursuant to section 606 of the Municipal Government Act, R.S.A., 2000, c. M-26, as amended;

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. Appendix "B" of the Smoky Lake County Land Use Bylaw No. 1272-14 be amended such that the lands legally described as:

   "MERIDIAN 4, RANGE 13, TOWNSHIP 62, SECTION 4, ALL THAT PORTION OF THE NORTH EAST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTHERLY ALONG THE EAST BONUDARY THEREOF ELEVEN HUNDRED AND FIFTY (1150) FEET THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY SEVEN HUNDRED (700) FEET THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TWO HUNDRED AND TWENTY FIVE FEET (225) THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY TO INTERSECTION WITH THE EAST SHORE OF WHITEFISH LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 26TH DAY OF JUNE A.D. 1926. THENCE NORTHERLY ALONG THE SINUOSITIES OF THE SAID LAKE TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION, THENCE EASTERLY ALONG THE SAID BOUNDARY TO THE POINT OF COMMENCEMENT. CONTAINING 10.80

HECTARES (26.75 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME",

as shown on Schedule 'A', be redistricted from Agriculture District (AG) to Multi-Lot Country Residential (R1) District.

2. That Section 7.2 of Smoky Lake County Municipal Development Plan Bylaw No. 1249-12 is hereby amended such that the lands legally described as:

"MERIDIAN 4, RANGE 13, TOWNSHIP 62, SECTION 4, ALL THAT PORTION OF THE NORTH EAST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTHERLY ALONG THE EAST BONUDARY THEREOF ELEVEN HUNDRED AND FIFTY (1150) FEET THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY SEVEN HUNDRED (700) FEET THENCE NORTHERLY AND PARALLELTO THE SAID EAST BOUNDARY TWO HUNDRED AND TWENTY FIVE FEET (225) THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY TO INTERSECTION WITH THE EAST SHORE OF WHITEFISH LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 26TH DAY OF JUNE A.D. 1926. THENCE NORTHERLY AONG THE SINUOSITIES OF THE SAID LAKE TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION, THENCE EASTERLY ALONG THE SAID BOUNDARY TO THE POINT OF COMMENCEMENT. CONTAINING 10.80 HECTARES (26.75 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME",

as shown on Schedule 'B', be reclassified from Agriculture Area to Residential Area.

3. That Bylaw No. 1189-09: Whitefish Lake Area Structure Plan is hereby amended such that all portions of the lands legally described as:

"MERIDIAN 4, RANGE 13, TOWNSHIP 62, SECTION 4, ALL THAT PORTION OF THE NORTH EAST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTHERLY ALONG THE EAST BONUDARY THEREOF ELEVEN HUNDRED AND FIFTY (1150) FEET THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY SEVEN HUNDRED (700) FEET THENCE NORTHERLY AND PARALLELTO THE SAID EAST BOUNDARY TWO HUNDRED AND TWENTY FIVE FEET (225) THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY TO INTERSECTION WITH THE EAST SHORE OF WHITEFISH LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 26TH DAY OF JUNE A.D. 1926. THENCE NORTHERLY AONG THE SINUOSITIES OF THE SAID LAKE TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION, THENCE EASTERLY ALONG THE SAID BOUNDARY TO THE POINT OF COMMENCEMENT. CONTAINING 10.80 HECTARES (26.75 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME",

as shown on Schedule 'C', be reclassified from Agriculture Area to Residential Area.

4. This Bylaw shall come into effect after Third Reading.

READ A FIRST TIME IN COUNCIL THIS 25TH DAY OF JUNE, AD 2026.

_____
Craig Lukinuk
Reeve

S E A L

_____
Chyenne Shaw
Chief Administrative Officer

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 20___.

READ A THIRD AND FINAL TIME IN COUNCIL THIS _____ DAY OF _____, AD 20___.

_____
Craig Lukinuk
Reeve

S E A L

_____
Chyenne Shaw
Chief Administrative Officer

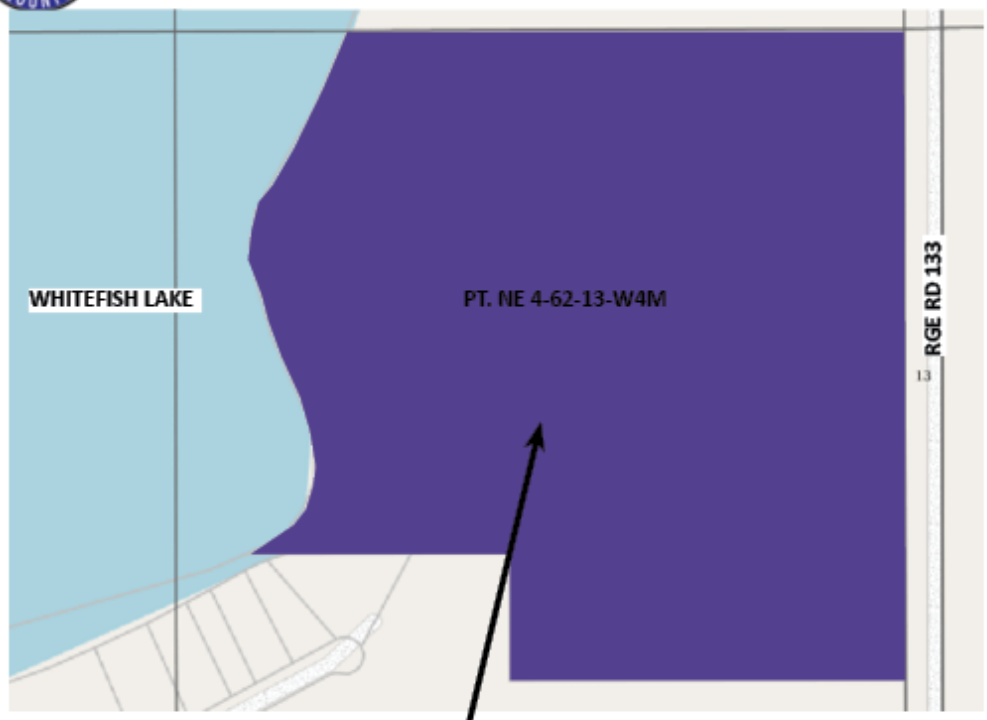
SCHEDULE "A"
BYLAW NO. 1509-26

REDISTRICT FROM AGRICULTURE (AG) DISTRICT
TO MULTI-LOT COUNTRY RESIDENTIAL (R1) DISTRICT
UNDER LAND USE BYLAW #1272-14;

SCHEDULE "B"
BYLAW NO. 1509-26

RECLASSIFY FROM AGRICULTURE AREA
TO RESIDENTIAL AREA UNDER
MUNICIPAL DEVELOPMENT PLAN BYLAW #1249-12

SCHEDULE "C"
BYLAW NO. 1509-26



RECLASSIFY FROM AGRICULTURE AREA TO
RESIDENTIAL AREA UNDER WHITEFISH LAKE AREA STRUCTURE PLAN BYLAW #1189-09

Public Hearing Date: July 23, 2026
Public Hearing Time: 1:00 p.m.

VIRTUAL PUBLIC HEARING – RELEVANT LEGISLATION

Proposed Bylaw #1509-26:

To redistrict portions of the lands legally described as Pt. NE 4-62-13-W4M, from AGRICULTURE (AG) DISTRICT to MULTI-LOT COUNTRY RESIDENTIAL (R1), under the County's Land Use Bylaw #1272-14;

To reclassify portions of the lands legally described as Pt. NE 4-62-13-W4M, from AGRICULTURE AREA to RESIDENTIAL AREA, under the County's Municipal Development Plan Bylaw #1249-12; and

To reclassify portions of the lands legally described as Pt. NE 4-62-13-W4M, from AGRICULTURE AREA to RESIDENTIAL AREA, under the Whitefish Lake Area Structure Plan Bylaw #1189-09.

MUNICIPAL GOVERNMENT ACT (MGA)

PUBLIC HEARINGS

Municipal Government Act, R.S.A. 2000

When to hold public hearing

Section 216.4

(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 who the council agrees to hear.

(5) After considering the representations made to it about the 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.

(5.1) Unless this Act or another enactment specifies otherwise, a council may hold only one public hearing on each proposed bylaw or resolution, or any part thereof, that considers residential developments or developments with residential and non-residential developments under Part 17.

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

(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.

(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 thin 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 of 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

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 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 216.4 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 o 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 in the assessment roll 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 roll 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, 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 redesignated 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;

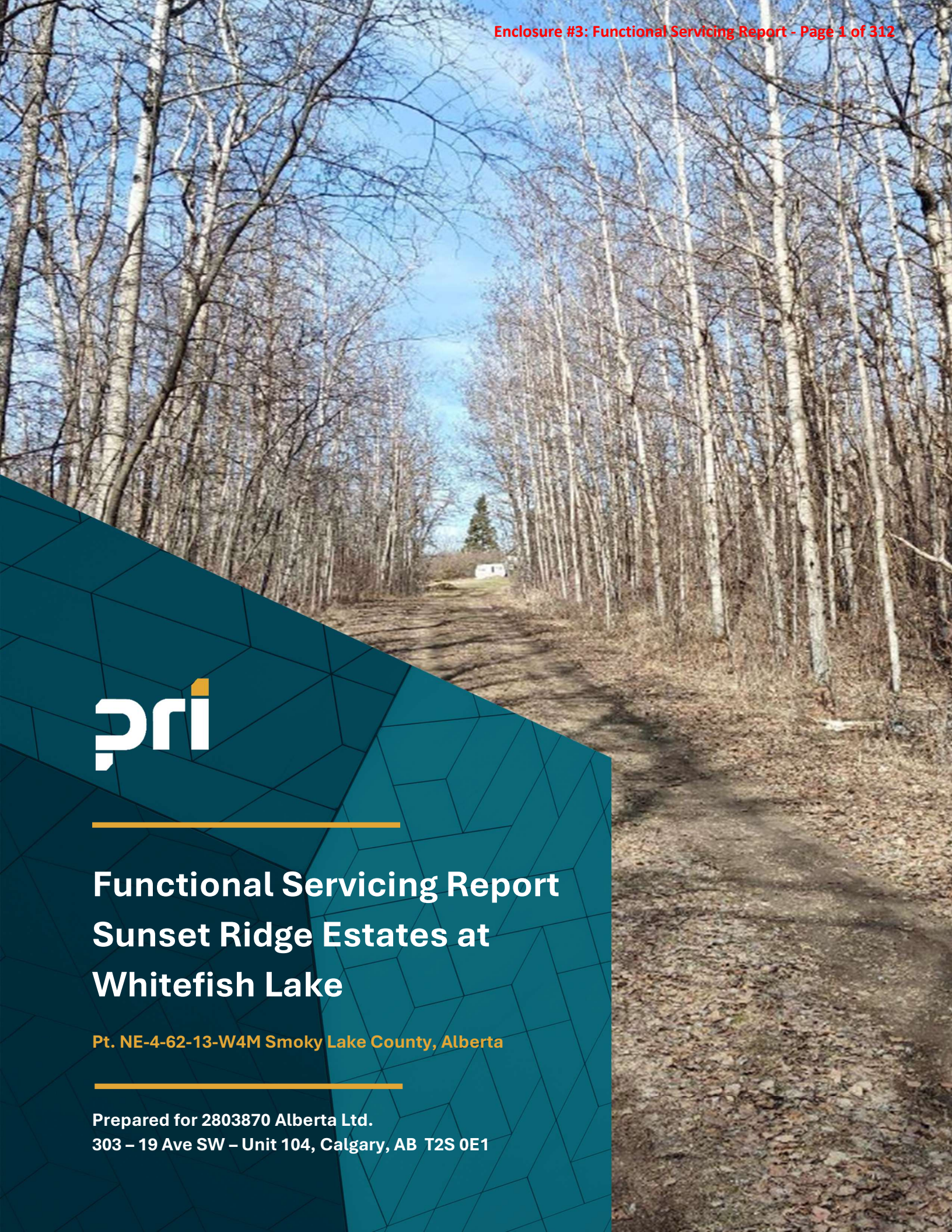
(b) "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

(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.



Functional Servicing Report Sunset Ridge Estates at Whitefish Lake

Pt. NE-4-62-13-W4M Smoky Lake County, Alberta

Prepared for 2803870 Alberta Ltd.
303 – 19 Ave SW – Unit 104, Calgary, AB T2S 0E1

Project Name	Sunset Ridge Estates at Whitefish Lake
Legal Description	Pt. NE-4-62-13-W4M, Smoky Lake County, Alberta
Proponent	2803870 Alberta Ltd. / Austin Zacharko
Subdivision Authority	Municipal Planning Services
Authority Having Jurisdiction	Smoky Lake County
Project Number	2500600
Drawing Set	260605-2500600-C1.0 to C6.0
Report Date	June 2026
Governing Standard	Smoky Lake Region REDS (July 2023)

Prepared for:

2803870 Alberta Ltd.

303 19 Ave SW, Unit 104 Calgary, AB T2S 0E1 Canada

June 2026

Presented To:

Austin Zacharko
2803870 Alberta Ltd.
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Reviewed & approved by:

Paul Kundzins June 11, 2026
Senior Civil Engineer
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Version Control and Revision History

Version	Date	Prepared By	Reviewed By	Approved By	Notes/Revisions
A	2026-06-05	JZ	PK	PK	ISSUED FOR REVIEW
B	2026-06-11	JZ	PK	PK	ISSUED FOR APPROVAL

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1. Introduction

1.1 Purpose and Scope

This Functional Servicing Report (FSR) has been prepared in support of the proposed subdivision of Pt. NE-4-62-13-W4M, Smoky Lake County, Alberta, to be developed as Sunset Ridge Estates at Whitefish Lake. The FSR documents the engineering basis for the proposed servicing strategy and demonstrates conformance with the Smoky Lake Region Regional Engineering Design Standards (REDS, July 2023) and all applicable municipal requirements.

The report addresses roadway design, stormwater drainage, water supply, wastewater disposal, and franchise utilities. It also identifies approved deviations from REDS standards and summarizes key environmental constraints that affect the design. Detailed stormwater calculations are provided under separate cover as a standalone Stormwater Management Report (Appendix C).

1.2 Project Description

The proposed development consists of a 15-lot rural residential subdivision on the western shore of Whitefish Lake, Smoky Lake County, Alberta. The project is titled Sunset Ridge Estates at Whitefish Lake and is being developed by 2803870 Alberta Ltd. (Austin Zacharko, proponent). All 15 lots are proposed to be sold as vacant land for future residential development by individual lot owners.

The subdivision is accessed via a new internal gravel road connecting to Range Road 133 on the east boundary of the property. The road terminates in a cul-de-sac at the north end of the development. Lot sizes range from approximately 0.87 to 1.65 acres. Lakefront lots are subject to a 30-metre Environmental Reserve (ER) setback from the high-water mark of Whitefish Lake.

1.3 Location and Legal Description

The subject lands are legally described as Pt. NE-4-62-13-W4M, Smoky Lake County, Alberta. The property is situated on the western shoreline of Whitefish Lake, east of the existing Whitefish Resort community and south of Hillside Acres. The eastern boundary of the property fronts Range Road 133. The development area is approximately 28.6 acres (11.6 ha) in total, with the active development footprint (road ROW and lots) considerably smaller due to environmental reserves, wetland setbacks, and archaeological avoidance areas.

1.4 Proponent

Land Owner / Proponent	Austin Zacharko
Development Entity	2803870 Alberta Ltd.
Address	303 19 Ave SW, Unit 104 Calgary, AB T2S 0E1 Canada
Subdivision Authority	Municipal Planning Services, 17511 107 Ave NW #206, Edmonton, AB T5S 1E5

1.5 Engineer of Record

The engineering design drawings (drawing set 260605-2500600-C1.0 to C6.0) were prepared by PRI Engineering with review by Paul Kundzins, P.Eng.

1.6 Governing Standards and References

This report and the associated design drawings have been prepared in accordance with the following standards and documents:

- Smoky Lake Region Regional Engineering Design Standards (REDS), July 2023 — Part C (Rural Development) governs this project
- Smoky Lake County Land Use Bylaw
- Smoky Lake County Council Resolution, April 16, 2026 — approved reduction of road width and ROW width for this subdivision (Council letter dated April 21, 2026)
- Transportation Association of Canada (TAC) — Geometric Design Guide for Canadian Roads
- Alberta Environment and Parks — Stormwater Management Guidelines for the Province of Alberta
- EPCOR Drainage — IDF Curves for the Edmonton Region (1984–2020), April 2025
- Canadian Standards Association and applicable provincial regulations

2. Site Context

2.1 Existing Conditions

The subject property is a treed parcel on the western shoreline of Whitefish Lake. The terrain is gently to moderately sloping, generally draining toward the lake in a westerly direction. The eastern portion of the property (adjacent to Range Road 133) is relatively flat and is where the proposed access road and eastern lots are situated.

A portion of the western area of the property contains an existing disturbed area associated with a current site housing structure. This disturbance is identified on drawing C2.0 (Previously Disturbed Area). The remainder of the property is predominantly forested with natural vegetation.

The property is currently accessed via a temporary or informal access from Range Road 133. The proposed development will formalize this access with a new engineered gravel road as shown on drawings C2.0 and C3.0.

2.2 Environmental Constraints

The following environmental constraints have been identified through supporting technical studies and are reflected in the subdivision layout and servicing design:

2.2.1 Environmental Reserve — Whitefish Lake

All waterfront lots are subject to a 30-metre Environmental Reserve (ER) setback measured from the high-water mark of Whitefish Lake. No development or vegetation clearing is permitted within the ER. Lakefront landowners may create a natural walking path within the ER to allow direct pedestrian access to the lake. The ER is shown on all layout drawings.

2.2.2 Wetland Reserves

Two wetland features have been identified within and adjacent to the development area, classified as follows:

- WL01 — S-S-II Classification (Temporary Shrubby Swamp)
- WL02 — M-G-II Classification (Temporary Graminoid Marsh)

A 10-metre setback has been applied to both wetland features, resulting in Environmental Reserve designations with 10m offsets as shown on drawing C2.0. No grading, clearing, or construction is proposed within these setback areas. Reference: Biophysical Assessment (Appendix G).

2.2.3 Archaeological Sites

Two precontact archaeological artifact scatter sites have been identified within the property boundary:

- GcOx-3 — Precontact Artifact Scatter (Appendix D, pg. 8)
- GcOx-4 — Precontact Artifact Scatter (Appendix D, pg. 15)

Archaeological site avoidance areas have been established around both sites and are shown on drawing C2.0. No construction activities are proposed within these avoidance areas. Reference: Historic Resource Assessment (Appendix D).

2.3 Adjacent Land Uses

- East: Range Road 133 (municipal road allowance); agricultural and rural residential lands
- South: Whitefish Resort (existing rural residential community)
- Southwest: Hillside Acres (existing rural residential community)
- West/Northwest: Whitefish Lake shoreline and environmental reserve
- North: Undeveloped rural land

2.4 Proposed Zoning

The subject lands are proposed to be rezoned to Multi-Lot Country Residential (R1) District under the Smoky Lake County Land Use Bylaw. All proposed development must comply with the applicable setback requirements, building height and lot coverage limits, and land use designations under this district.

2.5 Referenced Studies and Supporting Documents

The following technical studies and supporting documents have been prepared in support of this subdivision application and are referenced throughout this FSR. Copies are included as appendices to this report or provided under separate cover:

Appendix	Title
A	Geotechnical Investigation
B	Phase 1 Environmental Site Assessment
C	Stormwater Management Report
D	Historic Resource Assessment
E	Preliminary Engineering Drawings
F	Water Act Report
G	Biophysical Assessment
H	Community Engagement Report
I	Council Motion – Road Width and ROW Reduction (April 21, 2026)

3. Roadway Design

3.1 Road Classification

The proposed internal access road is classified as a Rural Residential Local Roadway in accordance with REDS Section C1.3.4 and Table C1-1. Local roadways are intended solely to provide access to individual properties and are designed for interrupted flow at a 30 km/h design speed. The road serves 15 residential lots and terminates in a cul-de-sac; its total length of approximately 387 m is within the REDS maximum length of 600 m for local roadways.

3.2 Road Width and Right-of-Way

The REDS default geometric standards for a Rural Residential Local Roadway specify a road width of 8.5 m (EOG to EOG) and a right-of-way width of 30.0 m (REDS Table C1-1). Following a formal request by the proponent, Smoky Lake County Council approved reductions to both standards at its April 16, 2026 meeting, as confirmed by the Director of County Services letter dated April 21, 2026 (Appendix I):

Parameter	REDS Default	Approved Value	Authority
Road Width (EOG to EOG)	8.5 m	7.5 m	Council Resolution, April 16, 2026
Right-of-Way Width	30.0 m	20.0 m	Council Resolution, April 16, 2026

The approved 20.0 m ROW accommodates the 7.5 m travel surface, roadside ditches, utility corridors, and necessary working widths within the constrained site geometry. The reduction is justified by the low traffic volume of the road (15 residential lots), the site topography, and the presence of environmental and archaeological constraints that limit available ROW width.

3.3 Geometric Design Standards

The road has been designed in accordance with the geometric standards for a Rural Residential Local Roadway as set out in REDS Table C1-1 and the TAC Geometric Design Guide for Canadian Roads. Key design parameters are summarized in Table 3-1 below.

Table 3-1 — Road Geometric Design Summary

Design Criteria	Value	Reference
Road Classification	Rural Residential Local	REDS Table C1-1
Road Width (EOG to EOG)	7.5 m (approved reduction)	Council Resolution, April 16, 2026
Right-of-Way Width	20.0 m (approved reduction)	Council Resolution, April 16, 2026
Travel Lanes	2 × 3.75 m	Council Resolution, April 16, 2026
Design Speed	30 km/h	Council Resolution, April 16, 2026
Maximum Gradient	8%	REDS Table C1-1
Road Length	~387 m (STA -0+005 to 0+387)	Drawing C2.0
Cul-de-Sac Radius (EOG)	R14.0 m	REDS Table C1-1; Drawing C2.0
Cul-de-Sac Radius (P/L)	R24.75 m	Drawing C2.0
Min. Stop Sight Distance	65 m (35 m @ 30km/h)	REDS Table C1-1 Council Resolution, April 16, 2026
Max. Superelevation	0.06 m/m	REDS Table C1-1
Pavement Surface	Compacted gravel	REDS C1.4.2

3.4 Road Structure

In accordance with REDS Section C1.4, all roadways within the subdivision shall be surfaced with compacted gravel. A geotechnical investigation (Appendix A) is required to establish the road structure design for a 20-year design life based on in situ conditions and projected traffic volumes. The road structure shall be designed and constructed in accordance with the geotechnical recommendations.

Subgrade preparation shall include scarification to a minimum depth of 300 mm, compaction to 97% SPMDD, and proof rolling witnessed by the Developer's Representative and the Municipality per REDS C1.6.3. Granular base and surface course materials shall be compacted to 100% SPMDD.

3.5 Access and Tie-In to Range Road 133

The proposed internal road connects to Range Road 133 at the east property boundary. The tie-in is shown on drawings C2.0 and C3.0. A typical driveway apron of 15.0 m length is provided at the access point, with a corner radius of R2.0 m at the property line. The access road approach is designed to facilitate safe turning movements for residential vehicles.

Any work within the Range Road 133 road allowance requires prior acceptance from Smoky Lake County per REDS Section A2.12. If the access intersects or is within 800 m of a Provincial Highway right-of-way, authorization from Alberta Transportation is also required per REDS Section C1.5.

3.6 Typical Cross Section

The typical cross section for the access road within the approved 20.0 m ROW is shown on drawing C5.0 and references Smoky Lake Region Standard Detail C1-100 (Rural Residential Local Roadway), included in drawing C5.0. The cross section includes:

- 7.5 m gravel travel surface (2 × 3.75 m lanes) with 3% crown
- 1m gravel shoulder each side from EOG
- Roadside ditches with minimum longitudinal slope of 0.6%
- 4:1 side slopes (maximum) within the 20.0 m ROW
- Culverts at driveway crossings per Standard Detail C1-100

The cul-de-sac design references Smoky Lake Region Standard Detail C1-110 with a minimum crown slope of 3% within the turning circle. Additional cross-sectional elements are as shown on drawing C5.0.

3.7 Construction Requirements

Road construction shall be in accordance with REDS Section C1.5 and the detailed design drawings. Key requirements include:

- Clearing and grubbing to remove all vegetation, stumps, and organic material within the construction limits; roots and stumps to be removed to a minimum depth of 0.6 m below rough grade

- Topsoil to be stripped to full depth and stockpiled for reuse on non-road areas
- Positive drainage to be maintained throughout all stages of construction
- Subgrade proof roll to be witnessed by the Developer's Representative and the Municipality; Municipality to be notified at least one week prior
- All construction materials to be from sources acceptable to the Municipality
- ESC measures to be in place throughout construction; ESC plan required prior to construction commencement per REDS A2.20

4. Stormwater Management

4.1 Overview

Stormwater management for the Sunset Ridge Estates subdivision is achieved through a conventional rural drainage system consisting of roadside ditches and a culvert crossing conveying runoff to the downstream receiving area. No piped storm sewer system, stormwater management pond, or detention facility is proposed. The drainage design philosophy is to maintain pre-development drainage patterns and flow rates to the maximum extent practicable, consistent with REDS Section C3.2.

Detailed hydrological and hydraulic calculations supporting the drainage design are provided in the Stormwater Management Report (Appendix C — separate report).

4.2 Design Criteria

The drainage system has been designed in accordance with REDS Section C3 (Rural Storm Drainage Systems). The applicable design criteria are:

- Minor system (roadside ditches): designed to convey the 1:5-year return period storm event without surcharging — REDS C3.3
- Major system (culvert and overland flow routes): designed to convey the 1:100-year return period storm event — REDS C3.3 and C3.16. The 1:10-year return period storm event is considered as a conservative approach given the small drainage area.
- Design flow method: Rational Method, Q = CIA/360, applicable for catchment areas less than 65 ha — REDS C3.4.1
- IDF curves: EPCOR Drainage, Edmonton Region (1984–2020) — REDS C3.6
- Runoff coefficient: C = 0.30 (Rural/Agricultural) for the 5- and 10-year events; adjusted upward by 25% for the 100-year event per REDS Table C3-1
- Minimum ditch grade: 0.6% — REDS C3.16.3
- Minimum culvert diameter for road crossings: 600 mm — REDS C3.14
- Minimum depth of cover over culvert: greater of half the culvert diameter or 500 mm — REDS C3.13

4.3 Catchment Delineation

Culvert catchment area has been delineated and shown on drawing C6.0 (Stormwater Management Plan):

- Catchment Area: 2.9 ha — drains the eastern lots and portions of the Range Road 133 frontage area

The catchment discharges to the culvert, with flow ultimately directed toward the downstream receiving area and Whitefish Lake watershed via proposed ditch. Overland flow directions are shown on drawing C6.0.

4.4 Drainage System

4.4.1 Roadside Ditches

Roadside ditches are provided on the west side of the access road within the 20.0 m ROW, connecting into the ditch proposed at the downstream end of the culvert, directing flow to Whitefish Lake watershed as shown on drawings C2.0, C3.0, and C4.0. The ditches are designed as trapezoidal sections to convey the 1:100-year flow without overtopping or causing flooding of the road surface or adjacent properties, per REDS C3.16. The 1:10-year return period storm event is considered as a conservative approach given the small drainage area. Design parameters include:

- Minimum longitudinal ditch grade: 0.6%
- Minimum ditch bottom width: 1.5 m at minimum 5.0% slope away from roadway
- Manning's roughness: n = 0.033 (gravel-lined channels) per REDS C3.12
- Ditch grades exceeding 2.0% to be protected with rock ditch checks, silt fences, or erosion control blankets per REDS C3.16.4
- Minimum finished floor elevation of lots adjacent to ditches: 0.3 m above the 1:100-year water elevation per REDS C3.16.2

4.4.2 Culvert

A single culvert crossing is proposed to convey roadside ditch flows beneath the access road. The culvert is shown on drawings C4.0 and C5.0 with the following design parameters:

- Size: 600 mm diameter — minimum required for road crossings per REDS C3.14
- Material: Corrugated steel pipe (CSP) — per REDS C3.20
- Length: 26.1 m
- Slope: 3.45%
- Minimum cover: 500 mm or half the culvert diameter, whichever is greater, measured from finished grade to top of culvert per REDS C3.13
- Riprap to be placed at both the inlet and outlet of the culvert to prevent erosion per REDS C3.19
- Marker posts to be installed at culvert ends, extending to 1 m above road grade per REDS C3.19

Hydraulic capacity analysis confirming the adequacy of the 600 mm culvert for the design discharge is provided in the Stormwater Management Report (Appendix C).

4.4.3 Outfall

Culvert outflow discharges toward the proposed downstream ditch and ultimately to the Whitefish Lake watershed. Appropriate outlet protection including riprap energy dissipation is to be provided at the culvert outlet. The outfall location and protection are shown on drawing C4.0. The outfall shall be designed with consideration of erosion protection and shall not cause adverse impacts to downstream properties or the Whitefish Lake Environmental Reserve.

4.5 Lot Grading

Individual lot grading shall comply with REDS Section C3.8. Lots 1-9 shall be graded to drain toward the roadway ditch system or to follow overland flow to the west of the site, and lots 10-15 will shall be graded to drain toward the proposed culvert. Key requirements applicable to this development:

- Positive drainage to be maintained from all structures toward the roadway ditch or culvert
- Minimum finished floor elevation: 0.3 m above the 1:100-year hydraulic grade line per REDS C3.8.13
- Roof drainage to be discharged to grade via splash pads, with discharge point a minimum of 1.2 m from the building — REDS C3.11
- Foundation drains to be pumped to surface and drain overland to the roadway ditch — REDS C3.10
- Areas around buildings to be graded away from foundations at minimum 5% for 1.2 m
- Lot grading plans to be submitted at the time of building permit application for each lot

4.6 Stormwater Management Report

A separate Stormwater Management Report has been prepared for this development and is included as Appendix C. That report provides the full hydrological analysis (Rational Method, IDF data, time of concentration, catchment parameters) and hydraulic capacity assessment of the ditch and culvert system for the design storm events. The drainage design shown on drawing C6.0 is supported by the calculations in Appendix C.

5. Water Supply

5.1 Servicing Approach

No communal water distribution system is proposed for the Sunset Ridge Estates subdivision. In accordance with the development notes on drawing C1.0, future landowners will be responsible for the installation of individual on-site potable water systems on their respective lots. Cistern-based or drilled or dug wells will provide water supply systems will be the anticipated approach for this rural lakeside development.

5.2 Responsibility

Future landowners will be solely responsible for the installation, operation, and maintenance of their on-site potable water supply systems. The Developer has no obligation to provide communal water infrastructure. All lots will be sold as vacant land, and water supply is a future development responsibility of each individual lot owner.

5.3 Regulatory Compliance

All on-site water supply systems installed within the subdivision must comply with applicable Alberta regulations and any requirements imposed by Smoky Lake County. Lot owners are responsible for obtaining all necessary permits and inspections for their individual water systems.

5.4 Water Act Considerations

A Water Act Report has been prepared in support of this development and is included as Appendix F. That report addresses any licensing requirements and approvals required under the Alberta Water Act for works related to the development, including any potential impacts to Whitefish Lake and its associated shoreline.

6. Wastewater

6.1 Servicing Approach

No communal sanitary collection or treatment system is proposed for this subdivision. In accordance with the development notes on drawing C1.0, individual on-site septic tank systems will be used for wastewater disposal on each lot. Only septic tanks are permitted for wastewater disposal; no alternative systems are proposed at this time.

6.2 Responsibility

Future landowners are solely responsible for the installation, operation, maintenance, and decommissioning of their individual on-site wastewater disposal systems. The Developer has no obligation to provide communal sanitary infrastructure.

6.3 Regulatory Compliance

All septic systems within the subdivision must comply with applicable provincial regulations (including the Alberta Private Sewage Systems Standard of Practice) and any requirements imposed by Smoky Lake County. Lot owners are responsible for obtaining all necessary development and building permits, as well as any inspections required by the relevant authority having jurisdiction.

7. Franchise Utilities

7.1 Natural Gas

Natural gas service will be provided to the property line of each lot via underground distribution infrastructure. As noted on drawing C1.0, the natural gas infrastructure within the development will be owned and maintained by Smoky Lake County. Installation shall be in accordance with REDS Section C5 and applicable requirements of the gas franchise utility provider. The existing underground natural gas pipeline along Range Road 133 is shown on drawings C2.0 and C3.0; tie-in and distribution details are to be confirmed with the gas utility prior to construction.

7.2 Electrical Power

Each lot will be serviced with an individual power pole and meter. All electrical infrastructure within the development will be owned and maintained by ATCO Electric. Electrical installation shall be coordinated with ATCO Electric and shall comply with REDS Section C5 and all applicable codes and standards.

7.3 Other Franchise Utilities

Other franchise utilities (telecommunications, cable, internet) are not anticipated to be installed as part of the initial development. Individual lot owners will be responsible for arranging service connections to their lots following completion of the subdivision, in coordination with the applicable service providers.

7.4 Installation Requirements

All franchise utilities shall be installed within the 20.0 m ROW and/or designated utility corridors in accordance with REDS Section C5. Utility placement shall be coordinated to avoid conflicts with roadway drainage infrastructure, culverts, and environmental reserves. All disturbed areas within the ROW are to be restored to existing or better condition following utility installation per REDS Section A2.12.

8. Environmental and Regulatory Considerations

8.1 Environmental Reserve — Whitefish Lake

A 30-metre Environmental Reserve has been established along the full length of the Whitefish Lake shoreline, measured from the high-water mark. This reserve is shown on all subdivision layout drawings. In accordance with the development notes on drawing C1.0 (and mirrored in the Outline Plan general notes), no development or vegetation clearing is permitted within the ER. Lakefront lot owners may create a natural walking path to allow direct pedestrian access to the lake.

The ER functions as a natural buffer protecting water quality, riparian habitat, and the aesthetic character of the Whitefish Lake shoreline. No grading, filling, or construction activities associated with the subdivision infrastructure encroach within the 30-metre ER setback.

8.2 Wetland Avoidance

Two wetland features (WL01 and WL02) have been identified within the subject property through the Biophysical Assessment (Appendix G). Environmental Reserve designations with 10-metre setback offsets have been applied to both wetlands and are reflected in the subdivision layout. No clearing, grading, or construction activities are proposed within these setback areas. The wetland boundaries and avoidance areas are shown on drawing C2.0 (Wetland and Archaeological Reserves).

8.3 Archaeological Site Avoidance

Two precontact archaeological artifact scatter sites (GcOx-3 and GcOx-4) have been identified within the property through the Historic Resource Assessment (Appendix D). Avoidance areas have been established around both sites and are incorporated into the subdivision layout. No construction activities are proposed within these avoidance areas. The site boundaries and avoidance extents are shown on drawing C2.0.

Proponents and contractors must be aware of the avoidance area requirements prior to any ground disturbance. If previously unidentified archaeological or historical resources are encountered during construction, work in the affected area must stop immediately and the Alberta Culture, Multiculturalism and Status of Women (or successor authority) must be notified.

8.4 Lake Access and Municipal Reserve

A Whitefish Lake public access path has been designated within the subdivision to provide all lot owners with access to Whitefish Lake. A Municipal Reserve parcel for public beach access has been included in the subdivision layout as shown on drawing C2.0. An off-lake recreational area is also provided for use by all lot owners. These amenities are shown on drawings C2.0.

8.5 Wildfire Risk and FireSmart

In accordance with the development notes on drawing C1.0, all property owners are encouraged to implement FireSmart practices, including the creation of defensible space around structures and safe vegetation management. Given the treed character of the site and its rural location, wildfire risk management is an important consideration for future lot development. A Wildfire Risk Assessment may be required at the time of individual lot development permit applications, at the discretion of the Municipality.

8.6 Erosion and Sediment Control

An Erosion and Sediment Control (ESC) Plan shall be prepared and submitted to Smoky Lake County for acceptance prior to commencement of any construction activities, in accordance with REDS Section A2.20. The ESC Plan shall address protection of Whitefish Lake and the designated wetland features from construction-related runoff and sediment. Key ESC measures will include:

- Silt fencing and sediment barriers along the perimeter of all disturbed areas
- Stabilized construction access at the Range Road 133 entry point
- Ditch checks and temporary erosion protection in steep ditch sections
- Preservation of natural vegetation buffers around the ER and wetland setback areas
- Regular inspection and maintenance of ESC measures throughout construction
- Post-construction restoration of all disturbed areas

9. Deviations from REDS Standards

9.1 Approved Deviations

The following deviations from the REDS geometric standards for Rural Residential Local Roadways have been approved by Smoky Lake County Council:

Parameter	REDS Default	Approved Value	Authority
Road Width (EOG to EOG)	8.5 m	7.5 m	Council Resolution, April 16, 2026
Right-of-Way Width	30.0 m	20.0 m	Council Resolution, April 16, 2026

These approvals are documented in the letter from Jordan Ruegg, Director of County Services, Smoky Lake County, dated April 21, 2026, confirming Council resolutions passed at the April 16, 2026 Council meeting (Appendix I).

9.2 Justification

The requested reductions are justified by the following site-specific factors:

- Traffic volume: The road serves only 15 rural residential lots. Traffic volumes are minimal and well within the operational capacity of a 7.5 m gravel road at 30 km/h design speed.
- Site constraints: The combination of the 30 m Whitefish Lake ER setback, wetland setback areas, and archaeological avoidance zones significantly constrains the usable land area within the development, making full REDS ROW widths difficult to achieve without impacting these protected features.
- Road function: The road functions as a low-volume private access road consistent with the rural residential character of the development. The reduced road width does not compromise safety, sight lines, or emergency vehicle access.
- Precedent: The Council approval confirms Smoky Lake County's acceptance of the reduced standard for this specific location and development.

9.3 No Other Deviations

No other deviations from REDS standards are proposed. All remaining aspects of the roadway design, drainage design, construction requirements, and servicing approach comply with the applicable REDS standards for Rural development (Part C).

10. Summary and Conclusions

10.1 Summary

This Functional Servicing Report has been prepared in support of the proposed Sunset Ridge Estates at Whitefish Lake subdivision (Pt. NE-4-62-13-W4M, Smoky Lake County, Alberta), consisting of 15 rural residential lots accessed by a new internal gravel road connecting to Range Road 133.

The proposed servicing strategy is appropriate for the rural character of the development and consistent with similar rural lakefront subdivisions in the Smoky Lake Region. The following table summarizes the key servicing components:

Service	Proposed Approach
Road	Rural residential local gravel road, 7.5 m width, 20.0 m ROW (Council-approved deviation); ~387 m length; cul-de-sac terminus
Stormwater	Roadside ditch and 600Ø CSP culvert system; overland drainage to Whitefish Lake watershed; detailed calculations in Appendix C (separate report)
Water Supply	Individual on-site cistern systems (future lot owner responsibility)
Wastewater	Individual on-site septic tanks (future lot owner responsibility)
Natural Gas	Underground ATCO distribution to each lot property line; owned by Smoky Lake County
Electrical	Individual power pole and meter per lot; ATCO Electric

10.2 REDS Compliance

The proposed design complies with the Smoky Lake Region REDS (July 2023), Part C — Rural Development, with the exception of the two geometric deviations (road width and ROW width) that have been formally approved by Smoky Lake County Council as documented in Appendix I.

Appendices

Appendix	Title
A	Geotechnical Investigation
B	Phase 1 Environmental Site Assessment
C	Stormwater Management Report
D	Historic Resource Assessment
E	Preliminary Engineering Drawings
F	Water Act Report
G	Biophysical Assessment
H	Community Engagement Report
I	Council Motion – Road Width and ROW Reduction (April 21, 2026)

Appendix A: Geotechnical Investigation

APPENDIX A:

Geotechnical Investigation

Date Report Completed	June 9, 2026
Consultant	PRI Engineering

PRI ENGINEERING

GEOTECHNICAL INVESTIGATION REPORT – FINAL

Whitefish Lake Development

Smoky Lake, Alberta

Prepared for 2803870 Alberta Ltd.

Unit 104, 303 19 Ave SW,
Calgary, AB T2S 0E1

920 – 28 Street NE, Unit #22 | Calgary, AB T2A 6K1 | 403.770.3069

June 8, 2026

Austin Zacharko
Homeowner
2803870 Alberta Ltd.

Emailed to: austin@massifenergy.ca

Subject: **Geotechnical Investigation Report - FINAL**
Proposed Access Road Development – Smoky Lake, Alberta
PRI Project No. 25-319

To Mr. Zacharko,

PRI Engineering Corp. (PRI) is pleased to submit the following geotechnical investigation report, describing subsurface conditions and recommendations for the access road construction for a proposed Whitefish Lake Development. It is understood that the development will consist of fifteen (15) individual lots, with an approximate project size of 26.6 acres (107,659 m^2), with the proposed access road located along Range Road 133 in Smoky Lake County, Alberta.

This report presents the results of the subsurface investigation for the Site, which was completed on May 6, 2026, and includes PRI's comments and recommendations as they relate to the proposed access road design and earthworks. Attached is a site layout plan noting auger hole locations, auger hole logs, and laboratory test results.

We trust that the information is straightforward and meets your preset requirements. Please contact us if you have any questions.

Yours truly,
PRI Engineering Corp.

Greg Kuepfer, P.Eng.
Sr. Geotechnical Engineering

920 – 28 Street NE, Unit #22 | Calgary, AB T2A 6K1 | 403.770.3069

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Appendices

Figure 1: Augerhole Location Plan

Appendix A: Borehole Explanation Form, Borehole Logs

Appendix B: Geotechnical Laboratory Results

Appendix B-1: Particle Size Distribution Results

Appendix B-2: Atterberg Limit Results

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List of Acronyms and Abbreviations

ASTM	American Society for Testing and Materials
ANSI	American National Standards Institute
AWWA	American Water Works Association
CCIL	Canadian Council of Independent Laboratories
CFEM	Canadian Foundation Engineering Manual
CPT	Cone Penetration Test
CSA	Canadian Standards Association
mBGS	Metres Below Ground Surface
mbeg	Metres Below Existing Grade
OBC	Ontario Building Code
OHS	Occupational Health and Safety
PRI	PRI Engineering Corp.
SPMDD	Standard Proctor Maximum Dry Density
SPT	Standard Penetration Test
USCS	Unified Soil Classification System

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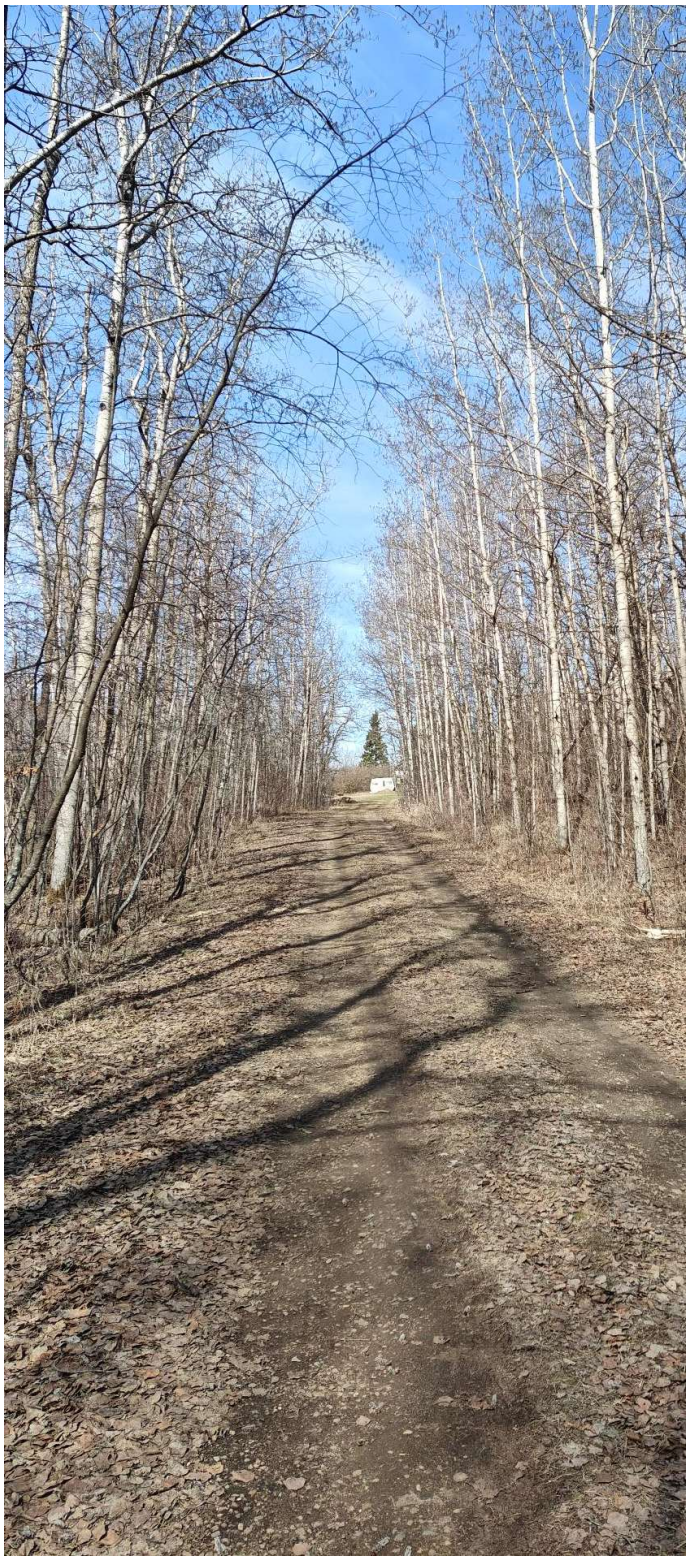
1 Introduction

As requested by 2803870 Alberta Ltd. (the Client), PRI Engineering Corp. (PRI) is pleased to submit the following Geotechnical Investigation Report for the proposed access road at an undeveloped property in Smoky Lake County, Alberta. The subject access road is located along Range Road 133, on the south and east side of Whitefish Lake (the Site).



Prior to completion of the geotechnical investigation, PRI reviewed the drawing package provided by the Client titled *Outline Plan: Sunset Ridge Estates at Whitefish Lake, Smoky Lake County, Alberta, Canada, REV03*, dated *04-01-2026*, prepared by *Massif Energy Ltd*. Based on these documents and discussions with the Client, it is understood that the site is currently undeveloped with heavy tree cover, with a partial access road extending west from Range Road 133 through a gated entrance. The Site contains areas of dried-out and fallen trees. A CSP drainage culvert is currently in place to facilitate water flow crossing under the access road.

The purpose of this investigation is to provide geotechnical recommendations and considerations related to the proposed access road design and earthworks. It is understood that further investigations and development of other elements at the Site, including but not limited to dwelling foundations, buried utilities on individual lots, and other environmental considerations, are to be completed at a later stage in the overall development of this Site.

A summary of the field program procedures and associated laboratory program is provided in **Section 2**. The subsurface profile and auger hole conditions are outlined in **Section 3**, with geotechnical recommendations and considerations related to the access road for the proposed development are summarized in **Section 4**.

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2 Geotechnical Investigation Procedures

Prior to initiating the field investigation, underground utility locates, including water, electrical, sewer, gas, telephone, cable, etc., were completed using Alberta One-call services. Augerhole locations were finalized in the field based on utility clearances and other obstructions (i.e., trees, overhead lines, etc.) observed at the time of the investigation.

2.1 Field Investigation Program

An augerhole program was carried out on May 6, 2026, where five (5) augerholes, designated at AH25-01 through AH25-05, were advanced in accessible areas to sampling termination depths of up to 1.5 metres below ground surface (mBGS), within overburden or practical refusal. The augerholes were advanced using a 40 millimetre (mm) outer diameter hand auger. Lightweight Dynamic Cone Penetration Tests (LDCPs) were conducted adjacent to the augerhole locations, to a target depth of 3.0 mBGS or practical refusal, using a Scala Penetrometer within the overburden, to assess relative density or consistency of the encountered soils. LDCPs measure the number of blows required to drive a 16 mm diameter steel bar into the soil in 150 mm increments using a 9-kilogram hammer falling 510 mm. LDCPs values in shallow soils can be utilized to evaluate and estimate California Bearing Ratio (CBR) values for pavement design, while deeper LDCPs values were utilized to evaluate subsurface conditions at greater depths. Subsurface conditions, including termination depth, groundwater seepage, and overall augerhole stability, were logged and sampled.

Recovered soil samples were inspected and logged in the field using visual and tactile methods, with soil samples being placed in moisture-proof containers for transportation to the laboratory for review and selected testing.

An Augerhole Location Plan is provided in **Figure 1.** Augerhole logs are provided as **Appendix A**. Augerhole location and sampling depth details are summarized in **Table 1**.

Table 1: Augerhole GPS Coordinates and Termination Depths

Augerhole ID	GPS Coordinates		Sampling Termination Depth (mBGS)*
	Latitude	Longitude	
AH26-01	54.340388	-111.880120	1.2
AH26-02	54.338796	-111.880072	1.5
AH26-03	54.338035	-111.880046	1.5
AH26-04	54.337748	-111.878962	0.8
AH26-05	54.337618	-111.878243	1.5

*mBGS = metres below ground surface

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2.2 Elevation Survey

Approximate augerhole latitude and longitude coordinates were obtained using a handheld GPS unit. A detailed topographic survey was beyond the current scope of this investigation. Augerhole coordinates are summarized in **Table 1** (above) and are included on augerhole logs attached in **Appendix A.**

2.3 Laboratory Testing Program

Soil samples obtained from the field investigation program were recovered and retained in moisture-proof containers for further review, selected testing, and storage. Selected samples submitted to Canadian Certified Independent Laboratories (CCIL) at our in-house laboratory for geotechnical tests are summarized in **Table 2**.

Table 2: Laboratory Test Quantities and Reference Standards

LABORATORY TEST	REFERENCE STANDARD	NUMBER OF TESTS
Natural Moisture Content	ASTM D2216-98	14
Particle Size Distribution Analysis	ASTM D422	2
Atterberg Limits	ASTM D4318	1

Results from the Natural Moisture Content Analysis and Particle Size Distribution Analysis are summarized on the augerhole logs with Particle Size Distribution Curves and Atterberg Limits test results provided as **Appendix B-1 and Appendix B-2**, respectively**.**

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3 Subsurface Conditions

The inferred subsurface profiles are based on the augerhole logs from the field investigation program. While we believe conditions are representative of actual site conditions, if findings during construction deviate from those encountered at the completed augerholes, we should be consulted to revise our recommendations based on actual conditions at the time of construction.

The following are the specific subsurface conditions encountered at augerhole locations. Based on the completed augerhole logs (attached as **Appendix A**) and laboratory particle size analyses (attached as **Appendix B**).

3.1 Topsoil

A layer of topsoil material was encountered at grade at all augerhole locations. The topsoil ranged in thickness from approximately 300 mm to 400 mm. Assessment of organic matter was not part of the scope of work.

3.2 Clayey Silt

Layers of light brown to brown clayey silt material were encountered in four (4) augerholes, AH26-01 through AH26-04, below the surficial topsoil material, extending to augerhole termination depths of approximately 0.8 mBGS to 1.5 mBGS. The material contains trace amounts of gravel, sandy to some amount of sand, trace rootlets, trace organics and was described as drier than the plastic limit (DTPL) to wetter than the plastic limit (WTPL) at the time of the investigation, based on laboratory moisture contents of 11% to 21%. Pocket penetrometer readings performed on obtained cohesive soil samples ranged from approximately 0.5 kilogram per square centimetre (kg/cm^2) to 2.5 kg/cm^2, indicating shear strengths ranging from approximately 25 kPa to 125 kPa for the sampled soils. Based on pocket penetrometer readings and LDCPs' resistance values, the clayey silt material has a firm stiff to very stiff consistency, with firm stiff to stiff soils generally encountered at shallow depths. Based on LDCPs' resistance values, it is estimated that CBR values range from 1 to 5 from the existing grade to 0.5 mBGS, with CBR of 2 to 3 considered for preliminary access road design.

One (1) laboratory particle size distribution analysis was completed on a selected clayey silt sample. The test result is attached in **Appendix B** and is summarized in **Table 3** as follows, as per Unified Soils Classification System (USCS).

Table 3: Summary of Laboratory Particle Size Analysis – Clayey Silt

Augerhole ID	Sample No.	Depth (mBGS)	Gravel*	Sand**	Silt***	Clay****
AH26-03	AS3	0.8 - 0.9	0%	33%	43%	24%

*Material passing a 3-inch sieve opening and retained by the No. 4 sieve.
**Material passing No. 4 sieve and retained by No. 200 sieve.
***Material passing No. 200 sieve and greater than 0.002 mm (based on hydrometer results).
****Material smaller than 0.002 mm (based on hydrometer results).

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3.3 Silt and Sand

A layer of brown clayey silt and sand material was encountered in one (1) augerhole, AH26-05, below the surficial topsoil material, extending to a depth of approximately 1.5 mBGS (augerhole termination depth). The material contains trace amounts of gravel, trace rootlets and was described as about plastic limit (APL) to WTPL at the time of the investigation, based on laboratory moisture contents of 15% to 17%. Pocket penetrometer readings performed on obtained cohesive soil samples ranged from approximately 2.0 kg/cm^2 to 2.5 kg/cm^2, indicating shear strengths ranging from approximately 100 kPa to 125 kPa for the sampled soils. Based on pocket penetrometer readings and LDCPs' resistance values, the clayey silt and sand material has a firm, stiff to stiff consistency. Based on LDCPs' resistance values, it is estimated that CBR values range from 3 to 7 from the existing grade to 0.5 mBGS, with CBR of 3 considered for preliminary access road design.

One (1) laboratory particle size distribution analysis was completed on selected silt and sand samples. The test result is attached in **Appendix B** and is summarized in **Table 4** as follows, as per USCS.

Table 4: Summary of Laboratory Particle Size Analysis – Silt and Sand

Augerhole ID	Sample No.	Depth (mBGS)	Gravel*	Sand**	Silt***	Clay****
AH26-05	AS2	0.5 - 0.8	1%	45%	33%	21%

*Material passing a 3-inch sieve opening and retained by the No. 4 sieve.
**Material passing No. 4 sieve and retained by No. 200 sieve.
***Material passing No. 200 sieve and greater than 0.002 mm (based on hydrometer results).
****Material smaller than 0.002 mm (based on hydrometer results).

One (1) selected sample was submitted for Atterberg limit testing. The test result is attached in **Appendix B,** and a summary of the results is displayed in **Table 5**.

Table 5: Summary of Atterberg Limit Tests – Silt and Sand

Augerhole ID	Sample No.	Depth (mBGS)	Liquid Limit	Plastic Limit	Plasticity Index	USCS Classification
AH26-05	AS2	0.5 - 0.8	37%	12%	25	CL

3.4 Bedrock and Other Obstructions

Bedrock was not encountered at any augerhole locations during the investigation. Although no cobbles and boulders were encountered at the augerhole locations, there is a possibility of encountering buried obstructions in this overburden material, and this should be considered for access road design and construction.

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Verification of bedrock depth below the investigation depths and its overall quality, involving coring and laboratory analysis, was beyond the scope of this investigation.

3.5 Groundwater and Augerhole Stability Observations

Groundwater was not encountered at any of the augerhole locations at the time of the investigation. It should be noted that groundwater levels may fluctuate seasonally, in response to major precipitation events, and based on fluctuations of the adjacent lake water levels.

All auger holes remained open and dry upon completion of augering except one (1), AH26-04, which caved at 0.7 mBGS, upon completion.

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4 Geotechnical Recommendations

The following recommendations are intended for the design and construction of the proposed access road. Recommendations are based on the augerhole information described in **Section 3**. While we believe the findings are representative, conditions may vary beyond the investigated locations. If significant differences in the subsurface conditions described above are subsequently encountered, particularly during construction or as more information becomes available, PRI should be contacted immediately to revise our findings and recommendations, as necessary.

Recommendations are intended for Designers and are not intended as instructions to Contractors, who should perform their own investigations to confirm any conditions that may affect construction schedules, costs and selected methodologies. Recommendations in this report must not be used by third parties without the express written consent of PRI.

4.1 General

Access road development and construction should be in accordance with the specifications and considerations as outlined in the *Regional Engineering Design Standards* (REDS), dated July 2023, as amended, and other applicable local and provincial standards. If deficiencies or contradictions exist between these standards and the recommendations outlined below, it is recommended that the more conservative and higher standard or specification should be considered.

4.1.1 Site Preparation

Prior to grading and earthworks operations, any organic and otherwise deleterious material should be stripped from beneath the proposed access road. In accordance with REDS, subgrade preparation typically includes scarification to a minimum depth of 300 mm, windrow material to the side, compaction of exposed surface to 97% Standard Proctor Maximum Dry Density (SPMDD), replacement of windrowed material to line/grade and compacted to 100% SPMDD. Alternatively, the subgrade should be proof-rolled using a sheepfoot roller with a minimum static weight of 8 tons, passed a minimum of six times, or an approved equivalent. Proof-rolling should be completed in the presence of the Geotechnical Engineer or qualified personnel working under the direct supervision of the Geotechnical Engineer. Loose or soft subsoils, which have not been adequately densified during proof-rolling, if any, should be removed and replaced with approved fill that is texturally consistent with the existing subgrade and shall be placed and compacted as per **Section 4.1.4** (below). If excessive rutting, loose areas or unexpected quantities of organic materials are identified during the proof rolling, a geotextile separator (e.g., US 205NW or approved equivalent) may be an option to limit the depth of any sub-excavation. Approval for the specific use of geotextiles shall be obtained from the Geotechnical Engineer.

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4.1.2 Excavations

Excavations should be constructed in accordance with the most recent version of the Alberta Occupational Health and Safety Act (OHSA). The existing firm stiff to stiff clayey silt to silt and sand material above the groundwater table can be classified as "likely to crack and crumble" soil type as per Section 442(2) in accordance with OHS. Thus, the walls of the excavation must be sloped within 1.5 m of the bottom of the excavation at an angle of not less than 45 degrees measured from vertical. Excavations in the soil could be achieved using standard excavation equipment such as a backhoe or an excavator. Based on anticipated excavation depths, excavation below the groundwater table is not anticipated. Open-cut excavations may be possible; however, the temporary excavations should be sloped, benched, or braced to maintain stability.

Excavations should be protected from exposure to precipitation and associated ground surface runoff and should be inspected regularly for signs of instability. If localized instability is noted during excavation or if wet conditions are encountered, side slopes should be flattened or supported, as required by regulations, to maintain safe working conditions. All excavations should comply with applicable local, state and federal safety regulations, including the current OHSA Excavation and Trench Safety Standards.

4.1.3 Groundwater Control

No groundwater was encountered at any augerhole location; significant groundwater seepage is not expected, and seepage should be controllable with sumps and filtered pumps within the excavations. A permit is not expected to be required as per the requirements of the Water Act (Government of Alberta, 2000). However, water levels should be verified at the time of construction, and PRI should be contacted to review all final designs, anticipated date of construction, dewatering methods, and permitting requirements once the final construction and design details are available.

4.1.4 Materials Reuse, Backfill and Compaction

Materials containing deleterious material (e.g., topsoil, rootlets, etc.) are not considered suitable for reuse as backfill or for supporting foundations, nor should they be used for any of the pavement base or sub-base materials.

If consideration is given to the reuse of excavated soils at the time of construction, it is recommended that all materials designated for reuse be inspected by the Geotechnical Engineer prior to and/or during construction, to confirm that no deleterious material is present. Cobbles and boulders content within reused material should be less than 5% by mass. If cobble and boulder content exceeds this limit, the material should be screened to remove all material greater than 60 mm, or an approved equivalent must be used.

Prior to placing any fill, all subgrade surfaces must be approved by the Geotechnical Engineer as noted in **Section 4.1.1** (above). Materials used for fill should be placed in maximum 200 mm loose lifts and compacted to 100% of the SPMDD below foundations and structural components, 98% of the SPMDD beneath roads, and 95% of the SPMDD in general fill areas. Compaction operations

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should be completed using a self-propelled vibratory compactor or jumping-jack plate tamper where access is limited. Backfill loose lift thicknesses may need to be reduced to achieve the above-noted compaction values based on compaction equipment utilized (i.e., small tampers or jumping-jack).

4.1.5 Frost Considerations

Based on Section 13.4.2 of the CFEM 5th Edition, the frost penetration depth for the site can be calculated based on the modified Berggren Equation shown in **Equation 1** below:

$$X = \lambda \sqrt{\frac{2\, k_f\, I_s}{L_s}} \qquad [1]$$

Where,

- X = depth of frost penetration (m)
- λ = a dimensionless coefficient based on dry density and water content as per Figure 13.8 of the CFEM 5th Edition
- I_s = surface freezing index (°C-days)
- k_f = thermal conductivity of the frozen soil as per Figures 13.6 (coarse-grained) and 13.7 (fine-grained) of the CFEM 5th Ed.
- L_s = volumetric latent heat of the soil = 334 kJ/kg

According to **Equation 1**, the frost penetration depth is directly proportional to the square root of the thermal conductivity of the frozen soil and surface freezing index, and inversely proportional to the square root of the volumetric latent heat of soil. The thermal conductivity of frozen soil is a function of the type of soil (coarse-grained or fine-grained), moisture content and dry density. The volumetric latent heat of soils depends on the dry density, moisture content of soil, and latent heat of fusion of water to ice, which is a constant taken as 334 kJ / kg.

The surface freezing index was then calculated based on the following **Equation 2**:

$$I_s = n\, I_d \qquad [2]$$

Where,

- n = empirical surface interface factor as per Table 13.2 of CFEM 5th Edition
- I_d = design freezing index (°C-days)

The following assumptions have been made to estimate the frost penetration depth:

- Mean annual air temperature (MAAT) of 2.2°C from the 1991-2020 Climate Normals data (Government of Canada) for Lac La Biche, AB;
- Mean and maximum frost days of 205 days and 215 days, respectively, for Goodfish Lake, AB, for the period 1984 to 2013 (Climate Atlas website);

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- Mean and maximum freezing index (I_m) of 1607 °C-days and 2098 °C-days for Goodfish Lake, AB, for the period 1984 to 2013 (Climate Atlas website);
- Surface interface factor (n) of 0.9, as per Table 13.2 of the CFEM 5th Edition for gravel surface (most probable range);
- Assumed dry density of approximately 1,700 kg/m^3; and
- Water content of approximately 17.0 %, based on average laboratory results.

Based on the above-noted assumptions, the design freezing index values for the different historic time periods and the calculated frost penetration depths are given below in **Table 6**:

Table 6: Design Freezing Index and Calculated Preliminary Frost Depths

Historic Time Period	Design Freezing Index (°C-Days)	Frost Penetration Depth (m)
Mean (1984-2013)	1,607	2.0
Max (1984-2013)	2,098	2.6

According to the above freezing indices, the preliminary frost penetration depths for the site range from 2.0 m to 2.6 m below final exterior grades. It should be noted that these frost penetration depths are based on a shallow subsurface investigation and sampling program for this scope of work and should be considered preliminary. Consideration should be made for additional analysis for a site-specific frost penetration depth, for detailed design, as needed. High-density Styrofoam insulation, or an approved equivalent, should be considered to provide equivalent frost protection where enough soil cover does not exist for foundation elements or adequate resistance to frost heave is not anticipated.

4.2 Seismic Site Class

Table 4.1.8.4-B of the Alberta Building Code (The National Building Code – 2023 Alberta Edition, 2023) summarizes site classifications with respect to seismic site response based on the average properties of the top 30 m of soil. Based on the encountered augerhole conditions and average LDCPs values compared to SPT 'N' values, a seismic Site Class "D" (stiff soil) may be considered for site designs. MASW testing or Refraction-Microtremor Survey is required to justify higher classifications and is beyond the scope of the current program.

4.3 Access Road Design

Provided that preparation of the site is completed in accordance with geotechnical recommendations, the following granular road structure is proposed for the rural residential local access road in accordance with REDS and the County of Smoky Lake No. 13 Development Guidelines & Minimum Servicing Standards.

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The granular road structure should consist of a granular base course material with a minimum thickness of 150 mm, underlined by a granular subbase course material with a minimum thickness of 200 mm. The base course and subbase course material shall meet Alberta Transportation Designations 2 and 6, respectively, compacted to a minimum of 98% SPMDD. Total granular thickness shall be confirmed by the Engineer based on subgrade conditions at the time of construction. Consideration to place a geotextile separator (e.g., US 205NW or approved equivalent) upon the subgrade is recommended to increase the overall longevity of the pavement structure and reduce overall maintenance requirements, if desired.

The thickness of the granular base material could be increased at the discretion of the Engineer, or additional granular subbase material could be added, to accommodate site conditions at the time of the construction.

The existing overburden material on site is not suitable for the proposed surface or base construction and should be disposed of appropriately or placed beneath an approved granular material as outlined above. If possible, it is recommended that within the area of the roadway, excavation be performed to remove any encountered organics and loose soils, and the grade be restored using properly compacted engineered fill. If the buried organics or loose soils are left in place, it is recommended that a long-term maintenance and inspection schedule for the pavements be considered for the construction schedule, in order to repair or remediate any pavement undulations or cracks developing throughout the course of the life of the pavements.

The road structure is not sufficiently thick to protect the subgrade from frost heave. The potential for developing ice lenses in the subgrade, which can cause frost heave, can be lessened by providing good surface and subsurface drainage and using a thick road structure. Good drainage is key to the longevity of a pavement structure, and considerations outlined in REDS should be considered. Regular maintenance inspections should be done, and ruts and potholes should be regraded regularly. Ditch slopes should be typical 4V:1H and back slopes of 3V:1H, with a minimum ditch longitudinal slope of 0.6% and a minimum depth of 0.75 m below the pavement structure. The surface of the road should be sloped at 3% or greater to promote runoff to designated surface drainage features.

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5 Construction Supervision and Limitations

The data, conclusions and recommendations which are presented in this geotechnical report, and the quality thereof, are based on a scope of work authorized by the Client. While we believe the augerhole information to be representative of Site conditions in the investigated areas, subsurface conditions between and beyond sampled locations may vary. If significant differences in any of the subsurface conditions described in this report are found, PRI should be contacted immediately to revise our findings and recommendations, if necessary.

Our comments on construction considerations are provided, but are not intended as instructions to Contractors, nor shall they be interpreted as specifications for construction. Contractor's bidding shall make their own interpretations of factual information to determine how subsurface conditions may affect their methods, costs and schedules.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the responsibility of such third parties. PRI accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust this meets your current requirements. Please do not hesitate to contact the undersigned if you have any questions.

Yours truly,

PRI Engineering Corp.

Deep Patel, M.Eng., E.I.T
Project Lead

Reviewed by:

Greg Kuepfer, P.Eng.
Sr. Geotechnical Engineering

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Figures

N

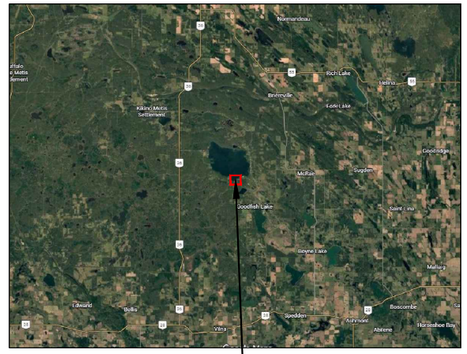
OFF LAKE RECREATIONAL AREA
ENVIRONMENTAL RESERVE; 30m SETBACK FROM LAKE FOR ALL LAKEFRONT LOTS
MUNICIPAL RESERVE (PUBLIC BEACH ACCESS)
ENVIRONMENTAL RESERVE
ENVIRONMENTAL RESERVE W/10m OFFSET (WETLANDS)
WHITEFISH LAKE PUBLIC ACCESS PATH
POWER & METERING POLE (TYP.)
DETAIL 'A'

LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
LOT #11
LOT #12
LOT #13
LOT #14
LOT #15

AH26-01
AH26-02
AH26-03
AH26-04
AH26-05

50.00m
5.00m
119.89m
33.24m
147.27m
R25.00m
R14.00m
49.88m
122.79m
33.24m
143.02m
145.95m
33.24m
165.35m
36.74m
8.50m (TYP.)
167.09m
37.78m
155.02m
31.03m
10.00m
20.00m
5.00m
20.00m
138.78m
31.21m
137.34m
36.69m
79.55m
68.45m
213.22m

KEY MAP



APPROXIMATE SITE LOCATION

APPROXIMATE AUGERHOLE ID AND LOCATION

ID	LATITUDE	LONGITUDE
AH26-01	54.340388	-111.880120
AH26-02	54.338796	-111.880072
AH26-03	54.338035	-111.880046
AH26-04	54.337748	-111.878962
AH26-05	54.337618	-111.878243

0 40 80 Meters

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2803870 ALBERTA LTD.
UNIT 104, 303 19 AVE SW,
CALGARY, AB, T2S 0E1

NOTES:
1. KEY MAP FROM GOOGLE MAPS AND SUBDIVISION OUTLINE FOR SUNSET RIDGE ESTATES AT WHITEFISH LAKE, DRAWING NO. C-PLAN-01, REV. 3, DATED 17-12-2025. PROVIDED BY CLIENT USED FOR REFERENCE PURPOSES ONLY.
2. APPROXIMATE AUGERHOLE LOCATION OBTAINED FROM HANDHELD GPS UNIT.
3. CONTRACTOR TO VERIFY LOCATIONS OF ANY UNDERGROUND UTILITIES PRIOR TO ANY GROUND DISTURBANCE.

LEGEND
AH26-## APPROXIMATE AUGERHOLE ID AND LOCATION
APPROXIMATE SITE BOUNDARY

REV NO.	ISSUANCE	DATE
0	ISSUED FOR REPORT	06MAY26

PROJECT NAME:
WHITEFISH LAKE DEVELOPMENT
SMOKY LAKE, AB

DRAWING NAME:
AUGERHOLE LOCATION PLAN

PROJ. NO.:	DWG. BY:	CHKD. BY:	APPR. BY:
25-319	DRK	DP	GK

DRAWING NUMBER: FIGURE 1

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Appendix A

Borehole Explanation Form, Borehole Logs

BOREHOLE LOG EXPLANATION FORM

This explanatory section provides the background to assist in the use of the borehole logs. Each of the headings used on the borehole log, is briefly explained.

DEPTH

This column gives the depth of interpreted geologic contacts in metres below ground surface.

STRATIGRAPHIC DESCRIPTION

This column gives a description of the soil based on a tactile examination of the samples and/or laboratory test results. Each stratum is described according to the following classification and terminology.

Soil Classification*		Terminology	Proportion
Silt & Clay	< 0.075 mm	"trace" (e.g. trace sand)	<10%
Sand	0.075 to 4.75 mm	"some" (e.g. some sand)	10% - 20%
Gravel	4.75 to 75 mm	adjective (e.g. sandy)	20% - 35%
Cobbles	75 to 300 mm	"and" (e.g. and sand)	35% - 50%
Boulders	>300 mm	noun (e.g. sand)	>50%

* Extension of USCS Classification system unless otherwise noted.

The use of the geologic term "till" implies that both disseminated coarser grained (sand, gravel, cobbles or boulders) particles and finer grained (silt and clay) particles may occur within the described matrix.

The moisture conditions of cohesionless and cohesive soils are defined as follows.

COHESIONLESS SOILS	COHESIVE SOILS		
Dry	DTPL	-	Drier Than Plastic Limit
Moist	APL	-	About Plastic Limit
Wet	WTPL	-	Wetter Than Plastic Limit
Saturated	MWTPL	-	Much Wetter Than Plastic Limit

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BORING NUMBER AH26-01

CLIENT 2803870 Alberta Ltd.
PROJECT NAME Whitefish Lake Development
PROJECT NUMBER 25-319
PROJECT LOCATION Smoky Lake, Alberta
DATE STARTED 5/6/26 **COMPLETED** 5/6/26
GROUND ELEVATION Not Determined
DRILLING CONTRACTOR N/A
GROUND WATER LEVELS:
DRILLING METHOD 40 mm O.D. Hand Auger and 9 kg Scala Penetrometer
LOGGED BY DP **CHECKED BY** GK
AT END OF DRILLING ---
NOTES Lat: 54.340388, Long: -111.880120
AFTER DRILLING ---

DEPTH (m)	ELEVATION (mASL)	GRAPHIC LOG	MATERIAL DESCRIPTION	MONITOR WELL DETAILS	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	LDCP RESISTANCE VALUES (BLOWS/150 mm)	POCKET PEN. (kPa)	MOISTURE CONTENT (%)	SPT N VALUE / PL MC LL / FINES CONTENT (%)	REMARKS AND TESTS
			TOPSOIL:		AS 1		1		29		Augerhole was open and dry upon completion of drilling.
0.3							1				
			CLAYEY SILT: Dark brown with black mottled CLAYEY SILT, sandy to some sand, trace gravel, organic odour, WTPL, firm stiff to stiff		AS 2		1	25	21		
0.5							2				
							3				
							4				
1.0							5				
							5				
1.2							7				
			Augerhole terminated at 1.2 m below ground surface in CLAYEY SILT. LDCP terminated at 1.95 m below ground surface.				15				
1.5							19				
							19				
							30				

BORING NUMBER AH26-02

PAGE 1 OF 1

PRI ENGINEERING

CLIENT 2803870 Alberta Ltd.
PROJECT NAME Whitefish Lake Development
PROJECT NUMBER 25-319
PROJECT LOCATION Smoky Lake, Alberta
DATE STARTED 5/6/26 **COMPLETED** 5/6/26
GROUND ELEVATION Not Determined
DRILLING CONTRACTOR N/A
GROUND WATER LEVELS:
DRILLING METHOD 40 mm O.D. Hand Auger and 9 kg Scala Penetrometer
LOGGED BY DP **CHECKED BY** GK
AT END OF DRILLING ---
NOTES Lat: 54.338796, Long: -111.880072
AFTER DRILLING ---

DEPTH (m)	ELEVATION (mASL)	GRAPHIC LOG	MATERIAL DESCRIPTION	MONITOR WELL DETAILS	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	LDCP RESISTANCE VALUES (BLOWS/150 mm)	POCKET PEN. (kPa)	MOISTURE CONTENT (%)	SPT N VALUE / PL MC LL / FINES CONTENT (%)	REMARKS AND TESTS
0.0			TOPSOIL:		AS 1		1 4 4		19		Augerhole was open and dry upon completion of drilling.
0.4			CLAYEY SILT: Brown CLAYEY SILT, sandy to some sand, trace gravel, trace organics, APL to WTPL, firm stiff to stiff		AS 2		4 5	75	17		
0.5			- Light brown, trace rootlets		AS 3		4 4 5		17		
1.0							9 14				
1.5			Augerhole terminated at 1.5 m below ground surface in CLAYEY SILT. LDCP terminated at 2.7 m below ground surface.				15 16 16 27				
2.0							35 35 35				
2.5							36				

SPT N VALUE 20 40 60 80
PL MC LL 20 40 60 80
FINES CONTENT (%) 20 40 60 80

GENERAL BH - PRI WITH MW (METRIC) 25-319-BH-LOGS.GPJ GINT STD CANADA LAB.GDT 5/22/26

BORING NUMBER AH26-03

PAGE 1 OF 1

PRI ENGINEERING

CLIENT 2803870 Alberta Ltd.
PROJECT NAME Whitefish Lake Development
PROJECT NUMBER 25-319
PROJECT LOCATION Smoky Lake, Alberta
DATE STARTED 5/6/26 **COMPLETED** 5/6/26
GROUND ELEVATION Not Determined
DRILLING CONTRACTOR N/A
GROUND WATER LEVELS:
DRILLING METHOD 40 mm O.D. Hand Auger and 9 kg Scala Penetrometer
LOGGED BY DP **CHECKED BY** GK
AT END OF DRILLING ---
NOTES Lat: 54.338035, Long: -111.880046
AFTER DRILLING ---

DEPTH (m)	ELEVATION (mASL)	GRAPHIC LOG	MATERIAL DESCRIPTION	MONITOR WELL DETAILS	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	LDCP RESISTANCE VALUES (BLOWS/150 mm)	POCKET PEN. (kPa)	MOISTURE CONTENT (%)	SPT N VALUE / PL MC LL / FINES CONTENT (%)	REMARKS AND TESTS
0.0			TOPSOIL:		AS 1		3	100	14		Augerhole was open and dry upon completion of drilling.
0.4							3				
					AS 2		3	125	16		
0.5			CLAYEY SILT: Light brown CLAYEY SILT, sandy to some sand, trace gravel, DTPL to WTPL, firm stiff to stiff				4				
							5				
					AS 3		7	100	19		GSA AS3: Gravel: 0% Sand: 33% Silt: 43% Clay: 24%
			- Orangey brown mottling, sand pockets				5				
1.0							6				
							7				
							8				
1.5							9				
			Augerhole terminated at 1.5 m below ground surface in CLAYEY SILT. LDCP terminated at 3.1 m below ground surface.				11				
							11				
							11				
2.0							13				
							15				
							15				
2.5							14				
							18				
							18				
3.0											

GENERAL BH - PRI WITH MW (METRIC) 25-319-BH-LOGS.GPJ GINT STD CANADA LAB.GDT 5/22/26

BORING NUMBER AH26-04

PAGE 1 OF 1

PRI ENGINEERING

CLIENT 2803870 Alberta Ltd.
PROJECT NAME Whitefish Lake Development
PROJECT NUMBER 25-319
PROJECT LOCATION Smoky Lake, Alberta
DATE STARTED 5/6/26 **COMPLETED** 5/6/26
GROUND ELEVATION Not Determined
DRILLING CONTRACTOR N/A
GROUND WATER LEVELS:
DRILLING METHOD 40 mm O.D. Hand Auger and 9 kg Scala Penetrometer
LOGGED BY DP **CHECKED BY** GK
AT END OF DRILLING ---
NOTES Lat: 54.337748, Long: -111.878962
AFTER DRILLING ---

DEPTH (m)	ELEVATION (mASL)	GRAPHIC LOG	MATERIAL DESCRIPTION	MONITOR WELL DETAILS	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	LDCP RESISTANCE VALUES (BLOWS/150 mm)	POCKET PEN. (kPa)	MOISTURE CONTENT (%)	SPT N VALUE / PL MC LL / FINES CONTENT (%)	REMARKS AND TESTS
			TOPSOIL:		AS 1		3	100	14		Augerhole was dry upon completion of drilling.
0.3							3				
			CLAYEY SILT: Brown to dark brown CLAYEY SILT, sandy to some sand, trace gravel, trace rootlets, APL to WTPL, firm stiff to very stiff		AS 2		3	100			
					AS 3		6	25	19		Augerhole caved at 0.7 m below ground surface upon completion of drilling.
0.5							17				
0.8					AS 4		21		11		
			Augerhole terminated at 0.8 m below ground surface in CLAYEY SILT. LDCP terminated at 3.1 m below ground surface.				35				
1.0							27				
							19				
							16				
1.5							19				
							23				
							19				
2.0							20				
							15				
							15				
2.5							15				
							25				
							21				
							18				
3.0											

GENERAL BH - PRI WITH MW (METRIC) 25-319-BH-LOGS.GPJ GINT STD CANADA LAB.GDT 5/22/26

BORING NUMBER AH26-05

PAGE 1 OF 1

PRI ENGINEERING

CLIENT 2803870 Alberta Ltd.
PROJECT NAME Whitefish Lake Development
PROJECT NUMBER 25-319
PROJECT LOCATION Smoky Lake, Alberta
DATE STARTED 5/6/26 **COMPLETED** 5/6/26
GROUND ELEVATION Not Determined
DRILLING CONTRACTOR N/A
GROUND WATER LEVELS:
DRILLING METHOD 40 mm O.D. Hand Auger and 9 kg Scala Penetrometer
LOGGED BY DP **CHECKED BY** GK
AT END OF DRILLING ---
NOTES Lat: 54.337618, Long: -111.878243
AFTER DRILLING ---

DEPTH (m)	ELEVATION (mASL)	GRAPHIC LOG	MATERIAL DESCRIPTION	MONITOR WELL DETAILS	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	LDCP RESISTANCE VALUES (BLOWS/150 mm)	POCKET PEN. (kPa)	MOISTURE CONTENT (%)	SPT N VALUE / PL MC LL / FINES CONTENT (%)	REMARKS AND TESTS
			TOPSOIL:		AS 1		4 6		10		Augerhole was open and dry upon completion of drilling.
0.3			SILT AND SAND: Brown clayey SILT AND SAND, trace gravel, trace rootlets, APL to WTPL, firm stiff to stiff				6				
0.5					AS 2		4 4	125	17		GSA AS2: Gravel: 1% Sand: 45% Silt: 33% Clay: 21%
							10				
1.0					AS 3		7 10	100	15		ALT AS2: LL: 37% PL: 12% PI: 25
1.5							11 8				
1.5			Augerhole terminated at 1.5 m below ground surface in SILT AND SAND. LDCP terminated at 3.1 m below ground surface.				8 8				
2.0							9 9				
							12 16				
2.5							16 20				
							23 18				
3.0											

GENERAL BH - PRI WITH MW (METRIC) 25-319-BH-LOGS.GPJ GINT STD CANADA LAB.GDT 5/22/26

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Appendix B

Geotechnical Laboratory Results

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Appendix B-1

Particle Size Distribution Results

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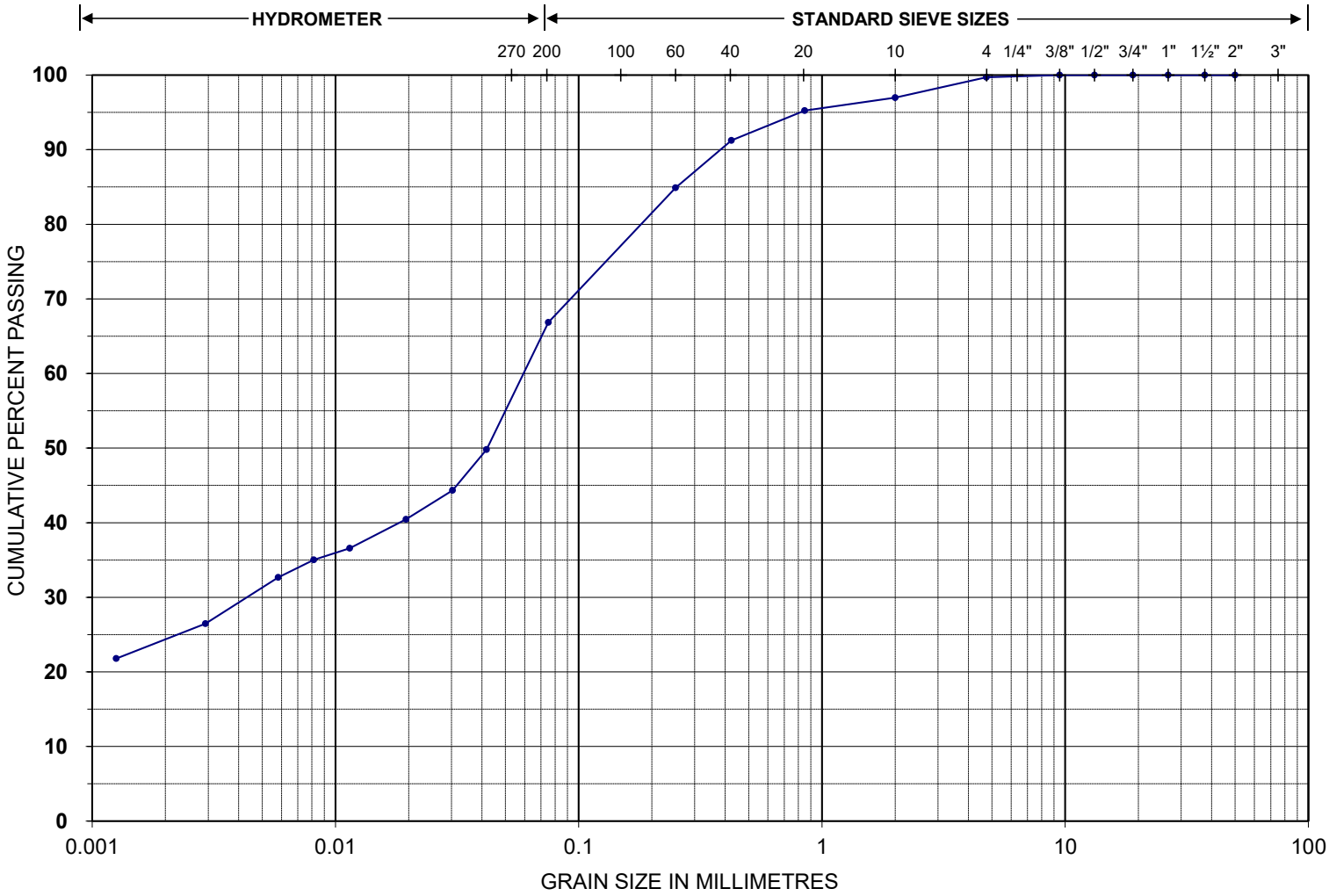
(705) 702-3921
info@priengineering.com
www.priengineering.com

PARTICLE SIZE DISTRIBUTION
LS - 702

Project Name: Whitefish Lake Studies **Project No.:** 25-319 **Sample Date:** 6-May-26

Borehole/Test Pit ID.: AH26-03 **Sample No./Depth:** AS3 / 0.8 - 0.9 m **LAB ID:** 26HYD-309



Silt or Clay	Sand	Gravel

Sieve Size (mm)	% Passing
37.5	100.0
26.5	100.0
19.0	100.0
13.2	100.0
9.5	100.0
4.750	99.7
2.000	97.0
0.850	95.2
0.425	91.3
0.250	84.9
0.075	66.8

Hydrometer (mm)	% Passing
0.042	49.8
0.030	44.3
0.020	40.5
0.011	36.6
0.008	35.0
0.006	32.7
0.003	26.5
0.001	21.8

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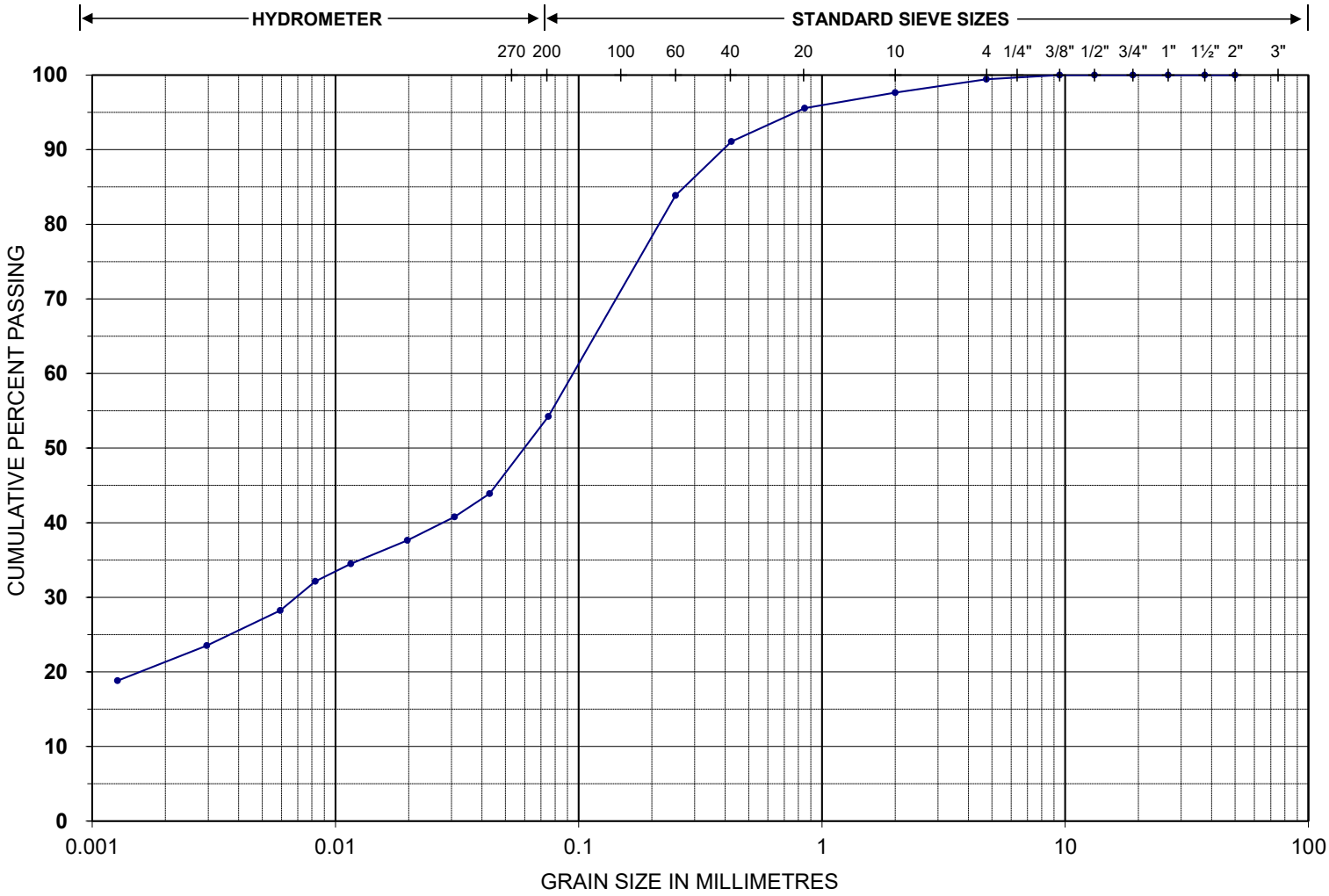
(705) 702-3921
info@priengineering.com
www.priengineering.com

PARTICLE SIZE DISTRIBUTION
LS - 702

Project Name: Whitefish Lake Studies **Project No.:** 25-319 **Sample Date:** 6-May-26

Borehole/Test Pit ID.: AH26-05 **Sample No./Depth:** AS2 / 0.5 - 0.8 m **LAB ID:** 26HYD-310



Silt or Clay	Sand	Gravel

Sieve Size (mm)	% Passing
37.5	100.0
26.5	100.0
19.0	100.0
13.2	100.0
9.5	100.0
4.750	99.5
2.000	97.7
0.850	95.6
0.425	91.1
0.250	83.9
0.075	54.2

Hydrometer (mm)	% Passing
0.043	43.9
0.031	40.8
0.020	37.6
0.012	34.5
0.008	32.1
0.006	28.2
0.003	23.5
0.001	18.8

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Appendix B-2

Atterberg Limit Results

PRI ENGINEERING
2161 Whittington Drive, Unit A, Cavan-Monaghan, ON K9J 0G5
(705) 702-3921
info@priengineering.com
www.priengineering.com

ATTERBERG LIMITS
ASTM D4318

Project Name: Whitefish Lake Studies **Project No.:** 25-319 **Sample Date:** 6-May-26

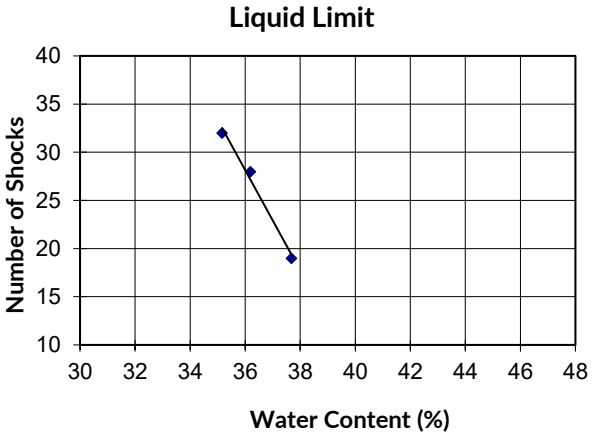
Borehole/Test Pit ID.: AH26-05 **Sample No./Depth:** AS2 / 0.5 - 0.8 m **LAB ID:** 26ALT-175

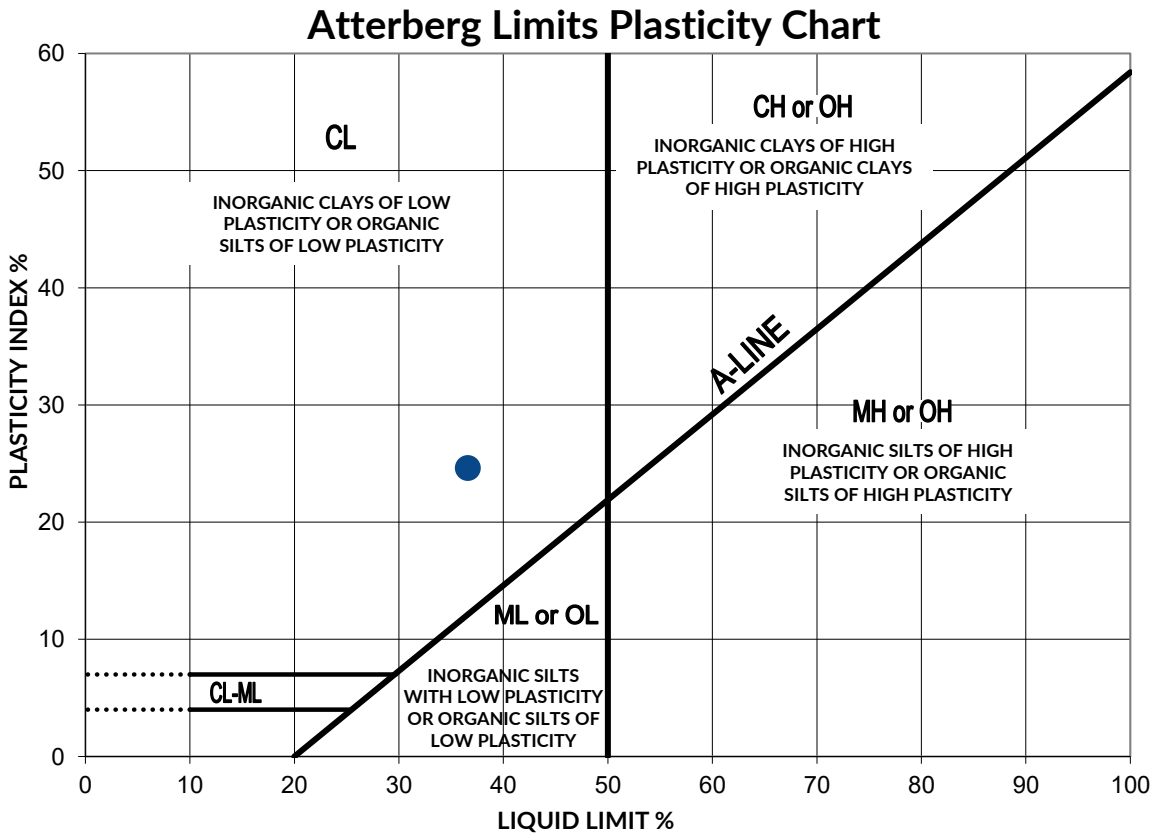
SAMPLE RESULTS

Liquid Limit, (W_L)	37
Plastic Limit, (W_P)	12
Plasticity Index ($I_P=W_L-W_P$)	25
Natural Water Content, W	16
Liquidity Index ($I_L=W-W_P/W_L-W_P$)	0

CONTROL RESULTS

Liquid Limit, (W_L)	34
Plastic Limit, (W_P)	18
Plasticity Index ($I_P=W_L-W_P$)	16





Approver: VG
Issue Date: 2022-05-30
Issue/Revision Number: Issue 1, Revision 1

Appendix B: Phase 1 Environmental Site Assessment

APPENDIX B:

Phase 1 ESA

Date Report Completed	July 9, 2025
Consultant	Bolson Engineering & Environmental Services

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PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Prepared For:
Massif Energy

Property Description:
NE ¼ Sec. 4 62-13-W4M, Smoky Lake County, AB

Project Number:
110-2560.PHI

Prepared By:

#73158

PROFESSIONAL ENGINEER ALBERTA TRENT THOMPSON

JULY 9, 2025

PERMIT TO PRACTICE
Bolson Engineering and Environmental Services
Signature
Date JULY 9, 2025
PERMIT NUMBER: P11382
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

Rev.	Date	Description
0	*July 9th, 2025*	Issued for Client Use
A	*July 9th, 2025*	Issued for Internal Review

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

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1. EXECUTIVE SUMMARY

Bolson Engineering and Environmental Services (Bolson) was retained by Massif Energy to complete a Phase I Environmental Site Assessment (ESA) of the property located at NE ¼ Sec. 4 62-13-W4M in Smoky Lake County, AB. The total area of the subject site is approximately 26.75 Acres in size and the site is currently developed with some single family residential homes and miscellaneous structures.

Information from historical land titles, air photo reviews, on-site inspections, inspections of neighboring properties and hydrogeological conditions were supplemented with searches for Environmental Protection Orders, Water Well Searches, and an ASCA Search to complete this Phase I Environmental Site Assessment.

Upon review of the available information and a site review, it was deemed that the property does not pose any significant environmental liability at this time. Bolson had access to the entire property and there were no indications that further environmental investigation is required.

The opinions outlined in this report are solely those of Bolson Engineering and Environmental Services and do not necessarily reflect the viewpoint of the Client (Massif Energy). This report is written for the benefit and use of the Client and his/her financial institution(s). All information is valid to the date of the report and limited by the information that was shared by the 3rd parties involved. While every effort is made to confirm that the data collected is factual, complete, and accurate; Bolson Engineering and Environmental Services make no guarantees or warranties whatsoever with respect to such data.

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2. INTRODUCTION

Massif Energy has engaged Bolson Engineering and Environmental Services to perform a Phase I Environmental Site Assessment of the property located at NE ¼ Sec. 4 62-13-W4M in Smoky Lake County, AB, hereby known as "the subject property" in this report. A site reconnaissance took place on July 2nd, 2025, and the findings of this assessment and reconnaissance are enclosed.

2.1 Purpose and Scope of Services

The purpose of this Phase I ESA is to reduce environmental risk/liability by identifying sources or potential sources of contamination within the subject site. The scope of work of this ESA was in general accordance with CSA Standard Z768-01: Phase I Environmental Site Assessments. The methodologies described in this standard outline a recognized practice for conducting an ESA of a subject property in order to identify and document potential and recognized environmental conditions.

2.2 Assumptions, Exceptions and Limitations

While this report provides a summary of both potential and recognized environmental conditions as described above, the assessment is limited by the availability of information in relation to the site at the time this report was compiled. The conclusions and recommendations derived in this report are based in part on information provided by third parties with specific knowledge of the property.

However, the possibility exists that information relevant to the environmental condition of the site was not available or was not provided during the creation of this report. Also, it may be possible that unreported environmentally harmful activities, such as undocumented disposal of waste, may have taken place and would not be identified in this report, as no pertinent documentation for such activities would exist. In the event of either of these scenarios, Bolson Engineering and Environmental must be informed if any new information is made available so it can be determined if modifications to the conclusions and recommendations provided in this document are required.

In the interests of completing this report in a timely fashion suitable to the client, certain limitations exist and are generally the result of inaccessible areas, visual impairments due to weather and/or timing of 3rd party requests for information. Where such limitations were encountered, they are discussed in greater detail within the relevant sections throughout the report.

2.3 Deviations and Limitations from the CSA Standard

Items that were not included in Bolson's scope of work or were limited included the following:

- Data obtained from government and private databases was limited to information reported through registration or supplied by the owner.

- A survey of hazardous building materials was not conducted as part of the Site Visit.

- Interviews with neighbouring and adjoining properties were not conducted during the Site Visit.

- A designated substance survey (polychlorinated biphenyls (PBCs), asbestos-containing materials (ACMs), lead, ozone depleting substances (ODS), mercury and urea foam formaldehyde insulation (UFFIs) was not conducted as part of the Site Visit.

- Depending on the record, the locations of water wells in the AEP database are accurate to within the Legal Subdivision (LSD) or quarter section listed. The water wells are limited to those for which a drilling report has been received and registered with AEP. Requirements to submit water well records were voluntary prior to 1970. A water well record indicates that a water well might currently exist at the referenced location. AEP records are not routinely edited to discard obsolete information (i.e. well abandonment) or to record ownership changes. Formal confirmation of a water well existence usually requires field verification. The Groundwater Centre (TGWC) provides field verified locations of water wells where available. A field verified survey of water wells was not part of the scope of work, and as such with the exception of any locations field verified by TGWC, the water well information has not been confirmed.

- Limitations in aerial photography interpretation were largely a function of the scale of the individual photographs. Where possible, aerial photographs with scales of 1:20,000 or smaller were utilized to determine historical land use at the Site. Aerial photographs with scales outside of this range were utilized to document general changes in land use.

2.4 User Reliance

This report has been created for the sole use of Massif Energy and its financial institution(s). Unless given written permission by Bolson Engineering and Environmental Services, reliance and use of the information provided in this report by others is strictly prohibited.

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3. SITE DESCRIPTION

The subject property is zoned Agriculture District and is located near Whitefish Lake within Smoky Lake County. The site is currently partially developed with some single family residential homes and miscellaneous structures while a majority of the property is treed natural land.

The topography of the property and surrounding area slopes in a generally northwesterly direction. Whitefish Lake is located adjacent to the property and the current natural drainage is towards the lake in general.

The geology of the overall area consists primarily of sand and clay till deposits overlying the bedrock of the Wapiti Formation (Edmonton Geological Society, 1993). The soil itself falls into the Dark Gray Chemozemics and Dark Gray Luvisols which are black-colored soil containing a high percentage of humus, phosphorus and ammonia. This soil is typical of the Prairie and Mountain Regions. See Appendix B: *Soil Classification of Canada* for further information.

The near surface geology of the Smoky Lake area is characterized by glacial deposits which include, but are not limited to, tills and lacustrine deposits that vary in thickness across the area. Intermixed with these glacial deposits are sands, silts, and gravels that may be of fluvial origin. Below the surficial deposits within the Smoky Lake area is the Horseshoe Canyon Formation. The Horseshoe Canyon Formation is the lower part of the Edmonton Group. The Horseshoe Canyon consists of sandstone, siltstone and shale with interbedded coal seams.

With regards to the hydrogeological information of the area the subject property seems to have a downward direction of groundwater flow towards the northwest as per information found in the Hydrogeological Map of Alberta.

The average temperature for the area was found to be 14.7°C for the May-September period. The average total precipitation for this period is 351 mm and the average annual total precipitation is 496mm (Citystats.ca, 2024).

A search was conducted using the Alberta Conservation Information Management System (Alberta Tourism, Parks and Recreation, 2025) to identify any sensitive or protected environmental areas. No sensitive or protected environmental areas were noted within the vicinity of the subject property. See Appendix C: *ACIMS Search Data* for further information.

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4. SITE ASSESSMENT

Information from historical land titles, air photo reviews, on-site inspections, and inspections of neighboring properties was supplemented with searches for Environmental Protection Orders, Water Well Searches, ASCA Search and an ESAR Search to complete this Phase I Environmental Site Assessment.

4.1 Site Visit Findings

A site visit was completed on July 3rd, to inspect the subject property. Select photographs of the site visit can be found in Appendix A: *Maps/Sketches/Figures*. The findings of the site reconnaissance are outlined below:

- Above Ground Storage Tanks (AST's)
  No above ground storage tanks were noted on the subject property.

- Underground Storage Tanks (UST's)
  During the site visit no underground storage tanks were noted on the subject property. This was confirmed through research of the ASCA database.

- On-site Buildings and Structures
  There are some existing residential homes and miscellaneous structures existing on the site.

- Discolored Soils/Stressed Vegetation
  During the site visit no discolored soils or stressed vegetation were noted, except for a small area where some burning had recently taken place.

- Stained Surfaces
  No stained surfaces on the subject property that would pose a potential environmental concern were noted.

- Drums and Other Containers
  No unsealed drums or containers were present on the property.

- Dumping or Fill
  No recent dumping or fill material was observed on the property.

- Odors
  No strong, pungent or noxious odors were noted during the site visit to the subject properties. These observations are general in nature and do not reflect a formal odor assessment.

- Pits, Ponds or Lagoons
  No pits, ponds or lagoons were noted on the subject property.

- Pesticides
  During the site visit, storage or use of pesticides was not observed at the site.

  PCB's
  Polychlorinated Biphenyls (PCB's) were commonly used lubricants and coolants for electrical equipment, including transformers, from the 1930's until the 1970's. The use of PCB's was banned from use in electrical equipment installed after September 1, 1977, and in transformers installed after July 1, 1980. It is not necessary to remove any functioning PCB containing equipment from the site. If any electrical equipment is removed from the site, the manufacturing date should be determined prior to disposal. Any equipment determined to have been manufactured before 1977 should be assessed for the potential of containing PCB's. Equipment containing PCB's must be disposed of at a licensed facility.

  There was no evidence of PCB's at the subject property.

- Petroleum Products
  No petroleum products were noted on the property other than typical vehicles on the nearby roadways.

- Potable Water Supply
  There are no municipal water services available to the subject site. The site is currently serviced through a well system.

