



Smoky Lake County
Meeting Agenda
Municipal Planning Commission Meeting
April 16, 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. ELECTION OF A CHAIRPERSON & VICE CHAIRPERSON
3. ADOPTION OF AGENDA
4. ADOPTION OF MINUTES
 - 4.1. Municipal Planning Commission – January 8, 2026
5. REQUEST FOR DECISION
 - 5.1. Development Permit DP-006-26 – Alternative Energy, Personal (Solar Energy Conversion System, Personal)
6. ISSUES FOR INFORMATION
 - 6.1. Nil.
7. CORRESPONDENCE
 - 7.1. Nil.
8. DELEGATION(S)
 - 8.1. Nil.
9. ADJOURNMENT



Smoky Lake County Meeting Minutes

Municipal Planning Commission January 8th, 2026 – 9:00 A.M.

1 Call To Order

The meeting was Called to Order at 9:00 a.m. in the presence of the following persons:

<u>Div. No.</u>	<u>Councillor(s)</u>	<u>ATTENDANCE</u> <u>Thursday January 8, 2026</u>
Division 1	Ryan Barker	Present in Chambers
Division 2	David Kully	Present in Chambers
Division 3 / Reeve	Craig Lukinuk	Present in Chambers
Division 4/ Deputy Reeve	Lorne Halisky	Present in Chambers
Division 5	Jered Serben	Present in Chambers
<i>Interim</i> CAO/Finance Manager	Brenda Adamson	Present in Chambers
Executive Services Coordinator	Chyenne Shaw	Present in Chambers
 <u>Observers in Attendance Upon Call to Order:</u>		
P & D Manager	Jordan Ruegg	Virtually/Physically Present
Enviro Ops Manager	Dave Franchuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
GIS Technician	Carole Dowhaniuk	Virtually Present
Agricultural Fieldman	Carliegh Danyluk	Virtually Present
Health and Safety Coordinator	Jasmine Schaub	Virtually Present
Public	3 Members	Virtually Present

2 Agenda

Moved by: Lorne Halisky

Resolution
No:
20260108-
001

That the Agenda for the Municipal Planning Commission meeting for Thursday, January 8th, 2026, be adopted as presented.

CARRIED

3 Minutes

Moved by: Jered Serben

Resolution
No:
20260108-
002

That the Minutes of Municipal Planning Commission meeting held on Thursday, September 25th, 2026, be adopted as presented.

CARRIED

4 Request for Decision

4.1 DP-046-25: Dwelling, Single Detached – Variance exceeding 25% (side yard setback) DP-046-25: Dwelling, Single Detached – Variance exceeding 25% (side yard setback)

Resolution
No:
20260108-
003

Moved by: Lorne Halisky

That the Municipal Planning Commission APPROVE Development Permit No. 046-25: PLAN 9122788, BLOCK 1, LOT 11, for the development of a Dwelling, Single Detached, subject to the following conditions:

1. The proposed Development shall be sited and constructed as per the Site Plan, dated December 3, 2025, 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: 7.6 meters (25.0 feet).

- Minimum Side Yard Setback (west side of property): VARIANCE GRANTED 0.9 meters (3.0 feet).
 - Minimum Side Yard Setback: 1.5 meters (5.0 feet).
2. The proposed Development shall not exceed a maximum of 10.0 meters (33.0 feet) in height.
 3. The proposed Development shall be a minimum of 37.16 square meters (400.0 square feet) in ground floor area.
 4. Lot grade elevations shall be established to prevent the subject lands from draining onto an adjacent property.
 5. The Developer shall obtain any and all necessary approvals, permits, authorizations and licenses from any and all approving agencies, departments and authorities as may be required.
 6. The Developer shall obtain all applicable Safety Codes Act Permits.
 7. The Developer shall keep the area subject to this Development Permit in a clean and tidy condition, free from rubbish and non-aggregate debris. Upon completion of construction, all building materials shall be removed from the site.
 8. The Proposed Development shall commence within twelve (12) months from the date of issuance of this Development Permit and shall be completed within five (5) years of the date of issuance.
 9. Natural gas services are provided by Smoky Lake County. All costs associated with connecting to this service are shall be borne solely by the Developer. Please contact Daniel Moric, Manager, Smoky Lake County Gas Department at 780-656-5734 for more information.
 10. Municipal water and sewer services are not available at this location. It shall be the sole responsibility of the Developer to ensure that all water and private sewage disposal systems associated with the Development conform to the current provincial regulations and requirements. In addition, the Developer shall be solely responsible for all costs associated with provision of said services.