- Sewage Disposal System
  There are no municipal sewer services available to the subject site. The site is currently serviced with a septic holding system.

- Solid Waste
  All solid waste generated at the property is placed into bins and hauled away as required.

- Waste Air Emissions
  There are no potential sources of waste air emissions other than typical vehicle exhaust release.

- Wastewater
  Drainage on the subject property is overland generally towards Whitefish Lake.

- Wells
  Eight water wells were noted near the property and are discussed in greater detail in Section 5.5: Water Well Search.

- Radon Gas
  Radon Gas is a by-product of the natural decay of radium. A significant amount of naturally occurring radon gas can come from specific types of geological formations. There is no evidence of Radon Gas on the site.

- Urea Formaldehyde Insulation
  Urea Formaldehyde Foam Insulation (UFFI) was commonly used during the 1970's in both residential and commercial buildings as a means to fill wall cavities for energy conservation. This practice was banned in Canada in 1980 due to the potential for formaldehyde emissions.

  As some of the structures at the site appear to have been constructed prior to 1980, it is possible that there may be UFFI's within the buildings. It is recommended that prior to any planned demolition a formal assessment for UFFI's be conducted and the appropriate disposal measures be taken if required.

- Chlorofluorocarbons
  Chlorofluorocarbons (CFC's) are one of the more widely used and common ozone depleting substances. Typical examples of CFC's include coolants in refrigerators, freezers, air conditioners, and propellers in aerosol sprays.

  There is no evidence of CFC releases present on the subject property.

- Asbestos Containing Materials
  Asbestos Containing Materials (ACM's) were commonly used in construction for insulation, sound/fire proofing and in various other construction materials. The use of (ACM's) generally ceased voluntarily in the mid 1970's due to health concerns associated with it, but was not banned through legislation until the mid-1980's.

  As some of the structures at the site appear to have been constructed prior to 1980, it is possible that there may be ACM's within the buildings. It is recommended that prior to any planned demolition a formal assessment for ACM's be conducted and the appropriate disposal measures be taken if required.

- Lead Based Materials
  Lead in buildings is generally found in buildings in lead based paint or lead solders the plumbing. During the mid-1970's the government reduced the allowable amount of lead to 0.5% by weight for interior paint and the use of lead solders was generally phased out in the mid-1980's.

  As some of the structures at the site appear to have been constructed prior to 1980, it is possible that there may be Lead Based Material's within the buildings. It is recommended that prior to any planned demolition a formal assessment for ACM's be conducted and the appropriate disposal measures be taken if required.

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4.2 Property

The subject site is located at NE ¼ Sec. 4 62-13-W4M in Smoky Lake County, AB. The total area of the subject site is approximately 26.75 Acres in size. The site is accessed directly from Range Road 133 to the east. The site has a gravel driveway access, cleared area for the existing structures, and the remainder is treed and natural land.

4.3 On-Site Buildings and Structures

The existing buildings at the site consist of a detached residence, outbuildings, and storage structures. The buildings all appear to be well constructed and maintained and did not exhibit any evidence of potential environmental contamination.

4.4 Past Uses of the Site

It appears the site has always been used as a residential development and/or undeveloped land.

4.5 Adjacent Properties

The following properties and land uses were observed adjacent to the subject property:

North – Whitefish Lake/Undeveloped Land
South – Whitefish Resort/Undeveloped Land
East – Range Road 133
West – Whitefish Lake/Whitefish Resort

All of the neighbouring properties appeared to be well maintained or natural (lake/undeveloped) with no evidence of potential environmental contamination.

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5. RECORDS REVIEW

The following records were researched, and the findings noted below:

5.1 Development History and Land Title Search of the Property

A search of historical land titles to 1985 was conducted for the subject property.

Based on the results of the land title historical review, it appears that the property is currently owned by Rodney Allen Rosychuk (since 2022). Prior to then, Rose B Rosychuk (2014) and William and Rose Rosychuk (1985) have owned the subject site. No liens or other encumbrances indicating potential environmental concern are registered on Title. See Appendix I: *Land Title Survey* for a copy of the recent land title documents.

5.2 Air Photo Review

An air photograph analysis was completed for the subject property with air photos from 1974 – 2025 being observed. Select aerial photographs are included in Appendix A: *Maps/Sketches/Figures* for reference.

Based on the air photo review, the site has remained relatively unchanged over all these years. The access and structures at the site are visible in all the air photos and no major new developments can be observed within the vicinity of the subject site. No potential environmental concerns were noted during the air photo review.

5.3 Environmental Protection Orders

A Historical Environmental Enforcement search was conducted and found no records of any prior compliance issues with regards to Alberta Environment and Parks' current and past legislation for the current property owner. See Appendix E: *Environmental Protection Orders* for further information.

A request was made to the Alberta Environment and Water's Freedom of Information and Protection of Privacy (FOIPP) Office both under the FOIPP Act and for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation for any information related to any contamination within the subject property. A search of Alberta Environment and Sustainable Resource Development record holdings did not find any information pertinent to this request, although we were directed to follow up with the Environmental Site Assessment Repository which is discussed in greater detail in Section 5.6: ESAR Search.

5.4 ASCA Search

A search of the Alberta Safety Codes Association Tank Database was conducted to determine if there are any above or below ground tanks located at the subject site. No records were found. See Appendix G: *ASCA Search* for the results of the tank database search.

5.5 Water Well Search

A review of the Water Well Drilling Report from the Government of Alberta listed eight wells located in the vicinity of the subject property. The wells were all drilled for domestic, industrial, or investigative purposes. Nothing of note was identified in the well logs. See Appendix D: *Well Survey* for further information on the summary of the well logs.

5.6 ESAR Search

A search was completed of Alberta Environment's Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the Property and/or assessed sites within the vicinity of the subject property. The following information was found:

- Reclamation Certificate for a former Bow Valley Industries Ltd. well site located at NE ¼ Sec. 4 62-13-W4M

Nothing was found regarding the subject property. The reclamation certificate was issued in 1979 was nothing identified in the certificate that would warrant any potential environmental concern to the subject property.

Please refer to http://www.esar.alberta.ca/esarmain.aspx for a copy of all technical information and data that is available for these properties. See Appendix H: *ESAR Search* for a summary of some of the results of the search.

5.7 Abadata Search

AbaData (from Abacus Datagraphics Ltd.) is an oil and gas mapping software tool that provides datasets from AER and AENV which includes well sites, pipelines, facility information, spill data and other data which is routinely updated. The AbaData search identified a Canadian Natural Resources Ltd. well site located southwest of the subject property. The well site was listed as abandoned since 2010 and there were no records of any spills or leaks with regards to the well site. The well site was located several hundred metres away from the subject site and therefore does not pose any potential environmental concern. The results of the AbaData Search are included in Appendix F: *AbaData Search*.

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5.8 Fire Insurance Map

Fire Insurance maps were prepared by underwriters and can provide details on building uses and construction, minor property features, and USTs. A search of the Smoky Lake County Underwriters Survey did not identify any information for the subject site.

5.9 Previous Phase I ESA

No previous environmental site assessments were made available as part of this review.

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6. FINDINGS AND RECOMMENDATIONS

Based on the results of our assessment, the following conclusions and recommendations would appear to be warranted:

1. We observed no evidence of surface staining or contamination of the site area that would warrant further assessment and/or testing of the sub base soils at this property.

2. The site has not had any activities or development on it that would be considered posing any environmental concern.

3. Due to the age of the original structures at the site, it is recommended that prior to any planned demolition a formal assessment for ACM's and Lead Based Material's be conducted.

4. Due to the proximity to Whitefish Lake, any new development at the site must satisfy Water Act and Environmental Regulations for the area.

5. Based on the information made available at the time of this Phase I Environmental Site Assessment there is no evidence of environmental contamination in connection with the subject property and no further environmental investigation is required.

Overall, there is no evidence of current environmental contamination in connection with the subject property based on the available information and the site review. Therefore, it is the opinion of Bolson Engineering and Environmental Services that no further environmental investigation is required for this parcel at this time.

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7. STANDARD LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared exclusively for Massif Energy and its agents. The purpose of this report is to provide the Client with an assessment of the potential for the presence of contamination of the portion of the property located at NE ¼ Sec. 4 62-13-W4M in Smoky Lake County, AB. This report is neither an endorsement nor a condemnation of the Site.

The findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by qualified professionals currently practicing in the area of environmental assessment. No other warranty, expressed or implied, is made.

The findings presented in this report are based upon the conditions of the Site during the site review by Bolson Engineering personnel. As we conducted no subsurface explorations or testing on this site, a potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. Further evidence of such potential site contamination would require appropriate exploration and testing.

If new information is developed in future work (which may include excavations, boreholes, or other studies), Bolson should be contacted to re-evaluate the conclusions of this report, and to provide amendments as required.

No warranty, expressed or implied, is given concerning contamination at this site. Any use which a third party makes of this report, or reliance on or decisions to be based on it, are the responsibility of such third parties. Bolson will accept no damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

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8. SITE ASSESSOR QUALIFICATIONS

Company Background:

- Founded in 2007
- Provides Municipal, Industrial and Commercial Engineering and Environmental Services for the North/Central Alberta Region
- Completed several ESA's in Edmonton and North Central Alberta Region
- $5,000,000 Commercial General Liability Insurance
- $2,000,000 Certificate of Professional Liability Errors & Omissions
- Phase I ESA's as per CSA Standard Z768-01
- Phase II ESA's as per CSA Standard Z769-00

Principal Engineers:

Trent Thompson, P. Eng.
Education:
Bachelor of Science from Department of Civil and Environmental Engineering; School of Mining and Petroleum Engineering, University of Alberta, 2002

Relevant Continuing Education:
Environmental Assessment and Remediation presented by Dr. Nasrat Hijazi (EPIC-Education)
Understanding Environmental Regulations presented by Dr. Stephen Lamming and Ms. Teresa Meadows (EPIC-Education)

Contact Information:
E-mail: tthompson@bolson.ca
Phone: 780-668-8571

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9. REFERENCES

Agriculture and Agri-Food Canada – Soil Order Map of Canada, Accessed July 3rd, 2025. www.agr.gc.ca, 2020

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APPENDIX A – *MAPS/SKETCHES/FIGURES*

BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES

BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES	**Client:** Massif Energy		**Project No.** 110-2560
	Date: 2025-07-03	**Title:** Phase I Environmental Site Assessment NE ¼ Sec. 4 62-13-W4M Smoky Lake County, AB (Location Map)	**Figure:** 1

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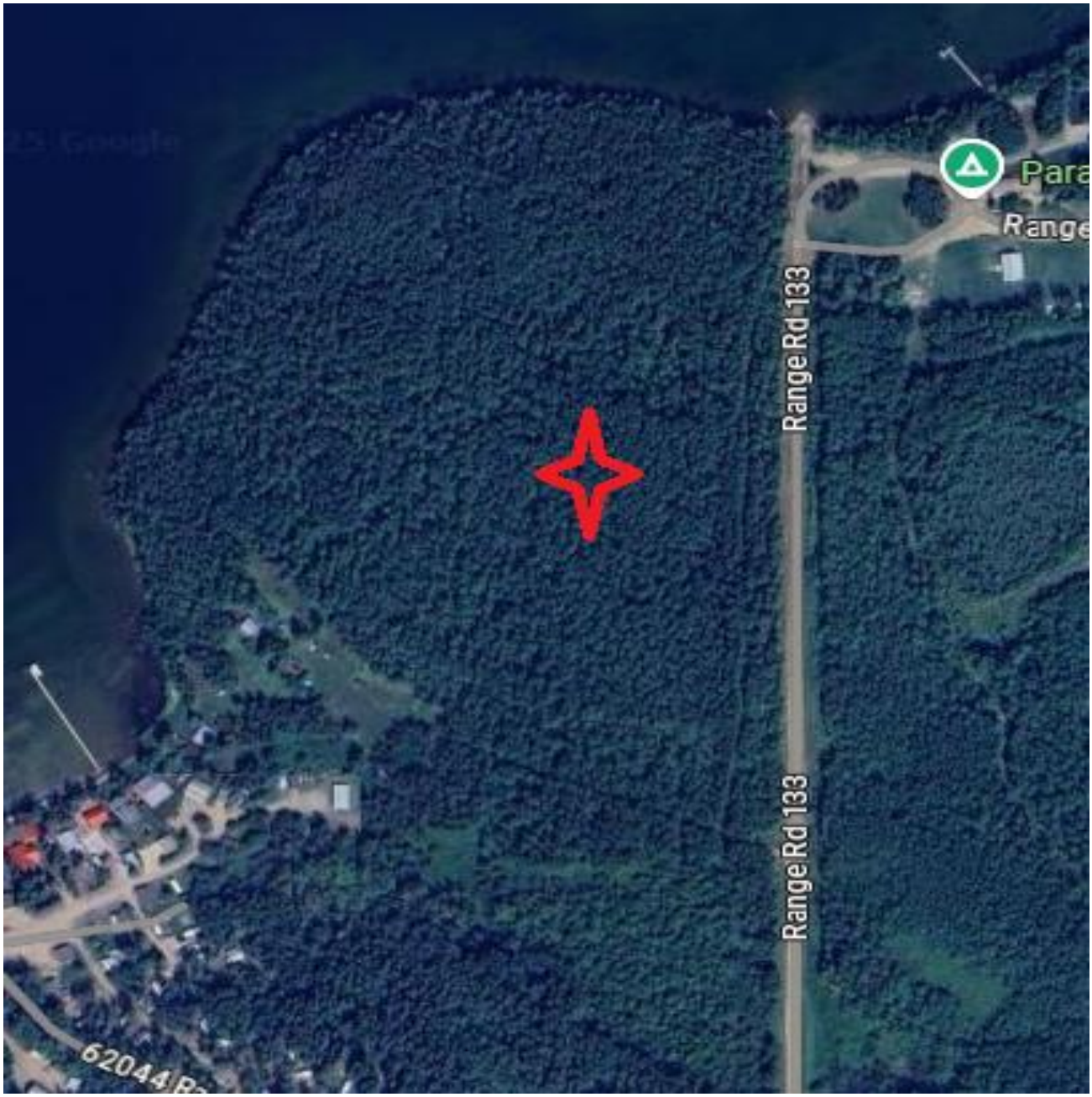

BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES	**Client:** Massif Energy	**Project No.** 110-2560
Date: 2025-07-03	**Title:** Phase I Environmental Site Assessment NE ¼ Sec. 4 62-13-W4M Smoky Lake County, AB (2025 Aerial Photograph)	**Figure:** 2

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BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES	**Client:** Massif Energy	**Project No.** 110-2560
Date: 2025-07-03	**Title:** Phase I Environmental Site Assessment NE ¼ Sec. 4 62-13-W4M Smoky Lake County, AB (2019 Aerial Photograph)	**Figure:** 3

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BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES	**Client:** Massif Energy		**Project No.** 110-2560
	Date: 2025-07-03	**Title:** Phase I Environmental Site Assessment NE ¼ Sec. 4 62-13-W4M Smoky Lake County, AB (2012 Aerial Photograph)	**Figure:** 4

FIGURE 5

FIGURE 6

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FIGURE 7

FIGURE 8

FIGURE 9

FIGURE 10

FIGURE 11

FIGURE 12

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FIGURE 13

FIGURE 14

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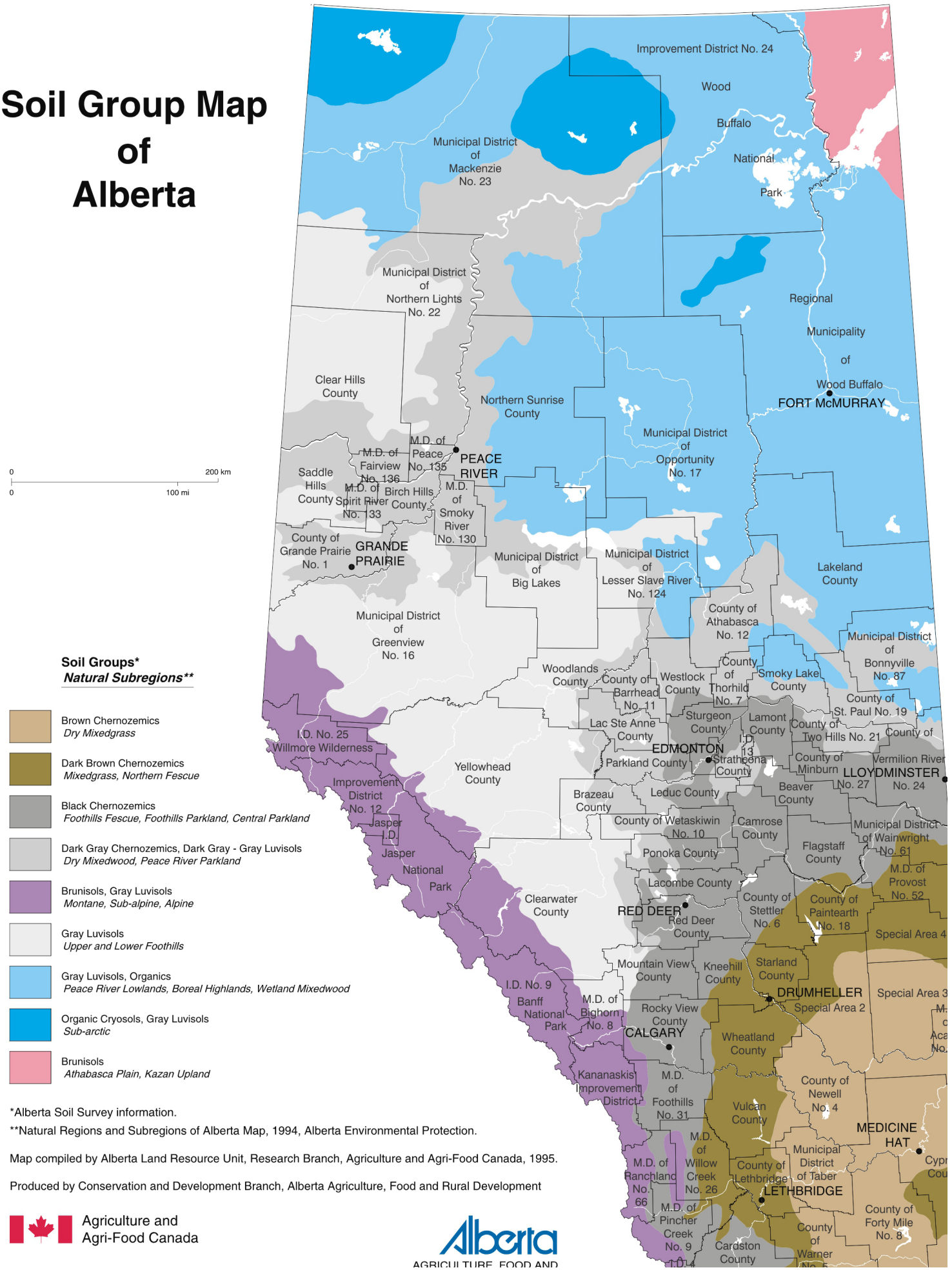
APPENDIX B: *SOIL CLASSIFICATION OF CANADA*

Soil Group Map of Alberta



Soil Groups*
Natural Subregions**

- Brown Chernozemics — *Dry Mixedgrass*
- Dark Brown Chernozemics — *Mixedgrass, Northern Fescue*
- Black Chernozemics — *Foothills Fescue, Foothills Parkland, Central Parkland*
- Dark Gray Chernozemics, Dark Gray - Gray Luvisols — *Dry Mixedwood, Peace River Parkland*
- Brunisols, Gray Luvisols — *Montane, Sub-alpine, Alpine*
- Gray Luvisols — *Upper and Lower Foothills*
- Gray Luvisols, Organics — *Peace River Lowlands, Boreal Highlands, Wetland Mixedwood*
- Organic Cryosols, Gray Luvisols — *Sub-arctic*
- Brunisols — *Athabasca Plain, Kazan Upland*

*Alberta Soil Survey information.

**Natural Regions and Subregions of Alberta Map, 1994, Alberta Environmental Protection.

Map compiled by Alberta Land Resource Unit, Research Branch, Agriculture and Agri-Food Canada, 1995.

Produced by Conservation and Development Branch, Alberta Agriculture, Food and Rural Development

Agriculture and Agri-Food Canada

Alberta
AGRICULTURE, FOOD AND

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APPENDIX C: *ACIMS SEARCH DATA*

Date: 2/7/2025
Requestor: Consultant
Reason for Request: Site Assessment
SEC: 04 **TWP:** 062 **RGE:** 13 **MER:** 4

Alberta Parks

Non-sensitive EOs (updated: June 2022)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D

No Non-sensitive EOs Found: Next Steps - See FAQ (https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2 - Process)

Sensitive EOs (updated: June 2022)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D

No Sensitive EOs Found: Next Steps - See FAQ (https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2 - Process)

Updated: Mar 20, 2025

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX D: *WATER WELL SURVEY*

Reconnaissance Report

View in Metric

Export to Excel

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (igpm)	SC_DIA (in)
167605	NE	4	62	13	4	UNKNOWN DRILLER		170.00	Chemistry	Domestic				ROSYCHUK, ROSE			0.00
210897	15	4	62	13	4	UNKNOWN DRILLER		15.00	Chemistry	Domestic	2			WITSCHEN, EDWARD	10.00		0.00
210903	NE	4	62	13	4	UNKNOWN DRILLER		25.00	Chemistry	Domestic				HOFFMAN, JOE			0.00
210906	10	4	62	13	4	UNKNOWN DRILLER	1970-11-02	1,755.00	Structure Test Hole	Industrial				SYRACUSE OILS LTD			0.00
274421	NE	4	62	13	4	MCALLISTER HOLDINGS LTD.	1979-11-01	180.00	New Well-Decommissioned	Investigation		8		CICON ENGINEERING #WHITEFISH			0.00
274427	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-05	260.00	New Well-Decommissioned	Investigation		6		CICON ENGINEERING #WHITEFISH			0.00
274429	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-05	120.00	New Well-Decommissioned	Investigation		4		CICON ENGINEERING #WHITEFISH			0.00
274432	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-06	140.00	New Well-Decommissioned	Investigation		5		CICON ENGINEERING #WHITEFISH			0.00

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 167605
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/07/31

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
ROSYCHUK, ROSE	B 12504-79 ST, EDMONTON				T5B 2M5

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained
Map

Elevation ft
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Unknown

Proposed Well Use
Domestic

Type of Work
Chemistry

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
170.00 ft			

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	170.00

Surface Casing (if applicable)

Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner

Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal

Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type

Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack

Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 167605
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/07/31

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
ROSYCHUK, ROSE	B 12504-79 ST, EDMONTON				T5B 2M5

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Map

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal

Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 210903
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1987/09/14

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
HOFFMAN, JOE	P.O. BOX 159 VEGREVILLE				T0B 4L0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained
Not Verified

Elevation ft
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Unknown

Proposed Well Use
Domestic

Type of Work
Chemistry

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
25.00 ft			

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	25.00

Surface Casing (if applicable)

Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner

Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal

Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type

Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack

Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 210903
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1987/09/14

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
HOFFMAN, JOE	P.O. BOX 159 VEGREVILLE				T0B 4L0

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well
SEE VG CHEMISTRY SAMPLE #9947

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 210897
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1964/06/04

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
WITSCHEN, EDWARD	11146 65 ST, EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	15	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.338705 Longitude -111.887023
How Location Obtained: Map

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Hand Dug

Type of Work
Chemistry

Proposed Well Use
Domestic

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate 0.00 igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)
1971/10/01		10.00

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
15.00 ft			

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	15.00

Surface Casing (if applicable)
Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal
Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 210897
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1964/06/04

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
WITSCHEN, EDWARD	11146 65 ST, EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	15	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.338705 Longitude -111.887023

How Location Obtained
Map

Elevation ft

How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 0.00 igpm
Recommended Pump Intake Depth (From TOC) 0.00 ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD Yes

Additional Comments on Well

Yield Test

Taken From Ground Level
Measurement in Imperial

Test Date	Start Time	Static Water Level
1971/10/01	12:00 AM	10.00 ft

Depth to water level

Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)

Method of Water Removal

Type
Removal Rate igpm
Depth Withdrawn From 0.00 ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 210906
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
SYRACUSE OILS LTD					

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	10	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.335089 Longitude -111.887022
How Location Obtained
Field

Elevation 1972.00 ft
How Elevation Obtained
Survey-Transit

Drilling Information

Method of Drilling
Drilled

Proposed Well Use
Industrial

Type of Work
Structure Test Hole

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
1755.00 ft			1970/11/02

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	1755.00

Surface Casing (if applicable)

Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner

Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal

Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type

Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack

Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 210906
GoA Well Tag No.
Drilling Company Well ID
Date Report Received
GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
SYRACUSE OILS LTD					

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	10	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.335089 Longitude -111.887022
How Location Obtained: Field

Elevation 1972.00 ft
How Elevation Obtained: Survey-Transit

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Well Disinfected Upon Completion
Gas
Depth ft
Geophysical Log Taken Electric
Remedial Action Taken
Submitted to ESRD Electric

Sample Collected for Potability
Submitted to ESRD
Additional Comments on Well

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
UNKNOWN DRILLER

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 274421
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Investigation

Type of Work
New Well-Decommissioned
View Decommissioning Report

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
2.00		Topsoil
28.00		Brown Clay
36.00		Dry Sand
56.00		Brown Till
114.00		Gray Till
120.00		Dirty Sand
140.00		Gray Till
180.00		Gray Shale

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
180.00 ft		1979/11/01	1979/11/01

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	180.00

Surface Casing (if applicable)
Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal
Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER HOLDINGS LTD.

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 274421
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well
ORIGINAL LOC = NE-4-52-13-4.

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER HOLDINGS LTD.

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 274427
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Investigation

Type of Work
New Well-Decommissioned
View Decommissioning Report

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
2.00		Topsoil
30.00		Brown Clay
60.00		Gray Till
62.00		Sand
168.00		Gray Till
260.00		Gray Shale

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
260.00 ft		1979/11/01	1979/11/05

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	260.00

Surface Casing (if applicable)
Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal
Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 274427
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Depth ft
Type
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Well Disinfected Upon Completion
Gas
Depth ft
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD
Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well
ORIGINAL LOC = NE-4-52-13-4.

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 274429
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Investigation

Type of Work
New Well-Decommissioned
View Decommissioning Report

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
2.00		Topsoil
30.00		Brown Till
80.00		Gray Till
120.00		Gray Shale

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
120.00 ft		1979/11/05	1979/11/05

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	120.00

Surface Casing (if applicable)
Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal
Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 274429
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Depth ft
Type
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Well Disinfected Upon Completion
Gas
Depth ft
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD
Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well
ORIGINAL LOC = NE-4-52-13-4.

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 274432
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Investigation

Type of Work
New Well-Decommissioned
View Decommissioning Report

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
2.00		Topsoil
41.00		Gray Till
44.00		Sand
91.00		Gray Till
140.00		Gray Shale

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
140.00 ft		1979/11/06	1979/11/06

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	140.00

Surface Casing (if applicable)
Size OD : 0.00 in
Wall Thickness : 0.000 in
Bottom at : 0.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
Top at : 0.00 ft
Bottom at : 0.00 ft

Perforations

From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)

Perforated by

Annular Seal
Placed from 0.00 ft to 0.00 ft
Amount

Other Seals

Type	At (ft)

Screen Type
Size OD : 0.00 in

From (ft)	To (ft)	Slot Size (in)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID 274432
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1980/08/13

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
CICON ENGINEERING #WHITEFISH	EDMONTON				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	NE	4	62	13	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 54.336897 Longitude -111.883929
How Location Obtained: Not Verified

Elevation ft
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate igpm
Recommended Pump Intake Depth (From TOC) ft
Pump Installed
Depth ft
Type
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Well Disinfected Upon Completion
Gas
Depth ft
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well
ORIGINAL LOC = NE-4-52-13-4.

Yield Test

Taken From Ground Level | Measurement in Imperial

Test Date	Start Time	Static Water Level
		ft

Method of Water Removal
Type
Removal Rate igpm
Depth Withdrawn From ft

If water removal period was < 2 hours, explain why

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner
Date approval holder signed

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX E: *ENVIRONMENTAL PROTECTION ORDERS*

Alberta.ca

Home

Historical environmental enforcement search

Find historical enforcement records taken against a company or individual related to Alberta Environment and Protected Areas legislation.

On this page:

- Suggestions for searching
- Search enforcements
- Search Results
- Legend: Act codes and names

Search historical compliance enforcement records taken against a company or individual related to Alberta Environment and Protected Areas current and past legislation.

Alberta Energy Regulator (AER) enforcement actions are not included in this database. To access AER enforcement records, visit the AER website at:

- Compliance Dashboard

Suggestions for searching

The Accountable Party field in the lookup tool is not case specific.

To improve search results on Accountable Party(s), note the following tips:

- When searching for corporations ending in Limited, Ltd, Incorporated and/or Inc, type only the first portion of the corporate name to capture possible variations. (Example: ABC Company)
- If you are unsure of the exact title of a company, type partial spellings to improve search results. (Example: ABC Company type only ABC)
- When searching for an individual, type the last name first and use only partial spellings (Example: for John Smith type Smith, J or just Smith to capture any/all variations).
- Use the name when a Municipality is the accountable party:
  (Example: City of Lethbridge type Lethbridge, City or Municipal District of Opportunity type Opportunity No. 17, Municipal District)

The enforcement search tool summarizes data collected at different points in time and does not necessarily represent the most current information available. This information is provided without warranty of any kind, and the department disclaims any liability for losses or damages resulting from the use of or reliance on this information.

Search Results

We found 0 matches using the following search criteria:
Accountable Party: "Rodney Allen Rosychuk"
Action: All
Date range: From 1/1/1950 To 7/2/2025

Search completed on 7/2/2025

Legend: Act codes and names

Act code	Act name
ACA	Agricultural Chemicals Act
AEPEA, AEPEA(R)	Environmental Protection and Enhancement
BCA	Beverage Container Act
CAA	Clean Air Act
CC	Criminal Code of Canada
CCEMA	Climate Change and Emissions Management Act
CEPA	Canadian Environmental Protection Act
CWA	Clean Water Act

DEA	Department of the Environment Act
DGTHA	Dangerous Goods Transportation and Handling Act
EMCRA	Emissions Management and Climate Resilience Act
FA, FEDFISH, FFA	Fisheries Act (Canada)
FRSTA	Forests Act
HCA	Hazardous Chemicals Act
LA	Litter Act
MBCA	Migratory Birds Convention Act, 1994
OH&S	Occupational Health and Safety Act
PCPA	Pest Control Products Act
PLA	Public Lands Act
TDGA	Transportation of Dangerous Goods Act
TDGCA	Transport of Dangerous Goods Control Act
WA	Water Act
WRA	Water Resources Act

Contact

If you have questions about the enforcement actions records search, or require assistance with a search, contact the Environmental Investigations Section at:

Email: EPA.RAD-EnvironmentalInvestigations@gov.ab.ca

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Alberta.ca

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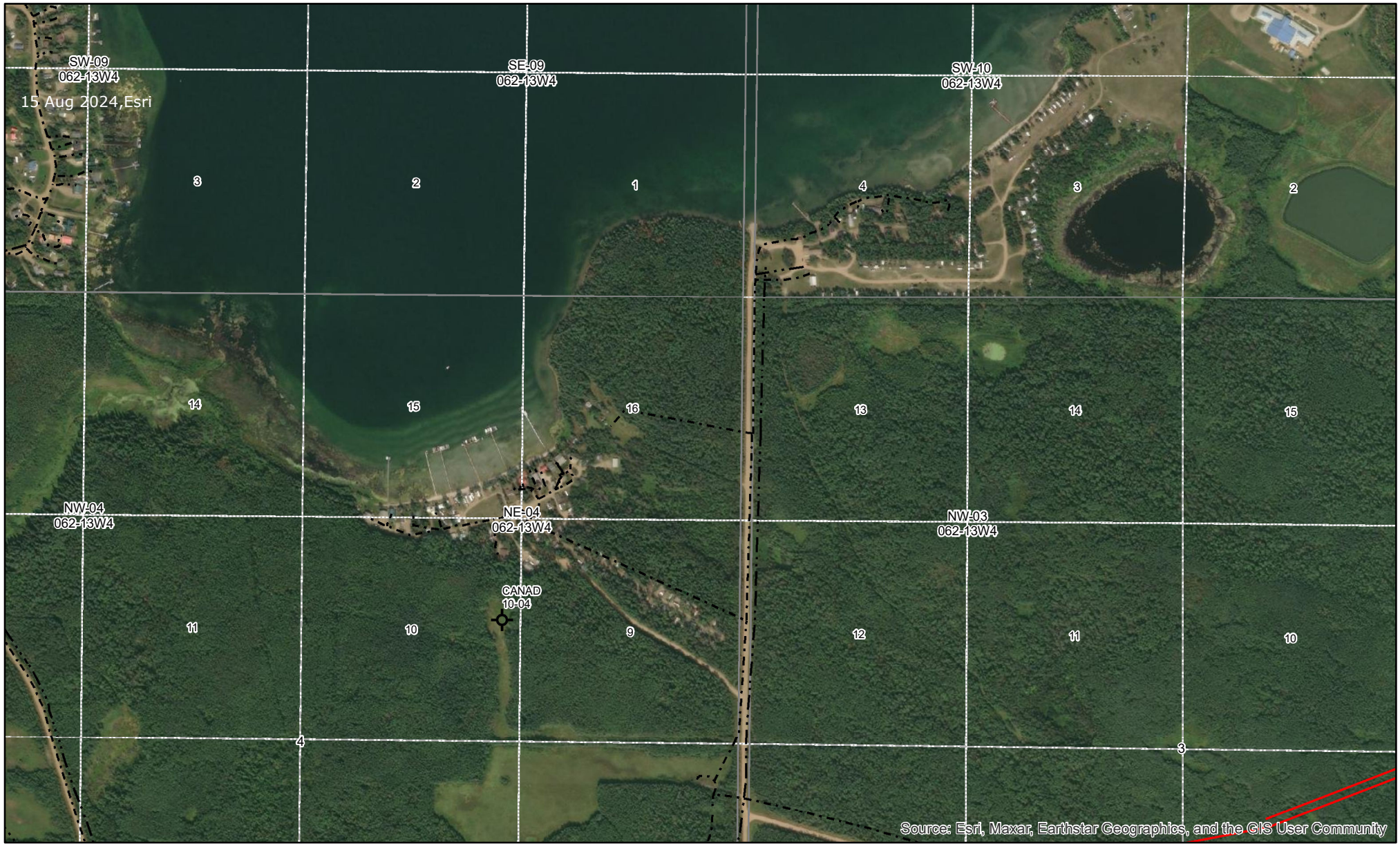
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX F: *ABADATA SEARCH*

110-2560



Wednesday, July 2, 2025

1:9,370

0 365 730 1,460 ft

AbaData

AbaData

Well Information

100 / 10-04-062-13 W4 / 2

CANADIAN NATURAL RESOURCES LIMITED | 100 / 10-04-062-13 W4 / 2

Government Well Data Current To May 30, 2025

License #:	0037629	**License Date:**	January 20, 1970
Well Name:	CNRL CRAIGND 10-4-62-13		
License Status:	Abandoned	**License Status Date:**	December 3, 2010
Within:	10-04-062-13 W4M	**H2S (%):**	
Spud Date:	February 8, 1970	**Final Drill Date:**	February 11, 1970
Status:	ABD	**Abandoned Date:**	December 3, 2010
Surface:		**Downhole:**	
Offsets:	S 583.7 W 426.7	Offsets:	S 583.7 W 426.7
Latitude:	54.335251	Latitude:	54.335251
Longitude:	-111.884280	Longitude:	-111.884280
Ground Elevation:	601.1 m | 1972 '	Total Depth:	534.90 m | 1755 '
Operator:		**Pool:**	

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX G: *ASCA SEARCH*

Safety Codes Council
Alberta Safety Codes Authority

July 3, 2025

Trent Thompson
Bolson Engineering
21707 80 Ave NW
Edmonton, AB T5T 4S2

Email: tthompson@bolson.ca

Re: ASCA Storage Tank Search – File# 110-2560 Order ID#: 18298

Dear Trent,

As per your search request submitted on July 3 , 2025, Alberta Safety Codes Authority (ASCA) has searched for the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following address:

NE 4 62 13 W4

The search of the storage tank database determined **no records** were available for all requested locations.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is not complete. The main limitation of the database is that it only includes, information reported through registration and permitting, or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners. and or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Fredwatson Desroches
Program Advisor, Client Support Services
Safety Codes Service Delivery & Accreditation
Safety Codes Council | safetycodes.ab.ca
(587) 415-4082| toll-free 1-888-413-0099

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX H: *ESAR SEARCH*

Date Searched August 16/79
Date Recorded August 16/79

Bow Valley Exploration

Box 6610, Postal Station "D"
300, 630 Sixth Avenue S.W.
Calgary, Alberta, Canada T2P 2V8

Telephone 403/231-1211
Telex 038-24692
Cable Bow Valley

Our Ref. 213629
Your Ref.

July 27, 1979

Surface Reclamation Council
1100, 9820 - 106th Street
Edmonton, Alberta T5K 2J6

Dear Sir:

Re: BVX ET AL CRAIGEND 7-7-62-13 W4M
Craigend Area, Alberta

Further to our recent discussions with Carrie Corbiell of the Department of Energy and Natural Resources, we are enclosing a copy of a survey plan for the captioned well which was drilled dry and abandoned.

The wellsite and access roadway as shown outlined in red on the survey plan are ready for inspection, and if satisfactory, we would appreciate receiving a Reclamation Certificate prior to the November 17 rental date.

Yours very truly,

BOW VALLEY EXPLORATION

Janice Lambert

J.L. Lambert (Mrs.)
Land Secretary

/jll
Encl.

Phoned Co + cert issued for SE 7 M.O.

Copy Sent To Sharon Guenette
Date August 16/79

Division of Bow Valley Industries Ltd.

DEINES MICRO-FILM SERVICES LTD.

Plan Showing Survey Of

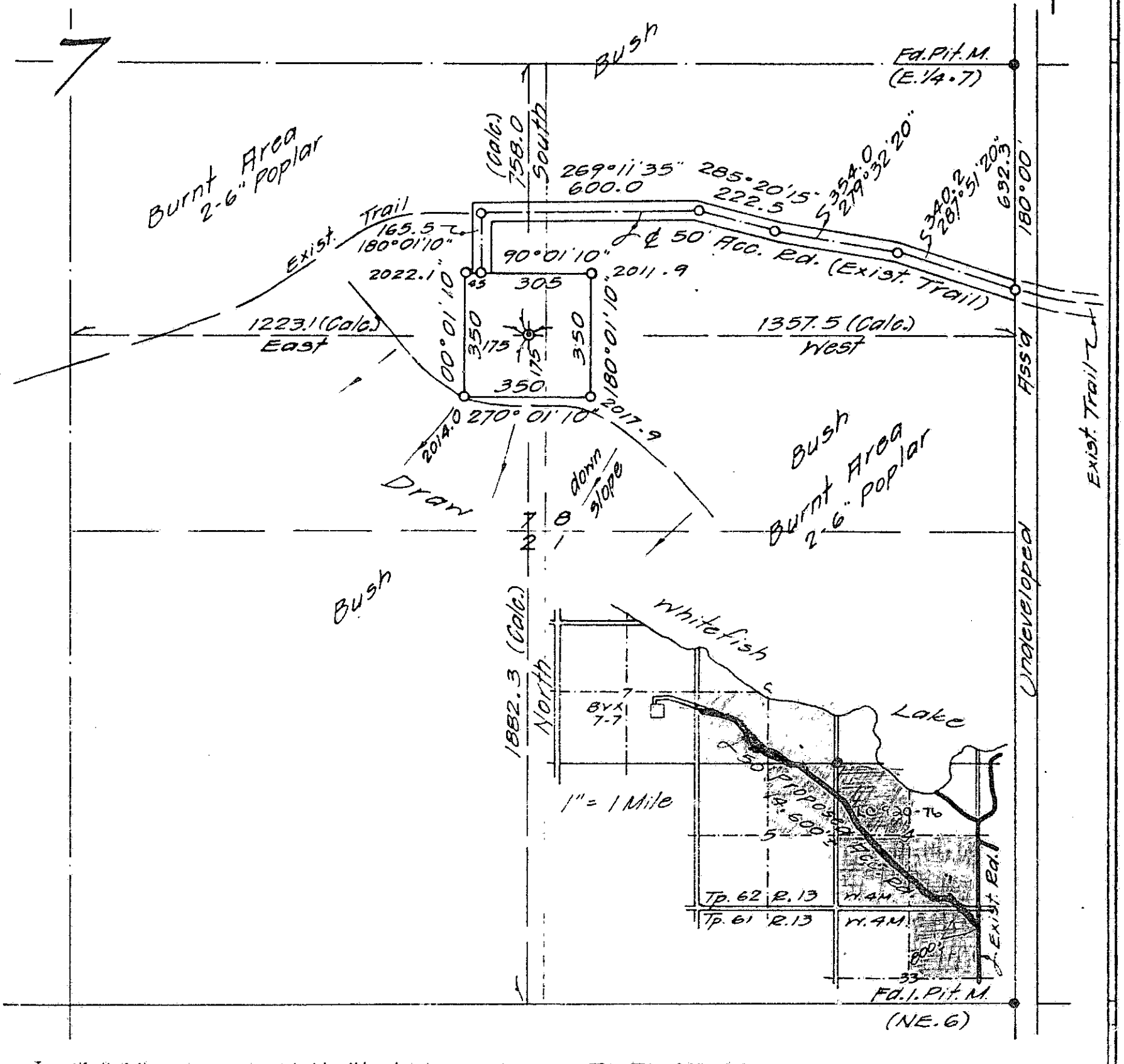
3VX et al Craigend 7-7-62-13

Well Site and Access Road (Proposed)

IN

L.S. 7 Sec. 7 Tp. 62 Rge. 13 W.4 M.

SCALE: 400' = 1"



I certify that the survey represented by this plan is correct and true to the best of my knowledge and was completed on the 16th day of November, 1976.

A.L.S.

Witness

ALL WEST SURVEYS

EDMONTON
CALGARY

OPERATOR:
Bow Valley Industries Ltd.

(CHENG.)

Monty A. Mikkelo C.E.T.

ELEVATION: 2021 Ground

CO-ORDINATES:

1882.3 ft. N. of S. Bdy.
1357.5 ft. W. of E. Bdy. } Sec. 7

AREAS:

	ACRES
Well Site =	2.81
Access Road =	1.93
Total =	4.74

Survey marks found shown thus: ●
Survey marks placed shown thus: O
Portions referred to outlined in red.
Distances are in feet and decimals.

DATUM: Al-Con SM # 3742
Elev.: 1985.35

JOB NO E-650-76

DEINES MICRO-FILM SERVICES LTD.

NE¼ - 33 - 61 - 13 - 4 continued

SE¼ of LSD # 16:
Miscellaneous Permit # 9011 -
Henry Pruden,
Box 207,
LAC LA BICHE, Alta.

DEINES MICRO-FILM
SERVICES LTD.

Alberta
ENVIRONMENT

MEMORANDUM

FROM S. Tracy, Secretary
Land Conservation and
Reclamation Council

TO Edmonton Searches

OUR FILE REFERENCE

YOUR FILE REFERENCE

DATE August 16/79

TELEPHONE 427-6894

SUBJECT NE¼ - 33 - 61 - 13 - 4

Kindly advise this office of the name of the surface owner of the above land.

for L. Schuelke
M. O'Hara
Records Officer

The above land is non-patented and administered by the Department of Energy and Natural Resources.

Application for Grazing Lease/Ranch # 790198 -
Roy Russell Skupenia,
12938 - 123 Street,
EDMONTON, Alta.

Application for Grazing Lease/Ranch # 790177 -
Walter Whitford

Part of LSD # 16;
Application for Grazing Lease/Ranch # 780694 -
Henry Pruden,
Box 207, LAC LA BICHE, Alta.

... 2.

DEINES MICRO-FILM
SERVICES LTD.

FLU 203/78

Alberta

ENERGY AND
NATURAL RESOURCES
Land Conservation
and Reclamation Council

RECOMMENDATION FOR ISSUANCE OF RECLAMATION CERTIFICATE

DISPOSITION LO App 920-76 DATE Aug 30, 1979

COMPANY NAME Bow Valley Industries Ltd

LEGAL DESCRIPTION NE 33-61-13-W4
NE 5, W½ 4-62-13-W4

This is to certify that the land surface utilized in relation to the subject disposition has been reclaimed in accordance with the conditions as specified in the Letter of Authority dated Dec 10 1976. It is therefore my recommendation that a Reclamation Certificate can be issued at this time.

Allan Lowe
Reclamation Council Member

ATTACHED
SEP 17 1979

Copy Sent To Ross Pituka
Date Sept. 24/79

DEINES MICRO-FILM
SERVICES LTD.

NE ¼ -5 OCCUPANT - GRAZING LEASE
MORRIS P. LUTZ BOX 276. VILNA. ALTA.
UNABLE TO LOCATE MOVED FROM CITY TO VILNA.
NEW RESIDENCE UNOCCUPIED.

NW ¼ -4 APPLICATION FOR GRAZING PERMIT
ROY RUSSELL SHUPENIA.
12938 - 123 ST
EDMONTON, ALTA.
NO CONTACT - NO ANSWER AT CITY RESIDENCE

SE ¼ -4 DIRECTOR - VETERAN'S LAND ACT
473. FEDERAL PUBLIC BLDG
EDMONTON, ALTA.
NO CONTACT

MRS. ANNIE PRUDELL - AGREEMENT FOR SALE
~~SCOTTISH-CAIRE~~ VILNA ~~ALTA~~ ALTA
- ~~No Comment~~ - 636-2048
SATISFIED.

NE ¼ - 33 HENRY PRUDEN 623-4766
BOX 207
LAC LA BICHE NO ANSWER.

NE ¼ - 33 WALTER WHITFORD
BOX 361
VILNA. ALTA.
Unable to locate nor reach by phone.

DEINES MICRO-FILM
SERVICES LTD.

Enclosure #3: Functional Servicing Report - Page 127 of 312

N ½ 33-61-13-4
S½ & NW¼-4-62-13-4
NE¼ 5-62-13-4

LAND CONSERVATION AND RECLAMATION COUNCIL
INSPECTION REPORT

_____ _____ LS. _____ SEC. _____ TP. _____ RGE. _____ W. _____ MER.

1. OWNER'S NAME E & NR (ALLAN LOOSE) ADDRESS ST PAUL, ALTA

   IF NOT CONTACTED, INDICATE WHY _____

   OWNER'S COMMENTS SATISFACTORY.

2. ~~OCCUPANT'S~~ OWNER NAME COUNTY #13 ADDRESS SMOKY LAKE, ALTA

   IF NOT CONTACTED, INDICATE WHY _____

   ~~OCCUPANT'S~~ OWNER COMMENTS SATISFACTORY.

3. RELEASE OBTAINED FROM OWNER/OCCUPANT TO RETAIN N/A

4. COMPANY REPRESENTATIVE CONTACTED: _____ YES _____ NO ✓

   COMMENTS _____

5. ORDER ISSUED YES _____ NO ✓ DATE _____ TIME _____

   WORK REQUIRED _____

6. TOPOGRAPHY OF ADJACENT AREA AND CURRENT USAGE ROLLING, BUSH PASTURE

7. INSPECTORS COMMENTS Access road outlined on survey sketch is an existing trail. County has built new roads in the area to service new residence and for the construction of a camp ground near the lake.

8. CONDITION OF LEASE ON FINAL INPSECTION DATE SEPT 25/79 TIME 1:40 P.M

   BRUSH TOTAL DEBRIS NIL ROCKS COMMON TO AREA SUMP NIL

   PITS NIL SOIL GREY WOODED CULTIVATION N/A CONTOUR ROLLING

   SEEDING YES FENCES NIL POWER LINES NIL OTHER _____

   COMMENTS New construction takes in portions of the access road outlined by the company.

Lorne K. Pitruka
MEMBER

OVER.

John Jurzyniec
MEMBER

DEINES MICRO-FILM
SERVICES LTD.

NE ¼ -5 Occupant - Grazing Lease
Morris P. Lutz
Box 276. Vilna Alta.
Unable To Locate Moved From City To Vilna
New Residence Unoccupied.

NW ¼ -4 Application For Grazing Permit
Roy Russell Shupenia.
12938 - 123 St
Edmonton, Alta.
No contact - No answer at city Residence

SE ¼ -4 Director - Veteran's Land Act
473. Federal Public Blog
Edmonton, Alta.
No Contact

Mrs. Annie Pruden - Agreement For Sale
~~Goodfish Lake~~ Vilna Alta ~~Alta~~
- ~~No Comment~~ = 636-2048
Satisfied.

NE ¼ - 33 Henry Pruden 623-4766
Box 207
Lac La Biche No Answer.

NE ¼ - 33 Walter Whitford
Box 361
Vilna, Alta.
Unable to locate nor reach by phone.

DEINES MICRO-FILM
SERVICES LTD.

Alberta

ENVIRONMENT

Environmental Coordination Services
Land Conservation and
Reclamation Council

403/427-6212
Telex 037-2006, TWX 610-831-2636
11th Floor, Oxbridge Place
9820 - 106 Street
Edmonton, Alberta, Canada
T5K 2J6

County No. 13

Reclamation Certificate No. 18590

Pursuant to Section 51 subsection (1) of The Land Surface Conservation and Reclamation Act this is to certify that the surface of the land held by Bow Valley Exploration

within NE¼ Sec. 33 Tp. 61 Rge. 13 W. 4th Mer.
S½ & NW¼ Sec. 4, NE¼ Sec. 5, S½ Sec. 8 in
Tp. 62 Rge. 13 W. 4th Mer.

in connection with or incidental to an access road, as shown outlined in yellow on the plan attached hereto, was found to be in a satisfactory condition.

Dated at Vilna, Alberta

this 25 day of Sept., 1979

Land Conservation and
Reclamation Council

Lorne K. Petuska
Member

John Jungwirth
Member

Bow Valley Exploration
Box 6610
Postal Station "D"
CALGARY, Alberta

Copy sent by REGISTERED MAIL to:

SEE ATTACHED SCHEDULE

Date:

October 9, 1979

(for) M. O'Hara
S. Tracy
Secretary

DEINES MICRO-FILM
SERVICES LTD.

SCHEDULE TO RECLAMATION CERTIFICATE NO. 18590

Department of Energy &
Natural Resources
11th Floor, Petroleum Plaza
South Tower
9915 - 108 Street
EDMONTON, Alberta

County of Smoky Lake No. 13
SMOKY LAKE, Alberta

Department of Municipal
Affairs, Room 505
9925 - 107 Street
EDMONTON, Alberta

Morris P. Lutz
Box 276
VILNA, Alberta

Roy Russell Shupenia
12938 - 123 Street
EDMONTON, Alberta

The Director
The Veteran's Land Act
473 Federal Public Bldg.
EDMONTON, Alberta

Mrs. Annie Pruden
VILNA, Alberta

DEINES MICRO-FILM
SERVICES LTD.

Plan Showing Survey Of

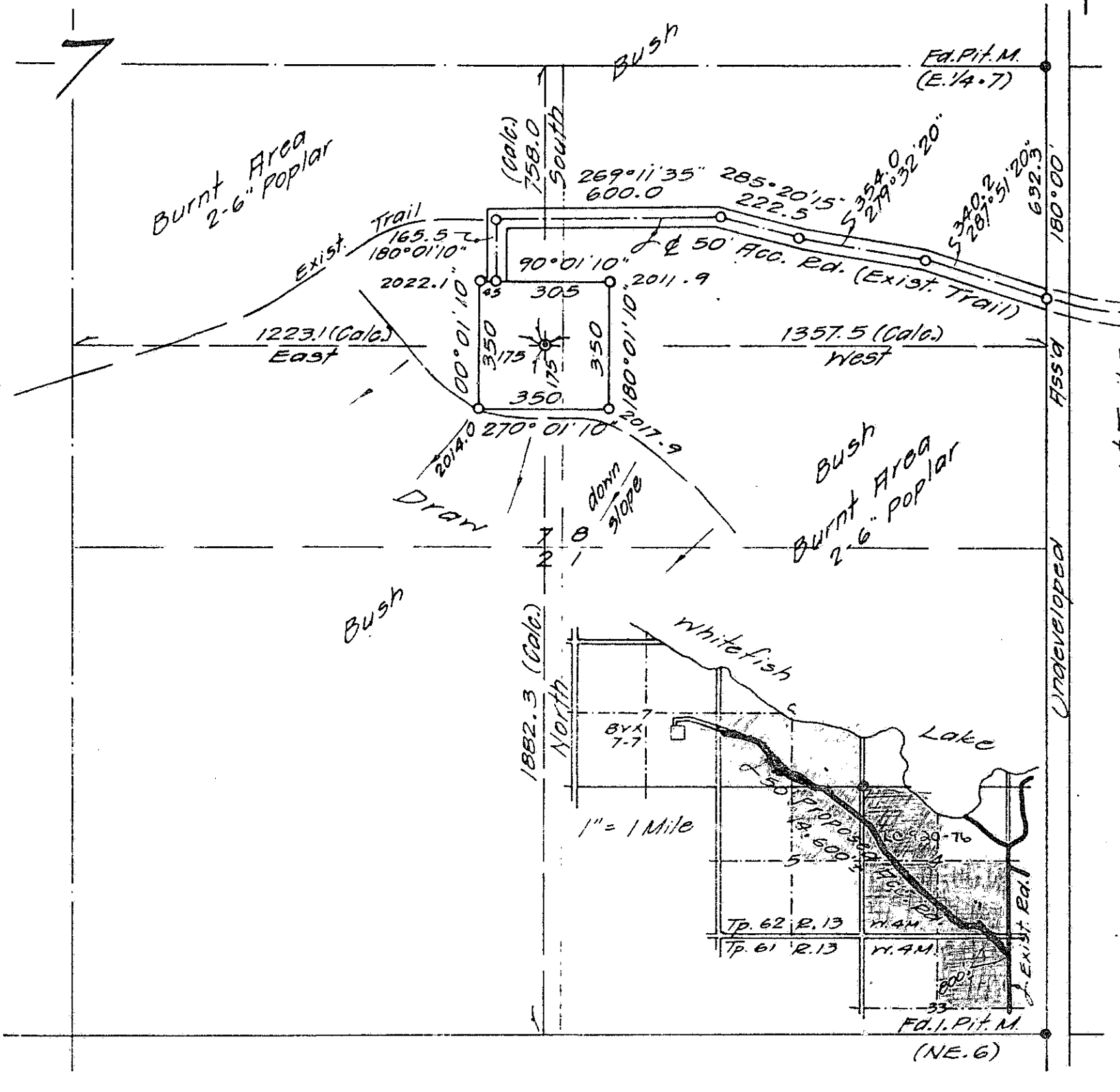
3VX et al Craigend 7-7-62-13

Well Site and Access Road (Proposed)

IN

L.S. 7 Sec. 7 Tp. 62 Rge. 13 W.4 M.

SCALE: 400' = 1"



I certify that the survey represented by this plan is correct and true to the best of my knowledge and was completed on the 16th day of November, 1976.

A.L.S.

Witness

ALL WEST SURVEYS

EDMONTON
CALGARY

OPERATOR:
Bow Valley Industries Ltd.

(CHENG.)

Monty A. Mikkelo C.E.T.

ELEVATION: 2021 Ground

CO-ORDINATES:

1882.3 ft. N. of S. Bdy.
1357.5 ft. W. of E. Bdy. } Sec. 7

AREAS:

	ACRES
Well Site =	2.81
Access Road =	1.93
Total =	4.74

Survey marks found shown thus: ●
Survey marks placed shown thus: ○
Portions referred to outlined in red.
Distances are in feet and decimals.

DATUM: Al-Con SM # 3742
Elev.: 1985.35

JOB NO E-650-76

DEINES MICRO-FILM SERVICES LTD.

BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

APPENDIX I: *LAND TITLE SURVEY*

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0023 217 763	4;13;62;4;NE	222 133 088 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 62
SECTION 4
ALL THAT PORTION OF THE NORTH EAST QUARTER
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER
OF THE SAID QUARTER SECTION, THENCE SOUTHERLY ALONG THE
EAST BOUNDARY THEREOF ELEVEN HUNDRED AND FIFTY (1150) FEET
THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST
BOUNDARY SEVEN HUNDRED (700) FEET THENCE NORTHERLY AND
PARALLEL TO THE SAID EAST BOUNDARY TWO HUNDRED AND TWENTY
FIVE (225) FEET THENCE WESTERLY AND AT RIGHT ANGLES TO THE
SAID EAST BOUNDARY TO INTERSECTION WITH THE EAST SHORE OF
WHITEFISH LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID
TOWNSHIP SIGNED AT OTTAWA ON THE 26TH DAY OF JUNE A.D. 1926.
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THE NORTH BOUNDARY OF THE SAID QUARTER SECTION, THENCE
EASTERLY ALONG THE SAID NORTH BOUNDARY TO THE POINT OF
COMMENCEMENT.
CONTAINING 10.80 HECTARES (26.75 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 142 017 682

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 133 088	11/06/2022	TRANSMISSION OF LAND		

OWNERS

RODNEY ALLEN ROSYCHUK
[redacted]

(CONTINUED)

AND
BRYAN ROSYCHUK
[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5378PC	25/05/1967	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN UTILITIES LIMITED.
1083VG	12/11/1974	CAVEAT CAVEATOR - WILLIAM ROYSCHUK
752 054 100	15/05/1975	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.

TOTAL INSTRUMENTS: 003

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G005Z3U	30/05/2025	KYLE C. MCKINNEY PROFESSIONAL CORPORATION 780-570-9108 CUSTOMER FILE NUMBER: 7-02827	
001		TRANSFER OF LAND	0023 217 763
002		MORTGAGE AMOUNT: $525,000	0023 217 763
G0060KX	04/06/2025	GAFFNEY & MCGREER 780-460-7213 CUSTOMER FILE NUMBER: 25.7083	
001		DISCHARGE	0023 217 763

TOTAL PENDING REGISTRATIONS: 002

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF JULY, 2025 AT 07:50 P.M.

ORDER NUMBER: 54181060

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 11,2022

S

LINC	SHORT LEGAL	TITLE NUMBER
0023 217 763	4;13;62;4;NE	142 017 682

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 62
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EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 142 017 681

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 017 682	15/01/2014	TRANSFER OF LAND	$530,000	ESTATE

OWNERS

ROSE B ROSYCHUK

[redacted]

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5378PC	25/05/1967	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN UTILITIES LIMITED.
1083VG	12/11/1974	CAVEAT CAVEATOR - WILLIAM ROYSCHUK
752 054 100	15/05/1975	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.
222 133 088	11/06/2022	TRANSMISSION OF LAND OWNERS - RODNEY ALLEN ROSYCHUK 5025 HOGAN DRIVE FORT COLLINS, COLORADO USA 80525 OWNERS - BRYAN ROSYCHUK EXECUTORS FOR ROSE B ROSYCHUK 9706 86 AVENUE NW EDMONTON ALBERTA T6E2L4 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF JULY, 2025 AT 07:50 P.M.

ORDER NUMBER: 54181060

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JANUARY 15,2014

S

LINC	SHORT LEGAL	TITLE NUMBER
0023 217 763	4;13;62;4;NE	142 017 681

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 62
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AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REFERENCE NUMBER: 852 037 574

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 017 681	15/01/2014	TRANSMISSION OF LAND		

OWNERS

ROSE B ROSYCHUK
[redacted]

(CONTINUED)

[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5378PC	25/05/1967	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN UTILITIES LIMITED.
1083VG	12/11/1974	CAVEAT CAVEATOR - WILLIAM ROYSCHUK
752 054 100	15/05/1975	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.
142 017 682	15/01/2014	TRANSFER OF LAND OWNERS - ROSE B ROSYCHUK 12504 79 STREET EDMONTON ALBERTA T5B2M5 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF JULY, 2025 AT 07:50 P.M.

ORDER NUMBER: 54181060

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JANUARY 15,2014

S

LINC	SHORT LEGAL	TITLE NUMBER
0023 217 763	4;13;62;4;NE	852 037 574

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 13 TOWNSHIP 62
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ESTATE: FEE SIMPLE

MUNICIPALITY: SMOKY LAKE COUNTY

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
852 037 574	26/02/1985			$70,000

OWNERS

[redacted]

ROSE ROSYCHUK

[redacted]

(CONTINUED)

ALBERTA T5B 2M5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5378PC	25/05/1967	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN UTILITIES LIMITED.
1083VG	12/11/1974	CAVEAT CAVEATOR - WILLIAM ROYSCHUK
752 054 100	15/05/1975	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF SMOKY LAKE NO. 13.
762 135 232	30/07/1976	CAVEAT CAVEATOR - ANDREW MOCHULSKI
042 389 337	10/09/2004	DISCHARGE OF CAVEAT 762135232
142 017 681	15/01/2014	TRANSMISSION OF LAND OWNERS - ROSE B ROSYCHUK EXECUTRIX FOR WILLIAM ROSYCHUK 12504 79 STREET EDMONTON ALBERTA T5B2M5 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 2 DAY OF JULY, 2025 AT 07:50 P.M.

ORDER NUMBER: 54181060

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

(CONTINUED)

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Appendix C: Stormwater Management Report

STORMWATER MANAGEMENT AND HYDRAULIC ASSESSMENT REPORT

Sunset Ridge Estates at Whitefish Lake

Smoky Lake County, Alberta

Project Name	Sunset Ridge Estates at Whitefish Lake
Legal Description	Pt. NE-4-62-13-W4M, Smoky Lake County, Alberta
Proponent	2803870 Alberta Ltd.
Authority	Smoky Lake County
Project Number	2500600
Report Date	June 2026
Governing Standard	Smoky Lake Region REDS (July 2023)

Prepared for:

2803870 Alberta Ltd.

303 19 Ave SW, Unit 104
Calgary, AB T2S 0E1

Prepared by:

PRI Engineering Corp.

Mohammad (Mo) Pirestani, EIT Hydrotechnical Engineer mo.pirestani@priengineering.com	**Kamran Qavami, M.Sc., P.Eng.** Principal, Senior Hydrotechnical Engineer kamran.qavami@priengineering.com	**Paul Kundzins, P.Eng.** Sr. Civil Engineer paul.kundzins@priengineering.com

Version Control and Revision History

Version	Date	Prepared By	Reviewed By	Approved By	Notes / Revisions
A	2026-06-09	M. Pirestani	K. Qavami	P. Kundzins	Issued for Review
B	2026-06-11	M. Pirestani	K. Qavami	P. Kundzins	Issued for Approval

Confidentiality Statement

This report has been prepared by PRI Engineering Corp. exclusively for 2803870 Alberta Ltd. in support of the proposed Sunset Ridge Estates at Whitefish Lake (Project No. 2500600) in Smoky Lake County, Alberta. This document contains commercial, technical, and professional information developed specifically for the intended project and client. The contents of this report are considered confidential and are provided solely for the use of the Client, their agents, and applicable regulatory authorities for the purposes described herein. No part of this report may be reproduced, distributed, or disclosed, in whole or in part, to any third party without the prior written consent of PRI Engineering Corp., except as required for regulatory review or approval processes.

Limitations of Report

This report has been prepared by PRI Engineering Corp. for the exclusive use of 2803870 Alberta Ltd., their representatives, and applicable regulatory authorities in support of the proposed Sunset Ridge Estates at Whitefish Lake (Project No. 2500600). The report is intended solely for the purpose described herein and should not be used or relied upon for any other project or purpose without the express written consent of PRI Engineering Corp.

The analyses, findings, and recommendations presented in this report are based on available data, assumptions, and conditions at the time of preparation. PRI Engineering Corp. does not accept responsibility for the accuracy, completeness, or reliability of information provided by others and has not independently verified such information unless specifically noted. Changes in site conditions, design parameters, or available data may affect the conclusions presented in this report.

Site Investigation Waiver Statement

No intrusive field investigation activities were undertaken as part of this assignment. The analyses presented in this report are based on available background information, design drawings, and assumed site conditions representative of the project area. Where applicable, information regarding underground utilities and site constraints has been obtained from available records and/or provided by others. PRI Engineering Corp. has not independently verified the accuracy or completeness of this information and assumes no responsibility for errors or omissions associated with third-party data.

Executive Summary

2803870 Alberta Ltd. engaged PRI Engineering Corp. to complete a Stormwater Management and Hydraulic Assessment for the proposed Sunset Ridge Estates at Whitefish Lake (Project No. 2500600), located in Smoky Lake County, Alberta. The project consists of a 15-lot rural residential subdivision with lot sizes ranging from approximately 0.34 ha to 0.73 ha, accessed by an internal roadway connecting to Range Road 133.

The objective of this assessment is to characterize the site hydrology, estimate runoff under existing conditions, and evaluate the hydraulic capacity of the proposed ditch and culvert drainage system to safely convey stormwater without adversely impacting downstream lands or the receiving environment.

Given the rural nature of the development and the absence of municipal storm sewer infrastructure, the stormwater management strategy relies on natural drainage patterns, overland flow routing, roadside ditches, and a culvert crossing. The design approach emphasizes maintaining existing drainage conditions and minimizing increases in runoff.

The analysis was carried out in accordance with the Smoky Lake Region Engineering Design Standards (REDS) and standard engineering practices. The scope of work included:

- Assessment of existing site conditions (topography, land use, and drainage patterns);
- Determination of hydrologic parameters (including time of concentration, rainfall intensity, and runoff coefficient);
- Estimation of peak runoff using the Rational Method;
- Evaluation of climate change impacts through increased rainfall intensity scenarios;
- Hydraulic analysis of the proposed culvert and trapezoidal ditch system; and
- Verification of system capacity under design conditions.

The hydrologic analysis was based on a contributing drainage area of approximately 2.9 hectares, representing the portion of the site draining to the proposed conveyance system. Peak runoff was estimated using the Rational Method with a runoff coefficient of 0.30, a time of concentration of approximately 20 minutes, and rainfall intensities derived from EPCOR IDF data. The resulting peak discharge for the design event is approximately 0.146 m^3/s. Applying a 15% climate change adjustment yields an adjusted peak discharge of approximately 0.167 m^3/s.

The hydraulic assessment demonstrates that the proposed drainage infrastructure provides adequate capacity to convey the design flows. A 600 mm diameter culvert, consistent with REDS requirements, is sufficient to convey the design discharge under partial flow conditions (supercritical). The proposed trapezoidal ditch conveys flow under subcritical conditions with stable velocities and adequate freeboard, minimizing the risk of erosion and overtopping.

Overall, the results indicate that the stormwater management system is appropriate for the site conditions and rural development context. The design maintains natural drainage patterns, supports infiltration, and ensures that runoff is conveyed safely to the downstream receiving area within the Whitefish Lake watershed. The proposed stormwater management approach meets applicable REDS criteria and demonstrates that the development can proceed without causing adverse impacts to downstream properties or the surrounding environment.

Summary of Key Hydrologic and Hydraulic Parameters

Table I — Summary of Stormwater Management Parameters – Sunset Ridge Estates at Whitefish Lake

Parameter	Description	Value
Project Name	Sunset Ridge Estates at Whitefish Lake	File No. 2500600
Location	Smoky Lake County, Alberta	—
Development Type	Rural residential subdivision	15 lots
Contributing Drainage Area	Area draining to ditch/culvert system	2.9 ha
Land Use	Agricultural / Rural Residential	—
Time of Concentration (Tc)	Including inlet time	~20 minutes
Design Storm Event	Basis for runoff estimation	1:10-year
Rainfall Intensity (I)	EPCOR IDF (10-year)	60.23 mm/hr
Climate-Adjusted Intensity	+15% increase	69.26 mm/hr
Runoff Coefficient (C)	Rural/Agricultural	0.30
Base Case Peak Flow (Q)	Rational Method result	0.146 m³/s
Climate-Adjusted Peak Flow	With 15% increase	0.167 m³/s
Culvert Diameter	Minimum per REDS	600 mm
Culvert Design Flow	Hydraulic assessment basis	0.20 m³/s
Culvert Flow Condition	Hydraulic regime	Partial flow / Supercritical
Culvert Velocity	Under design flow	2.98 m/s
Channel Type	Drainage ditch geometry	Trapezoidal
Channel Bottom Width	Design parameter	1.5 m
Channel Side Slopes	H:V	1.5:1
Channel Flow Depth	Under design flow	0.13 m
Channel Velocity	Mean flow velocity	0.92 m/s
Channel Freeboard	Safety allowance	0.30 m

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1. Introduction

The proposed development, known as the Sunset Ridge Estates at Whitefish Lake, is located within Smoky Lake County, Alberta. The project involves the subdivision of the existing parcel into 15 country residential lots, with individual lot sizes ranging from approximately 0.34 ha to 0.73 ha. The development is intended to support low-density rural residential use, consistent with the surrounding land use context, and will be accessed via a proposed internal municipal roadway connecting to Range Road 133. Municipal servicing, including storm sewer infrastructure, is not currently available at the site. As a result, stormwater management will rely primarily on natural drainage patterns, overland flow routes, culvert, and roadside ditch. The site's existing conditions, including topography, vegetation, and drainage characteristics, play a critical role in defining the overall stormwater management approach and ensuring that runoff is safely conveyed without adversely affecting downstream lands or receiving systems.

2. Design Criteria

2.1 Basis of Design and Methodology

The purpose of this stormwater analysis is to evaluate the hydrologic conditions of the proposed Sunset Ridge Estates at Whitefish Lake and to establish baseline runoff characteristics for comparison with post-development conditions and future stormwater management planning. The analysis was conducted in accordance with the Smoky Lake Region Engineering Design Standards (REDS), Section B3 – Storm Drainage Systems, which define the governing criteria for drainage design within the region. Although the development is rural in nature and does not include a municipal storm sewer system, the hydrologic principles outlined in REDS were applied to ensure consistency with municipal expectations at the subdivision approval stage. The methodology follows standard engineering practices, including use of the Rational Method, selection of appropriate design storms, and application of EPCOR IDF rainfall data. Existing site conditions, including land use, topography, and drainage patterns, were considered in determining key parameters such as time of concentration and runoff coefficients.

This analysis supports the subdivision application process by ensuring that the proposed development will not adversely impact downstream drainage systems and will comply with regional stormwater management requirements. While climate change adjustments are not explicitly required by REDS, they have been incorporated in accordance with provincial and municipal guidance to provide a more forward-looking assessment, consistent with accepted engineering practices in Alberta.

2.2 Design Storm Selection

Design storm selection for the proposed development is based on the requirements outlined in the Smoky Lake Region REDS, which establish criteria for drainage system design. For the minor system, including roadside ditches and local drainage pathways, REDS requires a 1:5-year return period storm (Q5). For consistency with hydrologic analysis and to maintain alignment with municipal standards, all runoff calculations presented in this study are based on the 1:10-year (Q10) event for the minor system, which provides a conservative design basis.

2.3 Rainfall Data (IDF Curves)

Rainfall intensities used in the analysis were obtained from the EPCOR IDF curves for the Edmonton Region (1984–2020), in accordance with REDS requirements. The IDF curves relate rainfall intensity to storm duration and return period and are used together with the time of concentration Tc to select appropriate design values. Once Tc is determined, representing the time for runoff to travel across the site, the corresponding duration is selected from the IDF Table 1 and the rainfall intensity is obtained for the required return period.

Table 1 — IDF Curve-Intensity, Edmonton 11 Rain Gauges Upper Bound, IDF Period 1984–2020 (EPCOR, April 2025)

Time		Return Frequency						
Minutes	Hours	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr
5	0.083	67.77	91.63	109.91	134.89	154.95	178.71	204.47
10	0.167	49.93	69.74	85.11	105.76	121.96	141.46	164.04
15	0.250	40.23	57.08	70.24	87.87	101.65	118.37	138.35
20	0.333	34.04	48.72	60.23	75.66	87.75	102.50	120.42
25	0.417	29.71	42.74	52.97	66.73	77.57	90.83	107.10
30	0.500	26.47	38.23	47.45	59.89	69.76	81.84	96.77
35	0.583	23.96	34.68	43.08	54.46	63.55	74.69	88.50
40	0.667	21.95	31.82	39.54	50.04	58.48	68.84	81.70
45	0.750	20.29	29.45	36.60	46.35	54.26	63.95	76.01
50	0.833	18.90	27.45	34.12	43.24	50.68	59.81	71.16
55	0.917	17.71	25.74	31.99	40.56	47.60	56.23	66.97
60	1	16.69	24.26	30.14	38.23	44.92	53.12	63.32
120	2	10.26	14.90	18.42	23.40	27.76	33.10	39.65
180	3	7.66	11.10	13.66	17.35	20.70	24.81	29.77
240	4	6.22	8.98	11.01	13.98	16.76	20.15	24.20
360	6	4.62	6.64	8.10	10.28	12.39	14.97	18.00
720	12	2.78	3.95	4.77	6.03	7.35	8.96	10.78
1440	24	1.66	2.34	2.79	3.52	4.34	5.34	6.43

2.4 Time of Concentration

The time of concentration (Tc) was estimated using the Hathaway formula, which is suitable for natural watersheds and accounts for flow length, slope, and surface roughness. The Hathaway equation is:

$$t_c = \frac{(rL)^{0.467}}{1.65\, S^{0.234}}$$

Where L is the total stream length (km), S is the average slope (m/m), and r is the roughness coefficient representing surface conditions. Based on site characteristics, a flow length of 0.220 km, an average slope of 0.067, and a roughness coefficient of 0.10 (smooth, bare packed soil) were adopted, yielding a travel time of approximately 11.4 minutes (0.19 hours). Including the REDS inlet time allowance (Table 2), the total time of concentration is approximately 20 minutes.

Table 2 — Inlet Time

Catchment Area	Imperviousness (%)		
	30	50	>70
8 ha or less	8 mins	8 mins	5 mins
Between 8 ha and 40 ha	9.2 mins	9.2 mins	6 mins
40 ha or greater	10.4 mins	10.4 mins	7.25 mins

2.5 Rainfall Intensity Selection

Based on the total time of concentration of approximately 20 minutes and the 1:10-year return period, the corresponding rainfall intensity was selected from the EPCOR IDF curves. A conservative design Tc of 20 minutes was adopted, consistent with standard design practice (Table 3).

Table 3 — Rainfall Intensity Selection

Parameter	Value
Duration	20 minutes (based on Tc)
Return period	10-year
Rainfall Intensity	60.23 mm/hr

2.6 Runoff Coefficient

The runoff coefficient (C) represents the fraction of rainfall that becomes surface runoff and is a key parameter in the Rational Method. The site is characterized by predominantly agricultural and rural land use. Based on the EPCOR stormwater design guidelines, the recommended coefficient for Agricultural/Rural Residential areas is approximately 0.30, reflecting relatively high infiltration capacity and lower imperviousness compared to urban development (Table 4).

Table 4 — Runoff Coefficients Based on the EPCOR Stormwater Design Guidelines

Zoning or Classification Designation Per Bylaw # 20001[1]	Zoning Category/Description Per Bylaw # 20001	Runoff[2] Coefficient " C "
RVSA, NA	River Valley	0.2
PS, PSN	Open Spaces/Civic Services	0.3[3]
AG, FD, RR	Agricultural/Rural Residential	0.3
UF	Urban Facilities	0.6
RS, RSF	Residential (Low Density)	0.65 or 0.7[4]
RSM, RM, RL	Residential (High Density)	0.7 or 0.75[4]
CN, MUN	Neighbourhood Commercial/Mixed Use	0.8 to 0.9[5]
CB, CG, MU	Commercial/Mixed Use	0.85 to 0.95[5]
BE, IH, IM	Industrial	0.85 to 0.95[5]

[1] For zonings not shown in this table, the runoff coefficient "C" and the percentage of imperviousness area shall be estimated by the designer and runoff coefficient determined in consultation with EPCOR.
[2] Minimum design values to be used without specific area analysis. To be used only for calculation of peak runoff rates by the rational method.
[3] Runoff coefficient is valid for Open Spaces with minimal hard surfacing. Open Spaces that will have plaza areas or significant allocations for hard-surfaced sports fields must have a runoff coefficient assigned based on a percentage of impervious area estimated by the designer.
[4] Lower value may be used when the catchment area considers the lot only. Higher value must be used when the calculation includes the road ROW frontage and backage.
[5] Lower value may be used for developments incorporating landscaped areas (boulevards, islands, etc.) into the parking lot design.

2.7 Climate Change Consideration

Although the Smoky Lake Region REDS does not explicitly require incorporation of climate change in stormwater design, its potential impact was considered in this analysis in accordance with provincial and national engineering guidance. To account for possible increases in rainfall intensity, the EPCOR IDF intensities were conservatively increased by 15%, consistent with Alberta guidelines and accepted engineering practice:

$$I_{cc} = 1.15 \times 60.23 = 69.26 \text{ mm/hr}$$

3. Runoff Calculation

The runoff calculation was undertaken to quantify the hydrologic response of the site under natural conditions prior to any proposed development. This analysis establishes a baseline for comparison with post-development conditions and is essential for determining allowable discharge rates in accordance with Smoky Lake Region requirements.

3.1 Site Characteristics

The runoff analysis focused on the portion of the site that contributes drainage to the ditch and culvert system. Runoff from the northern portion flows outside the project boundary and the western portion naturally drains toward Whitefish Lake. Accordingly, a reduced contributing drainage area of approximately 2.9 hectares (Figure 1) was used for the runoff calculation. This area is characterized by predominantly agricultural and rural land use with a moderate slope of approximately 5%, draining generally from the northeast toward the southwest. These conditions indicate relatively permeable soils with limited impervious surfaces and a moderate runoff response.

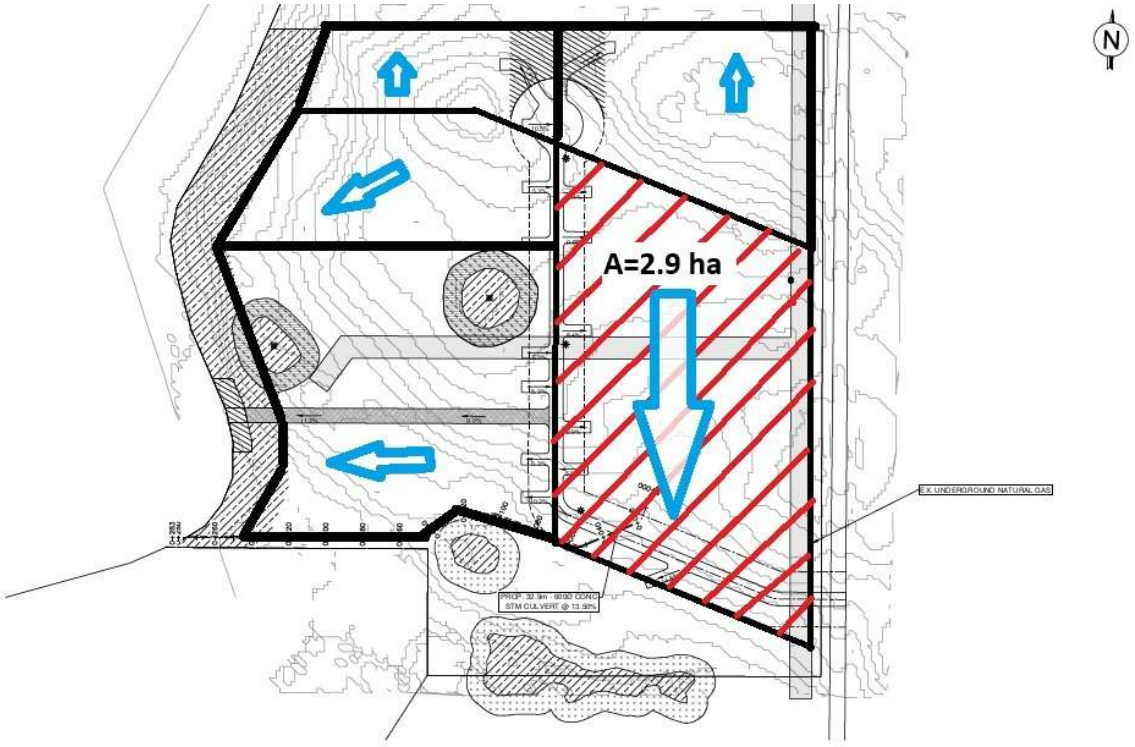

Figure 1 — Contributing Drainage Area for Runoff Analysis

3.2 Methodology

Runoff was estimated using the Rational Method, which is recommended under REDS for catchment areas less than 65 hectares:

$$Q = \frac{CIA}{360}$$

Where Q = peak flow (m³/s), C = runoff coefficient, I = rainfall intensity (mm/hr), and A = drainage area (ha).

3.3 Base Case (REDS Compliance)

The base case runoff was calculated using the Rational Method with the design parameters described above, representing the 1:10-year storm event. The calculation summary is presented in Table 5.

Table 5 — Runoff Calculation (Base Case)

Parameter	Description	Value
Tc	Time of Concentration	20 min
I	Rainfall Intensity (10-year, 20-min)	60.23 mm/hr
C	Runoff Coefficient (Rural/Agricultural)	0.30
A	Drainage Area	2.9 ha
Q	Peak Runoff	0.146 m³/s

3.4 Climate Change Scenarios

Two supplementary scenarios were evaluated to provide a forward-looking estimate of peak runoff: (1) a 15% increase in rainfall intensity and (2) application of the 1:10-year storm as a conservative alternative. These scenarios support a robust comparison against the base case to ensure the drainage system design remains resilient under future climate conditions (Table 6).

Table 6 — Runoff Calculation (Climate Change Scenario)

Scenario	Rainfall Intensity (mm/hr)	Runoff Coefficient (C)	Area (ha)	Peak Flow Q (m³/s)
Base Case (Q10)	60.23	0.30	2.9	0.146
+15% Climate Increase	69.26	0.30	2.9	0.167

3.5 Summary of Results

Based on a contributing drainage area of 2.9 hectares, a Tc of 20 minutes, and EPCOR IDF rainfall intensities, the Rational Method yields a base case peak flow of approximately 0.146 m³/s. Applying a 15% climate change adjustment increases this to 0.167 m³/s. These results confirm that drainage is governed by natural overland flow and ditch conveyance, and provide the basis for designing appropriate stormwater management infrastructure.

4. Hydraulic Capacity Assessment of Ditch and Culvert System

4.1 Introduction

The hydraulic assessment evaluates the ability of the proposed conveyance infrastructure to safely accommodate calculated runoff flows. The analysis focuses on determining whether the ditch and culvert can effectively convey peak flows without overtopping, erosion, or adverse impacts on upstream or downstream conditions, and verifies that the system meets applicable REDS criteria.

4.2 Assessment Criteria

Hydraulic capacity was assessed in accordance with REDS criteria and standard engineering practices using Manning's equation for open channels and standard culvert design methods. The assessment ensures flows remain within channel capacity without overtopping, erosion, or adverse upstream impacts, while maintaining adequate freeboard. The following land development considerations were also evaluated:

- **Land Development:**

Each lot has an area of approximately 0.7–0.9 ha with an estimated building footprint of about 0.04 ha (approximately 5%). Roof drainage will be directed to on-site infiltration systems (e.g., underground gravel pits) to minimize any increase in runoff and promote infiltration.

- **Slope:**

The overall drainage direction will remain unchanged. Site grading may reduce steeper slopes to more moderate gradients, potentially resulting in a slight reduction in runoff velocity and peak flow.

- **Access Road:**

The proposed access road will be unpaved and is not expected to significantly increase runoff given its relatively permeable surface characteristics.

4.3 Culvert Design

A culvert is required to convey runoff beneath the proposed access roadway and safely discharge flows toward the downstream receiving area (Whitefish Lake). In accordance with REDS requirements, a minimum culvert diameter of 600 mm was adopted to satisfy roadway crossing standards and ensure adequate hydraulic capacity. The culvert design is based on a design discharge of 0.20 m^3/s and a longitudinal slope of 0.0345%, representing site grading conditions.

Hydraulic analysis indicates that the culvert operates under partially full (open channel) flow conditions, with a calculated flow depth of approximately 0.18 m, which is significantly lower than the full pipe diameter. This confirms that the culvert has substantial available capacity and is not operating under pressurized (full flow) conditions. The corresponding flow area of 0.07 m^2 and wetted perimeter of 0.69 m define the hydraulic section, supporting efficient flow conveyance. The calculated flow velocity of approximately 2.98 m/s indicates that water moves efficiently through the culvert without causing excessive upstream backwater effects.

The calculated Froude number of 1.48 classifies the flow as supercritical, meaning the flow is rapid and primarily controlled by upstream conditions. While supercritical flow can lead to higher energy levels, the relatively shallow flow depth and short culvert length limit potential adverse effects. Nonetheless, appropriate inlet and outlet protection (e.g., riprap aprons) may be considered to dissipate energy and prevent localized erosion at discharge points (Table 7).

Overall, the analysis demonstrates that the 600 mm culvert provides more than adequate hydraulic capacity, operating well within acceptable limits under the design flow conditions. The combination of partial flow depth, high conveyance efficiency, and stable hydraulic parameters confirms that the culvert will safely pass the design runoff without risk of overtopping, surcharging, or upstream flooding.

Table 7 — Culvert Hydraulic Calculation Summary

Parameter	Description	Value
Culvert Diameter	Minimum size (REDS requirement)	600 mm
Discharge (Q)	Design flow rate	0.20 m³/s
Slope (S)	Channel slope	0.0345%
Flow Depth (d)	Depth of flow in culvert	0.18 m
Velocity (V)	Flow velocity	2.98 m/s
Flow Area (A)	Cross-sectional flow area	0.07 m²
Wetted Perimeter	Flow contact length	0.69 m
Froude Number		1.48
Flow Condition	Hydraulic regime	Supercritical flow

4.4 Channel Design

The proposed drainage channel is designed as a trapezoidal ditch to safely convey runoff while maintaining hydraulic stability and minimizing erosion potential. This type of channel is well suited for rural drainage systems due to its structural simplicity, ease of construction, and ability to accommodate variable flow conditions. The channel may consist of compacted granular material lining for slopes up to approximately 4%, which provides adequate resistance to erosion under moderate flow velocities. For steeper sections exceeding 5%, additional protection such as 10–25 kg riprap is recommended to ensure channel stability and prevent bed and side slope erosion. A minimum longitudinal slope of 2% was adopted to maintain positive drainage and avoid ponding or sediment deposition within the channel.

The hydraulic design is based on a design discharge of 0.20 m³/s and incorporates a channel geometry consisting of a bottom width of 1.50 m, side slopes of 1.5H:1V, and a Manning's roughness coefficient of 0.033, representative of a natural or granular-lined channel. Hydraulic calculations indicate a flow depth of approximately 0.13 m and a flow velocity of 0.92 m/s, which falls within acceptable limits for erosion control in mild to moderately resistant soils. The calculated flow area of 0.22 m², top width of 1.88 m, and wetted perimeter of 1.96 m confirm that the selected geometry provides sufficient capacity for the design flow. The resulting Froude number of 0.88 indicates subcritical flow conditions, meaning the flow is stable, controlled by downstream conditions, and not susceptible to rapid changes in depth or velocity.

To ensure operational safety, a freeboard of 0.30 m was incorporated above the design water level, resulting in a total channel depth of 0.50 m. This additional capacity provides a margin of safety for flow variability, potential sediment accumulation, and extreme storm events. Overall, the hydraulic analysis confirms that the proposed trapezoidal ditch geometry offers adequate conveyance capacity, stable flow conditions, and sufficient freeboard, making it suitable for reliably managing runoff under the design conditions (Table 8).

The calculated flow velocity of 0.92 m/s was compared with typical permissible velocities for channel materials to assess erosion risk. This velocity falls within the acceptable range for compacted granular or lightly vegetated channels, indicating a low potential for erosion under design conditions. For sections with steeper slopes or where higher velocities may occur, additional protection using 10–25 kg riprap is recommended to ensure long-term channel stability. Overall, the channel design is considered hydraulically stable with adequate resistance to erosion.

Table 8 — Ditch-Channel Hydraulic Calculation Summary

Parameter	Description	Value
Channel Type	Geometry	Trapezoidal
Discharge (Q)	Design flow	0.20 m³/s
Channel Slope (S)	Longitudinal slope	0.02 m/m (2%)
Manning's n	Roughness coefficient	0.033
Bottom Width (B)	Channel base width	1.50 m
Side Slopes (z)	Horizontal to vertical ratio	1.5:1
Flow Depth (d)	Water depth	0.13 m
Velocity (V)	Flow velocity	0.92 m/s
Flow Area (A)	Cross-sectional area	0.22 m²
Top Width (T)	Surface width	1.88 m
Wetted Perimeter	Contact length	1.96 m
Freeboard	Safety allowance	0.30 m
Total Depth (H)	Channel depth	0.50 m
Froude Number		0.88
Flow Condition	Hydraulic regime	Subcritical flow

5. Conclusions

The runoff analysis and hydraulic assessment demonstrate that the proposed drainage system is capable of safely conveying the design flows under the selected conditions. Based on a contributing drainage area of approximately 2.9 hectares, the calculated peak runoff is approximately 0.146 m³/s, with a climate-adjusted value of 0.167 m³/s reflecting a 15% increase in rainfall intensity. These results indicate a moderate runoff response consistent with the site's agricultural land use, relatively permeable soils, and natural drainage patterns.

The hydraulic assessment confirms that both the proposed ditch and culvert systems have adequate capacity to convey the design flows without overtopping or causing adverse impacts. The 600 mm diameter culvert operates under partial flow / supercritical conditions at the design discharge and provides sufficient hydraulic capacity. The proposed trapezoidal channel geometry provides stable subcritical flow conditions, acceptable velocities, and adequate freeboard to prevent overtopping.

Overall, the drainage system is appropriately designed to maintain existing drainage patterns and ensure safe, controlled runoff conveyance toward the downstream receiving area. The proposed stormwater management approach meets applicable Smoky Lake Region Engineering Design

Standards (REDS) criteria and reflects standard engineering practices suitable for rural developments.

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Appendix D: Historic Resource Assessment

APPENDIX D:

Historic Resource Assessment

Date Report Completed	Feb 4, 2026
Consultant	Lifeways of Canada

Alberta

HRA Number: 4835-25-0072-002
February 04, 2026

Historical Resources Act Approval with Conditions

Proponent: Massif Energy Ltd.
2 Cavan Road, Sherwood Park, AB T8H 2K7
Contact: Austin Zacharko

Agent: Lifeways of Canada Limited
Contact: Brian Vivian

Project Name: **Sunset Ridge Estates at Whitefish Lake**

Project Components: Country Residential Subdivision

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to the following conditions.

David Link
Assistant Deputy Minister
Heritage Division
Alberta Arts, Culture and Status of Women

SCHEDULE OF CONDITIONS

ARCHAEOLOGICAL RESOURCES

Historical Resources Act approval is granted in relation to archaeological resources, subject to the conditions outlined below.

1. The following *Historical Resources Act* conditions are based on the results of Historic Resources Impact Assessment studies carried out by Lifeways of Canada Limited under Archaeological Research Permit no. 25-153.
2. Avoidance or additional studies are required at the following sites: GcOx-3 and GcOx-4. A map and shapefile are attached to facilitate avoidance of the site areas.
3. Development activities may proceed in all other area of the footprint.
4. Site-specific conditions and approvals are as follows:

SITE	HRV	SITE DESCRIPTION	CONDITIONS/APPROVAL
GcOx-3	4	scatter >10	This archaeological site requires avoidance or additional studies. If avoidance is not feasible, then the Stage 1

SCHEDULE OF CONDITIONS (continued)

			investigation requirements are as follows: (a) systematic shovel testing at 5 m intervals across the site area, and in each cardinal direction from positive shovel tests on the edge of the site boundary, to inform the placement of excavation blocks. (b) excavation of a Stage 1 sample of 15 square metres, divided into no more than three excavation blocks. (c) excavation depth must proceed to at least 40 cm below ground surface, or the depth at which it can be confidently demonstrated that all buried cultural deposits within the excavation block have been exposed, recorded and collected. (d) a single site datum must be established for the duration of the excavation. The horizontal and vertical elevation of the site datum must be recorded, while the southwestern corner of every excavation block opened on the site must be recorded horizontally and vertically in relation to the site datum. This information must be provided in a table that appears in all Interim and Final Reports that are submitted for this project, and the location of the site datum must be illustrated on all site planview maps. (e) if suitable organic samples in intact buried contexts are identified, collection and processing of at least one radiocarbon dating sample must be undertaken. The results of the dating must be reported in the Stage 1 investigation final report. (f) should the excavation in the Stage 1 block provide results that are significantly less than what was anticipated, consultation must be undertaken with the Alberta Arts, Culture and Status of Women staff archaeologist to determine whether there is sufficient reason to continue excavation in that block. Depending on the results of the Stage 1 investigation, Stage 2 investigation may be required.
GcOx-4	4	campsite	This archaeological site requires avoidance or additional studies. If avoidance is not feasible, then the Stage 1 investigation requirements are as follows: (a) systematic shovel testing at 5 m intervals across the site area to inform the placement of excavation blocks. (b) excavation of a Stage 1 sample of 20 square metres, divided into no more than three excavation blocks. (c) excavation depth must proceed to at least 40 cm below ground surface, or the depth at which it can be confidently demonstrated that all buried cultural deposits within the excavation block have been exposed,

SCHEDULE OF CONDITIONS (continued)

recorded and collected.

(d) a single site datum must be established for the duration of the excavation. The horizontal and vertical elevation of the site datum must be recorded, while the southwestern corner of every excavation block opened on the site must be recorded horizontally and vertically in relation to the site datum. This information must be provided in a table that appears in all Interim and Final Reports that are submitted for this project, and the location of the site datum must be illustrated on all site planview maps.

(e) if suitable organic samples in intact buried contexts are identified, collection and processing of at least one radiocarbon dating sample must be undertaken. The results of the dating must be reported in the Stage 1 investigation final report.

(f) should the excavation in the Stage 1 block provide results that are significantly less than what was anticipated, consultation must be undertaken with the Alberta Arts, Culture and Status of Women staff archaeologist to determine whether there is sufficient reason to continue excavation in that block.

Depending on the results of the Stage 1 investigation, Stage 2 investigation may be required.

PALAEONTOLOGICAL RESOURCES

There are no *Historical Resources Act* requirements associated with palaeontological resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

INDIGENOUS TRADITIONAL USE SITES

There are no *Historical Resources Act* requirements associated with Indigenous traditional use sites of a historic resource nature; however, the proponent must comply with Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

HISTORIC STRUCTURES

There are no *Historical Resources Act* requirements associated with historic structures; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

SCHEDULE OF CONDITIONS (continued)

PROVINCIALLY DESIGNATED HISTORIC RESOURCES

There are no *Historical Resources Act* requirements associated with Provincially Designated Historic Resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

ADDITIONAL COMMENTS

1. To obtain contact information for consultants qualified to undertake the assessment work specified above, please consult the list of Alberta Historic Resource Consultants.

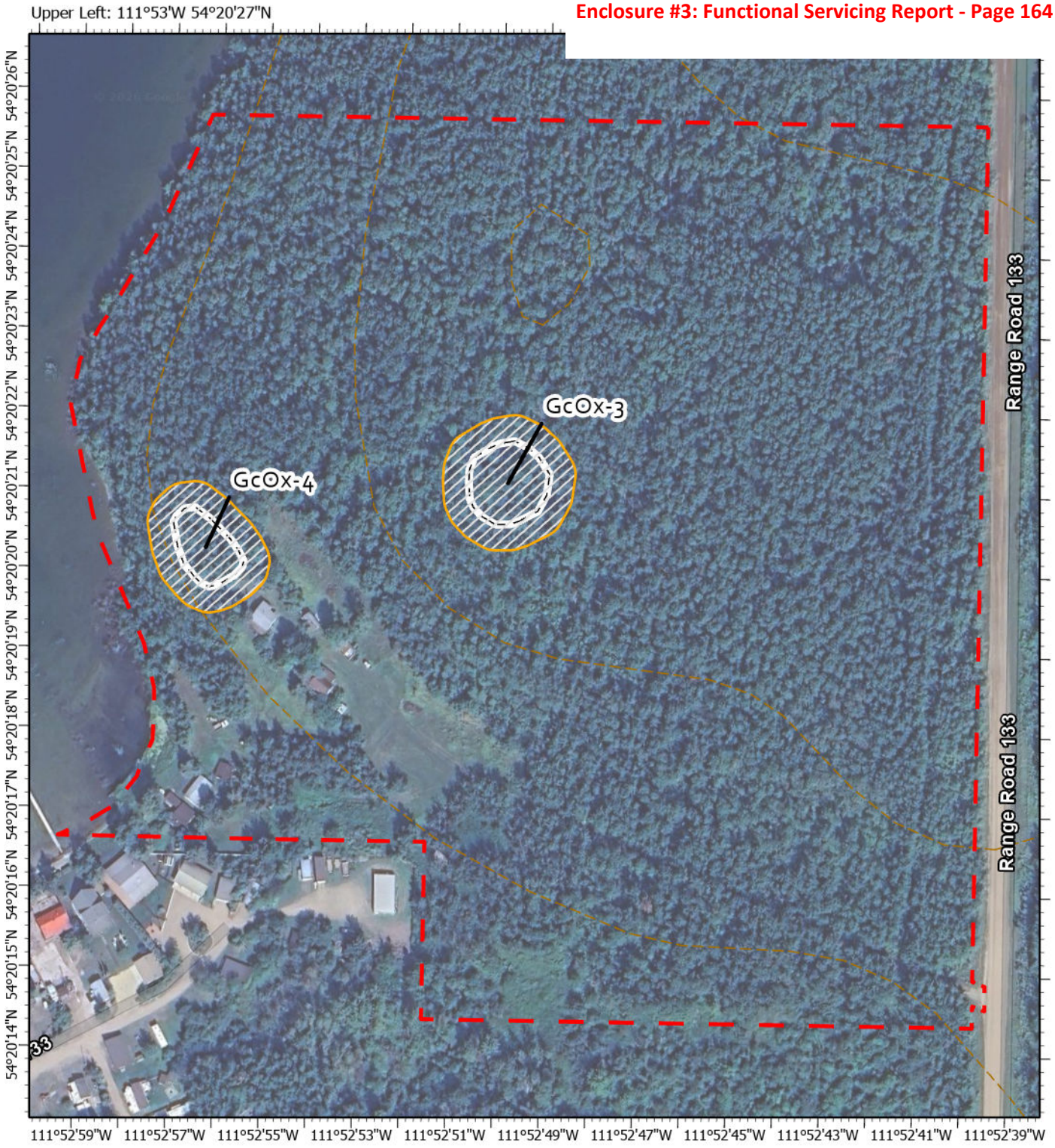
2. In addition to any specific conditions detailed above, the proponent must abide by all Standard Conditions under the *Historical Resources Act*.

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	13	62	4	16

Documents Attached:

Document Name	Document Type
Map of archaeological site areas requiring further work or avoidance avoided	Review
Project development footprint	Illustrative Material
Shapefile of archaeological site areas requiring further work or avoidance avoided	GIS Data File



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0 25 50

Meters

HRA #4835-25-0072-002

Archaeological Site Avoidance Areas

Sunset Ridge Estates Footprint

Archaeological Site Boundary

This map is intended for information purposes only. The producers of this map make no claims or guarantees as to the accuracy of the data. Not intended for navigational purposes. Produced by the Historic Resources Management Branch (HRMB), 28 Jan 2026. This document contains sensitive information about Historic Resources and is to be used in planning the proposed project only. It is not to be shared for any other purpose.

Alberta

STANDARD REQUIREMENTS UNDER THE *HISTORICAL RESOURCES ACT*: REPORTING THE DISCOVERY OF HISTORIC RESOURCES

If development proponents and/or their agents become aware of historic resources during the course of development activities, they are required, under Section 31 of the *Historical Resources Act*, to report these discoveries to the Heritage Division of Alberta Arts, Culture and Status of Women. This requirement applies to all activities in the Province of Alberta.

1.0 REPORTING THE DISCOVERY OF ARCHAEOLOGICAL RESOURCES

The discovery of archaeological resources is to be reported to Darryl Bereziuk, Director, Archaeological Survey, at 780-431-2316 (toll-free by first dialing 310-0000) or darryl.bereziuk@gov.ab.ca.

2.0 REPORTING THE DISCOVERY OF PALAEONTOLOGICAL RESOURCES

The discovery of palaeontological resources is to be reported to Dan Spivak, Head, Resource Management, Royal Tyrrell Museum of Palaeontology, at 403-820-6210 (toll-free by first dialing 310-0000) or dan.spivak@gov.ab.ca.

3.0 REPORTING THE DISCOVERY OF HISTORIC PERIOD SITES

The discovery of historic structures to be reported to Michael Doughtery, Manager, Historic Places Research and Designation Program, at 403-297-4076 (toll-free by first dialing 310-0000) or michael.dougherty@gov.ab.ca. Please note that some historic structure sites may also be considered Aboriginal traditional use sites.

4.0 REPORTING THE DISCOVERY OF ABORIGINAL TRADITIONAL USE SITES

The discovery of any Aboriginal traditional use site that is of a type listed below is to be reported to Valerie Knaga, Director, Aboriginal Heritage Section, at 780-431-2371 (toll-free by first dialing 310-0000) or valerie.k.knaga@gov.ab.ca.

Aboriginal Traditional Use sites considered by Alberta Arts, Culture and Status of Women to be historic resources under the *Historical Resources Act* include:

Historic cabin remains;
Historic cabins (unoccupied);
Cultural or historical community camp sites;

Classification: Public

Ceremonial sites/Spiritual sites;
Gravesites;
Historic settlements/Homesteads;
Historic sites;
Oral history sites;
Ceremonial plant or mineral gathering sites;
Historical Trail Features; and,
Sweat/Thirst/Fasting Lodge sites

5.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

If previously unrecorded historic resources are discovered, proponents may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister of Alberta Arts, Culture and Status of Women considers necessary.

Classification: Public

HISTORICAL RESOURCES IMPACT ASSESSMENT FOR SUNSET RIDGE ESTATES AT WHITEFISH LAKE FINAL REPORT (PERMIT 25-153)

PREPARED FOR:

Massif Energy Ltd.
2 Cavan Road
Sherwood Park, AB, T8H 2K7

PREPARED BY:

Brian C. Vivian
Lifeways of Canada Limited
105, 809 Manning Rd. NE
Calgary, AB T2E 7M9

October 2025

This document contains sensitive information about Historic Resources that are protected under provisions of the Alberta Historical Resources Act. This information is to be used to assist in planning the proposed project only. It is not to be disseminated, and no copies of this document are to be made without written permission of Historic Resources Management Branch of Ministry is Alberta Arts, Culture and Status of Women

ACKNOWLEDGEMENTS

FIELD STUDIES

Permit Holder	Brian C. Vivian
Field Studies	Brian C. Vivian Grant Smith

ANALYSIS AND REPORTING

Report Author	Brian C. Vivian Grace Kohut Grant Smith
Report Editing	Claire Bourges
Graphics and Mapping	Kevin Thorson Grant Smith
Artefact Analysis	Grace Kohut

EXECUTIVE SUMMARY

This Final Report summarizes the results of the Historical Resources Impact Assessment (HRIA) completed by Lifeways of Canada Limited (Lifeways) on behalf of Massif Energy Ltd. toward gaining Historic Resources approvals for their proposed residential Sunset Ridge Estates at Whitefish Lake Project (the Project). The Project is located along the southern shore of Whitefish Lake, Alberta. The HRIA was conducted under Permit 25-153 to meet Historical Resources Schedule of Requirements (HRA # 4835-25-0072-001) issued by Alberta Arts, Culture and the Status of Women on August 19, 2025 (Appendix A) (Figures 1 and 2).

Following review of Project plans and the proposed footprint, the Historic Resources Management Branch (HRMB) issued Historical Resources Act Requirements calling for an HRIA to address all areas of high archaeological potential within the Project area. The HRIA consisted of a pedestrian survey and shovel testing program in October 2025 to fulfill the above requirements A total of 45 shovel tests were excavated, nine of which were positive for cultural materials. This testing program resulted in the recording of two newly documented sites, GcOx-3 and GcOx-4.

GcOx-3 is a newly recorded Precontact artifact scatter (> 10 artefacts) located on the edge of a high bench overlooking Whitefish Lake; approximately 30 m above the lake. The ground surface here is generally flat with a gentle 1°–2° slope trending westward and a slightly steeper (~5°) slope to the south. GcOx-3 was identified from 11 pieces of lithic debitage and one core recovered from four positive shovel tests. All materials came from various depths between 7-20 cm below surface (cmbs). Some of the flakes were found particularly deeply buried (~20 cmbs) within this stratigraphic profile, suggesting that GcOx-3 may be associated with an Early Precontact occupation. Overall, the site area measures 32 x 30 m (NS/EW) covering an area of approximately 960 m^2.

In summary GcOx-3 is represented by a significant lithic assemblage indicative of multiple reduction events, likely associated with basecamp activities, and is considered to be of **High Local Significance (Appendices C and D)**. **If the GcOx-3 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. It is recommended that Stage 1 mitigative studies should include additional systematic shovel test on a 5 m interval and 15 m^2 of block excavation. Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

GcOx-4 is a newly recorded Precontact artifact scatter (> 10 artefacts) located on a well-defined but narrow ridgelike bench overlooking Whitefish Lake to the west. This site was identified from 19 pieces of lithic debitage and one calcined bone fragment recovered from five positive shovel tests excavated within the site area. The lithic assemblage represents all stages of reduction from at least three different material types including chert, quartz, and quartzite. The elevated position and proximity to the lake suggests that GcOx-4 is in a strategic location for short-term tool production or maintenance activities, likely associated with resource

procurement or habitation along the lakeshore. Overall, the GcOx-4 site area measures to be 31 x 20 m (NS/EW) covering an area of approximately 620 m^2.

In summary GcOx-4 is a significant assemblage of stone and bone artifacts associated with resource procurement or basecamp activities and is considered to be of **High Local Significance** (see Appendices C and D). The artifact diversity and density indicate potential for additional buried cultural materials to be present here. **If the GcOx-4 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. Additional field studies should include a systematic shovel test program at 5 m intervals and 20 m^2 of mitigative block excavations aimed at recovering a more complete artifact assemblage and temporally diagnostic artifacts**. **Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

Archaeological sites **GcOx-3** and **GcOx-4** are the first of this sort to be found on the margins of Whitefish Lake and hold the potential to contribute significantly to our understanding of Precontact adaptations along the lakeshore and how this location was integrated into the documented subsistence strategies and interactions spheres established throughout the Lakeland Region of east-central Alberta and beyond (McCullough 1982). For this reason, both sites are recommended for further study if the site areas cannot be avoided by the proposed Sunset Ridge Estates Development.

With the acceptance of this report under the Alberta Historical Resources Act, Massif Energy Ltd. has met all of the Historical Resources Requirements outlined under the response issued under file HRA # 4835-25-0072-001. Historic Resource Approval is recommended for all lands within the Project area beyond the limits of newly recorded sites GcOx-3 and GcOx-4.

All recommendations are subject to review by staff of the Historic Resource Management Branch of the Ministry of Alberta Arts, Culture and Status of Women

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1. INTRODUCTION

This Final Report summarizes the results of a Historical Resources Impact Assessment (HRIA) completed by Lifeways of Canada Limited (Lifeways) on behalf of Massif Energy Ltd. toward gaining Historic Resources approvals for their proposed Sunset Ridge Estates country residential subdivision at Whitefish Lake (the Project). The Project is located along the southern shore of Whitefish Lake, Alberta (Figures 1 and 2). This HRIA was undertaken under Permit 25-153 to meet Historical Resources Requirements (HRA # 4835-25-0072-001) issued by Alberta Arts, Culture and the Status of Women on August 19, 2025 (Appendix A).

The Historic Resources Management Branch (HRMB) issued Historical Resources Act Requirements for this Project following review of Project plans and proposed footprint calling for an HRIA to address all areas of high archaeological potential within the Project area (Appendix A).

To meet these Historic Resource Requirements, Lifeways completed the HRIA in October 2025. The archaeological field studies involved a combination of shovel tests and surface observations. This final report provides a descriptive summary of the historic resource investigations along with a detailed descriptions of two newly recorded archaeological sites, **GcOx-3** and **GcOx-4**. These results are used to inform on the Historical Resources Act recommendations for the proposed Project.

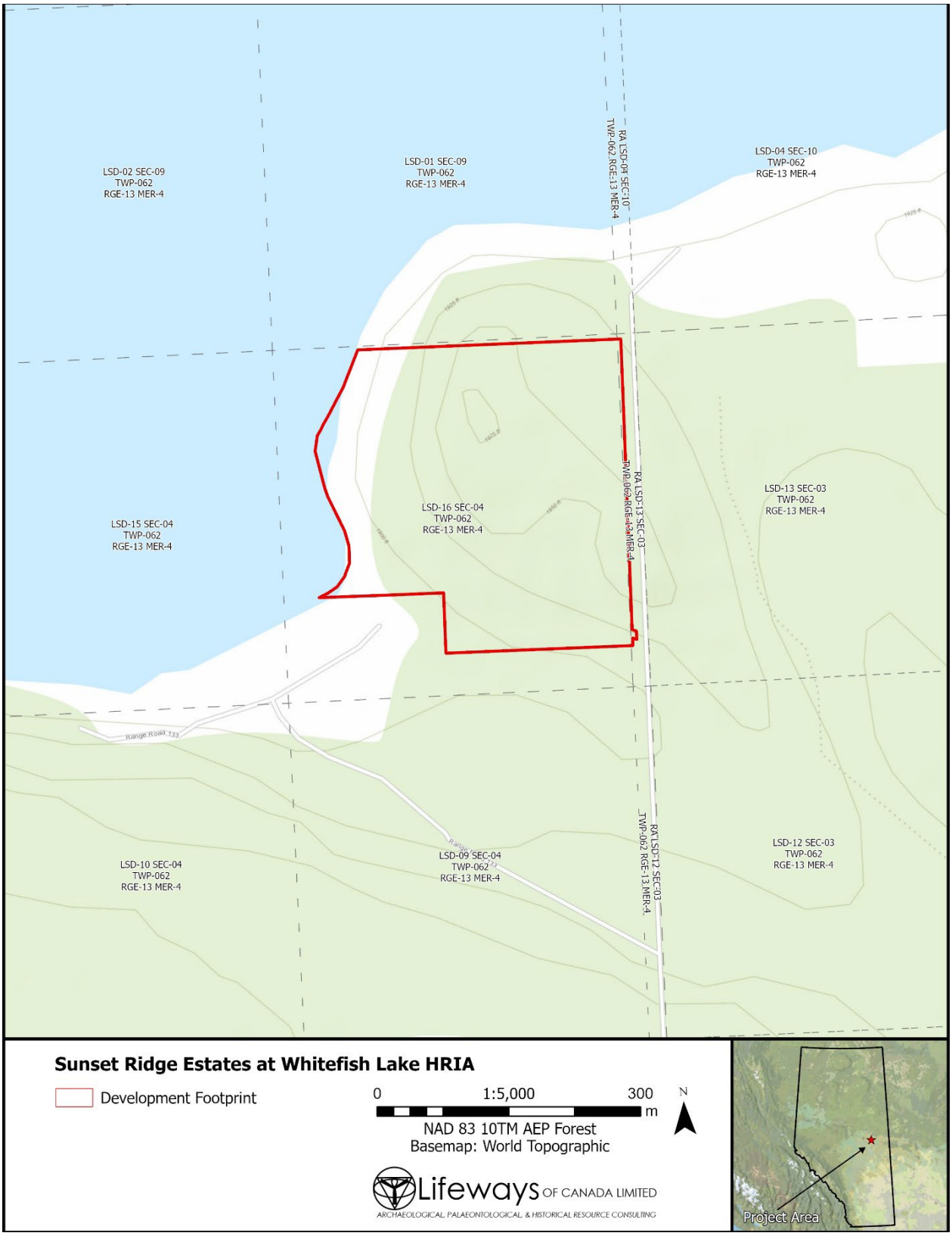

Figure 1. 1:5,000 NTS Map of Project Area

Figure 2. Orthophoto of Project Area Location.

2. PROJECT LOCATION AND BACKGROUND

2.1 Environmental Setting

The Project is located along the southern shore of Whitefish Lake, approximately 25 km north of the community of Vilna, Alberta (Figures 1 and 2). These lands are adjacent to Paradise Cove Resort, bounded by this community to the southwest, the lakeshore to the west, and Range Road 133 on the east. The Project lands are largely undisturbed and remain heavily vegetated with a thick deciduous forest cover (Plates 1 and 2).

Whitefish Lake is located in the Boreal Forest Natural Region, and within the Central Mixedwoods Subregion (Natural Regions Committee 2006). This subregion is characterized by primarily aspen and white spruce in uplands with jack pine forests in course sediments and low-lying areas, with black spruce fens and bogs in poorly drained areas.

2.2 Cultural Setting

Figure 3 presents the Cultural Historical sequence cited for east central Alberta. While this framework is commonly accepted in archaeological research, it is biased toward the occurrence of projectile points and equally biased toward a reliance on research in southern Alberta, where more well stratified and datable sites have been found. Archaeological investigations in the oilsands has also informed some on the sequence, but in large the complexity of cultural history within the parklands in the region of Whitefish Lake is not well understood. This is in part due to the fact fewer sites have been excavated and wider conclusions are hindered by the lack of deeply stratified sites and paucity of datable finds.

2.3 Previous Historical Resources Studies

The lands immediately northeast of the current Project area, where the Paradise Cove Resort Development is located, were assessed under ASA Permit 94-072 (Kowal 1994). No sites were identified in that area, although in comparison to the current Project area, the Paradise Cove development area is lower and lacks defined, high landforms typically favourable for finding archaeological sites.

Previous archaeological investigations in close proximity to the Project area have been limited to date. Within the GcOx Borden Block, only one site had been recorded prior to the current HRIA (no site records nor location could be found for GcOx-1) (Table 1, Figure 4). **GcOx-2** is a Precontact artifact scatter consisting of three quartzite flakes. This site was recorded on a ridge overlooking marsh and nearby Whitefish Creek to its west (McCullough 1985). Similar to the sites found during the current HRIA, GcOx-2 was shallowly buried at around 15 cmbs. No other sites are recorded within 10 km of the Project area.

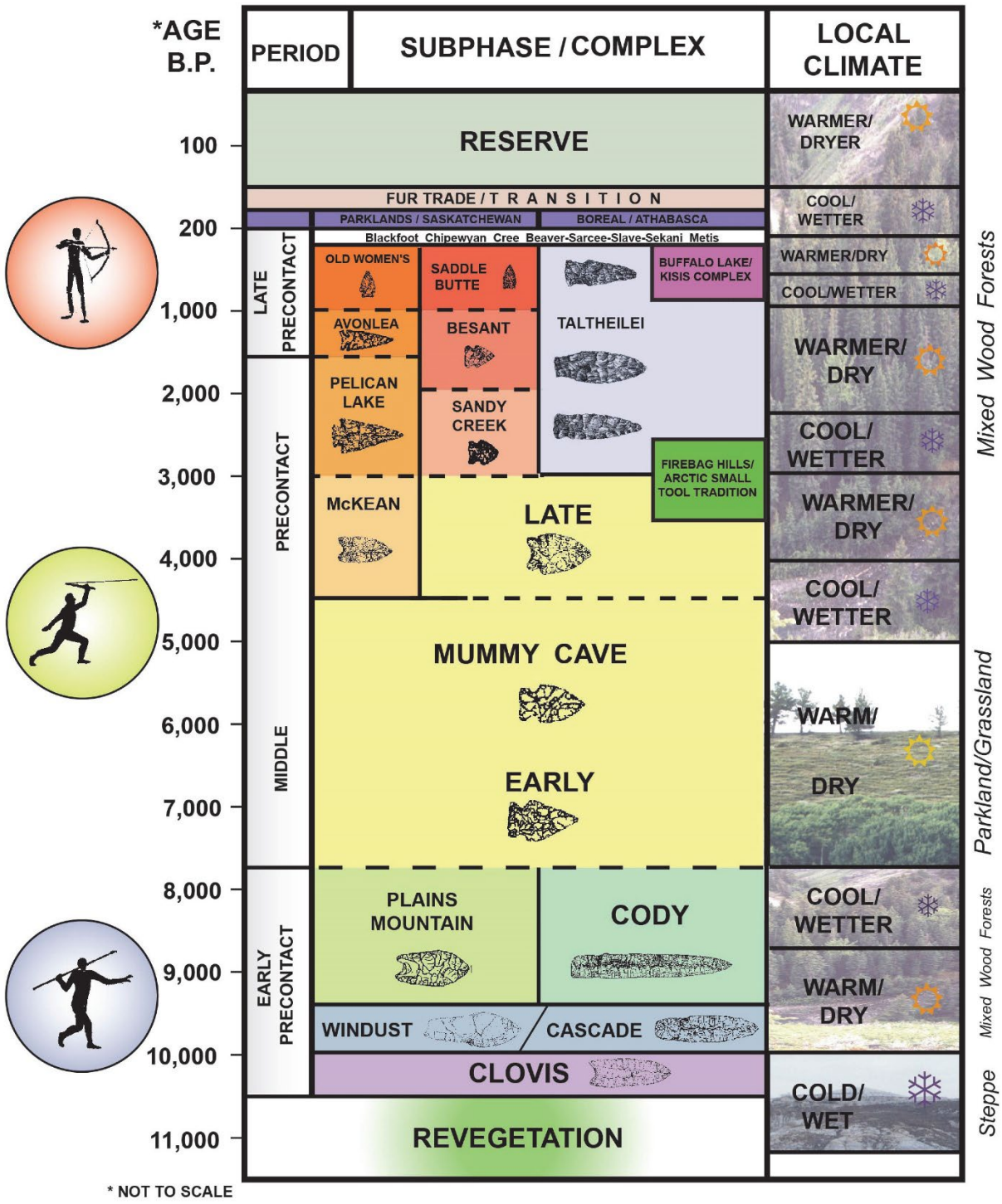

Figure 3. Cultural History for the Project Area

Within a 20 km radius of the Project area, five sites have been recorded in Borden Blocks GbOw and GcOw (Table 1, Figure 4). These include small Precontact artifact scatters (< 10 artefacts)

and small Precontact campsites. In the general Project region, archeological sites frequently occur along lakeshores such as those recorded along Lac la Biche which has been subject to more investigation than has Whitefish Lake (e.g., Balcom 1986; Meyer and Blakey 2022; de Mille et al. 2023). To date, more than 270 sites have been recorded along the margins of Lac La Biche.

Site	HRV	ASA Permit No./ Publication	Description	Distance to Project Area	Direction to Project Area
GcOx-2	0	85-096	Precontact scatter with <10 artifacts	8.2	N
GbOw-1	4	U of A 1965	Precontact campsite	15.5	SE
GbOw-2	0	81-034	Precontact scatter with <10 artifacts	15	SE
GbOw-3	0	81-034	Precontact scatter with <10 artifacts	17.4	SE
GcOw-1	4	17-205; 19-184	Precontact campsite	16.4	NE
GcOw-2	0	17-205; 19-184	Precontact campsite	17	NE

Table 1. Nearby Previously Recorded Archaeological Sites

McCullough (1982) emphasises the importance of lakes in this region to adaptation and livelihood throughout occupation by Indigenous peoples. Perhaps most significantly, lakes provide a reliable staple food source of fish that can be accessed year-round and can support large groups of people, supplemented by ungulates (e.g., moose, wood bison, deer), other mammals caught by trapping, and plant food sources (e.g., berries). Fish could be accessed year-round; in winter, ice fishing techniques were known ethnographically practiced by the Denesuline (Chipewyan) (Clarke 1970; McCullough 1982). McCullough (1982) suggests site locations were likely influenced by seasonal fish biological patterns. For example, camps for large group cooperatively fishing near spawning grounds around the mouths of rivers or creeks.

In addition to providing food, lakes were key to boreal forest livelihood (McCullough et al. 1981; McCullough 1982). Lakes may be important locations for collecting lithic materials eroding or exposed along the shoreline where cobblestones were accessible, easy to collect and quarry. Lakes and rivers also provide essential means of transportation in the boreal forest, more efficient that pedestrian travel. Larger-sized waterbodies also have localized, moderating effects on the weather, where absorption of heat provides microclimates with less severed temperature extremes.

Notably, it has been demonstrated that lakes have been long utilized by Indigenous people in this region. The Duckett Site (GdOo-16) exemplifies this long history through the presence of Early Holocene projectile points (Clovis, Plainview/Frederick, and Alberta/Scottsbluff) along with Mid and Late Holocene point types (e.g., Oxbow, McKean, Taltheilei, and small corner and side notched) and ceramics (McCullough et al. 1981; Fedirchuk and McCullough 1986) (Figure 3). Located on the shores of Ethel Lake, ~100 km east of Whitefish Lake, the Duckett Site location was used, with some of these occupations represented by intensive floors.

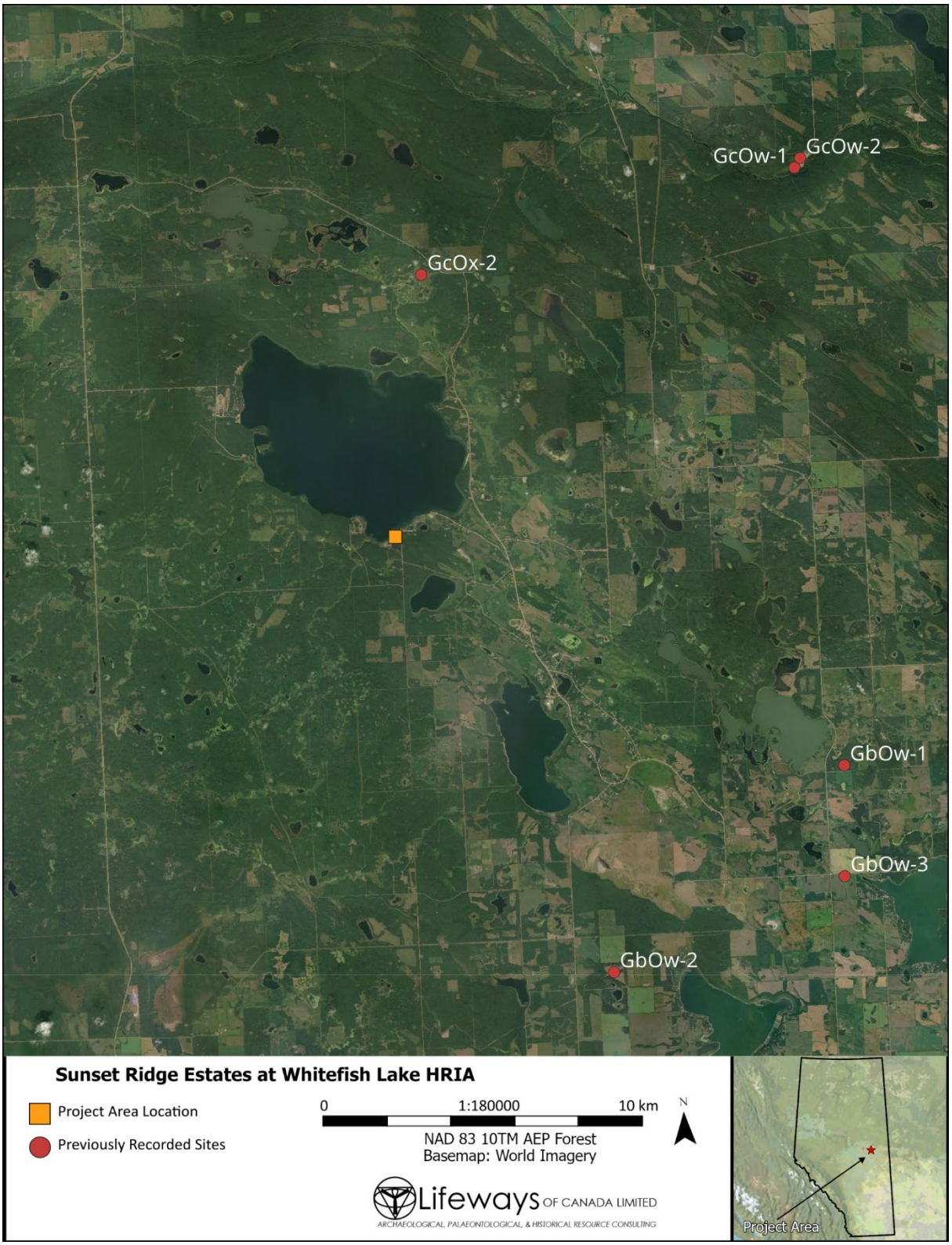

Figure 4. Map of Whitefish Lake Region showing known Site Locations

3. SURVEY METHODS AND RESULTS

Following the issuance of an HRIA permit by the HRMB, the Historical Resources Impact Assessment of the Project area was undertaken in early October 2025. Investigations consisted of a pedestrian survey of the entire study area and the excavation of 45 shovel tests within the defined project area polygon (Figure 6).

Prior to the initiation of the HRIA, four Target Areas (TAs) were identified within the Project area, and were the focus of subsurface testing during field studies (Figure 6). These target areas (TA01, TA02, TA03, and TA04) were selected as being of high archaeological potential based on the suitability and likelihood for these well-defined landforms to house historic resources, especially those with level terrain. Subsurface tests consisted of judgmental shovel tests measuring horizontally approximately 40 x 40 cm, excavated to sterile substrate with all sediment screened through ¼-inch mesh. The shovel tests completed approximated survey transects across each target area with tests spaced at 20-30 m intervals. Where positive shovel tests were identified, this interval was reduced to a 5-10 m distance with tests excavated in all directions on the landform extending out from the one positive test.

TA01, the furthest north of the Target Areas, consists of a sharply defined ridgeline and was subject to 13 shovel tests; none of which were positive for cultural materials (Plate 1). Twenty-two shovel tests were excavated at TA02, a lower ridge and wider bench running along the west side of the higher landform identified as TA01. Four of the shovel tests completed in TA02 were positive for cultural materials and **GcOx-3** was newly recorded. TA03 represents a lower bench on the south side of the Project area. Field reconnaissance found this landform to be truncated to the east and west so only three shovel tests were excavated on this landform (Plate 2). Finally, just above the lakeshore TA04 is a sharply defined bench extending northwest from the house and yard area. A total of seven shovel tests were excavated to assess this landform, five of which were positive and resulted in the recording of **GcOx-4**.

Below we provide detailed summaries of these two newly recorded sites and provide management recommendations for these within the context of this Project.

3.1 GcOx-3 (LSD 16-4-62-14-W4M)

Location/Description

GcOx-3 is a newly recorded Precontact Artifact scatter (> 10 artefacts) located on the edge of a high bench overlooking Whitefish Lake; approximately 30 m above the lake. The site area surface is generally flat with a gentle 1°–2° slope trending westward and a slightly steeper (~5°) slope to the south. The southern to southwestern edge of the landform is well defined, descending roughly 40 m to lower benches overlooking the lake. To the east, the landform edge is less well defined and gradually transitions into low-lying terrain. Vegetation consists of an

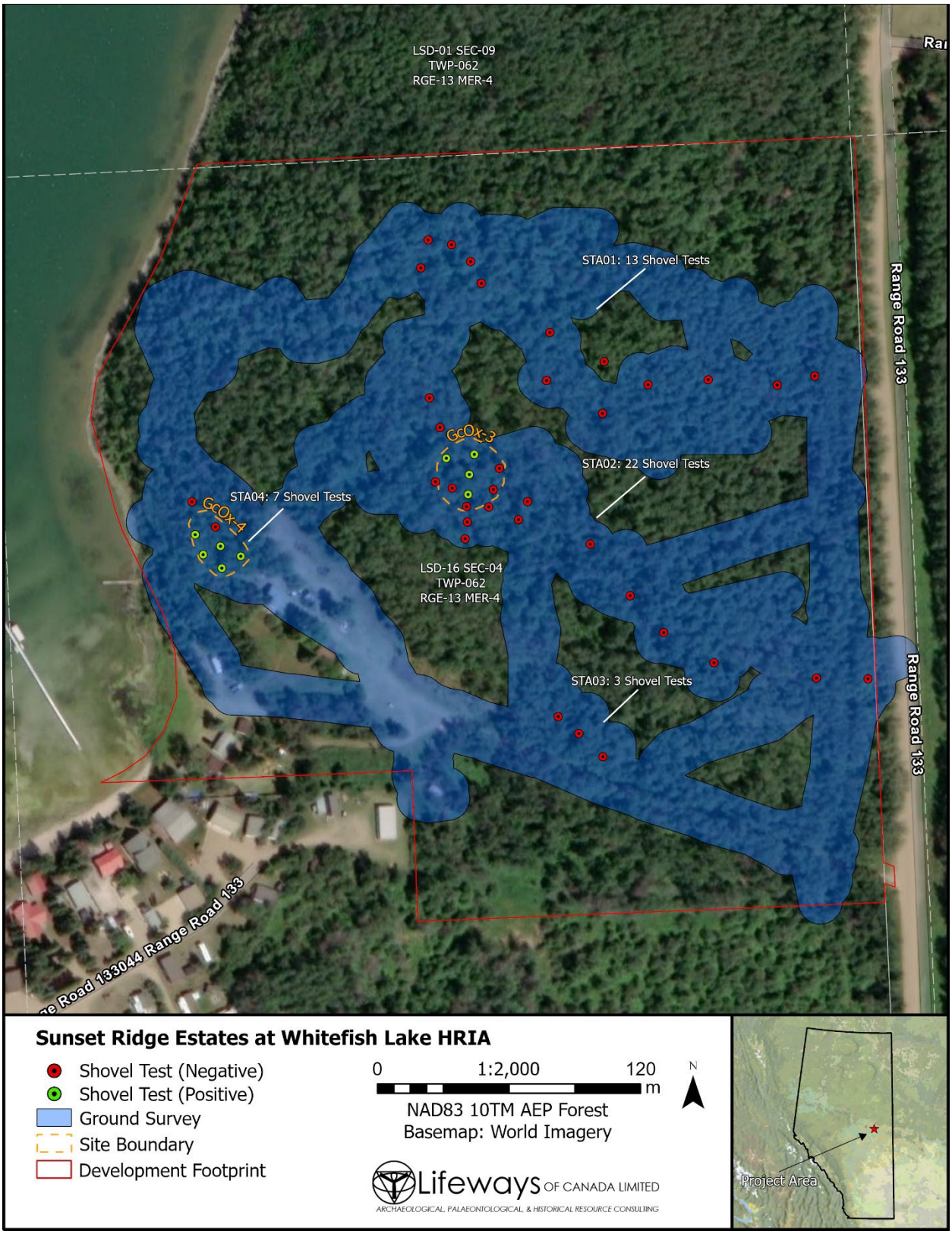

Figure 5. Orthophoto Showing Ground Survey Tracks and Location of Shovel Tests

Plate 1. View of Target Area TA01 Looking West

Plate 2. View of Target Area TA03 Looking West

overstory of aspen, birch, and poplar, with a subcanopy of trembling aspen (Plate 3). Ground cover includes prickly rose and leaf litter.

Archaeological Studies and Site Archaeological Characteristics

GcOx-3 was recorded when several quartzite flakes were found in Shovel Test GS4 (STGS4) (Figures 6 and 7, Plates 3 and 4). Three additional shovel tests excavated in the near vicinity (STBV5, STBV6, STBV10) also produced positive results, indicating the site to be spatially widespread and characterized by a larger lithic assemblage with a moderate diversity in material types and flake morphologies, indicative of multiple reduction events. In total one quartzite core and eleven pieces of lithic debitage were recovered (Tables 2 and 3). All materials came from various depths between 7-20 cmbs. Some of the flakes were found particularly deeply buried (~20 cmbs) within this stratigraphic profile, suggesting GcOx-3 may be associated with an Early Precontact occupation (Figure 3). No cultural features were identified. Overall, the GcOx-3 site area measures 32 x 30 m (NS/EW) covering an area of approximately 960 m^2 (Figure 5).

Provenience	Depth (cmbs)	Debitage Count	Stone Tools Count
STBV10	8-20	4	
STBV5	0-20	3	
STBV6	8	1	
STGS4P	0-15	3	1
	Total	**11**	**1**

Table 2. GcOx-3 Artefact Summary by Provenience

Flake Type	Materials		Total
	quartzite	siltstone	
primary decortication	2		2
secondary decortication	1		1
secondary	2	1	3
flake fragment	2		2
shatter	3		3
Total	**10**	**1**	**11**

Table 3. GcOx-3 Debitage Type Summary

The lithic material types from GcOx-3 are primarily quartzite (10 flakes and one core), with an additional single siltstone flake, suggesting some diversity in the assemblage (Table 3). Most of the debitage recovered were classified as primary and early secondary flakes or shatter, indicative of the earliest stages of lithic reduction and tool production (Table 3).

Plate 3. GcOx-3 Site Area Looking South

Plate 4. Stratigraphic Profile of Shovel Test STGS4P

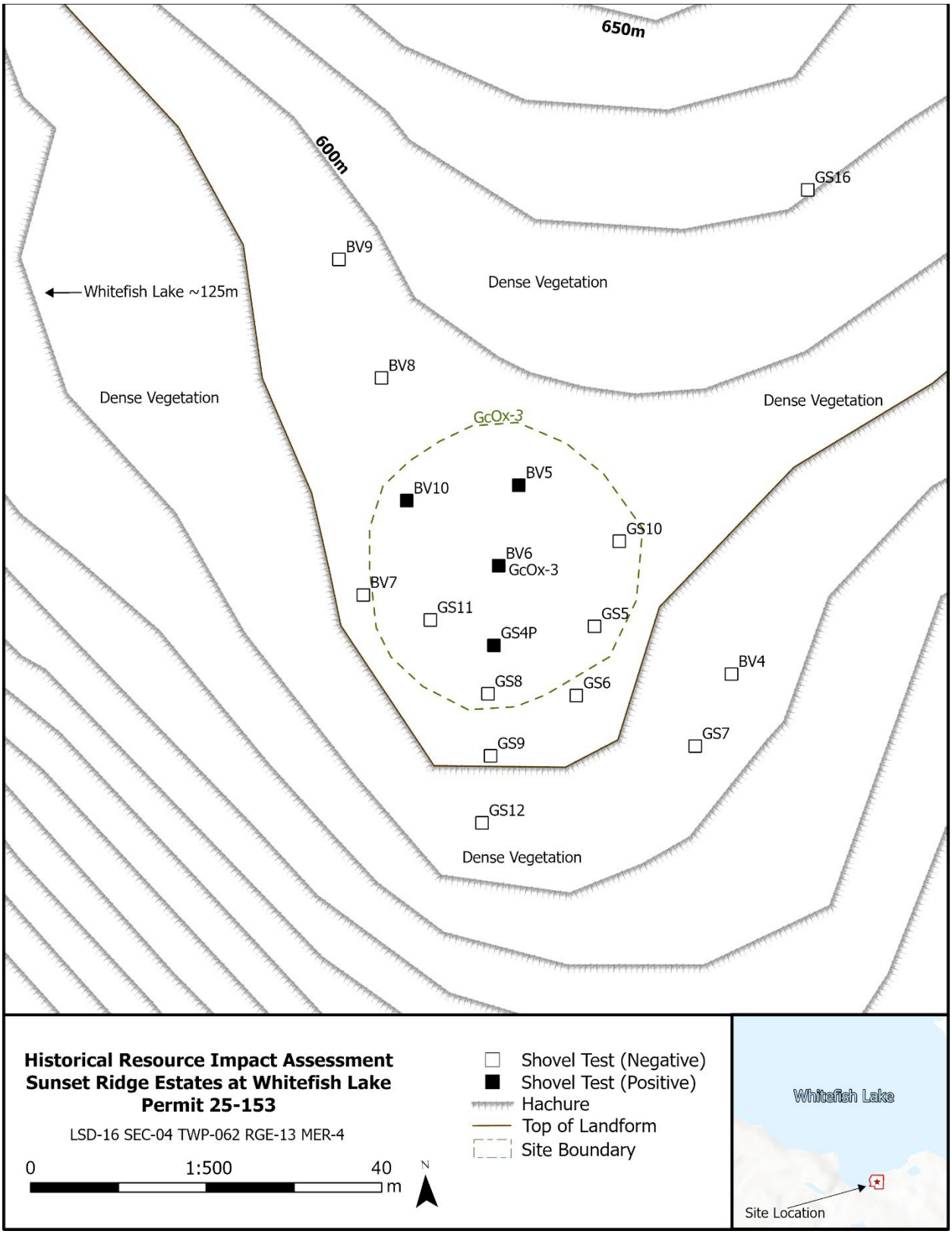

Figure 6. Sketch Map of GcOx-3

Tool Descriptions

GcOx-3:12 – Core

A grey quartzite 'tortoise back' cobble core was recovered from STGS4P from a depth of about 15 cmbs (Plate 5). This core is characterized by an asymmetric pear-shaped outline and a steep biconvex profile, with the ventral surface exhibiting extensive unidirectional flake scaring across its entirety. Conversely the dorsal side displays a smooth unmodified surface entirely covered with cortex. No other modifications are apparent.

Plate 5. Core, GcOx-3:12.

Significance and Recommendation

In summary, GcOx-3 represents by a significant lithic assemblage indicative of multiple reduction events likely associated with basecamp activities in a largely undisturbed area. As a result, it is considered to be of **High Local Significance (Appendices C and D)**. **If the GcOx-3 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. It is recommended that Stage 1 mitigative studies should include additional systematic shovel test on a 5 m interval and 15 m^2 of block excavation** aimed at recovering a more complete artifact assemblage and temporally diagnostic artifacts. **Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

3.2 GcOx-4 (LSD 16-4-62-14-W4M)

Location and Description

GcOx-4 is a Precontact artifact scatter (> 10 artefacts) newly recorded on a narrow, ridgelike bench overlooking Whitefish Lake to the west. The landform consists of a terrace edge trending northeast to southwest with a well-defined, western margin descending 45°–50° toward Whitefish Lake (Plate 6). The southern portion of the landform is relatively flat, while the northern margin gradually declines at approximately 20°. To the east the landform transitions into a poorly defined edge sloping about 10° into a low-lying area. The land surface is well drained, with generally thin and poorly developed soils, consisting of light grey silts classified as a gray luvisol overlying till deposits (Plate 7). Vegetation is consistent with surrounding areas, consisting of an overstory of aspen, birch, and poplar with an understory of trembling aspen. Groundcover includes prickly rose and leaf litter.

Plate 6. Looking West to Whitefish Lake from GcOx-4 Site Area

Archaeological Studies and Site Archaeological Characteristics

GcOx-4 was initially identified when a quartzite flake was recovered in STGS20 (Figures 4 and 6). Four additional adjacent shovel tests (STBV21, STBV22, STBV23 and STBGS22) also yielded positive results indicating an extensive lithic debitage scatter extending across the treed and heavily vegetated bench running north from the open yard where a house sits. In total 19 pieces of debitage and one small, calcined bone fragment were recovered from the five positive

shovel tests (Tables 4 and 5). The debitage present represents all stages of reduction from at least three different material types including chert, quartz, and quartzite (Table 5).

Plate 7. Stratigraphic Profile of GS20P

Provenience	Depth (cmbs)	Debitage Count	Fauna Count
STBC23	8-20	8	
STBV21	15	1	
STBV22	8-20	8	1
STGS20P	10-15	1	
STGS22P	15-20	1	
	Total	**19**	**1**

Table 4. GcOx-4 Artefact Summary by Provenience

Flake Type	Materials			Total
	quartzite	quartz	chert	
primary decortication	2		1	3
secondary decortication	2		1	3
secondary	2			2
flake fragment	4	2		6
shatter	3	2		5
Total	**13**	**4**	**2**	**19**

Table 5. GcOx-4 Debitage Type Summary

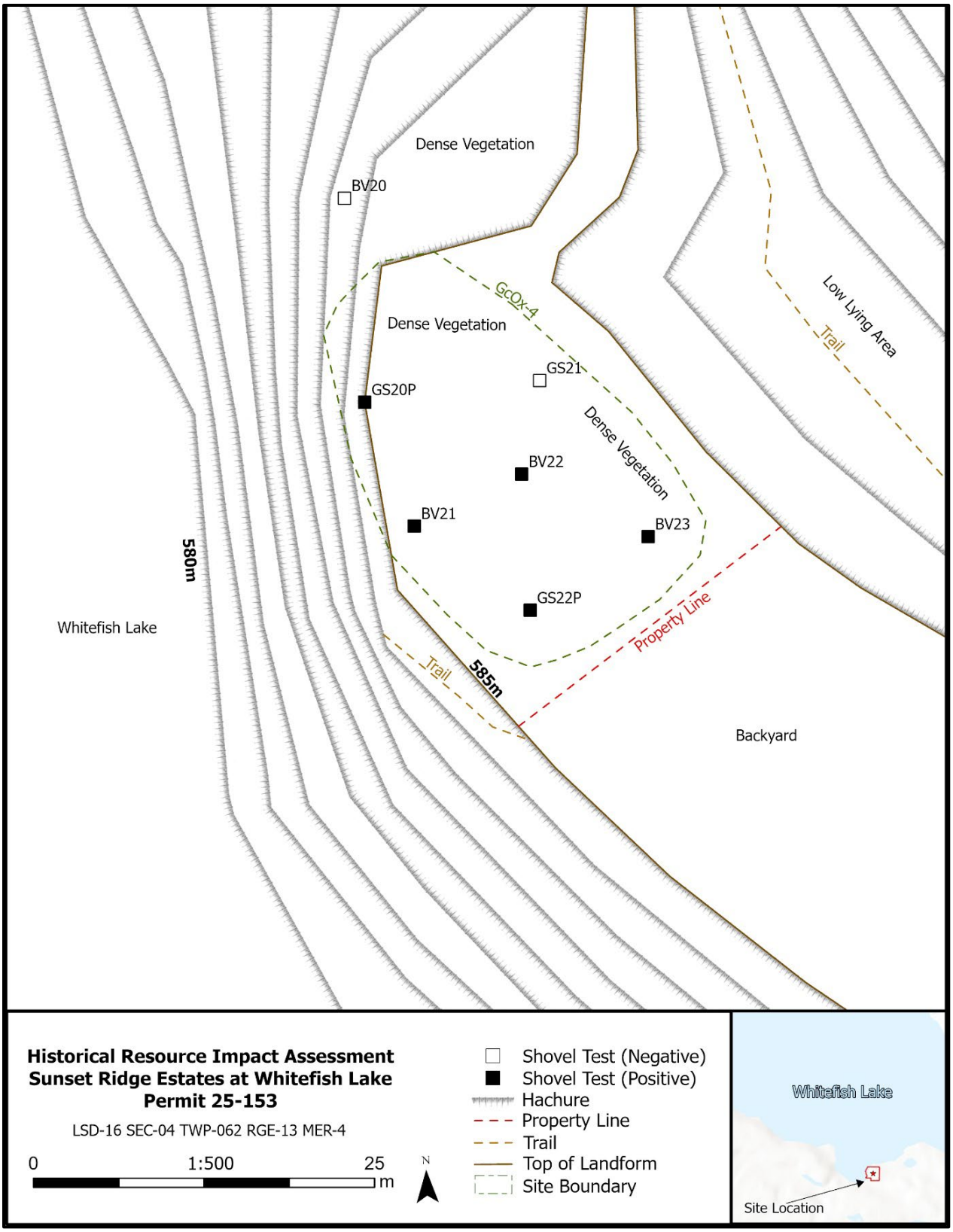

Figure 7. Sketch Map of GcOx-4

A single small (0.3 g) bone was recovered from STBV22. It was burned to the point of partial calcination (grey and white colouration). This fragment could not be identified taxonomically but is assigned as medium-large mammal. Similarly, the skeletal element could not be identified. Its presence, alongside the above-mentioned lithic artefacts, suggests animals were used in the activities at this site. It is possible that additional faunal remains have succumbed to acidic soils.

GcOx-4's elevated position and proximity to the lake suggest this to be a strategic location for short-term tool production or maintenance activities. These were likely associated with resource procurement or habitation along the lakeshore. No cultural features were identified. Overall, the GcOx-4 site area measures to be 31 x 20 m (NS/EW) covering an area of approximately 620 m^2.

Significance and Recommendation

In summary GcOx-4 represents a significant assemblage of stone and bone artifacts associated with resource procurement or basecamp activities, in an areas which appears to be largely undisturbed. As such, it is considered to be of **High Local Significance** (Appendix C). The artifact diversity and density indicate potential for additional buried cultural material to be present here. **If the GcOx-4 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. Additional field studies should include a systematic shovel test program at 5 m intervals and 20 m^2 of mitigative block excavations aimed at recovering a more complete artifact assemblage and temporally diagnostic artifacts**. **Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

4. SUMMARY AND RECOMMENDATIONS

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The archaeological field studies were completed in October 2025 and consisted of a pedestrian survey and shovel testing program within the Project area. A total of 45 shovel tests were excavated, nine of which were positive for cultural materials. This testing program resulted in the recording of two previously unrecorded sites, GcOx-3 and GcOx-4.

GcOx-3 is a newly recorded Precontact artifact scatter (> 10 artefacts) located on the edge of a high bench overlooking Whitefish Lake; approximately 30 m above the lake. The ground surface here is generally flat with a gentle 1°–2° slope trending westward and a slightly steeper (~5°) slope to the south. GcOx-3 was identified from 11 pieces of lithic debitage and one core recovered from four positive shovel tests. All materials came from various depths between 7-20 cm below surface (cmbs). Some of the flakes were found particularly deeply buried (~20 cmbs) within this stratigraphic profile, suggesting that GcOx-3 may be associated with an Early Precontact occupation. Overall, the site area measures 32 x 30 m (NS/EW) covering an area of approximately 960 m^2.

In summary GcOx-3 is represented by a significant lithic assemblage indicative of multiple reduction events, likely associated with basecamp activities, and is considered to be of **High Local Significance (Appendices C and D)**. **If the GcOx-3 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. It is recommended that Stage 1 mitigative studies should include additional systematic shovel test on a 5 m interval and 15 m^2 of block excavation. Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

GcOx-4 is a newly recorded Precontact artifact scatter (> 10 artefacts) located on a well-defined but narrow ridgelike bench overlooking Whitefish Lake to the west. This site was identified from 19 pieces of lithic debitage and one calcined bone fragment recovered from five positive shovel tests excavated within the site area. The lithic assemblage represents all stages of reduction from at least three different material types including chert, quartz, and quartzite. The elevated position and proximity to the lake suggests that GcOx-4 is in a strategic location for short-term tool production or maintenance activities, likely associated with resource procurement or habitation along the lakeshore. Overall, the GcOx-4 site area measures to be 31 x 20 m (NS/EW) covering an area of approximately 620 m^2.

In summary GcOx-4 is a significant assemblage of stone and bone artifacts associated with resource procurement or basecamp activities and is considered to be of **High Local Significance** (see Appendices C and D). The artifact diversity and density indicate potential for additional buried cultural materials to be present here. **If the GcOx-4 site area cannot be avoided by proposed developments, it is recommended that additional field studies be undertaken to mitigate any impacts to the site area. Additional field studies should include a systematic shovel test program at 5 m intervals and 20 m^2 of mitigative block excavations aimed at recovering a more complete artifact assemblage and temporally diagnostic artifacts. Pending initial Stage 1 results, additional Stage 2 mitigations may be required.**

Archaeological sites **GcOx-3** and **GcOx-4** are the first of this sort to be found on the margins of Whitefish Lake and hold the potential to contribute significantly to our understanding of Precontact adaptations along the lakeshore and how this location was integrated into the documented subsistence strategies and interactions spheres established throughout the Lakeland Region of east-central Alberta and beyond (McCullough 1982). For this reason, both sites are recommended for further study if the site areas cannot be avoided by the proposed Sunset Ridge Estates Development.

With the acceptance of this report under the Alberta Historical Resources Act, Massif Energy Ltd. has met all of the Historical Resources Requirements outlined under the response issued under file HRA # 4835-25-0072-001. Historic Resource Approval is recommended for all lands within the Project area beyond the limits of newly recorded sites GcOx-3 and GcOx-4.

All recommendations are subject to review by staff of the Historic Resource Management Branch of the Ministry of Alberta Arts, Culture and Status of Women

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APPENDIX A: SCHEDULE OF REQUIREMENTS ISSUED BY THE HISTORICAL RESOURCES MANAGEMENT BRANCH

Alberta

HRA Number: 4835-25-0072-001
August 19, 2025

Historical Resources Act Requirements

Proponent: Massif Energy Ltd.
2 Cavan Road, Sherwood Park, AB T8H 2K7
Contact: Austin Zacharko

Agent: Massif Energy Ltd.
Contact: Austin Zacharko

Project Name: **Sunset Ridge Estates at Whitefish Lake**

Project Components: Country Residential Subdivision
Area Structure Plan / Outline Plan
Land Use Amendment
Redesignation / Rezoning
Access Road
Electrical / Utility

Application Purpose: Requesting HRA Approval / Requirements

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resources Impact Assessment is required for all or portions of those activities described in this application and its attached plan(s)/sketch(es). The Historic Resources Impact Assessment is to be conducted in accordance with the instructions outlined in the following schedule.

David Link
Assistant Deputy Minister
Heritage Division
Alberta Arts, Culture and Status of Women

SCHEDULE OF REQUIREMENTS

ARCHAEOLOGICAL RESOURCES

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resources Impact Assessment for archaeological resources is to be conducted on behalf of the proponent by an archaeologist qualified to hold an archaeological research permit within the Province of Alberta. A permit must be issued by Alberta Arts, Culture and Status of Women prior to the initiation of any archaeological field investigations. Please allow ten working days for the permit application to be processed.

1. The Historic Resources Impact Assessment must address all areas of high archaeological potential within the project area.

SCHEDULE OF REQUIREMENTS (continued)

2. The Historic Resources Impact Assessment is to be carried out prior to the initiation of any land surface disturbance activities under snow-free, unfrozen ground conditions. Should the project require field studies under winter conditions, directions in the Archaeological Survey Information Bulletin: Winter Conditions must be followed.

3. Results of the Historic Resources Impact Assessment must be reported to Alberta Arts, Culture and Status of Women and subsequent *Historical Resources Act* approval must be granted before development proceeds.

PALAEONTOLOGICAL RESOURCES

There are no *Historical Resources Act* requirements associated with palaeontological resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

INDIGENOUS TRADITIONAL USE SITES

There are no *Historical Resources Act* requirements associated with Indigenous traditional use sites of a historic resource nature; however, the proponent must comply with Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

HISTORIC STRUCTURES

There are no *Historical Resources Act* requirements associated with historic structures; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

PROVINCIALLY DESIGNATED HISTORIC RESOURCES

There are no *Historical Resources Act* requirements associated with Provincially Designated Historic Resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

ADDITIONAL COMMENTS

1. To obtain contact information for consultants qualified to undertake the assessment work specified above, please consult the list of Alberta Historic Resource Consultants.

2. In addition to any specific conditions detailed above, the proponent must abide by all Standard Conditions under the *Historical Resources Act*.

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	13	62	4	16

SCHEDULE OF REQUIREMENTS (continued)

Documents Attached:

Document Name	Document Type
Subdivision Outline Plan	Illustrative Material

APPENDIX B: STRATIGRAPHIC AND SEDIMENT LOGS FOR SUBSURFACE TESTS

B.1 Target Area 01: Shovel Test: BV17

Total Depth: 18 cmbs	
Location: 10TM E 702859.14 N 6023382.85	
Sediment:	
0-4 cmbs	dark litter mat
4-8 cmbs	dark organic silt (Ah)
8-15 cmbs	light grey silt (Bh)
15-18 cm	clay (C)
Cultural Material Summary: No cultural material observed or collected	

Plate B.1. Stratigraphic Profile of BV17 in TA01.

B.2 Target Area 02: Shovel Test: GS4P (GcOx-3)

Total Depth: 30 cmbs	
Location: 10TM E 702701.18 N 6023328.95	
Sediment:	
0-4 cmbs	dark litter mat
4-10 cmbs	dark organic silt (Ah)
10-22 cmbs	light grey silt (Bh)
22-30 cm	clay (C)
Cultural Material Summary: 3 lithic flakes (GcOx-3:9, 10, 11) and core (GcOx-3:12)	

Plate B.2. Stratigraphic Profile of GS4P in TA02.

B.3 Target Area 03: Shovel Test: BV19

Total Depth: 20 cmbs	
Location: 10TM E 702742.22 N 6023227.85	
Sediment:	
0-4 cmbs	dark litter mat
4-11 cmbs	dark organic silt (Ah)
11-17 cmbs	light grey silt (Bh)
17-20 cm	clay (C)
Cultural Material Summary: No cultural material observed or collected	

Plate B.3. Stratigraphic Profile of BV01 in TA03.

B.4 Target Area 04: Shovel Test: GS20P (GcOx-4)

Total Depth: 25 cmbs	
Location: 10TM E 702576.8 N 6023310.66	
Sediment:	
0-6 cmbs	dark litter mat
6-12 cmbs	dark organic silt (Ah)
12-22 cmbs	light grey silt (Bh)
22-25 cm	clay (C)
Cultural Material Summary: 1 lithic flake (GcOx-4:1)	

Plate B.4. Stratigraphic Profile of GS20P in TA04.

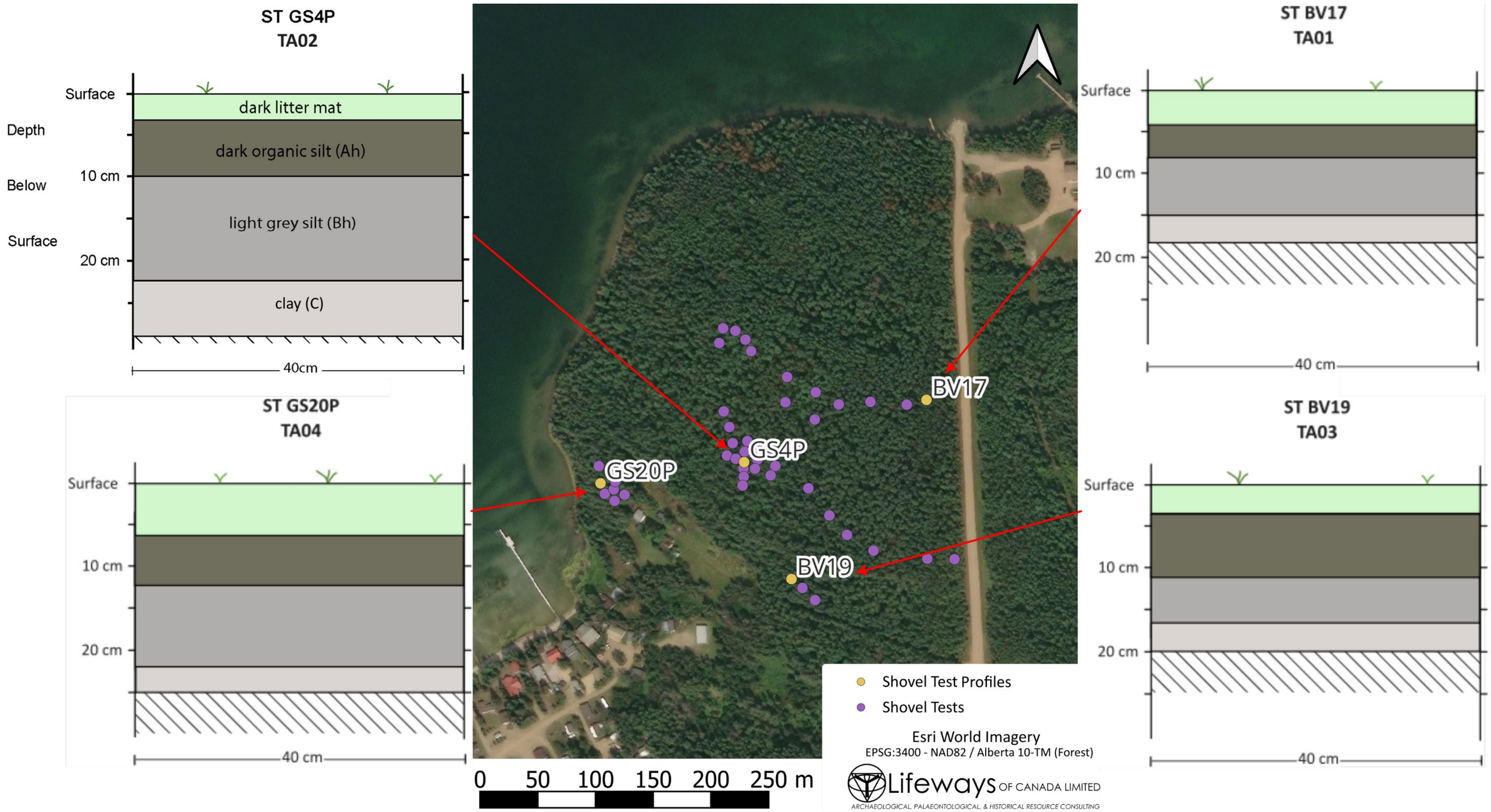


Figure B.1. Summary of Locations and Stratigraphy of Shovel Tests Excavated Under Permit 23-099

APPENDIX C: ASSESSMENT OF SITE SIGNIFICANCE

C.1 Assigning Significance

Precontact and Historic archaeological sites vary widely in size, content, complexity, condition, and age, and therefore in significance. Assignment of site significance is based on an archaeologist's assessment of the potential of a site to enhance the collective understanding of the archaeological or historical resources of a region. The information of interest includes: the cultures that were once present, their occupancy patterns, and resource harvesting patterns. An important part of the assessment of site significance revolves around potential for data collection. A site on which additional investigation is recommended prior to disturbance must have preserved information that is recoverable in an efficient and effective manner that will significantly aid our understanding of the past.
Sites vary greatly in their ability to inform on these subjects. Isolated finds with one or two expediently made, used, and discarded artifacts lying on the surface provide very little information in contrast to an isolated find of a projectile point. A projectile point generally informs us on culture, as point styles change through time and space and can usually be associated with specific archaeological cultures. In addition, a projectile point may inform us about the kinds of toolstone preferred for point manufacture and on trade patterns when non-local varieties of stones are used. That being said, isolated finds even of projectile points have little *in situ* value. That is, these small sites have only very limited amounts of recoverable information associated with them. They are of local significance. They are the most common kind of site, but unless exposed by disturbances or erosion they are the least likely to be discovered.

Large complex campsites or Historic townsites are at the other end of the spectrum. They contain large numbers of artifacts, features, and patterns of association representing complex activity areas, tasks, and social groups. Often these sites contain more than one vertically separated occupation (termed a stratified site) and represent repeated use of a favoured locale over many generations. These sites contain a great deal of information and are of high regional value. If very rare and an outstanding example of their kind they may be of Provincial significance.
Lying between the extremes of an isolated find and a campsite of high regional significance are the majority of discoverable archaeological sites. The following describes the categories of site significance utilized to evaluate the Precontact and Historic archaeological sites in this study.

C.2 Sites of Local Significance

Examples of sites of local significance are isolated finds or small artifact scatters and small camps in disturbed or eroded contexts, including small scatters of Historic materials. Most lack cultural or temporal diagnostic artifacts or dateable organics (charcoal/bone). Sites of local significance are recorded and mapped, and artifacts collected. Rarely are they recommended for avoidance or further study by a consulting archaeologist and Alberta Culture and Tourism rarely requires avoidance or further mitigative studies of sites of local significance.

C.3 Sites of High Local Significance

Examples of sites of high local significance include small artifact scatters (small camps) with temporal/cultural diagnostic artifacts, isolated hearth features with datable charcoal/bone, small but high-density workshops, or isolated Historic cabins. Non-local toolstone may be present at Precontact sites. These sites generally represent one-time occupations by individual, task, or small family groups at that locale. Mapping and archaeological excavation of these sites/features may recover information that will assist in understanding the archaeology within that locality and its role in the larger region. Sites of high local significance may be recommended for avoidance or further archaeological study by a consulting archaeologist. Alberta Culture and Tourism may require further mitigative studies of these sites if they cannot be avoided in a proposed development.

C.4 Sites of Regional Significance

Sites that fall into this category include moderate to large campsites, workshop/quarries, rock art sites, or larger Historic sites such as large logging camps. In campsites, time/culturally diagnostic artifacts, non-local tool stone, features, and datable charcoal or bone are present. These camps represent repeated occupations of a locale by a group (multiple family). A number of stratified occupations may be present. Mapping and archaeological excavation of regionally significant sites will recover information which not only greatly assists in understanding the archaeology of that locality but also of the region. Test excavations are sometimes required to verify that a site is of regional significance. These sites are almost always recommended for avoidance or further archaeological study by a professional archaeologist and Alberta Culture and Tourism generally requires further mitigative studies at sites of regional significance if to be disturbed by development.

C.5 Sites of High Regional Significance

The difference between sites of regional and high regional significance reflects differences in size, complexity, number of occupations, activities, density, and diversity of contents, age, and preservation. For example, a moderately-sized Precontact campsite with two occupations may be of regional significance, whereas a larger campsite with stratified remains of four occupations may be of high regional significance. A logging camp may be of regional significance, but a well-preserved Historic townsite may be of high regional significance.

C.6 Sites of Provincial Significance

Sites of Provincial significance are sites which, because of their outstanding values (size, complexity, rarity, condition, etc.) in comparison to other sites of the same class in the Province of Alberta, would qualify for designation under the Alberta *Historical Resources Act*. Sites of Provincial significance are the least common, and overall rather rare.

APPENDIX D: ALBERTA ARCHAEOLOGICAL SITE FORM

Alberta

ARCHAEOLOGICAL SITE INVENTORY FORM

Borden No. GcOx-3

Permit No. 25-153

Revist Date:

FINAL 2025 OCT 10

Site Name:

Field No: GS4P

Related Heritage Survey Key No.(s):

Location

1. Elevation (m): 597 2. NTS 1:50,000 Map No.: 73L05

3. Legal Description: LSD 16 Section 4 Township 62 Range 13 W of 4 M

4. Point Coordinates: 10-TM (Forest) (EPSG: 3400) Easting 702702.000 Northing 6023337.000

5. Landowner: ☐ Government of Canada ☐ Government of Alberta ☐ Municipal Government ☒ Freehold

Landowner Name/Address: Austin Zacharko, [redacted]

6. Dimensions: Length (m) 32 Width (m) 30 Long Axis Orientation N-S Depth Below Surface (m) 0.15

7. Access (tips for access, nearest named place, highway/road numbers, cardinal directions, landmarks, distances)

From Smoky Lake, Alberta, travel east along Highway 28 and turn north onto Highway 36. Continue north for approximately 13.7 km, then turn east onto Township Road 620 and proceed for roughly 9.7 km. Turn north onto Range Road 133 and continue for about 1.3 km before turning west into a private driveway. Park approximately 150 m down the driveway. From this point, enter the forest and proceed north up a steep slope for approximately 50 m to reach the pointed terrace where the site is located atop the landform.

8. Site Environment/Setting (describe water source, landform, aspect, slope, sediment, stratigraphy, vegetation)

Water Source: ☒ Permanent ☐ Seasonal

Water Source Type: ☒ Lake ☐ River ☐ Stream ☐ Pond ☐ Wetland ☐ Spring other, specify:

Distance to Water (m): 125 Direction to Water: West Name: Whitefish Lake

Landform: Pointed Terrace Slope (degrees): 2 Aspect: South

Sediment: ☐ Boulders ☐ Cobbles ☒ Gravel ☐ Sand ☒ Silt ☒ Clay ☐ Loam ☐ Bedrock

Stratigraphy, vegetation, other comments

Profile: 0–15 cm duff; 1 cm of dark brown organic soil; 15–28 cm light grey compact silt with abundant small subangular gravels; at approximately 30 cm, a mix of reddish-brown clay and compact silt. A positive shovel test was identified at ~15 cm depth.The landform consists of a pointed terrace or V-shaped bench overlooking Whitefish Lake, situated approximately 30 m above the lake to the east. The surface is generally flat with a gentle 1–2° slope trending westward and a slightly steeper (~5°) slope to the south. The southern to southwestern edge of the landform is well defined, descending roughly 40 m to lower benches overlooking the lake. To the east, the landform edge is less defined and gradually transitions into low-lying terrain. Vegetation consists of an overstory of aspen, birch, and poplar, with a subcanopy of trembling aspen. Ground cover includes prickly rose and leaf litter.

Borden No. GcOx-3

Permit No. 25-153

Site Typology

9. Site Class
- [x] prehistoric
- [ ] Indigenous historic
- [ ] historic
- [ ] contemporary

10. Site Context
- [ ] surface
- [x] subsurface
- [ ] stratified
- [ ] underwater
- [ ] undetermined

11. Component
- [x] single
- [ ] multi
- [ ] undetermined

1 # components

12. Site Type
- [ ] isolated find
- [ ] scatter ≤10
- [x] scatter >10
- [ ] campsite
- [ ] stone feature
- [ ] killsite
- [ ] workshop
- [ ] quarry
- [ ] rock art
- [ ] burial
- [ ] settlement
- [ ] homestead
- [ ] farm
- [ ] ranch
- [ ] dwelling
- [ ] trading post
- [ ] police post
- [ ] mine
- [ ] trail
- [ ] mission
- [ ] school
- [ ] urban
- [ ] ceremonial/religious
- [ ] industrial
- [ ] transportation
- [ ] historic feature
- [ ] forestry
- [ ] military
- [ ] collection

13. Culture
- [x] Prehistoric, undetermined
- [ ] Early Prehistoric
- [ ] Middle Prehistoric
- [ ] Late Prehistoric
- [ ] Fur Trade/Contact/Protohistoric
- [ ] Historic

Cultural Affiliation (complexes, phases, traditions, projectile point types, ethnographic & ethnic groups)

Culture Remarks (describe the basis for your inferences concerning the age and/or cultural affiliation of the site)

Current Observations

14. Site description (spatial extent, patterning, features, density and variety of remains, diagnostics and exotic material, interpretation of the site including origins, functions, and context, summary of pertinent historic ownership for historic sites)

The site consists of a subsurface scatter of over ten lithic artifacts, which include a single core. Artifacts were recovered primarily from shovel testing at approximately 15cm depth within compact silt. The assemblage exhibits moderate diversity in material type and flake morphology, indicating multiple reduction events. No cultural features were identified. The site is situated on a pointed terrace overlooking Whitefish Lake to the west. Its elevated position and proximity to the lake suggest a strategic location for short-term tool production or maintenance activities, likely associated with resource procurement or habitation along the lakeshore.

15. Features (frequencies)
- ___ stone circle
- ___ cairn
- ___ stone arc
- ___ stone line
- ___ drive lane
- ___ medicine wheel
- ___ effigy
- ___ pictograph
- ___ petroglyph
- ___ hearth
- ___ pit
- ___ mound
- ___ depression
- ___ cabin
- ___ house
- ___ structure
- ___ foundation
- ___ cellar
- ___ dump
- ___ fence
- ___ trail
- ___ well
- ___ privy
- ___ outhouse
- ___ burial

other, specify ___

Borden No. GcOx-3
Permit No. 25-153

Current Observations, continued

16. Materials Observed: ☒ yes ☐ no Materials Collected: ☒ yes ☐ no

Materials observed/collected (frequencies)

observed	collected		observed	collected		observed	collected	
		projectile points			charcoal			wood
		lithic tools			faunal remains			shell
1	1	lithic cores			metal points			metal
11	11	lithic debitage			floral remains			glass
		bone tools			tephra			beads
		pottery			macrofossils			ceramics (historic)
		fire cracked rock			soil samples			other, specify

Total # materials observed: 12

Total # materials collected: 12

17. Collection Remarks (formed tools, raw materials, identifiable faunal, etc. collected)

11 quartzite flakes, and 1 quartzite core collected. Early and late stage reduction sequence, predominately late stage.

18. Collection Repository: ☒ Royal Alberta Museum ☐ private collection

19. Photo/Images: ☒ yes ☐ no Repository: ☒ Royal Alberta Museum other, specify

20. Calendar Date (A.D.):

21. Radiocarbon Dates (conventional C14 date(s) and standard deviation (+/-), lab number and material dated)

22. Estimated Portion Intact: ☒ 80-100% ☐ 50-80% ☐ <50% ☐ 0% ☐ undetermined

23. Disturbance Factors:

Type of Existing Disturbance

☐ agriculture	☐ road/highway	☐ coal mine	☐ transmission line	☐ industrial area	☐ cutline	other, specify
☐ pipeline	☐ gravel/sand pit	☐ oil sands	☐ recreation area	☐ vandalism	☐ OHV trail	
☐ wellsite	☐ residential area	☐ forestry	☐ reservoir	☐ erosion	☐ flooding	

Will proposed development impact site? ☐ yes ☒ no ☐ unknown ☐ N/A

Type of Anticipated / Potential Disturbance

☐ agriculture	☐ road/highway	☐ coal mine	☐ transmission line	☐ industrial area	☐ cutline	other, specify
☐ pipeline	☐ gravel/sand pit	☐ oil sands	☐ reservoir	☐ vandalism	☐ OHV trail	
☐ wellsite	☐ residential area	☐ forestry	☐ recreation area	☐ erosion	☐ flooding	

Disturbance Factor Details (both existing and anticipated)

Site is to be recommended for avoidance/further study. No disturbance anticipated.

Borden No. GcOx-3
Permit No. 25-153

Investigation

24. Investigation Methods	Location: # on landform (includes area within site)			# within site boundary			# of positives		
	screened	not screened	**total**	screened	not screened	**total**	screened	not screened	**total**
☐ exposure inspection									
☒ shovel tests	17		**17**	8		**8**	4		**4**
☐ backhoe tests									
☐ deep evaluative test									
☐ auger tests									
☐ test unit									
☐ monitoring									
☐ surface inspection									
☐ excavation unit	# excavated square meters:			screen mesh size (mm): 6.25					
☐ detailed mapping	map description:								
other, specify:									

25. Permit Holder/Researcher: Grant Smith

26. Researcher Affiliation: Lifeways of Canada Limited

27. Observed by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/24

28. Collected by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/24

29. Tested by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/24

30. Excavated by: Date (YYYYMMDD): 2025/09/24

31. Form completed by: Smith, G. Date (YYYYMMDD): 2025/10/06

32. Report Title/Project Name: Sunset Ridge Estates at Whitefish Lake

Site Significance and Recommendations

33. Site Significance/Recommendations Remarks

The site is considered to have moderate archaeological significance based on the recovery of more than ten lithic artifacts, including a core and flakes of varying material types. The artifact density indicate potential for additional buried cultural material. It is recommended that further investigation be undertaken to better define the site's extent, integrity, and cultural context. Additional subsurface testing is advised prior to any ground-disturbing activities to ensure adequate assessment and mitigation of archaeological resources.

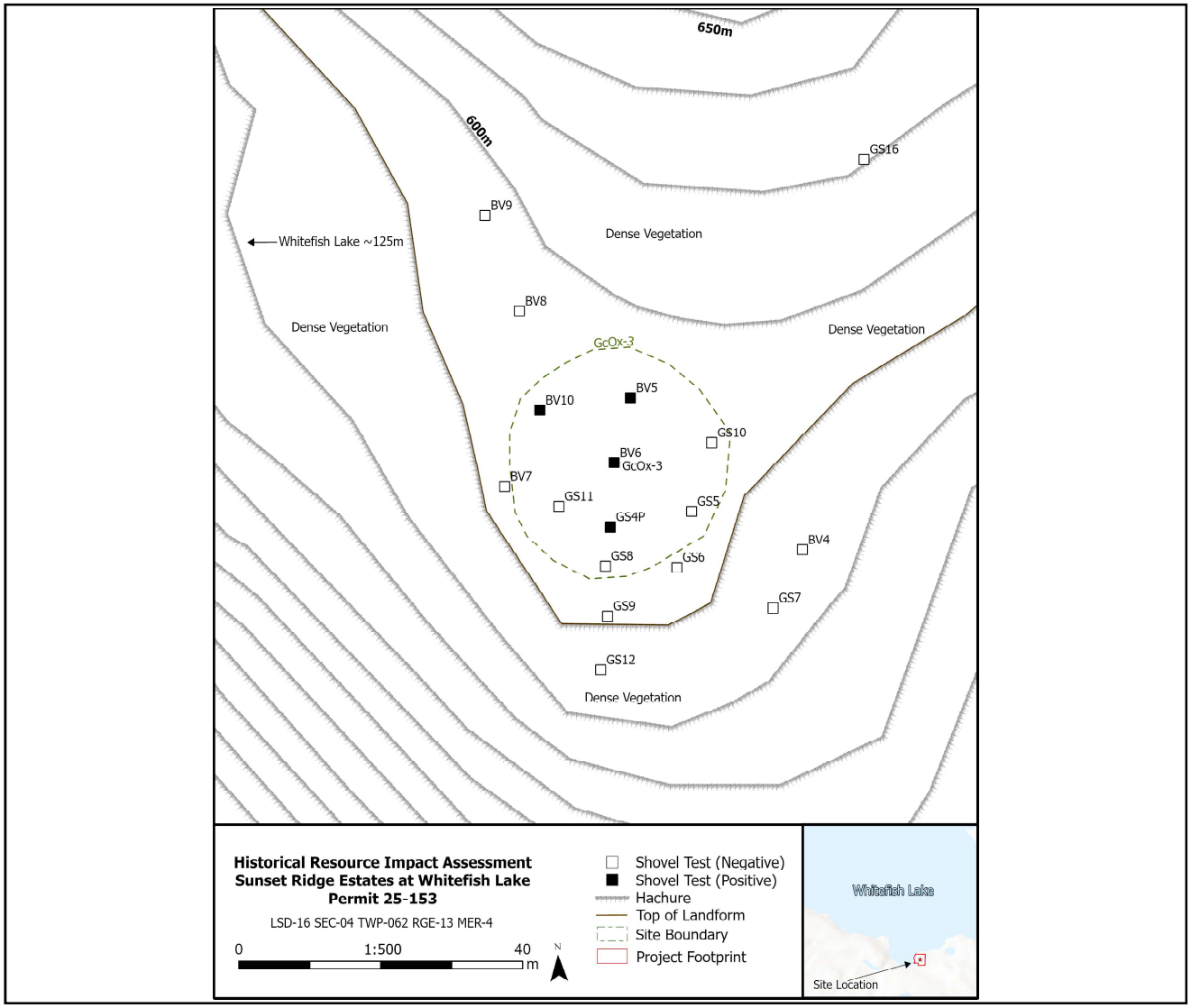
34. Additional Remarks

Photo facing south over first positive shovel test (GS4P) on landform.

Borden No. GcOx-3

35. Site Map

Permit No. 25-153



NTS 1:50,000 Map Inset Map No.: 73L05

Optional (map legend, site or artifact photo, other)

Alberta

ARCHAEOLOGICAL SITE INVENTORY FORM

Borden No. GcOx-4

Permit No. 25-153

Revist Date:

FINAL 2025 OCT 10

Site Name:

Field No: GS20P

Related Heritage Survey Key No.(s):

Location

1. Elevation (m): 586 2. NTS 1:50,000 Map No.: 73L05

3. Legal Description: LSD 16 Section 4 Township 62 Range 13 W of 4 M

4. Point Coordinates: 10-TM (Forest) (EPSG: 3400) Easting 702586.000 Northing 6023306.000

5. Landowner: ☐ Government of Canada ☐ Government of Alberta ☐ Municipal Government ☒ Freehold

Landowner Name/Address: Austin Zacharko, [redacted]

6. Dimensions: Length (m) 31 Width (m) 20 Long Axis Orientation NW-SE Depth Below Surface (m) 0.15

7. Access (tips for access, nearest named place, highway/road numbers, cardinal directions, landmarks, distances)

From Smoky Lake, Alberta, travel east along Highway 28 and turn north onto Highway 36. Continue north for approximately 13.7 km, then turn east onto Township Road 620 and proceed for roughly 9.7 km. Turn north onto Range Road 133 and continue for about 1.3 km before turning west into a private driveway. Park approximately 150 m down the driveway. From this point, proceed north past the main home for roughly 150m until the backyard transitions into the dense forest. At this transition point the site can be accessed on the terrace overlooking Whitefish Lake.

8. Site Environment/Setting (describe water source, landform, aspect, slope, sediment, stratigraphy, vegetation)

Water Source: ☒ Permanent ☐ Seasonal

Water Source Type: ☒ Lake ☐ River ☐ Stream ☐ Pond ☐ Wetland ☐ Spring other, specify:

Distance to Water (m): 15 Direction to Water: West Name: Whitefish Lake

Landform: Terrace Slope (degrees): 2 Aspect: West

Sediment: ☐ Boulders ☐ Cobbles ☐ Gravel ☐ Sand ☒ Silt ☒ Clay ☐ Loam ☐ Bedrock

Stratigraphy, vegetation, other comments

Profile: 0–9 cm duff; 10–11 cm dark brown organic soil; 11–22 cm light grey silt; 22–25 cm clayey silt composed of mixed reddish-brown clay and light grey silt. Shovel testing was conducted along the terrace edge at 10–20 m intervals, beginning at the edge of a disturbed area to the south.The landform consists of a terrace edge trending northeast to southwest with a well-defined western margin descending 45–50° toward Whitefish Lake. The southern portion of the landform is relatively flat, while the northern margin gradually declines at approximately 20°. To the east, the landform transitions into a poorly defined edge sloping about 10° into a low-lying area. Vegetation is consistent with surrounding areas, consisting of an overstory of aspen, birch, and poplar, with an understory of trembling aspen. Ground cover includes prickly rose and leaf litter.

Borden No. GcOx-4

Permit No. 25-153

Site Typology

9. Site Class
- [x] prehistoric
- [ ] Indigenous historic
- [ ] historic
- [ ] contemporary

10. Site Context
- [ ] surface
- [x] subsurface
- [ ] stratified
- [ ] underwater
- [ ] undetermined

11. Component
- [x] single
- [ ] multi
- [ ] undetermined

1 # components

12. Site Type
- [ ] isolated find
- [ ] scatter ≤10
- [ ] scatter >10
- [x] campsite
- [ ] stone feature
- [ ] killsite
- [ ] workshop
- [ ] quarry
- [ ] rock art
- [ ] burial
- [ ] settlement
- [ ] homestead
- [ ] farm
- [ ] ranch
- [ ] dwelling
- [ ] trading post
- [ ] police post
- [ ] mine
- [ ] trail
- [ ] mission
- [ ] school
- [ ] urban
- [ ] ceremonial/religious
- [ ] industrial
- [ ] transportation
- [ ] historic feature
- [ ] forestry
- [ ] military
- [ ] collection

13. Culture
- [x] Prehistoric, undetermined
- [ ] Early Prehistoric
- [ ] Middle Prehistoric
- [ ] Late Prehistoric
- [ ] Fur Trade/Contact/Protohistoric
- [ ] Historic

Cultural Affiliation (complexes, phases, traditions, projectile point types, ethnographic & ethnic groups)

Culture Remarks (describe the basis for your inferences concerning the age and/or cultural affiliation of the site)

Current Observations

14. Site description (spatial extent, patterning, features, density and variety of remains, diagnostics and exotic material, interpretation of the site including origins, functions, and context, summary of pertinent historic ownership for historic sites)

The site consists of a subsurface scatter of over ten lithic artifacts a varying material types, in addition to a single calcine bone fragment. Artifacts were recovered primarily from shovel testing at approximately 15cm depth within compact silt. No cultural features were identified. The site is situated on a terrace edge or bench, immediately overlooking Whitefish Lake to the west and south. Its elevated position and proximity to the lake suggest a strategic location for short-term tool production or maintenance activities, likely associated with resource procurement or habitation along the lakeshore.

15. Features (frequencies)
- ___ stone circle
- ___ cairn
- ___ stone arc
- ___ stone line
- ___ drive lane
- ___ medicine wheel
- ___ effigy
- ___ pictograph
- ___ petroglyph
- ___ hearth
- ___ pit
- ___ mound
- ___ depression
- ___ cabin
- ___ house
- ___ structure
- ___ foundation
- ___ cellar
- ___ dump
- ___ fence
- ___ trail
- ___ well
- ___ privy
- ___ outhouse
- ___ burial

other, specify ___

Borden No. GcOx-4
Permit No. 25-153

Current Observations, continued

16. Materials Observed: ☒ yes ☐ no Materials Collected: ☒ yes ☐ no

Materials observed/collected (frequencies)

observed	collected		observed	collected		observed	collected	
		projectile points			charcoal			wood
		lithic tools	1	1	faunal remains			shell
		lithic cores			metal points			metal
20	20	lithic debitage			floral remains			glass
		bone tools			tephra			beads
		pottery			macrofossils			ceramics (historic)
		fire cracked rock			soil samples			other, specify

Total # materials observed: 21

Total # materials collected: 21

17. Collection Remarks (formed tools, raw materials, identifiable faunal, etc. collected)

12 quartzite flakes, 2 chert flakes, 5 quartz flakes,1 petrified wood flake, and 1 calcine bone fragment. All flakes were in the late stages of lithic reduction. No single bone fragment is unidentifiable.

18. Collection Repository: ☒ Royal Alberta Museum ☐ private collection

19. Photo/Images: ☒ yes ☐ no Repository: ☒ Royal Alberta Museum other, specify

20. Calendar Date (A.D.):

21. Radiocarbon Dates (conventional C14 date(s) and standard deviation (+/-), lab number and material dated)

22. Estimated Portion Intact: ☒ 80-100% ☐ 50-80% ☐ <50% ☐ 0% ☐ undetermined

23. Disturbance Factors:

Type of Existing Disturbance

☐ agriculture ☐ road/highway ☐ coal mine ☐ transmission line ☐ industrial area ☐ cutline
☐ pipeline ☐ gravel/sand pit ☐ oil sands ☐ recreation area ☐ vandalism ☐ OHV trail
☐ wellsite ☐ residential area ☐ forestry ☐ reservoir ☐ erosion ☐ flooding

other, specify

Will proposed development impact site? ☐ yes ☒ no ☐ unknown ☐ N/A

Type of Anticipated / Potential Disturbance

☐ agriculture ☐ road/highway ☐ coal mine ☐ transmission line ☐ industrial area ☐ cutline
☐ pipeline ☐ gravel/sand pit ☐ oil sands ☐ reservoir ☐ vandalism ☐ OHV trail
☐ wellsite ☐ residential area ☐ forestry ☐ recreation area ☐ erosion ☐ flooding

other, specify

Disturbance Factor Details (both existing and anticipated)

Site is to be recommended for avoidance/further study. No disturbance anticipated.

Borden No. GcOx-4
Permit No. 25-153

Investigation

24. Investigation Methods	Location: # on landform (includes area within site)			Location: # within site boundary			# of positives		
	screened	not screened	**total**	screened	not screened	**total**	screened	not screened	**total**
☐ exposure inspection									
☒ shovel tests	7		**7**	6		**6**	5		**5**
☐ backhoe tests									
☐ deep evaluative test									
☐ auger tests									
☐ test unit									
☐ monitoring									
☐ surface inspection									
☐ excavation unit	# excavated square meters:			screen mesh size (mm): 6.25					
☐ detailed mapping	map description:								
other, specify:									

25. Permit Holder/Researcher: Grant Smith
26. Researcher Affiliation: Lifeways of Canada Limited
27. Observed by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/25
28. Collected by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/25
29. Tested by: Smith, G. and Vivian, B. Date (YYYYMMDD): 2025/09/25
30. Excavated by: Date (YYYYMMDD): 2025/09/25
31. Form completed by: Smith, G. Date (YYYYMMDD): 2025/10/06
32. Report Title/Project Name: Sunset Ridge Estates at Whitefish Lake

Site Significance and Recommendations

33. Site Significance/Recommendations Remarks

The site is considered to have moderate archaeological significance based on the recovery of more than ten lithic artifacts of varying material types. The artifact diversity and density indicate potential for additional buried cultural material. It is recommended that further investigation be undertaken to better define the site's extent, integrity, and cultural context. Additional subsurface testing is advised prior to any ground-disturbing activities to ensure adequate assessment and mitigation of archaeological resources.

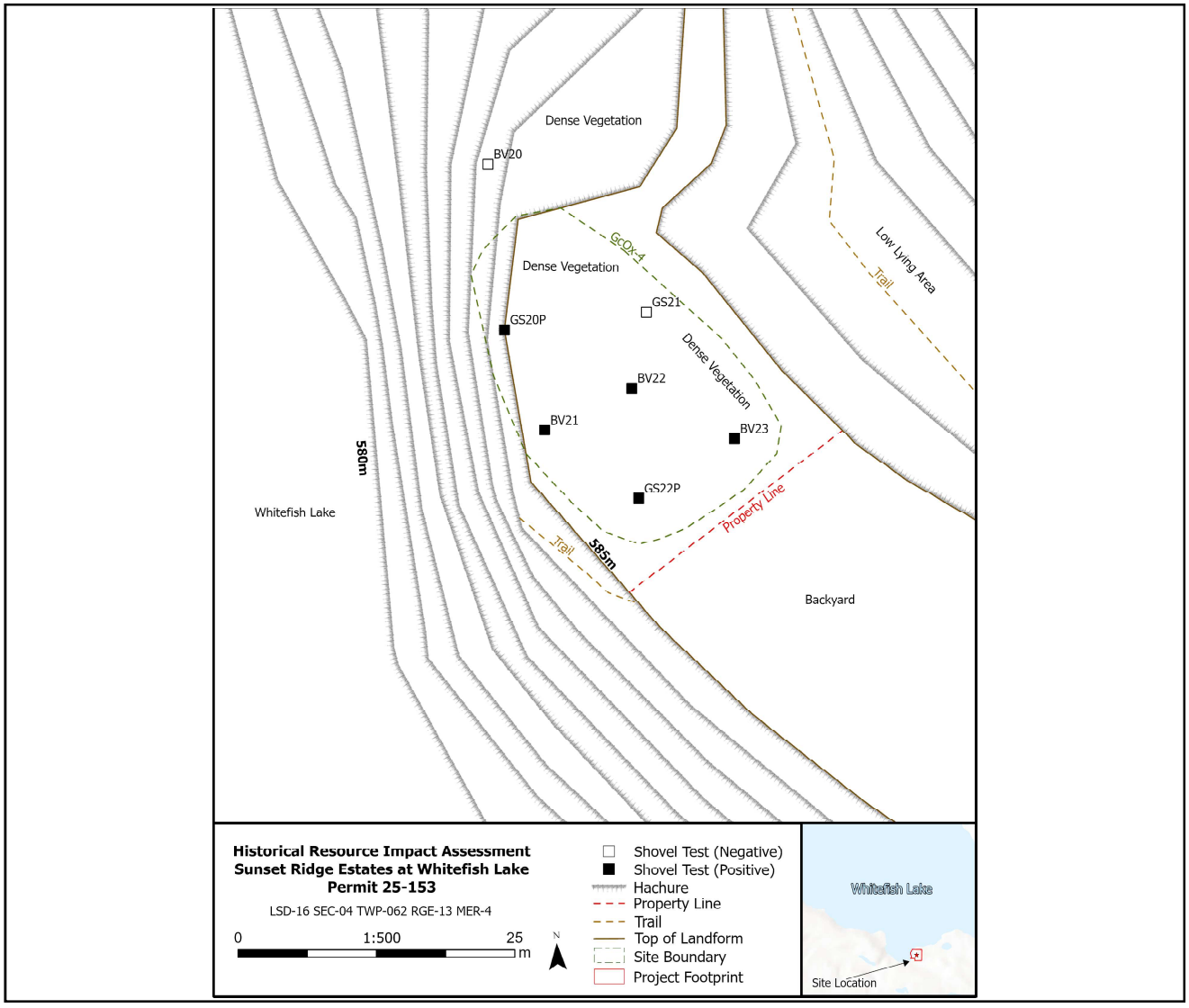
34. Additional Remarks

Photo facing west over first positive shovel test (GS20P) on landform.

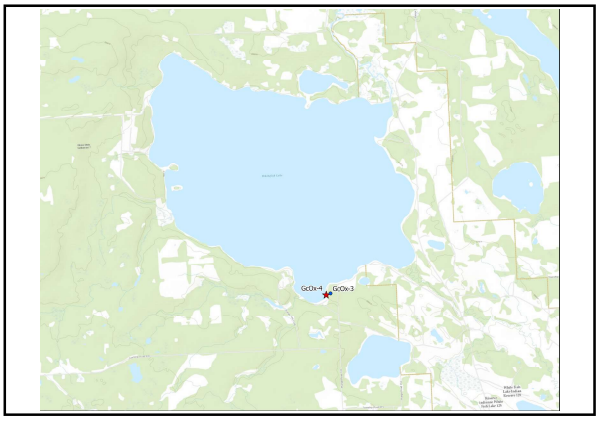
Borden No. GcOx-4

35. Site Map

Permit No. 25-153



NTS 1:50,000 Map Inset Map No.: 73L05



Optional (map legend, site or artifact photo, other)

APPENDIX F: SPATIAL DATA

Shape_Leng	Shape_Area	Permit	Bndy_Type	Subtype
3526.444	60336.13	25-153	Ground Survey	2
1397.622	107375.5	25-153	Development Footprint	1

Permit	SI_Name	Type	Subtype	Result	Num_Arts	Borden_No	sq_m	Depth	Screen	Screen_mm
25-153	BV11	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV12	Shovel Test	1	Negative	0		0	0.15	Screened	6.25
25-153	BV13	Shovel Test	1	Negative	0		0	0.18	Screened	6.25
25-153	BV14	Shovel Test	1	Negative	0		0	0.12	Screened	6.25
25-153	BV15	Shovel Test	1	Negative	0		0	0.18	Screened	6.25
25-153	BV16	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV17	Shovel Test	1	Negative	0		0	0.18	Screened	6.25
25-153	BV18	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV19	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV20	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV21	Shovel Test	1	Positive	1	GcOx-4	0	0.24	Screened	6.25
25-153	BV22	Shovel Test	1	Positive	9	GcOx-4	0	0.25	Screened	6.25
25-153	BV23	Shovel Test	1	Positive	9	GcOx-4	0	0.2	Screened	6.25
25-153	BV1	Shovel Test	1	Negative	0		0	0.35	Screened	6.25
25-153	BV2	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	BV3	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV4	Shovel Test	1	Negative	0		0	0.23	Screened	6.25
25-153	BV5	Shovel Test	1	Positive	3	GcOx-3	0	0.2	Screened	6.25
25-153	BV6	Shovel Test	1	Positive	1	GcOx-3	0	0.2	Screened	6.25
25-153	BV7	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV8	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV9	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	BV10	Shovel Test	1	Positive	4	GcOx-3	0	0.3	Screened	6.25
25-153	GS13	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	GS14	Shovel Test	1	Negative	0		0	0.22	Screened	6.25
25-153	GS15	Shovel Test	1	Negative	0		0	0.22	Screened	6.25
25-153	GS16	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	GS17	Shovel Test	1	Negative	0		0	0.23	Screened	6.25
25-153	GS18	Shovel Test	1	Negative	0		0	0.22	Screened	6.25
25-153	GS19	Shovel Test	1	Negative	0		0	0.28	Screened	6.25
25-153	GS20P	Shovel Test	1	Positive	1	GcOx-4	0	0.25	Screened	6.25
25-153	GS21	Shovel Test	1	Negative	0	GcOx-4	0	0.25	Screened	6.25
25-153	GS22P	Shovel Test	1	Positive	1	GcOx-4	0	0.22	Screened	6.25
25-153	GS1	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	GS2	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	GS3	Shovel Test	1	Negative	0		0	0.23	Screened	6.25
25-153	GS4P	Shovel Test	1	Positive	4	GcOx-3	0	0.3	Screened	6.25

Permit	SI_Name	Type	Subtype	Result	Num_Arts	Borden_No	sq_m	Depth	Screen	Screen_mm
25-153	GS5	Shovel Test	1	Negative	0	GcOx-3	0	0.22	Screened	6.25
25-153	GS6	Shovel Test	1	Negative	0		0	0.22	Screened	6.25
25-153	GS7	Shovel Test	1	Negative	0		0	0.25	Screened	6.25
25-153	GS8	Shovel Test	1	Negative	0	GcOx-3	0	0.22	Screened	6.25
25-153	GS9	Shovel Test	1	Negative	0		0	0.2	Screened	6.25
25-153	GS10	Shovel Test	1	Negative	0	GcOx-3	0	0.2	Screened	6.25
25-153	GS11	Shovel Test	1	Negative	0	GcOx-3	0	0.2	Screened	6.25
25-153	GS12	Shovel Test	1	Negative	0		0	0.23	Screened	6.25

APPENDIX G: ARTIFACT CATALOGUE

Borden Number	Catalogue Number	Count	Weight (g)	Length (mm)	Width (mm)	Thickness (mm)	Gross/Category Class	Description	Portion/Integrity	Raw Material	Colour	Cortex	Gross Taxon/ Family	Depth (cm BS)	10-TM Easting	10-TM Northing	SI_Name	Comments
GcOx-3	1	1	150.5	109.58			Lithic	primary decortication flake	incomplete	quartzite	grey, light	10%		0-20	702704.02	6023347.18	STBV5	
GcOx-3	2	1	1.2	19.4			Lithic	shatter	incomplete	quartzite	pink	0%		0-20	702704.02	6023347.18	STBV5	
GcOx-3	3	1	0.8	17.3			Lithic	shatter	incomplete	quartzite	orange	0%		0-20	702704.02	6023347.18	STBV5	
GcOx-3	4	1	4.4	31.05			Lithic	secondary flake	incomplete	quartzite	grey, light/ grey, dark	0%		8	702701.73	6023338.01	STBV6	dark grey part is more fine-grained; distal margin broken off
GcOx-3	5	1	13.1	40.64			Lithic	secondary decortication flake	incomplete	quartzite	pink/ white	25%		8-20	702691.25	6023345.43	STBV10	distal margin broken off
GcOx-3	6	1	4.8	27.96			Lithic	primary decortication flake	incomplete	quartzite	grey	50%		8-20	702691.25	6023345.43	STBV10	distal margin broken off
GcOx-3	7	1	3.2	22.45			Lithic	secondary flake	complete	quartzite	brown, light	0%		8-20	702691.25	6023345.43	STBV10	
GcOx-3	8	1	2.7	17.94			Lithic	secondary flake	incomplete	siltstone	red	0%		8-20	702691.25	6023345.43	STBV10	
GcOx-3	9	1	6.9	36.87			Lithic	flake fragment	incomplete	quartzite	white	0%		0-15	702701.18	6023328.95	STGS4P	
GcOx-3	10	1	11.8	44.02			Lithic	flake fragment	incomplete	quartzite	white	0%		0-15	702701.18	6023328.95	STGS4P	consists of distal margin portion
GcOx-3	11	1	0.7	18.82			Lithic	shatter	incomplete	quartzite	red	0%		0-15	702701.18	6023328.95	STGS4P	
GcOx-3	12	1	324.8	109.55	93.31	35.84	Lithic	core	complete	quartzite	grey/ orange			0-15	702701.18	6023328.95	STGS4P	seems heated - red/orange colouration at and around cortex (but not crazed); cortex covering ~80% of dorsal surface
GcOx-4	1	1	50.4	58.22			Lithic	primary decortication	incomplete	quartzite	red	0%		10-15	702576.80	6023310.66	STGS20P	distal portion broken off; 75% of dorsal surface is not cortex but weathered exterior
GcOx-4	2	1	0.3	14.28			Lithic	secondary decortication	incomplete	chert	grey, dark	10%		15-20	702588.93	6023295.41	STGS22P	small amount of exterior (cortex?) at platform
GcOx-4	3	1	8.0	36.66			Lithic	flake fragment	incomplete	quartzite	brown, light/ brown	0%		15	702580.43	6023301.58	STBV21	portion of distal margin
GcOx-4	4	1	9.7	28.55			Lithic	secondary decortication	incomplete	quartzite	red	0%		8-20	702588.30	6023305.39	STBV22	distal portion broken off;
GcOx-4	5	1	2.8	26.14			Lithic	flake fragment	incomplete	quartzite	red/ grey	0%		8-20	702588.30	6023305.39	STBV22	
GcOx-4	6	1	0.5	16.03			Lithic	flake fragment	incomplete	quartzite	red	0%		8-20	702588.30	6023305.39	STBV22	
GcOx-4	7	1	1.4	20.4			Lithic	flake fragment	incomplete	quartzite	pink, light	0%		8-20	702588.30	6023305.39	STBV22	distal edge of flake
GcOx-4	8	1	0.8	18.85			Lithic	secondary	complete	quartzite	pink, light	0%		8-20	702588.30	6023305.39	STBV22	
GcOx-4	9	1	0.3	12.53			Lithic	shatter	incomplete	quartzite	brown	50%		8-20	702588.30	6023305.39	STBV22	
GcOx-4	10	1	1.6	22.04			Lithic	primary decortication	incomplete	quartzite	orange	50%		8-20	702588.30	6023305.39	STBV22	fine-grained
GcOx-4	11	1	0.9	20.88			Lithic	flake fragment	incomplete	quartz	white	0%		8-20	702588.30	6023305.39	STBV22	lateral or distal edge flake fragment
GcOx-4	12	1	0.5	13.82			Lithic	shatter	incomplete	quartz	white	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	13	1	0.4	12.91			Lithic	shatter	incomplete	quartz	white	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	14	1	3.1	25.58			Lithic	flake fragment	incomplete	quartz	white with orange flecks	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	15	1	0.8	16.69			Lithic	shatter	incomplete	quartzite	tan	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	16	1	2.7	22.54			Lithic	shatter	incomplete	quartzite	white/ grey	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	17	1	2.2	15.29			Lithic	secondary decortication	incomplete	quartzite	brown	25%		8-20	702597.58	6023300.81	STBC23	distal portion broken off
GcOx-4	18	1	1.0	18.88			Lithic	secondary	complete	quartzite	orange, light	0%		8-20	702597.58	6023300.81	STBC23	
GcOx-4	19	1	2.0	25.12			Lithic	primary decortication	incomplete	chert	brown	100%		8-20	702597.58	6023300.81	STBC23	some of lateral margin broken off, possibly heated
GcOx-4	20	1	0.3				Fauna	bone frag	incomplete				mammal, medium/large	8-20	702588.30	6023305.39	STBV22	calcined

Appendix E: Preliminary Engineering Drawings

DEVELOPMENT NOTES

- **Lot Sales**

  All lots will be sold as vacant land.

- **Natural Gas**

  Natural gas service will be provided to the property line of each lot. The natural gas infrastructure will be owned and maintained by Smoky Lake County.

- **Power Infrastructure**

  Each lot will be serviced with an individual power pole and meter. All electrical infrastructure within the development will be owned and maintained by ATCO Electric.

- **Water & Wastewater**

  Future landowners will be responsible for the installation of an on-site potable water system (e.g., cistern). Only septic tanks will be permitted for wastewater disposal. All systems must comply with applicable regulations.

- **Future Development Responsibility**

  Future landowners will be solely responsible for all aspects of development on their property, including:

  - Construction of buildings and other structures
  - Utility hook-ups
  - Obtaining necessary permits and inspections
  - Compliance with all municipal and provincial regulations

- **Access**

  Access to each lot will be provided via internal gravel roads and individual driveways as shown. Final driveway locations may be adjusted based on topography or landowner needs.

- **Land Use Compliance**

  All development must comply with the Smoky Lake County Land Use Bylaw, including:

  - Minimum setback requirements
  - Environmental reserve buffers
  - Building height and lot coverage limits
  - Land use designations

ADDITIONAL CONSIDERATIONS

- **Environmental Reserve Buffer**

  All waterfront lots are subject to a 30-meter Environmental Reserve (ER) setback from the high-water mark of Whitefish Lake. While no development or vegetation clearing is permitted within the ER, lakefront landowners may create a natural walking path to allow for direct pedestrian access to the lake.

- **Lake Access & Recreation Area**

  All lot owners will have access to Whitefish Lake via the public access path and municipal reserve area. An off-lake recreational area is located on the development and will be open for all lot owners to use.

- **Environmental Preservation**

  Landowners are encouraged to preserve mature trees and natural vegetation where possible. No clearing is permitted within environmental reserve areas.

- **Wildfire Protection**

  All property owners are encouraged to implement FireSmart practices, including the creation of defensible space around structures and safe vegetation management.

- **Construction Impact**

  Lot owners are responsible for ensuring that construction activity does not damage subdivision roads or shared infrastructure. Any such damage will be the responsibility of the property owner.

- **Additional Considerations**

  - This Outline Plan is not an engineering document and is for planning purposes only. It may not be used for construction purposes. It is intended for illustrative and conceptual reference only and is subject to change. Final engineering design, surveying, and municipal approvals will determine actual lot boundaries,infrastructure details, and development conditions.