CARRIED

8 Adjournalment

Resolution Moved by: Jered Serben

No: 20260108-004 That the Municipal Planning Commission Meeting of January 8th, 2026, adjourn at 9:10 a.m.

CARRIED

CARRIED

**MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REPORT**



AGENDA ITEM 5.1

MEETING DATE	APRIL 16, 2026
FILE NO.	DP 006-26
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. 006-26: **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. Lot grading shall ensure that the subject property does not drain onto an adjacent private property.
6. The Developer shall be responsible for obtaining Safety Codes Act Permits (e.g. Electrical Permits) where applicable.
7. 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).
8. 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.
9. The Developer shall keep the subject property in a clean and tidy condition, free from rubbish and non-aggregate debris.
10. 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.

11. 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.

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-006-26	PAGE 8
APPENDIX C	LETTER FROM SMOKY LAKE HERITAGE BOARD	PAGE 10
APPENDIX D	GENERAL LOCATION MAP	PAGE 15

Prepared by: 
 Jordan Ruegg, Development Officer

April 8, 2026
 Date

**APPENDIX A – LAND USE BYLAW NO 1272-14: SECTION 8.8
VICTORIA COMMERCIAL (C2) DISTRICT**



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 a manner as to ensure that the current viewscape of the areas from the Trail is maintained within the nationally recognized Victoria Trail Heritage Site.

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

5. Development Regulations

A. Minimum Yard Setback Requirements

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

i. Minimum Front Yards

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

ii. Minimum Side Yards

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

iii. Minimum Rear Yards

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

iv. Notwithstanding **subsections (i), (ii), and (iii)** above, where there is an intersection or sharp curve, the minimum yard requirements shown on **Figures 20 and 21** of this Bylaw shall apply.

6. Other Regulations

- A. Development proposals adjacent to a primary highway shall comply with any relevant provincial regulations.
- B. Fences shall be developed in accordance with **Section 7.7** of this Bylaw.
- C. Landscaping shall be provided in accordance with **Section 6.11** of this Bylaw. Additionally the Development Authority may require the submission of additional information regarding the appearance or the proposed development with any application for development permits in this District in order to ensure that:
 - i. That the development is similar in character in appearance to development on adjacent sites; and
 - ii. That the development will be buffered, to the satisfaction of the Development Authority from the Victoria Trail and adjacent properties.
- D. Grading and drainage of the site shall be provided in accordance with **Section 7.17** of this Bylaw.
- E. Accessory buildings shall be developed in accordance with **Section 8.2** of this Bylaw.
- F. Motels shall be developed in accordance with **Section 6.22** of this Bylaw.
- G. Places of Worship shall be developed in accordance with **Section 6.29** of this Bylaw.
- H. Natural Resource Extraction Industries shall be developed in accordance with **Section 7.16** of this Bylaw.
- I. Shipping Containers shall be developed in accordance with **Section 7.31** of this Bylaw.
- 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-006-26