LIST OF SHEETS

GENERAL NOTES	C1.0
SITE PLAN	C2.0
PLAN & PROFILE	C3.0
SITE SERVICING PLAN	C4.0
CROSS SECTIONS	C5.0
STORMWATER MANAGEMENT PLAN	C6.0

CAD 2500600-PR-BASE1
FILENAME
PLOT DATE 2026-06-11

REV	DATE	REVISIONS	NAME
1	2026-06-05	ISSUED FOR REVIEW	PK
2	2026-06-11	ISSUED FOR APPROVAL	PK

LAND OWNER
AUSTIN ZACHARAKO
2503870 ALBERTA LTD.
303 19 AVE SW #104,
CALGARY, AB T2S 0E1

SUBDIVISION AUTHORITY
MUNICIPAL PLANNING SERVICES
17511 107 AVE NW #205,
EDMONTON, AB T5S1E5
munplan.ab.ca

AUTHORITY HAVING JURISDICTION
SMOKY LAKE COUNTY
4612 MCDOUGALL DRIVE,
SMOKY LAKE, AB
T0A 3C0
smokylakecounty.ab.ca

CONSULTANT
PRI ENGINEERING CORP.
3845 ENTERPRISE WAY #200,
KELOWNA, BC V1Y 9T5
priengineering.com

STAMP 2026-06-11

PAUL J. KUNDZINS
SENIOR DESIGNER
DATE 2026-06-11

DESIGNED	JZ	DATE	2026-06-11
QUALITY CONTROL	PK	DATE	2026-06-11
QUALITY ASSURANCE	PK	DATE	2026-06-11
DRAWN	PK	DATE	2026-06-11

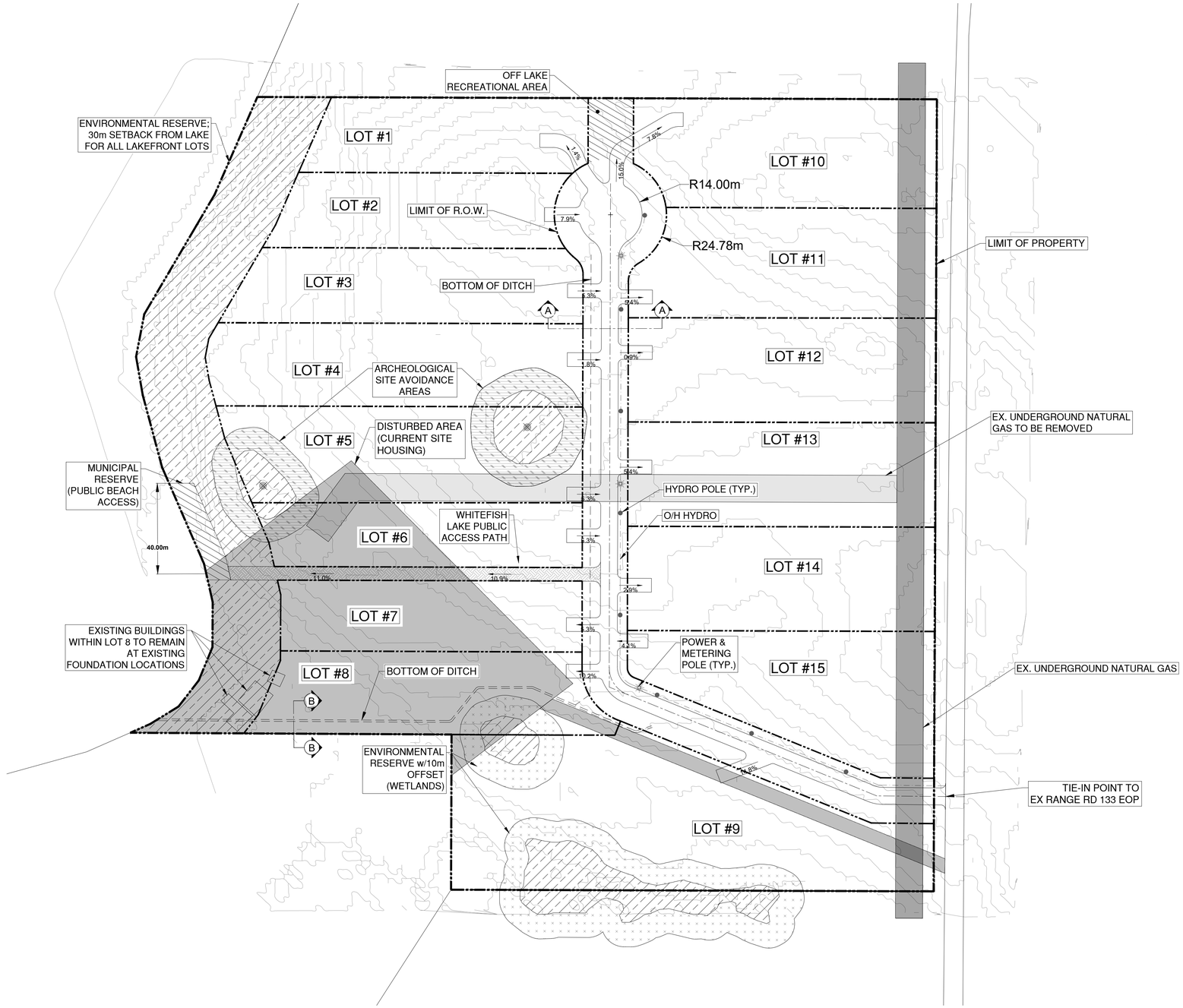
SUNSET RIDGE ESTATES AT WHITEFISH LAKE
GENERAL NOTES

FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
2500600	2500600	1	2500600-C1.0	

PLOT DATE: 2026/06/11 Z:\2025\2500600\civ\04_drawings\02_proposed\2500600-PR-BASE1.dwg

ROW DEFORESTATION DETAILS

DESCRIPTION	AREA (m^2)
ACCESS ROAD ROW	8,702
WHITEFISH LAKE PUBLIC ACCESS PATH	986
MUNICIPAL RESERVE (PUBLIC BEACH ACCESS)	460
OFF LAKE RECREATIONAL AREA	548
OVERALL AREA	11,710



LOT DETAILS

LOT NO.	AREA (m^2)
1	3,986
2	4,067
3	4,990
4	6,042
5	6,567
6	3,981
7	4,170
8	5,300
9	11,747
10	6,253
11	6,253
12	6,253
13	6,253
14	6,250
15	6,250

SCALE 1:000

CAD FILENAME 2500600-PR-BASE1
PLOT DATE 2026-06-11

REV	DATE	REVISIONS	NAME
1	2026-06-05	ISSUED FOR REVIEW	PK
2	2026-06-11	ISSUED FOR APPROVAL	PK

LAND OWNER: AUSTIN ZACHARIAKO 2003570 ALBERTA LTD. 303 19 AVE SW #104, CALGARY, AB T2S 0E1

SUBDIVISION AUTHORITY: MUNICIPAL PLANNING SERVICES 17511 107 AVE NW #206, EDMONTON, AB T5S1E5 munplan.ab.ca

AUTHORITY HAVING JURISDICTION: SMOKY LAKE COUNTY 4612 MCDOUGALL DRIVE, SMOKY LAKE, AB T0A 3C0 smokylakecounty.ab.ca

CONSULTANT: PRI ENGINEERING CORP. 2045 ENTERPRISE WAY #200, KELOWNA, BC V1Y 9T5 priengineering.com

STAMP 2026-06-11

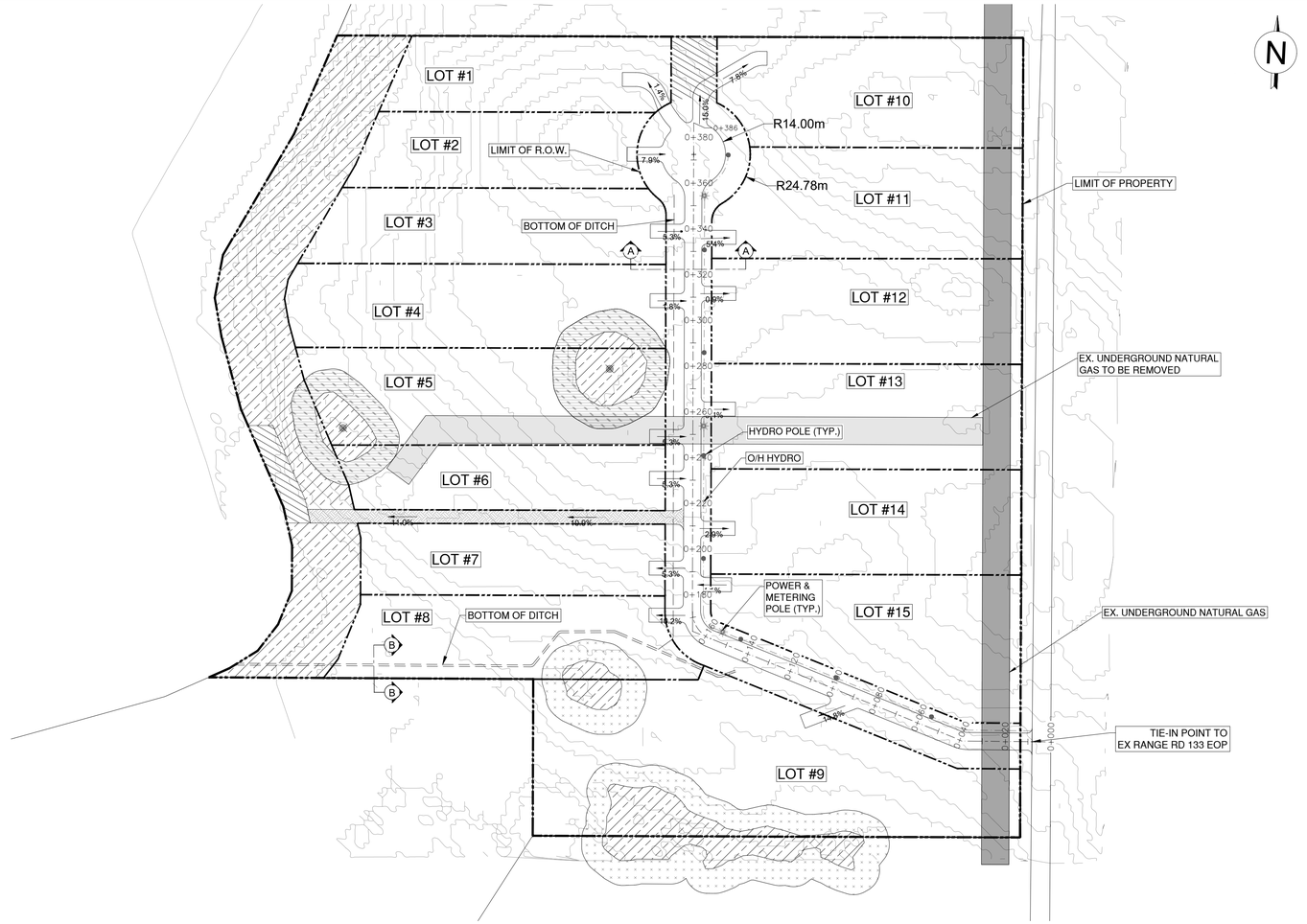
PAUL J. KUNDZINS
SENIOR DESIGNER
DATE 2026-06-11

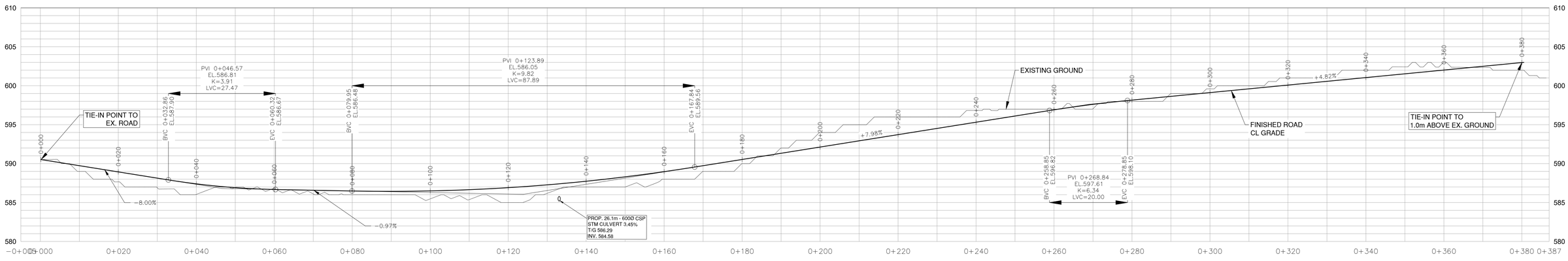
DESIGNED	JZ	DATE	2026-06-11
QUALITY CONTROL	PK	DATE	2026-06-11
QUALITY ASSURANCE	PK	DATE	2026-06-11
DRAWN	PK	DATE	2026-06-11

SUNSET RIDGE ESTATES AT WHITEFISH LAKE
SITE PLAN

FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
2500600	2500600	1	2500600-C2.0	

PLOT DATE: 2026/06/11 Z:\2025\2500600\civ\04_drawings\02_proposed\2500600-PR-BASE1.dwg





SCALE H 1:500
V 1:250

SCALE 1:1250

CAD FILENAME: 2500600-PR-BASE1
PLOT DATE: 2026-06-11

REV	DATE	REVISIONS	NAME
1	2026-06-05	ISSUED FOR REVIEW	PK
2	2026-06-11	ISSUED FOR APPROVAL	PK

LAND OWNER
AUSTIN ZACHARAKO
2865970 ALBERTA LTD.
302 19 AVE SW #104,
CALGARY, AB T2S 0E1

SUBDIVISION AUTHORITY
MUNICIPAL PLANNING SERVICES
17911 107 AVE NW #230,
EDMONTON, AB T5S1E5
munplan.ab.ca

AUTHORITY HAVING JURISDICTION
SMOKY LAKE COUNTY
4612 MCDONALD DRIVE,
PO BOX 310
SMOKY LAKE, AB
T0A 3C0
smokylakecounty.ab.ca

CONSULTANT
PRI ENGINEERING CORP.
2045 ENTERPRISE WAY #200,
KELOWNA, BC V1Y 9T5
priengineering.com

PROFESSIONAL ENGINEER
PAUL J. KUNDZINS
SENIOR DESIGNER
DATE 2026-06-11
STAMP 2026-06-11

DESIGNED JZ DATE 2026-06-11
QUALITY CONTROL PK DATE 2026-06-11
QUALITY ASSURANCE PK DATE 2026-06-11
DRAWN PK DATE 2026-06-11

SUNSET RIDGE ESTATES AT WHITEFISH LAKE

PLAN & PROFILE

STA -0+005 TO 0+387

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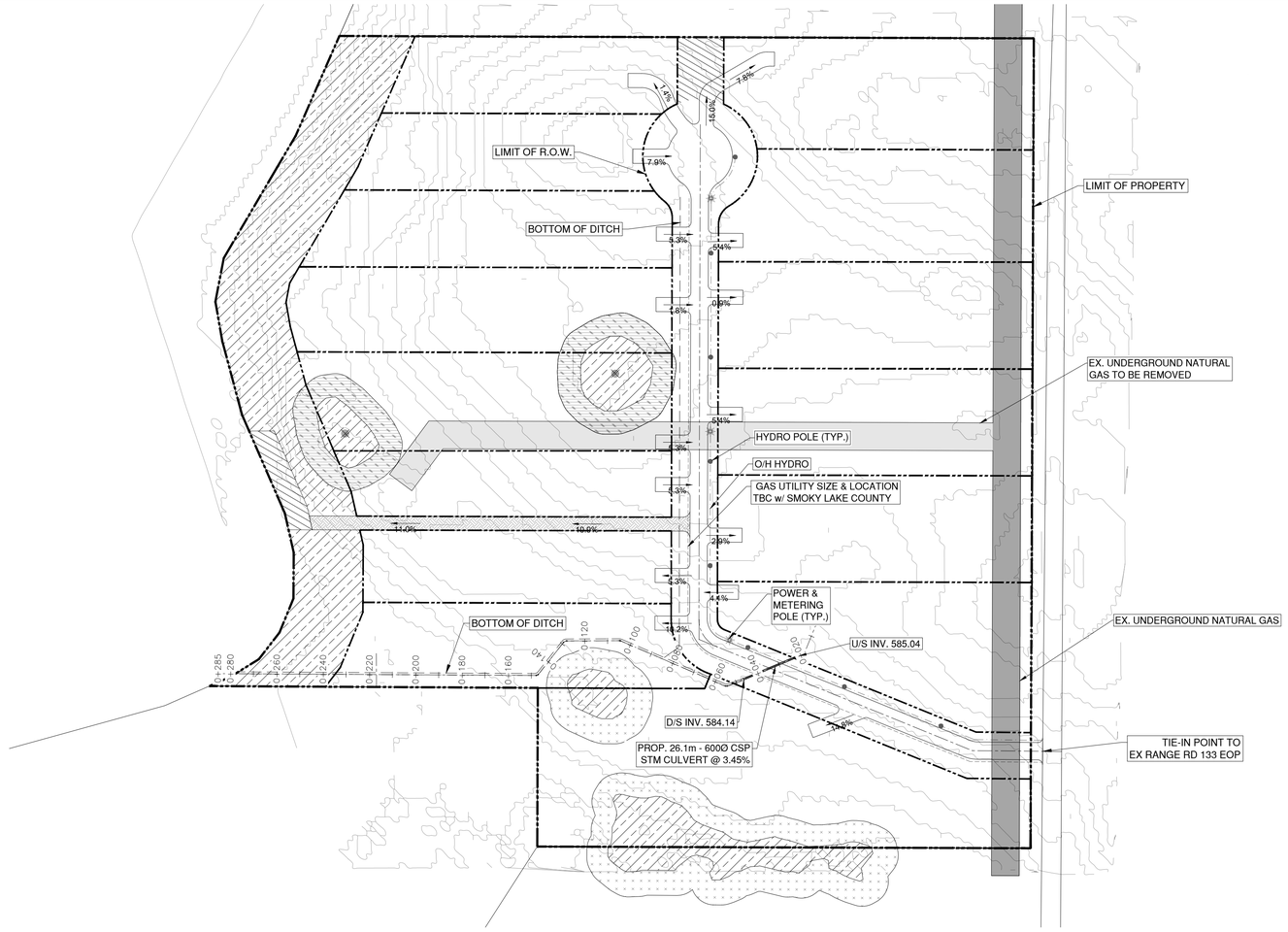

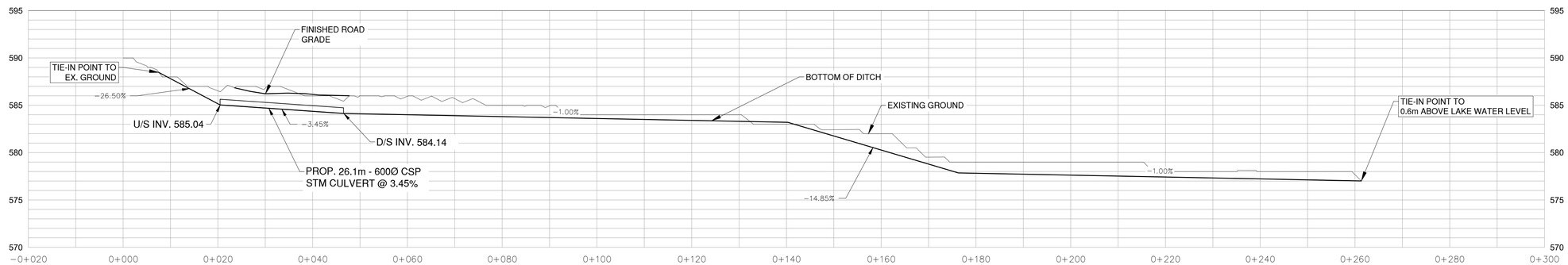

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V 1:250

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FILENAME
PLOT DATE 2026-06-11

REV	DATE	REVISIONS	NAME
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2	2026-06-11	ISSUED FOR APPROVAL	PK

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PROFESSIONAL ENGINEER PAUL J. KUNDZINS 31999 PROVINCE OF ALBERTA PERMIT TO PRACTICE
2026-06-11

PAUL J. KUNDZINS
SENIOR DESIGNER
DATE 2026-06-11

DESIGNED	JZ	DATE	2026-06-11
QUALITY CONTROL	PK	DATE	2026-06-11
QUALITY ASSURANCE	PK	DATE	2026-06-11
DRAWN	PK	DATE	2026-06-11

SUNSET RIDGE ESTATES AT WHITEFISH LAKE
SITE SERVICING PLAN
STA -0+020 TO 0+300

FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
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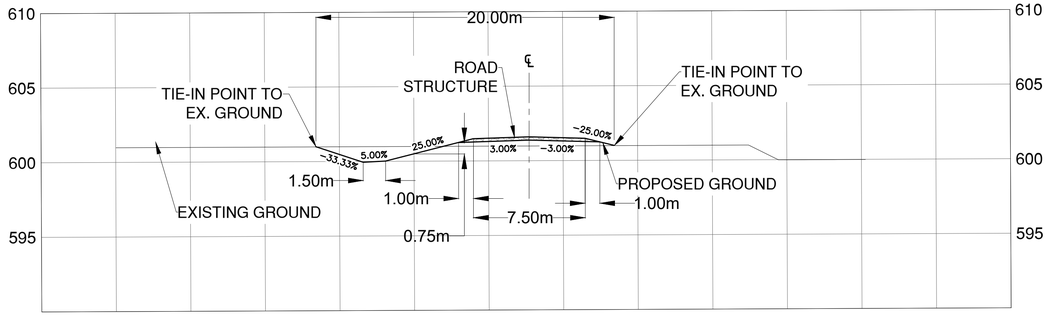
PLOT DATE: 2026/06/11 Z:\2025\2500600\civ\04_drawings\02_proposed\2500600-PR-BASE1.dwg



CROSS SECTION A-A

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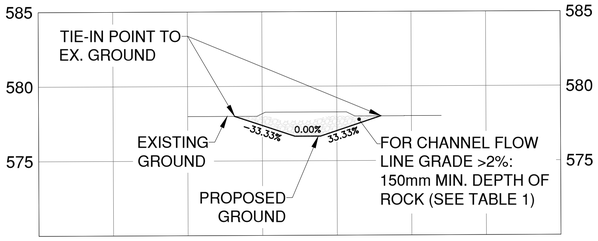
REFER TO DETAIL C1-100 FOR DITCH ON WEST SIDE OF ROW. EAST SIDE TO FOLLOW 1:4 SLOPING FOR 1m THEN MATCH TO EX. GRADE



CROSS SECTION B-B

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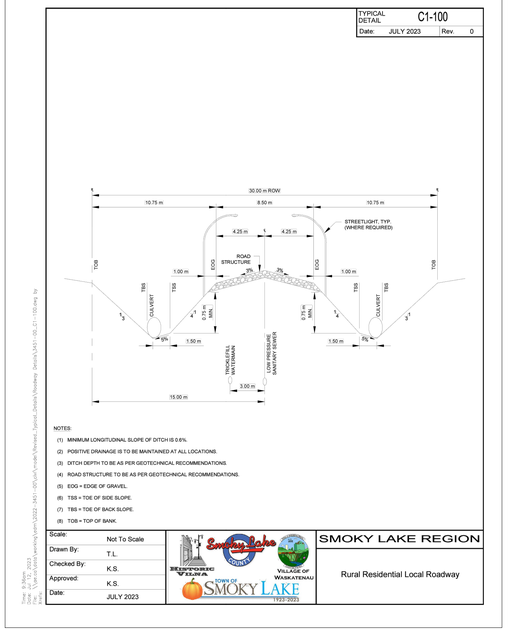
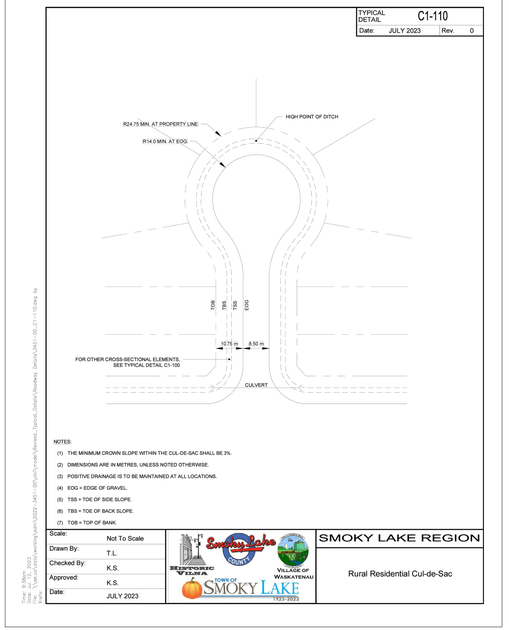
TABLE 1

D_{50} OF ROCK (mm)	MAXIMUM FLOW DEPTH OVER ROCK (mm)
75	50
150	100





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2	2026-06-11	ISSUED FOR APPROVAL	PK

CAD FILENAME: 2500600-PR-BASE1
PLOT DATE: 2026-06-11

LAND OWNER: AUSTIN ZACHARIAKO 2850870 ALBERTA LTD. 303 19 AVE SW #104, CALGARY, AB T2S 0E1

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STAMP: PROFESSIONAL ENGINEER PROVINCE OF ALBERTA PERMIT TO PRACTICE PRI ENGINEERING CORP. P-PEI1932 2026-06-11

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DATE 2026-06-11

DESIGNED	JZ	DATE	2026-06-11
QUALITY CONTROL	PK	DATE	2026-06-11
QUALITY ASSURANCE	PK	DATE	2026-06-11
DRAWN	PK	DATE	2026-06-11

SUNSET RIDGE ESTATES AT WHITEFISH LAKE

CROSS SECTIONS

FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
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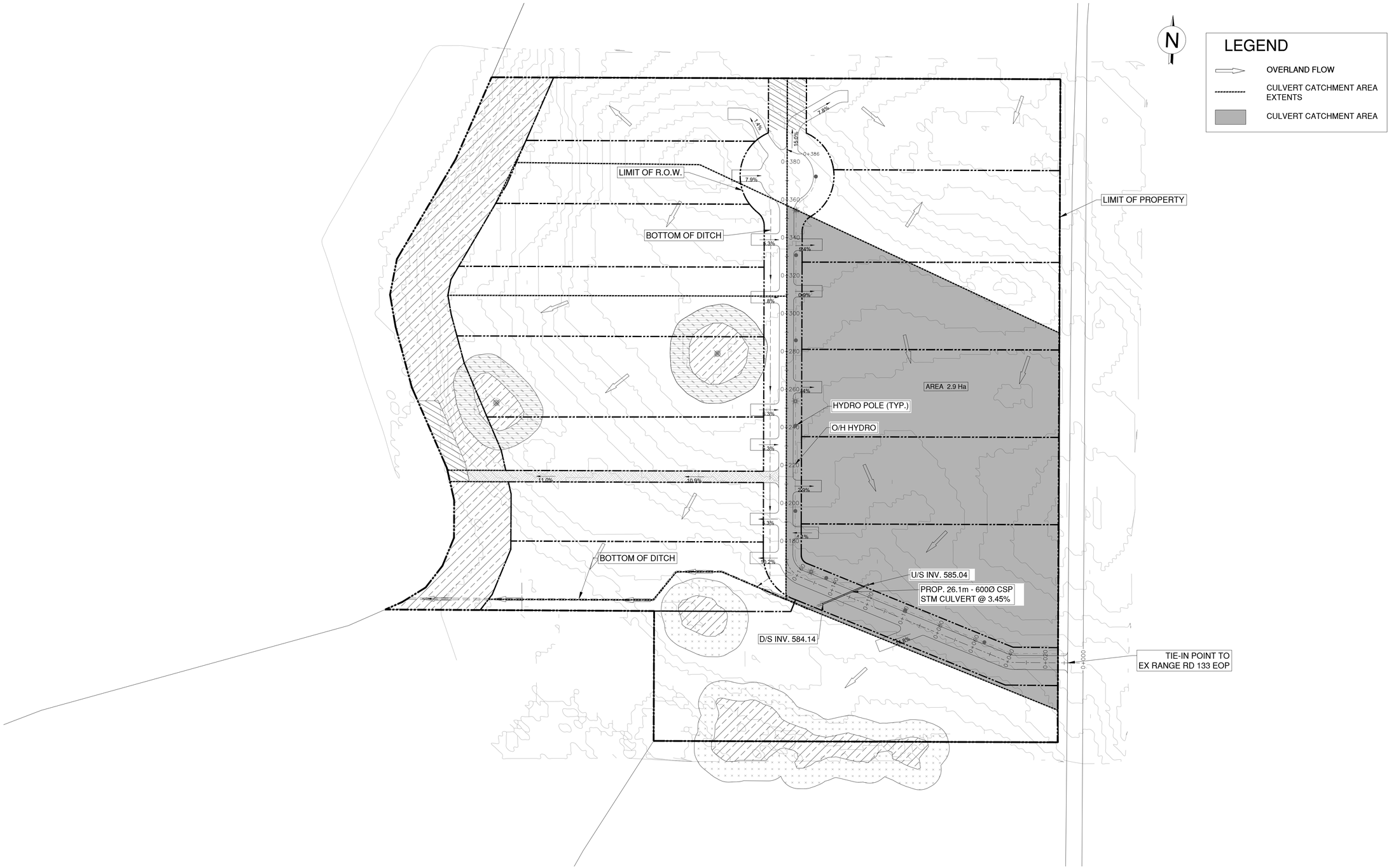

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PLOT DATE 2026-06-11

REV	DATE	REVISIONS	NAME
1	2026-06-05	ISSUED FOR REVIEW	PK
2	2026-06-11	ISSUED FOR APPROVAL	PK

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2026-06-11

PAUL J. KUNDZINS
SENIOR DESIGNER
DATE 2026-06-11

DESIGNED	JZ	DATE	2026-06-11
QUALITY CONTROL	PK	DATE	2026-06-11
QUALITY ASSURANCE	PK	DATE	2026-06-11
DRAWN	PK	DATE	2026-06-11

SUNSET RIDGE ESTATES AT WHITEFISH LAKE

STORMWATER MANAGEMENT PLAN

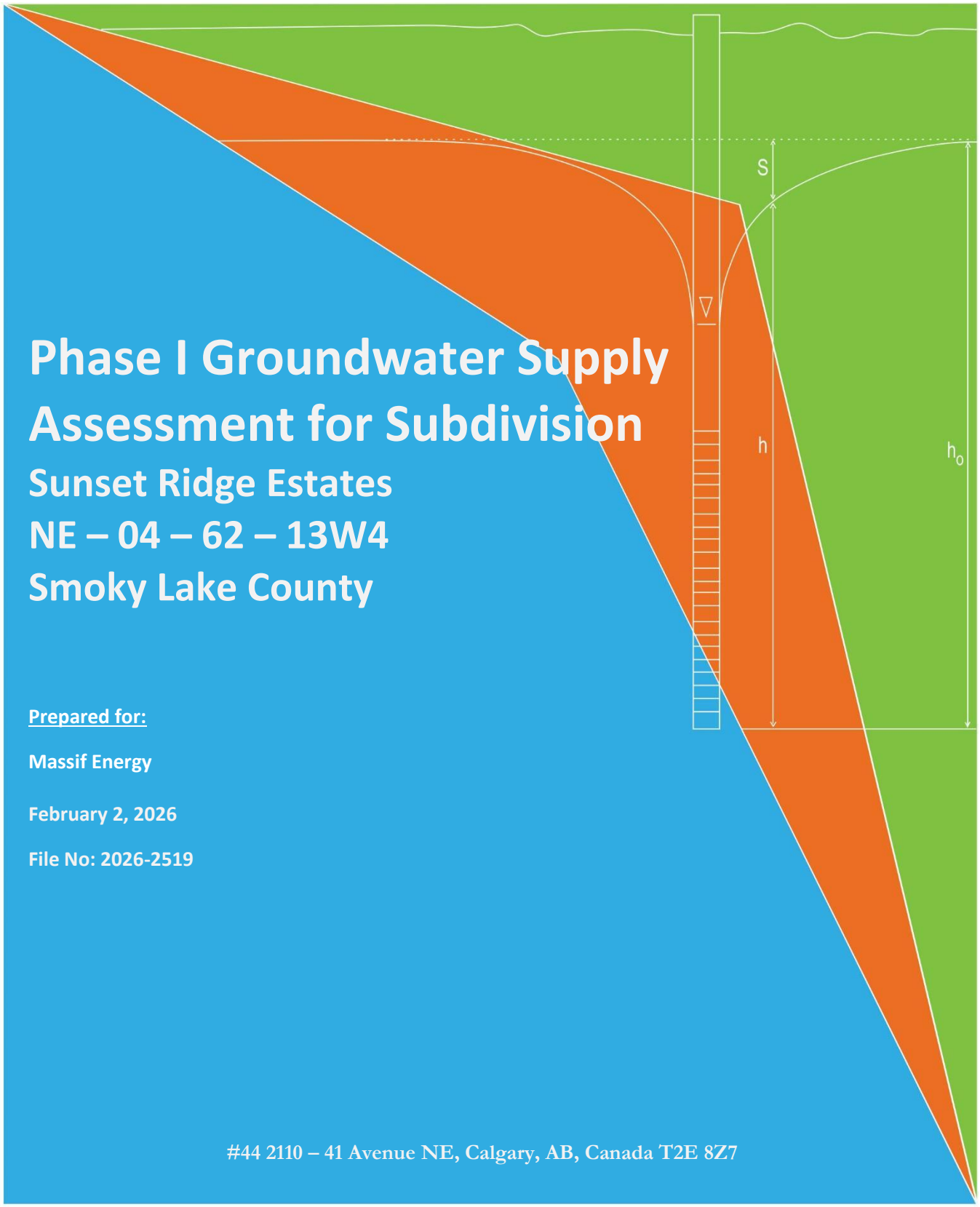
FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
2500600	2500600	1	2500600-C6.0	

Appendix F: Water Act Report

APPENDIX F:

Water Act Report

Date Report Completed	Feb 2, 2026
Consultant	Groundwater Resources Information Technologies



Phase I Groundwater Supply Assessment for Subdivision

Sunset Ridge Estates

NE – 04 – 62 – 13W4

Smoky Lake County

Prepared for:

Massif Energy

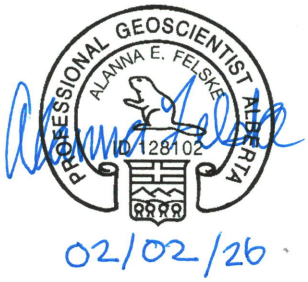
February 2, 2026

File No: 2026-2519

#44 2110 – 41 Avenue NE, Calgary, AB, Canada T2E 8Z7

Signatures

Reviewed by:



02/02/26

Alanna Felske, P.Geo
Hydrogeologist

Prepared by:

[redacted]

Jenna Hall
Hydrologist

APEGA Permit to Practice: 16866

Disclaimer

This report has been prepared by Groundwater Resources Information Technologies 3.0 (the consultant) for the exclusive use and benefit of the addressee (the client) and may not be relied upon by any other person or third party, for any other purpose without the prior written consent of the consultant. The consultant is not responsible for any damages that may be suffered as the result of any unauthorized use of, or reliance on, this report. Groundwater Resources Information Technologies 3.0 (GRIT3) has performed the work as described below and made the findings and conclusions set out in the report in a manner consistent with the level of care and skill normally exercised by members of the geological science profession practicing under similar conditions at the time the work was performed. This report presents a reasonable review of information available to GRIT Ltd. Within the established scope, work schedule and budgetary constraints. GRIT3 Ltd. accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from misinformation from any individuals or parties that provided information as part of this report. GRIT Ltd. appreciates the opportunity to present these finding on behalf of the Client. If you have any questions regarding the above report, please do not hesitate to contact the above signed.

Executive Summary

A Phase I Groundwater Supply Assessment was undertaken for a proposed 21-lot subdivision located within NE – 04 – 62 – 13W4 to better understand the distribution and quality of aquifer resources in the area as the relate to the development of the property and its water requirements. To meet the water requirements of the Site, either 21 individual wells are required to supply at domestic rates of 1,250 m^3/year (3.4 m^3/day) or one licensed supply well to produce at a rate of at least 17.3 m^3/day.

Bedrock in the area consists of fine-grained mudstone and siltstone sequences, with limited aquifer potential. Existing wells in the area are completed within coarse-grained surficial aquifers consisting of sand and gravel. Future wells on the subdivision can target the surficial aquifer found 20 – 60 metres below the Site, with depth varying due to topographic variation across the Site. Based on available pumping test data, the surficial sand aquifer produces yields sufficient to meet the minimum domestic rate of 3.4 m^3/day and the potential for a well to produce at community licensed rates.

A low volume of the groundwater supply is currently being utilized by existing domestic, licensed, or traditional groundwater users in the area. There are no existing water licenses near the subdivision site, with licensed water use in the area coming from surface water.

Accounting for the aquifers likely connection to Whitefish Lake, drawdown interference calculations do not show detrimental effects to nearby existing wells due to production from new wells producing at domestic rates or community supply rates.

Available groundwater chemistry reports were evaluated to determine baseline water quality. Aesthetic objective guidelines for iron and Total Dissolved Solids (TDS) appear elevated above drinking water guidelines. As available water chemistry reports were only available from over 45 years ago, it is recommended that any future supply wells be sampled and analyzed for routine potability parameters prior to long term human consumption.

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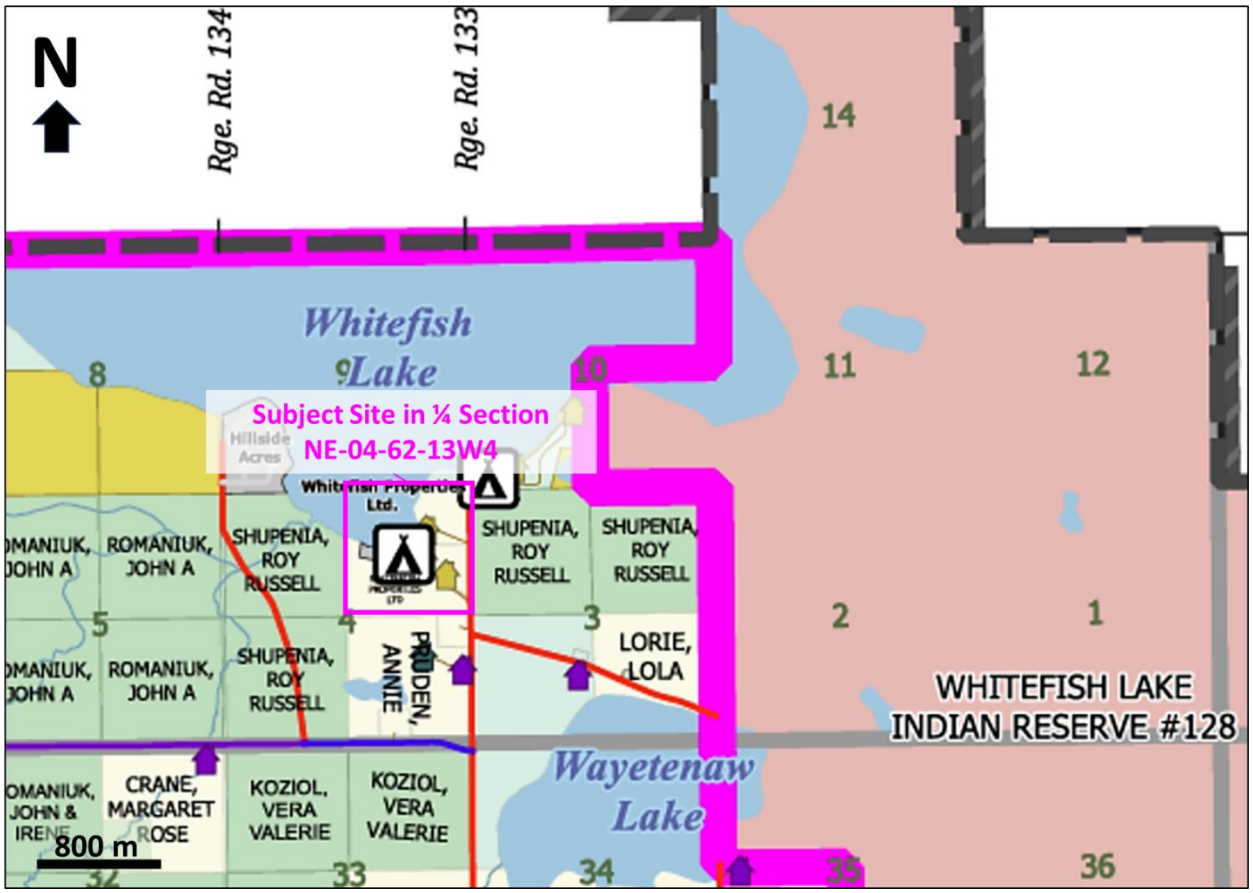
[1.0] Introduction

Groundwater Resources Information Technologies 3.0 Ltd. (GRIT3) was retained by Massif Energy to undertake a Phase I Groundwater Supply Assessment for a proposed 21-lot residential subdivision located within NE – 04 – 62 – 13W4, to better understand the distribution and quality of aquifer resources in the area as the relate to the development of the property and its water requirements.

The Site is located on the far south side of Whitefish Lake, within Smoky Lake County. The Site area consists primarily of dense residential subdivisions interspersed with forested, undeveloped land. A portion of the Smoky Lake Country landownership map with the location of the Site quarter section is shown in Figure 1.

Figure 1. Portion of Smoky County landownership map with subject site ¼ section location



An aerial photo of the Site relative to existing water supply well locations (orange circles) as listed on the Alberta Government water well database, is shown in Figure 2.

Figure 2. Air photo of the Site relative to existing well locations

Wells placed in the middle of quarter sections do not have accurate GPS coordinates so are placed in the middle of their respective quarter sections on the Alberta water well database. Of the 11 listed records, five are for chemistry records with no well or lithology information, four are for decommissioned test holes with no well information, and one is for a 535 metre deep structure test hole with no well or lithology information. There is limited well and lithology data available near the Site.

[2.0] Water Well Supply Needs

According to the *Water Act* each residential lot is entitled to water at a rate of 1,250 m^3/year (3.4 m^3/day).

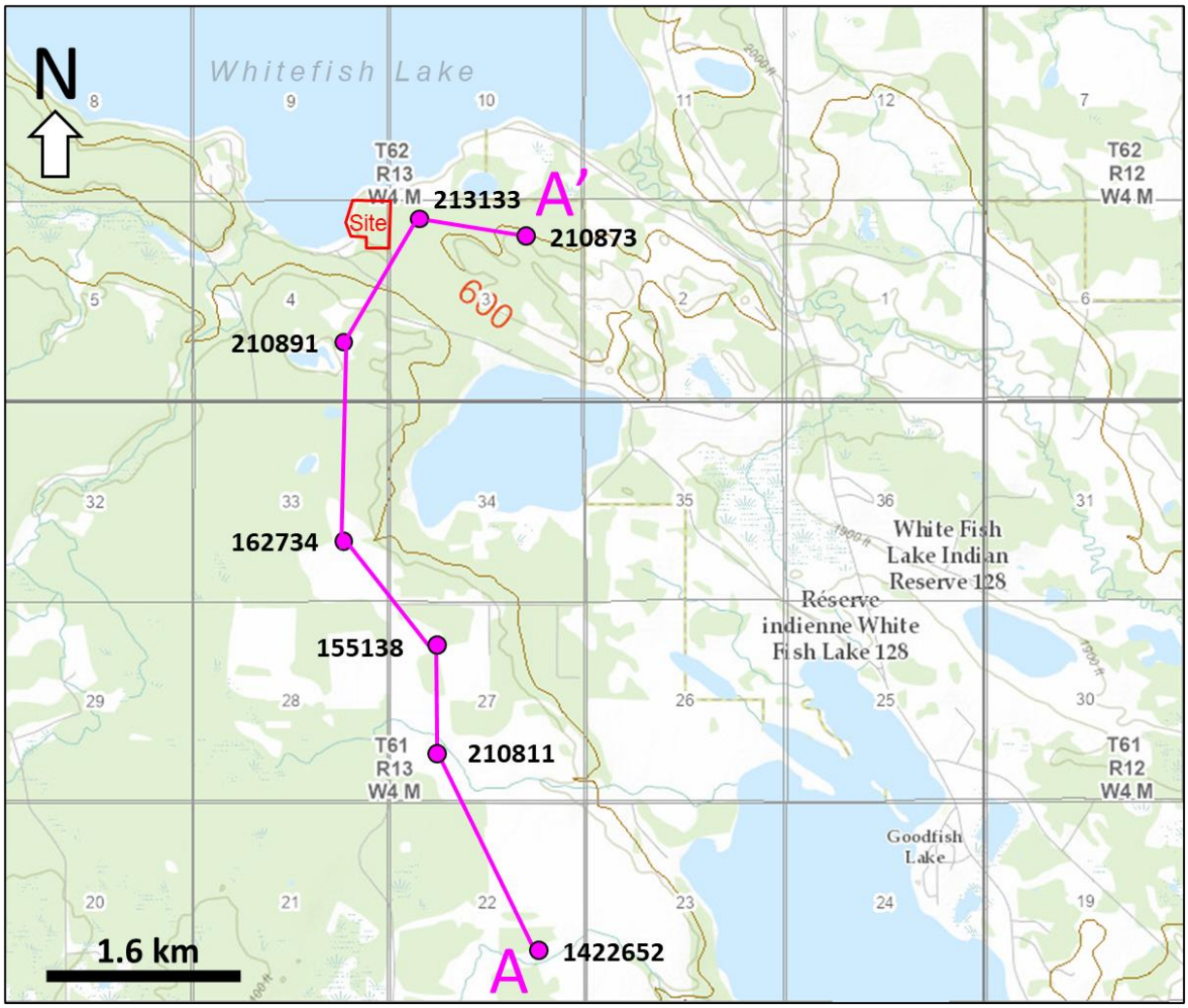
The subdivision would require 21 individual wells to produce at domestic rates (3.4 m^3/day) or a licensed community supply well that would supply the entire subdivision and produce at a minimum rate of 17.3 m^3/day. A community supply well would have to go through the licensing process governed by Alberta Environment and Protected Areas and would require an on-Site centralized water treatment system.

[3.0] Topography

The Site area is located at an elevation of 600 metres above sea level (masl) near the north of the Site and elevation dropping to 580 masl near the south and west of the Site. Whitefish Lake is located immediately west of the Site boundaries, with the lake at an elevation of approximately 578 masl.

A topographic map of the Site area with surface elevation contours is shown in Figure 3.

Figure 3. Topographic map of Site area with location of wells in cross section line A-A'



[4.0] Nature of Regional Aquifers

[4.1] Surficial Geology

The surficial strata in the area are mapped in *Surficial Geology Sand River Area, Alberta* (Fenton and Andriashek, 1983). Surficial deposits in the area have undergone reworking during deposition, with deposits under the Site consisting of thrust moraine which was subsequently fluted during the same glacial advance. The moraine deposits consist of unstratified, unsorted glacially deposited sand, silt, clay and minor pebbles, cobbles and boulders.

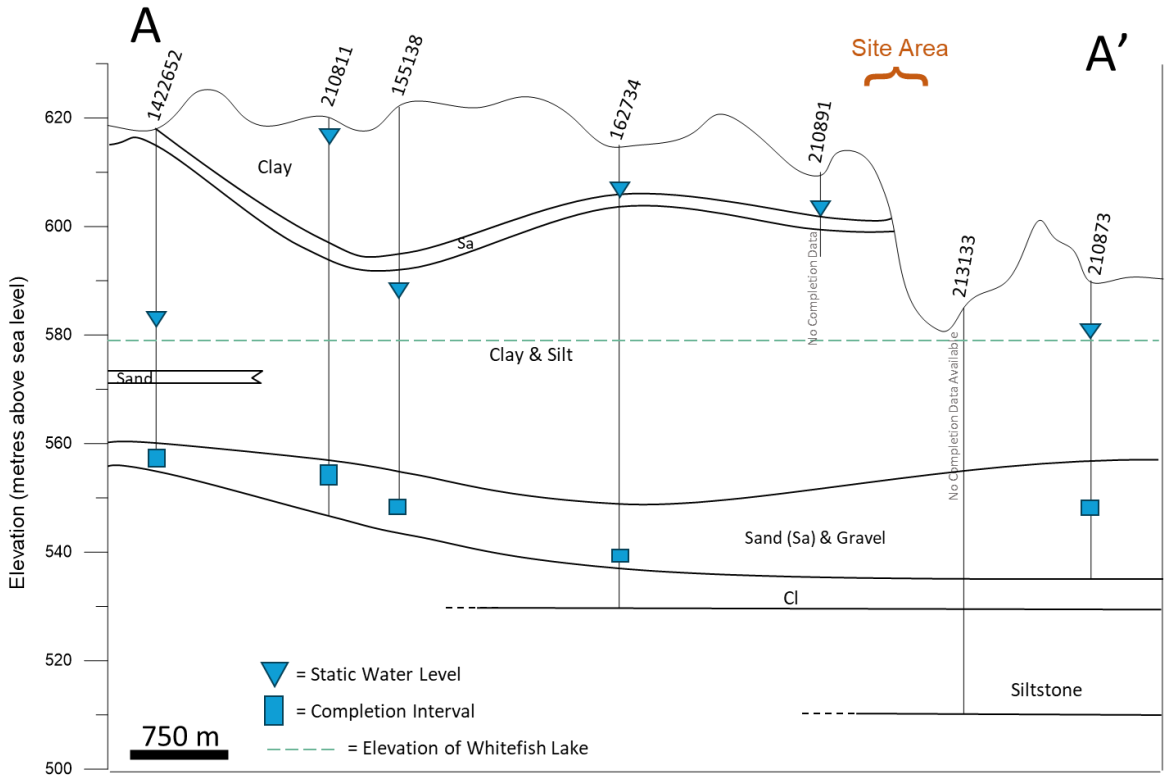
According to Water Well Drilling Reports for wells in the area, surficial sediments consist of 30 – 60 metres of mixed or layered clay, silt and sand deposits.

[4.2] Bedrock Geology

The underlying bedrock consists of the Upper Cretaceous aged Lea Park Formation. The Lea Park Formation is a marine deposit consisting of mudstones, siltstones and fine-grained sandstones, often containing calcite veins. The prominence of low permeability mudstone within the formation limits the potential of bedrock aquifers in the areas.

Using existing Water Well Drilling Reports in the area, a cross section (A – A') showing the relationship between topography, target aquifers and static water levels is presented in Figure 4.

Figure 4. Geologic cross section A – A'



Surficial deposits near the Site consist of layers of clay, silt, sand and gravel. Existing wells target the mixed sand and gravel deposits found from 540 – 560 metres above sea level (masl), around 20 – 60 metres below the Site (depending on topographic position). Wells completed within this aquifer show

varying static water levels, indicating there may be stratification within the aquifer. Some wells have water levels that correlate with the surface water elevation of Whitefish Lake, suggesting the wells are hydraulically connected to the lake.

Future supply wells on the Site will target the same surficial sand-gravel aquifer as existing wells. Available pumping test data from wells completed within surficial aquifers near the Site indicate a safe yield of 9.4 – 24.8 m^3/day (Section 6). Aquifer yields appear sufficient to meet the minimum domestic use requirement of 3.4 m^3/day for individual supply wells and have potential to produce at rates required for a licensed community well of at least 17.3 m^3/day.

[5.0] Area Groundwater Users

A search of the Government of Alberta water well database was done to determine the number of water wells and their associated use in the area within 1.6 km (1-mile) of the Site. The search shows a total of four well records, with one well used for stock watering, two for a combination of domestic and stock use, and the remaining well with an unknown purpose. There are also records for four decommissioned wells. Wells were completed between 1971 and 1986 to depths of 15.5 – 74.7 metres below ground. A summary of the available well details is included in Appendix I.

[5.1] Licensed Groundwater Users

A search of the Alberta Environmental Records Viewer was undertaken to determine if any groundwater licenses are present in the area. A search of licenses for the subject site and adjoining eight sections was undertaken. No licenses for groundwater use were found. All the licensed water use within the search area is from surface water sources.

[6.0] Area Aquifer Properties

Two wells in the area with available pumping test data were used to evaluate aquifer yields around the Site. The pumping tests were analyzed with the aid of AQTESOLV software developed by Hydrosoft Inc. to estimate aquifer transmissivity and safe yield rates (Q_{20}) (Appendix II). A summary of well yield and associated aquifer properties produced from the analysis is below.

Table 1. Summary of area aquifer properties

Well ID	Distance (m)/ Direction from Site	Depth to Aquifer Top (m)	Aquifer Thickness (m)	Aquifer Type	Transmissivity (m^2/day)	Safe Well Yield (Q_{20}) (m^3/day)
210916	5,900 N	10.1	5.2	Unconfined Sand	75.1	24.8
1422652*	6,000 S	57.9	4.3	Confined Sand	0.7	9.4
*Well does not have accurate GPS coordinates and is listed on the Alberta water well database in the middle of the respective quarter section						

The twenty-year safe yield of the supply wells (Q_{20}) was calculated using the modified Moell method as suggested in Alberta Environments *Guide to Groundwater Authorization* (February 2023) as follows:

$$Q_{20} = \frac{(0.7 \times Q \times H_a)}{s_{100min} + (s_{20yrs} - s_{100th})}$$

Where:

Q	-	Pump test flow rate (m^3/day)
H_a	-	Available Head (m) = (Top of Aquifer - (Static Water Level - Well Stickup) Or $\frac{2}{3} \times$ Saturated Aquifer Thickness (for unconfined aquifers)
$S_{100\ min}$	-	Observed drawdown at 100 minutes (m)
$(S_{20yrs} - S_{100\ th})$	-	Difference between theoretical drawdown at 20 years and 100 min (m)
0.7	-	Safety factor

Analysis of pumping test data from Well 210916, completed in an unconfined sand aquifer, produced a safe yield of 24.8 m^3/day. Pumping test data from Well 1422652, completed in a confined sand aquifer, produced a safe yield of 9.4 m^3/day.

Based on available pumping test data and bedrock geology mapping, the coarse-grained surficial aquifers underlying the Site produce yields sufficient to meet the minimum domestic rate of 3.4 m^3/day for individual supply wells and have potential to produce at rates required for a licensed community well. A conservative yield of 6 m^3/day is estimated for coarse-grained aquifers located 20 – 60 metres below the Site.

[7.0] Effect on Existing Groundwater Users

Using the Cooper-Jacob equation below, the expected drawdown through time can be calculated at various radial distances from the future development. Radial distances are measured from the centre of the Site.

[7.1] Individual Supply Wells

The pumping rate is equal to 21 new wells pumping continuously at domestic rates.

$$s = \frac{(0.183 \times Q)}{T} \times Log\left(\frac{2.25 \times T \times t}{r^2 \times S}\right)$$

Where:

s	-	Drawdown (m)
S	-	Storativity (5.0×10^{-3})
Q	-	Pump rate (3.4 m^3/day × 21 wells = 71.4 m^3/day)
T	-	Transmissivity (0.7 m^2/day) – (from Table 1)
t	-	Time (days)
r	-	Radial distance from pumping well (m)

Water level drawdown at various distances from the centre of the Site are tabulated as a function of time in Table 2.

Table 2. Cooper-Jacob distance drawdown calculations for individual supply wells

Distance (m)/ Time (days)	250	300	500	800	1250	1700	3000
1	--	--	--	--	--	--	--
7	--	--	--	--	--	--	--
30	--	--	--	--	--	--	--
365	4.94	1.99	--	--	--	--	--
1826	17.99	15.04	6.75	--	--	--	--
3652	23.61	20.66	12.37	4.75	--	--	--
7305	29.23	26.28	17.99	10.37	3.14	--	--

The following assumptions were included in the above calculation: A conservative storativity value of 5.0 x 10^{-3} for a confined surficial aquifer, a continuous consumption rate of 71.4 m^3/day from 21 new domestic supply wells, aquifer transmissivity from Table 1 (0.7 m^2/day), **no recharge is occurring**, and all wells are screened over the same aquifer.

The closest well to the Site completed in a confined surficial aquifer with available pumping test data (Well ID 1422652) has an available drawdown of 23.3 metres. This value can be used as a proxy for the available head in the confined surficial sand aquifer. The above calculation shows a potential additional drawdown of up to 29.23 metres due to pumping from 21 new supply wells at domestic rates over 20 years, exceeding the aquifers available head/drawdown. When recharge from the aquifers connection to Whitefish Lake is considered the actual drawdown in the aquifer would be reduced, helping to maintain aquifer levels with time.

[7.2] Licensed Community Supply Well

The pumping rate is equal to a community supply well producing at 17.3 m^3/day.

$$s = \frac{(0.183 \times Q)}{T} \times Log\left(\frac{2.25 \times T \times t}{r^2 \times S}\right)$$

Where:

s	-	Drawdown (m)
S	-	Storativity (5.0 x 10^{-3})
Q	-	Pump rate (17.3 m^3/day)
T	-	Transmissivity (0.7 m^2/day) – (from Table 1)
t	-	Time (days)
r	-	Radial distance from pumping well (m)

Water level drawdown at various distances from the centre of the Site are tabulated as a function of time in Table 3.

Table 3. Cooper-Jacob distance drawdown calculations for individual supply wells

Distance (m)/ Time (days)	250	300	500	800	1250	1700	3000
1	--	--	--	--	--	--	--
7	--	--	--	--	--	--	--
30	--	--	--	--	--	--	--
365	1.20	0.48	--	--	--	--	--
1826	4.36	3.64	1.64	--	--	--	--
3652	5.72	5.00	3.00	1.15	--	--	--
7305	7.08	6.37	4.36	2.51	0.76	--	--

The following assumptions were included in the above calculation: A conservative storativity value of 5.0 x 10^{-3} for a confined surficial aquifer, a continuous consumption rate of 17.3 m^3/day from a licensed community supply well, aquifer transmissivity from Table 1 (0.7 m^2/day), **no recharge is occurring**, and all wells are screened over the same aquifer.

The closest well to the Site completed in a confined surficial aquifer with available pumping test data (Well ID 1422652) has an available drawdown of 23.3 metres. This value can be used as a proxy for the available head in the confined surficial sand aquifer. The above calculation shows a potential additional drawdown of up to 7.08 metres due to pumping from a licensed community well over 20 years. This potential additional drawdown is 30% of the aquifers available drawdown. When recharge from the aquifers connection to Whitefish Lake is considered the actual drawdown in the aquifer would be reduced, helping to maintain aquifer levels with time.

[8.0] Area Aquifer Water Quality

A water chemistry report was available from an existing well in the area completed to a depth of 6.1 metres below ground (Well ID 210909). Future wells completed to a similar depth will likely have similar water chemistry. The water analysis report for the well is attached in Appendix III and a summary of the results, with a comparison to the *Guidelines for Canadian Drinking Water Quality* (2025) is as follows:

Table 4. Water chemistry summary

Parameter	Units	Well ID 210909	**CDWQ MAC/**AO
Well Depth	metres	6.1	
Date Sampled	mm/dd/yyyy	11/16/1979	
pH	pH	7.80	7.0 – 10.5
EC (@ 25˚C)	µS/cm	1,651	--
Calcium	mg/L	53	--
Magnesium	mg/L	107	--
Sodium	mg/L	146	200
Potassium	mg/L	5.52	--
Chloride	mg/L	46.1	250
Nitrate	mg/L	Not Reported	**10**
Nitrite	mg/L	0.249	**1**
Sulfate	mg/L	72.1	500
Manganese	mg/L	Not Reported	**0.12**/0.02
Bicarbonate	mg/L	949	--
Iron	mg/L	*0.87*	0.3
Total Dissolved Solids	mg/L	*959*	500
Fluoride	mg/L	0.46	**1.5**
T-Alkalinity	mg/L	779	--
AO – Aesthetic Objective **MAC – Maximum Allowable Concentration**			

The well water quality sample exceeded the aesthetic objective guidelines for iron and Total Dissolved Solids (TDS). Wells completed to similar depths may have similar water chemistry, and would be suitable for domestic use, with the potential for treatment to reduce TDS so the water is more palatable. As available water chemistry reports were only available from over 45 years ago, it is recommended that any future supply wells be sampled and analyzed for routine potability parameters prior to long term human consumption.

[9.0] References

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Appendix I: Water Well Reconnaissance Report

Reconnaissance Report

View in Imperial

Export to Excel

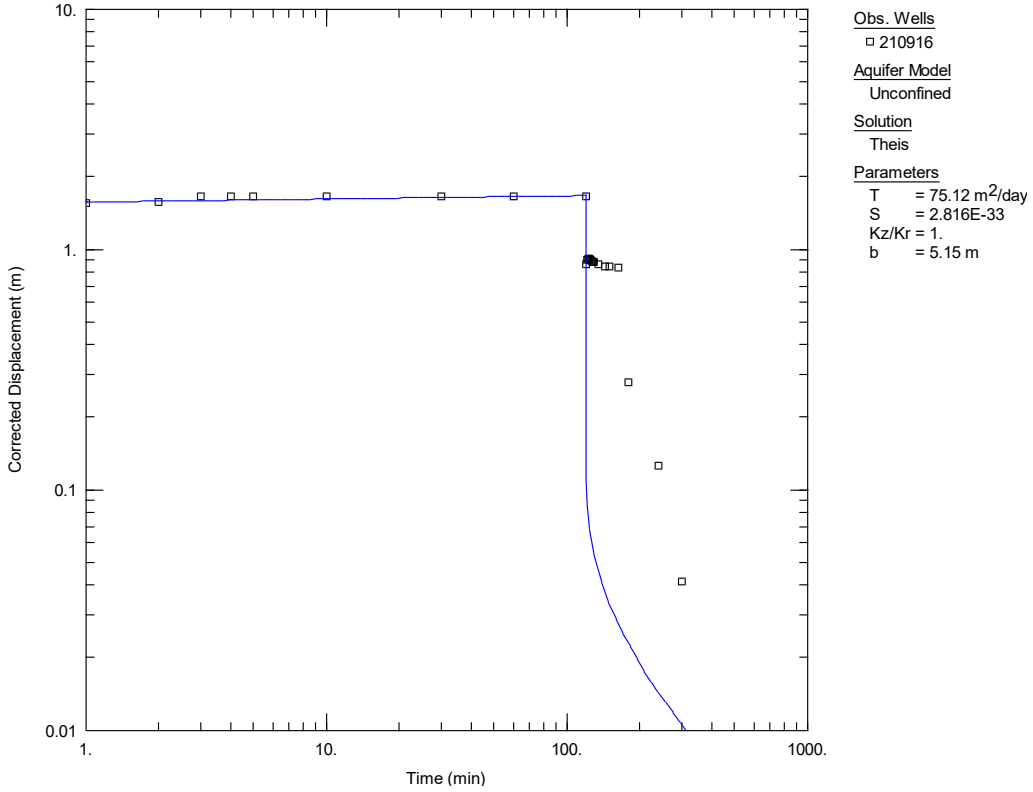
Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

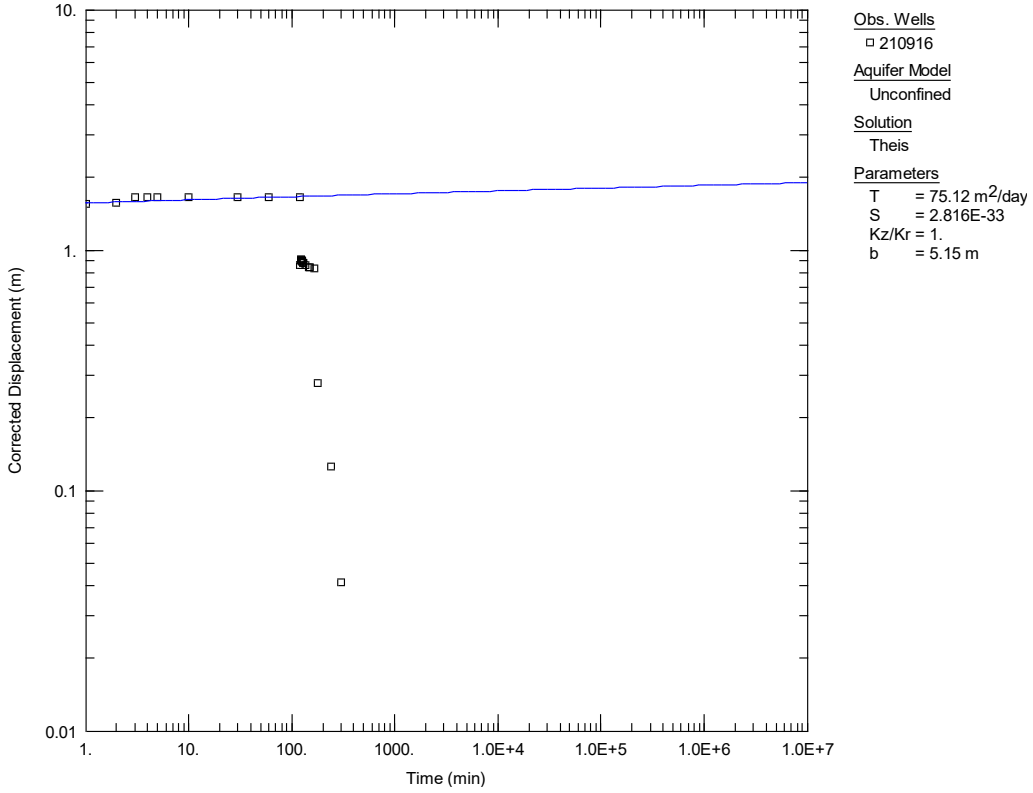
GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
157346	SW	10	62	13	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				GULEVICH, RON			0.00
160962	SW	9	62	13	4	UNKNOWN DRILLER		4.88	Chemistry	Domestic				SHUPENIA, JUDY			0.00
167605	NE	4	62	13	4	UNKNOWN DRILLER		51.82	Chemistry	Domestic				ROSYCHUK, ROSE			0.00
210871	SW	3	62	13	4	UNKNOWN DRILLER		3.05	Chemistry	Domestic	1			WHITFORD, VIOLET	1.22		0.00
210873	NE	3	62	13	4	PANKY'S CONSOLIDATED LTD.	1974-07-28	54.86	New Well	Domestic		4		TREMBLAY, G.	10.67	4.55	11.43
210891	SE	4	62	13	4	TOWN & COUNTRY WATER WELL BORING LTD.	1986-09-25	15.54	New Well	Stock		3		WURN, ALBERT	7.92	4.55	55.88
210895	SW	4	62	13	4	UNKNOWN DRILLER		6.10	Chemistry	Domestic				BABIUK, BRIAN			0.00
210897	15	4	62	13	4	UNKNOWN DRILLER		4.57	Chemistry	Domestic	2			WITSCHEN, EDWARD	3.05		0.00
210903	NE	4	62	13	4	UNKNOWN DRILLER		7.62	Chemistry	Domestic				HOFFMAN, JOE			0.00
210906	10	4	62	13	4	UNKNOWN DRILLER	1970-11-02	534.92	Structure Test Hole	Industrial				SYRACUSE OILS LTD			0.00
210909	SW	10	62	13	4	UNKNOWN DRILLER		6.10	Chemistry	Domestic	1			ANDERSON, ANN	3.05		0.00
213133	13	3	62	13	4	ALBERTA ENVIRONMENT/EARTH SCIENCES DIVISION	1971-06-24	74.68	Unknown			9		ALTA ENV #0721E			0.00
274421	NE	4	62	13	4	MCALLISTER HOLDINGS LTD.	1979-11-01	54.86	New Well-Decommissioned	Investigation		8		CICON ENGINEERING #WHITEFISH			0.00
274427	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-05	79.25	New Well-Decommissioned	Investigation		6		CICON ENGINEERING #WHITEFISH			0.00
274429	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-05	36.58	New Well-Decommissioned	Investigation		4		CICON ENGINEERING #WHITEFISH			0.00
274432	NE	4	62	13	4	MCALLISTER DRILLING LTD.	1979-11-06	42.67	New Well-Decommissioned	Investigation		5		CICON ENGINEERING #WHITEFISH			0.00
2094987	SE	4	62	13	4	UNKNOWNDRILLINGCOMP11	1979-06-15	17.98	Well Inventory	Domestic & Stock		1		PRUDEN, MRS. ANNIE			

Appendix II: AQTESOLV Plots

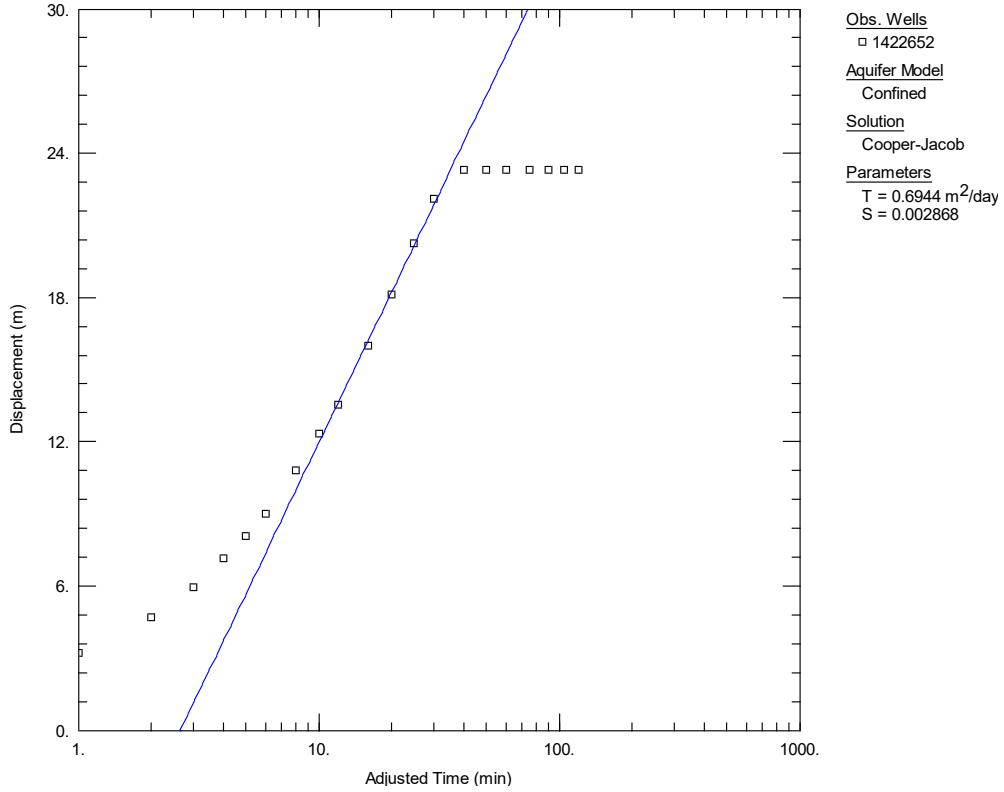
II.A. Solution fit to pumping test data for GIC Well ID 210916



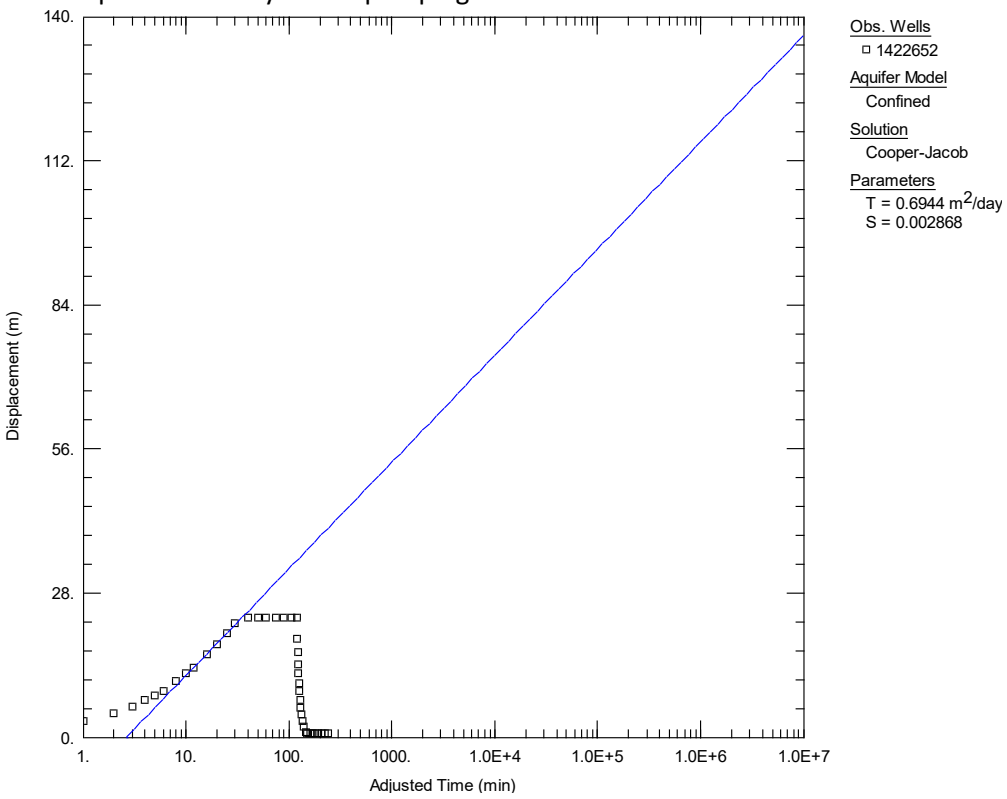
II.B. Solution extrapolated to 20 years of pumping



II.C. Solution fit to pumping test data for GIC Well ID 1422652



II.D. Solution extrapolated to 20 years of pumping



Appendix III: Water Chemistry Report

CHEMICAL ANALYSIS REPORT

WELL NAME	ANDERSON, ANN	**GIC WELL ID**	210909
LOCATION	LSD SW SEC 10 TWP 62 RG 13 M 4	**SAMPLE NO.**	12942-W
WELL DEPTH	20.00 ft	**WATER LEVEL**	10.00 ft
AQUIFER		**LABORATORY**	AE
SAMPLING DATE	1979-11-16		

FIELD	MG/L	FIELD	MG/L
BICARBONATE		CARBONATE	
CHLORIDE		CONDUCTIVITY	
DISSOLVED OXYGEN		EH	
IRON		MANGANESE	
PH		SULPHATE	
S2		TEMPERATURE(C)	0
TOTAL ALKALINITY		TOTAL HARDNESS	

LABORATORY		Analysis Date	1979-11-28
COD		CONDUCTIVITY	1,651
DIC		FLUORIDE	0.4600
ION BALANCE	0.9200	PH	7.80
SAR		SIO2	10.4000
TOTAL ALKALINITY	779.0000	TC	
TDS	959	TN	
DOC			
AMMONIUM-N		BICARBONATE	949.0947
CALCIUM	52.9998	CARBONATE	
CHLORIDE	46.0648	MAGNESIUM	107.0883
NITRATE-N		NITRITE-N	0.2492
PHOSPHATE		POTASSIUM	5.5240
SODIUM	145.9994	SULPHATE	72.1067
NO2 + NO3	14.0406	TOTAL HARDNESS	571.0000

ALUMINUM		ARSENIC	
BARIUM		BERYLLIUM	
CADMIUM		CHROMIUM	
COBALT		COPPER	
IRON	0.8700	LEAD	
MANGANESE		MERCURY	
MOLYBDENUM		NICKEL	
SELENIUM		STRONTIUM	
VANADIUM		ZINC	

HYDROCARBONS	PESTICIDES
PHENOLICS	

Remarks:

Temperature reported in Degree Centigrade. Conductivity reported in microsiemens/cm, pH in pH units. Alkalinity and Hardness expressed as Calcium Carbonate. FE, VA, PB, AL, AG expressed as extractable. FE in field measurements and all remaining metals expressed as total.
'-' indicates concentrations less than.

EH	- Oxidation-Reduction Potential	SAR	- Sodium Adsorption Ratio	DIC	- Dissolved Inorganic Carbon
COD	- Chemical Oxygen Demand	DOC	- Dissolved Organic Carbon	TN	- Total Particulate Nitrogen
TDS	- Total Dissolved Solids	TC	- Total Particulate Carbon		

Note: this data may not be fully checked. The Province disclaims all responsibility for its accuracy

Appendix G: Biophysical Assessment

APPENDIX G:

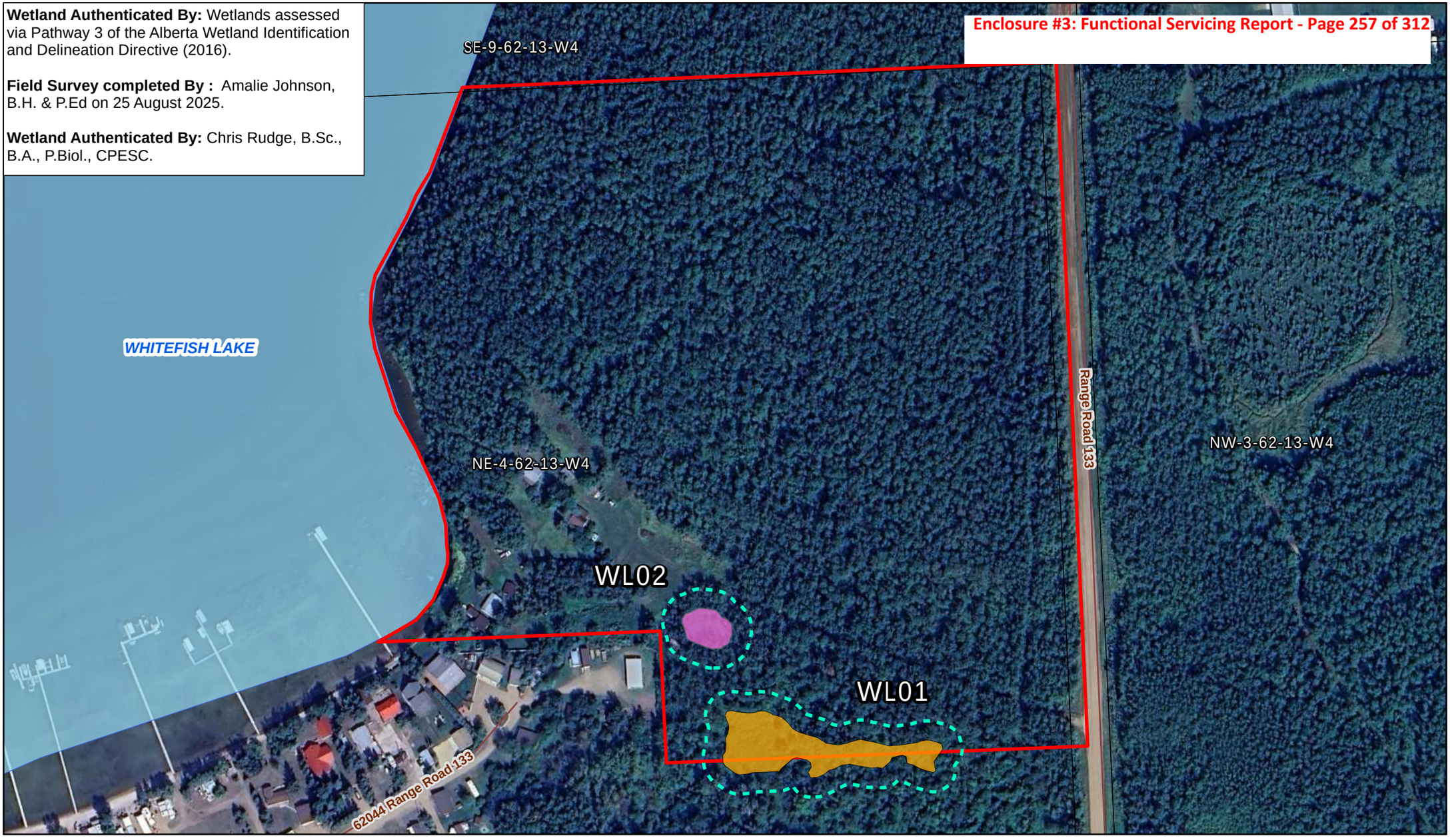
Biophysical Assessment

Date Report Completed	Sept 10, 2025
Consultant	Basin Environmental

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- 10 m Wetland Buffer
- Road Network
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator
Source: ESRI Wayback Imagery

1:2,500

0 15 30 60
Meters

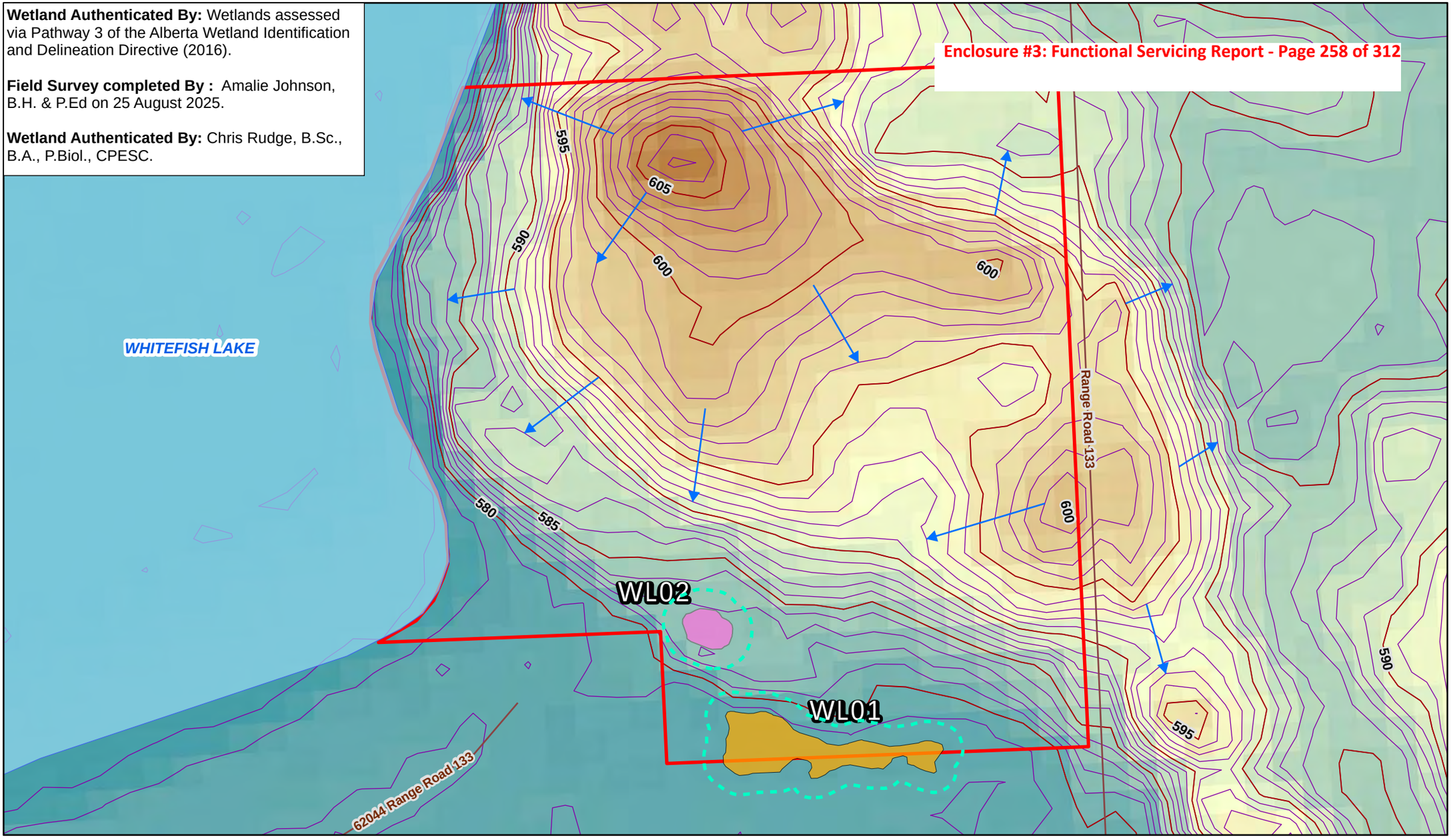
Figure 1: Wetlands

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- 10 m Wetland Buffer
- Drainage Direction
- 1m Contour (2009)
- 5m Contour (2009)
- Road Network
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 02/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

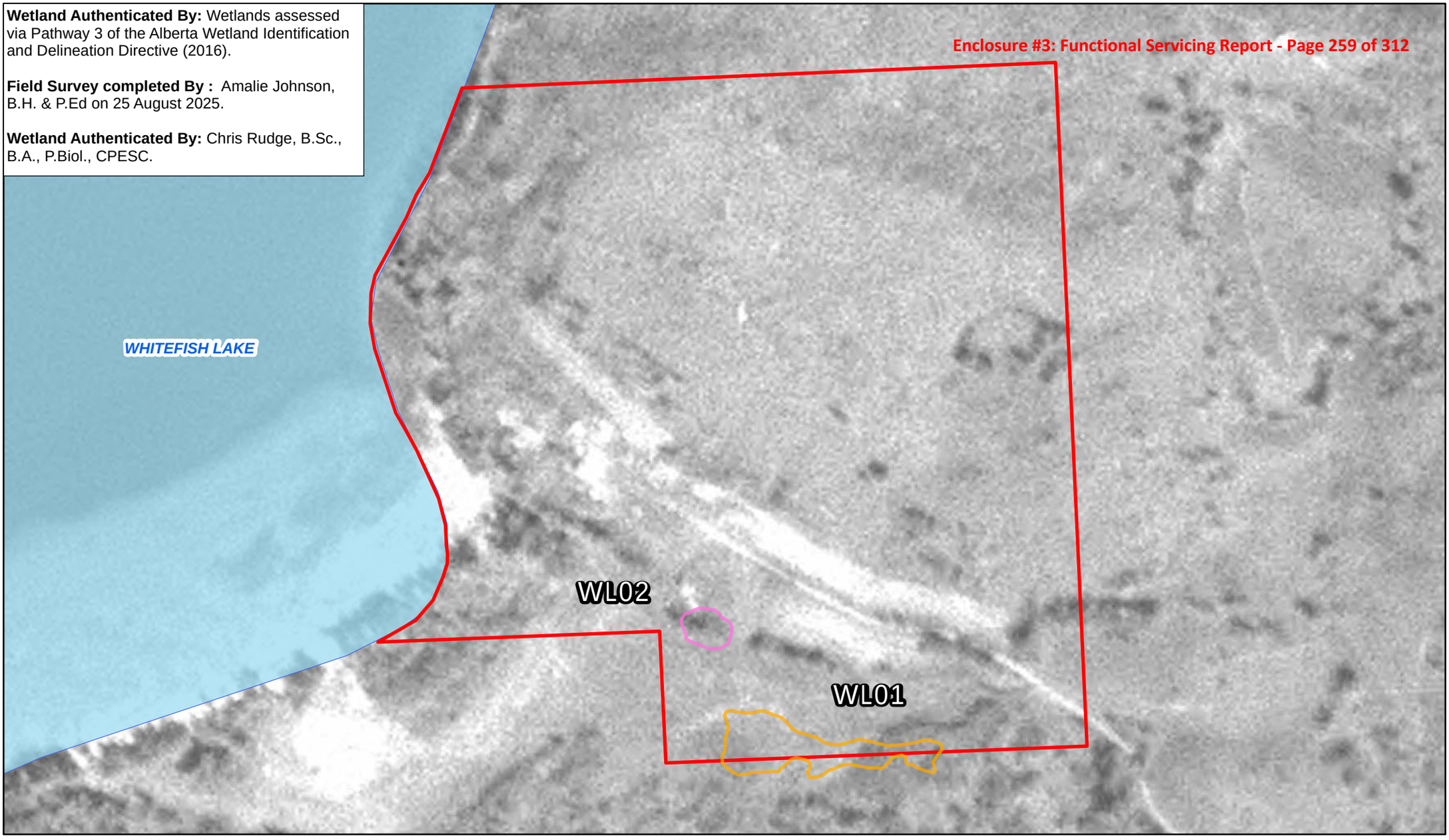
Figure 2: Topography and Surface Water Drainage

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN environmental

Prepared for:

Austin Z

N

Coordinate System: NAD 1983
10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

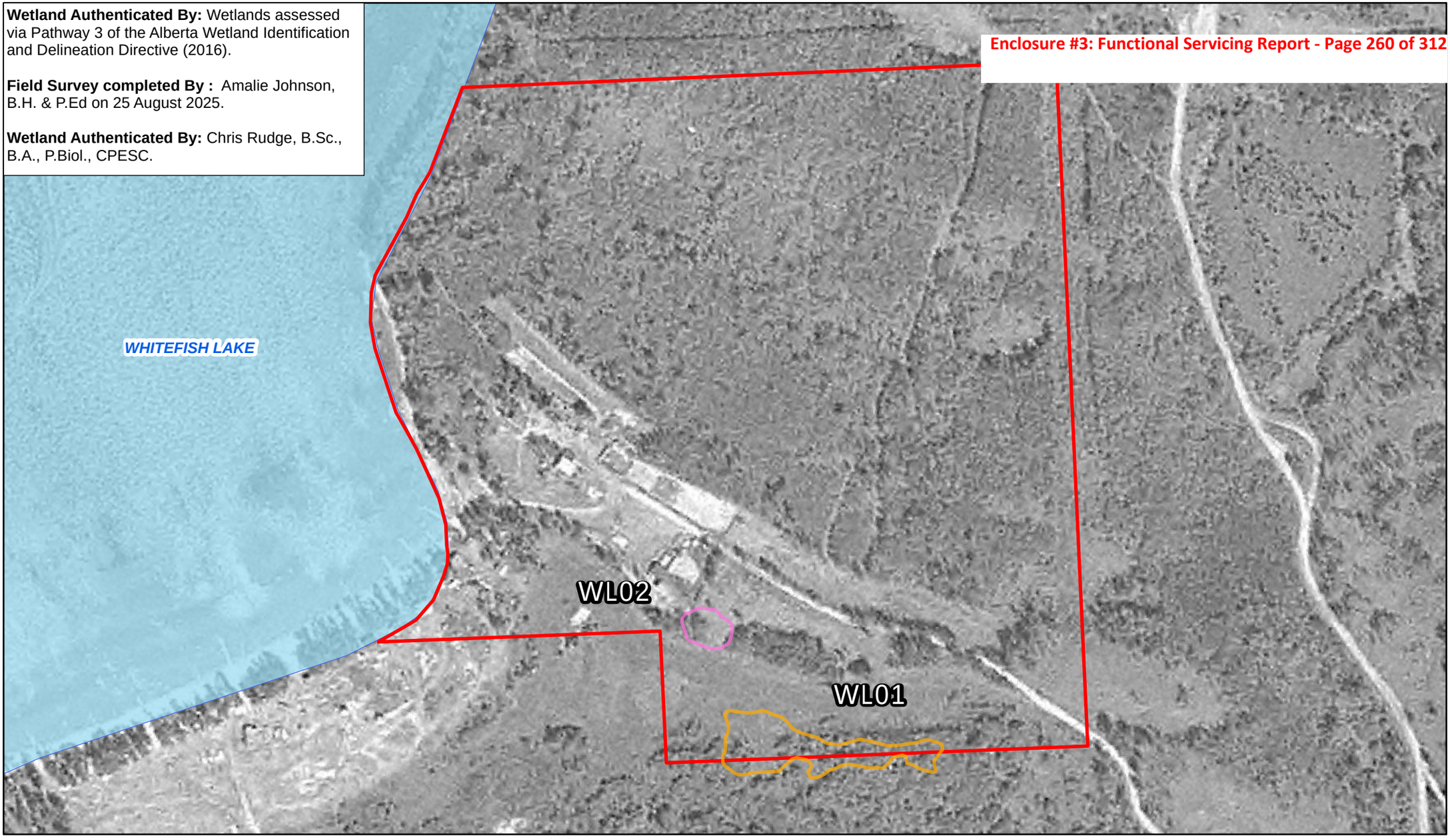
1950-Aug-26
1:40,000
AS121 32
APRS

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN environmental

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

1964-Jul-12
1:31,680
AS897 103
APRS

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.

Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN environmental

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

1974-Aug-30
1:31,680
AS1356 321
APRS

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.

Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1988-Apr-14
1:20,000
AS3688 16
APRS

Prepared for:

Austin Z

1:2,500

0 15 30 60
Meters

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.

Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN environmental

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

1993-May-14
1:30,000
AS4422 21
APRS

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.

Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

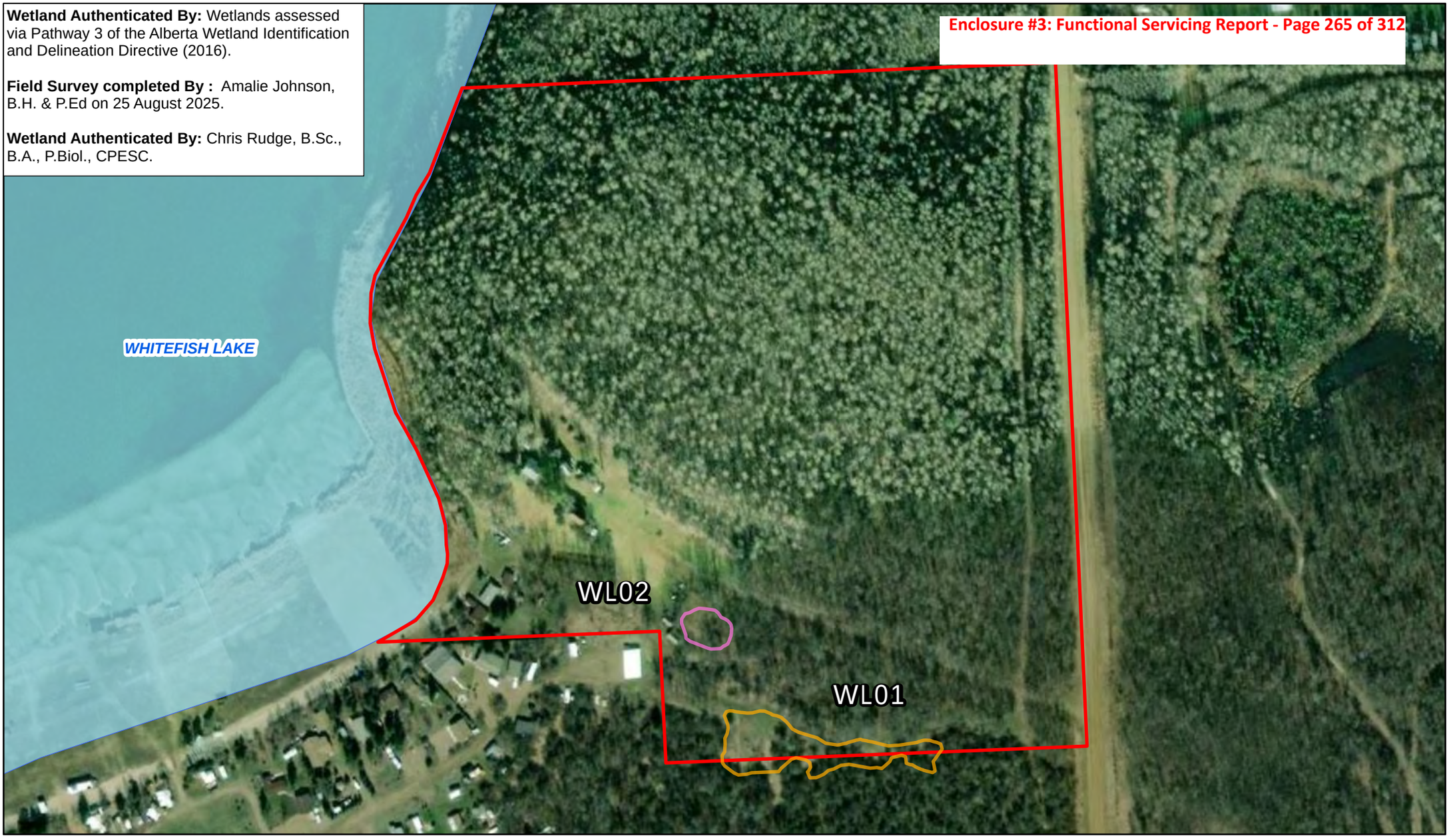
2007-Aug-13
1:40,000;
TRS G0702 482
APRS

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

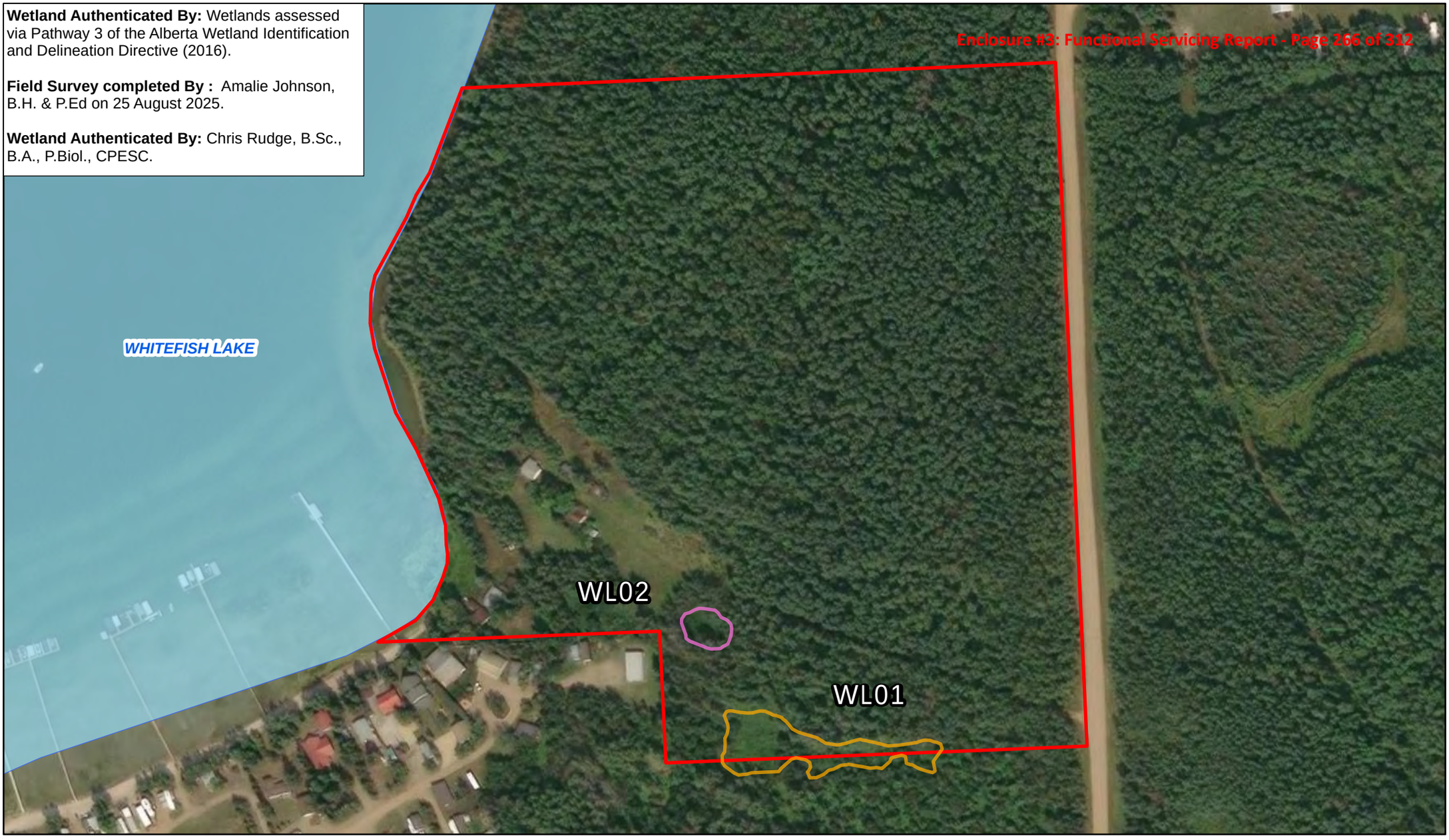
2016-Nov-12 ESRI Wayback Imagery

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Wetland Authenticated By: Wetlands assessed via Pathway 3 of the Alberta Wetland Identification and Delineation Directive (2016).

Field Survey completed By : Amalie Johnson, B.H. & P.Ed on 25 August 2025.

Wetland Authenticated By: Chris Rudge, B.Sc., B.A., P.Biol., CPESC.



Legend

- Project Area
- Waterbodies (GOA, FWMIS)

Wetland Classification

- WL02 - M-G-II
- WL01 - S-S-II

Date Saved: 10/Sep/2025
Drawn by: Shikhar Rai
Prepared by:

BASIN

Prepared for:

Austin Z

N

Coordinate System: NAD 1983 10TM AEP Forest
Projection: Transverse Mercator

1:2,500

0 15 30 60
Meters

2024-Aug-14 ESRI Wayback Imagery

Project No.: B-0508-25
Legal Land: NE-4-62-13-W4M

Appendix H: Community Engagement Report

APPENDIX H:

Community Engagement

Date Report Completed	March 2026
Consultant	Massif Energy

PUBLIC ENGAGEMENT SUMMARY

Sunset Ridge Estates at Whitefish Lake

Outline Plan – R03A | Pt. NE 4-62-13-W4M, Smoky Lake County, Alberta

Prepared by: Austin Zacharko, Director – Business Development, Massif Energy | March 2026

1. Purpose

This summary documents the public engagement programme completed for the proposed Sunset Ridge Estates at Whitefish Lake development (Outline Plan – R03A) in accordance with Step 3 – Public Engagement Programme as required by Smoky Lake County. The programme was designed to inform adjacent and affected landowners, the broader community, and Indigenous communities of the proposed rezoning and country residential subdivision, and to invite feedback prior to submission of the Outline Plan to Council.

2. Project Overview

Project Name	Sunset Ridge Estates at Whitefish Lake – Outline Plan R01A
Location	Pt. NE 4-62-13-W4M, Smoky Lake County, Alberta (southern shore of Whitefish Lake)
Parcel Size	26.75 acres
Proposed Use	Rezoning from Agricultural (AG) to Country Residential (R1)
Proponent	Massif Energy – Austin Zacharko, Director of Business Development
Subdivision Authority	Municipal Planning Services (2009) Ltd., on behalf of Smoky Lake County

3. Engagement Overview

The engagement programme was conducted between January and March 2026 and consisted of five primary components:

#	Component	Description
1	**Email Notices to Neighbouring Landowners**	Formal notices distributed to adjacent and nearby landowners via email with the assistance of the Development Manager at Smoky Lake County.
2	**Public Notice Boards**	Physical notice boards posted on the development property and at high-traffic roadway locations near the site.
3	**Door-to-Door Flyer Distribution**	Over 50 flyers hand-delivered to local landowners. Where residents were unavailable, flyers were left at the door.
4	**Community Open House**	Formal open house held March 23, 2026 at Métis Crossing, Smoky Lake. 9 attendees signed in; approximately 15 total attended.
5	**Indigenous Community Engagement**	Separate dedicated engagement with Whitefish Lake First Nation #128 and Kikino Métis Settlement. See attached Indigenous Engagement Summary for full details.

4. Detailed Engagement Activities

4.1 Email Notices to Neighbouring Landowners

Formal public engagement notices were distributed by Smoky Lake County's Development Manager to adjacent and nearby landowners via email. Notices included information on the proposed outline plan, the public comment period (March 7–28, 2026), and open house details.

4.2 Public Notice Boards

Notice boards were constructed and installed at multiple high-visibility locations. Posting locations included:

- On the development property itself (Pt. NE 4-62-13-W4M), visible from Range Road 133;
- At the intersection of 62064 Range Road 133, adjacent to the property access road;
- Near the Whitefish Resorts entrance Gate;
- At the entrance to Hillside Acres (62103 Range Road 133A), a neighbouring residential area.

Each notice board displayed full project details, bylaw amendment descriptions, the lot layout, open house date and location, and proponent contact information. Photographs of all posted notice boards are included in Appendix A.

4.3 Door-to-Door Flyer Distribution

Over 50 flyers were distributed directly to local landowners and residents during a door-to-door canvassing effort. Where residents were not home, flyers were left at their doorstep. This direct outreach ensured awareness reached landowners who may not have received the email notice. Photographs of door-drop flyers are included in Appendix A.

4.4 Community Open House

Date: March 23, 2026 @ 7:00 p.m.

Location: Métis Crossing, 17339 Victoria Trail, Smoky Lake, AB T0A 3C0 – Classroom.

A community open house was held on March 23, 2026. Approximately 15 community members attended; 10 signed the official sign-in sheet. Not all attendees chose to sign in. The proponent presented the proposed Sunset Ridge Estates outline plan and was available to answer questions throughout the evening.

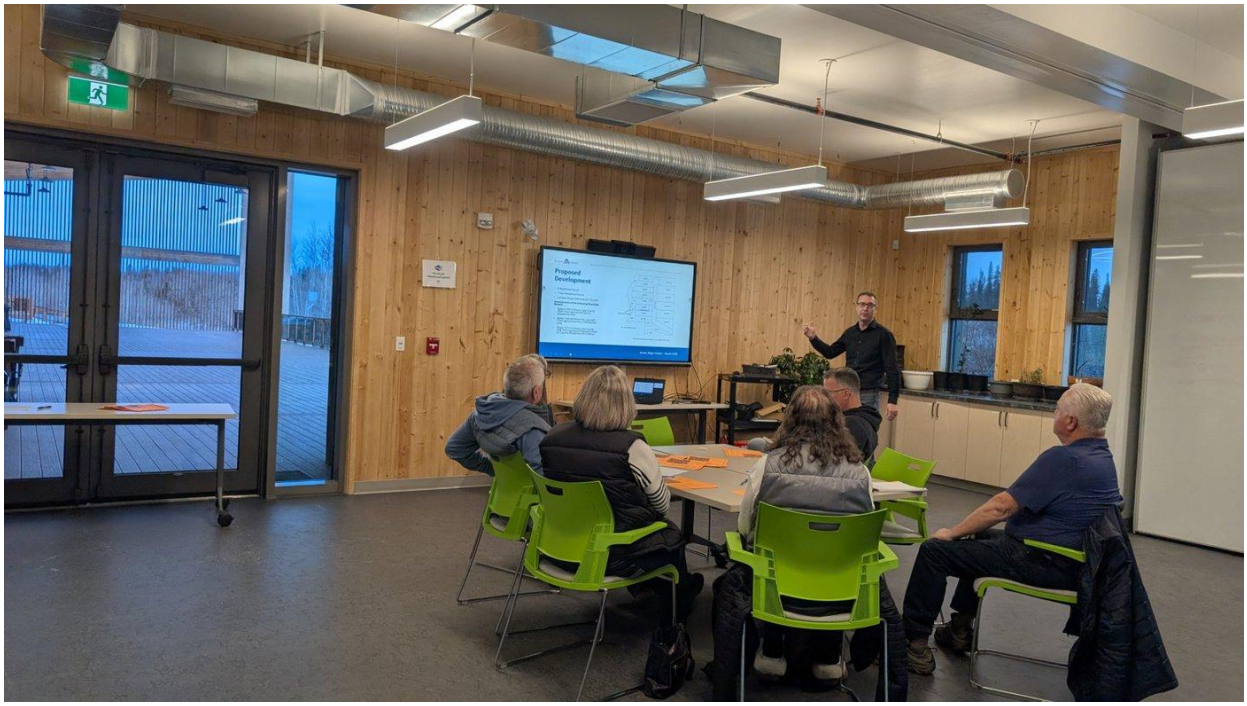
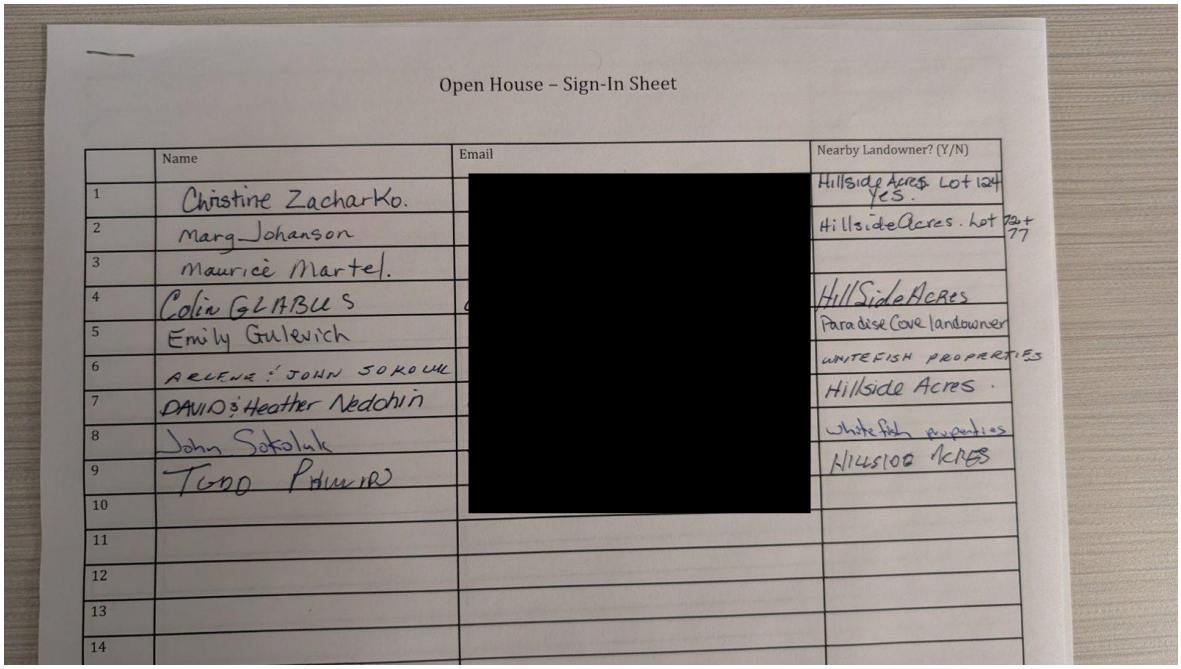


Photo: Jordan Reugg (Planning and Development Manager – Smoky Lake County) answering questions related to Smoky Lake county regarding the Sunset Ridge Estates Proposed Outline Plan at the Community Open House, Métis Crossing, March 23, 2026.

Sign-In Sheet – Attendees:

#	Name	Email	Community / Affiliation
1	Christine Zacharko	glasses2go@shaw.ca	Hillside Acres – Lot 124
2	Marg Johanson	mjohanson@shaw.ca	Hillside Acres – Lot 77
3	Maurice Martel	—	—
4	Colin Globus	colin.globus@gmail.com	Hillside Acres
5	Emily Gulevich	egulevich@gmail.com	Paradise Cove Landowner
6	Alexis & John Sokoluk	amsokoluk62@outlook.com	Whitefish Properties
7	David & Heather Nedohin	dhnedohin@shaw.ca	Hillside Acres
8	John Sofoluk	johnsofoluk@outlook.com	Whitefish Properties
9	Todd Plummer	betsytodd@shaw.ca	Hillside Acres
10	*(additional attendees did not sign in)*		



Open House – Sign-In Sheet

	Name	Email	Nearby Landowner? (Y/N)
1	Christine Zacharko.	[redacted]	Hillside Acres Lot 124 Yes.
2	Marg Johanson		Hillside Acres. Lot 72 + 77
3	Maurice Martel.		
4	Colin GLABUS		HillSide Acres
5	Emily Gulevich		Paradise Cove landowner
6	ARLENE & JOHN SOKOLUK		WHITEFISH PROPERTIES
7	DAVID & Heather Nedohin		Hillside Acres.
8	John Sokoluk		Whitefish properties
9	TODD PALMER		HILLSIDE ACRES
10			
11			
12			
13			
14			

Photo: Open House Sign-In Sheet – March 23, 2026.

Topics raised and addressed at the open house:

- Wetlands – wetland investigations have been completed by qualified professional biologists.
- Archaeology – artifact studies have been completed by qualified archaeologists.
- Stormwater management – a stormwater management study is planned for completion in June 2026, by professional engineers; ensuring drainage does not negatively impact the lake or neighbouring properties.
- Road and infrastructure impacts – concerns regarding construction traffic on surrounding roads were raised. Smoky Lake County confirmed that they would coordinate with the internal teams to ensure it is properly managed.
- Boat launch – questions regarding the existing nearby public boat launch and its continued accessibility were raised and discussed. The fact that the current parking lot becomes full in the peak of summer months was noted. The proposed development is not in a meaningful place to provide additional parking, and due to its low density provides marginal increase in use. Massif Energy and the Smoky Lake County Development Manager discussed working collaboratively into the future to look into new parking options at the existing Boat Launch.

Item Taken Under Advisement – Municipal Utility Lot / Natural Buffer Zone

One suggestion raised at the open house was the creation of a municipal utility lot (MUL) or natural buffer zone between the southern edge of Sunset Ridge Estates and the northern edge of Whitefish Properties. The proponent indicated this would be taken under consideration.

Upon further review, the proponent has determined that a MUL or formal buffer zone is not practical or necessary for the following reasons:

1. Identical zoning on both sides – the existing zoning of Whitefish Properties and the proposed zoning for Sunset Ridge Estates are the same (Country Residential / R1). A buffer between two identically zoned properties is not a standard requirement.

2. Inaccessibility of a MUL – a municipal utility lot in this location would only be accessible through the adjacent Sunset Ridge Estates lot, making it functionally inaccessible to the municipality and therefore without practical public purpose.
3. Existing fence provides separation – the landowner at Whitefish Properties has already installed a large fence along the shared boundary, creating a meaningful physical separation between the two developments.
4. Inherent low density as a natural buffer – the low-density, large-lot design of Sunset Ridge Estates means there will inherently be more open space and tree retention on the property, providing a natural buffer without the need for a designated MUL.

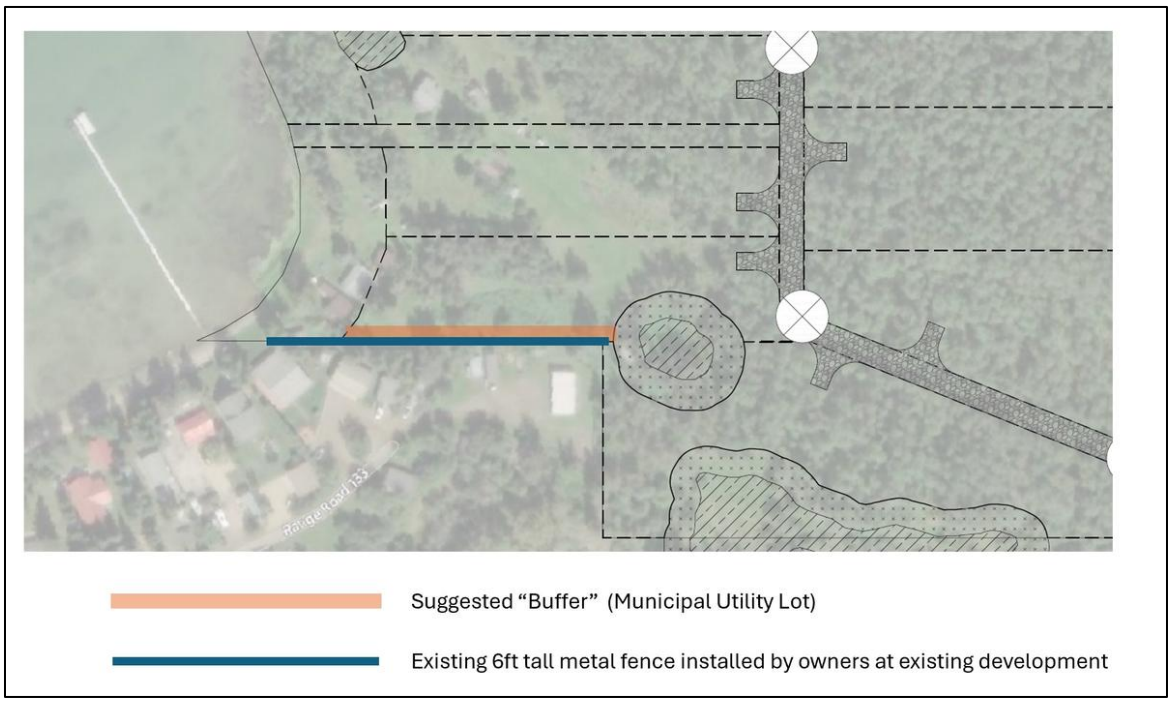


Figure: Aerial diagram illustrating the location of the suggested Municipal Utility Lot (orange) relative to the existing 6ft metal fence installed by Whitefish Properties owners (blue). The fence already provides a meaningful physical separation, rendering a formal MUL redundant.

4.5 Indigenous Community Engagement

Dedicated engagement was conducted with Whitefish Lake First Nation #128 and Kikino Métis Settlement throughout the development process, beginning in June 2025. This included formal written correspondence, telephone follow-up, and open house notification.

5. Feedback Received

Community members were invited to provide feedback by attending the open house or submitting written comments by email to austin@massifenergy.ca. The public feedback period ran March 7–28, 2026. Four written responses were received.

Date	Respondent	Position	Summary of Feedback
March 21, 2026	Christine Zacharko – Lot 124, Hillside Acres	**Support**	Supports the low-density design as appropriate for the area; notes positive contribution to the local tax base.
March 22, 2026	Michael & Carol King – Lot 11, Hillside Acres	**Support**	Consider the plan reasonable and environmentally responsible given the declared Environmental Reserves.
March 13/17, 2026	Merissa & Lisa – Whitefish Resort (Lot unknown)	**Opposition**	Concerns: increased lake activity, noise, boating behaviour, wildlife, and safety. Proponent responded in detail March 17, 2026.
March 25/29, 2026	Joe Hoffman – Whitefish Lake Properties Ltd., Lot 10	**Opposition**	Concerns: over-development, environmental damage, natural drainage impact on adjacent property. Proponent responded March 29, 2026.

Proponent Response: Both letters of opposition received direct written responses from the proponent addressing each concern raised. All four written submissions are included in the supporting materials.

6. Conclusion

The public engagement programme for Sunset Ridge Estates at Whitefish Lake was conducted in good faith and in compliance with Smoky Lake County's Step 3 – Public Engagement Programme requirements. Outreach was multi-channel and broad, providing multiple opportunities for community input through email notices, physical notice boards, door-to-door canvassing, open house attendance, and written submission.

All feedback received was considered and, where applicable, addressed by the proponent. Concerns raised at the open house were responded to in person. Written concerns were responded to in writing. The suggestion of a municipal utility lot has been reviewed and the rationale for its impracticality is documented in Section 4.4 above.

This summary, together with the attached supporting materials, is submitted as part of the Outline Plan package to Smoky Lake County Council and Municipal Planning Services (2009) Ltd.

Submitted by:

Austin Zacharko | Director – Business Development, Massif Energy
(780) 245-6646 | Austin@MassifEnergy.ca | www.massifenergy.ca

APPENDIX A

Public Notice Board & Door-to-Door Flyer Distribution – Photographs

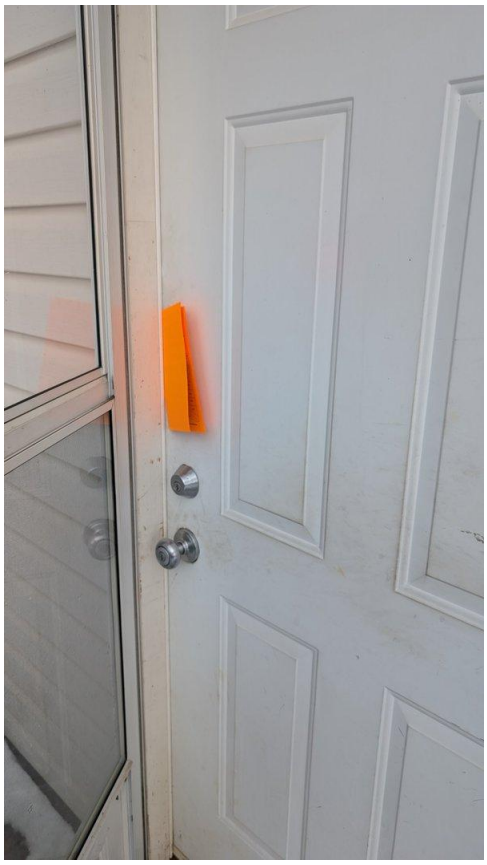
Notice Boards – Posted March 7, 2026

Notice board at intersection of Range Road 133 and Township Road 620.

Notice board near Whitefish Resort Entrance Gate

Notice board at Hillside Acres entrance – 62103 Range Road 133A

Door-to-Door Flyer Distribution – March 7, 2026



Flyers left at door of unattended residence. Over 50 Flyers were handed out in person at attended and unattended residences.

Additional Posting Location – Development Property Entrance

Notice Posted at the entrance to the property being Developed (62064 Rge RD 133)

Sunset Ridge Estates Proposed Outline Plan in Smoky Lake County

Amendments of the following Municipal Bylaws:

- Bylaw 1249-12 Smoky Lake County MDP: From Agricultural Area to Residential Area
- Bylaw 1189-09 White Fish Lake ASP: From Agricultural Area to Residential Area
- Bylaw 1272-14 Smoky Lake County LUB: From Agriculture District to Multi-lot Country Residential (R1) District.

Highlights of Proposed Outline Plan

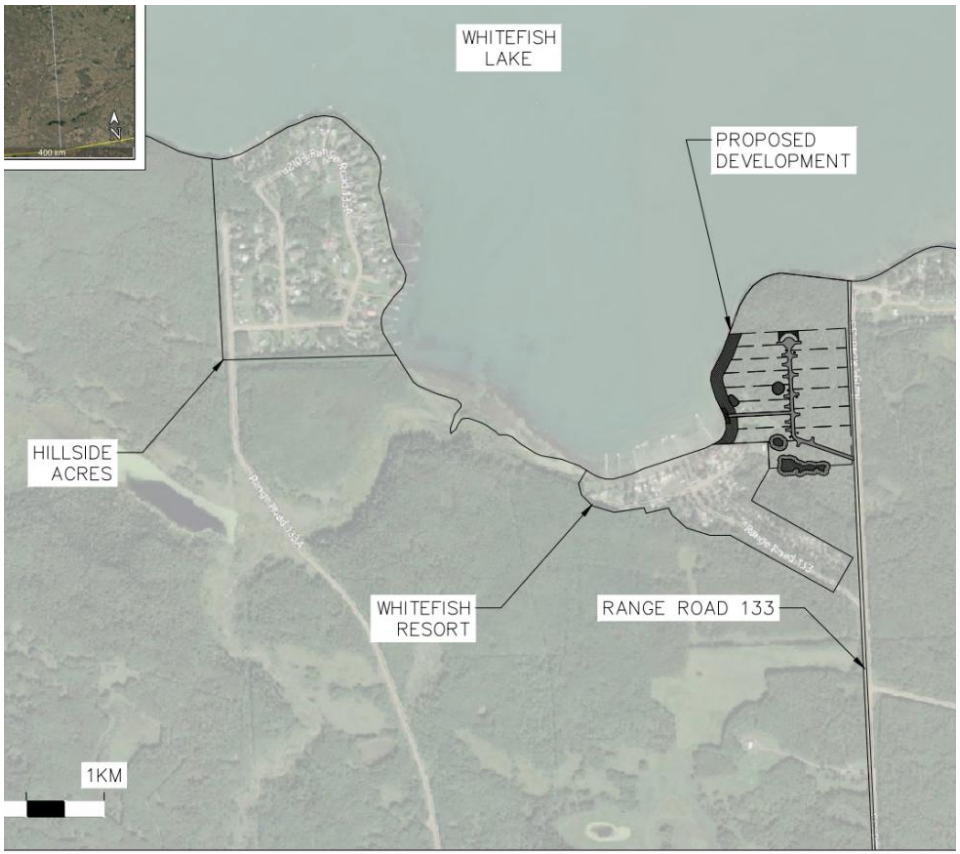
- 15 Lot Country Residential Subdivision Located on the Southern Shore of Whitefish Lake.
- 8 Waterfront Parcels, & 7 Non-Waterfront Parcels. Lot Sizes Range 0.84 acres to 1.79 acres.
- Legal Description: Pt. NE 4-62-13-W4M (Smoky Lake County)
- Lot Area: 26.75 acres

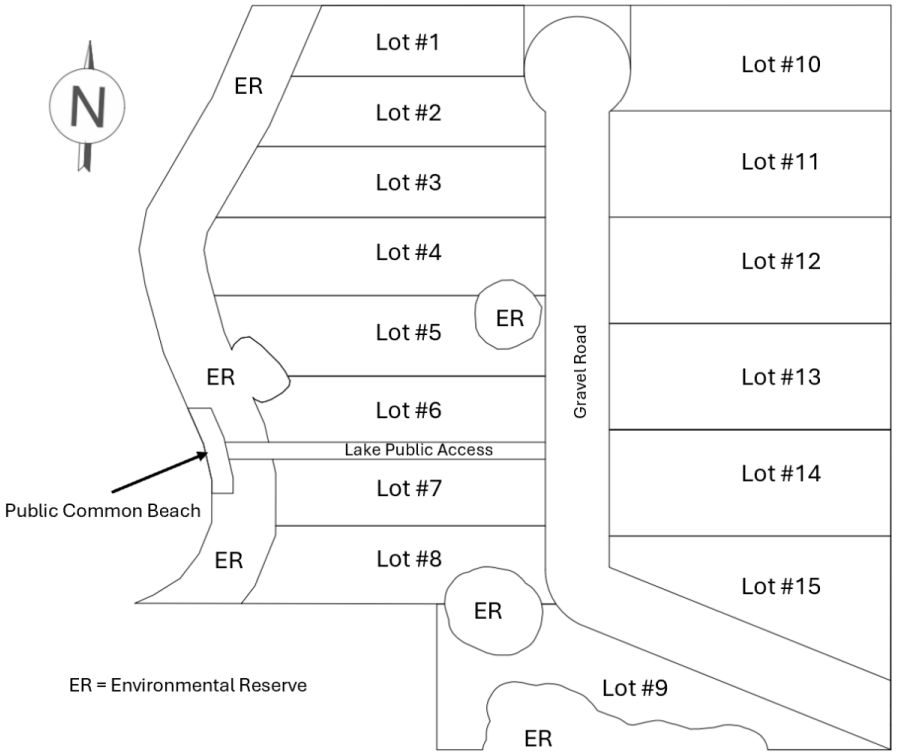
OPEN HOUSE Details

- March 23rd 2026 @ 7pm
- Location: Metis Crossing (17339 Victoria Trail, Smoky Lake, AB T0A 3C0) – Classroom.

Questions or Comments? Email: austin@massifenergy.ca

This notice is part of the public engagement process for the proposed Outline Plan, and the proposed Municipal Development Plan, Area Structure Plan, and Land Use Bylaw amendments. Community members may provide feedback via email or through attending the open house. Feedback will be taken for 21 days from March 7 – 28th 2026.





Proposed subdivision design is a conceptual draft plan

Outlook

Public Consultation - Sunset Ridge Estates Proposed Outline Plan in Smoky Lake County - White Fish Lake

From Jordan Ruegg <jruegg@smokylakecounty.ab.ca>
Date Fri 3/6/2026 10:44 AM
To Austin Zacharko <Austin@massifenergy.ca>

1 attachment (310 KB)
Public Engagement Notice - SRE - Jan 15 2026.pdf;

Good morning.

Please see the attached notice of an Open House, being held by Massif Energy, a locally-based development company, regarding its proposed project, Sunset Ridge Estates, near Whitefish Lake, Smoky Lake County.

As a potentially affected landowner, Massif would like to welcome you to participate in an Open House and share your thoughts on the proposed development.

Open House Details:

Date: March 23, 2026 @ 7:00 p.m.
Location: Metis Crossing (17339 Victoria Trail, Smoky Lake, AB T0A 3C0) – Classroom.

For more information on the proposed project, please contact Austin Zacharko at austin@massifenergy.ca.

Thank you,

Jordan Ruegg, B.A., MPlan
Director of County Services
p:780-656-1588 or toll free 1-888-656-3730
c:780-650-5207
4612 - McDougall Drive, PO Box 310
Smoky Lake, Alberta, T0A 3C0

ᑲᓀᑲᐸᑕᐧ ᓴᑲᐦᐃᒪᐣ (kaskapatau sakahigan) / Димних Озеро (Dymnykh Ozero) / Lac qui Fume / Smoky Lake
Located on Treaty 6 Territory and Homeland of the Métis Nation

This communication is for use by the intended recipient and contains information that may be privileged, confidential or copyrighted under applicable law. If you are not the intended recipient, you are hereby formally notified that any use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. Please notify the sender by return e-mail and delete this e-mail from your system. *Studies show that trees live longer when they are not cut down. Please do not print this email*

MASSIF ENERGY

Sunset Ridge Estates

Whitefish Lake,
Smoky Lake County, AB

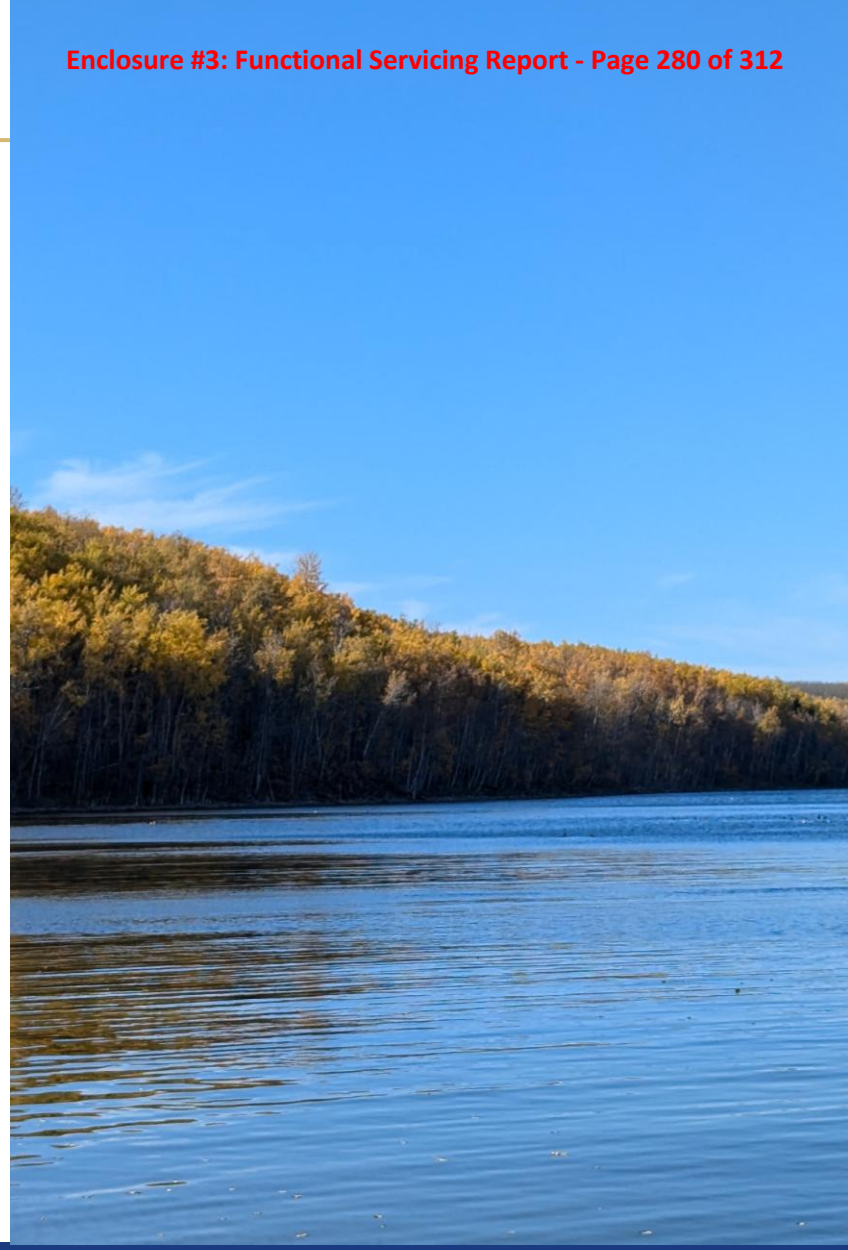
Community Open House
March 23, 2026

About Massif

Our mission is to develop projects in partnership with communities that are aligned with local values and structured to create lasting regional benefits.

Development Firm Experienced with

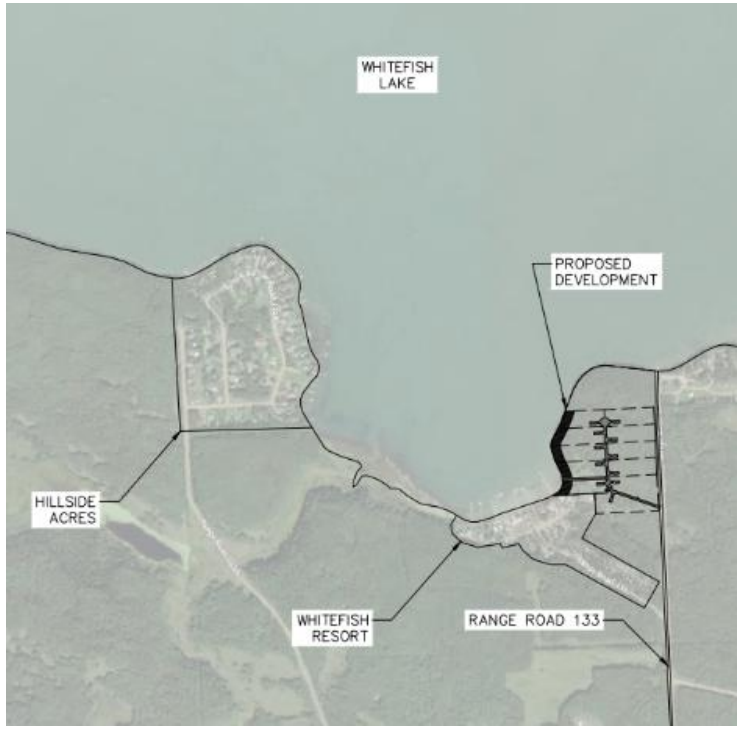
- Community Engagement
- Financing
- Consulting
- Energy, Infrastructure, Real Estate

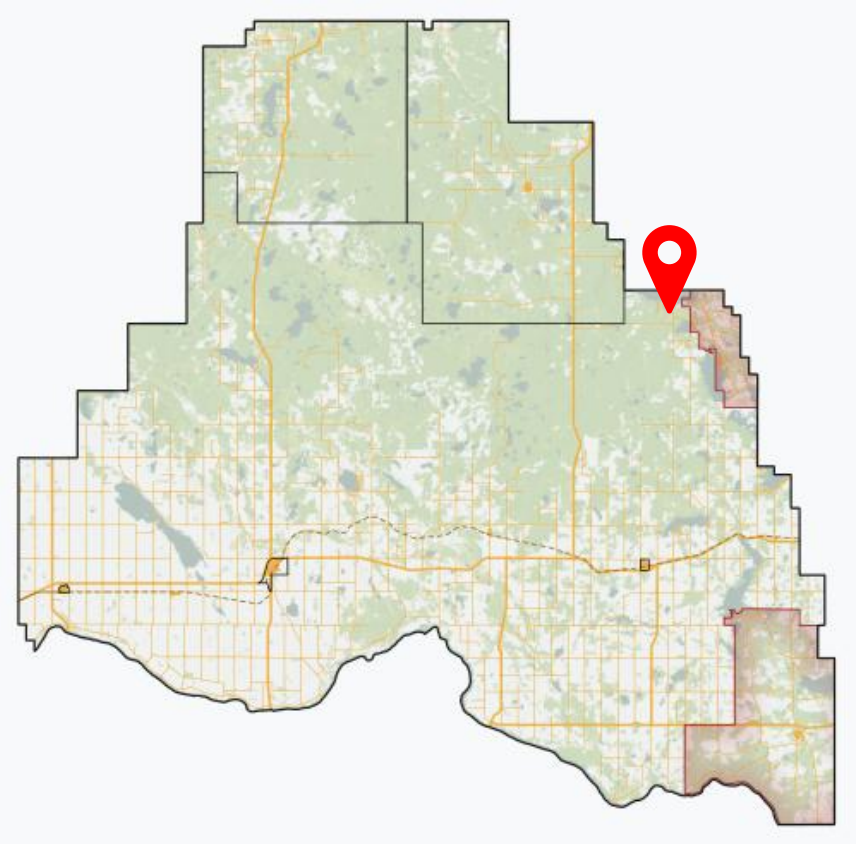


The Project

The Land

- Southern Shore of Whitefish Lake
- Legal Description: Pt. NE 4-62-13-W4M (Smoky Lake County)
- Lot Area: 26.75 acres
- Current Zoning: Agriculture





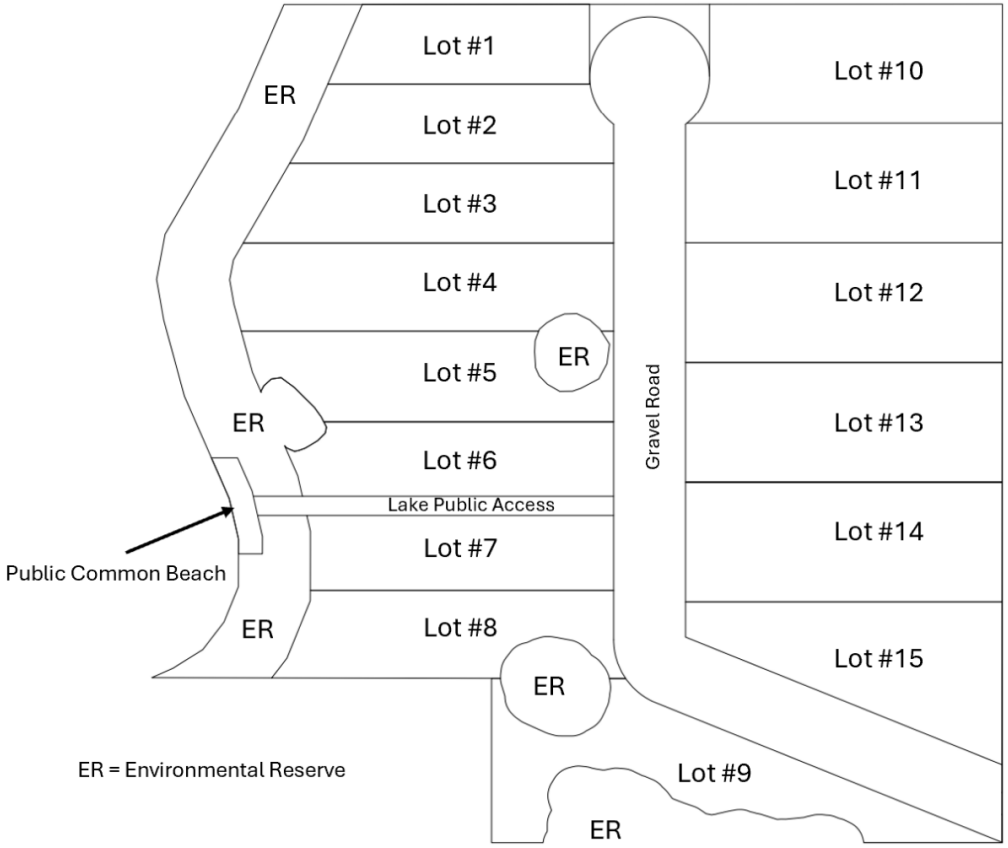
MASSIF ENERGY

Proposed Development

- 8 Waterfront Parcels
- 7 Non-Waterfront Parcels
- Lot Sizes Range 0.84 acres to1.79 acres.

Amendments of the following Municipal Bylaws:

- Bylaw 1249-12 Smoky Lake County MDP: From Agricultural Area to Residential Area
- Bylaw 1189-09 White Fish Lake ASP: From Agricultural Area to Residential Area
- Bylaw 1272-14 Smoky Lake County LUB: From Agriculture District to Multi-lot Country Residential (R1) District.



Proposed subdivision design is a conceptual draft plan

MASSIF ENERGY

Partners

PRI ENGINEERING

Lifeways OF CANADA LIMITED

Smoky Lake COUNTY

BASIN environmental & engineering

MUNICIPAL PLANNING SERVICES

VAULT

BOLSON ENGINEERING AND ENVIRONMENTAL SERVICES

Progress to Date

Historical Resource Clearance Application
Lifeways of Canada
(June 2025)

Phase 1 ESA
Bolson Engineering
(June 2025)

Biophysical Assessment
Basin Environment
(August 2025)

Water Act Report
Bolson Engineering
(January 2026)

Historic Resource Clearance Approval
Lifeways of Canada
(February 2026)

Community Open House
Massif Energy
(March 2026)

Engagement with Council
Smoky Lake County
(March 2026)

MASSIF ENERGY

Upcoming Plans

Incorporate Community Feedback into Outline Plan & Design

(April 2026)

Geotechnical Investigation

PRI Engineering

(May 2026)

Stormwater Management Plan

PRI Engineering

(June 2026)

Servicing & Engineering Plan

PRI Engineering

(June 2026)

Application for Rezoning to Smoky Lake County

(July / August 2026)

Initial Site Works (Road, Utilities, Etc.)

Vault Group

Fall 2026

MASSIF ENERGY

Summary of Work

Name of Study	Status
Historical Resource Clearance Application	**Complete** Submitted to MPS & Smoky Lake County
Phase 1 ESA	**Complete** Submitted to MPS & Smoky Lake County
Biophysical Assessment	**Complete** Submitted to MPS & Smoky Lake County
Water Act Report	**Complete** Submitted to MPS & Smoky Lake County
Community Engagement	**In Progress**

Name of Study	Status
Geotechnical Investigation	**Planned - 2026**
Storm Water Management Plan	**Planned - 2026**
Servicing & Engineering Plan	**Planned - 2026**
Application for Rezoning & Subdivision	**Planned - 2026**
Construction / Site Works	**Planned - 2026**

Outlook

Re: Sunset Ridge Estates Proposed Outline Plan in Smoky Lake County

From Austin Zacharko <Austin@massifenergy.ca>
Date Tue 3/17/2026 9:22 PM
To MKS PARADIS <merissa360@hotmail.ca>; lisaclarkson50@gmail.com <lisaclarkson50@gmail.com>

Dear Merissa and Lisa,

Thank you for taking the time to share your thoughts and for your long history at Whitefish Lake. A family connection spanning over 60 years is meaningful, and I appreciate you contributing to the process even if you are unable to attend the open house.

I hear your concerns regarding increased activity at the lake over time, including noise, boating behaviour, wildlife impacts, and safety. As someone who has also spent over 25 years at Whitefish Lake, I understand the value of preserving what makes this area special.

I would like to clarify a few points specific to Sunset Ridge Estates:

- **Low-density design:** The proposed development currently consists of 15 lots across approximately 26 acres, with each lot averaging over one acre in size. This is significantly less dense than other developments around the lake.
    - Importantly, earlier concepts for this land considered a density more comparable to nearby developments such as Hillside Acres, Paradise Cove, and other resort-style areas. Through the planning process, we made a deliberate decision to reduce the density and move toward a larger-lot, low-impact design specifically to better align with the character of the area and address concerns like those you've raised.
- **Not a resort or campground:** This is not a high-traffic development. It is intended for private ownership, which typically results in more stable and respectful use.
- **Environmental considerations:** The design process includes environmental review, setbacks, and regulatory requirements to minimize impact on surrounding land and water. All applicable regulations and studies are being completed as part of the development process.
- **Broader lake activity:** Concerns such as noise, boating behavior, and security reflect broader patterns that have developed over time around the lake and are not unique to this project, particularly given its low density.

I understand and respect that not all local landowners and residents will support additional development in the area. Where possible, we are committed to incorporating reasonable feedback into the project as we continue working through the application process with Smoky Lake County. If you have specific suggestions on how this development could move forward in a way that addresses your concerns, we are open to further input.

Thank you again for your input and for being part of the conversation.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

From: MKS PARADIS <merissa360@hotmail.ca>
Sent: Friday, March 13, 2026 8:59 AM

To: Austin Zacharko <Austin@massifenergy.ca>; lisaclarkson50@gmail.com <lisaclarkson50@gmail.com>
Subject: Sunset Ridge Estates Proposed Outline Plan in Smoky Lake County

To Whom it may concern;

I am writing this email in regards to :
Sunset Ridge Estates Proposed Outline Plan in Smoky Lake County
-Bylaw 1249-12
-Bylaw 1189-09
-Bylaw 1272-14

My name is Merissa Steier. My sister Lisa Clarkson and I have a generational family cabin in the cove next to this proposed development. My address is as follows:
- Municipal 16, 62044 RGE RD 133, lot 10, Plan 9523091

We have been in the Whitefish lake cove since the cabin was built in 1965. (61yrs)
We have seen many new developments in the time we have been at Whitefish lake such as:

Paradise Cove
Hillside Acres
Kikino Beach/Campground Resort
Whitefish Lake Cove back area expansion for trailer lot rental.

In these past years we have witnessed an increase in:
Loss of wildlife
Extreme increase in water crafts being operated carelessly
Extreme increase in loud, lewd behaviour well in to the early morning hours (booming music and intoxicated voices travel fast over the water at 3 am)
And an obscene high-volume increase in theft. (Paradise Cove trailers broken into almost monthly)

We feel if this development is approved it will have detrimental environmental impact as well as increase noise pollution and bring forth more unexperienced boaters/campers causing negative impact to the Whitefish Lake Cove.
We come to our little piece of heaven to decompress and remove stress from the loud and busy hustle and bustle of the big city life.
With all the development already at the lake, on warmer weekends it is as if we are in the city still as it becomes even noisier with a surplus of boaters and loud late night/early morning parties attracting unwanted persons and behaviors.

Therefore, the above being said, we as a whole do NOT feel this development will make a positive impact for our Whitefish lake cove resort.
We are AGAINST any and all new development.

I am sending this email as our objection to this development as we are unable to attend the public engagement open house discussion on March 23@ 7:00 pm due to working and being out of the country.

Once again, we do NOT feel this will bring any positive impact to the already established cabin communities.

Thank you for your attention to this matter.

Sincerely,

Merissa Steier
Lisa Clarkson

Outlook

Re: RESPONCE TO THE PROPOSED SUNSET RIDGE ESTATES, WHITEFISH LAKE, AB

From Austin Zacharko <Austin@massifenergy.ca>
Date Sun 3/29/2026 9:56 PM
To Joe hoffman <joejanehoffman@hotmail.com>; jruegg@smokylakecounty.ab.ca <jruegg@smokylakecounty.ab.ca>

Hi Joe & Jane,

Thank you for taking the time to participate in our community engagement process. We appreciate all the feedback we receive.

I wanted to take the time to provide some supplementary information regarding the proposed development that specifically relates to some of the points you have brought up.

- Environmental Damage
  - All applicable provincial and local laws/bylaws are being followed during the development process. This includes but is not limited to Wetland investigations completed by Professional Biologists, Artifact Studies completed by qualified Archeologists, and Water resource studies completed by applicable professionals.
- Natural Drainage
  - A storm water management study is planned to be completed in June 2026. This study will ensure the drainage of the development does not negatively impact the lake or nearby landowners.
- Indigenous Engagement
  - We have engaged and requested feedback from both Whitefish Lake First Nation #128 and Kikino Metis Settlement during our design and development process.

If you have any other questions or concerns about the proposed development, feel free to reach out to me at any time. Have a great week.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

From: Joe hoffman <joejanehoffman@hotmail.com>
Sent: Wednesday, March 25, 2026 11:50 AM
To: Austin Zacharko <Austin@massifenergy.ca>; jruegg@smokylakecounty.ab.ca <jruegg@smokylakecounty.ab.ca>
Subject: RESPONCE TO THE PROPOSED SUNSET RIDGE ESTATES, WHITEFISH LAKE, AB

To Whom It May Concern,

In regard to your proposed residential development on Whitefish Lake, I would like to voice my opposition to your plans. I am one of the owners of Whitefish Lake Properties Ltd., which is adjacent to your property you wish to develop. It is my opinion that there is already more than enough development on our end of the lake and in our bay. Any more would likely have a negative affect on the lake itself and create environmental damage to the general area.

Because much of the property you wish to develop is on a hill, I would presume that you would have to do much excavation, changing the natural drainage into the lake and surrounding areas. This could negatively affect not only the lake itself, but my adjacent property which is at lake level. There certainly

should be an environmental study done by the provincial government. Also, the indigenous communities surrounding the lake should be consulted.

In regard to your proposed beach area, this is an area of reeds and natural shoreline that should not be disrupted, as per provincial environmental laws.

Thank you for giving me the chance to voice my opinion.

Jane Hoffman

Outlook

Sunset Ridge development plan

From mkingfam mkingfam@telusplanet.net <mkingfam@telusplanet.net>
Date Sun 3/22/2026 11:24 AM
To Austin Zacharko <Austin@massifenergy.ca>

To whom it may concern

Having viewed the proposal for this development we are in agreement with the plan, and find it to be reasonable and responsible to environmental concerns, it having studied and declared appropriate Environmental Reserves.

Signed
Michael and Carol King , lot #11
SW 9 62 13 w4 L42 B1
Hillside Acres
Whitefish Lake, Alberta
Get Outlook for Android

Outlook

Support for Sunset Ridge Estates

From Christine Zacharko <glasses2go@shaw.ca>
Date Sat 3/21/2026 12:03 PM
To Austin Zacharko <Austin@massifenergy.ca>

To Whom It May Concern,

I am writing to express my support for the proposed Sunset Ridge Estates development at Whitefish Lake.

My Land Ownership Information is as follows:

- Municipal Address: Lot 124 Hillside Acres, 62103 RANGE ROAD 133A, Smoky Lake County, Alberta T0A3C0
- Relationship to Area: 25+ yr Landowner n Hillside Acres

I believe this project represents a reasonable and well-planned approach to development in the area. The proposed low-density design is appropriate for Whitefish Lake and aligns better with the character of the area than higher-density developments nearby.

Additionally, responsible development like this contributes positively to the local area by supporting the tax base and long-term sustainability of services. I am supportive of increasing the tax base in the area to help better support local services.

Overall, I support this project moving forward.

Sincerely,
Christine Zacharko

INDIGENOUS ENGAGEMENT SUMMARY

Sunset Ridge Estates at Whitefish Lake

Outline Plan – R01A | Pt. NE 4-62-13-W4M, Smoky Lake County, Alberta

Prepared by: Austin Zacharko, Director – Business Development, Massif Energy | March 2026

1. Purpose

This summary has been prepared to document Indigenous community engagement undertaken in connection with the proposed rezoning and country residential subdivision known as *Sunset Ridge Estates at Whitefish Lake (Outline Plan – R01A)*. The engagement was conducted to satisfy **Step 3 – Public Engagement Programme** as required by Smoky Lake County, which requires notices to adjacent and affected landowners and communities as part of the Outline Plan submission to Council.

2. Project Overview

Project Name	Sunset Ridge Estates at Whitefish Lake – Outline Plan R01A
Location	Pt. NE 4-62-13-W4M, Smoky Lake County, Alberta (south-east of Whitefish Lake)
Parcel Size	26.75 acres
Proposed Use	Rezoning from Agricultural (AG) to Country Residential (R1)
Proponent	Massif Energy – Austin Zacharko, Director of Business Development
Municipal Authority	Smoky Lake County; Subdivision Authority: Municipal Planning Services (2009) Ltd.

3. Indigenous Communities Contacted

Two Indigenous communities with proximity to the project area were identified and contacted as part of the engagement process:

Community	Location / Relationship to Project	Contact Method
Whitefish Lake First Nation #128	Located adjacent to Whitefish Lake; nearest First Nation community to the project parcel	Formal introduction letter (June 23, 2025) with enclosed draft Outline Plan; followed up by telephone
Kikino Métis Settlement	Located near the project area within Smoky Lake County; proximity warranted early engagement	Formal introduction letter (June 23, 2025) with enclosed draft Outline Plan; followed up by telephone

4. Engagement Activities

4.1 Written Correspondence

On June 23, 2025, formal introduction letters were sent directly to both communities. Each letter:

- Introduced Austin Zacharko and Massif Energy as the project proponent;
- Described the proposed rezoning and subdivision of the 26.75-acre parcel into 11 country residential lots;
- Provided a copy of the draft Outline Plan – Sunset Ridge Estates at Whitefish Lake – R01A as an enclosure;
- Invited leadership to share feedback, concerns, or requests for further discussion;
- Offered to arrange an in-person or virtual meeting at the community's convenience;
- Copied Municipal Planning Services (2009) Ltd. (Subdivision Authority) and Smoky Lake County for transparency.

4.2 Telephone Follow-Up

Following the written correspondence, Austin Zacharko conducted telephone follow-up calls with representatives at both Whitefish Lake First Nation #128 and Kikino Métis Settlement. The purpose of these calls was to:

- Confirm receipt of the introduction letter and enclosed draft Outline Plan;
- Confirm receipt of any email correspondence related to the project;
- Verbally introduce the project and reiterate the invitation for feedback or a meeting;
- Provide an opportunity for community representatives to raise any immediate questions or concerns.

Telephone contact was successfully made with representatives at each community (admin staff). Both communities confirmed receipt of the correspondence materials.

5. Engagement Log

Date	Community	Activity	Method	Response Received
June 23, 2025	Whitefish Lake First Nation #128	Introduction letter + draft Outline Plan sent	Formal written letter & Call	No written response received
June 23, 2025	Kikino Métis Settlement	Introduction letter + draft Outline Plan sent	Formal written letter & Call	No written response received
Aug 6, 2025	Whitefish Lake First Nation #128	Follow Up from June	Formal written letter	No response Provided.
Aug 6, 2025	Kikino Métis Settlement	Follow Up from June	Formal written letter	No response Provided.
Nov 18, 2025	Whitefish Lake First Nation #128	Follow Up from June	Formal written letter & Call	Confirmed contact with representative from the community and verbally confirmed that documents had been received

Nov 18, 2025	Kikino Métis Settlement	Follow Up from June	Formal written letter & Call	Confirmed contact with representative from the community and verbally confirmed that documents had been received
March 2026	Whitefish Lake First Nation #128	Provided Notice of Community Open House	Email & Notice Boards at property and at Nearby Highways.	No response or attendance.
March 2026	Kikino Métis Settlement	Provided Notice of Community Open House	Email & Notice Boards at property and at Nearby Highways.	No response or attendance.

6. Community Responses and Feedback

Despite meaningful and documented outreach efforts, neither Whitefish Lake First Nation #128 nor Kikino Métis Settlement provided written formal feedback, concerns, or requests regarding the proposed Sunset Ridge Estates development.

The proponent acknowledges the importance of Indigenous community engagement and made genuine efforts to facilitate early, transparent, and respectful communication. Both communities were given adequate opportunity to:

- Review the draft Outline Plan materials.
- Raise any concerns or questions regarding the development.
- Request an in-person or virtual meetings with the proponent.

In the absence of formal feedback, the proponent interprets the lack of response as an absence of identified concerns at this time. The proponent remains open to ongoing engagement throughout the municipal review and approval process.

7. Conclusion

The Indigenous engagement undertaken for Sunset Ridge Estates at Whitefish Lake was apart of the broader community notification and engagement requirements of Smoky Lake County's Public Engagement Programme as outlined in Step 3 of the Outline Plan process. Outreach was conducted in good faith, with transparency and respect, and in a manner consistent with the duty to inform affected Indigenous communities of proposed nearby land use changes.

This summary, along with copies of the engagement letters sent to each community, is submitted as part of the Outline Plan package to Smoky Lake County Council & MPS.

Submitted by:

Austin Zacharko | Director – Business Development, Massif Energy
(780) 245-6646 | Austin@MassifEnergy.ca | www.massifenergy.ca

Austin Zacharko

From: Austin Zacharko
Sent: June 23, 2025 3:40 PM
To: kiadmin@telus.net
Cc: Jane Dauphinee; Marina Guintchitskaia; Jordan Ruegg
Subject: Introduction on Proposed Rezoning and Country Residential Subdivision on South East Side of Whitefish Lake
Attachments: Introduction Letter - Kikino + Sunset Ridge Estates.pdf; Sunset Ridge Estates at Whitefish Lake-R01A.pdf

Hello,

Please see attached and reach out with any questions. Have a great day.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

Austin Zacharko

From: Marina Guintchitskaia <m.guintchitskaia@munplan.ab.ca>
Sent: June 24, 2025 8:00 AM
To: Austin Zacharko
Cc: Jane Dauphinee; Jordan Ruegg
Subject: Re: Indigenous Engagement - Whitefish Lake FN #128 - Sunset Ridge Estates.

Hi Austin,

Thanks for keeping us in the loop!

Best,

MARINA GUINTCHITSKAIA
Planner

p: 780.486.1991
e: m.guintchitskaia@munplan.ab.ca
a: #206, 17511 – 107 Ave NW
Edmonton, AB T5S 1E5
www.munplan.ab.ca

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is unauthorized. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments. Thank you.

From: Austin Zacharko <Austin@massifenergy.ca>
Sent: Monday, June 23, 2025 3:46 PM
To: Marina Guintchitskaia <m.guintchitskaia@munplan.ab.ca>
Cc: Jane Dauphinee <j.dauphinee@munplan.ab.ca>; Jordan Ruegg <jruegg@smokylakecounty.ab.ca>
Subject: Indigenous Engagement - Whitefish Lake FN #128 - Sunset Ridge Estates.

Hi Marina,

This email's purpose is to serve as a transparent record of engagement with the Whitefish Lake FN #128.

This afternoon I attempted to reach out to Whitefish Lake FN #128 without success. The following actions were taken:

1. Called the posted Phone number (780) 636-7000
    a. No Answer & Left a message
2. Was unable to find an email address online.
3. Completed a contact form on the community's website and submitted it with the following Content

I hope this letter finds you well. My name is Austin Zacharko, and I am reaching out to respectfully introduce myself and share information regarding a proposed rezoning and country residential subdivision project located within Smoky Lake County, on Pt. NE 4-62-13-W4M—just south-east of Whitefish Lake and near your community.

As a proud indigenous Albertan and Director of Business Development at Massif Energy, I believe in the importance of meaningful and early engagement with Indigenous communities. Given the proximity of Whitefish Lake First Nation #128 to the development area, I wanted to ensure your Nation is informed and invited into the feedback process from the beginning.

The project envisions the rezoning and subdivision of a 26.75-acre parcel into 11 country residential lots. The land is currently designated for agricultural use and is undergoing the necessary municipal approvals to support responsible rural residential development.

We are still in the early stages of planning and welcome the opportunity to engage with your leadership to share details, gather your feedback, and discuss any considerations or concerns. I would appreciate the opportunity to meet at your convenience and ensure that the project proceeds in a way that is inclusive, transparent, and respectful.

Please feel free to contact me directly to set up a meeting or direct me to the appropriate representative from your Nation.
Thank you for your time and consideration. I look forward to the opportunity to connect.

Best,
Austin Zacharko
Director – Business Development
Massif Energy
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

Our team will continue to attempt to reach out in the coming weeks and months including in person, phone, and email attempts.
Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

Austin Zacharko
Director – Business Development
Massif Energy
(780) 245-6646
Austin@MassifEnergy.ca
www.massifenergy.ca/

June 23, 2025

Whitefish Lake First Nation #128 Council
Email:
Box 271, Goodfish Lake, AB T0A 1R0

Dear Whitefish Lake First Nation #128 Leadership,

Re: Introduction on Proposed Rezoning and Country Residential Subdivision on South-East Side of Whitefish Lake

I hope this letter finds you well. My name is Austin Zacharko, and I am reaching out to respectfully introduce myself and share information regarding a proposed rezoning and country residential subdivision project located within Smoky Lake County, on Pt. NE 4-62-13-W4M—just south-east of Whitefish Lake and near your community.

As a proud indigenous Albertan and Director of Business Development at Massif Energy, I believe in the importance of meaningful and early engagement with Indigenous communities. Given the proximity of Whitefish Lake First Nation #128 to the development area, I wanted to ensure your Nation is informed and invited into the feedback process from the beginning.

The project envisions the rezoning and subdivision of a 26.75-acre parcel into 11 country residential lots. The land is currently designated for agricultural use and is undergoing the necessary municipal approvals to support responsible rural residential development.

We are still in the early stages of planning and welcome the opportunity to engage with your leadership to share details, gather your feedback, and discuss any considerations or concerns. I would appreciate the opportunity to meet at your convenience and ensure that the project proceeds in a way that is inclusive, transparent, and respectful.

Enclosed with this letter is a draft version of our proposed outline plan titled *Sunset Ridge Estates at Whitefish Lake – R01A* for your review. We look forward to receiving your feedback on this high-level concept. For transparency and collaboration, I have also copied Municipal Planning Services (the Subdivision Authority) and Smoky Lake County on this correspondence.

Please feel free to contact me directly to set up a meeting or direct me to the appropriate representative from your Nation.

Thank you for your time and consideration. I look forward to the opportunity to connect.

Best,

Austin Zacharko
Director – Business Development
Massif Energy
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

CC: Municipal Planning Services (2009) Ltd.
Smoky Lake County

Encl: Draft Outline Plan – *Sunset Ridge Estates at Whitefish Lake – R01A*

Austin Zacharko
Director – Business Development
Massif Energy
(780) 245-6646
Austin@MassifEnergy.ca
www.massifenergy.ca/

June 23, 2025

Kikino Métis Settlement Council
kiadmin@telus.net
Kikino, AB

Dear Kikino Métis Settlement Council,

Re: Introduction on Proposed Rezoning and Country Residential Subdivision on South East Side of Whitefish Lake

I hope this letter finds you well. My name is Austin Zacharko, and I am reaching out to respectfully introduce myself and share information regarding a proposed rezoning and country residential subdivision project located within Smoky Lake County, on Pt. NE 4-62-13-W4M—just south-west of Whitefish Lake and near the Kikino Métis Settlement.

As a proud Métis Albertan and Director of Business Development at Massif Energy, I believe in the importance of meaningful and early engagement with Indigenous communities. Given your community's proximity, I felt it was important to reach out directly.

The project envisions the rezoning and subdivision of a 26.75-acre parcel into 11 country residential lots. The land is currently designated for agricultural use and is undergoing the necessary municipal processes to enable responsible rural residential development. Our aim is to design a community that respects the natural environment.

We are still in the early planning stages and welcome the opportunity to connect with Kikino leadership to discuss the project, and gather your feedback, and explore any opportunities for further discussions. I'd be grateful for the chance to meet at your convenience and ensure that this development moves forward in a way that is inclusive and respectful.

Enclosed with this letter is a draft version of our proposed outline plan titled *Sunset Ridge Estates at Whitefish Lake – R01A* for your review. We look forward to receiving your feedback on this high-level concept. For transparency and collaboration, I have also copied Municipal Planning Services (the Subdivision Authority) and Smoky Lake County on this correspondence.

Please feel free to contact me directly to set up a meeting or to direct me to the appropriate member of your team.

Thank you for your time and consideration. I look forward to the opportunity to connect.

Best,

Austin Zacharko
Director – Business Development
Massif Energy
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

CC: Municipal Planning Services (2009) Ltd.
Smoky Lake County

Encl: Draft Outline Plan – *Sunset Ridge Estates at Whitefish Lake – R01A*

Austin Zacharko

From: Austin Zacharko
Sent: August 6, 2025 5:14 PM
To: kiadmin@telus.net
Cc: Jane Dauphinee; Marina Guintchitskaia; Jordan Ruegg
Subject: RE: Introduction on Proposed Rezoning and Country Residential Subdivision on South East Side of Whitefish Lake

Hello,

I am following up on our plan to rezone and subdivide a parcel of land on the southeast shore of Whitefish Lake. We are continuing our process and would value your thoughts and feedback on the development.

Could we arrange a 30 minute call or meeting next week?

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

From: Austin Zacharko
Sent: June 23, 2025 3:40 PM
To: kiadmin@telus.net
Cc: Jane Dauphinee <j.dauphinee@munplan.ab.ca>; Marina Guintchitskaia <m.guintchitskaia@munplan.ab.ca>; Jordan Ruegg <jruegg@smokylakecounty.ab.ca>
Subject: Introduction on Proposed Rezoning and Country Residential Subdivision on South East Side of Whitefish Lake

Hello,

Please see attached and reach out with any questions. Have a great day.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca

W: www.massifenergy.ca/

Austin Zacharko

From: Austin Zacharko
Sent: November 18, 2025 10:43 AM
To: kiadmin@telus.net
Cc: Marina Guintchitskaia; Jane Dauphinee; Jordan Ruegg
Subject: Community Engagement - Sunset Ridge Estates Property Development - Kikino MS

Hi Karen,

I spoke with Brittany Cardinal on the phone this morning at the Admin Office and she passed along your email address.

My name is Austin Zacharko, and I am reaching out to introduce myself and hopefully share information regarding a proposed rezoning and subdivision project located within Smoky Lake County, on Pt. NE 4-62-13-W4M—just south-east of Whitefish Lake and near your community. (A link to the parcel of land can be found here -> https://maps.app.goo.gl/Fdu15ceUx7SrCHCe8)

Given the proximity of Kikino Metis Settlement to the development area, I wanted to ensure your community is informed and invited into the feedback process.

The project envisions the rezoning and subdivision of a 26.75-acre parcel into 10-15 country residential lots. The land is currently designated for agricultural use and is undergoing the necessary studies to apply for approvals to support responsible rural residential development.

We are still in the early stages of planning and welcome the opportunity to engage with your leadership and/or community to share details, gather your feedback, and discuss any considerations or concerns. I would appreciate the opportunity to meet at your convenience and ensure that the project proceeds in a way that is respectful.

Please feel free to contact me directly to set up a meeting or direct me to the appropriate representative from your community.

Thank you for your time and consideration. I look forward to the opportunity to connect.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

CONTACT

Name (required)

First Name: Austin

Last Name: Zacharko

Email (required)

Austin@MassifEnergy.ca

Subject (required)

Introduction on Proposed Rezoning and Country Residential Subdivision on South East Side

Message (required)

Hello,

I am following up on our plan to rezone and subdivide a parcel of land on the southeast shore of Whitefish Lake. We are continuing our process and would value your thoughts and feedback on the development.

Could we arrange a 30 minute call or meeting next week?

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

Submit

Privacy - Terms

Info

(780) 636-7000

Whitefish Lake First Nation #128

Box 271
Goodfish Lake, AB T0A 1R0

Austin Zacharko

From: Austin Zacharko
Sent: November 18, 2025 10:33 AM
To: shauna.jackson@wfl128.ca
Cc: Marina Guintchitskaia; Jane Dauphinee; Jordan Ruegg
Subject: Community Engagement - Sunset Ridge Estates Property Development - WFL FN 128

Hi Shauna,

I spoke with Reena on the phone this morning at the Band Office and she passed along your email address.

My name is Austin Zacharko, and I am reaching out to introduce myself and hopefully share information regarding a proposed rezoning and subdivision project located within Smoky Lake County, on Pt. NE 4-62-13-W4M—just south-east of Whitefish Lake and near your community. (A link to the parcel of land can be found here -> https://maps.app.goo.gl/Fdu15ceUx7SrCHCe8)

Given the proximity of Whitefish Lake First Nation #128 to the development area, I wanted to ensure your Nation is informed and invited into the feedback process from the beginning.

The project envisions the rezoning and subdivision of a 26.75-acre parcel into 10-15 country residential lots. The land is currently designated for agricultural use and is undergoing the necessary studies to apply for approvals to support responsible rural residential development.

We are still in the early stages of planning and welcome the opportunity to engage with your leadership and/or community to share details, gather your feedback, and discuss any considerations or concerns. I would appreciate the opportunity to meet at your convenience and ensure that the project proceeds in a way that is respectful.

Please feel free to contact me directly to set up a meeting or direct me to the appropriate representative from your community.

Thank you for your time and consideration. I look forward to the opportunity to connect.

Best,

Austin Zacharko
Director - Business Development

MASSIF ENERGY
C: (780) 245-6646
E: Austin@MassifEnergy.ca
W: www.massifenergy.ca/

Appendix I: Council Motion – Road Width and ROW Reduction (April 21, 2026)

APPENDIX I:

Council ROW Motion

Date Report Completed	2026
Consultant	Smoky Lake County

Smoky Lake County

P.O. Box 310
4612 McDougall Drive
Smoky Lake, Alberta T0A 3C0

Phone: 780-656-3730
1-888-656-3730
Fax: 780-656-3768
www.smokylakecounty.ab.ca

April 21, 2026

MASSIF ENERGY
ATTN: AUSTIN ZACHARKO
DIRECTOR BUSINESS DEVELOPMENT
Austin@MassifEnergy.ca

Re: Request to Reduce Minium Width of Road & ROW for Proposed Subdivision of Pt. NE 4-62-13-W4M

Mr. Zacharko,

This letter serves as notice that at its April 16, 2026 meeting, Smoky Lake County Council passed the following resolutions in regards to your request to reduce the minimum road width and minimum right-of-way (ROW) width for the proposed subdivision of Pt. NE 4-62-13-W4M:

1. *"That Smoky Lake County Council approve the request to reduce the minimum road width for rural residential local roadway construction within the proposed Sunset Ridge Estates, respecting the lands legally described as Pt. NE-4-62-13-W4M, from 8.5 meters wide to 7.5 meters wide."*

2. *"That Smoky Lake County Council approve the request to reduce the minimum right-of-way (ROW) width for rural residential local roadway construction within the proposed Sunset Ridge Estates, respecting the lands legally described as Pt. NE-4-62-13-W4M, from 30.0 meters wide to 20.0 meters wide."*

Should you have any questions regarding either of these resolutions, please contact the undersigned at 780-656-3730 or jruegg@smokylakecounty.ab.ca.

Thank you.

Sincerely,

[redacted]

Jordan Ruegg
Director of County Services
4612 - McDougall Drive, PO Box 310
Smoky Lake, Alberta T0A 3C0
e: jruegg@smokylakecounty.ab.ca
p: (780) 656-3730 / c: (780) 650-5207
w: http://www.smokylakecounty.ab.ca/

ᑲᓀᑲᐸᑕᐧ ᓴᑲᐦᐃᓂᒪᐣ (kaskapatau sakahigan / Smoky Lake) on Treaty 6 Territory, and Homeland of the Metis Nation

cc. Shelly Barrett, Office Manager/Subdivision Clerk, Municipal Planning Services, s.barrett@munplan.ab.ca

Smoky Lake County
Meeting Agenda
Municipal Planning Commission Meeting
July 23, 2026 - 09:00 AM
In Person - Council Chambers
4612 - McDougall Drive, Smoky Lake, Alberta
Please join using this link:
https://video.businessconnect.telus.com/join/219324220

1. CALLED TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
   - 3.1. Municipal Planning Commission – May 28, 2026
4. REQUEST FOR DECISION
   - 4.1. Development Permit DP-029-26 – Alternative Energy, Personal (Solar Energy Conversion System, Personal)
5. ISSUES FOR INFORMATION
   - 5.1. Nil.
6. CORRESPONDENCE
   - 6.1. Nil.
7. DELEGATION(S)
   - 7.1. Nil.
8. ADJOURNMENT

Smoky Lake County
Municipal Planning Commission
Meeting Minutes May 28th, 2026 - 09:00 AM

Called to Order

The meeting was called to order at 9:07 a.m. by the Chairman, David Kully in the presence of the following persons:

		ATTENDANCE
Div. No.	Councillor(s)	Thursday, May 28th, 2026
Division 1	Ryan Barker	Physically Present
Division 2	David Kully	Physically Present
Division 3 / Reeve	Craig Lukinuk	Physically Present
Division 4/ Deputy Reeve	Lorne Halisky	Physically Present
Division 5	Jered Serben	Physically Present
Chief Administrative Officer	Chyenne Shaw	Physically Present
Director of County Services	Jordan Ruegg	Physically Present
Finance Manager	Brenda Adamson	Physically Present
Recording Secretary/Legislative Services	Meaghan Andreychuk	Physically Present
Observers in Attendance Upon Call to Order:		
Environment and Parks Manager	Dave Franchuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
GIS Technician	Carlos Zetina	Virtually Present
Agricultural Fieldman	Sebastien G Dutrisac	Virtually Present
Communications Officer	Evonne Zukiwski	Virtually Present
Human Resources and Safety Manager	Jasmine Schaub	Virtually Present
Regional Fire Chief	Scott Franchuk	Virtually Present
Other Observers	4 Members	Virtually Present

Resolution No: 20260528-012

Adoption of Agenda

Moved By: Craig Lukinuk

That the Agenda for the Municipal Planning Commission meeting for Thursday, May 28th, 2026, be adopted as presented.

CARRIED

3. Adoption of Minutes

Resolution No: 20260528-013

3.1 Minutes of the April 16th, 2026, Municipal Planning Commission Meeting

Moved By: Ryan Barker

That the Minutes of the Municipal Planning Commission meeting held on Thursday, May 28th, 2026, be with the following amendments:

- Correction on names (David Kully and Lorne Halisky)
- David Kully moved resolution **20260528-008**

CARRIED

Bellis 4H delegation entered Council Chambers at 9:16 a.m.

4.1 Request for Decisions

Resolution No: 20260528-014

4.1.1 Development Permit DP-0014-26 – Shipping Container

Moved By: Jered Serben

That the Municipal Planning Commission APPROVE Development Permit No. 014-26: PLAN 0120707, BLOCK 1,

LOT 1 (PT. SW 9-62-13-W4M), for the development of a Shipping Container, subject to the following conditions:

1. The proposed Shipping Container shall be sited and constructed as per the Site Plan, dated May 12, 2026, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:
    - Minimum Front Yard Setback: 7.6 meters (25.0 feet).
    - Minimum Rear Yard Setback: 0.9 meters (3.0 feet).
    - Minimum Side Yard Setback: 0.9 meters (3.0 feet).
    - Minimum Side Yard Setback: 0.9 meters (3.0 feet).
2. The maximum length of the proposed Shipping Container shall be 6.09 meters (20.0 feet) each.
3. The maximum height of the proposed Shipping Container shall not exceed 3.0 meters (10.0 feet).
4. The proposed Shipping Container cannot be stacked on top of one another nor can either of the Shipping Containers be stacked on top of any other structure.
5. The exterior finish of the proposed Shipping Container must be painted, clad or otherwise modified so as not to become an eyesore for adjacent properties or the travelling public, to the satisfaction of the Development Authority, within six (6) months of the placement of the proposed Shipping Container.
6. No human nor animal habitation shall be permitted within the proposed Shipping Container.
7. The proposed Shipping Container shall not be used as a dwelling, bunkhouse or a guesthouse.

CARRIED

Resolution No: 20260528-15

Adjournment

Moved By: Jered Serben

That the Smoky Lake County Municipal Planning Commission meeting of April 16th, 2026, be adjourned at 9:18 a.m.

CARRIED

_____

CHAIRMAN,

David Kully

S E A L

_____

CHIEF ADMINISTRATIVE OFFICER,

Chyenne Shaw

MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT

AGENDA ITEM 4.1

MEETING DATE	**JULY 23, 2026**
FILE NO.	**DP 029-26**
LEGAL DESCRIPTION	**LOT 10 & LOT 11, VICTORIA SETTLEMENT**
LOT AREA	**180.91 ACRES/11.54 ACRES**
APPLICANT	**METIS CROSSING LTD.**
LANDOWNER	**METIS CROSSING LTD.**
PROPOSED DEVELOPMENT	**ALTERNATIVE ENERGY, PERSONAL (SOLAR ENERGY CONVERSION SYSTEM, PERSONAL)**
ZONING	**VICTORIA COMMERCIAL (C2) DISTRICT**
DEVELOPMENT TYPE	**DISCRETIONARY USE**
ROLL NO.	**17581150/ 17581052**
DIVISION	**3 – VICTORIA SETTLEMENT**

RECOMMENDATION

That the Municipal Planning Commission **APPROVE** *Development Permit No. 029-26:* **LOT 10 & LOT 11, VICTORIA SETTLEMENT,** *for the development of an* **Alternative Energy, Personal (Solar Energy Conversion System, Personal)**, *subject to the following conditions:*

1. *The proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall be sited and constructed as per the Site Plan, dated December 22, 2025, attached to, and forming part of, this Development Permit, and shall conform to the following setbacks:*
   Minimum Front Yard Setback: **VARIANCE GRANTED to 11.2 meters (36.75 feet) from 23.1 meters (75.78 feet).**
   Minimum Rear Yard Setback: **7.6 meters (25.0 feet)**.
   Minimum Side Yard Setbacks: **7.6 meters (25.0 feet)**.
2. *The proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall not exceed a maximum of 6.1 meters (20.0 feet) in height.*
3. *The maximum site coverage shall not exceed 45% of the total site area (the coverage of each titled lot shall not exceed 45%).*
4. *The proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall not encroach upon any easement or right-of-way.*
5. *The Developer shall install visual screening, to the specifications and satisfaction of the Development Authority, to reduce the visibility of the proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) from Victoria Trail. For the purposes of this Condition, the Development Authority, at its sole discretion, may consider trees and/or shelterbelts as an approved visual screen.*
6. *The Developer shall ensure that the materials, installation, placement and orientation of the proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) mitigates glare from the System's panels.*
7. *Lot grading shall ensure that the subject property does not drain onto an adjacent private property.*
8. *The Developer shall be responsible for obtaining Safety Codes Act Permits (e.g. Electrical Permits) where applicable.*
9. *The proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall conform with all relevant provisions of the Victoria District Area Structure Plan – Bylaw No. 1305-17).*

10. *Construction on the proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall commence within twelve (12) months of the date of issuance of this Development Permit and shall be completed within five (5) years of the date of issuance.*
11. *The Developer shall keep the subject property in a clean and tidy condition, free from rubbish and non-aggregate debris.*
12. *The proposed Alternative Energy, Personal (Solar Energy Conversion System, Personal) shall be sited and constructed in accordance with any and all conditions, decisions, authorizations, approvals and/or licenses granted by the Alberta Utilities Commission, and/or any other provincial and/or federal regulatory body having jurisdiction over such matters.*
13. *The Developer shall obtain any and all necessary approvals, licenses, authorizations and permits from any and all agencies, departments and authorities as may be required.*
14. *The Developer shall be responsible for all costs associated with the reclamation of the subject lands at the end of the lifespan of the Alternative Energy, Personal (Solar Energy Conversion System, Personal), including the costs of decommissioning, disposal and removal of all components and associated waste.*

BACKGROUND

1. *Per Section 8.8.3(A) of Smoky Lake County Land Use Bylaw No. 1272-14,* **Alternative Energy, Personal – Solar Energy Conversion System, Personal***, is listed as a Discretionary Use in the Victoria Commercial (C2) District.*
2. *This application is being referred to the Municipal Planning Commission because according to Section 2.11.1.B of Smoky Lake County Land Use Bylaw No. 1272-14, all applications for Discretionary Uses shall be referred to the Municipal Planning Commission for consideration.*
3. *The Development Authority Officer is satisfied that the proposed use (Alternative Energy, Personal, - Solar Energy Conversion System, Personal) does not unduly interfere with the amenities of the neighbourhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.*
4. *The subject lands are located within the Heritage Area Overlay (Section 9.2 of Land Use Bylaw No. 1272-14). As per Section 9.2.6(vii) the Development Permit application has been referred to the Smoky Lake County Regional Heritage Board for comment. The Board's comments are attached as* **"Appendix 'C'"***.*
5. *The subject lands are located within the boundary of the Victoria District Area Structure Plan (Bylaw No. 1305-17), and are located within Viewscape "E" of said Bylaw. Viewscape "E" encourages all development located within the Viewscape to be located within 30 meters of the Victoria Trail, and limits new development to a maximum height of 2-stories within 30 meters of the Victoria Trail. Both of these provisions are satisfied by the proposed application and requested variance.*

LAND USE BYLAW NO. 1272-14 – RELEVANT PROVISIONS

Section 1.7 – Interpretations/Definitions

10. **"Alternative Energy, Personal"** *means any system, device or structure that is used to collect energy resources, such as the sun, wind, or geothermal, to generate thermal, electrical, or mechanical energy to use as an alternative to fossil fuels and other non-renewable resources. Typical examples are, but not limited to, personal solar energy conversion systems, personal wind energy conversion systems, and personal geothermal energy conversion systems. A personal alternative energy system is intended to provide power for onsite consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. Includes:*

Solar Energy Conversion System, Personal *means a power generation facility consisting of active or passive solar panels and related facilities. It is intended to provide electrical power for onsite consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.*

Section 7.9 – Personal Alternative Energy Systems

a. **Purpose**

I. The purpose of this Section is to establish local standards for Personal Alternative Energy (PAE) developments, including but not limited to, solar, wind and geothermal, and other energy producing technologies for use by households, agricultural operators, or individual business to meet some or all their energy needs on the subject site, or a site immediately adjacent to the subject site.

b. **General Requirements for all Personal Alternative Energy Systems**

I. No re-districting is required for a lot or site for an Alternative Energy System, Personal.
II. A Development Permit is required for any Alternative Energy System, Personal, and such systems shall be considered a Discretionary Use.
III. All applicable Safety Codes permits are required.
IV. If the subject site is located within lands subject to Alberta Transportation's jurisdiction, an approved Roadside Development Permit from Alberta Transportation shall be required and included with the Development Permit application. (For the purposes of Section 683.1(1) of the Municipal Government Act, an application shall not be considered as received unless the Roadside Development Permit is included with the application).

SUPPORTING DOCUMENTS

APPENDIX A	*BYLAW NO 1272-14: SECTION 8.8: VICTORIA COMMERCIAL (C2) DISTRICT*	*PAGE 4*
APPENDIX B	*DEVELOPMENT PERMIT APPLICATION DP-029-26*	*PAGE 8*
APPENDIX C	*LETTER FROM SMOKY LAKE HERITAGE BOARD*	*PAGE 25*
APPENDIX D	*GENERAL LOCATION MAP*	*PAGE 26*

Prepared by: _____ *July 15, 2026*
Jordan Ruegg, Development Officer *Date*

C2

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. Art, Craft, and Photography Studios
B. Bed and Breakfast Establishment
C. Boutique Accommodation
D. Buildings and Uses Accessory to Permitted Uses
E. Campground, basic,
F. Community Hall
G. Convenience Retail Service
H. Cultural Facility
I. Drive-in Business
J. Eating and Drinking Establishment
K. Eco-Cabin/Star-gazing Units
L. Extensive Agriculture
M. Home Occupation, Minor
N. Home Occupation, Major
O. Natural Area
P. Protective or Emergency Services
Q. Public or Quasi-Public Services
R. Public Park
S. Secondary Suite

3. Discretionary Uses

A. Alternative Energy, Personal.
B. Amusement Establishment, Indoor
C. Amusement Establishment, Outdoor
D. Buildings and Uses Accessory to Discretionary Uses
E. Campground, minor
F. Campground, intermediate
G. Campground, major
H. Cemetery
I. Commercial Uses
J. Dwelling, Single Detached

K. Dwelling, single detached, tiny
L. Duplexes (Vertical and Side-By-Side)
M. Hotel
N. Manufactured Home
O. Modular Home
P. Motel
Q. Natural Resource Extraction
R. Outdoor Eating Establishment
S. Places of Worship
T. Public Utilities
U. Recreational vehicle park
V. Shipping Container
W. Surveillance Suite
X. Transfer Station
Y. 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 as 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.

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.

APPENDIX B – DEVELOPMENT PERMIT APPLICATION -DP-029-26

Section 61 SCHEDULE "A" 03-05

DEVELOPMENT PERMIT APPLICATION FORM

Internal Use Only

Our File Number: _____ Roll Number: _____ Your File Number: _____

Applicant Information

Applicant/Agent: Juanita Marois Phone: _____

Address: 17339 Victoria Trail Box 548 Cell Phone: 780-722-1993

City/Prov. Smoky Lake ALTA Postal Code: T0A3C0 Fax: _____

Email address: jmarois@metis.org Signature: [redacted]

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Landowner Information ☒ *Owner same as applicant*

Registered Owner: Metis Crossing Ltd. Phone: 780-722-1993

Address: 17339 Victoria Trail Box 548 Fax: _____

City/Prov. Smoky Lake AB Postal Code: T0A3C0 Signature: [redacted]

Section A - Property Information

Division _____

Legal: Lot 11 Block ____ Plan _____ and Part of ____ ¼ Sec 11 Twp 58 Rge 17 W4M

Subdivision Name (if applicable) or Area of Development Victoria Commercial District

Rural Address/Street Address 17327 Victoria Trail Parcel Size 180.91 Acres

Number of existing dwellings on property (please describe)
10 Skywatching structures , 1 Spa Welcome building, 1 Sauna building

Has any previous application been filed in connection with this property? ☒ Yes ☐ No
If yes, please describe the details of the application and file number:
DP-035-22, DP-047-24 SkyWatching Domes/ Cabins

Is the subject property near a steep slope (exceeding 15%)? ☒ Yes ☐ No Is
the subject property near or bounded by a body of water? ☒ Yes ☐ No Is
the subject property within 800m of a provincial highway? ☐ Yes ☒ No
Is the subject property near a Confined Feeding Operation? ☐ Yes ☒ No Distance: _____
Is the subject property within 1.5km of a sour gas facility? ☐ Yes ☒ No Distance: _____
Is the subject property within 1.5km of a sewage treatment plant/lagoon? ☒ Yes ☐ No Distance: Proposed
Is the subject property immediately adjacent to the County boundary? ☐ Yes ☒ No
If yes, the adjoining municipality is: _____

Page 9 of 12

Section B – Proposed Development Information

Estimated Cost of Project $ 9,347,000

Estimated Commencement Date August 2026 Estimated Completion Date June 2028

Dwelling:
Floor Area N/A sq. ft. % of Lot Occupied _____ Height of Dwelling _____ ft / m

Accessory Building:
Floor Area _____ sq. ft. % of Lot Occupied _____ Height of Acc. Bldg _____ ft / m

Parking: # of Off-Street Parking Stalls (if applicable) N/A

Land Use District (Zoning) of Property: Victoria Commercial District

Description of Work:

This project will increase the resilience of the power supply in alignment with the Métis Crossing's sustainability goals by providing additional solar generation, battery backup and storage, and microgrid solutions.

Micro Grid / Backup Batteries

Section C – Preferred Method of Communication

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

☐ call you for pick up ☐ mail the decision ☐ email the decision

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

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

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

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

OFFICE USE ONLY

Type of Payment: ☐ DEBIT ☐ CASH ☐ CHEQUE

Fee $_____

Receipt #_____

Receipt Date_____

Date Received_____
*and deemed complete by Development Authority.

☐ Entered into MuniSight PD #_____

Authorization: ☐ Permitted Use ☐ Discretionary Use

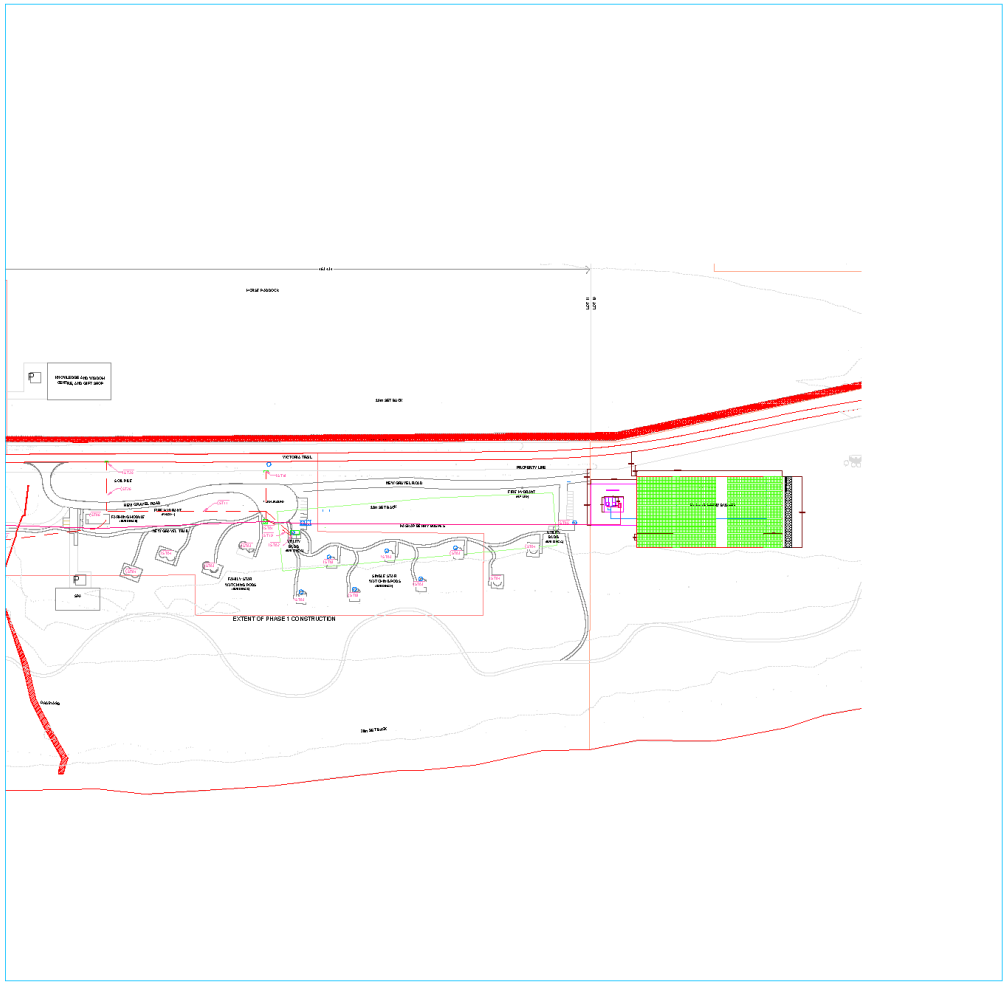
Issuing Officer's Name _____

Issuing Officer's Signature _____

Date of Approval _____

Date Issued _____

Comments and/or Variances _____



LEGEND

- DC COLLECTOR
- AC COLLECTOR
- SOLAR PANEL
- INVERTER
- 25kV SWITCHGEAR
- BESS CONTAINER
- PROJECT BOUNDARY

ARCADIS

LEGAL ENTITY: ARCADIS CANADA INC.
COPYRIGHT: 2024

CONSULTANTS:

SEALS:

NOT FOR CONSTRUCTION

ARCADIS PROJ. NO.: 30259695

NO.	DATE	ISSUED FOR	BY
2	04/08/2025	ISSUED FOR REVIEW	DG
1	16/05/2025	ISSUED FOR REVIEW	DG

COPYRIGHT: ARCADIS CANADA, INC. 2024

DATE: 16/05/2025
PROJECT NO.: 30259695
FILE NAME: E-003
DESIGNED BY: DG
DRAWN BY: DG
CHECKED BY: ZM

SHEET TITLE:

METIS CROSSING SOLAR FARM

LAYOUT
LSD 1-9-58-17 W4

SCALE:

SHEET 001 OF 001

© Copyright reserved

Plot Date: 2026-06-27 15:51:29

C:\Users\dgrewal\ARCADIS\Projects - Documents\30259695 - Metis Crossing Micro-grid - Documents\30_Technical\10_Energy\04_Design Analysis\Design\Drawings\Revisions_2026\20250625\E003_R3 - OVERALL ELECTRICAL SITE PLAN - PHASE 1_mlevigne_DevPermit20250630.dwg

1 FOUNDATION PLAN
1" = 10'
T-FRAME BASE PLATE ON CENTERLINE OF PARKING LINE (TYP)
25' 7 1/16"
25' 7 1/16"
2 FRAME ROOF PLAN
1" = 10'
18' 4 5/16"
10' 1 9/16"
T-FRAME
25' 7 1/16"
T-FRAME
25' 7 1/16"
T-FRAME
10' 1 9/16"
71' 5 1/4"
100052S6-97 ROOF PURLIN (TYP)
100DT200-54 RND CAP (TYP) C/W #10 3/4" FLAT HEAD MIN 2 EACH JOINT TBJ
17' 5 13/16"
17' 5 13/16"
36' 8 5/8"
3 SIDE ELEVATION
1/8" = 1'-0"
SOLAR PANEL (TYP)
ROOF PURLIN (TYP)
T-FRAME
38° (TYP)
38' 3 1/16"
19' 1 9/16"
13' 4 5/16"
8' 3/16"
3 ISOMETRIC
Perspective
General Notes:
1. All dimensions provided are subject to change based on final design, and are given as indicative values only.
PRELIMINARY NOT FOR CONSTRUCTION
PROJECT NO.
SCALE
DRAWN
CHECKED
APPROVED
DATE ISSUED
REV

KEY MAP

METIS CROSSING MICROGRID COVER SHEET

ISSUED FOR REVIEW

METIS CROSSING MICROCRID - DRAWING INDEX

PACKAGE	SHEET	SHEET TITTLE	DATE	REV.	ISSUE
A		GENERAL			
1	G000	COVER SHEET AND DRAWING INDEX	OCT-23-2025	00	ISSUED FOR REVIEW
B		ELECTRICAL			
2	E001	LONG TERM GEOGRAPHICAL LAYOUT	OCT-23-2025	00	ISSUED FOR REVIEW
3	E002	LONG TERM LOAD LIST AND SYSTEM SIZING	OCT-23-2025	00	ISSUED FOR REVIEW
4	E003	LONG TERM SYSTEM SINGLE LINE DIAGRAM	OCT-23-2025	00	ISSUED FOR REVIEW
5	E004	LONG TERM SINGLE LINE DIAGRAM	OCT-23-2025	00	ISSUED FOR REVIEW
6	E005	SHORT TERM SINGLE LINE D AGRAM (LODGE / GATHERING CENTER / FIRE WATER PUMP HOUSE)	OCT-23-2025	00	ISSUED FOR REVIEW
7	E006	SHORT TERM SINGLE LINE D AGRAM (POTABLE WATER / FUTURE WASTE)	OCT-23-2025	00	ISSUED FOR REVIEW

DRAWING INDEX

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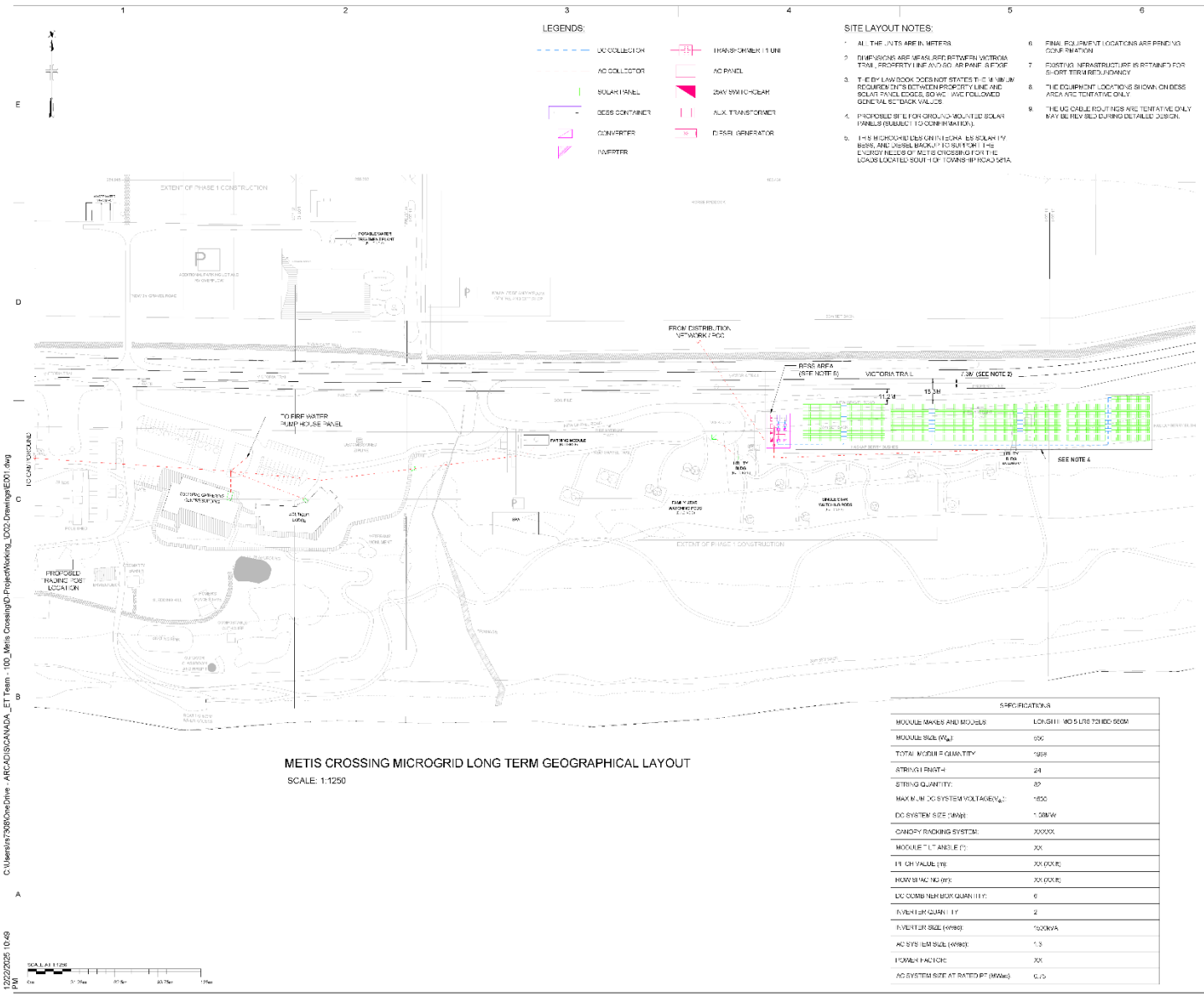

METIS CROSSING MICROGRID LONG TERM GEOGRAPHICAL LAYOUT

SCALE: 1:1250

SPECIFICATIONS	
MODULE MAKES AND MODELS	LONGI HI MO 5 LR5 72 IDD 660M
MODULE SIZE (W_{dc})	660
TOTAL MODULE QUANTITY:	1989
STRING LENGTH	24
STRING QUANTITY:	83
MAX MIN DC SYSTEM VOLTAGE(V_{dc}):	1500
DC SYSTEM SIZE (MWp):	1.09MW
CANOPY RACKING SYSTEM:	XXXXX
MODULE TILT ANGLE (°):	XX
PITCH VALUE (m)	XX (XX ft)
ROW SPACING (m):	XX (XX ft)
DC COMBINER BOX QUANTITY:	6
INVERTER QUANTITY	2
INVERTER SIZE (kVac):	1500kVA
AC SYSTEM SIZE (kVac):	1.3
POWER FACTOR:	XX
AC SYSTEM SIZE AT RATED PF (MVac):	0.75

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CONSULTANTS

SEALS

NOT FOR CONSTRUCTION

METIS CROSSING
17339 VICTORIA TRAIL
BOX 548, SMOKY LAKE,
AB T0A 3C0

ARCADIS PROJECT NO: 30259999

NO	DATE	ISSUED FOR REVIEW / ISSUED FOR	BY
A	22/12/2025	ISSUED FOR REVIEW	ZM

COPYRIGHT: ARCADIS CANADA, INC.

DATE:	22/12/2025
PROJECT NO.:	30259999
FILE NAME:	E001.dwg
DESIGNED BY:	ZM
DRAWN BY:	BR
CHECKED BY:	ZM

SHEET TITLE

METIS CROSSING
MICROGRID
LONG TERM
GEOGRAPHICAL LAYOUT

SCALE:
AS SHOWN

E001

SHEET 01 OF 01

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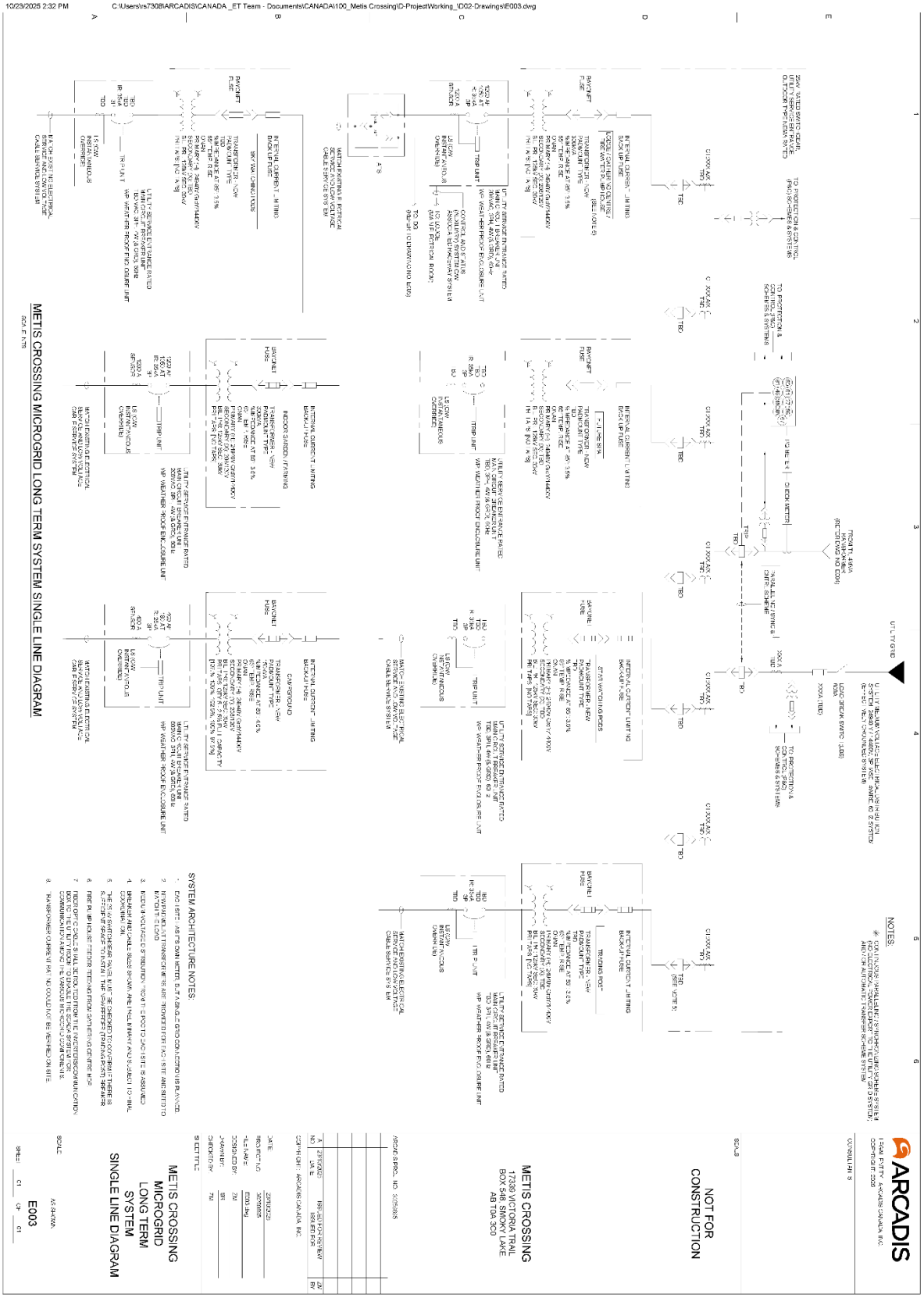
12/22/2025 10:49 PM

10/23/2025 12:19 PM
C:\Users\vs7308\ARCADIS\CANADA _ET Team - Documents\CANADA\100_Metis Crossing\D-ProjectWorking_\D02-Drawings\E002.dwg
LOAD AND SIZING ASSUMPTION NOTES:
1. TOTAL CONNECTED LOAD IS 886.63 kW, INCLUDING SPARE CAPACITY
2. SOLAR PANELS ARE SIZED FOR DAYTIME LOADS ONLY, WITH NO CREDIT FOR NIGHTTIME LOAD.
3. BESS IS SIZED AT 1 MWH TO PROVIDE 8 HOURS OF AUTONOMY AT PEAK LOAD.
4. BESS IS POWER RATED @ 886KW TO STORE THE CAPACITY OF MAXIMUM DAILY PEAK LOAD
5. INVERTER CAPACITY IS 1,500 KW, MATCH WITH BESS OUTPUT
Sl. No
Name of Stations
Station Code
Existing/Future
E=Max Demand (kW)
F=Spare (in %)
S= E*F (kW)
G=Total Load (E+S)(kW)
1
Star Watching Pods
1000020785
Existing
55.20
25%
23.5
111.60
2
Farming
1622039E311
Existing
19.00
50%
5
19.00
3
Lodge
1200A6A3723
Existing
25.60
25%
6.4
32.00
4
Drinking Spring / Fire Pump House
1200109327
Existing
46.00
25%
11.5
57.50
5
Camp Ground
1600A4B1C31
Existing
164.00
25%
41
82.63
6
Run/Retreat
NA
Future
120.00
25%
30
150.00
7
Sky Watch
NA
Future
360.00
25%
70
375.00
8
Trading Post
NA
Future
130.00
25%
25
125.00
Total Load (kW) =
707.30
Spare Load (kW) =
179.22
Total Max. Demand Load(kW)pk
886.63
Sl. No
Battery Size
1
Battery Size
480.00
kWh
2
Recommended Integration
5
%
3
Existing Capacity (kWh)
Power capacity (kW)
4
Depth of Discharge (%)
5376.76
0.8
4548.75
90%
kWh
kWh
5
Round trip efficiency (%) (Round off to 0.2)
7560.84
7520
kWh
kWh
Sl. No
Inverter Sizing
1
Battery Pack Power Discharge Rate
1500.00
kW
2
Total PV Capacity (Maximum Per Hour)
1500.00
kW
3
Maximum output power (AC) - Actual power
1530.00
kW
4
Inverter capacity Assumed
1530.00
kW
ARCADIS PROJ. NO. 30058085
NO.
DATE
REVISION / ISSUE
BY
CHK
A
22/01/2026
ISSUED FOR REVIEW
JA
JK
B
04/02/2026
ISSUED FOR REVIEW
JA
RV
DATE
22/01/2026
PROJECT NO.
30058085
SCALE
AS SHOWN
DRAWN BY
ZM
CHECKED BY
RV
SHEET
E002
OF
01
01
ARCADIS CANADA INC.
1 STAR POINTE - ARCADIS CANADA INC.
SCOPE OF WORK: 2026
CONSULTANTS
NOT FOR CONSTRUCTION
METIS CROSSING
17336 VICTORIA TRAIL
BOX 548, SMOKY LAKE
AB T0A 3C0
METIS CROSSING MICROGRID LONG TERM LOAD LIST AND SYSTEM SIZING
SCALE: NTS
METIS CROSSING
MICROGRID
LONG TERM
LOAD LIST AND
SYSTEM SIZING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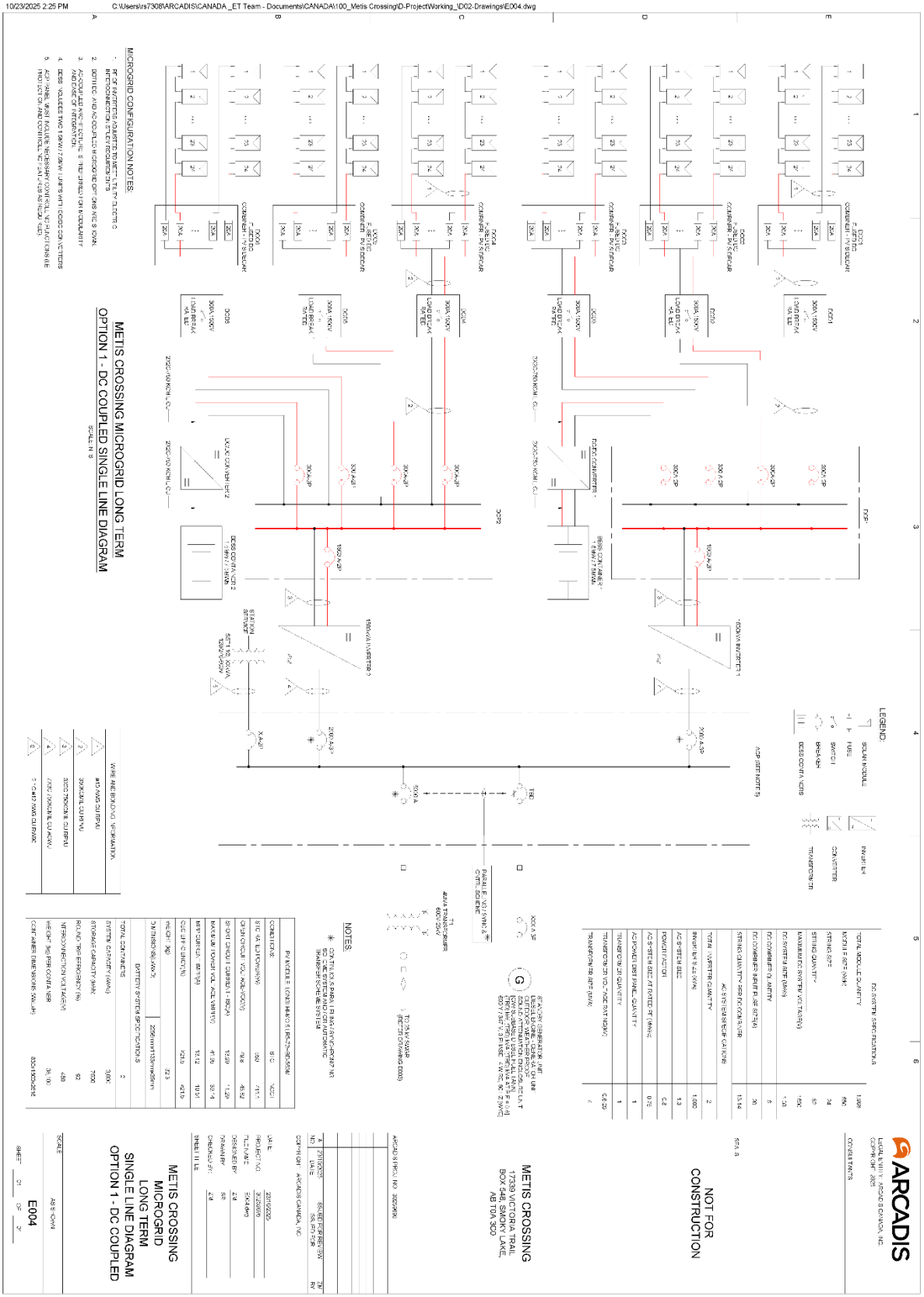
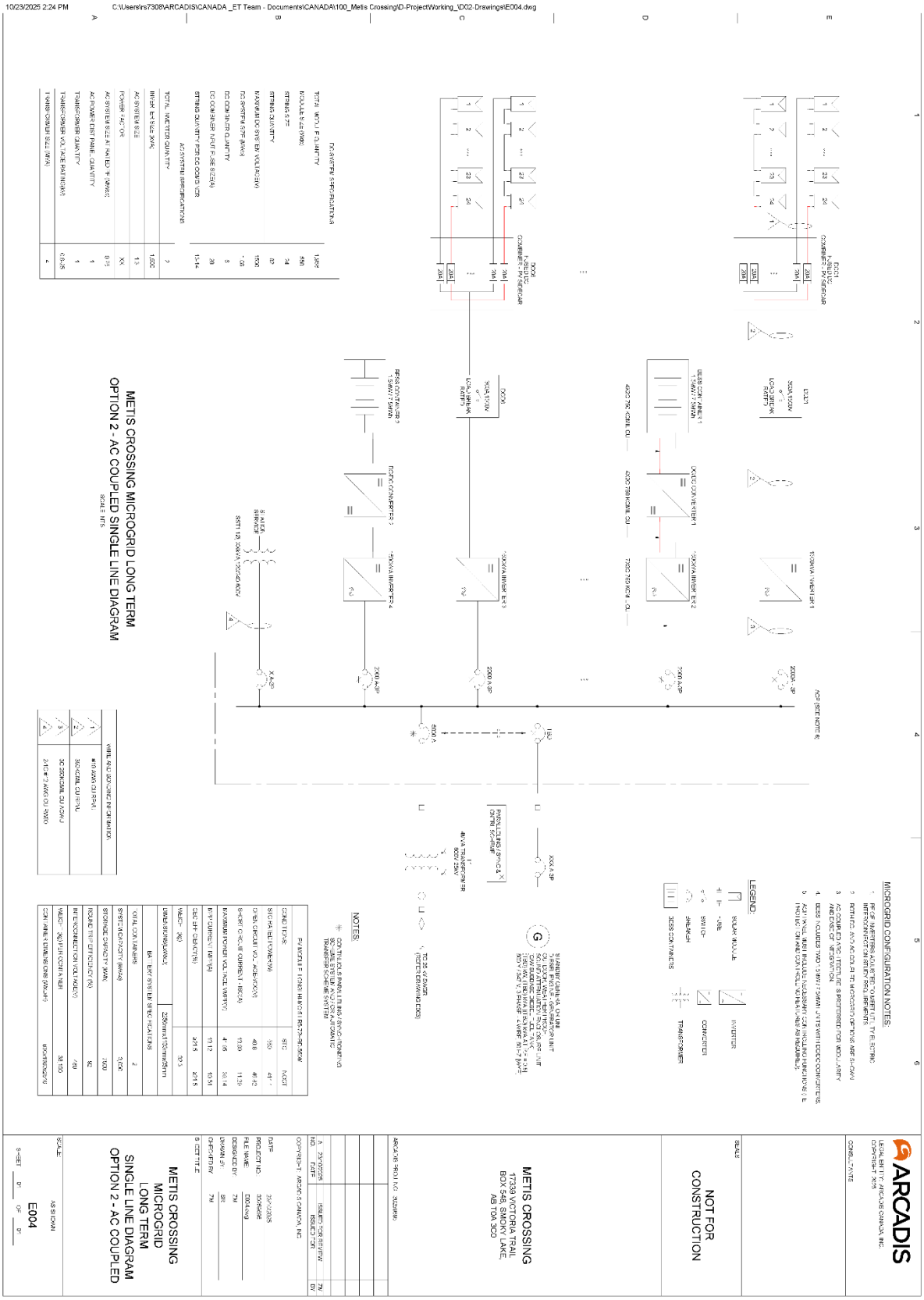
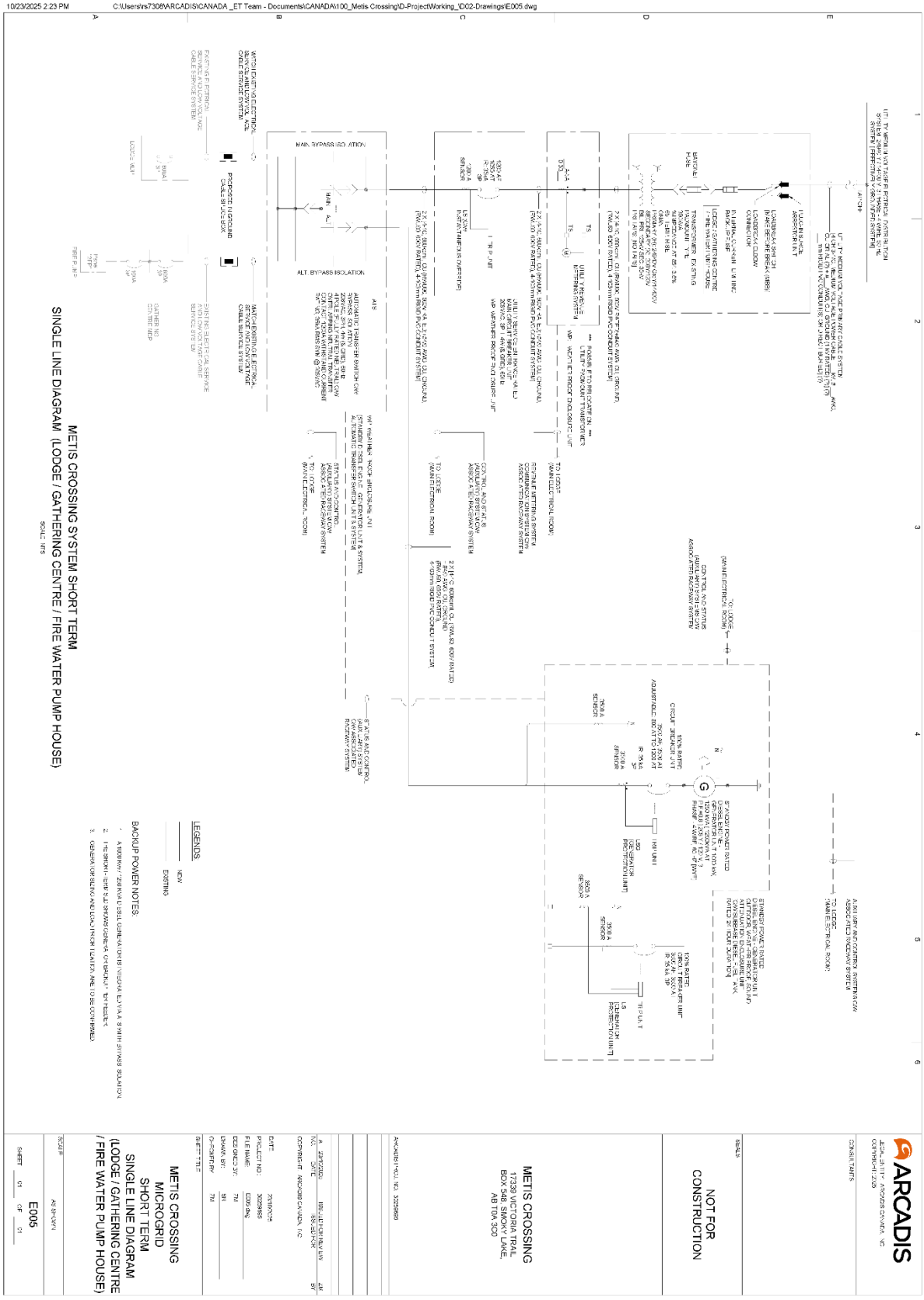
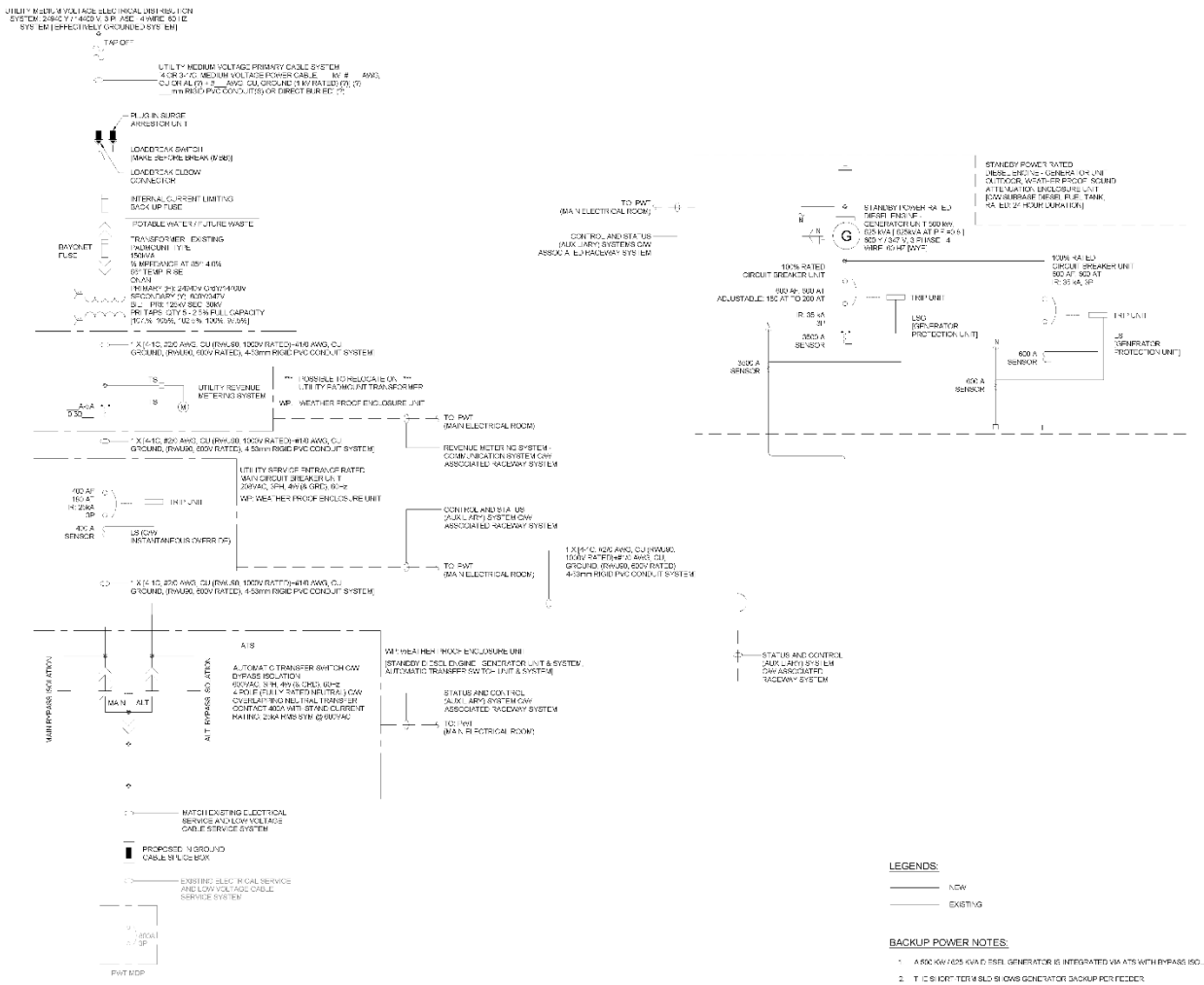
NOT FOR CONSTRUCTION
METIS CROSSING
11336 VICTORIA TRAIL
BOX 548 SMOKY LAKE
AB T0A 3C0
METIS CROSSING MICROGRID LONG TERM SYSTEM SINGLE LINE DIAGRAM
E003
ARCADIS
SYSTEM ARCHITECTURE NOTES:
NOTES


METIS CROSSING MICROGRID LONG TERM
OPTION 1 - DC COUPLED SINGLE LINE DIAGRAM
NOT FOR CONSTRUCTION
METIS CROSSING
17339 VICTORIA TRAIL
BOX 548, SMOKY LAKE,
AB T0A 3C0
ARCADIS
E004


METIS CROSSING MICROGRID LONG TERM
OPTION 2 - AC COUPLED SINGLE LINE DIAGRAM
SCALE: NTS
MICROGRID CONFIGURATION NOTES:
LEGEND:
NOTES:
ARCADIS
METIS CROSSING
17239 VICTORIA TRAIL
BOX 548 SMOKY LAKE,
AB T0A 3C0
NOT FOR
CONSTRUCTION
METIS CROSSING
MICROGRID
LONG TERM
SINGLE LINE DIAGRAM
OPTION 2 - AC COUPLED
E004


METIS CROSSING SYSTEM SHORT TERM
SINGLE LINE DIAGRAM (LODGE / GATHERING CENTRE / FIRE WATER PUMP HOUSE)
METIS CROSSING
17339 VICTORIA TRAIL
BOX 548, SMOKY LAKE,
AB T0A 3C0
NOT FOR CONSTRUCTION
ARCADIS
METIS CROSSING
MICROGRID
SHORT TERM
SINGLE LINE DIAGRAM
(LODGE / GATHERING CENTRE
/ FIRE WATER PUMP HOUSE)
E005



LEGENDS:

NEW

EXISTING

BACKUP POWER NOTES:

1. A 500 KW / 625 KVA DIESEL GENERATOR IS INTEGRATED VIA ATS WITH BYPASS ISOLATION.
2. IT IS SHORT TERM SIZED TO SUPPORT BOTH THE WWTP AND PWTP.
3. GENERATOR SIZING AND LOAD INFORMATION ARE TO BE CONFIRMED.
4. THE GENERATOR IS SIZED TO SUPPORT BOTH THE WWTP AND PWTP, BASED ON THE ASSUMPTION THAT BOTH FACILITIES WILL BE CONNECTED TO THE LOW VOLTAGE SIDE OF THE TRANSFORMER.