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: <u>Juanita Marois</u>	Phone:
Address: [REDACTED]	
City/Prov: [REDACTED]	
Email add: [REDACTED]	
<p>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.</p>	
Registered Landowner Information	
Registered Owner: <u>Metis Crossing Ltd.</u>	Phone: Applicant
Address: [REDACTED]	
City/Prov: [REDACTED]	
Section A - Property Information	
Legal: Lot <u>11</u> Block _____ Plan _____ and Part of _____ ¼ Sec <u>11</u> Twp <u>58</u> Rge <u>17</u> W4M Division _____	
Subdivision Name (if applicable) or Area of Development <u>Victoria Commercial District</u>	
Rural Address/Street Address <u>17327 Victoria Trail</u> Parcel Size <u>180.91 Acres</u>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe the details of the application and file number: <u>DP-035-22, DP-047-24 SkyWatching Domes/ Cabins</u>	
Is the subject property near a steep slope (exceeding 15%)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is	
the subject property near or bounded by a body of water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is	
the subject property within 800m of a provincial highway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the subject property near a Confined Feeding Operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____	
Is the subject property within 1.5km of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance: _____	
Is the subject property within 1.5km of a sewage treatment plant/lagoon? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Distance: <u>Proposed</u>	
Is the subject property immediately adjacent to the County boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, the adjoining municipality is: _____	

Section B – Proposed Development Information	
Estimated Cost of Project \$ <u>9,347,000</u>	
Estimated Commencement Date <u>August 2026</u> Estimated Completion Date <u>June 2028</u>	
Dwelling:	
Floor Area <u>N/A</u> 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) <u>N/A</u>	
Land Use District (Zoning) of Property: <u>Victoria Commercial District</u>	
Description of Work:	
<small>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.</small>	
<u>Micro Grid / Backup Batteries</u>	
Section C – Preferred Method of Communication	
When a decision has been made on your file, do you wish for us to:	
<input type="checkbox"/> call you for pick up <input type="checkbox"/> mail the decision <input checked="" type="checkbox"/> email the decision	
Section 608(1) of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended states:	
608(1) Where this <i>Act</i> 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. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
OFFICE USE ONLY Type of Payment: <input type="checkbox"/> DEBIT <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE Fee \$ _____ Receipt # _____ Receipt Date _____ Date Received _____ <small>*and deemed complete by Development Authority.</small> <input type="checkbox"/> Entered into MuniSight PD # _____	Authorization: <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use Issuing Officer's Name _____ Issuing Officer's Signature _____ Date of Approval _____ Date Issued _____ Comments and/or Variances _____ _____



METIS CROSSING MICROGRID COVER SHEET

ISSUED FOR REVIEW

PACKAGE	SHEET	SHEET TITLE	DATE	REV.	ISSUE
A	000	COVER SHEET AND DRAWING INDEX	OCT 23 2025	00	ISSUED FOR REVIEW
B	E001	LONG TERM GEOGRAPHICAL LAYOUT	OCT 23 2025	00	ISSUED FOR REVIEW
3	E002	LONG TERM LOAD LIST AND SYSTEMS LOGS	OCT 23 2025	00	ISSUED FOR REVIEW
4	E003	LONG TERM RPTER 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	LONG TERM SINGLE LINE DIAGRAM - WATER TREAT HOUSE	OCT 23 2025	00	ISSUED FOR REVIEW
7	E006	LONG TERM SINGLE LINE DIAGRAM - POTABLE WATER TREATMENT PLANT	OCT 23 2025	00	ISSUED FOR REVIEW