METIS CROSSING SYSTEM SHORT TERM
SINGLE LINE DIAGRAM (POTABLE WATER / FUTURE WASTE)
SCALE: NTS

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CONSULTANTS

SEALS

NOT FOR CONSTRUCTION

METIS CROSSING
17339 VICTORIA TRAIL
BOX 548, SMOKY LAKE
AB T0A 3C0

ARCADIS PROJ. NO. 30259926

NO.	DATE	ISSUED FOR REVIEW	BY
A	20/10/2025	ISSUED FOR REVIEW	ZM

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DATE:	20/10/2025
PROJECT NO.:	30259926
FILE NAME:	E006.dwg
DESIGNED BY:	ZM
DRAWN BY:	SR
CHECKED BY:	ZM

SHEET TITLE

METIS CROSSING
MICROGRID
SHORT TERM
SINGLE LINE DIAGRAM
(POTABLE WATER / FUTURE WASTE)

SCALE: AS SHOWN

E006

SHEET 01 OF 01

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10/23/2025 2:24 PM

The Need at Métis Crossing… **backup power**

Power Reliability Context & Objective

- Site Context
  - Métis Crossing comprises multiple critical facilities located north and south of Victoria Trail
  - Continuous power is essential to life safety, water systems, and business
- Overall Objective
  - Ensure immediate reliability during grid outages
  - Develop a renewable, long-term resilience solution
  - Reduce exposure to prolonged outages and operational disruptions
- Approach
  - Short-term: Diesel-based backup for critical loads
  - Long-term: Solar PV + BESS microgrid for extended islanding

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Analysis of Short-Term Solution (Diesel Generation)

- Purpose of Short-Term Solution
  - Provide immediate, proven backup power during grid outages
  - Address critical safety and regulatory requirements
  - Bridge reliability until long-term renewable systems are deployed
- **Critical** Loads Identified – Not the whole site
  - Lodge & Fire Water Pumphouse
  - Gathering Centre
  - Potable Water Treatment Plant
- Key Requirement
  - These facilities require 24/7 power availability due to safety, regulatory, and operational impacts

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Short-Term Diesel Generation Design

- Design Approach
  - Dedicated diesel generators at each critical, metered load centre
  - Automatic Transfer Switch (ATS) with bypass isolation
  - Located at facilities north and south of Victoria Trail
- Operating Concept
  - Automatic generator start upon grid loss
  - Fast load transfer to maintain continuity
  - Continuous operation supported by on-site fuel storage
- Key Benefits
  - High reliability
  - Simple, maintainable architecture
  - Independent operation from the grid during outages

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Long-Term Power Reliability Objective

Target State

- Enable near full-site operation
- Achieve up to 6 hours of islanded operation without grid power

Long-Term Solution

- Renewable microgrid integrating:
- Solar PV generation
- Battery Energy Storage System (BESS)
- Microgrid controls

Intended Outcomes

- Reduced reliance on diesel for short-duration outages
- Improved sustainability and emissions profile
- Alignment with long-term Métis Crossing goals

www.Métiscrossing.com
780.656.2229

MÉTIS CROSSING

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Examples of Timber-Construction Solar Canopies

Photo Courtesy of Solar Canopies | New Energy Works

© Arcadis 2026

Photo Courtesy of SkyFire Energy

Métis Crossing Power Reliability Solutions

www.Métiscrossing.com
780.656.2229

MÉTIS CROSSING

Integrated Short- & Long-Term Strategy

ARCADIS

Resulting Strategy	Integrated Reliability Model	Outcome

• Deploy Solar PV + BESS where technically and regulatorily feasible
• Size systems to support ~6 hours of islanding using load prioritization
• Retain diesel generation for:
  • Facilities constrained by regulations
  • Extended-duration outage support
	• Short-term:
	  • Diesel = immediate, dependable resilience
	• Long-term:
	  • Renewable microgrid = sustainable, reduced fuel dependency
		• Practical, staged approach to site-wide power resilience
		• Immediate risk reduction with a clear pathway to long-term sustainability

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APPENDIX C - LETTER FROM SMOKY LAKE HERITAGE BOARD

Smoky Lake Heritage Board (SLHB)
Smoky Lake, AB
T0A 3C0

April 7, 2026

Attention: Jordan Ruegg, Planning and Development Officer and
Smoky Lake County Council
Post Office Box 310
Smoky Lake, Alberta T0A 3C0

Re: Development Permit No. DP 006-26 Solar Energy Conversion System

Thank you for notifying the Smoky Lake Heritage Board (SLHB) of the development permit application for a Solar Energy System to be constructed within the Victoria District National Historic Site. The SLHB is not opposed to a solar energy system, but we believe the visual impact should be minimized as much as possible to preserve the aesthetic value of the historic district.

While the existing structures at the site harmonize with the natural setting, the solar panels would be obtrusive and not evocative of historical Métis and rural lifestyles. In this regard, the Area Structure Plan (ASP) for the district discourages development within view of municipal, provincial or national historic sites to protect the area's viewscapes and significant cultural and environmental features.

Additionally, from the description in the permit application, the solar panels will be located closer to the road allowance than permitted by the Land Use Bylaw.

To mitigate the effects of this development, the SLHB requests the following measures:

1) Minimize visibility from the Victoria Trail by retaining existing shelterbelts, hedgerows and significant tree stands as stipulated in the ASP;
2) Maintain the distance from the road allowance specified in the Land Use Bylaw;
3) Adhere to all applicable policies within the ASP.

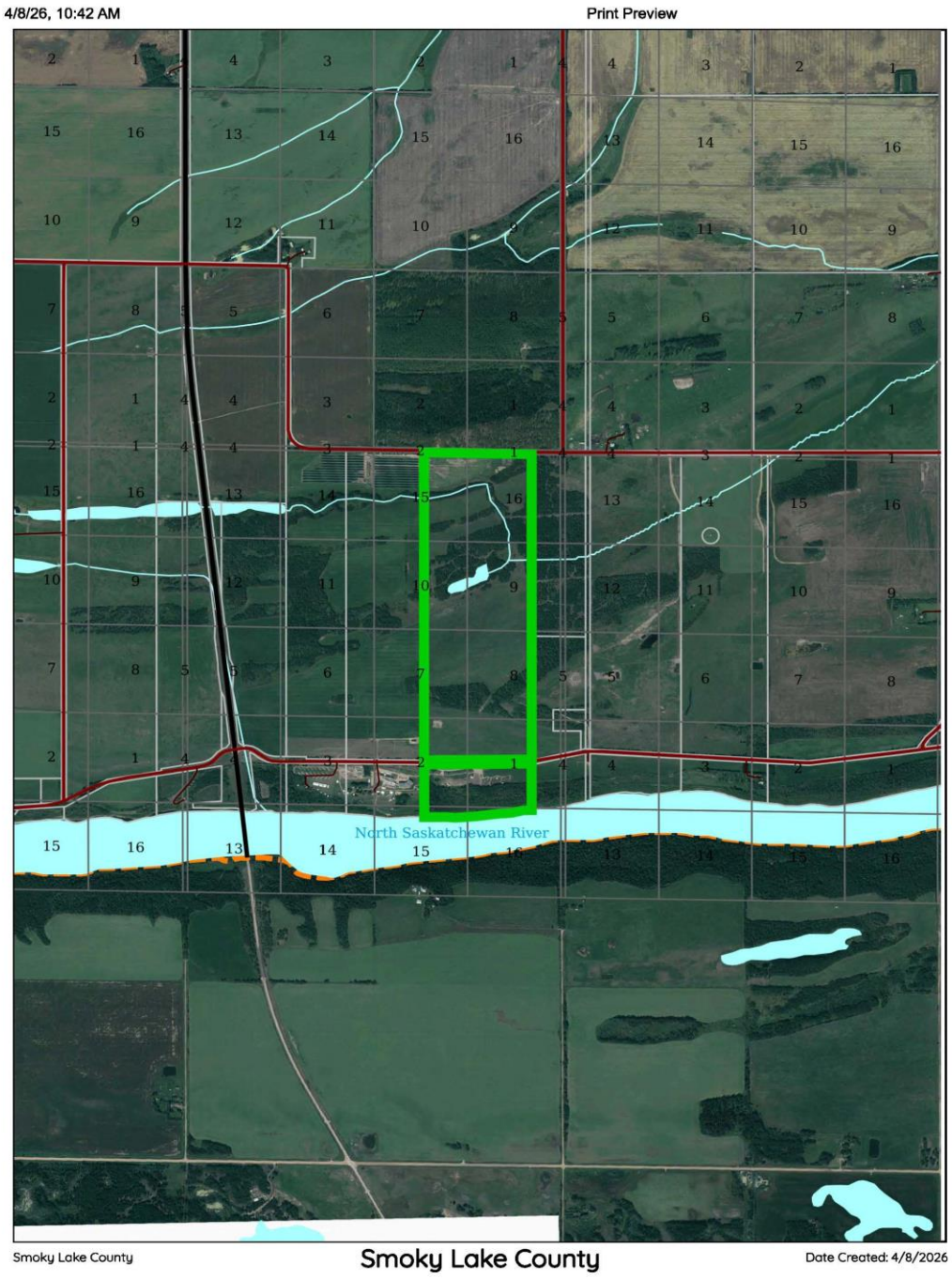
We trust that the Municipal Planning Commission will consider its responsibility to Smoky Lake County residents and follow the intent of the ASP when ruling on this application.

Respectfully,

Noreen Easterbrook, Chair
Smoky Lake Heritage Board

1

APPENDIX D – GENERAL LOCATION MAP: LOT 10 & LOT 11, VICTORIA SETTLEMENT



Request for Decision (RFD)

Meeting Date: June 25, 2026 **Agenda Item:** #8.1
Topic: Policy 15-10 Responsible Use of Artificial Intelligence (AI) Policy
Presented By: Chief Administrative Officer, Chyenne Shaw

Recommendation:
That Smoky Lake County Council approve the Policy 15-10 Responsible Use of Artificial Intelligence (AI) Policy as presented.

Background:

Artificial Intelligence (AI) is rapidly becoming integrated into many of the software applications and services used by municipalities for research, communications, data analysis, document preparation, image generation, transcription, automation, accessibility, and service delivery.

Smoky Lake County currently does not have a governance policy establishing expectations for the responsible use of Artificial Intelligence. As AI technology continues to evolve and become embedded within existing business applications, it is important that the County establish a governance framework that promotes innovation while protecting privacy, information security, public trust, and legislative compliance.

The proposed Responsible Use of Artificial Intelligence Policy establishes Council's governance direction for the ethical, transparent, secure, and accountable use of AI across the organization. The policy recognizes that Artificial Intelligence is a support tool intended to enhance municipal operations and service delivery but must not replace human judgment, professional accountability, or lawful municipal decision-making.

The policy adopts a broad "Artificial Intelligence" approach rather than focusing solely on generative AI. This ensures the policy remains relevant as AI technologies continue to evolve and become integrated into everyday software used by the County.

The policy further authorizes the Chief Administrative Officer to develop the necessary administrative procedures, approved AI tools, training programs, risk assessment processes, privacy safeguards, and operational controls required to support responsible implementation. This governance model allows Administration to adapt to rapidly changing technologies and legislative requirements without requiring frequent policy amendments by Council.

Benefits:

- Establishes clear governance for the responsible use of Artificial Intelligence.
- Supports innovation while maintaining accountability and public confidence.
- Protects privacy, confidential information, and County records.
- Ensures AI complements, rather than replaces, human decision-making.
- Promotes compliance with applicable legislation and best practices.
- Provides flexibility for Administration to respond to emerging technologies.
- Supports operational efficiencies and improved municipal service delivery.

- Aligns the County with leading municipal governance practices regarding Artificial Intelligence.

Disadvantages:

- Administrative resources will be required to develop procedures, training, and implementation guidelines.
- AI technologies and legislation continue to evolve, requiring periodic review and updates.
- Staff training and awareness initiatives will be necessary to ensure responsible adoption.

Alternatives

Option 1 (Recommended)
Approve the Responsible Use of Artificial Intelligence Policy as presented.

Option 2
Approve the Policy with amendments as directed by Council.

Option 3
Refer the Policy back to Administration for further review and revisions.

Financial Implications:

There are no immediate financial implications associated with adopting this policy.

Implementation activities, including staff training, approved software, administrative procedures, and future technology investments, will be managed within approved operating budgets or brought forward through future budget processes as required.

Legislation:

- Municipal Government Act
- Protection of Privacy Act (POPA)
- Access to Information Act (ATIA)
- Alberta Human Rights Act
- Copyright Act (Canada)

Intergovernmental:

The proposed Policy aligns with emerging guidance and best practices promoted by:

- Rural Municipalities of Alberta (RMA)
- Alberta Municipalities
- Provincial privacy and information management legislation
- Municipal governance best practices across Alberta

Request for Decision (RFD)

Strategic Alignment:

This policy supports several priorities identified within the Smoky Lake County Strategic Plan 2026–2028, including:

Priority 1 – Regional Collaboration and Modernization

- Encourages innovation and modernization through the responsible adoption of emerging technologies.

Priority 2 – Service Delivery and Community Wellbeing

- Supports efficient, accurate, and responsive municipal service delivery while maintaining public confidence.

Priority 4 – Economic Development and Financial Sustainability

- Improves organizational efficiency and supports informed decision-making through responsible technology adoption.

Priority 5 – Workforce Development and Succession Planning

- Promotes employee education, responsible technology use, and continuous organizational improvement.

Enclosure(s):

- **Draft Policy 15-10 Responsible Use of Artificial Intelligence Policy**

Signature of the CAO: [redacted]

Smoky Lake County Policy

Title:	**Responsible Use of Artificial Intelligence (AI) Policy**	Policy #	Version
Category:	Human Resouces (HR)	**15-10**	**01**

LEGISLATIVE REFERENCE:

- Municipal Government Act, RSA 2000, c. M-26
- Protection of Privacy Act (POPA)
- Access to Information Act (ATIA)
- Copyright Act (Canada)
- Alberta Human Rights Act
- Records Management Policies and Procedures

DEFINITIONS

"Artificial Intelligence (AI)" means technology that performs tasks normally requiring human intelligence, including learning, reasoning, problem-solving, language generation, image creation, data analysis, automation, prediction, pattern recognition, transcription, and decision support. Artificial Intelligence includes generative AI, machine learning, predictive analytics, natural language processing, computer vision, and other AI-enabled technologies.

"Artificial Intelligence Tool" means any software, application, platform, system, service, or feature that incorporates Artificial Intelligence capabilities to assist users in completing tasks or making recommendations.

"Approved AI Tool" means an Artificial Intelligence application or service that has been reviewed and authorized by the Chief Administrative Officer or designate for County business.

"Confidential Information" means information that is not publicly available and is protected by legislation, contract, legal privilege, or County policy, including information relating to employees, residents, legal matters, procurement, financial information, investigations, or municipal operations.

"County Information" means nny information, records, documents, data, images, audio, video, or other material created, collected, received, maintained, or used by Smoky Lake County in conducting municipal business.

"Generative Artificial Intelligence (Generative AI)" means Artificial Intelligence capable of generating original content such as text, images, audio, video, computer code, presentations, reports, or other digital content in response to user prompts.

"Human Oversight" means the review, evaluation, approval, and accountability exercised by an authorized County employee before Artificial Intelligence-generated information is relied upon, published, communicated, or used to make decisions.

"Personal Information" means personal information as defined by the Protection of Privacy Act (POPA), including recorded information about an identifiable individual.

“Public-Facing Artificial Intelligence” means any Artificial Intelligence tool or service that directly interacts with residents, businesses, visitors, contractors, or members of the public, including chatbots, automated messaging systems, virtual assistants, or AI-generated public communications.

“Responsible Use” means the use of Artificial Intelligence in a lawful, ethical, transparent, secure, and accountable manner that protects privacy, maintains public trust, supports sound decision-making, and complies with legislation and County policy.

“Risk-Based Approach” means a method of evaluating Artificial Intelligence applications based on the potential impact to privacy, security, legal compliance, finances, operations, public confidence, and municipal service delivery before implementation.

“Sensitive Information” means information that, if disclosed, altered, or accessed without authorization, could result in harm to individuals, the County, or its operations. Sensitive information includes confidential, privileged, security-related, financial, legal, employment, infrastructure, emergency management, and cybersecurity information.

“User” means Any employee, elected official, contractor, consultant, volunteer, or other authorized individual who accesses or uses Artificial Intelligence on behalf of Smoky Lake County.

“High-Risk Artificial Intelligence Use” means the use of Artificial Intelligence for activities that may significantly affect legal rights, employment decisions, public safety, emergency management, financial decisions, procurement, engineering, regulatory enforcement, permitting, inspections, or any decision that may materially impact an individual, business, or the County. High-risk uses require additional review and approval before implementation.

PURPOSE:

The purpose of this Policy is to establish Council's governance direction for the responsible, ethical, secure, and transparent use of Artificial Intelligence (AI) within Smoky Lake County for employees, Council Members, and Contractors.

This Policy supports the responsible adoption of Artificial Intelligence to improve municipal service delivery, administrative efficiency, research, communication, accessibility, innovation, and informed decision-making while ensuring human accountability, privacy protection, legislative compliance, and public trust.

Council authorizes the Chief Administrative Officer to develop and maintain the administrative procedures, standards, and controls necessary to support the responsible implementation and ongoing governance of Artificial Intelligence across the organization.

STATEMENT:

Smoky Lake County supports the responsible use of Artificial Intelligence where it enhances municipal operations and provides value to residents while maintaining the County's commitment to transparency, accountability, ethical governance, and legislative compliance.

Artificial Intelligence is intended to support employees in performing their duties and shall not replace human judgment, professional expertise, statutory responsibilities, or Council's governance role.

The County shall ensure Artificial Intelligence is used in a manner that:

- protects personal, confidential, privileged, and sensitive information;
- complies with all applicable legislation, regulations, and County policies;
- maintains appropriate human oversight and accountability;
- supports fairness, transparency, and ethical decision-making;
- protects public confidence in municipal government; and
- manages risks associated with privacy, cybersecurity, records management, procurement, and public communications.

Artificial Intelligence shall only be implemented where the benefits outweigh the associated risks and where appropriate safeguards have been established.

OBJECTIVE:

The objectives of this Policy are to:

1. Provide Council's governance direction regarding the responsible use of Artificial Intelligence.
2. Promote innovation while ensuring appropriate safeguards are in place.
3. Ensure Artificial Intelligence supports, but does not replace, human decision-making and professional accountability.
4. Protect personal information, confidential information, County records, and information security.
5. Promote transparency where Artificial Intelligence is used in municipal operations or public-facing services.
6. Ensure compliance with applicable legislation, ethical standards, and County policies.
7. Establish a risk-based approach for evaluating Artificial Intelligence tools and applications.
8. Authorize the Chief Administrative Officer to develop and maintain administrative procedures, approved AI tools, staff training, procurement requirements, and governance processes necessary to implement this, Policy.
9. Encourage continuous improvement as Artificial Intelligence technologies, legislation, and industry best practices evolve.

	Date	Council Resolution #	Version
Adopted	Month, day, year	Motion #	01
Amended			
Reviewed			

GUIDELINES & PROCEDURE:

1. General Principles

Artificial Intelligence shall be used to:

- improve operational efficiency;
- support research and analysis;
- enhance communications;
- improve accessibility;
- assist service delivery; and
- encourage innovation while maintaining accountability.

2. Human Accountability

Artificial Intelligence may assist employees but shall not make final decisions.

Employees remain responsible for:

- recommendations;
- reports;
- correspondence;
- approvals;
- records;
- public communications; and
- decisions made on behalf of the County.

3. Privacy and Information Protection

Artificial Intelligence shall not be used in a manner that compromises:

- personal information;
- confidential information;
- privileged information;
- sensitive County information;
- cybersecurity; or
- legislative compliance.

Sensitive or confidential County information shall not be entered into AI platforms unless approved administrative safeguards have been established.

4. Risk Management

Artificial Intelligence applications shall be evaluated using a risk-based approach considering:

- privacy impacts;
- cybersecurity;
- legal compliance;
- financial risk;
- operational risk;
- public trust;
- vendor security; and
- records management requirements.

Higher-risk applications shall require additional review before implementation.

5. Transparency

Where appropriate, the County shall be transparent regarding the use of Artificial Intelligence, particularly where residents interact directly with AI-supported services or communications.

6. Procurement

AI software, subscriptions, platforms, and vendor solutions shall be approved by the Chief Administrative Officer before implementation to ensure compliance with County procurement requirements, privacy obligations, cybersecurity standards, and contractual requirements.

7. Training

Administration shall provide appropriate education and training for employees authorized to use Artificial Intelligence in County business.

8. Administration

The Chief Administrative Officer is authorized to:

- develop administrative procedures;
- approve AI tools;
- establish standards and guidelines;
- implement staff training;
- develop risk assessment processes;
- establish monitoring and reporting processes; and
- update administrative practices as technology evolves.

9. Policy Review

This Policy shall be reviewed at least once every year, or sooner where legislative changes, technological advancements, organizational needs, or operational risks warrant earlier review.

Request for Decision (RFD)

Meeting Date: July 13, 2026 **Agenda Item:** #8.2
Topic: Rescission of Policy 02-16 – Infectious Disease Management Plan
Presented By: Chyenne Shaw, Chief Administrative Officer

Recommendation:
That Smoky Lake County Council rescind Policy No. 02-16, *Infectious Disease Management Plan*, and direct Administration to incorporate the relevant information, procedures, and operational planning components of the policy into the County's Emergency Response Plan.

Background:
Administration has completed a comprehensive review of Policy 02-16 – Infectious Disease Management Plan. The review determined that the majority of the document is operational in nature and is more appropriately incorporated into the Regional Emergency Response Plan rather than maintained as a standalone Council policy.

The updated Regional Emergency Response Plan now includes an Infectious Disease/Pandemic Response section that addresses the municipality's preparedness, response, recovery, and business continuity requirements. Consolidating this information into the Emergency Response Plan aligns with current emergency management practices and provides a single source for emergency response procedures.

Administration also removed Policy 02-16 from the County website as it contained the names of employees and organizational information that is no longer current. The removal was undertaken to protect employee privacy and ensure outdated information was not publicly available.

The updated Regional Emergency Response Plan is being presented to Council for approval at the July 23, 2026, Regular Council Meeting. Subject to Council's approval of the Emergency Response Plan, Administration will also request that Policy 02-16 be formally rescinded as its contents will have been incorporated into the new Emergency Response Plan on July 23rd Regular Council Meeting.

Benefits:
Eliminates duplication between Council policies and the Regional Emergency Response Plan.
Ensures all emergency response procedures are maintained within a single comprehensive document.
Aligns with current emergency management and business continuity best practices.
Removes outdated information, including employee names and organizational structures, from publicly available documents.
Simplifies future updates, as operational procedures can be maintained within the Emergency Response Plan without requiring separate policy amendments.

Disadvantages: **N/A**

Financial Implications: **N/A**

Request for Decision (RFD)

Legislation:

- Municipal Government Act
- Emergency Management Act
- Local Authority Emergency Management Regulation
- Public Health Act
- Alberta Occupational Health and Safety Act

Intergovernmental:

The Regional Emergency Response Plan has been developed to support coordination with Alberta Emergency Management Agency (AEMA), Alberta Health Services (AHS), emergency responders, and regional municipal partners during public health emergencies.

Strategic Alignment:

Priority 1 – Regional Collaboration & Modernization

Consolidating the Infectious Disease Management Policy into the Regional Emergency Response Plan modernizes the County's emergency management framework by eliminating duplication, improving governance, and maintaining a single, comprehensive emergency management document that reflects current legislation and best practices.

Priority 2 – Service Delivery & Community Wellbeing

Maintaining an up-to-date Regional Emergency Response Plan enhances the County's ability to effectively prepare for, respond to, and recover from public health emergencies, ensuring the continued delivery of essential municipal services while protecting the health and safety of residents, staff, and responders.

Priority 5 – Workforce Development & Succession Planning

Removing outdated employee-specific information and consolidating operational procedures into the Regional Emergency Response Plan ensures emergency response responsibilities remain current, supports organizational resilience, and allows for easier updates as staffing and organizational structures change.

This wording ties directly to your Strategic Plan rather than using generic governance language, which is more consistent with the RFDs you've been preparing for Council.

Enclosure(s):

1. **Current Policy 02-16**

Signature of the CAO: _____

SMOKY LAKE COUNTY

Title: Infectious Disease Management Plan		Policy No.: 16-01	
Section: 02	Code:	Page No.: 1 of 17	E

Legislation Reference:	*Municipal Government Act and* *Alberta Occupational Health and Safety*

Purpose:	*The infectious Disease Management Plan provides for coordination of activities involving various Departments of the Smoky Lake County during a "Public Health Emergency" affecting all or part(s) of the municipality.*

Policy Statement and Guidelines:

1. INTRODUCTION

1.1 Objective:

The primary focus of this plan is to provide a guide for all departments within the Smoky Lake County as they work together during a public health emergency.

1.2 Situation:

Local officials with Alberta Health Services will be the lead agency in directing the appropriate public health response following a public health emergency within the Area of Smoky Lake County. (AEMA) will help with this coordination of this response for the Government Operation Center.

1.3 Act & Regulation:

Public Health Act: Section 1 (hh.1) defines a Public Health Emergency as:

"an occurrence or threat of an illness, a health condition, an epidemic or pandemic disease, a novel or highly infectious agent or biological toxin, or the presence of a chemical agent or radioactive material that poses a significant risk to the public health."

1.4 Public Health Agency of Canada:

Public Health Agency of Canada's role is to promote health, prevent and control chronic and infectious diseases, prepare for and respond to public health emergencies. The Public Health Agency of Canada is governed by Bill C-5: of the Public Health Agency of Canada Act. The act shares the jurisdiction over public health between Canada and all the provinces. In the province of Alberta this falls to Alberta Health.

1.5 Assumptions:

In developing the **Infectious Disease Management Plan**, *the following assumptions were made:*

1.5.1 There may be little to no advance notice that a public health emergency exists in the municipality.

1.5.2 A coordinated, interagency approach will be essential to the management and mitigation of an infectious disease.

1.5.3 Should an infectious disease lead to a public health emergency, it can place a severe strain on the region of the Smoky Lake County and financial resources.

1.5.4 The ability of the Smoky Lake County to maintain all services will be challenged, with a significant percentage of its employees being absent, either due to the illness or death, having to care for others, or failing to report to work out of fear.

1.5.5 All Smoky Lake County departments providing critical or vital services will develop a plan that can be activated in the event of a public health emergency.

1.5.6 If impacted, the Smoky Lake County will set priorities as to the level of services that will be provided based on the needs of the County.

2. CONCEPT OF OPERATIONS

2.1 General Intent:

Smoky Lake County will provide overall coordination of activities related to public health emergency and the potential impact on residents. This will also include any activities that take place in the Emergency Operations Center.

Policy Statement and Guidelines:

Based on a worst-case scenario, the objectives of managing and coordinating the Smoky Lake County following a public health emergency are to:

2.1.1 *<u>Continue and Maintain:</u>*

- *Emergency Services.*
- *Municipal Government and critical administrative support functions.*
- *Smoky Lake County Public Works Services.*
- *Water, Wastewater and Waste Management Services.*
- *Natural Gas Services*

2.1.2 *Provide information to the Smoky Lake County employees in a timely manner.*

2.1.3 *Provide support to Alberta Health Services in the Smoky Lake County region should they activate their Public Emergency Response Plans:*

- *As ordered by the medical officer of health, close public buildings and facilities to minimize the spread of the infection.*
- *When requested, provide assistance in identifying alternative care facilities, triage centers, immunization sites, and temporary morgue facilities.*
- *As required, arrange for patient transportation services.*
- *Assist with emergency volunteer recruiting and registration.*
- *When needed, identify sources of specialty supply.*

Policy Statement and Guidelines:

2.2 Emergency Declarations:

Should a public emergency in all or parts of the health region that includes the region of the Smoky Lake County occur, the appropriate authorities within Alberta health services shall be responsible for declaring Local States of Public Emergency pursuant to the Alberta Public Health Act - chapter P-37.

Should an emergency exist in all or parts of the Smoky Lake County, the local authority for the municipality shall be responsible for the declaring a State of Local Emergency pursuant to the Alberta Emergency Management Act - chapter E-6.8;

Both acts are equal in authority. These emphases the need for a collaborative approach to offset the potential for conflict that may arise between the two authorities, such as attempting to access the same limited resources for separate purposes of functions. Any declarations should be made in unison.

3. PHASES OF EMERGENCY MANAGEMENT

Smoky Lake County will, along with its Regional Disaster Plan, have four phases in relation to public health:

- **Preparedness**
- **Mitigation**
- **Response**
- **Recovery**

3.1 Preparedness:

3.1.1 In order to prepare for a public health emergency the Smoky Lake County will identify essential services as well as what can be minimized or deferred. Each department will develop contingency plans for operating at reduced staffing levels (worst case scenario could be up to 30% reduction in the available work force).

Policy Statement and Guidelines:

3.1.2 All Smoky Lake County Departments will maintain updated resource inventories of supplies, equipment and personnel, including possible

sources of replacements. Departments will prepare or produce additional supplies, as required. Mapping and demographic information will be reviewed and updated, as required.

3.1.3 Although cross-training of staff is an on-going practice, an emphasis on cross-training will continue to be pursued as part of the preparedness requirements of this policy.

3.2 Mitigation:

3.2.1 In order to prepare for a public health emergency all Smoky Lake County personnel will be encouraged to voluntarily participate in immunization programs.

3.2.2 In addition, information will be provided on personal hygiene techniques. Staff will be educated as to when to stay away from the work place.

3.3 Response:

3.3.1 The Emergency Operations Centre is only activated on the request of local area health Services agencies to assist in the coordinated response of public health emergency.

3.3.2 During the response phase departments will ensure that the delivery of emergency and essential services is maintained, implement their respective Business Continuity Plans for operating at reduced levels and be prepared to close and/or secure all Smoky Lake County facilities in affected area(s) of the Municipality.

3.4 Recovery:

3.4.1 The recovery phase can include various activities including determining the need for continued support for families and victims, developing priorities for the recovery of essential services, make available post incident mental health counseling and continue providing updated messages to the public.

3.4.2 Departments will maintain accurate records of the use of personnel, equipment and supplies used in the response and recovery for possible recovery from the responsible party or from any available reimbursement programs.

4. ROLES AND RESPONSIBILITIES

4.1 *The Smoky Lake County will carry out their assigned roles and responsibilities within the Emergency Operation Centre.*

4.2 **Business Continuity Plans – *Schedule "A"*** *address Municipal Operations on the following departments:*

PLAN A: Senior Administration

- **Office Administration**

PLAN B: Finance Department

PLAN C: Peace Officer

- **Parks and Recreation**

PLAN D: Planning and Communication Department

PLAN E: Water, Wastewater & Waste Management

PLAN F: Natural Gas Department

PLAN G: Public Works Department

- **Public Works Shop**
- **Public Works Administration**

PLAN H: Safety / Disaster Services Department

PLAN I: Agricultural Service Board

PLAN J: Fire Services Department

Policy Statement and Guidelines:

4.3 *The Business Continuity Plans identify the essential services for all Hazards.*

The functions of services were determined in harmonization of efforts and communication mechanisms and clarifications of roles and responsibilities based on four components:

4.3.1 **Critical:** *are services that must be provided immediately; without which, loss of life, infrastructure destruction, loss of confidence in government and significant loss of revenue will result.*

These services normally require resumption within 24 hours, but for the purposes of all hazard planning they are core services of the municipality.

4.3.2 **Vital:** *are services that must be provided within 72 hours, the absence of which would likely result in loss of life, infrastructure destruction, loss of confidence in government and significant loss of revenue or disproportionate recovery costs.*

For the purpose of all hazards planning, these are vital and necessary services that would normally need to be performed or completed within a two to four week business cycle to avoid significant damage or loss. These are services that may be performed on a rotating schedule.

4.3.3 **Necessary:** *are services that must be resumed within two weeks, or could result in considerable loss, further destruction, or disproportionate recovery costs. For the purpose of all hazards planning these are services that staff will be allocated to either last or on a need to do priority.*

4.3.4 **Desired:** *are services that could be delayed for two weeks or longer, but are required in order to return to normal operating conditions, or alleviate further disruption. For the purpose of all risk planning, these are services that will be deemed as non-essential until such time as either staff levels are back to normal and/or priority necessitates.*

	Date	Resolution Number
Approved	**December 8, 2009**	**# 174-09 - Page # 9177**
Amended		
Amended		

DEPARTMENT: Senior Administration

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired

Legislative	*Declaration: if required* *Communication* *Bylaw / Policies* *Meetings*	*Require 3 Elected or Reeve* *Have 3 and Back-up retired Personnel*	✓ ✓		 ✓ ✓	
Overview of Departments	*Structure-chain of Command* *Communication*	*1(have 2) Can notify Reeve*	✓ ✓			
Administration	*Telephone – Government* *Meetings*	*1 (have 2)*	✓			✓
	Signature Authorization	*1 (have 2)*	✓		*Obtain Signatures stamp*	
	Insurance	*1 (have 2)*				✓
	Minutes	*Any staff*			✓	
	CAO and Assistant CAO	*Can operate from home*	✓			
Office Administration						
Front Counter		*1 (have 4)*		✓		
Telephone and Central Communication		*1 + all staff*	✓			
Payroll	*Payroll Clerk can operate from home. Back-up: Angela*	*1*		✓		
Accounts Payable	*Brenda and Tracy training in November*	*1*			✓	
Utilities Billing		*1*			✓	

DEPARTMENT: Finance

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired

Budget		*1*			✓	
Tax Services	*Searches and Requests*	*1*			✓	
Coding		*1 (have 3)*			✓	
Grants	*Monitor Report Applications*	*1*			✓	
	Brenda is set-up to work from home and can cover job from there.					
	Angela Semeniuk Can be back-up					

DEPARTMENT: Peace Officer

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Bylaw	*Enforce County Bylaws*	*1*				✓

Enforcement						
Animal Control	*Pick-up Stray and Problem Animals*	*1 (have 20)*				✓
Education	*Educate people of Bylaws, Provincial Law, and Policies.*	*1*				✓
Provincial Statute Enforcement	*Issue fines for certain Provincial Statutes*	*1*				✓
Peace Officer Role	*Maintaining local peace and order.*	*1* *Alternates: RCMP, Canadian Forces Sheriff's Dept.*	✓			
Parks and Recreation						
Maintain Park Areas	*Grass cutting* *Building cleaning* *Garbage Pick-up*	*1 (have 2)*				✓

DEPARTMENT: Planning and Communications

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
		1 (have 3)				✓

Planning						
Communication: Web-site	*External: To provide TIMELY communications to Staff, Council and Public.* *Both can update web-site from Home.*	*1 (have 2)*		✓		
Communication: Public and Council	*As required and Necessary.*	*1 (have 3)*	✓			
Communication: Newspaper	*External: Can be used to provide WEEKLY updates to public in regards to County Operations and how it may affect the public.*	*1 (have 3)*				
	Twila can work at home, If necessary, via Fax or Email					

DEPARTMENT: Water, Wastewater and Waste Management

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Potable	*Daily maintenance and checks on water plants,*	*1 (3 alternates)*	✓			

Water	*adding appropriate dosage of chemical required.*					
Sewage System	*Daily checks on automatic system low maintenance required unless disruption or line break occurs.*	*1 (3 alternates)*	✓		✓	
Repair Line Breaks	*Have the break dug-up and repair clamp installed on the line.*	*3 (3 alternates)*		✓		
Waste Pick-up	*Waste truck driver to unload waste bins throughout the County.*	*1 (2 alternates)*			✓	
Transfer Site Operation	*Five transfer sites have One operator each to provide direction for the public, invoice when required, and general maintenance of the site.*	*These sites are not opened on same days, operators can be shuffled from each site.* *5 operators (2 alternates)*			✓	
Truck Fill Water Testing	*A water sample is collected and sent off to the lab for Bacterial Analysis.*	*1 (3 alternates)*			✓	

DEPARTMENT: Natural Gas

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Meter Reading	*Drive to customer Locations to read Meters.*	*1 (have 4)*				✓

Gas Odor Calls	*Physically Inspect and repair gas leaks.*	*1 (have 4)*	✓			
Line Locating	*Physically locating lines.*	*1 (have 4)*		✓		
Tap Maintenance	*Make sure system is operating properly and safely.*	*1 (have 4)*			✓	
Gas Balancing	*Check computer daily for any irregularities in gas consumption*	*1 (have 4)*	✓			
Odor Intensity Check	*Making sure there is sufficient odor in gas for customer to detect leaks.* *Driving to various locations and sampling for odor intensity.*	*1 (have 4)*			✓	
PFM	*Check and Meter recall.*	*1 (have 4)*				✓
Emergency Calls	*Responding to emergency calls at customer locations*	*1 (have 4)*	✓			

DEPARTMENT: Public Works

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Road Maintenance	*Clearing roads*	*5 (have 7)*	✓			
Brushing / Hydro Axe	*Cleaning roads*	*All Staff*				✓
Sanding Roads	*Truck Operators*	*2 (have 3)*		✓		

Road Inspections	*Management Duties*	*1 (have 2)*				✓
Driveway Clearing	*Tractor Operations*	*2 (have 3)*			✓	
Sign Replacement	*Stop Signs* *Address on Road signs*	*2 (have 3)*		✓		
Management	*Signing time sheets* *Monitor Road Plans*	*1 (have 2)*	✓		✓	
Industry	*Industry Checks* *Road Use Agreements*	*1*			✓	
Public Works: Shop						
Repairs	*Fixing equipment and emergency equipment*	*1 (have 3)*	✓			
Service	*Regular Maintenance on Equipment*	*1 (have 3)*				✓
Inspections	*Large Equipment*	*1 (have 3)*				✓
Welding	*Fixing Equipment* *Working on Winter Projects and Requests*	*1*	✓			✓
Building Maintenance	*Plumbing Needs* *Cleaning Shop*	*1* *1 + (All staff)*	✓	✓		
Computer Entries	*Bills – Accounts Payable* *Time Sheets*	*1 (have 2)* *1 (have 2)*		✓ ✓		
Parts	*Inventory of Parts* *Ordering of Parts*	*1 (have 2)*			✓	✓
Public Works: Administration						
Parts	*Put away stock*	*1 (have 2)*				✓
Management	*Coding: Projects/Bills* *Signing Bills/Timesheets*	*1 (have 2)*		✓		
Front Desk	*Answering Phones* *Dealing with Public*	*1+ (All staff)*	✓	✓		

DEPARTMENT: Safety / Disaster Services

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Safety	*Investigations of Incidents*	*1*	✓			
	Inspections	*1 + (Management)*			✓	

	Fill out paper work and Tool box meetings.	*1 + (Management)*		✓		
	Updating Safety Manual	*1*				✓
	Teaching Courses	*1*				✓
	Safety Audits	*1*				✓
	Safety Committee	*1 + (Committee)*			✓	
Disaster Services	*Working and starting up Emergency Operation Centre*	*1 + (3 extra)*	✓			
	Preparing for Emergencies	*1 + (3 extra)*		✓		
	Updating Manuals	*1 + (3 extra)*				✓
	Filling out Grants	*1 + (3 extra)*				✓
	Follow-up on Grants	*1 + (3 extra)*			✓	

DEPARTMENT: Agricultural Service Board

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Administration	*Coding Filing Grants*	*1*			✓	
Spraying	*Weed Control on*	*1 (have 2)*				✓

Program	*County roads.*					
Mowing Program	*Grass Control on County roads.*	*2 (have Staff at Public Works)*				✓
Water Control Program	*Blasting and Trapping*	*2 (have 3)*			✓	

DEPARTMENT: Fire Services

Services	Function	How is the Service Provided? (i.e. staff)	Critical	Vital	Necessary	Desired
Fire Calls	*Answering 9-1-1 Calls*	*1 (have 3)*	✓			
Administration	*Coding Invoicing*	*1*			✓	

Request for Decision (RFD)

Meeting Date: July 23, 2026 **Agenda Item:** #8.3
Topic: Adoption of Revised Haul Rate Adjustment for Fuel Price Policy
Presented By: Chief Administrative Officer, Chyenne Shaw

Recommendation:
That Smoky Lake County Council approve the amended Policy 03-13 - Haul Rate Adjustment for Fuel Price Policy, updating the Fuel Index Schedule "A" that reflects diesel fuel pricing ranging from $0.70 per litre to $2.50 per litre and simplifying the fuel index into $0.05 per litre increments.

Background:

The current Haul Rate Adjustment for Fuel Price Policy was last amended in 2013. The existing Fuel Index Schedule only provides haul rate adjustments for diesel fuel prices up to **$1.75 per litre**, which no longer reflects current market conditions.

Since the policy was adopted, diesel fuel prices have experienced significant fluctuations and have regularly exceeded the current schedule maximum. As a result, Administration has had limited guidance when determining fair compensation for private aggregate hauling contractors during periods of elevated fuel prices.

The revised policy modernizes the Fuel Index Schedule by:

- Extending the diesel fuel price range from **$0.70/L to $2.50/L**;
- Simplifying the schedule into **$0.05 per litre increments** for ease of administration;
- Maintaining a transparent and equitable process for adjusting haul rates based on fuel prices;
- Continuing the requirement for weekly fuel price reviews by the Public Works Department.

The revised schedule provides greater flexibility while reducing the need for frequent policy amendments as fuel prices fluctuate.

Benefits:

- Reflects current diesel fuel pricing.
- Provides fair compensation to contracted aggregate haulers.
- Improves transparency and consistency in haul rate calculations.
- Simplifies administration through an easy-to-read Fuel Index Schedule.
- Reduces the need for future policy amendments due to changing fuel prices.
- Supports competitive tendering by ensuring predictable compensation adjustments.

Disadvantages:

- May result in increased aggregate hauling costs during periods of high fuel prices.
- Could increase annual Public Works operating expenditures depending on market fuel prices and hauling volumes.

Request for Decision (RFD)

Alternatives

- Approve the revised policy as presented. *(Recommended)*
- Approve the policy with amendments.
- Maintain the existing policy and Fuel Index Schedule.

Financial Implications:

Financial impacts will vary depending on annual aggregate hauling requirements and prevailing diesel fuel prices. While the revised schedule may increase hauling costs during periods of higher fuel prices, it ensures that contractor compensation remains fair and reflects actual operating costs. Adequate budget planning will continue through the annual operating budget process.

Legislation: N/A

Intergovernmental: N/A

Strategic Alignment:

Priority 4 – Economic Development & Financial Sustainability

The revised policy supports responsible financial management by ensuring contracted hauling rates remain current, transparent, and reflective of market conditions while maintaining fair business relationships with local contractors.

Enclosure(s):

- **Current Policy 03-13 - Haul Rate Adjustment for Fuel Price Policy**
- **Draft Policy 03-13 - Haul Rate Adjustment for Fuel Price Policy**

Signature of the CAO: [redacted]

Smoky Lake County Policy

Title:	**Haul Rate Adjustment**	Policy #	Version
Category:	Public Works Services (PW)	**03-13**	**04**

LEGISLATIVE REFERENCE:

- Municipal Government Act, RSA 2000, c. M-26
- Alberta Provincial Statutes

PURPOSE:

To provide a fair, transparent, and consistent method of adjusting aggregate haul rates in response to fluctuations in diesel fuel prices, ensuring that private hauling contractors are reasonably compensated for increased fuel costs while maintaining predictable budgeting practices for Smoky Lake County.

STATEMENT:

Smoky Lake County recognizes that diesel fuel prices are subject to significant market fluctuations and continue to rise over time. To ensure equitable compensation for contracted aggregate haulers, the County will maintain a Fuel Index Schedule that establishes haul rates based on the average cost of diesel fuel.

The Fuel Index Schedule shall be extended to include diesel fuel prices up to **$2.50 per litre**, ensuring the policy remains relevant under current market conditions.

OBJECTIVE:

The objectives of this policy are to:

- Establish a transparent and objective process for adjusting haul rates.
- Ensure contracted haulers receive fair compensation for increased fuel costs.
- Reduce the need for frequent Council amendments due to changing fuel prices.
- Maintain consistency in calculating haul rates throughout the hauling season.

	Date	Council Resolution #	Version
Adopted	Month, day, year	Motion #	01
Amended			
Reviewed			

GUIDELINES & PROCEDURE:

1. Definitions

"Fuel Index" The schedule used to determine haul rates based on the current average retail diesel fuel price.

"Fuel Cost" The average diesel fuel price per litre used to determine the applicable haul rate.

"Haul Rate" The compensation paid per tonne per mile for aggregate hauling.

2. Fuel Price Review

2.1 The Public Works Department shall review diesel fuel prices each Monday during the hauling season.

2.2 The haul rate for the upcoming week shall be determined using the Fuel Index Schedule.

2.3 Where Monday falls on a statutory holiday, the review shall occur on the next business day.

3. Fuel Index Schedule

3.1 Schedule "A" forms part of this policy.

3.2 The schedule shall include diesel fuel prices ranging from **$0.71/L to $2.50/L**.

3.3 Haul rates shall increase proportionately as fuel prices increase.

3.4 Administration may recommend revisions to Schedule "A" when fuel prices exceed $2.50/L or market conditions significantly change.

4. Loading Factor

4.1 Smoky Lake County shall pay a loading factor of **$0.64 per tonne**, unless otherwise amended by Council.

5. Administration

5.1 The Director of Infrastructure Services (or designate) is responsible for administering this policy.

5.2 The current Fuel Index Schedule shall be made available to all contracted haulers.

Schedule "A"

FUEL INDEX

Diesel Fuel Cost ($/L)	Haul Rate ($/tonne/mile)	Diesel Fuel Cost ($/L)	Haul Rate ($/tonne/mile)
$0.70 – $0.75	$0.18	$1.61 – $1.65	$0.36
$0.76 – $0.80	$0.19	$1.66 – $1.70	$0.37
$0.81 – $0.85	$0.20	$1.71 – $1.75	$0.38
$0.86 – $0.90	$0.21	$1.76 – $1.80	$0.39
$0.91 – $0.95	$0.22	$1.81 – $1.85	$0.40
$0.96 – $1.00	$0.23	$1.86 – $1.90	$0.41
$1.01 – $1.05	$0.24	$1.91 – $1.95	$0.42
$1.06 – $1.10	$0.25	$1.96 – $2.00	$0.43
$1.11 – $1.15	$0.26	$2.01 – $2.05	$0.44
$1.16 – $1.20	$0.27	$2.06 – $2.10	$0.45
$1.21 – $1.25	$0.28	$2.11 – $2.15	$0.46
$1.26 – $1.30	$0.29	$2.16 – $2.20	$0.47
$1.31 – $1.35	$0.30	$2.21 – $2.25	$0.48
$1.36 – $1.40	$0.31	$2.26 – $2.30	$0.49
$1.41 – $1.45	$0.32	$2.31 – $2.35	$0.50
$1.46 – $1.50	$0.33	$2.36 – $2.40	$0.51
$1.51 – $1.55	$0.34	$2.41 – $2.45	$0.52
$1.56 – $1.60	$0.35	$2.46 – $2.50	$0.53

Basis of Payment:

- Haul Rate is **per tonne, per mile**.
- Diesel fuel prices shall be reviewed weekly by the Public Works Department.
- The applicable haul rate shall be based on the average retail diesel fuel price in effect for the hauling week.

SMOKY LAKE COUNTY

Title: Haul Rate Adjustment for Fuel Price	**Policy No.: 13-03**
Section: 03	**Page No.: 1 of 2**

Legislation Reference:	Alberta Provincial Statutes

Purpose:	To ensure that fair compensation is provided to our private hauling contractors when the price of fuel rises.

Policy Statement and Guidelines:

1. STATEMENT

1.1 Smoky Lake County recognizes that the cost of fuel has increased significantly over this past few years and continues to be an unstable commodity.

1.2 The Policy establishes a floating rate baseline and thresholds of fuel prices to compensate the private hauling contractors' cost of fuel expenses.

2. DEFINITION

2.1 **Fuel Index:** An Fuel Index Schedule is developed as a baseline indicating fuel prices to adjust the haul rates when fuel costs increase.

Fuel Cost – the left column ***Schedule "A"*:** is the price range of diesel fuel in $0.1 (one) cent increments.

Haul Rate – the right column ***Schedule "A"*:** is the haul rate cost corresponding to the fuel price within a $0.5 (five) cent increment range.

3. PROCEDURES

3.1 The Public Works Department will review weekly, every Monday, the fuel prices, and adjust accordingly the "Haul Rate", per tonne, per mile, based on the attached **Schedule "A": Fuel Index,** for the week's haul.

4. LOADING FACTOR

4.1 Smoky Lake County shall pay to Private Haulers of Aggregate an amount of $0.64 per tonne as a loading factor.

	Date	Resolution Number
Approved	**September 25, 2008**	**# 685-08 - Page # 8739**
Amended	**March 25, 2010**	**# 442-10 - Page # 9290**
Amended	**April 25, 2013**	**# 605-13 - Page #10600**

SCHEDULE "A"

FUEL INDEX

Fuel Cost	Haul Rate	Fuel Cost	Haul Rate	Fuel Cost	Haul Rate
$ 0.710	$ 0.18	$ 1.060	$ 0.23	$ 1.410	$ 0.30
$ 0.720	$ 0.18	$ 1.070	$ 0.23	$ 1.420	$ 0.30
$ 0.730	$ 0.18	$ 1.080	$ 0.23	$ 1.430	$ 0.30
$ 0.740	$ 0.18	$ 1.090	$ 0.23	$ 1.440	$ 0.30
$ 0.750	$ 0.18	$ 1.100	$ 0.23	$ 1.450	$ 0.30
$ 0.760	$ 0.18	$ 1.110	$ 0.24	$ 1.460	$ 0.31
$ 0.770	$ 0.18	$ 1.120	$ 0.24	$ 1.470	$ 0.31
$ 0.780	$ 0.18	$ 1.130	$ 0.24	$ 1.480	$ 0.31
$ 0.790	$ 0.18	$ 1.140	$ 0.24	$ 1.490	$ 0.31
$ 0.800	$ 0.18	$ 1.150	$ 0.24	$ 1.500	$ 0.31
$ 0.810	$ 0.18	$ 1.160	$ 0.25	$ 1.510	$ 0.32
$ 0.820	$ 0.18	$ 1.170	$ 0.25	$ 1.520	$ 0.32
$ 0.830	$ 0.18	$ 1.180	$ 0.25	$ 1.530	$ 0.32
$ 0.840	$ 0.18	$ 1.190	$ 0.25	$ 1.540	$ 0.32
$ 0.850	$ 0.18	$ 1.200	$ 0.25	$ 1.550	$ 0.32
$ 0.860	$ 0.19	$ 1.210	$ 0.26	$ 1.560	$ 0.33
$ 0.870	$ 0.19	$ 1.220	$ 0.26	$ 1.570	$ 0.33
$ 0.880	$ 0.19	$ 1.230	$ 0.26	$ 1.580	$ 0.33
$ 0.890	$ 0.19	$ 1.240	$ 0.26	$ 1.590	$ 0.33
$ 0.900	$ 0.19	$ 1.250	$ 0.26	$ 1.600	$ 0.33
$ 0.910	$ 0.20	$ 1.260	$ 0.27	$ 1.610	$ 0.34
$ 0.920	$ 0.20	$ 1.270	$ 0.27	$ 1.620	$ 0.34
$ 0.930	$ 0.20	$ 1.280	$ 0.27	$ 1.630	$ 0.34
$ 0.940	$ 0.20	$ 1.290	$ 0.27	$ 1.640	$ 0.34
$ 0.950	$ 0.20	$ 1.300	$ 0.27	$ 1.650	$ 0.34
$ 0.960	$ 0.21	$ 1.310	$ 0.28	$ 1.660	$ 0.34
$ 0.970	$ 0.21	$ 1.320	$ 0.28	$ 1.670	$ 0.34
$ 0.980	$ 0.21	$ 1.330	$ 0.28	$ 1.680	$ 0.34
$ 0.990	$ 0.21	$ 1.340	$ 0.28	$ 1.690	$ 0.34
$ 1.000	$ 0.21	$ 1.350	$ 0.28	$ 1.700	$ 0.34
$ 1.010	$ 0.22	$ 1.360	$ 0.29	$ 1.710	$ 0.34
$ 1.020	$ 0.22	$ 1.370	$ 0.29	$ 1.720	$ 0.34
$ 1.030	$ 0.22	$ 1.380	$ 0.29	$ 1.730	$ 0.34
$ 1.040	$ 0.22	$ 1.390	$ 0.29	$ 1.740	$ 0.34
$ 1.050	$ 0.22	$ 1.400	$ 0.29	$ 1.750	$ 0.34

Based per tonne, per mile.

Request for Decision (RFD)

Meeting Date: July 23, 2026 **Agenda Item:#8.4**
Topic: Reclamation of County Gravel Pit
Presented By: Public Works Interim Manager – Kyle Winterbottom

Recommendation:
That Smoky Lake County Council approves the proposal, including compensation, for the reclamation of the pit located on NE of 09-058-15-W4.

Background:
On August 07 1992, Alberta Transportation (AT) approved a gravel pit transfer to Smoky Lake County. By 2000, Aerial photographs suggest the original disturbance was reclaimed by AT. No application for a reclamation certificate was submitted from AT as they believed the application should be done by the registration holder of the gravel pit. The reclamation plan produced on July 19, 2023 goes in details about the 3 areas disturbed (R1 to R3) the topsoil piles (TS1 to TS4) of which includes the statement "However, we are not sure whether AT replaced enough topsoil on the reclamation work they did in area R3 as TS4 appears to be part of the area disturbed under R3 but remains in stock pile."
On June 6, 2023 a letter was emailed to the current landowner regarding the reclamation plan to the current owner with a completion date of 2 to 3 years. Due to the delay, the landowner is asking for compensation for the 40 acres that will not be in production for the upcoming year. The agreement does stipulate an intent from the landowner to perform two years of annual crop production followed by a hay/pasture establishment. This process is a prerequisite for the completion of a Detail Site Assessment (DSA) prior to the application for a reclamation certificate.

Benefits:
Once complete, Reduction of liability in the financial statement.

Disadvantages:
N/A

Alternatives:
1- **That Council direct administration to also create a policy to standardize the compensation per acre for land when disturbing the surface activity on private land**

Financial Implications:
An annual rental fee is proposed to compensate for the delay for the year 2026, in addition to the cost of redistributing the topsoil to a consistent depth, see attached quotes.

Legislation:
Environmental Protection and Enhancement Act (EPEA) and the Conservation and Reclamation Regulation.

Intergovernmental:

Request for Decision (RFD)

N/A

Strategic Alignment:
Asset Management and Infrastructure

Enclosure(s):

1. **Quote Confidential**
2. **Pit 1991 (aerial)**
3. **Pit 2000 (aerial)**
4. **Aerial Pit Reclamation Plan**

Signature of the CAO: _____

1991

2000

Request for Decision (RFD)

Meeting Date: July 23, 2026. **Agenda Item:** #8.5
Topic: July Requests for Donations/Sponsorships
Presented By: Dennesha Ferguson, Interim FM

That Smoky Lake County Council approve a donation in the amount of $1,500 to the Vilna Agricultural Society in support of the annual Boomtown Fair Days event scheduled for August 14–15, 2026, in response to the June 14, 2026, letter requesting support.

Background:

1. Vilna Ag Society is requesting $2,500 support for the annual Boomtown Fair Days on August 14-15, 2026.

Benefits:

Some benefits include

1. Strengthens community and regional partnerships by supporting collaborative events that bring together municipalities, community organizations, volunteers, residents, and visitors.
2. Promotes local heritage, culture, and community pride through celebrations that showcase the region's agricultural traditions, history, and unique identity while providing family-friendly experiences.
3. Supports tourism and economic development by attracting visitors to the area, increasing exposure for the region, and generating economic benefits for local businesses, accommodations, and service providers.

Disadvantages:

While there are potential disadvantages, including budget impacts, the establishment of future funding expectations, and varying levels of direct benefit to individual residents, the overall benefits of supporting these community events are considered to outweigh the costs. The Heritage Days and Boomtown Fair Days contribute to regional collaboration, celebrate local heritage and culture, foster community pride, and generate tourism and economic activity that positively impacts the County and its residents.

Request for Decision (RFD)

Financial Implications:

A total of $30,000 has been allocated in the 2026 budget for grants to organizations supporting operational activities. To date, the following amounts have been expended or committed against this budget. The remaining budget is $2,150.

2,500	Warspite Revitalization Foundation
1,500	Anne Chorney Public Library
1,000	Kalyna Country Performing Arts
1,500	Smoky Lake & District Cultural & Heritage Society
500	Smoky Lake Riding Club
1,500	Smoky Lake Public Library
6,000	Stars Foundation
1,500	Vilna & District Municipal Library
500	Spedden Fish & Game
2,000	Victoria Trail Ag Society
400	Smoky Lake County Rural Crime Watch Assoc
3,000	Zaplotinsky, Derek
350	Smoky Lake Holubka Dancers
100	Community Futures
3,000	Vilna Citizens on Patrol
25,350	**Amount Expended**
1,000	Northern Trek for Canadian Fallen Firefighters Foundatior
500	Flemming Hockey Camp
1,000	Victoria Homeguard Historical Society
2,500	**Amount Committed**
27,850	**Total Budget Utalized**

Legislation: N/A

Intergovernmental: N/A

Strategic Alignment:

Aligns with the County's strategic priorities of fostering vibrant and connected communities, supporting local organizations and volunteers, preserving and promoting regional heritage, and encouraging tourism and economic development. These events contribute to community well-being, strengthen partnerships between municipalities and community groups, and enhance the quality of life for residents throughout the region.

Enclosure(s):

A. Letter from Vilna Agricultural Society

Signature of the CAO: [redacted]

Vilna & District
Agricultural Society
P.O. Box 440, Vilna, Alberta T0A 3L0

780-298-0383
vilnaagsociety@gmail.com

June 14, 2026

Reeve and Council
Smoky Lake County
Smoky Lake AB
T0A 2C0

Dear Councillors:

Re: Boomtown Fair Days Sponsorship

The Vilna Ag Society is hosting their annual Boomtown Fair Days on August 14-15, 2026. The county has supported this event for many years now and we thank you for your previous support.

As you are all aware, it takes a lot of volunteers, time and commitment and financial support to host these events that promote community spirit. We are asking for your support again for financial sponsorship. Our main focus to for family involvement in our fair and providing events geared towards children.

We would like to ask you for $2500 towards our fair. Advertisement of your sponsorship would be printed on our posters that are put up in the local area as well as surrounding communities. Acknowledgments of all sponsors will be made throughout the weekend on our printed materials and by our MC.

Thank you for considering this request. Should you have any questions, please contact me at 780-645-1421.

Sincerely,

Mary Flondra
Vilna Ag Society

Request for Decision (RFD)

Meeting Date: July 23, 2025 **Agenda Item: 8.6**

Topic: Policy 03-56 – Equipment Storage, Availability and Compensation

Presented By: Interim Public Works Manager – Kyle Winterbottom

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Recommendation

That Smoky Lake County Council approve Policy 03-56 – Equipment Storage, Availability and Compensation Policy as presented.

Background:

Smoky Lake County permits certain employees to store County-owned equipmentat or near their residences to improve operational efficiency, reduce travel time, enhance emergency response capability, and support timely service delivery to residents.

Historically, grader operators have received electrical power compensation for equipment stored at their residences during winter months. Council Resolution No. 261-09 approved compensation of $130.00 per month from November through March to offset electrical costs associated with maintaining operational readiness.

While the practice of storing County equipment at employee residences has existed for many years, the County currently does not have a comprehensive policy outlining employee responsibilities related to equipment storage, security, accessibility, compensation, insurance considerations, and operational availability during employee absences.

As County-owned equipmentare significant municipal assets that support road maintenance, snow removal, emergency response, and other operational activities, Administration has developed a formal policy to establish consistent expectations and ensure business continuity.
The proposed policy:

- Establishes requirements for the storage and security of County-owned graders and tractors;
- Clarifies employee responsibilities for maintaining equipment accessibility;
- Ensures equipment remains available for operational use during planned and unplanned absences;
- Establishes the County's authority to access, retrieve, relocate, and reassign equipment when operationally required;
- Formalizes electrical power compensation for approved equipment storage locations;
- Clarifies insurance and liability responsibilities associated with County-owned equipment stored at employee residences;
- Supports continuity of operations and emergency response requirements.

Benefits:

- Protects County-owned assets through clearly defined responsibilities and expectations.
- Ensures operational continuity during employee absences.

- Reduces service disruptions and delays in road maintenance and operational activities.
- Provides clear direction regarding equipment storage and accessibility.
- Supports efficient deployment of equipment during emergencies and operational requirements.
- Establishes a consistent framework for the management of County-owned equipment stored at employee residences.
- Formalizes long-standing compensation practices related to electrical power consumption.
- Clarifies insurance and liability responsibilities.
- Enhances accountability and asset management practices.

Disadvantages:

- May require additional coordination between supervisors and operators during employee absences.
- Some employees may perceive the policy as reducing autonomy regarding equipment stored at their residence.
- Additional administrative oversight may be required to ensure compliance with policy requirements.
- Periodic review of compensation rates may be required to ensure continued fairness and consistency.

Alternatives

Option 1 – Approve the Policy (Recommended)

Approve Policy 03-56 – Equipment Storage, Availability and Compensation Policy as presented.

Advantages

- Provides clear direction and expectations.
- Supports business continuity and emergency preparedness.
- Protects County assets and operational capacity.
- Formalizes existing practices and compensation arrangements.
- Clarifies employee and management responsibilities.

Disadvantages

- Requires implementation and communication to affected employees.

Option 2 – Approve the Policy with Amendments

Council may direct Administration to make specific amendments prior to implementation.

Advantages

- Allows Council to address specific operational concerns or requirements.
- Provides flexibility to refine policy provisions.

Disadvantages

- May delay implementation.
- May require additional review and consultation.

Option 3 – Maintain Status Quo

Do not approve the policy and continue existing practices.

Advantages

- No immediate changes to current operations.
- No implementation requirements.

Disadvantages

- Lack of formal expectations regarding equipment storage and accessibility.
- Increased risk of service disruptions during employee absences.
- Potential inconsistency in how equipment access is managed.
- Existing compensation practices remain undocumented.
- Limited guidance regarding insurance and liability responsibilities.

Financial Implications:

The policy formalizes an existing compensation practice currently provided to eligible equipment operators.

Electrical power compensation is paid at a rate of $130.00 per month during the period of November through March for approved equipment storage locations.

As this compensation reflects an existing operational practice, approval of the policy is not anticipated to create a significant new financial impact.

The policy is intended to maximize the operational availability and utilization of County-owned assets while reducing the risk of service disruptions and operational inefficiencies.

Legislation:

- Municipal Government Act, RSA 2000, c. M-26
- Occupational Health and Safety Act, RSA 2000, c. O-2.1
- County Human Resources Policies

Intergovernmental: **N/A**

Strategic Alignment:

Priority 3 – Asset Management and Infrastructure Sustainability

The policy supports the responsible management, protection, and utilization of County-owned infrastructure and equipment.

Priority 5 – Workforce Development and Succession Planning

Request for Decision (RFD)

The policy supports operational resilience and continuity by ensuring equipment remains available to authorized personnel during employee absences.

Enclosure(s):

1. **Policy 03-56 – - Approval of Grader Storage and Availability (Proposed)**

Signature of the CAO: _____

Smoky Lake County Policy

Title:	**Equipment Storage, Availability and Compensation**	Policy #	Version
Category:	Public Works Services (PW)	**03-56**	**01**

LEGISLATIVE REFERENCE:

- Municipal Government Act, RSA 2000, c. M-26
- Occupational Health and Safety Act, RSA 2000, c. O-2.1
- Smoky Lake County Human Resources Policies

PURPOSE:

To establish requirements for the storage, security, maintenance, operational availability, and compensation associated with County-owned equipment that are authorized to be stored at or near an employee's residence.

OBJECTIVE:

To ensure County-owned graders are properly secured, maintained, and readily available to support operational requirements and business continuity during employee absences.

DEFINITION:

"County Owned Equipment" means any grader, tractor, vehicle, implement, attachment, machinery, tool, or asset owned, leased, or operated by Smoky Lake County.
"Equipment Operator" means an employee authorized by Smoky Lake County to operate and care for County-owned equipment.
"Authorized Employee" means an employee approved by the Director of Infrastructure, Public Works Manager, or designated to access and operate County equipment.
"Approved Designated Storage Location" means a location authorized by the County for the storage of County-owned equipment.

STATEMENT:

Smoky Lake County recognizes that the strategic placement of County-owned equipment throughout the municipality supports efficient service delivery, emergency response, snow removal operations, and overall operational effectiveness.
Where approved by the County, designated operators may store County-owned equipment at or near their residence. All equipment remains the property of Smoky Lake County and must remain available for County operations at all times.

STORAGE REQUIREMENTS

1. The County may authorize an operator to store County-owned equipment at an Approved Designated Storage Location for operational purposes.
2. The storage location must:
    a. Provide reasonable protection from theft, vandalism, misuse, and damage;

b. Allow safe and unobstructed access to the equipment;
c. Comply with applicable legislation and safety requirements;
d. Be approved by the Director of Infrastructure or designate.

3. Any change to an approved storage location must receive prior approval from the County.
4. Employees shall take reasonable precautions to secure County-owned equipment when not in use.
5. County-owned equipment shall not be used for personal purposes. Equipment may only be operated for mobilization-related purposes, including, but not limited to, clearing or maintaining the driveway or access route necessary to safely enter or exit the premises where the County-owned equipment is stored.

OPERATOR RESPONSIBILITIES

Operators assigned County equipment shall:

1. Conduct required inspections and maintenance checks.
2. Promptly report:
   a. Mechanical concerns;
   b. Damage;
   c. Theft;
   d. Vandalism;
   e. Safety issues.
3. Maintain equipment in a clean and serviceable condition.
4. Ensure County-owned equipment remains accessible to the County at all times.
5. Protect County-owned equipment from avoidable damage, neglect, or misuse.

BUSINESS CONTINUITY AND AVAILABILITY

1. County-owned equipment stored at an employee's residence shall remain available for County operations at all times.
2. Prior to any planned absence, including vacation, leave of absence, training, or other approved leave, the operator shall:
   a. Notify their supervisor of the equipment location;
   b. Provide any keys, access devices, or information required to operate the equipment;
   c. Advise of any maintenance issues or operational concerns;
   d. Ensure the equipment is available for reassignment to another authorized employee if required.
3. During an unplanned absence, the employee shall make reasonable efforts to notify their supervisor of the equipment location and access requirements as soon as practicable.
4. Where operational requirements necessitate, the County may retrieve, relocate, reassign, or operate County-owned equipment without notice.

EMERGENCY OPERATIONS

1. County-owned equipment may be required for emergency response operations including:
   a. Snow and ice control;
   b. Flood response;
   c. Wildfire response;

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d. Emergency access restoration;
e. Infrastructure emergencies;
f. Other emergency situations.

2. Operators shall ensure county-owned equipment remains accessible for emergency deployment.
3. The County reserves the right to immediately reassign county-owned equipment during emergency operations.

ELECTRICAL POWER COMPENSATION

1. Where County-owned equipment is stored at an approved residence and connected to electrical power for operational readiness, eligible operators shall receive compensation for electrical costs.
2. Compensation shall be paid at a rate of $130.00 per month for the period of November 1 through March 31.
3. Compensation shall only be provided while:
   a. The County-owned equipment is assigned to the employee;
   b. The County-owned equipment remains stored at the approved location;
   c. The employee remains actively employed by the County.
4. Compensation shall not be payable during extended periods where the County-owned equipment has been reassigned or relocated by the County.
5. The compensation rate may be reviewed periodically by Administration and amended by Council resolution.

INSURANCE AND LIABILITY

1. All County-owned equipment shall remain insured under the County's insurance program.
2. Storage of County-owned equipment at a private residence does not transfer ownership, responsibility, or liability for the equipment to the employee except where negligence or misconduct is determined.
3. Employees shall immediately report any incident that may result in an insurance claim.
4. Employees shall cooperate fully in any investigation involving loss, damage, theft, vandalism, or insurance claims.
5. The County shall not be responsible for:
   a. Damage to personal property resulting from the storage of County-owned equipment;
   b. Utility costs beyond the compensation provided within this policy;
   c. Personal property stored within or on County-owned equipment.

COUNTY ACCESS

1. Smoky Lake County retains full ownership and control of all County-owned equipment.
2. The County may access, retrieve, relocate, inspect, service, or reassign County-owned equipment at any time.
3. Employees shall not withhold access to County-owned equipment.
4. Failure to provide access to County-owned equipment may result in disciplinary action in accordance with County policies.

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	Date	Council Resolution #	Version
Adopted	Month, day, year	Motion #	01
Amended			
Reviewed			

Request for Discussion

Meeting Date: July 23, 2026, **Agenda Item: 8.7**
Topic: Bylaw No. 1510-26 - Procedural Bylaw
Presented By: Chief Administrative Officer – Chyenne Shaw

Recommendation
That Smoky Lake County Council give First Reading to Bylaw No. 1510-26, being the Smoky Lake County Procedural Bylaw.
That Smoky Lake County Council give Second Reading to Bylaw No. 1510-26.
That Smoky Lake County Council unanimously consent to proceed with Third Reading of Bylaw No. 1510-26 at this meeting pursuant to Section 187 of the Municipal Government Act.
That Smoky Lake County Council give Third and Final Reading to Bylaw No. 1510-26.

Background:

At the June 25, 2026 Regular County Council Meeting, Council considered the proposed Procedural Bylaw No. 1510-26. Following discussion, Council adopted a motion to defer consideration of the bylaw to a future Committee of the Whole meeting to allow additional review of several proposed amendments.

The motion directed Administration to bring forward the bylaw with the following amendments for further discussion:

- Revise the delegation request submission deadline from fourteen (14) days to ten (10) business days;
- Limit Regular County Council meetings to a maximum of four (4) delegations, unless the matter is considered emergent;
- Add a definition of "Council" within the definitions section of the bylaw; and
- Retain the existing Question and Answer Period while renaming it Public Question Period to better reflect its purpose and clarify that Council is not expected to provide immediate responses to every question raised during a meeting.

The proposed amendments were reviewed and discussed by Council during the Committee of the Whole meeting held on July 20, 2026. Following Committee discussion, Administration has incorporated Council's direction into the revised draft of Bylaw No. 1510-26.

The principal amendments contained within the revised bylaw include:

- Delegation requests must be submitted a minimum of ten (10) business days prior to the requested Council meeting.
- A maximum of four (4) delegations may appear at a Regular Council meeting unless Administration determines the matter to be emergent.
- A definition of Council has been added for consistency and clarity throughout the bylaw.
- The agenda item formerly titled Question and Answer Period has been renamed Public Question Period, recognizing that questions may require additional research or consultation

before a response can be provided.

The revised bylaw modernizes Council procedures while maintaining transparency, improving administrative efficiency, and ensuring consistency with the Municipal Government Act.

Benefits:

- Modernizes Smoky Lake County's governance framework.
- Incorporates Council direction provided at both the June 25, 2026 Regular Council Meeting and the July 20, 2026 Committee of the Whole Meeting.
- Improves administrative efficiency by providing sufficient time for agenda preparation.
- Creates more manageable Council agendas through the establishment of a delegation limit. Provides greater clarity through the addition of key definitions.
- Better manages public expectations regarding responses during Public Question Period.
- Supports transparent, consistent, and effective Council meeting procedures.
- Aligns municipal governance practices with current best practices.

Disadvantages:

- Limiting delegations to four per Regular Council meeting may result in some delegations being scheduled for a later meeting.
- Residents with urgent matters arising after the delegation deadline may need Administration to determine whether the matter qualifies as emergent.
- Members of the public may initially expect immediate responses during Public Question Period despite the revised wording.
- Administrative discretion may occasionally be required when determining whether an issue is emergent.

Alternatives

1. Make no changes.

   Pros

   - No changes are required.
   - The existing process remains familiar.

   Cons

   - Limited preparation time for delegations.
   - Potential for lengthy meetings.
   - Continued administrative challenges associated with public question periods.

Financial Implications:

There are no direct financial implications associated with the proposed amendments. Potential indirect savings may occur through improved meeting efficiency and reduced administrative time responding to matters raised during public question periods.

Request for Discussion

Legislation:

- Municipal Government Act, RSA 2000, c. M-26
  - Section 145 – Bylaw - Council and Council Committee
  - Section 193 – Council Meetings
  - Section 2197 – Public presence at meetings
- Smoky Lake County Procedural Bylaw No. 1510-26

The MGA does not require municipalities to provide a Public Question and Answer Period at regular Council meetings.

Intergovernmental: **N/A**

Strategic Alignment:

Priority 1 – Regional Collaboration & Modernization

- Modernizes governance processes and Council procedures.
- Improves consistency, transparency, and administrative efficiency.

Priority 2 – Service Delivery & Community Wellbeing

- Supports meaningful public participation.
- Enhances public understanding of Council meeting procedures.
- Improves transparency and accountability in municipal governance.

Enclosure(s):

- **Draft Bylaw 1510-26 – Procedural Bylaw**

Signature of the CAO: _____

SMOKY LAKE COUNTY
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1510-26

A BYLAW OF SMOKY LAKE COUNTY, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE PROCEDURES FOR COUNCIL AND COMMITTEE MEETINGS AND THE TRANSACTION OF MUNICIPAL BUSINESS.

****

WHEREAS, *Section 145, 146, 146.1, 151, 153–154, 180, 185–203, and 230–238 of the MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, c.M-26 as amended (the "MGA") authorizes Council to pass a bylaw to establish rules governing its proceedings and the conduct of Council and Committee meetings;*

AND WHEREAS, *Section 197 of the MGA and the Access to Information Act, SA 2024, c A-1.4 (ATIA) govern when meetings may be closed to the public;*

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

1. TITLE AND APPLICATION

1.1. This Bylaw may be cited as the "Smoky Lake County Procedural Bylaw."
1.2. This Bylaw applies to all Council and Council Committee meetings unless otherwise provided by statute or specific Terms of Reference.
1.3. When a matter arises that is not provided for in this Bylaw, the Chair shall refer to Robert's Rules of Order (11th Edition) for guidance.
1.4. Where this Bylaw conflicts with the MGA or other legislation, legislation shall prevail.

2. DEFINITIONS

2.1. **"Agenda"** *– The order of business for a meeting.*
2.2. **"CAO"** *– The Chief Administrative Officer appointed under s. 205 of the MGA.*
2.3. **"Chair"** *– The Reeve, or in their absence, the Deputy Reeve or Acting Chair.*
2.4. **"Closed Session"** *– A portion of a meeting closed to the public under s. 197 MGA and ATIA.*
2.5. **"Committee"** *– Any committee, board, or commission established by Council under s. 203 MGA.*
2.6. **"Council"** *– means the duly elected governing body of Smoky Lake County consisting of the Reeve, Deputy Reeve, and Councillors.*
2.7. **"Council Inquiry"** *– A request for information submitted through the approved process.*
2.8. **"Delegation"** *– A person or group approved to speak to Council.*
2.9. **"Electronic Participation"** *– Attendance via audio or video technology in accordance with s. 199 MGA.*
2.10. **"Minutes"** *– The official public record of Council decisions, without note or comment.*
2.11. **"Public Hearing"** *– A meeting held under ss. 230–232 MGA.*
2.12. **"Quorum"** *means a quorum of council as defined in section 167 of the Municipal Government Act;*
2.13. **"Reeve"** *means the chief elected official of the Municipality;*
2.14. **"Resolution***" means a Motion which has been voted on and carried by Council.*

3. ORGANIZATION OF COUNCIL

3.1. The Organizational Meeting will occur annually as required by s. 192 MGA.
3.2. At the Organizational Meeting Council shall
a) appoint the Reeve and Deputy Reeve;
b) Administration of Oath of Office;
c) adopt the meeting schedule;

d) *appoint Council representatives to boards/committees;*
e) *confirm signing authorities;*
f) *Any other business as required by Council.*

3.3. The Reeve is an ex-officio member of all Council committees unless otherwise provided by bylaw.

4. MEETINGS

4.1. Regular Meetings

1. *Council shall hold Regular Meetings on dates set at the Organizational Meeting.*
2. *Notice of regular meetings shall be posted at the Municipal Office and on the County website.*

4.2. Regular Council Meeting – Department Update Session

1. *In addition to Regular Meetings established under Section 4.1.1, Council may schedule a Regular Council Meeting dedicated solely to Department Updates (the "Department Update Meeting").*
2. *The purpose of a Department Update Meeting is to:*
   a) *receive informational updates from County departments;*
   b) *allow Council to ask questions of clarification;*
   c) *enhance transparency, accountability, and strategic awareness;*
   d) *provide oversight without directing operations.*
3. *Requests for Decision, bylaws, policies, or resolutions may be considered at a Department Update Meeting for emergent items.*
4. *Department Update Meetings are Regular Council Meetings for the purposes of the Municipal Government Act and shall:*
   a) *be open to the public;*
   b) *require quorum;*
   c) *be recorded in the minutes;*
   d) *be subject to all provisions of this Bylaw.*
5. *Department Update Meetings shall be scheduled by resolution of Council or as part of the annual meeting schedule adopted at the Organizational Meeting.*
6. *Notwithstanding Section 4.2.1 and Section 4.2.3, emergent items may be brought to the Department Update Meeting for consideration by Council, at the discretion of the CAO.*

4.3. Special Meetings

1. *May be called by the Reeve or majority of Council per s. 194 MGA.*
2. *At least 24-hours' notice shall be provided to Council and the public unless two-thirds of Council waive the notice of requirement in writing.*

4.4. Committee Meetings

1. *Committees shall operate under Terms of Reference approved by Council.*
2. *Recommendations from committees must be brought to Council for final decisions.*

4.5. Electronic Participation

1. *Members may attend by electronic means that permit public access and audibility.*
2. *Members attending electronically are deemed present for quorum and voting.*
3. *Technical issues of interrupting participation shall be noted in the minutes.*

4.6. Closed Sessions

1. *Council may meet in Closed Session only as permitted under s. 197 MGA and Division 2 of Access to Information Act (ATIA).*
2. *The agenda must cite the specific Access to Information Act (ATIA) section authorizing closure.*
3. *No motions may be passed while in Closed Session except for a motion to return to open session.*
4. *4. Electronic use during closed session refer to section 7.4*

5. ATTENDANCE

5.1. If a councillor is unable to attend all or part of a meeting, including arriving after a meeting has commenced or leaving before the meeting is adjourned, the councillor:

1. *Must notify the Chief Administrative Officer and the Chair at least 24 hours in advance, or if exigent circumstances exist, as soon as reasonably possible;*
2. *Must provide the general reason for the absence;*
3. *May request that the Chair announce the reason and expected duration of their absence during the meeting; and*
4. *May attend the meeting by Electronic Means in accordance with Section 7.*

6. MEETING PROCEDURES

6.1. Quorum

1. *Majority of Council constitutes a quorum. If quorum is not present within 15 minutes, the meeting is adjourned.*

6.2. Voting

1. *Every Councillor, including the Reeve, must vote on each motion unless exempt under the MGA.*
2. *Tie vote means the motion is defeated.*
3. *Recorded votes must be requested before the vote is taken.*

6.3. Motions

1. *Motions must be moved before debate.*
2. *Only one amendment at a time is permitted.*
3. *A motion to reconsider a decision must be made by a member who voted in the majority and before adjournment of the next regular meeting.*

6.4. Amending Motions

1. *A councillor may only amend the councillor's own Motion for the purpose of clarifying the Motion's intent without affecting the substance of the Motion. The Chair may accept such a "friendly amendment" upon putting a request to that effect to the meeting and if no other councillor objects. A councillor may also propose such a "friendly amendment" to another councillor's Motion, which may be accepted by the Chair if the other councillor agrees and no councillor objects.*
2. *A proposed amendment to a Motion under debate that changes the Motion under debate in any substantive way must take the form of a Motion to amend and is debatable. A Motion to amend must be relevant to the subject matter of the Motion under debate and must not propose a direct negative of the Motion under debate.*
3. *Only one amendment to the main Motion under debate may be before the meeting at any time, but a Motion to amend the proposed amendment may be before the meeting at the same time.*
4. *When a Motion to amend is on the floor, councillors may debate only the proposed amendment, not the main Motion under debate to which the amendment pertains.*
5. *An amendment to an amendment, if any, shall be voted upon before the Motion to amend. If no other amendment to the Motion to amend is proposed, the Motion to amend shall then be voted upon. Only after all Motions to amend have been put to a vote shall the main Motion under debate be put to a vote.*

6.5. Recorded Vote

1. *Before a vote on a Motion, any councillor may request the vote be recorded.*
2. *When a vote is recorded, the minutes must indicate the names of each councillor and whether they vote for or against the Motion, abstained, or were absent.*

6.6. Reconsideration

1. *After a Motion has been voted upon, but before the meeting is adjourned, any councillor who voted with the prevailing side may move for reconsideration of a previous Motion.*
2. *Debate on a Motion for reconsideration of a previous Motion must be confined to reasons for or against reconsideration of the previous Motion.*
3. *A Motion to reconsider must be decided by a two-thirds vote.*
4. *If a Motion to reconsider a previous Motion is passed, Council will immediately reconsider the original Motion.*

6.7. Rescind

1. *A Motion to rescind a previous Motion can be brought by any councillor at any time.*
2. *A Motion to rescind must be decided by a two-thirds vote.*
3. *A Motion cannot be rescinded if the Motion has already been carried out or acted upon.*

6.8. Point of Order

1. *When a Point of Order is called, the councillor calling the Point of Order must identify the procedural deviation.*
2. *The Chair may call to order any councillor who is out of order.*
3. *When a councillor persists in a breach of order, after having been called to order by the Chair, the Chair may declare the breach and name the offending councillor.*
4. *Unless the councillor who has been named by the Chair immediately apologizes for the breach and withdraws any objectionable statements, the Chair shall direct that the notation of the declaration of the breach and naming of the councillor be noted in the minutes.*

6.9. Point of Privilege

1. *A councillor may raise a Point of Privilege at any time.*
2. *The Chair shall immediately decide whether to accept and rule on the Point of Privilege.*
3. *Where the Chair has ruled that a matter is a Point of Privilege, the Motion is not debatable or amendable.*

6.10. Public Hearings

1. *Shall be conducted in accordance with Schedule "A" – Public Hearing Procedures and the MGA s. 230–232.*
2. *Members absent for the entire hearing must not vote on the bylaw or resolution.*

6.11. Delegations

1. *Delegation requests must be submitted in writing to the CAO ten (10) business days before the meeting.*
2. *The CAO and Reeve may approve, reschedule, or decline requests in accordance with the Public Participation Policy.*
3. *Delegations shall have 10 minutes to present, unless otherwise approved by Council.*
4. *Council shall hear no more than four (4) delegations at a Regular Council meeting. The Reeve and CAO may jointly authorize an additional delegation where they determine the matter is emergent and should be considered prior to the next Regular Council meeting.*

6.12. Public Participation

1. *The public may address Council as outlined in the Public Participation Policy.*
2. *No motions shall be made arising from public questions unless added to a future agenda.*

6.13. Conduct During Department Update Meetings

1. *Department Update Meetings are intended for the receipt of information and clarification only. Council shall not provide operational direction to Administration during these meetings.*
2. *Where Council determines that additional information, analysis, or consideration is required, Council may, by resolution, direct Administration to bring forward further information or a Request for Decision to a future Regular Council Meeting.*

7. ELECTRONIC MEETINGS

7.1. Council and Council committee meetings may be conducted by Electronic Means or using a hybrid of in-person and Electronic Means in accordance with section 199 of the Municipal Government Act.

7.2. Councillors and the CAO may attend a Council or Council committee meeting by Electronic Means when they cannot attend a meeting as a result of being absent from the Municipality on Council or Municipality business or as otherwise approved by the

Reeve. Councillors or the CAO attending by Electronic Means are solely responsible for the reliability of their electronic connection, including clear audio and visual connection.

7.3. Once the meeting has been called to order, each councillor and CAO attending by Electronic Means must turn their camera and microphone on and confirm their identity.

7.4. If a councillor or CAO is attending part of a meeting held In Camera by Electronic Means, the councillor or CAO must confirm to the Chair that they are in a private and secure location, that the In Camera session it not being recorded or overheard, and that no one else is in attendance in the private and secure setting.

7.5. Council and Council committee meetings will be live-streamed and accessible during the meeting from the Municipality's website.

7.6. Delegations may participate by Electronic Means if requested and approved by the CAO. Delegations who are allowed to attend by Electronic Means will be given a link to participate and are responsible for the reliability and connectivity of their electronic connection, including clear audio and video connection.

7.7. Members of the public may participate by Electronic Means in the Public Question and Answer Period if they register in advance. Registered members of the public will be given a link to participate and are responsible for ensuring the reliability and connectivity of their electronic connection, including clear audio and video connection.

7.8. Public notice about accessing a Council or Council committee meeting by Electronic Means will be posted Municipality's website and social media. The notice will also provide information to the public about the following:

1. *where to access the meeting agenda;*
2. *where to access all supporting documents and materials relevant to the agenda; and*
3. *how to register to participate in the Question-and-Answer portion of the agenda.*

7.9. All other provisions of this Bylaw, with any necessary modification, apply to meetings held by Electronic Means.

8. AGENDA AND MINUTES

8.1. Preparation of Agenda

1. *The CAO shall prepare the agenda in consultation with the Reeve.*
2. *Items must be submitted by 12:00 noon five business days prior to the meeting.*
3. *The agenda package shall be distributed to Council and posted for the public at least 48 hours before the meeting.*

8.2. Order of Business Regular Council Meeting (Agenda Template)

1. *Call to Order*
2. *Adoption of Agenda*
3. *Adoption of Previous Minutes*
4. *Public Hearings (if scheduled)*
5. *Delegations and Public Presentations*
6. *Request for Decision*
7. *Public Question Period*
8. *CAO Action List*
9. *Council Committee Reports*
10. *Correspondence*
11. *Information Release*
12. *Financial Reports*
13. *Closed Session (when required, with ATIA references)*
14. *Confirmation of Next Meeting(s)*
15. *Adjournment*

8.3. Order of Business – Department Update Meeting (Agenda Template)

1. *Call to Order*
2. *Adoption of Agenda*
3. *Department Updates*
   a) *Chief Administrative Officer*
      I. *Legislative Services*
   b) *Human Resources / Safety*

c) *Community Peace Officer Program*
d) *Director of Corporate Services*
e) *Director of Infrastructure:*
   I. *Public Works Manager*
   II. *Shop Foreman*
f) *Director of County Services:*
   I. *Fire Department*
   II. *Communications*
   III. *Geographic Information System (GIS).*
   IV. *Information Technology (IT).*
g) *Director of Community Services and Utilities:*
   I. *Natural Gas Manager*
   II. *Environment and Parks Manager*
   III. *Agricultural Fieldman*

4. *Request for Decision*
5. *Confirmation of Next Meeting*
6. *Adjournment*

8.4. Minutes

1. *Minutes must be recorded without note or comment and adopted by Council at a subsequent meeting.*
2. *Audio recordings shall be maintained in accordance with the Records Retention Bylaw.*
3. *Minutes shall include attendance, motions, pecuniary interest declarations, recorded votes, and times of adjournment.*

9. GENERAL PROVISIONS

9.1. The Corporate Seal shall be under the custody of the CAO.
9.2. All documents requiring execution shall be signed by the Reeve and CAO unless otherwise delegated.
9.3. A copy of any bylaw or resolution certified by the CAO is prima facie proof of its authenticity.
9.4. This Bylaw repeals Bylaw 1499-26 upon third reading and final passage.

10. *This Bylaw comes into force on the final passing thereof.*

READ A FIRST TIME IN COUNCIL THIS __ DAY OF _____, AD 2026.

READ A SECOND TIME IN COUNCIL THIS __ DAY OF _____, AD 2026.

READ A THIRD AND FINAL TIME IN COUNCIL THIS __ DAY OF _____, AD 2026.

_____
REEVE,
Craig Lukinuk

SEAL

_____
CHIEF ADMINISTRATIVE OFFICER,
Chyenne Shaw

SCHEDULE A – PUBLIC HEARING PROCEDURES

1. **PURPOSE**

This Schedule establishes transparent, legislatively compliant procedures for conducting Public Hearings under ss. 230–232 of the MGA.

2. **APPLICATION**

These procedures apply to:

- **2.1.** *Bylaws requiring a Public Hearing*
- *2.2. Planning and Development matters under Part 17 of the MGA*
- *2.3. Any matter for which Council has chosen to hold a hearing*

3. **NOTICE OF PUBLIC HEARING**

- *3.1. Notice shall be provided in accordance with the County's Advertising Bylaw and the MGA.(Bylaw XXX_XX)*
- *3.2. The notice must:*
  - *3.2.1. describe the matter to be heard;*
  - *3.2.2. state the date, time, and location;*
  - *3.2.3. include where to obtain supporting documents;*
  - *3.2.4. provide instructions for written submissions.*

4. **CONDUCT OF THE PUBLIC HEARING**

- **4.1.** *Opening the Hearing*
- **4.2.** *The Chair shall:*
  - *4.2.1. Call the Hearing to order.*
  - *4.2.2. State the purpose of the Hearing.*
  - *4.2.3. Confirm that notice requirements under the MGA have been met.*
  - *4.2.4. Review the procedures for the public.*

5. **Presentation Order**

The following order shall apply:

- *5.1. Administration Report*
  - *Background, legislative context, and recommendation.*
- *5.2. Applicant Presentation (if applicable)*
  - *Maximum 10 minutes, unless Council approves additional time.*
- *5.3. Public Presentations*
  - *Those speaking in favour.*
  - *Those speaking against.*
  - *Any other submissions.*
  - *Presenters address Council only; no cross-discussion is permitted.*
- *5.4. Written Submissions*
  - *Administration will read written submissions into the record.*
- *5.5. Council Questions of Clarification Only*
  - *Directed to Administration, applicant, or speakers through the Chair.*
- *5.6. Final Comments (optional)*
  - *Applicant may respond to new information raised during the hearing.*

6. **Closing the Public Hearing**

The Chair shall:

- *6.1. Ask for final submissions.*
- *6.2. Declare the Public Hearing closed after ensuring all speakers had opportunity.*

No new information may be accepted once the Hearing is closed.

7. **POST-HEARING DELIBERATION**

7.1. Council deliberates in open session only.

7.2. Council may:

7.2.1. give the bylaw its next reading(s);

7.2.2. refer the matter back to Administration for further review;

7.2.3. defeat the bylaw;

7.2.4. table the matter to a specified future date.

8. RECORD OF THE PUBLIC HEARING

8.1. Minutes must include:

8.1.1. Names of presenters

8.1.2. Summary of verbal submissions

8.1.3. Summary of written submissions

8.1.4. Disclosure of pecuniary interest (if any)

8.1.5. Start and end times

8.2. Audio recording shall be retained in accordance with the **Records Retention Bylaw**.

SCHEDULE B – REQUEST FOR DECISION (RFD) TEMPLATE

REQUEST FOR DECISION (RFD)
Agenda Item #:
Meeting Date:
Topic:
Department:
Presented By:

1. RECOMMENDATION
A clear, actionable recommended motion for Council.

2. BACKGROUND
Provide relevant context, including:
- *legislative framework*
- *prior Council direction*
- *summary of issue*
- *options considered by Administration*

3. BENEFITS
Provide at least **three** *benefits wherever possible:*

4. DISADVANTAGES

5. ALTERNATIVES
Option 1 – Recommended Option
- *Description*
- *Pros / Cons*
- *Risks*

Option 2 – Alternative
- *Description*
- *Pros / Cons*
- *Risks*

Option 3 – Status Quo
- *Description*
- *Pros / Cons*
- *Implications*

6. FINANCIAL IMPLICATIONS
Include:
- *operational or capital costs*
- *budget impact*
- *available funding sources*

7. LEGISLATIVE AUTHORITY
Reference applicable statutes, bylaws, or policies, such as:
- *MGA sections*
- *Procedural Bylaw*
- *Development regulations*
- *Public Participation Policy*

8. INTERGOVERNMENTAL IMPACT
*How the decision and actions impact neighbouring local municipalities and/or Provincial or Federal Government***.**

9. STRATEGIC ALIGNMENT
How this decision aligns with:
- *Strategic Plan*
- *Council Priorities*
- *Long-term planning*

10. ENCLOUSRES

List supporting documents, maps, bylaws, letters, etc.

SCHEDULE C – COUNCIL INQUIRY PROCESS

1. PURPOSE

To establish a clear, accountable process for Council inquiries that maintains transparency, protects administrative capacity, and ensures equal access to information for all members of Council.

2. DEFINITIONS

a) **"Council Inquiry"** – *A formal request for information made by a Councillor in accordance with this Schedule.*
b) **"Informal Inquiry"** – *A simple request for clarification about routine operational matters.*
c) **"Information Request System"** – *The platform or process designated by Administration for receiving Council inquiries.*

3. PRINCIPLES

a) *All Council members must have equal access to the same information.*
b) *Council inquiries must respect the CAO's legislated responsibility to direct staff.*
c) *Council inquiries must not direct staff, assign tasks, or influence operations.*
d) *Responses must be provided to all members of Council.*

4. FORMAL COUNCIL INQUIRIES

a) Submission

A formal inquiry must be submitted through the **Request Management System** *and include:*

- *the topic;*
- *the specific information requested;*
- *any relevant deadlines.*

b) CAO Review

The CAO will review the inquiry and determine:

- *If the information exists or can be retrieved;*
- *If research is required;*
- *If the response will be provided administratively or through a future RFD to Council.*

c) Response

Administration will provide a written response within a reasonable timeframe.

- *If additional time is needed, the CAO will notify Council.*
- *Responses must be circulated to* **all Councillors**.

5. INFORMAL INQUIRIES

a) *Councillors may ask Administration for general clarifications that do not require research, data extraction, or reporting.*
b) *Informal inquiries may be redirected to the formal system if:*

- *they require staff time;*
- *they involve policy matters;*
- *they relate to decisions of Council;*
- *they require written records.*

6. INQUIRIES AT COUNCIL MEETINGS

a) *A Councillor may raise an inquiry during "the CAO Report" on the agenda.*
b) *The CAO may respond immediately or take the inquiry under advisement.*

7. RECORDS & TRANSPARENCY

a) *All formal inquiries and responses shall be logged by Administration (Request Management).*

SCHEDULE E – DELEGATION PROTOCOL

1. PURPOSE

To establish consistent rules for delegations appearing before Council.

2. SUBMISSION REQUIREMENTS

a) *Delegations must submit a written request to the CAO at least* ~~**Fourteen**~~ **TEN (10) business days** *prior to the meeting.*

b) *Requests must include:*
   - *name(s) of presenter(s):*
   - *organization represented (if applicable);*
   - *subject of the presentation;*
   - *summary of requested action from Council;*
   - *materials to be included in the agenda.*

c) *Late submissions may be accepted at the discretion of the CAO and Reeve.*

3. DELEGATION PROCEDURES

a) *Presentations are limited to 10 minutes, unless Council permits additional time.*

b) *Delegations address Council through the Chair.*

c) *Council may ask questions for clarification only.*

d) *Debate among members occurs after the delegation concludes.*

e) *Delegations shall not:*
   - *criticize staff;*
   - *raise matters unrelated to municipal jurisdiction;*
   - *use offensive or defamatory language.*

4. DECISION-MAKING

a) *No decision is made during the delegation unless the matter is already on the agenda.*

b) *The Chair may refer the matter to Administration for review or schedule it for a future meeting.*

5. MATERIALS & RECORD

a) *Delegation materials must be submitted before the agenda is finalized.*

b) *Materials become part of the public record unless subject to ATIA exemptions.*

ACTION ITEM LIST

Legend

Meeting Date

Completed

In Progress

2025

MOTION NO.	RESOLUTION	Assigned to	Due Date	Status	Comments
460-25 Halisky	That Smoky Lake County directs the Administration to assess the repairs needed on the existing quad and fitting it for use for future use of the Community Peace officer.	Community Peace Officer		Completed	Lights are ordered and will be installed.
8-May-25					
12-Jun-25					
28-Aug-25					
4-Sep-25					
11-Sep-25					
25-Sep-25					
9-Oct-25					
9-Oct-25	That Smoky Lake County Council accept the offer to lease the lands legally described as SW-1-61-18- W4M, SW-2-61-18-W4M, NW-2-61-18-W4M, NE-3-61-18-W4M, SW-11-61-18-W4M & SE-10-61-18-W4M, in the amount of $200.00/year for each parcel (cumulative total of $1,200.00), dated October 1, 2025, received from Mr. Kevin Wawrynchuk (U Over 4 Ranching Ltd.), for a term of five (5) years, in response to the Limited Invitation to Tender extended by Smoky Lake County.	Public works/ Planning and Development/ Executive Services		Completed	Policy No. 62-13: Surface Lease of Municipally-Owned Lands was amended at the February 26, 2026 Council meeting. The Director of County Services has sent the lease documents to the applicant and is awaiting signature by the applicant and payment of lease fee.
856-25: Halisky	That Smoky Lake County Council adopt the Road Policy No. 03-15-05, as presented, and rescind the previous Road Maintenance Policy No. 03-51-02 and Road Inspection Policy No.14-01-02 to establish a comprehensive framework for roadway inspection, maintenance, and long-term planning. Further, that Administration be directed to categorize all County roads in accordance with the new policy, identify required projects for inclusion in the 2026 Capital Budget and Five-Year Road Plan, and bring forward a separate policy regarding the Road Brushing Program for Council's future consideration.	Public Works		In Progress	GIS has updated web map to prepare for PW to update the road categories. Public Works are working on a plan to inspect each road and will be brought to a 2026 Meeting, upon completion of the inspections. (This will not be completed until Spring 2026.) This will be brought to you in June 2026
30-Oct-25					
10-Nov-25					
14-Nov-25					
27-Nov-25					
1009-25 Halisky	That Smoky lake County Council defer the Letter regarding Appreciation and Request for Assistance received on October 21, 2025, on behalf of the Canadian Youth Friendship Society of Edmonton, to the next Council meeting for further information.	Public Works/Finance		In Progress	Finance has sent an email with the information requests from Council PW needs to inspect the location to determine the extent of and the cost of the work requested.