DRAWING INDEX



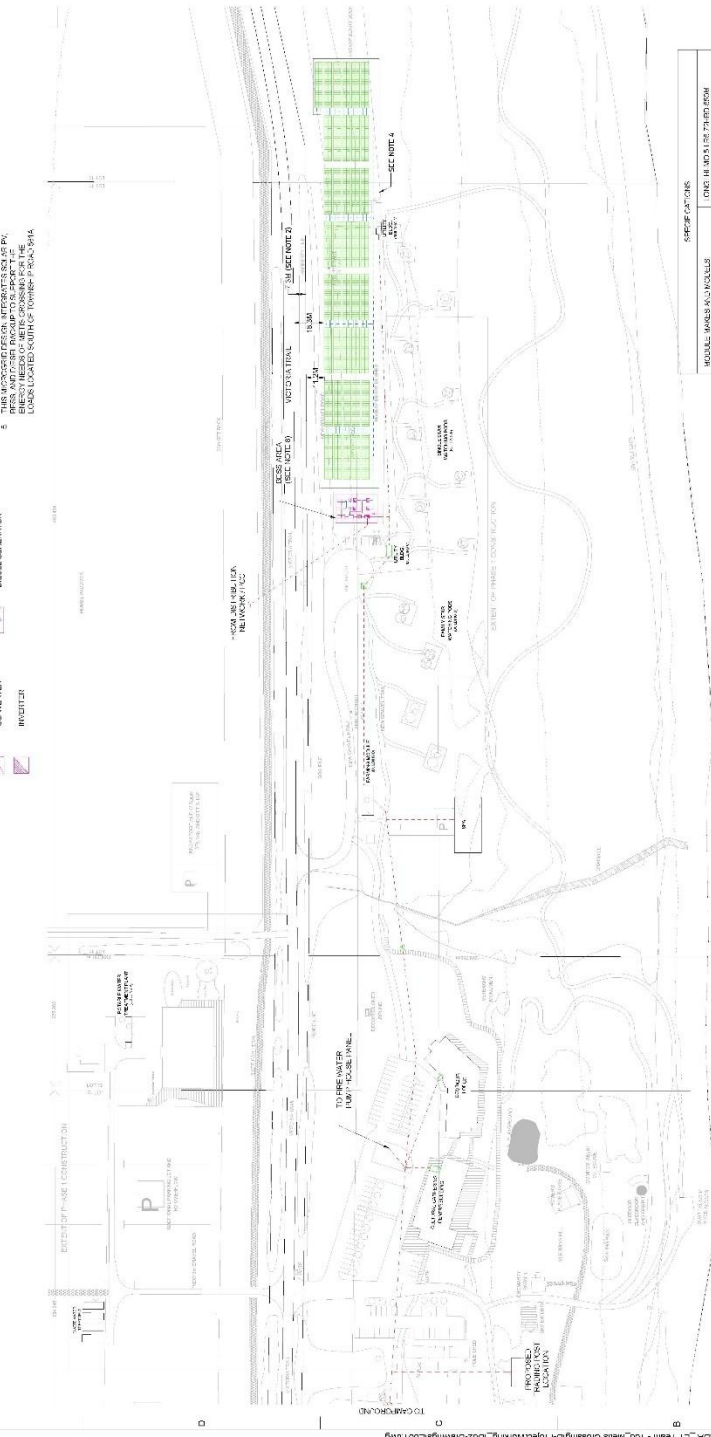
C:\Users\97208\OneDrive\Documents\Projects\006-26\Metis Crossing\Drawings\006-26-CoverSheet.dwg