ACTION ITEM LIST

Legend		Meeting Date
		Completed
		2027 Budget Consideration
		In Progress

2026

MOTION NO.	RESOLUTION	Assigned to	Status	Comments
8-Jan-26				
20260108-012 Serben	That Smoky Lake County Council direct Administration to bring back Policy-13-01.Surface Lease. Municipal Property to the next Committee of the Whole Meeting in early February and defer all payment owing pursuant to the lease agreement until the Policy # 13-01 is amended and to notify the Land Lessee.	Planning and Development	In Progress	Policy-13-01.Surface Lease. Municipal Property was amended at the February 26, 2026 Council meeting. The Planning and Development Manager is working with the Leese to sign the Lease Agreement.
27-Jan-26				
Resolution No: 20260127-054	That Smoky Lake County Council acknowledge receipt of the email dated, January 20th, 2026, from Don Cooper forwarded from Councillor Barker as information and furthermore direct administration to work with Canada Post and approve site selection option one.	Planning and Development / Enviro Ops Manager / Public Works	Completed	Community mailboxes have been installed by Canada Post.
26-Feb-26				
26-Mar-26				
Halisky - Resolution No: 20260326-190	That Smoky Lake County approve the Family and Community Support Services Grant Policy #08-17-03 with the amendments of adding the definition of Volunteer Appreciation.	Finance/Leg. Services	Completed	The definition was added and posted to the website on July 17, 2026
Halisky - Resolution No: 20260326-201	That Smoky Lake County Council amend Policy Statement AG-07-07: Beaver Management Program as presented.	Agricultural Fieldman/Legislative Services	Completed	The policy is signed and posted to the website on June 18, 2026
Kully- Resolution No: 20260326-205	That Smoky Lake County Council defer the Road Access letter request dated March 11th, 2026, to the next Regular County Council meeting on April 16th, 2026, to receive input from the Director of County Services.	Director of County Services	In Progress	The Public Works Department is investigating the request and will report back to Council with more information (July 15, 2026).
16-Apr-26				
Lukinuk - Resolution No: 20260416- 241	That Smoky Lake County Council give permission to Victoria Homegaurd permission to utilize the road allowance for River Lot 9 54” 00’ 29.0 N and 112”36,36.5 W with approval from the Agriculture Services Manager and Public Works Manager.	Ag Services / PW Manager / Director of County Services	Completed	The Public Works Department completed ground work at the site on July 6, 2026 to allow for the installation of historic plaques and associated infrastructure.

Halisky - Resolution No: 20260416- 255	That Smoky Lake County approve the unbudgeted Natural Gas expenditure of $12,000.00 from reserves for the purposes of replacing of the axles on Unit 217 2013 SWS 32 foot trailer.	Finance / Gas	Completed	Unit 217 repairs were completed July 9/26
Halisky - Resolution No: 20260416- 259	That Smoky Lake County Council approve the backsloping program project along the lands legally described as SW-25-59-17-W4, as per the application received from Mark Fedoretz, dated March 25th, 2026, and subject to the pass of an inspection conduction by the Public Works Manager or designate, upon completion the County will provide funding to the applicant in the amount of half the total cost of the project up to a maximum amount of $2,500.00, in accordance with County Policy Statement No.03-21-06.	Public Works	In Progress	Work has commenced on this project but was delayed due to extreme water flows. The remaining work is pending completion.
Halisky - Resolution No: 20260416- 274	That Smoky Lake County Council approve an unbudgeted expense from the Smoky Lake County Regional Fire Rescue Service capital reserve not to exceed the amount of $50,000.00, for the purposes of purchasing a 2005 Ford F-550 Super Duty 4x4 Emergency Support Truck (Control #: 91436765) from the Michener Allen Auctions sale scheduled for April 23, 2026, in Edmonton, Alberta.	Fire / Finance	Completed	The Regional Fire Chief and Shop Foreman completed a mechanical inspection on the vehicle at Michener Allen on April 21. The 2005 Ford F-550 Super Duty 4x4 Emergency Support Truck sold for $54,000.00 on April 23, 2026
Halisky - Resolution No: 20260416- 278	That Smoky Lake County Council acknowledge receipt of the letter from Stephanie Jarema, and Leonard Jarema dated March 11th, 2026, regarding a road access request near Shemeluk Lake and furthermore direct the Public Works Manager, to investigate the land area and bring back information to a future Council meeting.	Ag Services / PW Manager	In Progress	Discussions between departments are ongoing to assess the request and determine next steps. However weather conditions have delayed project.
28-May-26				
Serben - Resolution No: 20260528- 319	That Smoky Lake County Council direct Administration to invite Executive Director Randal Bell and Director of Health for the Optipemisiwak Métis Government, Reegan Bartel, of Stone Bear Recovery Solutions, to any meeting involving higher levels of government to collaborate on shared values.	Legislative Services	In progress	An email was sent to Randal Bell and Reagan on June 16 regarding the two-way open invitation, as well as an update on the status of the Healing Waters Facility open house, projected for October 2026.

Halisky - Resolution No: 20260528- 320	That Smoky Lake County Council direct administration to invite Rick Wilson, Minister of Mental Health and Addiction, to come tour the Healing Water Recovery Centre located in Smoky Lake County.	Legislative Services	In progress	An invitation will be extended to Honourable Rick Wilson once the grand opening date has been confirmed.
Halisky - Resolution No: 20260528- 322	That Smoky Lake County Council accept the verbal presentation of Derek Zaplotinsky, Canadian Paralympic Participant, as information and furthermore, direct administration to share the photos taken at the delegation to our County social media platforms	Communications Officer	Completed	Photos taken from delegation shared on County social media channels on June 8, 2026.
Halisky - Resolution No: 20260528- 325	That Smoky Lake County Council direct administration to send an invitation to RCMP SEU Sgt. Trevor Hanson and Sgt. Anita Doktor to come as a delegation to the August 27, 2026, Regular Council meeting.	Legislative Services	In progress	An invitation was sent to attend the Regular Council meeting on September 17 2026 due to the August Council meeting being cancelled
Lukinuk - Resolution No: 20260528- 326	That Smoky Lake County Council accept the written and verbal presentation of Richelle Bourget, Customer Support Representative for the Central East Region Electricity, and Mikhael Rahn as information, and furthermore direct administration to bring back additional information regarding the street-light conversion program.	Environment and Parks Manager	Completed	a RFD will be presented at the June 25, 2026 Regular Council meeting. Agreement has been signed
Halisky - Resolution No: 20260528- 329	That Smoky Lake County Council accept the presentation of Philip Hicks, President of Government Frameworks, as information, and direct Administration to bring back further information regarding the proposed Government Frameworks software at a future Council meeting.	CAO/Director of County Services	In progress	The Director of County Services is working with the Chief Administrative Officer and Phillip Hicks to prepare additional information related to the software provided by Government Frameworks, to be brought to a future County Council meeting for discussion.
Kully - Resolution No: 20260528- 332	That Smoky Lake County Council defer the Backsloping Program Application dated, January 9th, 2026, to the June 25th, 2026, Regular County Council Meeting	Legislative Services	Completed	RFD was added to June 25th, Regular Council Meeting
Barker - Resolution No: 20260528- 333	That Smoky Lake County Council reimburse expenses related to the Warspite Community Hall renovations for the upgraded furnace costs in the amount of $6,225.00 and request the Warspite Community Hall return that the remaining $1,775.00 be returned to Smoky Lake County in accordance with Motion No. 1319-21.	Finance Manager	In Progress	Emailed motion to Ellie Din of Warspite Hall

Halisky- Resolution No: 20260528- 334	That Smoky Lake County Council direct Administration to prepare a lease agreement in the amount of $1 for a 10-year term to support the Active Communities Initiative (ACI) Grant application regarding the Warspite Ball Diamond and to provide all appropriate required documentation, ensuring there is no liability to Smoky Lake County.	Environment and Parks Manager	Completed	Agreement was completed
Serben - Resolution No: 20260528- 335	Smoky Lake County Council approves to bestow the Farm Family Centennial Award via Plaque, Gate Sign, and Certificate for the current applicant and 2025 applicant in the maximum amount of $3,000.00 per applicant, funds to be allocated from the promotional budget.	Legislative Services	In progress	Seeking quotes from three companies to identify the best combination of quality and price while staying within our promotional budget. Seeking additional quotes for Plaques to meet the budget restraints
Lukinuk - Resolution No: 20260528- 339	That Smoky Lake County Council gives Bylaw 1506-26 Agricultural Fees and Charges Third and Final Reading.	Legislative Services	Completed	Bylaw 1506-26 Agricultural Fees and Charges signed and file - Posted to the website on June 22
Kully - Resolution No: 20260528- 341	That Smoky Lake County Council direct the Agricultural Services Department to use Option 2, the condensed version, for presentation to Council, and to include a reference to the Option 1 Annual ASB Report submitted to the Government for further information.	Agricultural Fieldman	In Progress	To be presented in 2027
Halisky - Resolution No: 20260528- 342	That Smoky Lake County Council direct Administration to research grant funding opportunities, identify priority lakes, and determine the cancellation policy for the Aquatic Invasive Species Prevention Program.	Agricultural Fieldman	In Progress	Emailed organizations. Further correspondence with identified organization and draft grant parameters received
Halisky- Resolution No: 20260528- 344	That Smoky Lake County Council direct administration to investigate the creation of a Regional Weed and Pest Appeal Committee for Smoky Lake County and interested neighboring municipalities for 2027.	Agricultural Fieldman	In Progress	Two municipalities interested draft MOU and Bylaw sent for review and further discussion
Kully - Resolution No: 20260528- 345	That Smoky Lake County Council adopts the amended Policy 62-14-03 Weed Inspection as presented.	Agricultural Fieldman / Legislative Services	Completed	Policy was signed and Posted to the website on June 22
Halisky - Resolution No: 20260528- 346	That Smoky Lake County Council direct the Agricultural Service Board to review and amend, as necessary, its procedures to reflect changes to the Weed Control Act and its related regulations, including amendments recognizing the change from town to municipality.	Agricultural Fieldman	Completed	Posted to the website on June 22
Halisky- Resolution No: 20260528- 347	That Smoky Lake County Council defer Policy 62-15-04 Vegetation Management Policy to the June 25th, 2026 Regular County Council meeting.	Agricultural Fieldman / Legislative Services	Completed	Policy adopted as amended

Kully - Resolution No: 20260528- 348	That Smoky Lake County Council adopt Policy No. 62-28-09 Roadside Mowing Policy, as amended, to remove the Waskatenau Ball Diamond.	Agricultural Fieldman / Legislative Services	Completed	Policy was signed and Posted to the website on June 22
Barker - Resolution No: 20260528- 350	That Smoky Lake County Council closes all those portions of Road Plan 5022MC, and to create a separate title for the purposes of disposal (sale) as per the attached Resolution and sketch plan, describing said closure area.	Director of County Services	In Progress	The Director of County Services is awaiting for approval of the Resolution from the Minister of Transportation (July 15, 2026)
Kully - Resolution No: 20260528- 351	That Smoky Lake County Council give First Reading to Bylaw No. 1505-26 Land Use Bylaw to Amendment - NW 22-59-14-W4M and to schedule a Public Hearing on said Bylaw, to be held on Thursday, June 25, 2026, at 1:00 p.m. and to advertise said Public Hearing in accordance with the Municipal Government Act, in the Redwater Review and on the County's website.	Director of County Services	Completed	Bylaw No. 1505-26 received Second and Third Reading on June 25, 2026.
Halisky - Resolution No: 20260528- 352	That Smoky Lake County Council give Bylaw No. 1498-26 Planning and Development Fees Bylaw Third Reading.	Legislative Services	Completed	Bylaw was signed and Posted to the website on June 22
Halisky - Resolution No: 20260528- 354	That Smoky Lake County Council defer the Speed Limit Reduction Request received on May 8, 2026, and direct Administration to bring forward a draft Traffic Bylaw to the next Committee of the Whole meeting for Council's discussion.	Director of County Services	In Progress	The Director of County Services is working with the Public Works Department, the Agriculture Department, the Environmental Operations Department and the GIS Technician to compile a list of all roads within the County that have a maximum speed limit of less than 70 km/hr, to be incorporated into a Speed Limit Bylaw, which will be forwarded to a future Committee of the Whole meeting for discussion prior to receiving consideration at a future County Council meeting.
Lukinuk - Resolution No: 20260528- 355	That Smoky Lake County Council deny the request payment agreement with the property owner of Smoky Lake County Natural Gas account #100840.02, as per the email dated April 22, 2026, and request that the payment be made in full by July 31st, 2026.	Gas Manager	Completed	Phoned customer on May 29/26 to inform them of Council decision.
Serben - Resolution No: 20260528- 356	That Smoky Lake County Council donate $500.00 in support of STARS HALO Air Ambulance and forgo the attendance of the FedGas 20th annual Federation Charity Golf Classic event on August 12th, 2026 located at Red Tail Landing Golf Club.	Finance Manager	Completed	Made donation June 19/26 by Gas Manager
Halisky - Resolution No: 20260528- 357	That Smoky Lake County Council Register Roll 22010105 Lot 5 & 6, Block 1, Plan 1955CL under Smoky Lake County Tax Forfeiture due to non-payment of property taxes.	Finance Manager	In Progress	Tax Clerk is finding all the historical documentation.

Kully - Resolution No: 20260528- 358	That Smoky Lake County Council register Roll 27150120 Lot 20, Block 1, Plan 1039CL under Smoky Lake County Tax Forfeiture due to non-payment of property taxes.	Finance Manager	In Progress	Tax Clerk is finding all the historical documentation.
Serben - Resolution No: 20260528- 359	That Smoky Lake County Council register Roll 30190101 Lot 1, Block 1, Plan 7822612 under Smoky Lake County Tax Forfeiture due to non-payment of property taxes.	Finance Manager	In Progress	Tax Clerk is finding all the historical documentation.
Barker - Resolution No: 20260528- 360	That Smoky Lake County Council register Roll 30190107 Lot 7, Block 1, Plan 7822612 under Smoky Lake County Tax Forfeiture due to non-payment of property taxes.	Finance Manager	In Progress	Tax Clerk is finding all the historical documentation.
Serben - Resolution No: 20260528- 361	That Smoky Lake County Council advertises a Request for Proposal for audit services for the years ending December 31, 2026, 2027, and 2028.	Finance Manager	In Progress	Extended deadline on APC to allow for parties to review addendums
Lukinuk - Resolution No: 20260528- 362	That Smoky Lake County Council deny the March 24, 2026, request to waive $816 tax penalties on tax roll #40341002, NW 10-59-18.	Finance Manager	In progress	Letter sent to ratepayer July 17th, 2026 notifying them.
Lukinuk - Resolution No: 20260528- 363	That Smoky Lake County Council deny the April 7, 2026, request to waive $711.89 tax penalties on tax roll #34240120, Lot 20, Block 1, Plan 8022990.	Finance Manager	Completed	Letter sent to ratepayer July 17th, 2026 notifying them.
Halisky - Resolution No: 20260528- 365	That the Smoky Lake County Council amend Policy HR-04: Substance Use as presented formally known as Drug and Alcohol Policy.	HR/Safety Manager / Legislative Services	Completed	Policy is prepared for Signatures and Posted to the Website July 17, 2026
Halisky - Resolution No: 20260528- 368	That Smoky Lake County Council direct Administration to coordinate a virtual meeting with the Town of Smoky Lake to establish a joint working committee for the purpose of developing a business plan focused on viable economic opportunities for the municipally controlled corporation, with the meeting to be held on June 16 or 17 at 9:30 a.m.	Legislative Services	Completed	Meeting is scheduled for July 20 at 10:00 a.m.
Barker - Resolution No: 20260528- 369	That Smoky Lake County Council donate $1,000 to the Northern Trek for Canadian Fallen Firefighters Foundation and further direct Administration to reach out to the Town of Smoky Lake, the Village of Waskatenau, and the Village of Vilna to invite them to contribute to the donation as well.	Finance Manager / Accounts Payable Clerk / Regional Fire Chief	Completed	Fire: Letters were completed and emailed to the Villages and Town by the Deputy Fire Chief on July 13

Lukinuk - Resolution No: 20260528- 370	That Smoky Lake County Council direct administration to compile a list of discretionary uses in the various land use district in the Land Use Bylaw and bring the information to a future Committee of the Whole Meeting.	Director of County Services	In progress	A draft list of Discretionary and Permitted Uses was presented to the Committee of the Whole on July 13, 2026 for discussion. An amendment to the County's Land Use Bylaw based on this discussion is being drafted for consideration at a future County Council meeting.
Barker - Resolution No: 20260528-371	That Smoky Lake County Council direct administration to bring back a policy regarding Council expenses to a future Council meeting.	CAO	Completed	Policy is being brought to the June 25, 2026 Regular Council meeting
Lukinuk - Resolution No: 20260528- 373	That Smoky Lake County Council direct administration to add the Lions Club Bus to the next Intermunicipal Collaboration Committee (ICC) meeting on June 8, 2026.	Legislative Services	Completed	The agenda item was brought to and discussed at the June 8th, 2026 ICC mtg.
Serben - Resolution No: 20260528-375	That Smoky Lake County Council direct Administration to follow up on the updates regarding the highway 28 construction requested by Council to Michael Botros, Regional Director for the North Central Region at Alberta Transportation and Economic Corridors, and his colleague, as well as Scott Cyr, Parliamentary Secretary for Transportation and Strategic Development, and to have the information brought forward to a Regular Council meeting or at the earliest opportunity.	CAO/Legislative Services	In progress	Request sent for Meeting
Serben - Resolution No: 20260528- 380	That Smoky Lake County Council request that Camp Coordinator, Kevin Flemming attend the next County Council meeting on June 25, 2026, as a delegation to discuss the Flemming Hockey Camp.	Legislative Services	Completed	Kevin Flemming, Camp Coordinator attended the June 25, and funds were donated
Lukinuk - Resolution No: 20260528- 387	That Smoky Lake County Council acknowledge receipt of the Letter from Two Hills County dated April 8th, 2026, Regarding the shared Intermunicipal Collaboration Framework (ICF) Bylaw with Two Hills County and direct administration to draft a repealing Bylaw.	Director of County Services	Completed	Bylaw No. 1507-26, a Bylaw to repeal the ICF with Two Hills County and Lamont County, received Second and Third Reading on June 25, 2026.
Halisky - Resolution No: 20260528- 388	That Smoky Lake County Council acknowledge receipt of the letter from Portage College President and CEO, Dr. Steven Price, dated March 26, 2026, and file for information, and further direct Administration to share Portage College programs included in the 2024–2025 Report to the Community on Smoky Lake County's social media platforms.	Communications Officer	Completed	Shared Portage College courses and continuing education programs on social media on June 15, 2026.

Barker - Resolution No: 20260528- 389	That Smoky Lake County Council direct Administration to forward agenda items 11.11, 11.12, 11.16, 11.18, and 11.21, pertaining to the Highway 28/63 Water Line Requests, to the next Chief Administrative Officers meeting on June 3, 2026.	CAO	In progress	CAO's met with Ryan from A&E and currently researching if it needs to be town allocation or if it can come from the County. Information to be brought to the Sept Regular Council Meeting
Serben - Resolution No: 20260528- 392	That Smoky Lake County Council acknowledge receipt of the 2026 Redwater Parade List inquiry received May 5th, 2026 and furthermore direct information to follow up with Redwater administration for further details regarding the event.	Legislative Services	Completed	Information will be brought to the June 25 Regular Council Meeting
Serben - Resolution No: 20260528- 394	That Smoky Lake County Council acknowledge receipt of the letter received from Amy Rooks, Manager of the Smoky Lake Golf Course dated May 8th, 2026 and in response, approve the donation of two tandem loads of gravel, and request that the Town of Smoky Lake contribute any additional gravel required for the golf course project.	Public Works Manager	in progress	This was delayed due to the weather and road repairs. PW to complete by the end of July
Serben - Resolution No: 20260528- 395	That Smoky Lake County Council acknowledge receipt of the Bonnie Lake Scout Camp Gravel Donation Request submitted through a Service Request on May 6, 2026, and approve the delivery and donation of one tandem load of ¾" crushed gravel, with delivery costs included as part of the donation.	Public Works Manager	in progress	The Scouts Camp has requested that the gravel be delivered in July 2027
Lukinuk - Resolution No: 20260528- 396	That Smoky Lake County Council deny the Riverland Recreational Society request for funding received on May 24th, 2026, from Jerry Bidulock and supply in kind services for planting and watering the trees located within Smoky Lake County.	Environment and Parks Manager / Agricultural Fieldman	In progress	June 16 meeting. Current service levels reviewed and discussed with group. Other items would be a 2027 budget discussions
25-Jun-26				
Halisky - Resolution No: 20260625-435	That Smoky Lake County Council defer Policy 03-56 – Equipment Storage, Availability and Compensation to the Committee of the Whole meeting scheduled for July 13, 2026 with the following amendments: •County equipment and County owned Equipment •Who the employee reports to •Section 5: Can not be used for personal use and only for mobilization purposes (Getting out of their yard)	PW/CAO	In progress	Policy was reviewed at the Committee of the Whole Meeting Agenda, and will be presented on the July 23rd, meeting for approval

Kully - Resolution No: 20260625-436	That Smoky Lake County Council approve the Backsloping Program Project as per application received from Robert Senecal, dated January 9, 2026 located along the lands legally described as SE-36-58-13-W4, and subject to the pass of an inspection conduction by the Public Works Manager or designate, the County will provide funding to the applicant in the amount of half the total cost of the project up to a maximum amount of $2,500.00, in accordance with County Policy Statement No.03-21-06.	PW	In Progress	Awaiting confirmation of Project Completion for Inspection
Serben - Resolution No: 20260625-444	That Smoky Lake County Council deny the request received from the Canadian Youth Friendship Society of Edmonton dated October 21, 2025, regarding repairs to the 8–9 acre burnt debris area; and Council approve to donate and delivery three (3) belly dump loads of ¾-inch crushed gravel to be stockpiled on-site without landscaping located on lands legal described as NW-9-60-12-W4, 12347 – Twp 602.	PW/Fire Dept	Fire: Completed June 25	Fire: County policy was followed and the request was denied
Halisky - Resolution No: 20260625-445	That Smoky Lake County Council direct Administration to research liability and safety risks associated in respect to the proposed chainsaw course training session to be provided by the Smoky Lake County Regional Fire Department to the Scout Camp Group located near Garner Lake, Alberta; and report back to a regular County Council meeting if there is no liability to the County.	Fire Department	In progress	RMA insurance was contacted and certified instructors are required. The Regional Fire Chief will contact Polish Scout Camp to ask if there is any interest in provided Chain Saw training to the group and will provide contact information for an instructor if interested.
Halisky - Resolution No: 20260625-449	That Smoky Lake County Council give Bylaw No. 1511-26 Fire Protective Services Bylaw Third and Final.	Regional Fire/Leg. Services	Completed	Bylaw No. 1511-26 received all 3 reading on June 25, 2026 and will be incorporated into the master bylaw book and posted on the County website on July 14, 2026
Barker - Resolution No: 20260625-451	That Smoky Lake County Council amend Policy 62-15-04 Vegetation Management Policy with the following additions: Insert sections for printing and signing signatures	Agricultural Fieldman / Legislative Services	Completed	Policy has been updated with the amendments requested. Posted to the website on July 17

Barker - Resolution No: 20260625-455	That Smoky Lake County Council give Bylaw No. 1507-26, a Bylaw to repeal Bylaw No. 1360-19, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and the County of Two Hills; and to repeal Bylaw No. 1391-21, said Bylaw being the Intermunicipal Collaboration Framework between Smoky Lake County and Lamont County, THIRD READING.	Director of County Services	Completed	Bylaw No. 1507-26, a Bylaw to repeal the ICF with Two Hills County and Lamont County, received Second and Third Reading on June 25, 2026.
Kully - Resolution No: 20260625-456	That Smoky Lake County Council direct administration to provide written notice to the Minister of Municipal Affairs that the Intermunicipal Collaboration Framework entered into between Smoky Lake County and the County of Two Hills has been repealed, and further that any intermunicipal services between Smoky Lake County and the County of Two Hills have been and will continue to be adequately provided by other means.	Director of County Services	Completed	The Director of County Services prepared a letter for signature by the CAO, notifying the Minister of Municipal Affairs of the County's repeal of its ICF with the County of Two Hills (July 15, 2026).
Barker - Resolution No: 20260625-457	That Smoky Lake County Council direct administration to provide written notice to the Minister of Municipal Affairs, that the Intermunicipal Collaboration Framework entered into between Smoky Lake County and Lamont County has been repealed, and further that any intermunicipal services between Smoky Lake County and Lamont County have been and will continue to be adequately provided by other means.	Director of County Services	Completed	The Director of County Services prepared a letter for signature by the CAO, notifying the Minister of Municipal Affairs of the County's repeal of its ICF with the Lamont County (July 15, 2026).
Halisky - Resolution No: 20260625-458	That Smoky Lake County Council direct administration to publish the reasons for not having an Intermunicipal Collaboration Framework with the County of Two Hills and with Lamont County on Smoky Lake County's website.	Director of County Services	In Progress	Awaiting additional information before publishing the reasons for not having an Intermunicipal Collaboration Framework with the County of Two Hills and Lamont County on the Smoky Lake County website.
Kully - Resolution No: 20260625-460	That Smoky Lake County Council give Third and Final Reading to Bylaw No. 1505-26 redistricting bylaw for the lands legally described as NW-22-59-14-W4M.	Director of County Services	Completed	Bylaw No. 1511-26 will be incorporated into the master bylaw book and posted on the County website on July 14, 2026

Barker - Resolution No: 20260625-461	That Smoky Lake County Council give Bylaw 1509-26 First Reading and to schedule a Public Hearing on said Bylaw, to be held on Thursday, July 23, 2026, at 1:00 p.m., and to advertise said Public Hearing in accordance with the Municipal Government Act, in the Redwater Review and on the County's website.	Director of County Services	In Progress	Advertised Public Hearing on County website and shared on social media on June 29, 2026. Mass Notification sent out on July 14, 2026. Public Hearing to be held on July 23, 2026.
Halisky - Resolution No: 20260625-462	That Smoky Lake County Council adopt the 2026 Quality Management Plan (QMP) provided by Rural Utilities for the Smoky Lake County Gas Utility, and the Reeve, Chief Administrative Officer, and the Natural Gas Manager affix their signatures to the 2026 QMP for submission to Rural Utilities.	Natural Gas Manager	Completed	Sent to Rural Utilities on June 26/26
Kully - Resolution No: 20260625-463	That Smoky County Council approve Policy 01-54 Signing Authority with the following amendments: •Removing the title "Assistant CAO"	Legislative Services / Communications	Completed	Policy was signed and Posted to the Website July 17, 2026
Halisky Resolution No: 20260625-467	That Smoky Lake County Council authorize Administration to enter into an agreement with ATCO Electric under the LED Conversion Program for the replacement of all halogen streetlights with LED streetlights in all hamlets and resort areas within Smoky Lake County, with implementation proposed to commence in early 2027, in support of the modernization and energy efficiency of the County's infrastructure.	Environment and Parks Manager	Completed	Agreement was signed and sent to Atco
Halisky - Resolution No: 20260625-468	That Smoky Lake County Council direct Administration to coordinate a Joint meeting with the Town of Smoky Lake to establish a joint working committee for the purpose of developing a business plan focused on viable economic opportunities for the Municipally Controlled Corporation, with the meeting to be scheduled on July 17 or 20, 2026 at 9:00 a.m.	Legislative Services	Completed	The meeting is scheduled for July 20, 2026 at 10:00 a.m.

Lukinuk - Resolution No: 20260625-470	That Smoky Lake County Council defer Bylaw No. 1510-26 (Procedural Bylaw) to the County Committee of the Whole meeting scheduled for July 13, 2026, with the following proposed amendments: • That delegation requests be submitted a minimum of ten (10) business days in advance; • That a maximum of four (4) delegations be permitted per Regular County Council agenda, unless the matter is deemed emergent; and • That a definition of “Council” be added to the bylaw.	Legislative Services	In Progress	Reviewed on Monday, July 20, Committee of the Whole meeting for Discussion , Added to agenda for three readings on July 23rd, Regular Council Meeting
Barker - Resolution No: 20260625-471	That Smoky Lake County Council approve Policy No. 08-18-13, Council Remuneration and Expenses, and direct that the policy be brought forward to the County Committee of the Whole meeting scheduled for July 13, 2026.	Legislative Services / Communications	Completed	Policy was signed and Posted to the Website July 17, 2026
Serben - Resolution No: 20260625-473	That Smoky Lake County Council agree to provide the Smoky Lake Agricultural Society with a letter of support and a loan guarantee in support of their application to the Large Stream Community Facility Enhancement Program Grant (CFEP) for the proposed renovations, including the extension of dressing rooms; and further, that Council approve the donation and delivery of two (2) belly dumps of gravel to the Nutrien Ag Centre; and that Administration be directed to forward Council’s direction to the Town of Smoky Lake.	CAO/Legislative Services	In progress	2 Letters was signed and sent VIA email to the group on Tuesday July 14, 2026 , awaiting confirmation on third letter requirements.
Serben - Resolution No: 20260625-474	That Smoky Lake County Council approve a donation in the amount of $500.00 from the Groups and Organizations budget in support of the 2026 Flemming Hockey Camp, to be held August 17–21 at the Nutrien Ag Centre, to assist with providing hot dogs and hamburgers, and that the Town of Smoky Lake be respectfully requested to match or exceed the donation.	Finance	In progress	The donation will be processed on the next County cheque run
Halisky - Resolution No: 20260625-475	That Smoky Lake County Council direct the Public Works Shop Foreman to work with Indy Aujla, Client Strategy Manager at Enterprise Fleet Management, to compile cost information related to the proposed 22 County fleet vehicles, including repair and maintenance requirements, and report back to a future Committee of the Whole meeting.	Shop Foreman	In progress	Will be brought to Sept Council Meeting for Decision

Lukinuk - Resolution No: 20260625-478	That Smoky Lake County Council decline the invitation to participate in the Redwater Parade on August 15, 2026, due to prior commitments related to the Vilna Boomtown Days Parade, taking place August 14–16, 2026, and direct Administration to add all local parade events in which the County participates to the County calendar.	Legislative Services	Completed	Redwater administration was notified regarding Smoky Lake County's attendance and all 3 parade events have been added to the Council Calendar.
Barker - Resolution No: 20260625-479	That Smoky Lake County Council acknowledge receipt of the letter received from Mr. Cary Smigerowsky dated June 16, 2026 regarding the August Long Weekend Fireworks Show; and direct Administration to investigate the feasibility of a drone light show or an alternative location for the fireworks display to address the concerns regarding noise impacts on horses, and to consult with the Town of Smoky Lake in respect to the concerns raised in the letter and obtain feedback on this matter.	Regional Fire	Completed	No other sites in or around the Town of Smoky Lake are suitable/safe for discharging fireworks. Drone Light Show Canada was contacted and booked for August 2, 2026. Smoky Lake Fire Department sent a letter asking for donations to assist in covering the cost of the Drone Light Show on July13, 2026 and will be discussed at the July 23, 2026 Council meeting
Barker - Resolution No: 20260625-480	That Smoky Lake County Council direct the Public Works Department to contact Mr. Leroy Kunyk to collaboratively determine the scope of work and anticipated timeline for the road access project associated with the Vilna Bulk Water Station and bring the information forward to a future Council meeting.	Public Works	In Progress	Delayed due to Weather
Serben - Resolution No: 20260625-481	That Smoky Lake County Council acknowledge receipt of the letter from Chamber of Commerce President Noel Simpson, dated June 1, 2026, regarding the Iron Horse Trail, and direct Administration to provide a response outlining the County's maintenance program for the Iron Horse Trail.	Environment and Parks Manager/ Ag Fieldman	In Progress	Letter was drafted on July 22 and sent out
Lukinuk - Resolution No: 20260625-483	That Smoky Lake County Council approve a donation in the amount of $1,000 to the Victoria Homeguard Historical Society for the Roadside Exhibit Project located at the Lobstick River Lot Settlement and direct that the funds be allocated from the Groups and Organizations account.	Finance	In Progress	The donation will be processed on the next County cheque run
Halisky - Resolution No: 20260625-487	That Smoky Lake County Council defer the Parks and Recreation 5 Year Projection report submitted by Dave Franchuk, Environment and Parks Manager, to the next Smoky Lake County Departmental meeting scheduled for September 10, 2026.	Environment and Parks Manager	In Progress	Will be added as an addition to Environment and Parks workplan

Councillor Report

Division: 3
Councillor\Reeves Report
Reporting Period: (June 25- July 13)
Council Meeting Date: June 25th (All Council)

1. **Regular Council meeting**

   June 25th (All Council)

- 4 Delegations Attended our Council Meeting
- *Metis Crossing was our first Delegation this discussion was about a Power Reliability Solution for Metis Crossing this was a closed session after which Council made a motion to forward this to our MPC for further discussion regarding this Solar Projects Long Term Power Reliability*
- *Smoky lake Agricultural Society looking for a support of $600,000 in partnership with the Town of Smoky Lake and a letter of support to apply for a 1.2-million-dollar grant. This money would be used toward Dressing Rooms and Storage Shed for Ice Cover, Dehumidifier and Electrical Work, Chiller Upgrade, and Fire Alarm upgrade. If the grant application is successful, then the AG Society would not need any funding from the County nor the Town*
- *Kevin Fleming came to Council to share his vision of this years First annual Fleming Summer Hockey Camp here in Smoky Lake from August 17th– 21st this camp has been running for over 20 years in Edmonton. Mr. Fleming asked the County if they would like to participate in this event in which the county made a motion to donate $500 for Hotdogs and Hamburgers to the participants only and ask the Town of Smoky to match our motion*
- *Indy Aujla from Enterprise Fleet Management gave a presentation on there commercial fleet Management program*
- *A virtual Public Hearing was held regarding Proposed Smoky Lake County Bylaw No. 1505-26. The applicant was Willowwood Ranch Company Ltd, and the Proposal was A Bylaw amending the Smoky Lake County Land Use Bylaw No. 1272-14 to redistrict portions of the lands legally described as NW-22-59-14-W4M from Highway Commercial (C1) District to Agriculture (AG) District*
- *There were 16 Requests for Decision on this Agenda*
- *PW Back sloping program application this falls in line with Smoky Lake County Policy No. 03-21-06*

- Policy 03-56 Equipment Storage, Availability and Compensation was deferred to our upcoming Committee of the Whole on July 13th, 2026
- Scout Camp Roadwork and Fire Recovery Request which Council referred to Policy 02-01-01 Reclamation of Fire Guards
- Bylaw No. 1511-26 Fire Protection Services Bylaw all 3 readings were given that day and passed this was to set the Maximum fire suppression charge for structural fires and wildfires occurring on properties within municipal boundaries
- Vegetation Management Plan Policy 62-15-04 the plan for October 2018 needed to be updated to ensure full alignment with current municipal program and practices
- Atco Electric LED Conversion Program Council made the recommending motion to enter into an agreement with Atco Electric for the LED Conversion Program
- Bylaw No. 1507-26 was to Repeal Intermunicipal Collaboration Frameworks with the County of Two Hills and Lamont County. The province no longer requires Municipalities to have an agreement if both parties agree all 3 reading was passed
- Bylaw No. 1505-26 A Bylaw to amend Land Use Bylaw 1272-14 to Redistrict part of the lands Legally described as NW-22-59-14-W4M from Highway Commercial (C!) District to Agriculture (AG) District was given second and third and final reading after the public hearing
- Bylaw 1509-26 was another Redistricting Land use which was passed by council with the recommendation That Smoky Lake County Council give Bylaw 1509-26 First Reading and to schedule a Public Hearing on said Bylaw, to be held on Thursday July 23rd, 2026, at 1:00pm
- Smoky Lake County Gas Utility 2026 Quality Management Plan was adopted this is an agreement with the Province of Alberta under section 5 of the Gas Distribution Act
- Proposed Amendment to Policy 01-54 Signing Authority was approved
- Council Remuneration and Expense was deferred to our Committee of the Whole
- Updated Assessment Review Board Appointment in accordance with Bylaw No. 1417-22 Braden Lanctot was appointed as an additional member to the Assessment Review Board (ARB) for year 2026
- Procedural Bylaw was reviewed with several amendments to improve meeting efficiency agenda management transparency and legislative consistency
- Council had 13 Correspondence in our package
- Thank you card from The Bellis Board of Trade regarding the FCSS grant for the Volunteer event on the Fall of 2025

- Redwater Parade Event August 15th, 2026
- Letter regarding August long weekend Fireworks show
- Letter from Leroy Kunyk, Mayor of Vilna regarding Road Access to the Vilna Bulk Water Station
- Letter received from the Chamber of Commerce president Noel Simpson regarding the Iron Horse Trail
- What We Heard Report – Post Open House Village of Waskatenau Annexation May 2026
- Victoria Home Guard Historical Society letter regarding funding assistance
- Letter to Smoky Lake County Council received from Minister Dan Williams
- Evergreen Regional waste Management Agenda with Budget to Actual included
- Victoria Home Guard Historical Society Annual General Meeting
- Year End Financial Review for the year 2025-Lakeland Destination Marketing Organization
- Parks and Recreations 5-Year Projects
- Letter received from Honourable Dan Williams letter confirming 2026 Municipal Affairs grant allocations the did received Local Government Fiscal Framework (LGFF) Capital allocation of $973,518
- Council had an In Camera Session Pursuant to Section 19: Third Party Business Interest

Special Council Meeting
July 13th (All Council)

- *Weed/Pest Inspector Appointment Council appointed Kortney Johnson and Avery Pederson effective July 13th, 2026, to termination of employment*
- *Gravel Donation of Reject Sand to the Waskatenau Minor Sports Baseball the motion was made by Council to deliver the reject sand to the baseball diamond in preparation for the Annual Ball Tournament being held in August 2026*
- *Budget Reallocation Gravel Crushing to Contract Gravel Hauling this motion was passed by Council*

2. Committee of the Whole
July 13th (All Council)

- Seven Requests for Discussion was on the agenda but two were Deferred
- Municipal Land Use Suitability Tool (MLUST)
- Land Use Bylaw Amendments
- Bylaw #1508-26 Speed Limit Bylaw
- Policy 02-16 Infectious Disease Management Plan
- Policy 03-56 Equipment Storage Availability and Compensation
- Bylaw 1510-26 Procedural Bylaw
- Policy 08-18 Council Remuneration and Expenses
- These topics were all discussed and will be brought back to our next council meeting on the 23rd of July. The last two items (Bylaw 1510-26 and Policy 08-18) were deferred to the next Committee of the Whole on July 20th for further discussion
- In Camera Discussion Pursuant to Section 32: Privileged Information

4. Joint Municipalities

July 13th (All Council)

- Delegations & Community Reports
- Aspen View Public School Board of Trustees Constantine Kastrinos and Brittney Turko attended to give us the 2025 – 2026 Year in review

- Biggest success was there continued focus on student achievement with strengthend classroom instruction, increased consistency in assessment practices, expanded instructional leadership and invested heavily in literacy, numeracy, and student engagement
- Michelle Wright Travel Lakeland gave an update on the Rural Renewal Stream, Chamber Strategy and an update about Travel Lakeland goals for this upcoming year
- SGT Anita Doktor Smoky Lake RCMP Detachment gave her quarterly report positive news crime was down also Smoky Lake RCMP is hosting a Crime and Community BBQ on September 9th from 3pm to 5pm at the Lion Den with Special Guest Deputy Commissioner Trevor Daroux Commanding Officer of the Alberta RCMP
- Rachelle Amyotte Director of FCSS gave a PowerPoint presentation on Regional Collaboration and Service delivery within Smoky Lake Region. Rachelle also gave an update on the new wheelchair-accessible community mini-van this was possible because of a grant approval for $81,867 in federal funding which covered 80% of the mini-van and the Smoky Lake Lions Club contribution of approximately $22,500
- Mark Baxter gave a PowerPoint Presentation this was due to the Town receiving a Grant of $200,000 to do a Study for the Smoky Lake Regional Economic Development Initiative Proposed Project Overview

Upcoming Meetings:

Monday July 20, 2026, 10:00 a.m. - Joint MCC Meeting with the Town of Smoky Lake

Monday July 20, 2026, 12:00 p.m. – Minister Williams Summer Tour

Monday July 20, 2026, 2:30 p.m. – Council Committee of the Whole

Thursday, July 23, 2026, 9:00 a.m. – Municipal Planning Commission + Regular County Council + Public Hearing

Councillor Report

Division: 4
Councillor: Lorne Halisky
Reporting Period: June 18 to July 14, 2026
Regular Council Meeting Date: July 23, 2026

1. Meetings, Events & Engagements Attended

June 18, 2026 – Evergreen Regional Waste Management Services Commission Meeting (attended in-person)

Sonnevera (contractor to carry out ACP Grant on ERWMSC Current State of Waste Management Study) final report will be issued in Q3/26.
Treasurer Report was delivered with all in good standing and reinvesting $700k into a 180-day GIC at 2.7% and transfer $100k to the Savings Account.
Ambipar Marketing Services Agreement for processed soil used for cell cover is worked on by the Commission sub-committee and in its final stages.
The Manager reported that they are looking into methane emission control such as flaring, more leachate storage above & underground and disposal techniques such as evaporation/misters/heat pad. Confirming leachate disposal and trucking contracts. Looking into additional rental or purchasing leachate above ground storage tanks. Working on a new cell design/construction. Omni McCann will be conducting regular bailing/testing on all member landfill test wells.
Motion was made to purchase four Loader tires for $3750 each or eight tires if cheaper as these tires fit other mobile equipment on site.
Evergreen Waste Commission Manager Candidate interviews are scheduled for Saturday, June 20 with the hopes to have a candidate chosen and starting mid to late July.
Current Commission Manager is retiring on September 1, 2026.

June 19, 2026 – ERWMSC - Ambipar Marketing Services Agreement Meeting (attended virtually)

Services Agreement for processed soil used for cell cover was reviewed and in its final stages including vetted by legal. Ready for signatures.

June 20, 2026 – ERWMSC - Evergreen Waste Commission Manager Candidate Interviews (attended in-person)

Evergreen Waste Commission Manager Candidate interviewing four candidates with the hopes to have a candidate chosen and starting mid to late July.

June 22, 2026 – Emergency Management Committee Meeting (attended in-person)

As per Reeves Report.

June 24, 2026 – North Saskatchewan Watershed Alliance AGM Meeting - Sherwood Park (attended in-person)

Society business took place including election of Board of Directors, Miles Wowk and AnnLisa Jonson were acclaimed.
Water for Life Model is Healthy aquatic ecosystems, Reliable quality water supplies for a sustainable economy, Safe secure drinking water supply through Partnerships, Water Conservation, and Knowledge & Research.
Common sources of Nitrates in Wastewater are agricultural runoff, sewage & wastewater, industrial discharges, stormwater runoff, and landfill leachate resulting in nitrate pollution in waterways.
A Whole Watershed Perspective is ecosystem vitality, ecosystem services, and governance & engagement focusing on strong positives and emerging risks.
Landcover Naturalness Index measures how much landcover in the watershed has been modified by human activities. Forests and wetlands regulate the flow and quality of water, but when degraded or converted into pastures, agricultural areas or urban areas the ecosystem loses its ability to regulate the water cycle.
North Saskatchewan Watershed Web Experience is an interactive, online format for sharing the results from the State of the Watershed.

June 24, 2026 – Public Information Session Highway 28 Improvements (attended in-person)

Met with Alberta Transportation and Engineering Contractor Representatives to discuss proposed Highway 28 Improvements and bring forward opportunities for improvements etc.

June 25, 2026 – Regular Council Meeting (attended in-person)

As per Reeves Report.

July 04, 2026 – MLCA Mons Lake Community Association Meeting (attended in-person)

Attended meeting to discuss Parks and Recreation work such as playgrounds, shore erosion, grant funding opportunities for community recreation etc., County Peace Officer duties, and participated in the County Deputy Fire Chiefs Fire Smart Presentation. Great to observe community volunteers taking pride in their area.

July 13, 2026 – Special Council Meeting for the Purpose of Contract Gravel Hauling (attended in-person)

As per Reeves Report.

July 13, 2026 – County Committee of the Whole Meeting (attended in-person)

As per Reeves Report.

July 13, 2026 – Joint Municipalities Meeting Hosted by the Town of Smoky Lake (attended in-person)

As per Reeves Report.

July 14, 2026 – Supper Meeting with Metis Crossing (attended in-person)

Attended a Supper Meeting to discuss Tax Assessment, Network, Collaborate, and build Relationships and Partnerships.

Please contact myself if you would like to discuss any of these items in further detail.

Thank you,

Lorne

Councillor Report

Division: 1
Councillor: Ryan Barker
Reporting Period: June 17-July 16, 2026.

Council Meeting Date: Regular Council Meeting June 25, 2026

Meetings, Events & Engagements Attended

(AC- All Council) Attended

1. June 24, Public Information Session regarding Highway 28 - Select Highway Improvements. (Ryan, Dave, Jered, Lorne)
2. June 25, Regular County Council Meeting (AC)
3. July 8, North East Muni-Corr Meeting (David and Ryan Alternate)
4. July 13, Special Council Meeting for the purpose of Contract Gravel Hauling (AC)
5. July 13, County Committee of The Whole Meeting (AC)
6. July 13, Joint Municipalities Meeting (AC)
7. July 15, Smoky Lake Citizens on Patrol

Key Highlights

1. **June 24, 2026- Public Information Session regarding Highway 28 - Select Highway Improvements. (Ryan, Dave, Jered, Lorne)**

   It was a very informative session led by Mr. Landon Reppert, Construction Manager for this project. We had the opportunity to engage with ratepayers, hear their concerns, and share some of our own. It was encouraging to see that the project team took the feedback from our previous meeting with Michael Botros and Landon Reppert seriously. They have adjusted their plans by eliminating road closures and redesigning several intersections to better serve our area. We're excited to see this project move forward and look forward to the improvements to Highway 28.

2. **July 8, North East Muni-Corr Meeting (David and Ryan Alternate)**

- Trail Development & Maintenance: Ongoing improvements continue along the trail system, including trestle repairs, tree planting initiatives, staging area upgrades, and work to address erosion, mud, and landslide concerns in several locations.
- Trail Ride Planning: Preparations are underway for the annual Trail Ride on August 12, with invitations being finalized for municipal representatives and other

stakeholders. An agenda and attendance confirmations will be completed prior to the event.

- Heinsburg Agreement: A four-party agreement was approved to clarify ownership, maintenance responsibilities, and long-term management of the Heinsburg campground, railway assets, and trail lands.
- Access & Infrastructure: Several trail access requests related to utility and industrial maintenance were approved, with agreements in place to ensure trail protection while allowing necessary infrastructure work.
- Partnerships & Future Planning: Work continues with municipalities, Indigenous communities, tourism organizations, and utility companies on trail development, long-term planning, maintenance standards, and right-of-way agreements.
- Risk Management & Environmental Stewardship: The Board reviewed environmental monitoring reports and confirmed that existing risk management programs and ongoing site monitoring will continue to help protect the trail network and surrounding areas.

3. July 13, 2026 – Joint Municipalities Meeting (AC)

- Smoky Lake RCMP Detachment update, Crime is reported to be down, they are now fully staffed and are training new hire. (see C.O.P.S report for more information)
- Education & Indigenous Learning: Received updates on local degree opportunities and Indigenous land-based education initiatives, including continued partnerships with Elders and Indigenous education leaders to strengthen Truth and Reconciliation and staff learning.
- Rural Renewal Stream: Reviewed the current status of the immigration program, employer participation, workforce needs, housing challenges, and the long-term administration of the program.
- Immigration & Workforce Development: Discussed advocacy opportunities for newcomers, alternative immigration pathways, and new fast-track certification opportunities for internationally educated professionals, including teachers.
- Chamber of Commerce Strategy: Heard an overview of the Chamber's long-term strategic plan focused on business advocacy, business growth, member services, and stronger collaboration with municipalities.

- Travel Lakeland Tourism: Received an update on regional tourism initiatives, destination development, marketing collaboration, tourism asset management, and future funding opportunities requiring municipal support.
- Regional Economic Development: Discussed plans to establish a collaborative regional economic development model focused on business retention, expansion, investment attraction, and shared regional priorities.
- Business Retention & Expansion: Reviewed plans for a regional business engagement project that will gather direct feedback from businesses to guide future economic development efforts and funding opportunities.
- Regional FCSS & Transportation: Discussed increased collaboration on family and community support services, along with progress toward a new regional transportation service to improve access to essential and medical appointments.
- Regional Collaboration: Emphasized the importance of stronger communication, shared advocacy, coordinated regional events, and continued cooperation between municipalities to maximize opportunities and resources.
- Grant & Municipal Updates: Members shared updates on current infrastructure, planning, and regional grant initiatives, with a continued commitment to keeping partner municipalities informed on project progress and future opportunities.

4. **July 15, Smoky Lake Citizens on Patrol**
   RCMP Quarterly Report (April–June 2026)

- Break-and-enters/thefts have decreased from same period last year. Causes: more offenders in jail, weather, possibly increased community vigilance.
- 526 calls for service over three months: civil disputes, impaired driving, sex assault investigations, continued high volume of mental health calls.
- Noted that one habitual offender was just released on ankle monitor; RCMP will monitor.
- Emphasis on summer vigilance at lake lots and paddle areas; increased traffic on HWY 28—dangerous driver behavior reported.
- RCMP are fully staffed; new Constable n training and not yet able to patrol solo.
- RCMP involved in parades and summer activities.
- Peace Officer Expansion and with Heavy traffic on Hwy 28; suggestion to add peace officers trained in commercial vehicle enforcement, would increase safety and possibly self-fund their positions.

Planning is underway for a busy season of community events, including Family Fun Day, the Community Appreciation BBQ and Car Show, the RCMP Community BBQ, and the Pumpkin Fair. Volunteers are encouraged to participate and help make these events successful.

Citizens on Patrol approved updates to patrol operations, including revised mileage reimbursement and continued investment in volunteer safety equipment. Volunteer recruitment remains a priority, particularly for town patrols.

Planning continues for upcoming fundraising efforts, including the meat draw and silent auction, to support community safety programs, volunteer activities, and future events.

This meeting was held at the Lions club in Smoky lake and had new people in attendance, group has been active for 21 years and has 35 active members and is always encouraging new members to join.

The next Citizens on Patrol meeting will focus on continued efforts to strengthen community safety across the region.

Notable Dates

- July 25, 2026 – Spedden Fish & Game Family Fun Day
- August 2, 2026 – Pumpkin Fair Security
- August 16, 2026 – Appreciation/Community Barbecue & Car Show
- September 9, 2026 – RCMP Community Barbecue (Lion's Den, 3–5 PM)
- September 16, 2026 – Next COP Meeting (at Bellas)
- October 23–25, 2026 – ACOPA AGM, Westlock

Councillor Report

Division: 2

Councillor: Dave Kully

Reporting Period: June 17, 2026 – July 16, 2026

Council Meeting Date: July 23, 2026

June 17, 2026 – Community Futures Meeting – St. Paul. Clayton Seely from MNP presented yearly audit. Community Futures St. Paul-Smoky Lake is in good financial standing

Loan portfolio and delinquent accounts were discussed.

Manager presented monthly report

Accepted resignation of Tegan Scharff from Town of Smoky Lake, Marianne Prockiw-Zarusky will fill in until by-election.

AGM was also held with reports from chairman and manager on yearly activites

Appointments of Shareholder proxies:

Brad Eamon and Norm Noel – Town of St. Paul

Dale Hedrick and Gerald Michaud – St. Paul County

Marianne Prockiw- Zarusky – Town of Smoky Lake

Dwayne Yaremkevich – Town of Elk Point

Jen Trider – Village of Vilna

Dave Kully– Smoky Lake County

Election of Officers:

President – Dale Hendrick

Vice President – Dwayne Yaremkevich

Treasurer – Dave Kully

MNP has one more year as auditors

June 23, 2026 – ADM Townhall meeting, virtual

Updates on ASB provincial committee from Rob Siewart and Marcia Hewitt

Should be receiving first round of strychnine in approximately beginning of July

Richardsons Ground Squirrel damage is covered under crop insurance but must

be a minimum of 10 acre damage to qualify

Discussions on moisture conditions in province as well as update on weeds on wellsites.

June 24, 2026 – Public Information Session – Proposed Highway 28 construction plans – Smoky Lake

Attended information session put on by Alberta Transportation regarding proposed upgrades to Hwy 28 from Warspite to Ashmont.

Session was well attended by public

June 25, 2026 – Regular council meeting. – Smoky Lake (all council) As per meeting minutes

July 8, 2026 – Munni-Corr – St. Paul (in person Ryan and myself)

In camera presentation by James Wootton. Unable to discuss details

Discussion regarding trail washout near Lindberg

Update on tree planting projects

Presentation of financials

Discussion on trail ride for August 12, 2026, from Waskatenau to St. Paul. Invitation letters to be sent out to Municipalities.

July 13, 2026 – Special Council meeting – Smoky Lake (All council) As per Reeve's report

July 13, 2026 – Committee of the Whole meeting – Smoky Lake, (All council) As per Reeve's report

July 13, 2026 – Joint Municipalities meeting – Smoky Lake, (All council) As per Reeve's report

Councillor Report

Division: Five
Councillor: Jered Serben
Reporting Period: June 17th – July 16th, 2026
Council Meeting Date July 23rd, 2026

Meetings, Events & Engagements Attended

June 18th, Smoky Lake Foundation

June 19th, Smoky Lake Foundation site tour and orientation

June 24th Public information session regarding highway 28

June 25th, Regular council meeting

July 13th, Special council meeting, Committee of the whole and, Joint municipalities

Highway 28 Informational Session

This report provides Council with a briefing on the **Highway 28 Public Information Session** held on **June 24, 2026**, at the Nutrien Ag. Center, hosted by Alberta Transportation and Economic Corridors. While the province is progressing with key corridor design phases, critical local intersections in Division Five within Smoky Lake County **Range Road 190 (RR 190)** and **Range Road 180 (RR 180)** remain excluded from the upcoming improvement plans. This brief outlines the session outcomes and highlights recommended advocacy pathways through our regional partnerships to address these safety gaps.

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2. Public Information Session Overview

The information session was hosted by **Landon Reppert**, Construction Manager for the North Central Region of Alberta Transportation and Economic Corridors. Key highlights from the open house include:

- **Host/Facilitation:** Landon Reppert presented the current scope of the Highway 28 Corridor improvements, originating from the foundational Highway 28 Corridor Study.
- **Location:** Nutrien Ag. Center.

- **Project Focus:** Safety and performance upgrades, including climbing lanes, regional rest areas, and specific intersection signalization and paving.

Critical Local Exclusion: The current provincial construction and intersection improvement drafts explicitly do **not** slate Range Road 190 (RR 190) and Range Road 180 (RR 180) for physical upgrades.

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3. Advocacy & Lobbying Strategy

Given the safety concerns and traffic volume at the RR 190 and RR 180 intersections, Smoky Lake County must maintain a coordinated lobbying effort to have these locations integrated into the province's active design files.

The NAAGO Sub-Committee

Our primary municipal mechanism for provincial influence on this file is the **Northeast Alberta Alliance for Growth and Opportunities (NAAGO)**.

- **Local Representation: Councillor Halisky** actively represents Smoky Lake County on the specialized NAAGO Highway 28 Sub-Committee.
- **Alliance Influence:** NAAGO represents over 30 municipalities and Indigenous communities, advocating collectively for the Highway 28 corridor to secure provincial funding.

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4. Key Recommendations for Council Consideration

1. **Formally Endorse Continued Lobbying:** Direct Administration to draft a formal letter to Alberta Transportation and Economic Corridors—reiterating Council's position on the safety deficits at RR 190 and RR 180—to support ongoing ministerial outreach.
2. **Leverage NAAGO Committee Position:** Request that Councillor Halisky present a targeted briefing on the RR 190 and RR 180 exclusions at the next NAAGO Sub-Committee meeting to align mutual advocacy with neighboring municipalities.

The Smoky Lake Foundation Regular Meeting Summary & Briefing – June 18, 2026

1. Executive Summary

This briefing report summarizes the critical financial, operational, and infrastructure updates from the Foundation Regular Meeting held on June 18, 2026. The Foundation saw a rebound in monthly net operating income. Crucially, the Foundation is projecting major Capital Maintenance and Renewal (CMR) funding requests over the next four fiscal years.

2. Financial Performance & Fiscal Risks

Positive Metrics

- **Revenue Growth:** Total revenue reached **$82,000+**, marking a substantial increase from the previous baseline of $48,000.
- **Net Operating Income (NOI):** NOI concluded at **$69,000+**, reflecting an improvement of **$29,000** over the previous month.
- **Procurement Rebates:** A 5% rebate structure through *Complete Purchasing* will yield a **$6,000 total rebate** spread evenly at $2,000 per month over the next 3 months.

Operational Challenges

- **Persistent Budget Overruns due to inflationary pressures:**
    - **Operating Expenses:** Finished **$42,000 over budget** (a slight drop from $48,000 over budget last month).
    - **Maintenance Expenses:** Finished **$41,000 over budget** (down from $48,000 over budget last month).
- **Outstanding County Requisition:** The County Requisition remains **unpaid at $600,000** (outstanding since April 30).
- **Funding Shortfalls:** The Foundation faces a **$40,000 reduction** in funding from the Lodge Assistance Program (LAP) grant. This is due to Government reductions on eligible

senior's funding from $34,770 down to $32,690. RGI model is critical to keep operational.

3. Capital Infrastructure & Life-Safety Projects

Immediate & Emergency Requests

- **Emergency Electrical Retrofitting:** A funding request has been issued to the Government of Alberta to replace plastic electrical junction boxes with metal ones. This follows a **fire incident caused by an old ballast** in a Vilna bathroom area, which cost $4,500 to repair and retrofit.
- **Mechanical Equipment Replacement:** Board must evaluate an $8,000 steam generator repair vs. purchasing a **new steamer unit for $16,000**.
- **Community Housing Assets:** A request for **$50,000** has been submitted to refurbish a currently vacant community house asset in Smoky Lake.

Completed & Proactive Maintenance

- **Vilna Site:** The Vilna CMR Boilers and make-up air unit project is estimated at **$950,000**.
- **Bar V Nook:** Proactive upgrades to the supply waterline at the Bar V Nook Supportive Living facility have been completed.
- **Pine Creek Site:** Sump barrels and pumps were successfully installed in the crawl space following temporary/makeshift fixes.

Long-Term CMR Funding Outlook

The Foundation outlined heavy capital funding requirements over the next three cycles that will positively impact resident's quality of life. These will be funded through Capital Maintenance and Renewal(CMR):

- **2027 / 2028:** $1.15 Million
- **2028 / 2029:** $785,000
- **2029 / 2030:** $1.63 Million

4. Operational, Programs, & Policy Updates

- **Rent Geared to Income (RGI) Model Implementation:** The RGI framework is now fully in force. Eight (8) residents have officially transitioned to this model.
    - **Rate Adjustments:** The rental rate ceiling moves from the old model of $1,510 up to a **maximum cap of $2,000** under the new model.
    - **Impact on Residents:** Rental rates are strictly calculated as **30% of a resident's income.** residents must left with a minimum of **$373 in disposable income** at the end of the month. This means not all residents will reach the maximum cap of $2000 rent per month. Rent includes snacks, meals, in-house recreation, etc.
    - **Future Increases:** Moving forward, an annual rent adjustment is formalized for **April 1st** of every year. However, a near-term phased increase of **$50 and $60** is scheduled for **September 2026**.
- **FCSS for Senior Transportation: $81,000** in FCSS Town Capital has been designated for a seniors' transportation van. We learned at the Joint Municipality meeting on July 13th, 2026 that funding has increased to **over $100,000** for transportation. This is incredible news for our community seniors.
- **Policy Harmonization:** The Foundation has executed a comprehensive policy review, updating governing documents ranging from core housing administration rules **to daily cleaning standards.**
- **Resident Engagement:** The formal resident survey regarding the on-site guest suite concluded on June 21.

5. Key Recommendations for Board Consideration

1. **Requisition Reconciliation:** Direct administration to collaborate with the Foundation to establish a clear timeline for clearing the **$600,000 unpaid County Requisition from April 30.**

BOARD ORIENTATION TOUR

OBJECTIVE: Provide Board Members with a comprehensive understanding of facility operations, asset conditions, service lines, and upcoming capital maintenance requirements across the Foundation's regional footprint.

STOP 1: WASKATENAU

Site: Independent Living Seniors Housing

- **Site Overview:** Review facility demographics, occupancy rates, and waitlists.
- **Facility Walkthrough:** Tour common gathering areas, outdoor green spaces, and a vacant unit to view standard floor plans.
- **Mechanical & Asset Review:** Inspect foundations to review the structural lifespan of rural independent assets.

STOP 2: SMOKY LAKE (Hub Location)

Site A: Independent Living & Self-Contained Units

- **Self-Contained:** Examine operations for independent units.
- **Site Walkthrough:** View mechanical rooms, roofing access points.

Site B: Supportive Living (Lodge), DSL 3 & DSL 4

- **Lodge Operations & FCSS Integration:** Review core food services, central commercial kitchens.
- **Executive Briefing:** Discussion on Alberta Health Services (AHS) master service agreements, funding models, and staffing matrix variations between regular lodge care and DSL spaces.

- **DSL 3 & DSL 4 Unit Walkthrough:** Observe specialized care wings, secure dementia/cognitive spaces, medication delivery stations, and specialized mechanical lifting equipment.

STOP 3: VILNA

Site: Independent Living, Supportive Living, DSL 3 & 4

- **Site Introduction:** Overview of Vilna's specific resident demographics and local health partner integrations.
- **Capital Maintenance & Renewal (CMR) Inspection:** Review the physical site of the **$950,000 Boiler & Make-up Air Unit** project location.
- **Life-Safety Review:** Inspect the bathroom areas subjected to the recent **$4,500 electrical ballast fire retrofit** and discuss the broader risk mitigation proposal to transition plastic junction boxes to metal across the portfolio.
- **DSL Wing Walkthrough:** Tour the resident spaces to assess the physical alignment of care facilities with provincial standards.

O A K ' S T R E E O F L O V E

OAK'S TREE OF LOVE
Established 2023

Dear: Mayor and
Members of Council,

Dear Mayor and Members of Council,

My name is Kristin Pichoskie and I am the founder of Oak's Tree of Love, a Northern Ontario initiative created in memory of my son, Oak Beaudyn Noel.

I I respectfully request that Council proclaim October 15, 2026 as Pregnancy and Infant Loss Awareness Day and October 2026 as Pregnancy and Infant Loss Awareness Month

Pregnancy loss, infant loss, and child loss affect thousands of families each year. These losses leave lasting impacts on parents, siblings, grandparents, and entire communities. Recognition helps raise awareness, reduce stigma, and remind grieving families that they are not alone.

Oak's Tree of Love supports bereaved families through memory boxes, remembrance projects, advocacy, and awareness initiatives across Canada.

Participating municipalities will be recognized as part of a Canada-wide awareness initiative highlighting communities that support Pregnancy and Infant Loss Awareness Day.

I respectfully ask Council to consider supporting this request and helping honour babies and children gone too soon while recognizing the strength and resilience of grieving families.

Thank you for your time and consideration.

Sincerely,
Kristin Pichoskie
Founder, Oak's Tree of Love

P. 249-360-4599 | E. Pichoskie7@gmail.com | W. https://www.facebook.com/share/1E7TPdEzMM/

Dear Mayor and Members of Council,

My name is Kristin Pichoskie, and I am the founder of Oak's Tree of Love, a Northern Ontario initiative created in memory of my son, Oak Beaudyn Noel.

Oak's Tree of Love respectfully requests that your Municipality proclaim October 15, 2026, as Pregnancy and Infant Loss Awareness Day and October 2026 as Pregnancy and Infant Loss Awareness Month.

We would also be grateful if the Municipality would consider a flag raising and/or the illumination of a municipal building, bridge, landmark, sign, or other public feature in pink, blue, and white in recognition of this important awareness initiative.

Pregnancy, infant, and child loss affect thousands of Canadian families each year. Recognition of this day and month helps raise awareness, honour babies and children gone too soon, support bereaved families, reduce the stigma surrounding grief and loss, and encourage compassionate conversations about pregnancy loss, infant loss, stillbirth, and child loss within our communities.

Oak's Tree of Love provides memory boxes, remembrance projects, awareness initiatives, hospital partnerships, and support resources for families affected by the loss of a baby or child.

Attached for your consideration are a formal request letter and draft proclamation wording.

Thank you for your time, consideration, and support of bereaved families. We would be grateful to learn whether the Municipality plans to participate through a proclamation, flag raising, illumination, social media recognition, or another form of recognition for Pregnancy and Infant Loss Awareness Day and Month in 2026.

This request forms part of a Canada-wide awareness initiative seeking municipal, provincial, and territorial recognition of Pregnancy and Infant Loss Awareness Day and Month, and support for bereaved families.

Sincerely,

Kristin Pichoskie Founder, Oak's Tree of Love

pichoskie7@gmail.com

In loving memory of Oak Beaudyn Noel

From: Lisa Klemp <Lisa.Klemp@gov.ab.ca> on behalf of MA Engagement Team <ma.engagement@gov.ab.ca>
Sent: Tuesday, June 30, 2026 1:46 PM
To: MA Engagement Team <ma.engagement@gov.ab.ca>
Subject: Meeting request with Minister Williams – RMA Fall Convention 2026

Dear Chief Administrative Officer:

I am writing to inform you of a potential opportunity for municipal councils to meet with the Honourable Dan Williams, Minister of Municipal Affairs, at the 2026 Rural Municipalities of Alberta (RMA) Fall Convention, scheduled to take place at the Edmonton Convention Centre from November 2-5, 2026. These meetings will be in person at the Alberta Legislature, as scheduling permits.

Should your council want to meet with Minister Williams during the convention, please submit a request by email with three potential topics for discussion to ma.engagement@gov.ab.ca no later than **August 10, 2026** (Attachment 1).

We generally receive more requests than can be reasonably accommodated over the course of the convention. Requests meeting the following criteria will be given priority for meetings during the convention:

- Municipalities that identify up to three discussion topics related to policies or issues directly relevant to the Minister of Municipal Affairs and the department.
    - Please ensure details on the discussion topics are provided.
- Priority will be given to requests from municipalities at a distance from Edmonton and to municipalities that Minister Williams has not yet had an opportunity to meet with.

Meeting requests received after the deadline will not be considered for the convention.

Meeting times with the Minister are scheduled for approximately 15 minutes. This allows the Minister to engage with as many councils as possible. All municipalities that submit meeting requests will be notified at least two weeks prior to the convention as to the status of their request.

Municipal Affairs will make every effort to find alternative meeting opportunities throughout the remainder of the year for municipalities the Minister is unable to accommodate during the convention.

Engagement Team

Municipal Services Division

Municipal Affairs

Alberta

Meeting Request:

Rural Municipalities Fall 2026 Convention

If you have questions, require support and to submit form, please email: ma.engagement@gov.ab.ca

Municipal Information

Municipality Name: _____

Meeting Topics

Please provide additional details about the topic for discussion

Topic 1	Topic 2	Topic 3

Meeting Participants

1 _____ Mayor/Reeve

2 _____ Chief Administrator

3 _____ Councillor

4 _____ Councillor

5 _____ Councillor

6 _____ Councillor

7 _____ Councillor

8 _____ Councillor

9 _____ Councillor

The Vilna/Bellis Citizens on Patrol (C.O.P.) organization will be hosting a free BBQ with a silent auction fundraiser at the Historic Vilna Show N Shine during the Vilna Boomtown Days.

This event raises awareness and funds for reimbursement of patrol mileage and member education. Our members volunteer their time to help keep our communities safe by being an extra set of eyes and ears for local law enforcement and a deterrent for crime. Members' patrol area includes the Villages of Vilna and Waskatenau, Town of Smoky Lake, and Smoky Lake County. We truly are a regional success story!

<u>The Vilna/Bellis C.O.P. organization is requesting that your business/organization consider sponsoring this event.</u>

Sponsorship of community events is the fastest growing type of marketing and provides a way to boost markets, profits, and provide good will!

We do understand that there are many community organizations appealing to your generosity. Please give consideration to our non-profit organization.

<u>What we are requesting:</u>
We are asking for a donation of goods or services that can be provided for our Silent Auction. This may include items like:

- **A gift card/certificate**
- **Purchased item or a purchased group of items**
- **A marketing item that incorporates your business/corporate logo**

<u>What you will receive:</u>
Marketing galore…including the potential for local media exposure of this event!
Support for your business and increased town traffic due to the Show N Shine event!
Each sponsored item that we display will include your name as a Community Sponsor.

Contact Information for your Sponsorship:

Arrangements can be made for sponsored item pick up.

Thank you from the Vilna/Bellis Citizens on Patrol Association for sponsoring this event.

From: Jason Michaud <jmichaud@pleasanthomes.ca>
Date: June 30, 2026 at 10:37:56 AM MDT
To: dustydog1@live.ca
Subject: Join our Training Sessions at Pleasant Homes
Reply-To: jmichaud@pleasanthomes.ca

Hello Danny,

I hope you are doing well.

We would like to formally invite your community leadership, housing teams, and public works staff to attend our complimentary training sessions at our Edmonton office this July and August. Please feel free to share this invitation with your leadership team, department heads, and relevant staff members.

These sessions are designed to provide practical knowledge and insights into modular construction, housing delivery, maintenance, inspections, and infrastructure planning. Participants will also have the opportunity to explore a variety of modular building solutions, including offices, healthcare facilities, schools, and educational spaces.

In addition, we will be discussing current funding opportunities and grants that may be available to support community housing and infrastructure projects.

The training is offered at no cost to communities as part of our commitment to giving back and supporting capacity building across Indigenous and municipal communities. Our goal is to provide valuable tools, resources, and knowledge that can help communities better understand modular construction, housing maintenance, and future development opportunities.

We look forward to welcoming your team and working together to support your community's housing and infrastructure goals.

Best regards,

Jason Michaud
General Manager
Pleasant Homes Ltd

Sales Showroom and Service Head Office: 9703 90 Avenue, Morinville, Alberta

Acheson Showroom and Service Office:11269 266 Street, Acheson, Alberta

Phone: 587-599-1304
jmichaud@pleasanthomes.ca

Pleasant Homes

9703 90 Avenue Box 3249, Morinville, AB, T8R 1S2, Canada

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SMOKY LAKE
FIRE DEPARTMENT

P.O. Box 460
56 Wheatland Avenue
Smoky Lake, Alberta
T0A 3C0

Phone: 1-780-650-1234
Fax: 1-780-656-3675
Email: jcozicar@telus.net

July 12, 2026

Smoky Lake County
Box 310
Smoky Lake, AB
T0A 3C0

Dear Council and CAO:

On behalf of the members of the Smoky Lake Fire Department, we are excited to announce the first Drone Light Show on Sunday, August 2, 2026, in conjunction with the Smoky Lake Heritage Weekend. This event will create an unforgettable family-friendly show that brings the community together to celebrate the 43rd anniversary of the Smoky Lake Stampede and promoting "Country Roads and Rodeo Dreams" theme creating lasting memories and showcasing the spirit of our community.

To make this event possible, we are seeking the support of local businesses, organizations, and individuals through donations. Your contribution will help cover the costs of the Drone Light Show and ensure this unique experience remains accessible for everyone to enjoy. Every donation, large or small makes a meaningful difference. In appreciation of your generosity, sponsors will be recognized through social media and during the event whenever possible.

Our association unfortunately does not have charitable status, but a receipt for your donation could be obtained through the Smoky Lake Fire Department on request. If you decide to support the drone light show, please forward your donation to:

Cheques made payable to

Smoky Lake Fire Department

Town of Smoky Lake
56 Wheatland Avenue
Box 460
Smoky Lake, AB
T0A 3C0

Please submit donations by Friday, July 31, 2026. If you have any questions, please contact Bill Smith at 780-656-4374.

On behalf of the Smoky Lake Fire Department, thank you for your continued generosity, support, and commitment to our community. Your contribution helps make this annual tradition possible, and we sincerely appreciate your partnership.

Sincerely,

Juanita Cozicar
Station Fire Chief
Smoky Lake Fire Department

RECEIVED
JUL 13 2026
SMOKY LAKE COUNTY

A COLAS COMPANY

Subject: Request for Municipal Advocacy on Provincial Highway Conditions

Dear Craig Lukinuk; Reeve, Smoky Lake County

I am writing to you in your capacity as representatives of Smoky Lake County to respectfully request that your municipality take an active role in advocating to the Provincial Government regarding the condition of local and regional highways. NPA, a Division of Colas Western Canada inc. (Wapiti Gravel Suppliers and/or E Construction) has a long history working in and around your region.

As you are well aware, the state of many provincial highways within and surrounding your region have deteriorated significantly. These routes are critical to our local economy, supporting agriculture, resource development, small businesses, and daily commuting. Poor road conditions—ranging from surface degradation and potholes to inadequate maintenance and safety concerns—are increasingly impacting residents, commercial operators, and emergency services alike.

The urgency of this issue is clearly supported by current industry data. According to the Fix Our Roads initiative created by Alberta Road Builders & Heavy Construction Association (ARHCA):

- **Over 13,500 kilometres of Alberta highways are currently rated in fair or poor condition.**
- **The proportion of highways in poor condition has increased by 44% over the past 16 years.**
- **Alberta manages more than 64,000 lane kilometres of highways and over 4,800 bridges**, representing a vast and aging transportation network.
- **Population growth is accelerating demand**, with Alberta growing at approximately **3.5% annually in recent years**, placing increasing strain on infrastructure designed for lower volumes.
- **Over the past 15 years, while population grew by 32%, provincial infrastructure funding to municipalities dropped by nearly one-third**, further exacerbating the infrastructure gap.

The evidence is clear: **when infrastructure maintenance is delayed, costs do not disappear—they escalate rapidly, often resulting in significantly higher reconstruction costs rather than manageable rehabilitation.**

The consequences of these conditions are far-reaching:

- **Public Safety Risks:** Degraded road surfaces increase the likelihood of collisions, vehicle damage, and unsafe driving conditions.

NPA, A DIVISION OF COLAS WESTERN CANADA INC.
10130-21 Street Edmonton, AB T6P 1W7
T: +1 (780) 467-7701
www.npaltd.ca

A COLAS COMPANY

- **Economic Impact:** Local industries depend on reliable transportation networks; deteriorating highways reduce efficiency and increase operating costs.
- **Escalating Infrastructure Deficit:** Without consistent investment, manageable maintenance issues evolve into large-scale, high-cost reconstruction projects.

Given these concerns, I urge Smoky Lake County to:

1. **Formally communicate** with the Provincial Government outlining the urgency of addressing highway deficiencies in our region.
2. **Collaborate with neighboring municipalities** to present a unified and stronger regional voice.
3. **Advocate for stable, long-term infrastructure funding models** focused on lifecycle maintenance and asset management.
4. **Engage local stakeholders**—including industry, emergency services, and residents—to quantify impacts and strengthen the case for immediate action.

Efforts such as the Fix Our Roads initiative underscore that this is not simply a maintenance issue—it is a matter of long-term economic sustainability and responsible stewardship of critical public assets. Without strategic, consistent investment, Alberta risks falling further behind while repair costs continue to multiply.

Municipal advocacy has historically played a vital role in influencing provincial priorities. Your leadership on this issue would demonstrate a strong commitment to public safety, economic resilience, and the long-term viability of our transportation network.

If you require additional information or any clarification, please do not hesitate to contact us. Feel free to visit **fixourroads.com** for more information.

Thank you for your continued service and for considering this important matter. I would welcome the opportunity to support or contribute further to these efforts.

Sincerely,
NPA, A Division of Colas Western Canada Inc.

Ian Boychuk
Highway Division Manager
780-446-1249 / ian.boychuk@npaltd.ca

2026

CALL TO ACTION
TO THE GOVERNMENT OF ALBERTA

Dear Premier,

Albertans deserve safe and healthy communities where residents can rely on essential public safety, health, social, and justice systems. Provincial and municipal governments share responsibility for achieving these outcomes, and municipalities expect the Government of Alberta to be a transparent, accountable, and reliable partner in delivering them.

Municipalities are on the front lines of community safety, working closely with residents, businesses, and law enforcement partners every day. Despite this, municipalities have not been provided with a clear, transparent, and evidence-based plan outlining the full financial, operational, and public safety implications of establishing an Alberta Sheriffs Police Service (ASPS) or transitioning policing responsibilities away from the RCMP. No comprehensive feasibility study, detailed costing model, or long-term funding framework has been made available to inform municipal decision-making or public understanding.

At the same time, Alberta's existing policing and public safety systems are under increasing pressure. Challenges related to rural crime, mental health and addictions, and violent repeat offenders require immediate and sustained investment. Rather than diverting significant public funds towards the creation of a new police service, the Government of Alberta should prioritize strengthening and properly resourcing the systems already in place.

Policing reform must be guided by evidence, transparency, and public confidence. Decisions of this magnitude, affecting community safety, municipal budgets, and taxpayer dollars, must be made in partnership with municipalities and with the clear support of Albertans.

We, the undersigned, call on the Government of Alberta to:

- Cease further investment in and advancement of the Alberta Sheriffs Police Service as a replacement for RCMP municipal policing.
- Release a comprehensive, independent, and publicly available feasibility study, including full lifecycle costing, governance structures, and operational impacts of any proposed policing model changes.
- Seek explicit public support before proceeding with any plan to replace or significantly restructure policing in Alberta.
- Strengthen Alberta's existing policing model by:
  - Increasing RCMP officer levels and resources in communities, while ensuring sustainable and predictable funding; and
  - Invest in the Alberta Sheriffs' existing mandate as a complementary public safety service, including targeted enforcement, rural crime initiatives, and court security.
- Strengthen the justice system by addressing bail reform challenges and repeat violent offending; increasing the number of Crown prosecutors and Provincial Court judges; and ensuring timely access to justice.
- Expand integrated public safety approaches, including police and mental health crisis teams, addiction supports, and community-based crime prevention initiatives that address root causes of crime.

NATIONAL POLICE FEDERATION

FÉDÉRATION DE LA POLICE NATIONALE

National Police Federation Alberta

Wave 9

May 2026

pollara strategic insights

Methodology

Field Window	Wave 9 – April 24 to May 11, 2026
Sampling	Online survey of randomly-selected sample of **1,210 Adult (18+) Alberta Residents**
Reliability	As a guideline, a probability sample of this size carries a margin of error of **± 2.8%**, 19 times out of 20. The margin of error is larger for sub-segments.
Weighting	Data has been weighted using the most current age, gender, region, and education Census data, to ensure the sample reflects the actual population of adult Albertans.

REGIONAL DISTRIBUTION		
REGION	**UNWEIGHTED Counts**	**Margin of Error**
Calgary	215	±6.7%
Edmonton	214	±6.7%
Calgary Suburbs	100	±9.8%
Edmonton Suburbs	105	±9.6%
Rural North	176	±7.4%
Rural Central	200	±6.9%
Rural South	200	±6.9%
TOTAL ALBERTA	**1,210**	**± 2.8%**

WAVE	DATES IN FIELD	TOTAL RESPONDENTS
W1	Oct 21 – 28, 2020	1,300
W2	Apr 30 – May 7, 2021	1,228
W3	Oct 21 – Nov 4, 2021	1,221
W4	Jul 6 – 19, 2022	1,206
W5	Sept 15 – Oct 4, 2023	1,202
W6	Jun 14 – 24, 2024	1,200
W7	April 17 – 28, 2025	1,201
W8	Aug 8 – 20, 2025	1,200
W9	April 24 – May 11, 2026	1,210

pollara strategic insights

Priorities & Impressions

pollara
strategic insights

Affordability & Cost-of-Living tops list of priority issues for Albertans

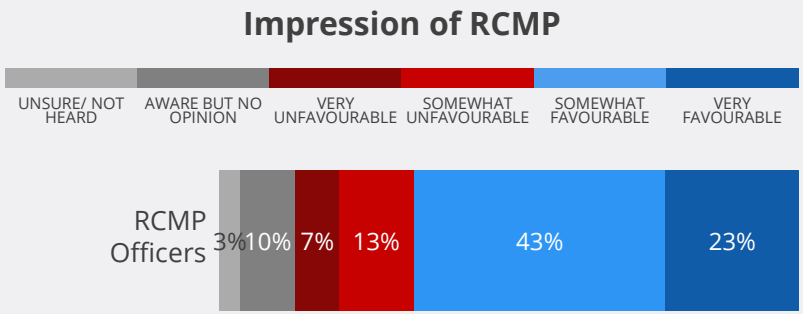
- Affordability & cost-of-living (46%) remains top priority that respondents would like Premier Danielle Smith and the Alberta government to address, far ahead of health care (22%) and Alberta's economy (16%).
- Affordability & cost-of-living is top priority of majority of 18-34s (50%) and 35-54s (51%).
- Policing and public safety is the top priority of only 2% of Albertans.

Priority Issues	TOTAL				REGION								GENDER		AGE		
	W9	W8	W7	W6	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	All Rural	M	F	18-34	35-54	55+
Affordability and Cost-of-Living	46	43	41	48	48	41	46	41	50	49	49	49	44	49	50	51	39
Health Care	22	20	27	24	13	27	22	36	20	25	24	23	19	26	15	16	33
Alberta's Economy	16	19	16	14	19	18	19	8	14	15	10	13	20	11	16	14	16
Climate Change & Environment	3	3	4	4	5	4	2	1	1	-	3	1	3	3	4	5	2
Education	3	4	3	3	4	3	0	2	3	2	2	3	3	3	4	4	1
Policing and Public Safety	2	1	2	1	2	3	4	-	1	1	1	1	2	1	1	2	2
Indigenous Reconciliation	1	2	1	0	-	1	1	-	2	3	-	1	1	1	1	1	0

Q 2. When it comes to the following issues facing Alberta today, which is your top priority that you would like the Premier Danielle Smith and the Alberta government address? Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201); W6 (N=1,200).

Two-thirds of Albertans have favourable impression of RCMP Officers

- Favourable impressions of RCMP Officers (66%) within range of results over past eight waves (65% to 71%).
- Favourable impressions of RCMP Officers are highest in Calgary suburbs (77%) and Edmonton suburbs (76%).



% FAVOURABLE (Very/Somewhat)

TOTAL	REGION							RCMP SERVED	
W9	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	Yes	No/ Unsure
66	63	67	77	76	59	71	65	71	63

	W9	W8	W7	W6	W5	W4	W3	W2	W1
RCMP Officers	**66**	70	66	67	69	66	71	65	70

3. Do you have a favourable or unfavourable impression of the following people or organizations? If you are unaware of any, please click that response option.
Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201); W6 (N=1,200); W5 (N=1,202); W4 (N=1,206); W3 (N=1,221); W2 (N=1,228); W1 (N=1,300).

Police and Sheriff services in Alberta have net-favourable impressions

- Awareness of Alberta Sheriffs Police Service (ASPS) (61%) is lower relative to “Alberta Sheriffs” in wave 8 (74%).
- ASPS has net-favourable impressions with 37% favourable and 24% unfavourable.
- Police services tested are net-favourable. Edmonton Police Service (66%) is within range of wave 1-8 results, while Calgary Police Service (63%) is at a lower level relative to previous waves.

Impression of Police Services

	% FAVOURABLE (Very/Somewhat)								
	WAVE - TOTAL								
	W9	W8	W7	W6	W5	W4	W3	W2	W1
Medicine Hat Police Service *(n=46)*	71	75	75	78	79	79	80	88	85
Edmonton Police Service *(n=319)*	66	65	61	66	69	70	63	66	72
Calgary Police Service *(n=315)*	63	68	67	66	73	65	71	70	68
Lethbridge Police Service *(n=98)*	53	54	67	53	63	60	50	45	57
Grande Prairie Police Service *(n=95)*	38	40	31	34	-	-	-	-	-
Alberta Sheriffs Police Service (ASPS)* *(n=1210)*	37	52	49	46	49	-	-	-	-

3. Do you have a favourable or unfavourable impression of the following people or organizations? If you are unaware of any, please click that response option.
Base: TOTAL W9 (N=Varies). Note: Data <2% not labeled. *Previous versions listed “Alberta Sheriffs”

National Unity

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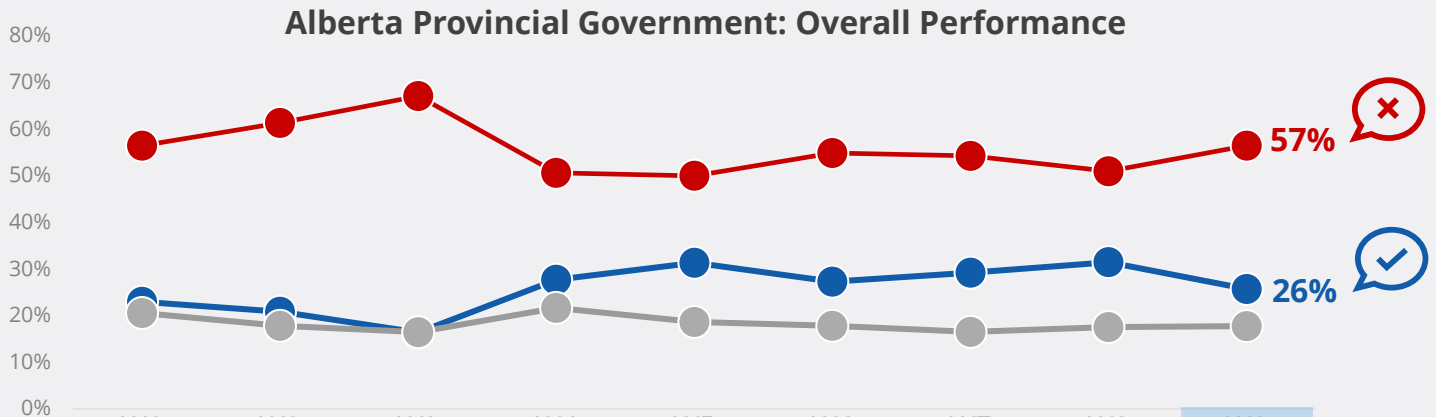
Majority of Albertans say provincial government heading off in wrong direction

- Those saying provincial government is on “right track” declines 5% since wave 8.



	W1 Oct'20	W2 Apr'21	W3 Oct'21	W4 Jul'22	W5 Sept'23	W6 Jun'24	W7 Apr'25	W8 Aug'25	W9 Apr'26
WRONG DIRECTION	56%	61%	67%	51%	50%	55%	54%	51%	57%
RIGHT TRACK	23%	21%	16%	28%	31%	27%	29%	31%	26%
NOT SURE	21%	18%	16%	22%	19%	18%	16%	18%	18%

1. In Alberta today, do you think the provincial government is on the right track, or do you think it is heading off in the wrong direction?
Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201); W6 (N=1,200); W5 (N=1,202); W4 (N=1,206); W3 (N=1,221); W2 (N=1,228); W1 (N=1,300).

Three-quarters choose remaining in Canada

- 76% agree Alberta should remain in Canada while 17% disagree. In an alternate question, 20% agree Alberta should cease to be a part of Canada to become an independent state, while 69% disagree.
- Results are consistent by age, but marginally different by gender (23% men, 17% women) with women more likely to be undecided (15%) vs. men (7%).

Separation from Canada

	TOTAL	% YES											
		REGION							GENDER		AGE		
		Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	M	F	18-34	35-54	55+
Cease to be part of Canada, become an independent state	20	19	15	18	20	31	22	24	23	17	19	21	20
Remain in Canada	76	78	84	73	71	66	75	67	75	76	77	73	77

4A. Do you agree that the Province of Alberta should cease to be a part of Canada to become an independent state?
4B. Do you agree that Alberta should remain in Canada?
Base: TOTAL W9 (N=1,210)

Plurality say separating from Canada will have negative impact on a range of issues, but positive impact is higher than current support for separation

- With support from separation ranging from 17% to 20%, those saying separation will have a positive impact on Canada in key areas is at a higher level (28% to 32%) suggesting that there is room to grow for separatist sentiment.
- On policing and public safety in Alberta communities, 28% say separation would have a positive impact.

Impact of Separation from Canada

			% POSITIVE IMPACT											
	TOTAL		REGION							GENDER		AGE		
	Pos	Neg	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	M	F	18-34	35-54	55+
Job creation and economic development in Alberta (12% 7% 33% 16% 16% 16%)	32	49	30	24	41	37	42	30	40	34	30	32	33	31
The ability to ship Alberta oil to international markets by ocean (13% 7% 35% 14% 15% 16%)	31	49	30	26	33	31	38	34	33	36	26	36	30	28
The ability of employers to attract skilled workers to Alberta for vacant positions (12% 11% 32% 17% 15% 14%)	29	48	27	23	38	35	35	30	35	33	25	33	30	26
Policing and public safety in Alberta communities (14% 12% 30% 16% 15% 13%)	28	46	29	24	31	31	32	29	29	33	24	27	31	26
Accessibility of publicly-funded health care in Alberta (11% 8% 38% 15% 14% 13%)	28	53	28	21	27	29	35	31	29	32	23	30	31	23

Q 5. If Alberta were to separate from Canada and become an independent country, what impact do you think this would have on each of the following?
Base: TOTAL W9 (N=1,210)

RCMP Satisfaction, Confidence, and Believability

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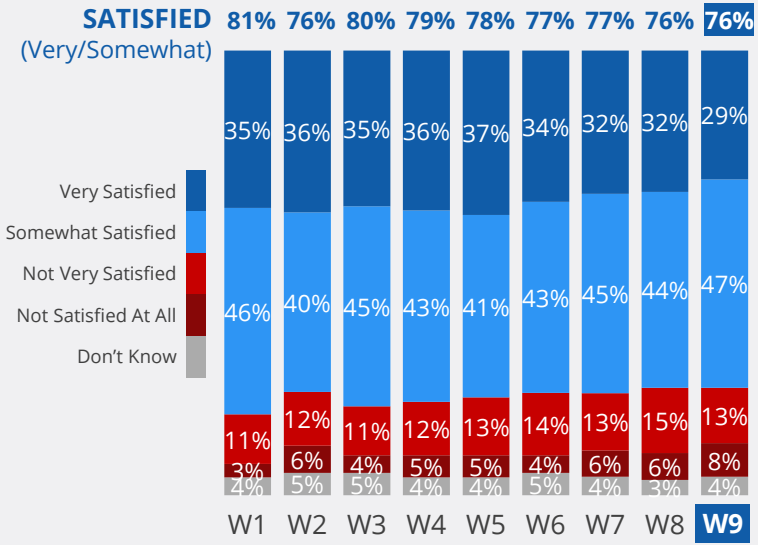
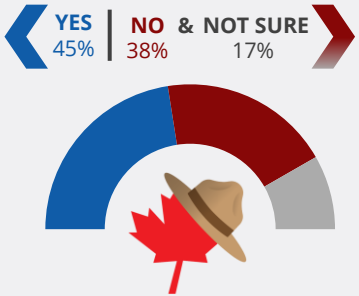
Over three-quarters satisfied with RCMP's policing

- Satisfaction with RCMP's policing of their community (76%) consistent with wave 8; those very satisfied (29%) marginally declined.
- Satisfaction with policing in non-RCMP communities (68%) declines 5% compared to wave 8, and level of those very satisfied (17%) lower than RCMP-served communities.

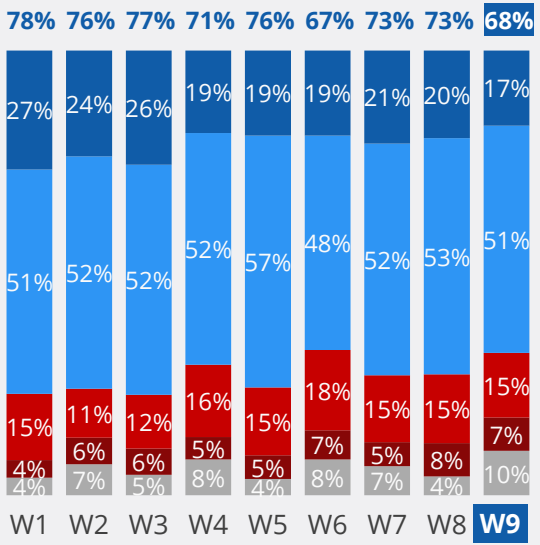
Satisfied With RCMP's Policing





Area Served by a Local RCMP Detachment

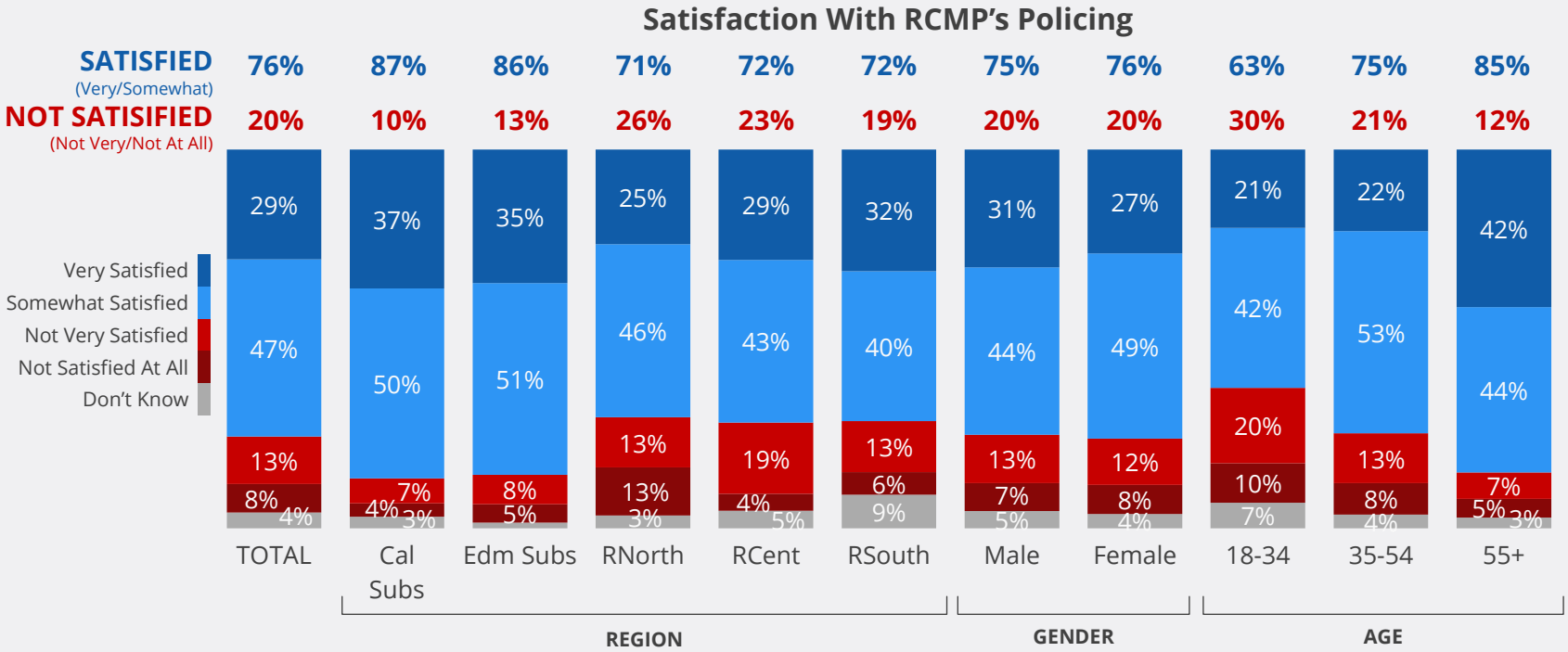
Satisfied With Policing In Community



Now, here are some questions about policing in Alberta. | 12. Is your municipality or local area served by a local RCMP detachment? Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201) | 13. How satisfied are you with the RCMP's policing of your community? Base: TOTAL W9 (N=687); W8 (N=729); W7 (N=718); W6 (N=678); W5 (N=699); W4 (N=696); W3 (N=727); W2 (N=733); W1 (N=809) | 14. How satisfied are you with the policing in your community? Base: TOTAL W9 (N=523); W8 (N=471); W7 (N=483); W6 (N=522); W5 (N=503); W4 (N=510); W3 (N=494); W2 (N=495); W1 (N=491).

Satisfaction with RCMP's policing 71% or above across RCMP-served regions

- Regionally, satisfaction ranges from 71% in Rural North to 87% in Calgary suburbs.
- 55+ age group most satisfied with RCMP's policing (85%); men (75%) and women (76%) at about same level of satisfaction.



13. How satisfied are you with the RCMP's policing of your community?
Base: Local Area Served by RCMP W9 (N=687). Note: Data <2% not labeled.

RCMP Contract Renewal and Alberta Sheriffs Police Service (ASPS)

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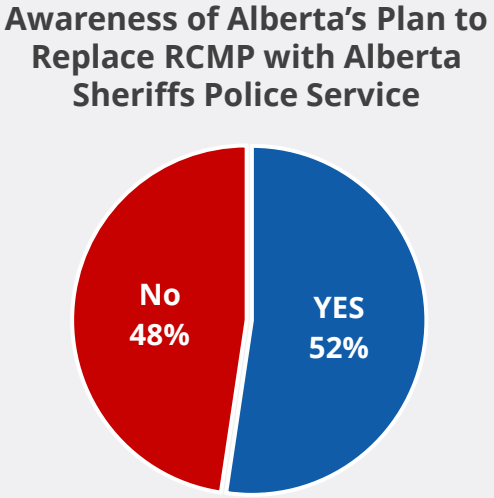
Slim majority aware of Alberta government's plan to create the Alberta Sheriffs Police Service (ASPS)

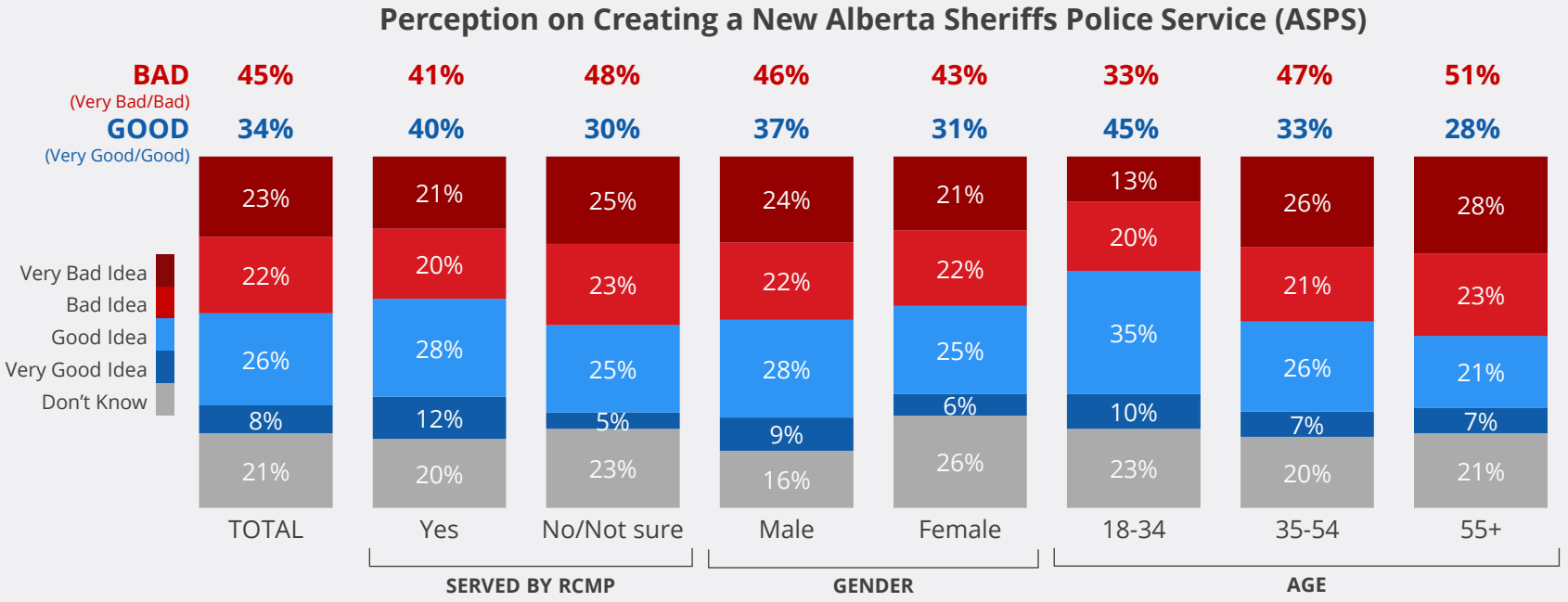
- 52% awareness of Alberta government's plan to create the ASPS, with higher level of awareness among 55+ age group (69%), men (59%), and rural Alberta residents (56%).



22. Before responding to this survey, had you read, seen or heard anything about the Alberta government's plan to create a new provincial police service called the Alberta Sheriffs Police Service (ASPS)?
Base: TOTAL W9 (N=1,210)

Plurality says creating a new ASPS at this time is a “bad idea”

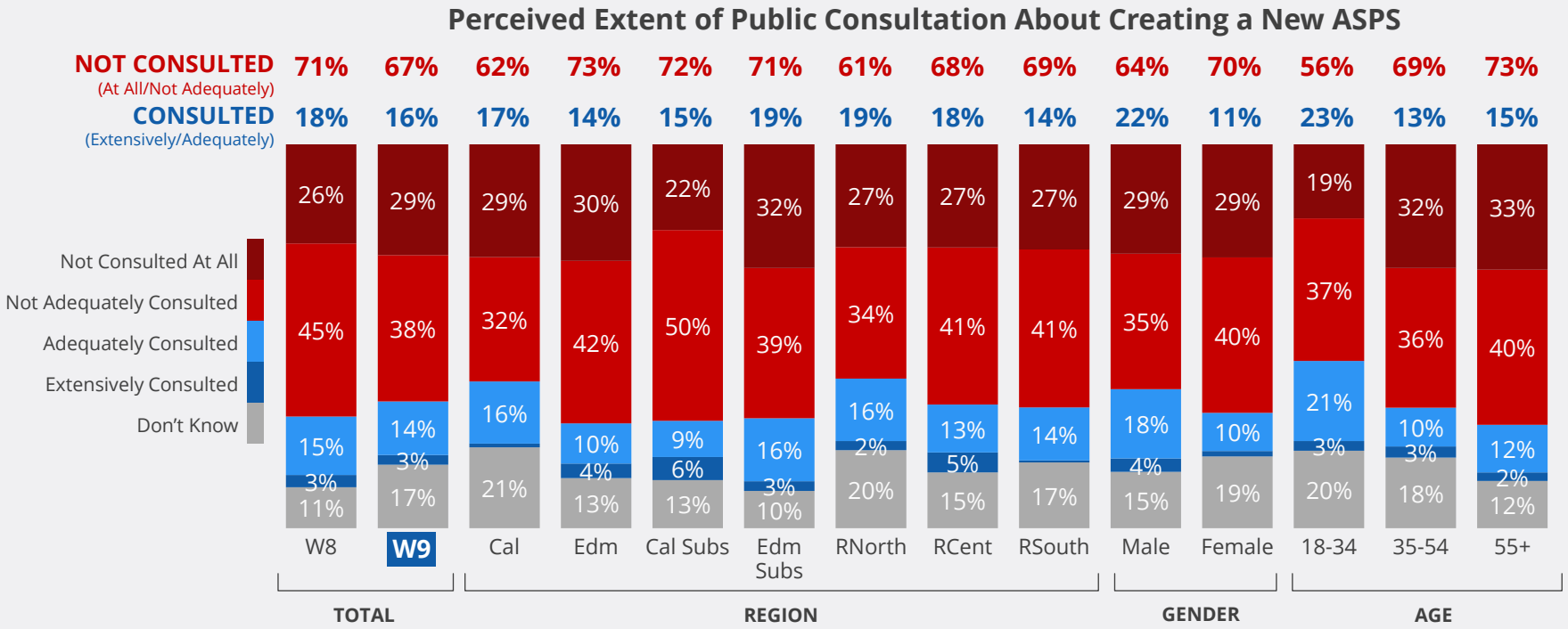
- 45% say creating the ASPS at this time is a bad idea, including 23% who say it’s a “very bad idea”. Young people – 18-34 age group – are more likely to say it’s a good idea (+12% good vs. bad) compared to 35-54 (-14%) and 55+ (-23%).



23. In February 2026, the Alberta government announced its plan to create a new Alberta Sheriffs Police Service (ASPS). Thinking about this, do you feel the Alberta government creating an additional provincial police service – the Alberta Sheriffs Police Service (ASPS) – at this time is a good idea or a bad idea?
Base: TOTAL W9 (N=1,210)

Two-thirds say that the public has not been adequately consulted about creating a new Alberta Sheriffs Police Service

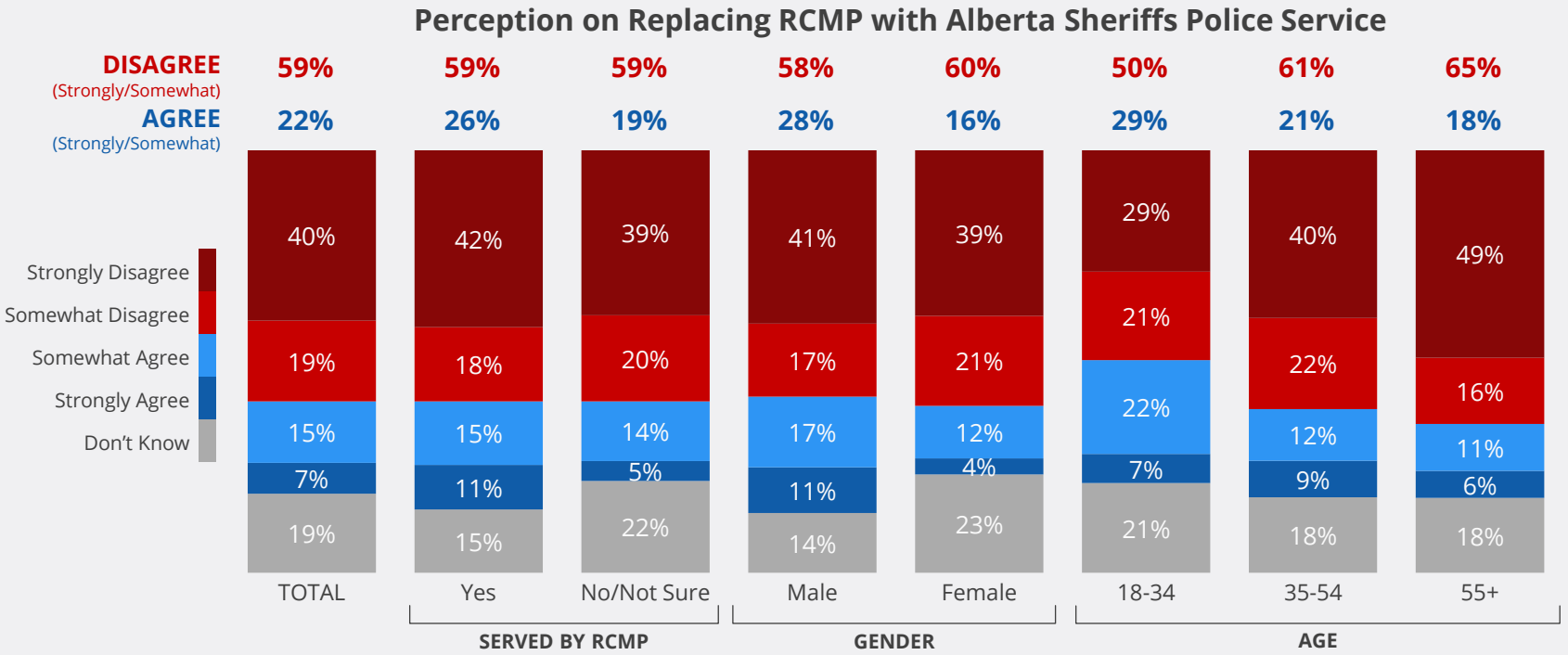
- Broad consensus across gender, age, and region groups that consultation has not been adequate.



24. To what extent do you think the public has been consulted about creating a new Alberta Sheriffs Police Service?
Base: TOTAL W9 (N=1,210); W8 (N=1,200). Note: Data <2% not labeled.

Majority disagree that ASPS should replace the RCMP in all RCMP-served communities in Alberta when RCMP contract expires in 2032

- Majority disagree across age, gender, and region groups that ASPS should replace RCMP in 2032.

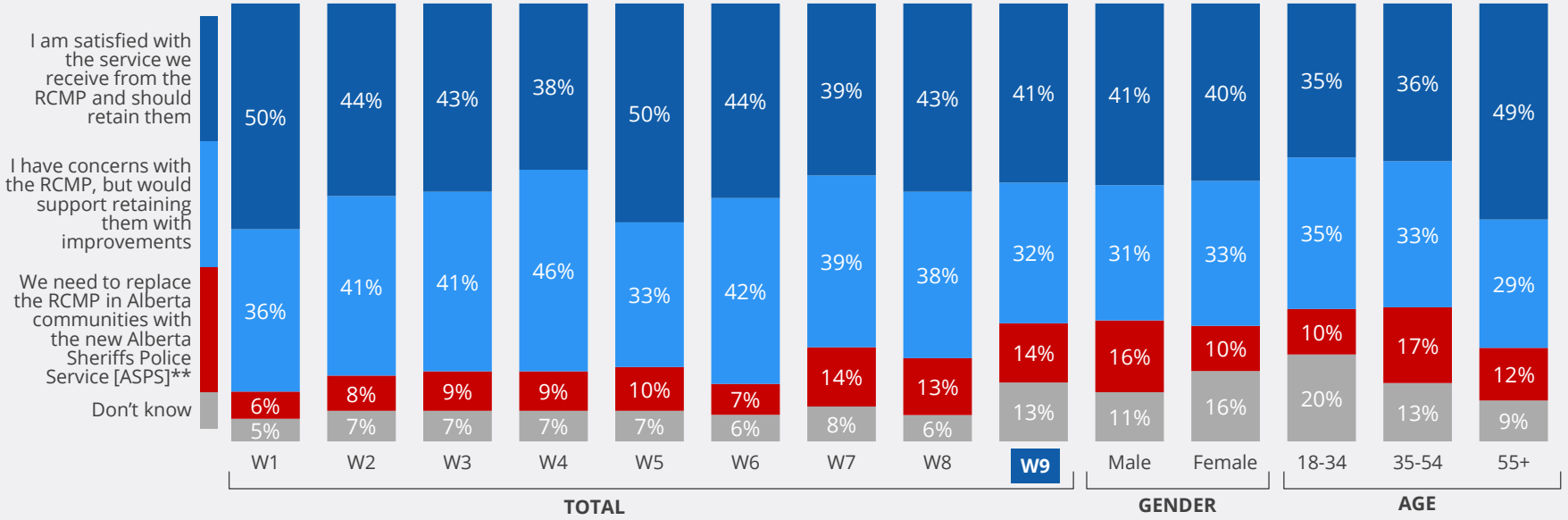


25. Do you think the Alberta Sheriffs Police Service should replace the RCMP in all RCMP-served communities in Alberta when the RCMPs contract expires in 2032?
Base: TOTAL W9 (N=1,210).

In RCMP-served areas, over 7-in-10 satisfied or prefer retaining them with improvements, while 1-in-7 choose replacing the RCMP with ASPS

- Separatist voters are split with 18% satisfied with RCMP, 26% choosing to retain with improvements, and 42% choosing to replace RCMP with ASPS.
- Level of satisfied/retain with improvement has declined from 86% in wave 1 to 73% in wave 9; the replace RCMP option has moved from 6% to 14% across wave 1 to 9, while undecided has risen to 13%. Undecided is higher among 18-34s (20%) and women (16%).

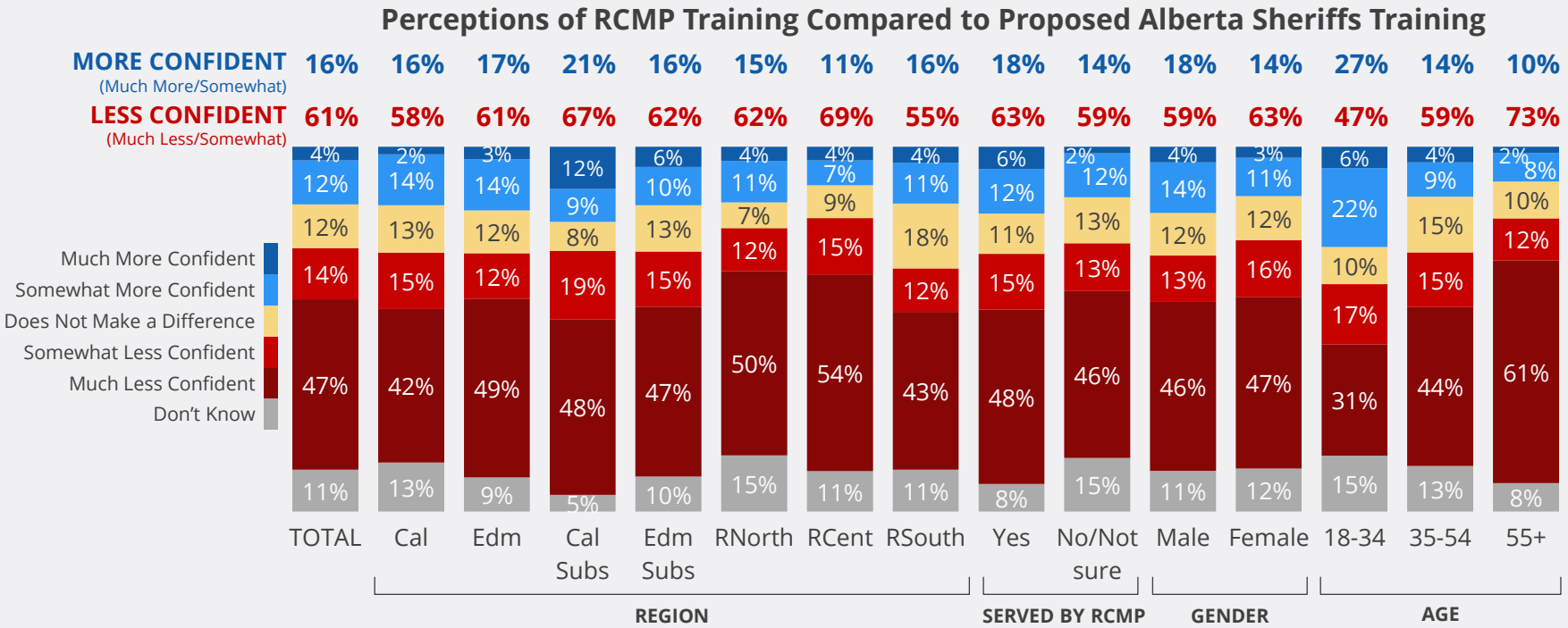
Viewpoint on Replacing or Retaining the RCMP



26. Which of the following statements best reflects your point of view?
Base: Local Area Served by RCMP W9 (N=687); W8 (N=729); W7 (N=718); W6 (N=678); W5 (N=699); W4 (N=695); W3 (N=727); W2 (N=733); W1 (N=809). *W1 Read: "...if there were significant improvements". **Note: The name of the agency has changed from APPS to ASPS..

Training comparison between RCMP and ASPS makes majority feel less confident about Alberta government's policing plan

- Plurality much less confident based on comparison of training for RCMP officers (26 weeks) and ASPS (6 weeks). Overall, 47% are much less confident (61% overall less confident). Almost half (48%) of those in RCMP-served areas are much less confident.

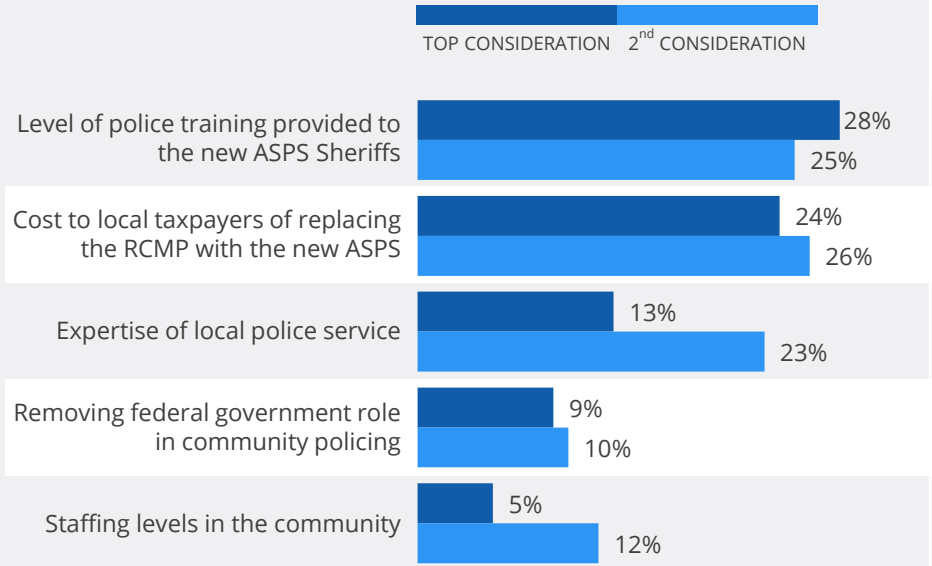


27. RCMP officers undergo 26 weeks of training at the RCMP Training Depot in Regina. The Alberta government is proposing that Alberta Sheriffs receive 6 weeks of training to become police officers. Thinking about this, does it make you feel more confident or less confident about the Alberta government's policing plan for communities in Alberta, or does it make no difference? Base: TOTAL W9 (N=1,210).

Level of police training and taxpayer cost are leading considerations for those in RCMP-served areas

- 18-34 place equal importance on level of training and cost to taxpayers, while 35-54 place higher importance on cost to taxpayer, and 55+ place higher importance on level of training.

Most Important Considerations If Replacing RCMP with ASPS



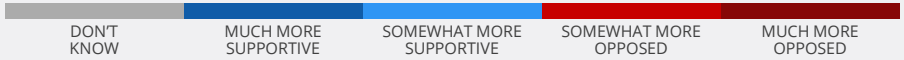
OVERALL CONSIDERATION		REGION					GENDER		AGE		
	TOTAL	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	M	F	18-34	35-54	55+
Level of police training provided to the new ASPS Sheriffs	48	53	49	45	48	53	45	52	43	44	56
Cost to local taxpayers of replacing the RCMP with the new ASPS	47	47	55	44	46	40	45	49	40	52	46
Expertise of local police service	33	31	42	25	33	33	34	32	30	33	35
Removing federal government role in community policing	18	29	16	18	18	22	21	13	18	19	16
Staffing levels in the community	15	16	9	14	22	12	20	11	21	13	14

28/29. The Alberta government has stated that its intention is to offer the Alberta Sheriffs Police Service (ASPS) as an option to communities for their local policing, to replace the RCMP. What do you think should be the most important consideration for communities in considering whether to replace the RCMP with the newly-created Alberta Sheriffs Police Service? Base: Local Area Served by RCMP W9 (N=687)

Using lesser trained officers/sheriffs makes half much more opposed to creation of new ASPS

- 7-in-10 (70%) more opposed to ASPS based on Alberta government proposing to use lesser trained Sheriffs to replace fully trained RCMP officers. Messaging outlining federal government 30% contribution and local governments voicing concerns make over 6-in-10 (65%) more opposed, and consistent with previous waves.

Support/Opposition For ASPS*



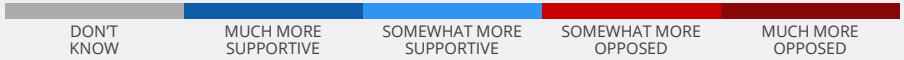
	% OPPOSED (Much More/Somewhat More)															
	TOTAL	GENDER		AGE			REGION							TOTAL		
	W9	M	F	18-34	35-54	55+	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	W8	W7*	W6*
The Alberta government is proposing using lesser trained Sheriffs to replace the fully-trained RCMP officers (15% / 4% / 11% / 19% / 51%)	**70**	65	75	62	68	77	69	73	75	69	69	73	62	-	-	-
The federal government pays 30% of the cost of RCMP service in Alberta, which amounts to about $188 million each year. If Alberta replaces the RCMP with a new Alberta Sheriffs Police Service, the current federal contribution will no longer apply and will need to be absorbed by provincial and municipal taxpayers (17% / 6% / 12% / 19% / 46%)	**65**	62	68	52	64	74	63	72	66	66	57	60	63	64	65	-
Local governments across Alberta have voiced concerns regarding increased costs and other impacts of transitioning away from RCMP local policing (19% / 5% / 14% / 22% / 39%)	**61**	61	61	51	60	70	61	70	56	64	56	59	52	58	57	63

Q 30. Here are some general statements about policing in Alberta. Please indicate whether they make you more supportive or more opposed to the creation of a new Alberta Sheriffs Police Service (ASPS)?
Base: TOTAL W9 (N=1,210); W8 (N=1,200); TOTAL Sample Split W7 (600-601). *Note: The name of the agency has changed from APPS to ASPS.

Non-disclosure of detailed costing makes majority more opposed to ASPS plan

- Of those who say replacing the RCMP with the ASPS is a good idea, 33% become more opposed to the plan based on non-disclosure of detailed costing. 55+ age group more likely to be more opposed (71%).

Support/Opposition For ASPS*

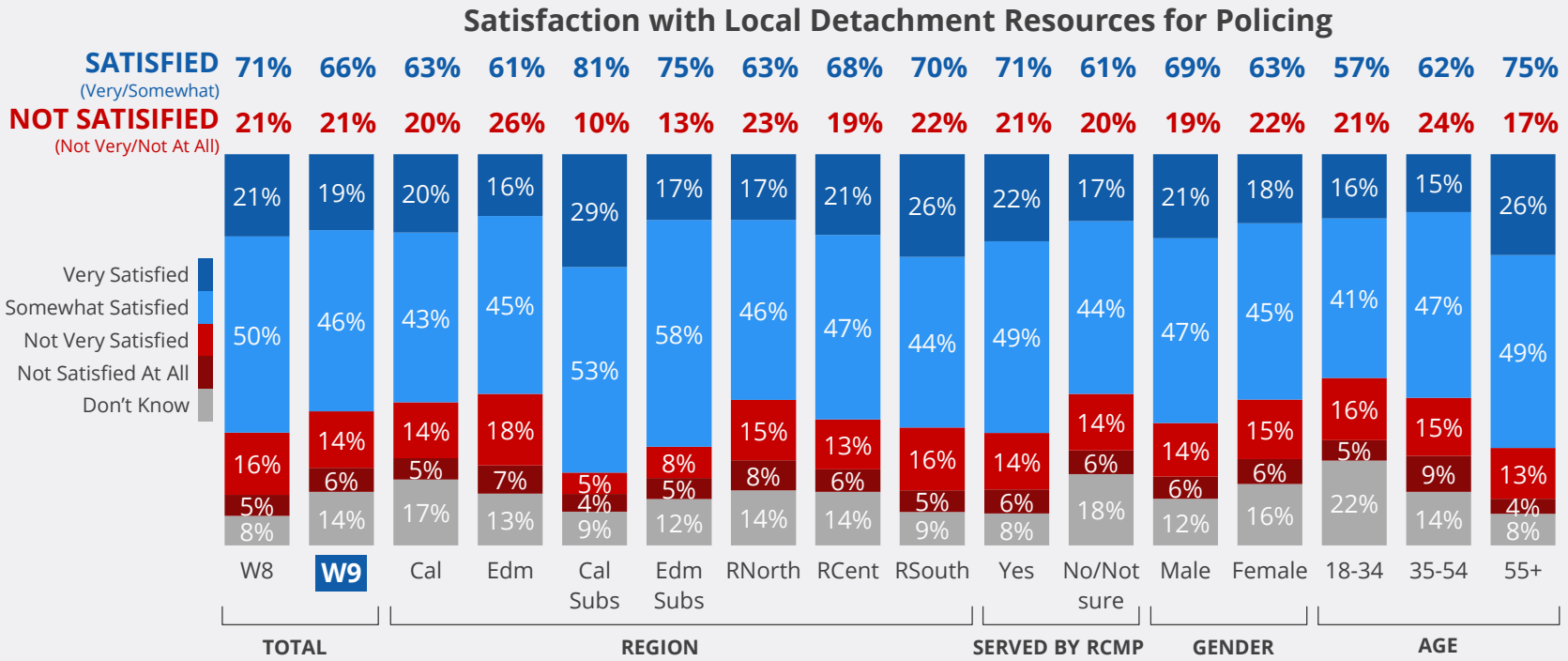


	% OPPOSED (Much More/Somewhat More)															
	TOTAL	GENDER		AGE			REGION							TOTAL		
	W9	M	F	18-34	35-54	55+	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	W8	W7*	W6*
The province has not released detailed costing of the plan to create a new police service but a 2021 report commissioned by the government said a new provincial police service would have start-up costs of $372 million plus and additional $164 million each year in operating costs compared to current provincial RCMP costs (20% / 6% / 13% / 19% / 42%)	**61**	59	63	48	60	71	53	73	65	61	59	57	61	63	59	-
Overall crime rates and the severity of crime are falling in Alberta, with Criminal Code violations down 8.5%, and the Crime Severity Index down 21% since 2019. This shows costly changes to policing in Alberta are not needed (21% / 8% / 20% / 17% / 34%)	**51**	52	49	46	48	57	49	60	43	53	45	50	42	-	-	-
Ending the contract with the RCMP will give Albertans more control over policing, with less interference from Ottawa (19% / 13% / 21% / 17% / 30%)	**47**	48	46	37	47	55	47	57	39	53	42	44	34	45	42	-

30. Here are some general statements about policing in Alberta. Please indicate whether they make you more supportive or more opposed to the creation of a new Alberta Sheriffs Police Service (ASPS)?
Base: TOTAL W9 (N=1,210); W8 (N=1,200); TOTAL Sample Split W7 (600-601). *Note: The name of the agency has changed from APPS to ASPS.

Two-thirds satisfied that their local detachment has adequate resources to police their community

- 66% say they are satisfied with resources for local detachment, with higher level in RCMP-served areas (71%).

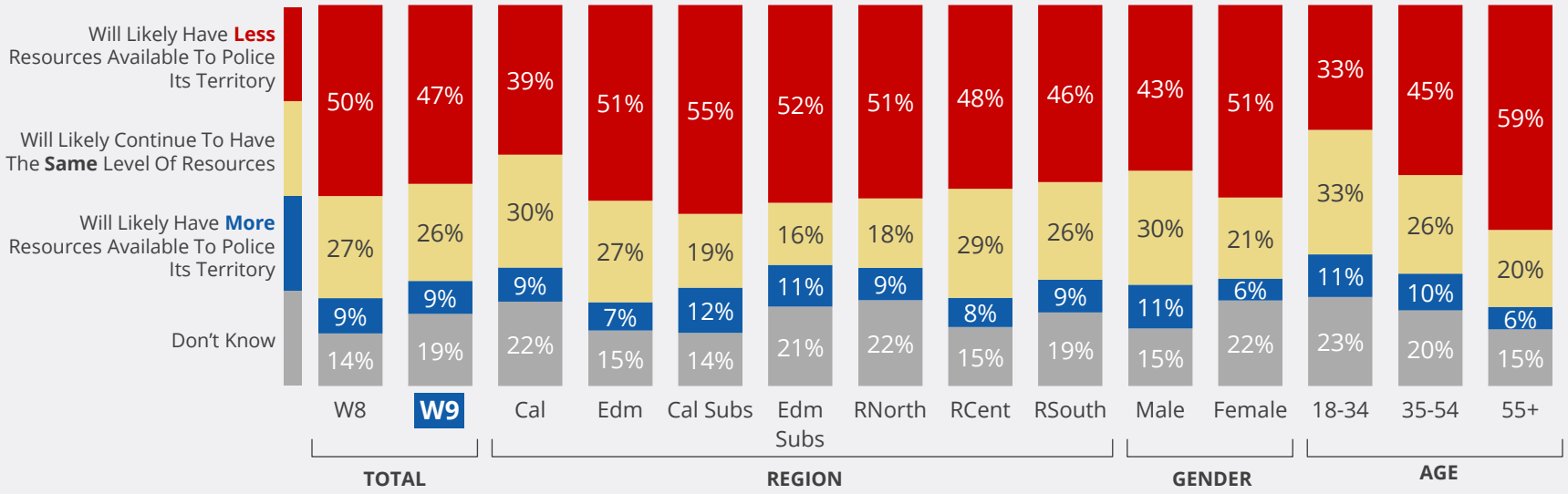


31. Thinking about policing in your community, how satisfied are you with your local detachment having adequate resources to police your community?
Base: TOTAL W9 (N=1,210); W8 (N=1,200).

About half say there will likely be less resources available to police its territory if RCMP is replaced with ASPS

- 47% say there will likely be less resources available to police its territory if RCMP is replaced with ASPS, including half of those in RCMP-served areas (50%), women (51%) and 55+ age group (59%).

Expected Resource Levels if RCMP is Replaced with Alberta Sheriffs Police Service



32. Do you feel that your community's police service will have more, less, or the same level of resources available to police its territory?
Base: TOTAL W9 (N=1,210); W8 (N=1,200).

Post-Tests:
RCMP Contract Renewal and Alberta Sheriffs Police Service (ASPS)

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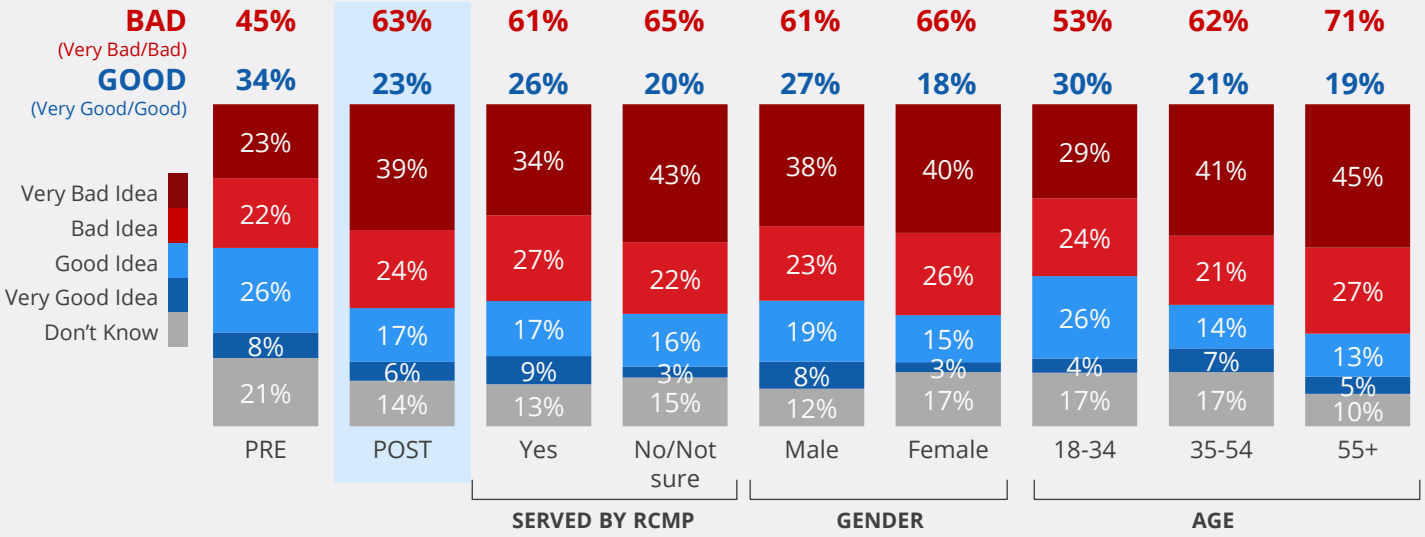
Post-test: Majority now say creating a new ASPS at this time is a “bad idea” after more information is provided

- Proportions feeling it’s a bad idea increases 19pts from 45% to 63%, with 16pt increase in those who say it’s a “very bad idea”.
- Majority of those in RCMP-served areas feel it’s a bad idea (61%); increase of 21pts compared to pre-test.
- Increase of +21pts among 18–34-year olds and +20pts among 55+ year olds who feel it is a “bad idea”.

Post Test: Perception of Creating a New Alberta Sheriffs Police Service (ASPS)

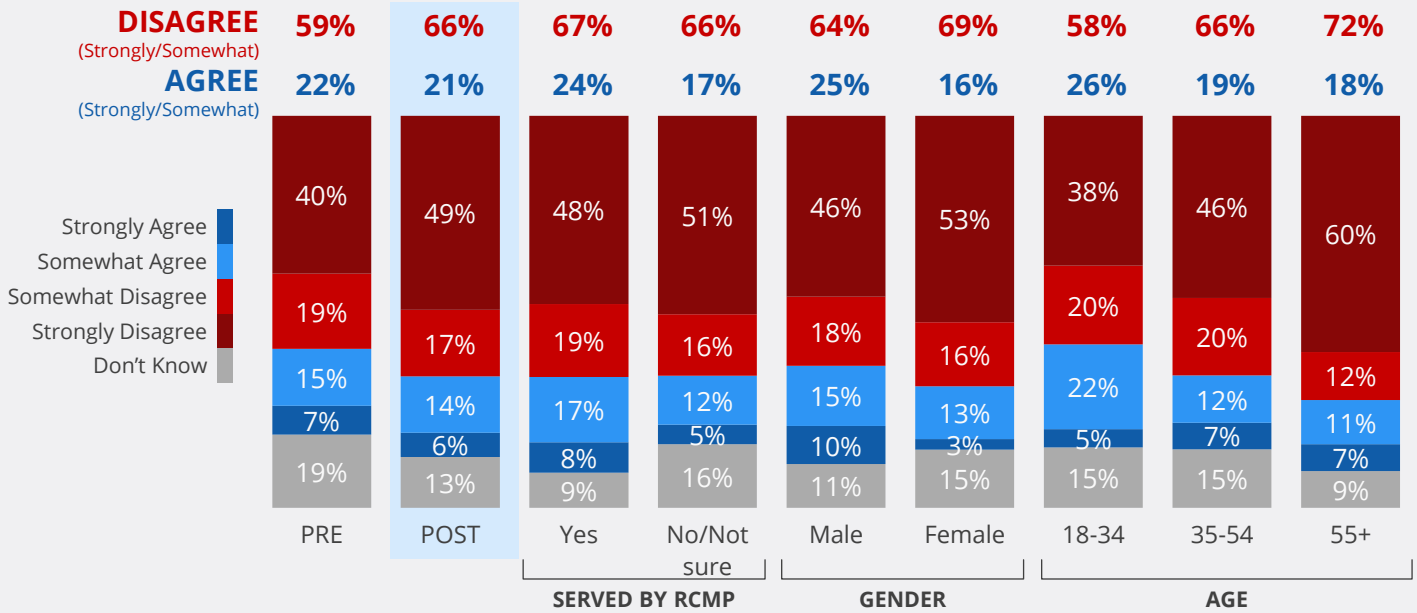


23. In February 2026, the Alberta government announced its plan to create a new Alberta Sheriffs Police Service (ASPS). Thinking about this, do you feel the Alberta government creating an additional provincial police service – the Alberta Sheriffs Police Service (ASPS) – at this time is a good idea or a bad idea?
34. Based on the additional information you've reviewed, do you feel the Alberta government creating an additional provincial police service – the Alberta Sheriffs Police Service (ASPS) – at this time is a good idea or a bad idea?
Base: TOTAL W9 (N=1,210)

Post-Test: Majority continue to disagree that ASPS should replace the RCMP; 7pt increase in disagreement, while proportions who agree remain steady

- 7pt increase in disagreement among RCMP-served region, and 9pt increase among 18-34 year olds after receiving more information.

Post Test: Perception on Replacing the RCMP with the Alberta Sheriffs Police Service



25. Do you think the Alberta Sheriffs Police Service should replace the RCMP in all RCMP-served communities in Alberta when the RCMPs contract expires in 2032?
35. And, do you think the Alberta Sheriffs Police Service should replace the RCMP in all RCMP-served communities in Alberta when the RCMPs contract expires in 2032?
Base: TOTAL W9 (N=1,210).

Public Safety & Politics

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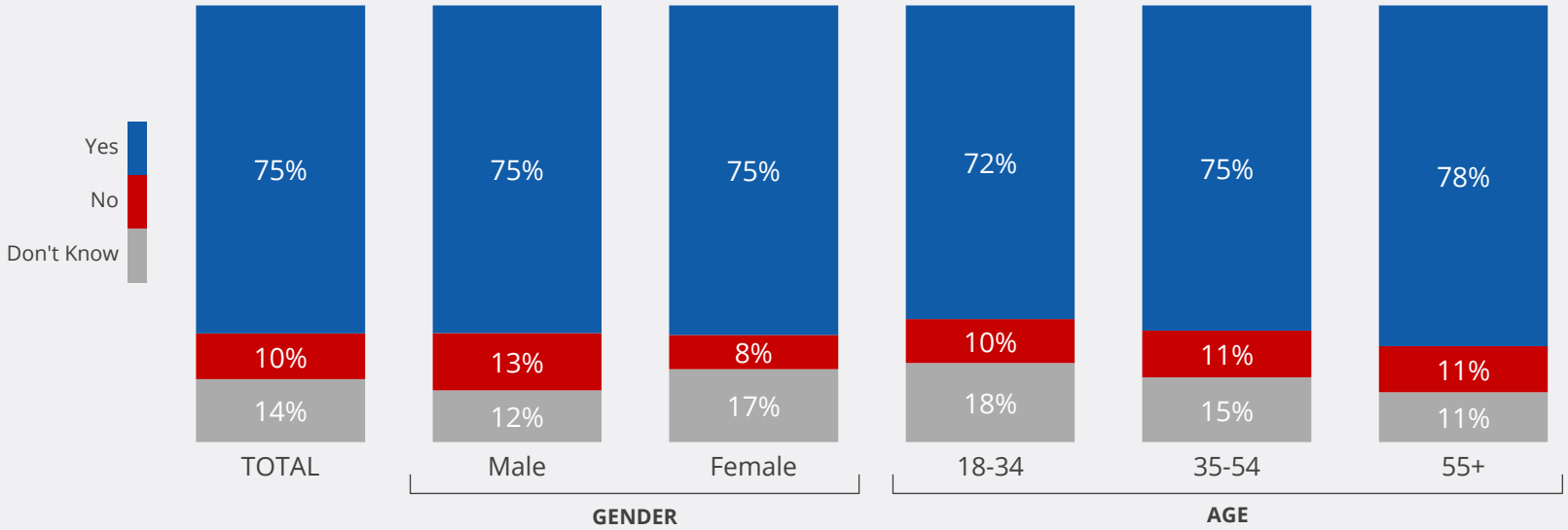
strategic insights

3-in-4 Albertans say the government should ask voters for approval in a province-wide referendum before proceeding with plan to replace the RCMP

- Broad consensus (75%) among Albertans to have province-wide referendum before proceeding with any plan to replace the RCMP with a provincially run Alberta Sheriffs Police Service (ASPS). Consistent support among age and gender groups.
- Remain voters (78%) more likely to support province-wide referendum compared to Separatist voters (68%).

Public Views on Whether Alberta Should Replace the RCMP with a Provincially Run Police Service

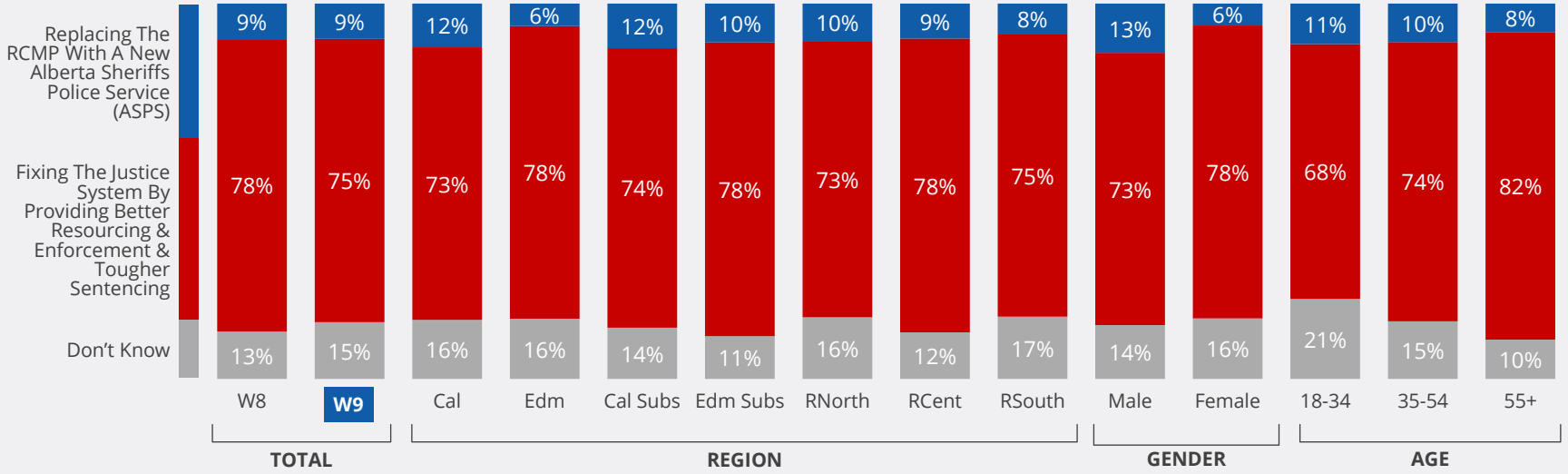


36. The Alberta government is putting forward nine referendum questions to voters this fall, none of which relate to policing. Before proceeding with any plan to replace the RCMP with a provincially run Alberta Sheriffs Police Service (ASPS), should the government ask Alberta voters for their approval in a referendum?
Base: TOTAL W9 (N=1,210).

Almost 3-in-4 Albertans prefer focus on fixing the justice system instead of replacing the RCMP with a new Alberta Sheriffs Police Service (ASPS)

- Most Albertans prefer Premier to focus on fixing the justice system by providing better resourcing and enforcement and tougher sentencing (75%) compared to replacing the RCMP with a new ASPS (9%).

Premier Danielle Smith and UCP Government's Focus on Public Safety in Alberta



37. When it comes to public safety in Alberta, do you think the Premier and the United Conservative Party (UCP) governments focus should be on...
Base: TOTAL W9 (N=1,210); W8 (N=1,200).

3-in-4 agree that we need to strengthen national institutions, not weaken them

- Over 8-in-10 (83%) Albertans agree that there needs to be a detailed accounting of costs/impacts to service levels.
- Over 3-in-4 (76%) agree that there are "more important priorities to deal with in Alberta right now than changing who policies local communities", including 83% of 55+ voters.

Agreement with Policing Statements

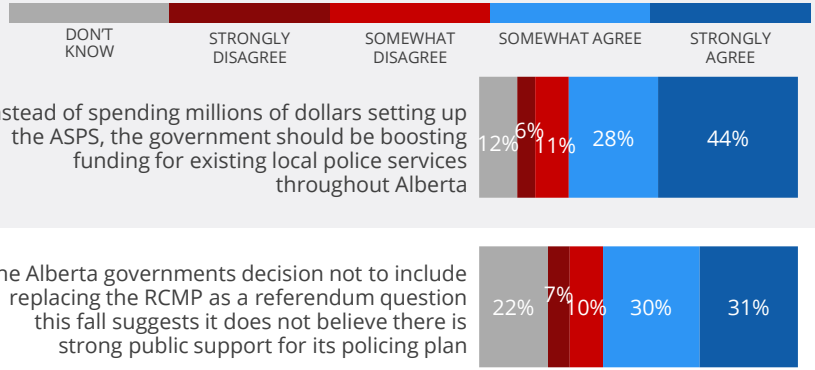
	% AGREE (Strongly/Somewhat)																
	TOTAL	GENDER		AGE			REGION							TOTAL		
	W9	M	F	18-34	35-54	55+	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	W8	W7	W6
Before any changes to policing in Alberta are agreed to, there needs to be a detailed accounting of the costs and impacts to service levels	**83**	82	85	73	84	91	80	87	89	84	80	84	84	87	89	87
There are other more important priorities to deal with in Alberta right now than changing who polices local communities	**76**	72	80	69	75	83	77	81	77	72	69	77	75	81	81	84
Given the threat from Donald Trump and the United States, we need to strengthen our national institutions, not weaken them	**75**	75	76	73	71	81	77	81	70	74	67	73	70	81	80	-
This is not the time to explore expensive new police services in Alberta	**73**	69	76	68	70	79	74	76	75	78	67	71	62	75	75	-

39. Please indicate to what extent do you agree or disagree with the following statements:
Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201); W6 (N=1,200). *W6 Scale Read: SUPPORT (Much More/Somewhat).

Over 7-in-10 agree government should be boosting funding for existing local police services instead of spending millions of dollars on setting up ASPS

- Majority (72%) agree that Alberta government should be boosting funding for local police services than spending dollars setting up the ASPS and majority (61%) agree that not putting policing on referendum ballot suggests government does not believe its plan has strong support.

Agreement with Policing Statements



% AGREE (Strongly/Somewhat)

	TOTAL	GENDER		AGE			REGION							
	W9	M	F	18-34	35-54	55+	Cal	Edm	Cal Subs	Edm Subs	Rural North	Rural Cent	Rural South	W8
Instead of spending millions of dollars setting up the ASPS, the government should be boosting funding for existing local police services throughout Alberta	**72**	70	74	71	66	78	70	80	69	73	66	70	66	-
The Alberta governments decision not to include replacing the RCMP as a referendum question this fall suggests it does not believe there is strong public support for its policing plan	**61**	63	59	61	59	64	61	71	60	57	53	58	54	-

39. Please indicate to what extent do you agree or disagree with the following statements:
Base: TOTAL W9 (N=1,210); W8 (N=1,200); W7 (N=1,201); W6 (N=1,200). *W6 Scale Read: SUPPORT (Much More/Somewhat).

Post-Test:
Retaining RCMP

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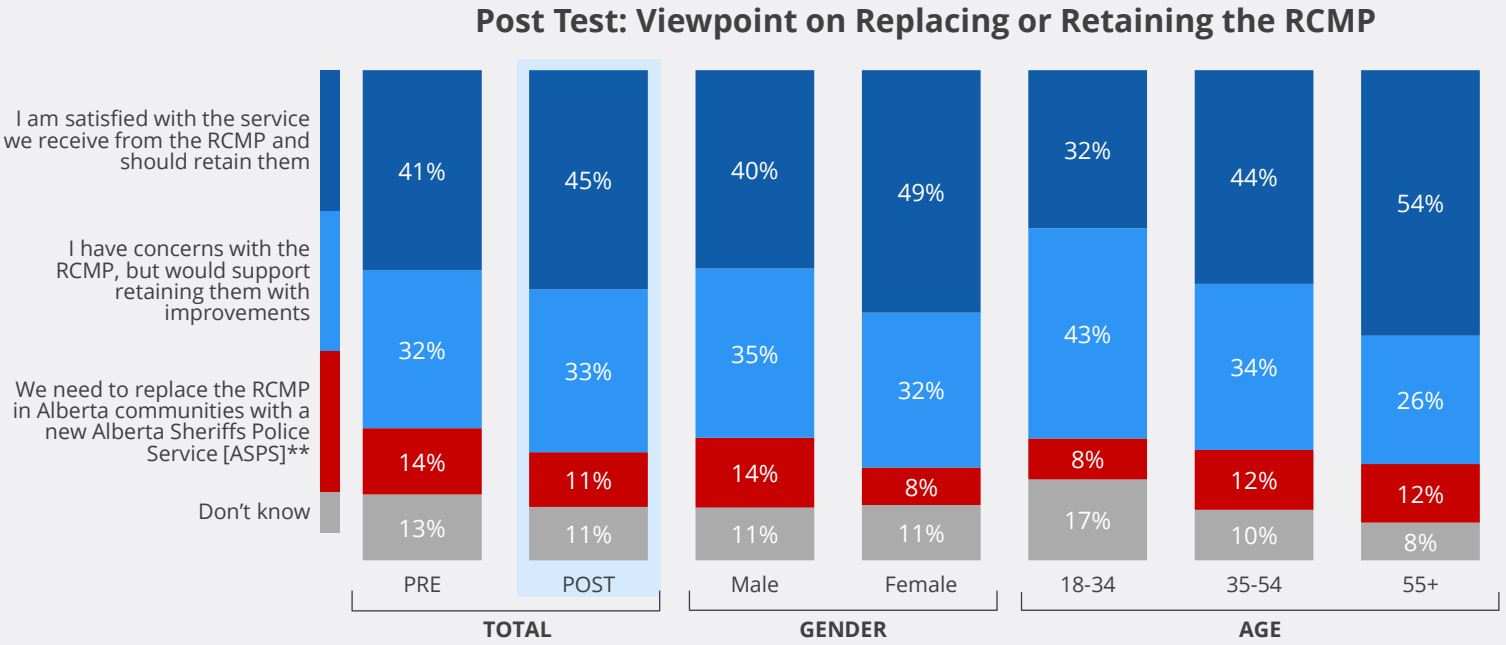
Post-test: Almost 4-in-5 in RCMP-served communities say they are satisfied with the service from RCMP and should retain them / with improvements

- In the post-test, those saying that the RCMP needs to be replaced in Alberta communities with a new ASPS drops from 14% to 11%, while retain / retain with improvements rises from a combined 73% to 78%.



26. Which of the following statements best reflects your viewpoint?
40. Now that you reviewed additional information, which of the following statements best reflects your point of view?
Base: Local Area Served by RCMP (N=687) **Note: The name of the agency has changed from APPS to ASPS.

APPENDIX

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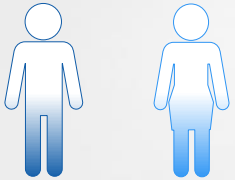
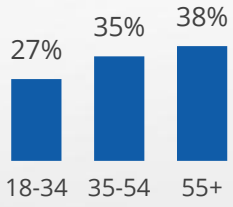
strategic insights

Demographics

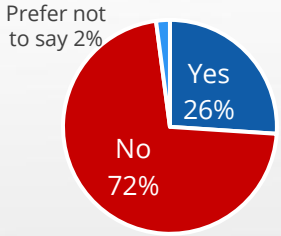
GENDER



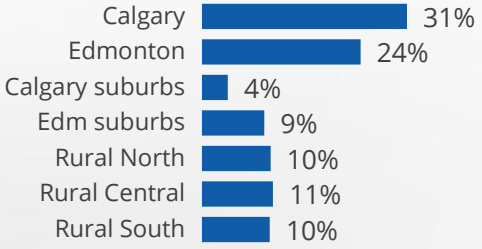
AGE



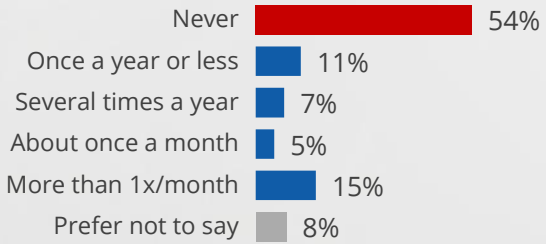
CHILDREN <18 YRS



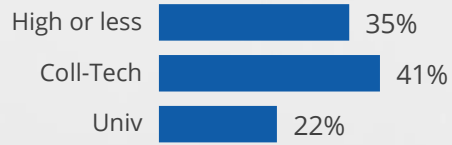
REGION



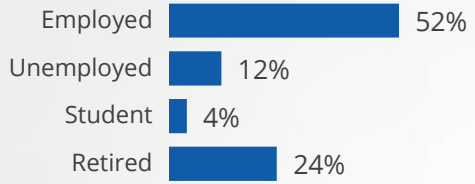
ATTENDANCE AT RELIGIOUS SERVICES



EDUCATION



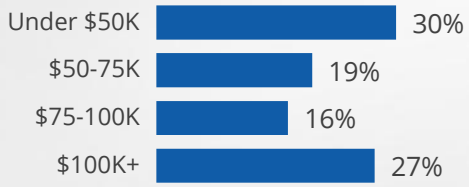
EMPLOYMENT



Base: TOTAL W9 (N=1,210).

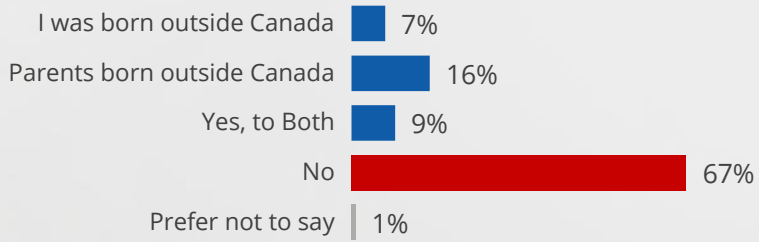
Demographics

INCOME

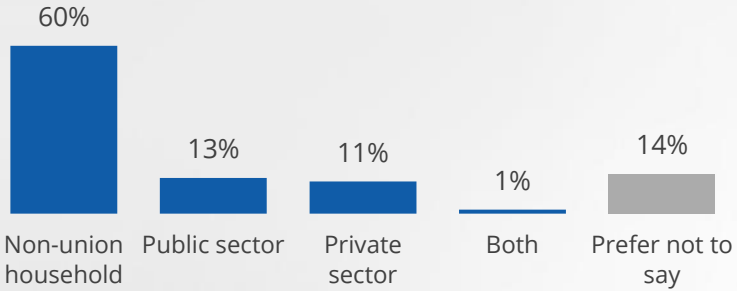


ETHNICITY

BIRTHPLACE OUTSIDE CANADA



UNION MEMBERSHIP



Base: TOTAL W9 (N=1,210).

NATIONAL POLICE FEDERATION

FÉDÉRATION DE LA POLICE NATIONALE

National Police Federation Alberta

Wave 9

May 2026

pollara strategic insights

SPONSORSHIP
&
ADVERTISING OPPORTUNITIES!

Date: **Sunday, August 16, 2026**
Location: **Ukrainian Cultural Heritage Village**

Ukrainian Day offers an opportunity for the Ukrainian community in Alberta to unite in celebration, remembrance, and cultural pride.

The festival will include vibrant performances, cultural displays, and engaging activities highlighting Ukrainian traditions while fostering community connection. Ukrainian Day also serves as a welcoming space for newcomers and a platform to recognize the many contributions of Ukrainian Canadians to Alberta's social and cultural life.

We encourage you to show your support for the Ukrainian Canadian community — over 400,000 people of Ukrainian descent — one of the largest Ukrainian populations outside of Ukraine itself, especially during the ongoing Russian invasion and war in Ukraine. Ukrainian Day is a unique opportunity to showcase your organization, business, or services to a large, diverse audience. A chance to show your community spirit and caring, while at the same time fostering brand recognition throughout the Ukrainian community in Alberta. Since March 2022, Alberta has welcomed more than 65,000 Ukrainian newcomers.

You can show your support of Alberta's vibrant Ukrainian community at one of several different levels of sponsorship. All Ukrainian Day sponsors will be acknowledged. In addition, each level of sponsorship has a wide variety of profile and marketing opportunities. All sponsors will be profiled to maximum capacity by UCC-APC.

All sponsors will receive the following standard benefits:

- **Logo and recognition on UCC-APC website, social media, e-Bulletins, and program booklet.**
  - **All sponsors appear on the acknowledgement page of the program booklet**
- **Prominent signage at Ukrainian Day (provided by us) VIA:**
  - **Stand-up Banner**
- **Opportunity to distribute corporate marketing item/brochure at the event (must be approved by the UCC-APC).**
- **Acknowledgement in the UCC-APC newsletter article about Ukrainian Day.**

SPONSORSHIP & ADVERTISING OPPORTUNITIES!

A. 2026 Ukrainian Day Presenting Sponsor $5,000 +

The Presenting Sponsorship is a unique opportunity for a company/organization to attach its name and reputation to an important annual event and be associated with the broader community in Alberta. This is a co-branding opportunity with the potential for lasting recognition and offers the chance for your corporate/organization name and logo to be prominently included in all 2026 Ukrainian Day advertising and promotion.

All sponsors will be provided with the standard package described on page 1.

In addition, Presenting sponsors will receive:

- **Opportunity to use 'Ukrainian Day Sponsor' on your promotional and advertising materials.**
- **Full-page ad in the UCC-APC newsletter and program booklet distributed to 10,000+ contacts and online (*artwork to be provided by sponsor*).**
- **Exclusive recognition as the Presenting Sponsor in event communications.**
- **Priority logo placement on event banners, website and promotional materials. This includes the Ukrainian Day Program booklet.**
- **LOGO placed on the cover of the Program Booklet.**
- **Opportunity to display up to 2 company banners in the event areas.**
- **Announcements and recognition of sponsorship by the Emcee.**

B. 2026 Ukrainian Day Concert Showcase Sponsor $3,000 +

The Showcase Sponsor receives many benefits from sponsoring the headline event of the afternoon at Ukrainian Day.

All sponsors will be provided with the standard package described on page 1.

In addition, Concert Showcase sponsors will receive:

- **Opportunity to use 'Ukrainian Day Sponsor' on your promotional and advertising materials.**
- **Half-page ad in the UCC-APC newsletter, distributed to 10,000+ contacts, and online (artwork to be supplied by sponsor).**
- **Logo placement on event banners, website, and promotional materials. This includes the Ukrainian Day Program booklet.**
- **Banner with logo (supplied by sponsor) located on the stage.**
- **Announcements and recognition of sponsorship by the Emcee as the Showcase sponsor for the headlining event.**

C. 2026 Ukrainian Day Silver Sponsor $2,000 +

This sponsor will receive many benefits and prominent positioning of your organization's name and logo on all Ukrainian Day promotion and advertising materials.

All sponsors will be provided with the standard package described on page 1.

In addition, Silver sponsors will receive:

- **Logo placement on event banners, website and promotional materials. This includes the Ukrainian Day Program booklet.**
- **Quarter-page ad in the UCC-APC newsletter and program booklet distributed to 10,000+ contacts and online (artwork to be provided by sponsor)**

D. 2026 Ukrainian Day Children's Entertainment Zone Sponsor $1,500 +

The Children's Entertainment Zone Sponsor supports one of the most engaging and family-oriented areas of Ukrainian Day 2026. This sponsorship helps create a welcoming and interactive space for children and families through cultural crafts, games, activities, and performances that celebrate Ukrainian heritage and community spirit.

All sponsors will be provided with the standard package described on page 1.

In addition, the Children's Entertainment Zone Sponsor will receive:

- **Recognition as the official sponsor of the Children's Entertainment Zone.**
- **Logo placement on event banners, website, and promotional materials. This includes the Ukrainian Day Program booklet.**
- **Recognition signage displayed within the Children's Entertainment Zone.**
- **Business-card size ad in the UCC-APC newsletter and program booklet distributed to 10,000+ contacts and online (artwork to be provided by sponsor).**
- **Recognition of sponsorship by the Emcee during Children's Zone programming**

SPONSORSHIP & ADVERTISING OPPORTUNITIES!

D. 2026 Ukrainian Day Bronze Sponsor $1000 +

For your sponsorship of this special event, you will receive positioning of your organization as follows:

All sponsors will be provided with the standard package described on page 1.

In addition, Bronze sponsors will receive:

- **Logo placement on event banners, website and promotional materials. This includes the Ukrainian Day Program booklet.**
- **Business Card size ad in the UCC-APC newsletter and program booklet distributed to 10,000+ contacts and online (artwork to be provided by sponsor).**

E. 2026 Ukrainian Day Activity Sponsor $500 +

Businesses and organizations also have an opportunity to sponsor a specific component of Ukrainian Day 2026. Activity areas include:

- Volunteer Booth Sponsor
- Children's activities and games

For your sponsorship of this special component, you will receive positioning of your organization as follows:

All sponsors will be provided with the standard package described on page 1.

- **Business-Card size ad in the UCC-APC newsletter and program booklet distributed to 10,000+ contacts and online (artwork to be provided by sponsor).**
- **Recognition of sponsorship at the site of the activity via company banner, logo or signage of choice.**

F. In-Kind Sponsor

To mount any event there are many needs and opportunities for businesses to provide in-kind support for items such as:

- **Decorations**
- **Tents**
- **Design of Promotional Materials**
- **Printing of Promotional Materials**
- **Technical equipment and support**
- **Photographer, Videographer**

If you are interested in an in-kind sponsorship, recognition will be provided at the level of support provided - in Program booklet, website, E-Bulletin.

Please contact our office for more details.

SPONSORSHIP
&
ADVERTISING OPPORTUNITIES!

The Ukrainian Day Souvenir Program Booklet Advertising Opportunities!

Printed in Full Colour

The Ukrainian Day Booklet is distributed free of cost to ***all attendees*** during Ukrainian Day

<u>Advertising Rates:</u>
Taxes not included.

Full Page
7 ¼'' x 9 ¼'' = $800

Half Page
3 ½'' x 9 ¼'' or 7¼'' x 4½'' = $550

Quarter Page
3 ½'' x 4½'' = $325

Business Card
3 ½'' x 2'' = $200

DEADLINES
Ad space reservation— **End of July 2026**
Ad material submission— **End of July 2026**

ALBERTA
TRANSPORTATION and ECONOMIC CORRIDORS

Office of the Minister
MLA, Innisfail-Sylvan Lake

July 15, 2026 AR 108903

Craig Lukinuk
Reeve
Smoky Lake County
PO Box 310
Smoky Lake, AB T0A 3C0
clukinuk@smokylakecounty.ab.ca

Dear Reeve Lukinuk:

The Honourable Dan Williams, Minister of Municipal Affairs, brought forward Smoky Lake County's concerns regarding bridge replacement needs, funding gaps, and the need for greater flexibility in bridge standards, including the use of replacement structures such as culverts in place of bridges. As Minister of Transportation and Economic Corridors, I appreciate the opportunity to respond to these matters.

Through programs such as the Strategic Transportation Infrastructure Program Transportation and Economic Corridors continues to support municipalities in advancing priority transportation infrastructure projects across Alberta.

I understand Smoky Lake County is seeking greater flexibility in bridge design standards to support cost-effective infrastructure solutions in rural communities. I also recognize the importance of ensuring infrastructure programs remain responsive to the unique needs of municipalities while maintaining safety and long-term asset performance.

Alberta's bridge standards are intended to ensure that bridge infrastructure delivers safe, reliable, and durable service throughout its intended lifecycle.

…/2

These standards are based on established engineering principles and reflect Alberta's operating environment, including traffic loading, hydraulic performance, environmental considerations, constructability, inspection requirements, and long-term asset management.

Should the County wish to advance alternative bridge concepts or innovative structural solutions, department officials would be pleased to work with your administration to discuss the applicable engineering requirements and technical review process. This collaborative approach helps ensure innovative solutions can be appropriately assessed while maintaining Alberta's high standards for public safety and infrastructure performance.

If you have any further questions, please contact Michael Botros, Regional Director toll-free in Alberta by first dialing 310-0000, then 780-305-2405, or at michael.botros@gov.ab.ca.

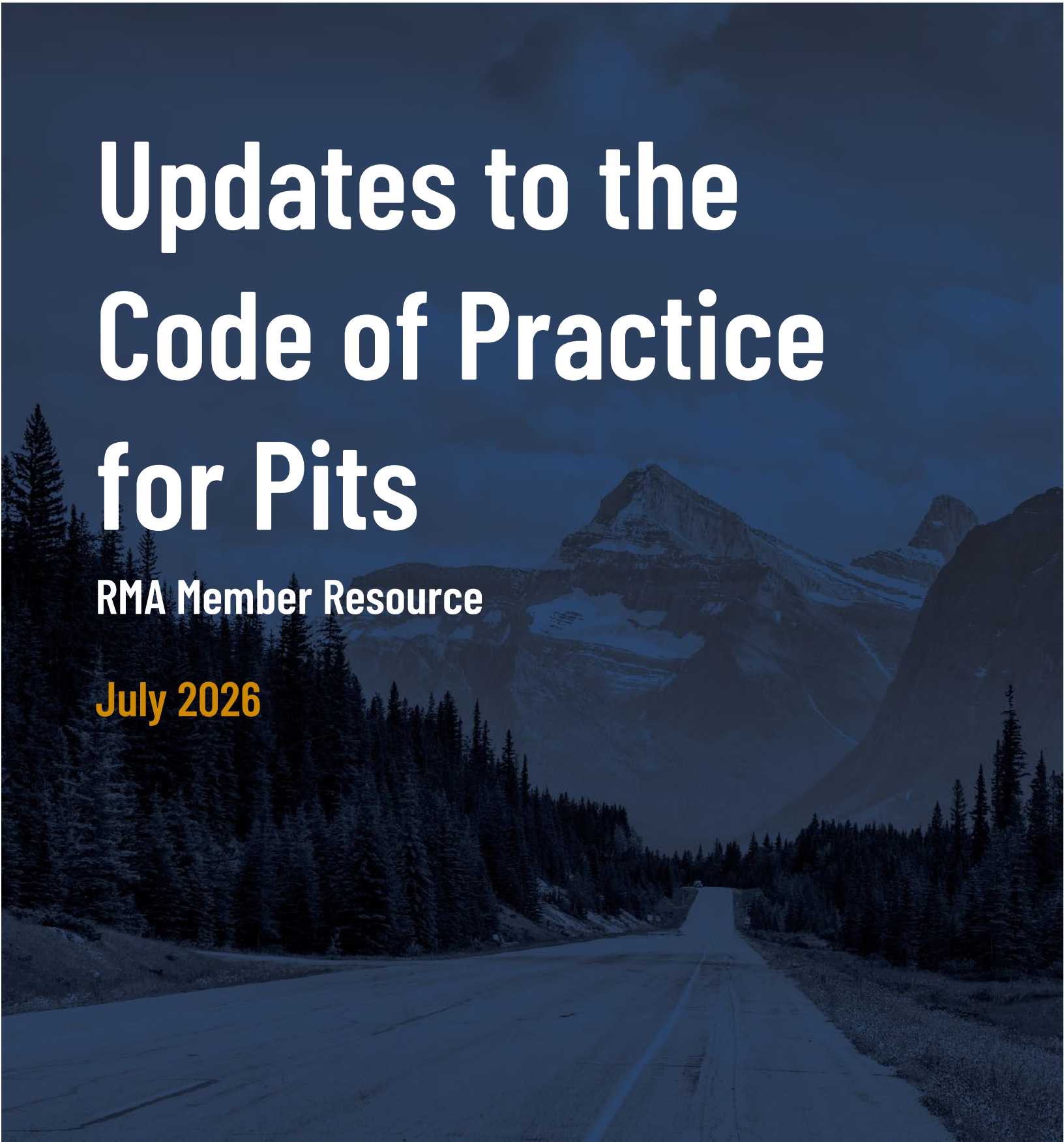
Thank you for sharing your perspectives and priorities with the Government of Alberta.

Sincerely,

Honourable Devin Dreeshen, ECA
Minister of Transportation and Economic Corridors

cc: Honourable Dan Williams, ECA, Minister of Municipal Affairs
Glenn van Dijken, MLA for Athabasca-Barrhead-Westlock
Michael Botros, Regional Director, Transportation and Economic Corridors

RMA
RURAL MUNICIPALITIES *of* ALBERTA



Updates to the Code of Practice for Pits

RMA Member Resource

July 2026

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Introduction

Alberta Environment and Protected Areas (EPA) is updating the Code of Practice for Pits (COPP) to implement changes to the *Municipal Government Act* (MGA) resulting from Bill 28 and recommendations from the provincial Sand and Gravel Task Force. Among other changes, this may involve adding additional environmental conditions to the COPP, some of which may be conditions that municipalities currently attach to development permits for aggregate pit operations. Addressing local concerns through operating conditions has been a key municipal component of the approval process.

Bill 28 shifts the broader regulatory context associated with the COPP and Task Force recommendations. Bill 28 changes raise the importance of the COPP for municipalities and makes the applicability of the Task Force recommendations unknown. For example, the potential risks of streamlining provincial approval processes (as recommended by the Task Force) may be significantly higher in a regulatory context in which municipal oversight of similar factors is no longer permitted.

Under section 619.1(5) of the MGA, municipalities can include conditions in a development permit if they do not conflict with the provincial pit registration. It was not clear how the provincial approval process would address issues with both environmental impacts and localized, off-site health and nuisance impacts. If the Government of Alberta (GOA) intends to further restrict the conditions that a municipality may include in a development permit, or to further centralize and standardize certain development conditions, it is critical that members proactively emphasize in their feedback during this engagement that:

- Operators and EPA must confirm alignment with municipal planning documents
- The approval process must allow for meaningful input from municipalities
- The province must introduce mechanisms to increase operator accountability
- The province must improve monitoring and enforcement
- Municipalities require flexibility to vary development permit conditions.

It is currently unclear whether the municipal priorities above will be directly addressed by EPA as part of this engagement process. Regardless, it is crucial that members raise these as high-risk impacts of Bill 28 changes that must be addressed prior to simply considering how to expand the scope of the provincial approval process, which appears to be the primary purpose of the engagement. The current provincial approval process is insufficient to support public interest decision-making without the parallel municipal process. Rebuilding the process to properly integrate the local perspective is necessary before expanding its scope to allow provincial control over a broader range of issues related to aggregate development.

Rural municipalities approve thousands of development permits each year, shaping residential, commercial, and industrial growth while balancing infrastructure and environmental impacts. Further centralizing local planning and development processes risk increasing local land use conflicts, creating unexpected infrastructure strain, and interfering with long-term municipal plans for community growth. Communicating risks, unintended consequences, and gaps in the government's planned approach, as well as emphasizing the importance of ensuring a local planning lens continues to be applied to aggregate approvals, will be critical for maintaining community safety, 'good neighbour' relations, and environmental assurance while ensuring local factors are properly considered in the approval process.

How to Use this Document

This guide is intended to support RMA members to participate in the EPA's engagement process on updates to the COPP in light of regulatory changes introduced through MGA section 619.1 and the provincial Sand and Gravel Task Force.

This document provides members with an overview of the pit approval process, general engagement strategies, and key messages to emphasize to government the risks that weakening or eliminating the municipal voice in aggregate approvals will have on landowners, municipalities, industry, and the GOA.

If you have any specific questions about this guide, please reach out to Policy and Advocacy staff.

Overview of Pit Approval Process

Historically, the GOA and municipalities each played a role in the approval of aggregate pits on private land. The provincial process under EPA primarily focused on environmental management (air, water, land and biodiversity) while the municipal process focused on land use considerations.[1]

Bill 28 introduced section 619.1 of the MGA, replacing the dual-stream approval process with one in which provincial approvals are paramount. Municipalities now must amend land use bylaws, planning documents, and permits to align with provincial approvals. The approval process for aggregate pits is now likely to raise challenges similar to quasi-judicial agency approval of certain provincially regulated developments like renewable energy generation, transmission lines, oil and gas facilities, and confined feedlot operations.

Proponents apply to the EPA, and applications are evaluated by approval coordinators against the requirements in the Code of Practice for Pits (COPP) and other provincial requirements under the *Environmental Protection and Enhancement Act* (EPEA), *Water Act*, Conservation and Reclamation Regulation, and associated regulations, incidental policies, and guidelines. An approval or authorization under the *Water Act* is required if the aggregate pit involves withdrawing water, altering natural water flow, draining a water source or any other impact on a water body or groundwater source.

The approval coordinator may request supplementary information from the proponent and will assess the application solely against provincial legislation and regulations. The number of supplementary information requests that can be made may be limited following implementation of Task Force recommendations. The approval coordinator makes a recommendation on the application to the Director (as defined under the EPEA).

Provincial notification requirements for aggregate pit applications or proposed changes to an existing pit registration are set out in EPEA section 72 rather than the COPP. This remains unchanged following Bill 28. However, because there is no requirement for the Director or EPA to hold a public hearing for a pit application or amendment to an existing pit registration, opportunities for municipal and public input in the current provincial approval process are now limited. The Director's final decision is documented in a decision memo and the Director's record; these are not released publicly. EPA's service target for approval of initial COPP registrations is 120 days.

Once all necessary provincial authorizations are received, the proponent applies to the municipality for all relevant rezoning and permits. The MGA requires that municipalities provide notice to applicants and affected persons of any plans or land use bylaw amendment, along with opportunities for public engagement. The introduction of section 619.1 under Bill 28 severely restricts the ability for council to hold hearings to discuss provincially approved pit registrations. Under the previous dual-stream process, municipal conditions or requirements as part of a development permit could address issues (such as dust) that are also the subject of provincial approval process through the lens of nuisance or off-site impacts. Municipalities are no longer permitted to place conditions on or otherwise address any areas referenced in the provincial approval.

[1] Government of Alberta. 2021. Aggregate pits: municipal and provincial processes

Overview of the Code of Practice for Pits

In Alberta, a Code of Practice is a legally enforceable instrument linked to primary legislation such as the *Environmental Protection and Enhancement Act* (EPEA) or the *Water Act* and adopted as part of a regulation. They set out province-wide, mandatory requirements for a specific activity, operation or sector. Codes usually require registration or notice with the GOA before the activity or operation begins. Codes are developed for activities and operations that the government has assessed as producing relatively minor emissions, occur frequently, and have comparatively low environmental impact. Public notice is not required for activities or operations under a Code of Practice, and the government does not provide the ability to appeal the activity or appear before an appeal board for those who are opposed or have concerns.[2]

The GOA introduced the Code of Practice for Pits in 2004. It has not been updated since its introduction. The COPP establishes the provincial pit registration process and operational requirements for pits that are five hectares (12.5 acres) or larger on private land. These are classified as Class I pits. Class I pits include any sand, gravel, clay or marl (aggregates) in a processed or unprocessed form. Pits smaller than five hectares (Class II pits) or on public land are not required to register under the EPEA or COPP.

The requirements set out in the COPP relate to the activities plan, soil conservation, monitoring, reclamation, reclamation security, reclamation certificate, reporting and record keeping. An activities plan is a detailed technical description of pit operations, ranging from the texture(s) of the topsoil at the pit to a description of the mitigative measures to prevent adverse results from pit activities. The activities plan must cover the expected life of the pit, and any changes must be authorized in writing by the Director. Schedule 2 of the COPP outlines all the information that must be included in the activities plan.

Updating the COPP

EPA began updating the COPP in 2024. According to supporting documents provided by EPA, the update was intended to support "a more efficient regulatory system that continues to support desired environmental outcomes for pits on private land." Specific areas of focus were technical in nature and included:

- Updated dust and erosion control provisions
- Improvements to pit water monitoring
- Professional sign-off of technical data and reports
- Five-year reporting requirements
- Requirements for progressive reclamation plans and reclamation reports
- Alternative reclamation material reporting
- Requirements for landowner consultation and consent.

EPA paused work on the COPP in early 2025 and resumed in early 2026. The original scope of work for the review did not contemplate changes to provincial and municipal roles and responsibilities, existing tensions between provincial and municipal processes, or significant shifts in the regulatory environment introduced through MGA section 619.1 and recommended by the provincial Sand and Gravel Task Force.

[2] Registrations under the EPEA cannot be appealed to the Environmental Appeals Board. Appeals can be brought forward under the *Water Act.*

According to the EPA, the current engagement with municipalities will relate to Task Force recommendations and implementing Bill 28 changes related to paramountcy of provincial approvals on aggregate pit applications. Tentative timelines provided by the EPA are:

- Kick-off webinar: July 21
- Second and third engagement sessions: July and August (TBC)
- Deadline for feedback: first week of September (TBC)

EPA has indicated that written feedback can be submitted but is not mandatory. It will be important for RMA members to provide clear, verbal feedback during the engagement sessions.

At this point, details on the engagement process are not known. While this guide is intended to support members in participating effectively based on currently available information, RMA may provide members with updated or additional resources based on details shared during the kick-off webinar.

RMA Positions on Impacts of Bill 28 Changes

RMA's analysis on Bill 28 aggregate pit approval process changes is outlined in a recent report and summary document. These documents build on the RMA's initial analysis of the most significant amendments introduced through Bill 28, released in April 2026.

RMA has no active resolutions focused specifically on aggregate pit developments, but members have raised concerns in the past around reclamation of pits, community aggregate payment levy rate, access to provincially held aggregate data, provincial compliance monitoring of pit operations, and quasi-judicial agency approval processes. Increasing restrictions on municipal autonomy and centralized decision-making interact with several of RMA's advocacy themes.

While the focus of the EPA's engagement is on updates to the COPP, changes under Bill 28 increase the importance of the role of the COPP in the approval process.

RMA has significant concerns around a standalone provincial aggregate approval process, which clearly was not designed to serve as the sole approval process for a development type with significant potential local impacts.

Municipal and landowner risk

- Residents may still hold municipalities accountable for land use conflicts, nuisance issues or infrastructure impacts created by provincially approved pits.
- May create infrastructure or land use impacts that increase municipal costs without any corresponding provincial support or the ability to require pit owners to contribute.
- Pits approved near existing or planned development could sterilize or devalue land, reducing long-term economic development and assessment growth.
- Forced application of an "aggregate-centric" lens to land use planning through changes introduced through Bill 28[3] and Bill 20 (2024).[4]

[3] Bill 28 enables an automatic yes approval framework. The GOA has also signaled its intent to develop a future regulation restricting the scope of non-statutory studies that municipalities may request during the development process.

[4] Bill 20 *Municipal Affairs Statutes Amendment Act 2024* allows Cabinet to amend or rescind municipal bylaws that do not align with provincial priorities.

Reduced public accountability and input

- No plans on how municipal plans or landowner input will be considered in the provincial approval process.
- Aggregate extraction may occur closer to populated areas with limited or no development conditions, consideration of municipal long-term plans, or community input.
- Risk of decreased notification for aggregate pits that are deemed low risk, low complexity or subject to an "automatic yes" type of approval framework

Expansion of existing centralized processes

- While EPA is not a quasi-judicial agency, they will play a similar unilateral project approval role for aggregate pits as that of the NRCB, AUC and AER for other provincially regulated developments.

A standalone provincial aggregate approval process must properly consider local land use perspectives and ensure operators are accountable to neighbouring landowners and businesses.

Member Advocacy

General Engagement Strategies

While the changes are likely to impact municipalities to different extents based on the degree of aggregate development in their boundaries, their relationship with industry, etc., the implementation approach (through the COPP) has the potential to significantly undermine municipal autonomy, introduce major local planning and infrastructure risks, and create further precedent for continued centralization of planning powers for other property types.

Municipalities will be provided an overview of EPA's scope for the review of the COPP at the kick-off meeting. At the time of writing, RMA has not received confirmation of specific areas of focus. However, EPA has indicated interest in better understanding the municipal development permit approval process including how land use redesignation decisions are made, what factors are considered, and how approval conditions are determined. Shifting the decision-making authority for some development permit conditions from municipalities into the COPP risks creating further precedent for continued centralisation of planning decisions for other property and development types.

It is crucial for RMA members to actively participate in this engagement and communicate to EPA their experience with local aggregate pit operators and the importance of applying a local lens to approval decisions. Members may take different approaches to preparing for and participating in this engagement with the EPA, depending on individual contexts:

- Review local planning documents to identify where provincial primacy could create conflicts or undermine long-term planning
- Communicate why the integration of local planning and knowledge into the approval process matters, locally and provincially
- Highlight risks when aggregate approvals proceed without a local lens, including increased costs, infrastructure strain, cumulative impacts, and landowner concerns
- Emphasize the need for meaningful, municipally-focused engagement on Bill 28 implementation, the Code of Practice, and Task Force recommendations
- Reinforce that municipal land-use authority must be preserved, and provincial pit approvals should not override local plans without municipal input

- Tell your story: share types and frequency of complaints, enforcement issues, non-compliant operators, community and environmental impacts.

Suggested Questions

Alignment with municipal planning documents

- Will the provincial approval process be modified to better accommodate municipal and public input? If so, how? If not, why not?
- What "environmental conditions" is the EPA seeking information on in relation to development permits, and what is their intended use for the information?
- Will the activity-based framework and checklist application require the applicant to consult with municipalities and confirm non-objection/no conflicts? If not, why not?
    - Does the EPA plan to further engage with municipalities on the development of such a framework or checklist as recommended by the Task Force?
    - Does a checklist application mean that the Director will automatically waive notice requirements as set out in EPEA section 72(1) and (2)?

Meaningful engagement with municipalities and community

- What requirements will be placed on operators to undertake pre-application engagement with municipalities and the local community?
- Will formalization of an option for "discovery meetings" in the standard application process require applicants to invite municipalities?
- How will EPA ensure that municipalities are notified and consulted in a timely manner to ensure infrastructure capacity is available for increased aggregate pit activities e.g., ensuring road use agreements are in place ahead of development?
- How will conflicts between the community and pit operators be addressed in a provincial model where municipalities cannot hold a public hearing to discuss matters that conflict with a registration?

Operator accountability

- Will municipalities also be enabled to track applications within their boundaries in the Digital Regulatory Assurance System (DRAS)?
  Will delinquency in complying with community aggregate payment levy bylaws be considered as part of the provincial approval process?

Improved inspection, monitoring and enforcement

- How does the province currently conduct inspection and enforcement for non-compliant aggregate pits?
    - What are the compliance tools available to EPA?
    - What mechanisms are available to municipalities to trigger provincial compliance and enforcement action?
- How does the EPA envision "increasing visibility" of groundwater assurance?
- What are the best management practices for dust management that will be included in the Digital Regulatory Assurance System (DRAS)?

Flexibility for municipalities

- The new approval system continues to allow municipalities to impose development conditions on matters such as noise, hours of operation, setbacks, and road use. Given that the EPEA registration has primacy, will a municipality be empowered to enforce an operator's development permit conditions and halt operations if the aggregate operator is in violation of those conditions?
- Does provincial primacy alter the application package requirements (e.g., technical documents) operators must submit to municipalities?
- If land is reserved by the province for future aggregate pits, what compensation will municipalities receive for the quasi-expropriation of land?

Key Messages for Government

- Municipal governments make decisions in the best interest of their local communities, which facilitate effective service delivery, economic development, and responsible land use planning. These processes create resilient communities across the province.
- The Sand and Gravel Task Force Report was completed prior to the introduction of Bill 28. The Report's recommendations and their implementation now take on new meaning given the changes made by Bill 28 to the MGA and therefore require additional analysis in light of the new legislative regime.
- If the GOA intends to further restrict the conditions that a municipality may include in a development permit, or to further centralize and standardize certain development conditions, it is critical that the province introduce mechanisms that increase operator accountability, improve monitoring and enforcement, and provide flexibility for municipalities to vary those conditions.
- The provincial Sand and Gravel Task Force identified significant weaknesses with current provincial regulatory capacity and processes. Such weaknesses would be amplified if the province were to act as a sole regulator.
- If the GOA takes on a broader and more impactful role in the approval process, it should be accompanied with an equivalent enhancement in capacity and transparency related to monitoring and holding industry accountable to ensure environmental and "good neighbour" objectives are met.
- Given the paramountcy of a provincial aggregate pit registration and significant potential local impacts, the provincial approval process must be improved prior to expanding the scope of the registration.

Have Questions?

Please feel free to reach out to Policy and Advocacy staff at advocacy@rmalberta.com.

Quick Reference: Regulatory Changes

Sand and Gravel Task Force Recommendations

In May 2025, the GOA formed a Sand and Gravel Task Force to review the provincial role in relation to regulation of aggregate pits on private land. The terms of references clarify the Task Force's scope as focused on "regulatory requirements for sand and gravel pits required by the *Environmental Protection and Enhancement Act* (EPEA), the *Water Act*, and supporting policies and processes used by EPA to apply these requirements." The Task Force was not intended to consider or make recommendations related to municipal pit approval powers; its purview was solely on the provincial role as related to regulation of pits on private land, with a focus on EPA.

The final report, publicly released in December 2025, included 15 recommendations to amend provincial policies, processes and industry support to balance economic development and environmental assurance.

Policy Actions

1. Implement an activity-based framework that identifies a checklist of standard application requirements for specific kinds of pits.
2. Clarify the roles and responsibilities of regulatory partners.

Process Streamlining

3. Expand and formalize service standards for authorizations as related to the *Water Act* and EPEA.
4. Enable application tracking for operators/applicants.
5. Process applications concurrently across regulators.
6. Use a more proactive approach to communicating policy changes to operators.
7. Continue to automate and digitize the process where possible.

Industry support

8. Share information on what a good application looks like.
9. Create a one-stop approach for information about the EPA regulatory process.
10. Have a clear point of contact for applicants to reach out to during the process, ensuring timely response to their questions.
11. Undertake relationship building.
12. Formalise discovery meetings as an option for standard applications

Balancing economic development and environmental assurance

13. Explore the creation of a provincial data set on the volume and locations of extractable aggregate resources to support planning for scarcity and resource depletion.
14. Guarantee authorization within a set-timeframe for low-risk development.
15. Proactively mitigate common concerns of land users to help enable more developments closer to markets.

Suggestions for further discussion that were out of scope for the Task Force

These items were not included as recommendations; however, their inclusion gave some ideas of where the Government of Alberta was looking to explore next. RMA expressed significant concern about the

inclusion of the items that would limit the autonomy of municipalities in a report where these ideas were explicitly out of scope.

At the municipal level

- More proactive consideration of aggregate potential in municipal land use planning may help prevent resource stranding by reserving land for future sand and gravel pits or encouraging the extraction of aggregate in the short term to enable the use of land for other purposes in the longer term. For example, this might include restricting some kinds of development – such as housing – in / near areas where there are aggregate reserves until the aggregate has been extracted, thereby preventing future land use conflicts.
- Education and advocacy, led at the local levels to help foster a balanced public discourse, which recognizes the importance of sand and gravel pits to quality of life.

At the provincial level

- Codifying setbacks to help standardize the distance required between pits and other kinds of development (e.g. residential) – potentially through updating tools such as the Matters Related to Subdivision and Development Regulation. Further discussion between Municipal Affairs and municipalities may be warranted.
- Assuming a primary role in regulatory authorizations for pits that are considered high impact or have generational significance in relation to major infrastructure projects. A clear and narrowly defined interpretation of 'high impact' and/or 'generational' is essential to prevent all projects from being deemed to require provincial oversight. The intention would be for the Province to undertake long-term planning through a strategic foresight process, and set aside land needed far in advance of key projects being undertaken.
- Facilitating regional aggregate access planning in partnership with municipalities to help ensure appropriate local supply of affordable aggregate to meet communities' economic growth and infrastructure needs. This should be informed by available data on the amount and locations of aggregate resources.
- Future engagement with stakeholders on strategies to address regulatory issues with Class II pits, including, but not limited to reclamation.

Bill 28 Provisions

Amendment	Implications
619.1(1) In this section, (a) "Director" means a Director as defined in the *Environmental Protection and Enhancement Act*; (b) "registration" means a registration issued by a Director under section 68 of the *Environmental Protection and Enhancement Act.*	Section 619.1(1) confirms the connection between the *Environmental Protection and Enhancement Act* (EPEA) and MGA and provides some clarity around roles and responsibilities. RMA is concerned that this provides the Director and Alberta Environment and Protected Areas with a level of authority that appears to exceed that of quasi-judicial agencies listed in section 619. The NRCB, ERCB, AER, AEUB and AUC are now required, to varying degrees, to consider municipal statutory plans in their decision making. There is no similar requirement under EPEA section 68. Rather, "the Director may issue approval subject to any terms and conditions the Director considers appropriate".

619.1(2) A registration in respect of a pit prevails, in accordance with this section, over any statutory plan, land use bylaw, subdivision decision or development decision by a subdivision authority, development authority, subdivision and development appeal board, or the Land and Property Rights Tribunal or any other authorization under this Part.	Section 619.1(2) establishes a provincial level primacy for pit registrations issued under EPEA section 68. EPEA pit registrations override any municipal statutory plans, land-use bylaws, subdivision decisions, development permits, or Tribunal decisions. This shifts decision making authority to the province and infringes on municipal jurisdiction. It limits the ability to ensure that local factors, risks and impacts associated with improper pit developments or operating practices are mitigated. Without a requirement on the Director to give due consideration to municipal planning documents, this risks longer term unintended consequences for land use and management. It undermines the municipality's ability to balance economic growth, infrastructure needs, environmental constraints, and community expectations. The amendment also goes beyond recommendations or areas noted for further discussion from the Sand and Gravel Task Force.
619.1(3) When a municipality receives an application for a statutory plan amendment, land use bylaw amendment, subdivision approval, development permit or other authorization under this Part and the application is consistent with a registration in respect of a pit, the municipality must approve the application to the extent that it complies with the registration.	Section 619.1(3) requires a municipality to approve pit applications and amend their planning documents to align with the registration. Municipalities cannot amend the plan or matters that have been approved by the Director. This amendment effectively requires the municipality to amend their planning and zoning framework to prioritize aggregate development, undermining long-term planning undertaken by the municipality. It may also place the Council in direct conflict with residents who may not support prioritization of aggregate development over other land uses.
619.1(4) An approval of a statutory plan amendment or land use bylaw amendment under subsection (3) (a) must be granted within 90 days after receipt of the application or a longer time agreed on by the applicant and the municipality, and (b) is not subject to the requirements of section 692 unless, in the opinion of the municipality, the application relates to matters not included in the registration.	Section 619.1(4) introduces a 90-day timeframe for approval and integration of amendments. The 90-day timeframe does not appear to be based on historical application processing data or other evidence. While aggregate pits have typically been classified as "low risk" development by EPA, there is no clear provision for more complex applications or higher risk developments, particularly if a longer time cannot be agreed upon. Section 692 requires council to hold a public hearing on a proposed bylaw or amendment. As section 619.1(4)(b) would no longer require municipalities to hold a public hearing, broader public input, intervenor participation and public accountability is removed. This poses a risk to the municipality, particularly if the community is not aware of the shift in provincial regulatory oversight. This risk is

	further increased due to the lack of clarity as to whether the provincial approval process will be broadened to allow for greater municipal or public input. The municipality can still hold a public hearing if it is of the opinion that the application relates to matters not included in the registration.
619.1(5) A subdivision approval or development permit under subsection (3) may include one or more conditions permitted under section 640(2)(c)(iv) or 655 if the condition does not conflict with the registration.	Section 619.1(5) retains some municipal planning authority and provides for the inclusion of conditions in a subdivision approval or development permit that do not conflict with the registration. Clarity is needed regarding what conditions are regulated under provincial legislation and which remain under municipal authority. For example, dust is regulated at both the provincial and municipal level but for different purposes. Section 640(2)(c)(iv) requires that a municipality's land use bylaw establish a decision-making framework for development permit applications, including the conditions that may be attached to a permit. This provision ensures that the bylaw sets out both the general and permit-specific conditions a development authority may impose, providing a clear statutory basis for conditioning approvals and regulating how development permits are issued. It will be important that the decision-making framework is not overridden or modified by the registration. Section 655 sets out conditions of subdivision approvals.
619.1(6) If a municipality that is considering an application under subsection (3) holds a hearing, the hearing may not address matters already decided by a Director in the registration, except as necessary to determine whether an amendment to a statutory plan or land use bylaw is required.	Section 619.1(6) states that if a municipality holds a hearing, the hearing can only be held to determine whether an amendment to a statutory plan or land use bylaw is required. Any matters decided by a Director in the registration cannot be discussed or modified. However, section 619.1(4)(b) states that a municipality can hold a public hearing if it is of the opinion that the application contains matters not included in the registration. Further clarity is required.
MGA S. 488(1) and S. 619.1(7) – (12): • give the LPRT authority to hear cases where municipal statutory plans are not amended to enable an EPA registration • define the appeal application process • establish hearing timelines	These amendments give the LPRT authority to hear and make decisions in the case where an aggregate proponent with an EPEA registration may appeal a municipal decision in the case that municipal statutory plans conflict with the EPEA registration or municipal approvals have not met the set timelines. However, provincial pit registrations have primacy over LPRT decisions. A hearing may not change the outcome

• establish that the scope of a hearing is limited to whether or not a statutory plan conflicts with a registration • give the LPRT authority to order a municipality to revise a statutory plan • includes clarity that an LPRT decision may be appealed to the Alberta Court of Appeals	and may result in significant resources spent by municipalities. RMA previously published a report regarding the LPRT that highlights concerns with some of their processes. Introducing aggregate approval appeals to the LPRT may necessitate further review to ensure procedural fairness.

Subject: Request to Smoky Lake County Council

Hi Chyenne,

Please see the following draft motion from Town Council made on July 14, 2026:

Motion 357-2026: That the Town of Smoky Lake extend a challenge to Smoky Lake County to provide a minimum matching donation of $5,000.00 in support of the 2026 Heritage Days celebration drone show.

Regards,

Crystal Bryks
Assistant CAO
"Pumpkin Capital of Alberta"
P: 780-656-3674 | F: 780-656-3675 | E: finance@smokylake.ca
www.smokylake.ca | Box 460 56 Wheatland Ave. Smoky Lake AB T0A 3C0

26th Annual Alberta CARE Conference

Please forward registrations & payment to:
ALBERTA C.A.R.E.
Linda McDonald, Executive Director
5212-49 Street
Leduc, AB T9E 7H5
Cell: 1-780-668-6767
Email: executivedirector@albertacare.org
Web: www.albertacare.org

Who Should Attend?

- Municipal Elected Officials
- Waste Management Employees
- Public Works Employees
- Landfill Operators
- Government Waste Management Agencies
- Community Recycling Associations and Non-Profit Groups
- Waste Management Businesses
- Environmental Organizations
- School Boards, Education Facilitators
- Anyone interested in Reusing, Reducing, Recycling and Recovery

Silent Auction
Going once...
Going twice...
Beginning September 2nd
Ending September 3rd at 8pm

26th Annual Alberta CARE Conference

September 2nd-4th
2026

Accommodations

Quality Hotel and Conference Centre
Fort McMurray, AB

Group Reservation "Alberta CARE"

26th Annual Alberta CARE Conference

September 2nd-4th
2026

Quality Hotel and Conference Centre
Fort McMurray, AB

Oil Sands Discovery Centre Museum

Fort McMurray Golf and Country Club

Wednesday, September 2nd

9:00 a.m. - 5:00 p.m. Registration and Exhibit Set Up

11:00 a.m. - Noon Light Lunch and Refreshments

12:30 p.m. TOUR 1

- Wood Buffalo Regional Landfill
- Composting Site
- Material Recovery
- Buffalo Free Roaming Outlook
- Mining Tire for Pictures

(Bus Provided for Tour)

OR

TOUR 2 Golfing

- Fort McMurray Golf and Country Club (18 holes) (on your own)

OR

TOUR 3

- Jet Boat Tour
  Running Bear Adventures

OR

TOUR 4

- Oil Sands Discovery Centre
  515 MacKenzie Blvd

5:00 p.m. Cocktails (Cash Bar)

6:15 p.m. Welcoming Remarks from the Mayor of Wood Buffalo
Greetings from the Legislature

6:30 p.m. BUFFET BANQUET

$650.00 Registration Per Person
Register 3 or more Delegates and receive a....
10% Discount!

Alberta CARE

Thursday, September 3rd

7:00 a.m. Exhibit Viewing & Buffet Breakfast

8:15 a.m. Welcome – Chairman, Alberta CARE

8:30 a.m Environmental Strategies and Accomplishments
Deanna Chauvet, Manager, Solid Waste

9:15 a.m. Compaction Counts Reselling Air Space like a Pro
Shredder Use for Increase Compaction
Sara Kaut, Solid Waste Operation Manager, Aquatera, Grande Prairie, AB

10:00 a.m . Alberta Recycling Management Authority (ARMA) Reporting on Phase 11 of EPR for October 1st, 2026

11:00 a.m. Alberta Recycling Management Authority Municipal Awards

(Coffee Side Board)

NOON BUFFET LUNCH

1:30 p.m TOUR 5

- Jet Boat Tour
  Running Bear Adventures

OR

TOUR 6

- Oil Sands Discovery Centre
  515 MacKenzie Blvd

OR

TOUR 7

- Fort McMurray Golf and Country Club (on your own)

5:00 p.m. Cocktails

6:30 p.m. BUFFET BANQUET

8:00 p.m. Silent Auction Ends

9:00 p.m. Hospitality Evening
Hosted by K&K Prairie Recycling

Friday, September 4th

7:00 a.m. Exhibit Viewing & Hot Buffet Breakfast

8:30 a.m. TBA

9:30 a.m Circular Materials Update October 1st, 2026.

10:30 a.m. Closing Remarks - Chairman, Alberta CARE

(Coffee Side Board all morning)

Wood Buffalo Clean Up

RCMP Wood Buffalo

Giant Tire from Mining Truck

This Conference is Alberta Environment approved for `Continuing Education Units`

Cancellation Deadline
August 21st 2026

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ALBERTA Coordinated Action for Recycling Enterprises (CARE)
1-780-980-8089 Office
1-780-668-6767 Cell

Orphan Well Association

Alberta Oil and Gas Orphan Abandonment and Reclamation Association
2100, 715 – 5 Avenue SW, Calgary Alberta, T2P 2X6
www.orphanwell.ca

July 10, 2026

Reeve Craig Lukinuk
Smoky Lake County
4612 McDougall Drive PO Box 310
Smoky Lake AB T0A 3C0

Dear Reeve Lukinuk,

As a neighbour in Smoky Lake County, and a partner with Alberta businesses, I wanted to share with you that we have released the Orphan Well Association (OWA) annual report for 2025/26. It outlines our work across the province in the safe, principled, efficient and environmentally responsible closure of oil and gas sites that we have in our orphan inventory including those with a minority working interest partner. **We have supplemented province-wide summaries in this letter with information specifically about Smoky Lake County.**

In the 2025/26 fiscal year, our typical cost for closing an orphan site, combining decommissioning and environmental reclamation categories, was about $56,500. However, it should be noted that these two categories may span over several fiscal years, and specific projects vary significantly depending on technical complexity.

While we carry on our work, we are also putting Albertans to work. A study by Enserva, which represents energy service companies, found between 41 and 57 people are employed in the closure of a single well. In the three fiscal years from April 1, 2023 to March 31, 2026, the OWA invested about $3,802,000 in Smoky Lake County, directly hiring 110 vendors to safely perform a variety of activities, ranging from inspections and decommissioning to remediation and reclamation, but also including other indirect spending such as accommodation and food services.

As of June 1, 2026, there remain 54 orphan sites in Smoky Lake County that require decommissioning and then environmental reclamation. There are also 65 sites that require environmental reclamation only as decommissioning has already been completed. Of the sites that require reclamation only, we have completed our work on 16 or about 25 percent, and are waiting on vegetation to be fully established before we apply for a reclamation certificate from the Alberta Energy Regulator. Our complete inventory is updated monthly on our website at orphanwell.ca, and I can provide more specific information if requested.

In addition to orphan properties, Smoky Lake County also has 202 inactive well licenses. These properties have solvent owners and operators and are not the responsibility of the OWA.

With the support of the oil and gas industry, as well as provincial and federal government loans from several years ago, we have decommissioned more than 5,700 orphan wells over the past six years, ensuring they are

in a safe state for Albertans and our shared environment. The loan funding, initiated in 2017, has been completely deployed for field activities and industry levies have already repaid over 65 percent of the Alberta loans, as of July 2026.

While site decommissioning to ensure safety and environmental protection remains an important phase of our work, we have seen a larger portion of our expenditures shift toward the final stages of site closure – environmental remediation and reclamation. For nearly a decade, every year the OWA has seen a new record number of sites receiving reclamation certificates, meaning that their presence has effectively been removed from the landscape with the environment returned to its previous condition.

We are progressing plans with the Alberta Energy Regulator and Alberta Agriculture and Irrigation to address a new mandate this year to manage weed and pest control on orphan sites across the province that are under our care. While this is a significant undertaking, it is an important part of the energy industry's work alongside Alberta's multi-billion-dollar agrifood industry.

In the larger picture, Alberta's oil and gas industry has remained relatively stable and the majority of companies are built to steadily navigate the kind of volatility we now see in the global energy markets. This, along with significant regulatory enhancement over the past five years, should reduce the longer-term risk of future orphans. However, we expect legacy sites will continue to impact our inventory over the next several years, as we've seen most recently with a significant, but expected, addition to our inventory. We are prepared.

For more than two decades, meeting our mandate and investing in our economy has been funded nearly entirely by the oil and gas industry. This truly takes accountability to an elevated level, with diligent and responsible operators conducting their own site closure planning and operations, while paying to clean up orphans left by others. There is no other industry in Canada – or globally – that I'm aware of that does this. In 2025/26 alone, these active companies provided $141 million of funds, contributing to a total of nearly $1.5 billion spent on decommissioning and environmental work since the OWA's founding.

Underpinning all the OWA's efforts is our relationships with industry partners and contractors – nearly 900 large and small businesses across Alberta over the last three years. They are critical to how we do our job, meet our goals and perform our mandate.

Going forward, we will continue to meet the challenges of closing oil and gas sites at a pace that is guided by safety, responsibility and efficiency. We expect to continue steadily and strategically, while industry practices – along with strong regulations – should reduce the amount of work that needs to be done in the future.

For more information, I invite you to read our annual report, available under the "About Us" tab at www.orphanwell.ca or contact me directly at 403-297-3398.

Yours truly,

Lars De Pauw
President
Orphan Well Association

The Victoria Trail Agricultural Society

invites you to

Join Our Parade at Waskatenau

Sunday, August ~~10~~ 9th, 11:00 a.m.

- **Registration begins 10:00 a.m. at the Village Office**
- **No entry fee**
- **Waiver form to be completed and signed**
- **Cash prizes in each of six categories**
- **Free lunch tickets to each essential person on float**
- **Those who wish to toss candy from their floats may do so**
- **Pre-registration appreciated but not mandatory**
- Sharon: 780 656 5360 sharonphillips@mcsnet.ca

Bellis Scavenger Hunt Prize Donations

Smoky Lake County
Box 310
Smoky Lake, AB T0A 3C0

July 22, 2026

Dear CAO & Councilors:

As we get ready for our upcoming **Bellis Board of Trade Scavenger Hunt**, we are reaching out to ask for support with prize donations for the event.

We would greatly appreciate any donations for prizes, giveaways, or scavenger hunt prizes. Donations can be dropped off at my office in the Smoky Lake Provincial Building, or if it is easier, I would be happy to arrange pickup.
We truly appreciate all support and contributions that help make this event a success, and we look forward to a great event with everyone involved.

Please feel free to reach out if you have any questions or if you would like to arrange pickup of a donation.

Thank you again for your support.

Best regards,

Gloria Dombowsky, Treasurer
Bellis Board of Trade
780-656-5459
gdombowsky@mcsnet.ca

RECEIVED
JUL 20 2026
SMOKY LAKE COUNTY

Smoky Lake County
Box 310
Smoky Lake, AB T0A 3C0

July 18, 2026

Dear Sir/Madam:

We believe that a vibrant and connected rural community relies on local initiatives and shared resources. Bellis, Alberta is a hamlet, located in the Smoky Lake County. We are known as "Blueberry Country", located along the famous iron horse trail, surrounded by farmland, forests and lakes/campsites. At least 15 small businesses operate in and around the hamlet.

Right now, the Bellis Board of Trade is embarking on an exciting new project and need your help to make it a reality. Our goal is to raise $10,000 in donations by **December 31, 2026** to design, create and erect a community sign on Highway 28. A community sign provides continuous high visibility and long-term branding that welcomes visitors, establishes the aesthetic character of the area, and offers exposure to local heritage and nearby businesses.

We are reaching out to important corporate business leaders, local businesses and community residents to help us meet our goal. Every contribution – both big and small – creates a tangible difference in and around Bellis. Here is how you can positively impact the project and showcase your commitment:

Platinum Sponsor: Provide a donation (cheque payable to Bellis Board of Trade to Box 33, Bellis Alberta, T0A 0J0 or e-transfer to Bellisboft636@outlook.com) of over $500.00 to the Bellis Board of Trade, Community Sign Project.

Gold Sponsor: Provide a $500.00 donation.
Silver Sponsor: Provide a $300.00 donation.
Bronze Sponsor: Provide a donation of your choice.

All Sponsors will be invited to the "Grand Reveal". Platinum, Gold and Silver sponsors will be acknowledged in the Redwater Review newspaper and on a plaque in the historic Bellis Heritage Corner Shop, Juanita's Eatery and Café.

Please partner with the Bellis Board of Trade to Bring the Bellis Highway sign to life. If you have any questions, reach out to me at **780-656-5830**.

Together we can create something very special.

Warmly,

Mark Schoepgens,
President, Bellis Board of Trade

RECEIVED
JUL 20 2026
SMOKY LAKE COUNTY

From: Michael McNally <mmcnally@ualberta.ca>
Sent: Thursday, 16 July 2026 15:39:55
Subject: Alberta Rural Connectivity Forum 2026 - Sept 17 & 18 - Red Deer

Dear ARCC Mailing List Members,

The Alberta Rural Connectivity Coalition (ARCC) in partnership with Rural CONNECT Ltd is pleased to announce that this fall we will be renewing the Alberta Rural Connectivity Forum. This year's forum will be held in Red Deer on Sept 17 & 18. Our keynote speaker will be Lyle Fabian, President KatloTech Communications.

The forum, previously held in Sylvan Lake (2022) and Banff (2023) provides an opportunity for community officials and leaders, industry, policy makers and others to connect and learn about connectivity issues in Alberta.

More information about the forum including the registration link can be found at: https://www.ruralconnectivity.ca/arcforum. Also see the attached press release from Rural CONNECT.

If you are a municipal official involved in community connectivity project in your town/county, etc... and are interested in providing a brief presentation to update on the status of your community's connectivity project during the forum, please contact me (mmcnally@ualberta.ca) and I can work to include you in the forum.

Please note ARCC's new website (https://www.ruralconnectivity.ca)

If you would like to be removed from the ARCC mailing list, please respond to me (mmcnally@ualberta.ca) and I will remove you.

I hope to see many of you in Red Deer in Sept.
Michael

SMOKY LAKE COUNTY
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2026

		December 31,		
	2026	2025	2024	2023
Financial assets				
Cash	**12,368,813**	15,598,872	19,646,521	19,878,679
Taxes and grants in place of receivable	**14,777,729**	756,832	728,215	512,236
Receivables from other governments	**3,425,009**	4,104,715	1,369,144	577,014
Trade and other receivables	**812,284**	745,543	1,009,003	623,689
Loan to MCC for Smoky Lake Development Corp.	**-**	-	600,917	615,567
Investment in Gas Alberta Inc.	**67,875**	67,875	67,875	67,932
Investment in MCC for Smoky Lake Development Corp.	**10,000**	10,000	10,000	10,000
	31,461,710	21,283,837	23,431,675	22,285,117
Liabilities				
Accounts payable and accrued liabilities	**870,862**	1,592,690	2,027,671	1,105,674
Employee future benefits and compensated absences	**841,123**	1,012,954	1,000,084	1,348,948
Deposit liabilities	**238,131**	237,781	239,031	239,249
Deferred revenue	**265,858**	265,858	984,656	1,042,754
Tax sale surplus	**10,668**	10,668	10,317	10,317
Asset retirement obligations	**2,165,661**	2,165,661	1,803,197	1,767,840
	4,392,303	5,285,611	6,064,956	5,514,782
Net financial assets	**27,069,407**	15,998,226	17,366,719	16,770,335
Non-financial assets				
Tangible capital assets	**44,410,275**	43,304,287	38,941,957	37,717,013
Inventory	**2,958,466**	3,070,475	3,327,374	3,562,124
Prepaid expenses	**157,996**	224,015	212,227	54,499
	47,526,737	46,598,777	42,481,558	41,333,636
Accumulated surplus	**74,596,144**	62,597,003	59,848,277	58,103,971

SMOKY LAKE COUNTY
STATEMENT OF FINANCIAL OPERATIONS
MONTH ENDED JUNE 30, 2026

			December 31,		
	Budget	**2026**	2025	2024	2023
Revenues					
Net municipal taxes	11,826,620	**15,071,080**	11,427,828	10,911,691	10,376,688
Sales of goods and services	259,085	**137,922**	278,478	383,216	386,863
Sales to other governments	461,896	**71,828**	332,580	289,166	209,050
Municipal utilities	306,500	**112,385**	375,754	298,181	315,657
Government transfers for operating	633,207	**204,158**	823,370	895,251	910,436
Investment income	600,000	**105,001**	511,339	882,545	898,867
Penalties and costs of taxes	85,680	**302,490**	249,007	268,576	392,554
Licenses and permits	121,000	**37,949**	152,429	382,551	93,841
Special levies and taxes	209,275	**124,925**	216,405	503,825	206,540
Insurance recoveries	100,000	**571**	77,031	127,402	75,542
Rentals and leases	49,540	**2,500**	52,919	48,568	60,755
Other revenue	-	**(30,300)**	34,875	-	-
Natural gas	3,016,700	**1,381,366**	2,621,678	2,417,853	2,634,175
	17,669,503	**17,521,874**	17,153,694	17,408,825	16,560,968
Expenses					
Legislative services	510,247	**263,877**	487,378	493,878	502,276
Administration and shared services	2,108,718	**1,032,966**	2,268,401	2,158,851	2,310,939
Protective services	1,562,493	**515,449**	1,294,900	1,326,956	1,358,956
Transportation services	7,411,102	**3,322,002**	8,493,193	7,985,650	7,871,181
Water and wastewater	859,364	**334,840**	732,038	719,987	680,129
Solid waste management	719,971	**341,342**	785,260	709,682	661,908
Agricultural services	925,735	**293,329**	698,397	787,314	884,294
Planning and economic development	341,006	**99,504**	313,145	474,762	647,258
Community services	121,883	**19,100**	113,384	114,878	113,908
Recreation and culture	641,496	**151,983**	570,392	427,017	410,670
Community learning and educational services	130,000	**50,948**	139,202	131,831	118,657
Natural gas management	3,047,700	**1,322,108**	2,891,077	2,601,854	2,828,039
	18,379,715	**7,747,447**	18,786,767	17,932,660	18,388,215
Excess (deficiency) of revenues over operating expenses	(710,212)	**9,774,426**	(1,633,072)	(523,835)	(1,827,247)
Other					
Government transfers for capital	2,789,005	**2,225,115**	4,271,232	1,598,890	1,151,264
Gain (loss) on disposal of tangible capital assets	469,827	**(400)**	110,566	669,251	(127,815)
	3,258,832	**2,224,715**	4,381,799	2,268,141	1,023,449
Excess of revenues over expenses	2,548,620	**11,999,141**	2,748,726	1,744,306	(803,798)
Accumulated surplus, beginning of year	62,597,003	**62,597,003**	59,848,277	58,103,971	58,907,769
Accumulated surplus, end of year	65,145,623	**74,596,145**	62,597,003	59,848,277	58,103,971