10/23/2025 2:22 PM

NOT FOR CONSTRUCTION

METIS CROSSING
 17339 VICTORIA TRAIL
 BOX 548, SMOKY LAKE
 AB T0A 3C0

- SITE LAYOUT NOTES**
1. ALL UTILITIES ARE UNDERGROUND.
 2. DEDICATED SERVICE CONNECTIONS TO THE PROPERTY ARE SHOWN IN RED.
 3. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC POWER DISTRIBUTION CODE (BCPD).
 4. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC ELECTRICAL CODE (BCEC).
 5. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC GAS CODE (BCGC).
 6. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC WATER MAINS CODE (BCWMC).
 7. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC SEWER MAINS CODE (BCSMC).
 8. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RAINFALL PLUMBING CODE (BCRPC).
 9. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC FIBRE OPTIC CODE (BCFOC).
 10. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC TELEPHONE CODE (BCTC).
 11. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC CABLE CODE (BCC).
 12. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC ANTENNA CODE (BCAC).
 13. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC BROADCASTING CODE (BCBC).
 14. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RADIO CODE (BCRC).
 15. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC TELEVISION CODE (BCTV).
 16. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC SOUND CODE (BCSC).
 17. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC VIDEO CODE (BCVC).
 18. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC DATA CODE (BCDC).
 19. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC NETWORK CODE (BCNC).
 20. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC SECURITY CODE (BCSC).
 21. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC ACCESS CODE (BCAC).
 22. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC CONTROL CODE (BCCC).
 23. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC MANAGEMENT CODE (BCMC).
 24. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC MAINTENANCE CODE (BCMC).
 25. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR CODE (BCRC).
 26. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPLACEMENT CODE (BCRC).
 27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RENOVATION CODE (BCRC).
 28. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RESTORATION CODE (BCRC).
 29. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR AND MAINTENANCE CODE (BCRC).
 30. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPLACEMENT AND MAINTENANCE CODE (BCRC).
 31. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RENOVATION AND MAINTENANCE CODE (BCRC).
 32. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC RESTORATION AND MAINTENANCE CODE (BCRC).
 33. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION AND MAINTENANCE CODE (BCRC).
 34. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION AND MAINTENANCE CODE (BCRC).
 35. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).
 36. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).
 37. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).
 38. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).
 39. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).
 40. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BC REPAIR, REPLACEMENT, RENOVATION, RESTORATION, REPAIR AND MAINTENANCE CODE (BCRC).



METIS CROSSING MICROGRID LONG TERM GEOGRAPHICAL LAYOUT
 SCALE: 1:1250

SUMMARY TABLE

ITEM	DESCRIPTION	QUANTITY
1	MODULES (1000W)	1000
2	INVERTERS (1000W)	1000
3	DC BUSBARS (1000V)	1000
4	AC BUSBARS (208V)	1000
5	TRANSFORMERS (208V)	1000
6	CONDUITS (1000V)	1000
7	CONDUITS (208V)	1000
8	CONDUITS (480V)	1000
9	CONDUITS (600V)	1000
10	CONDUITS (750V)	1000
11	CONDUITS (900V)	1000
12	CONDUITS (1000V)	1000
13	CONDUITS (1200V)	1000
14	CONDUITS (1500V)	1000
15	CONDUITS (2000V)	1000
16	CONDUITS (3000V)	1000
17	CONDUITS (4000V)	1000
18	CONDUITS (5000V)	1000
19	CONDUITS (6000V)	1000
20	CONDUITS (7000V)	1000
21	CONDUITS (8000V)	1000
22	CONDUITS (9000V)	1000
23	CONDUITS (10000V)	1000
24	CONDUITS (12000V)	1000
25	CONDUITS (15000V)	1000
26	CONDUITS (20000V)	1000
27	CONDUITS (30000V)	1000
28	CONDUITS (40000V)	1000
29	CONDUITS (50000V)	1000
30	CONDUITS (60000V)	1000
31	CONDUITS (70000V)	1000
32	CONDUITS (80000V)	1000
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34	CONDUITS (100000V)	1000
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95	CONDUITS (50000000000V)	1000
96	CONDUITS (60000000000V)	1000
97	CONDUITS (70000000000V)	1000
98	CONDUITS (80000000000V)	1000
99	CONDUITS (90000000000V)	1000
100	CONDUITS (100000000000V)	1000





REGULATORY CONSULTANTS
CORPORATE OFFICE

LOAD AND SIZING ASSUMPTION NOTES:

1. TOTAL COMPUTED LOAD IS BASED ON INCLUDE BASED CAPACITY.
2. ALL ASSETS ARE BASED ON THE LATEST AVAILABLE INFORMATION.
3. BASED ON THE LATEST AVAILABLE INFORMATION.
4. BASED ON THE LATEST AVAILABLE INFORMATION.
5. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOT FOR CONSTRUCTION

METIS CROSSING
17339 VICTORIA TRAIL
SURREY, BC V4N 1A6

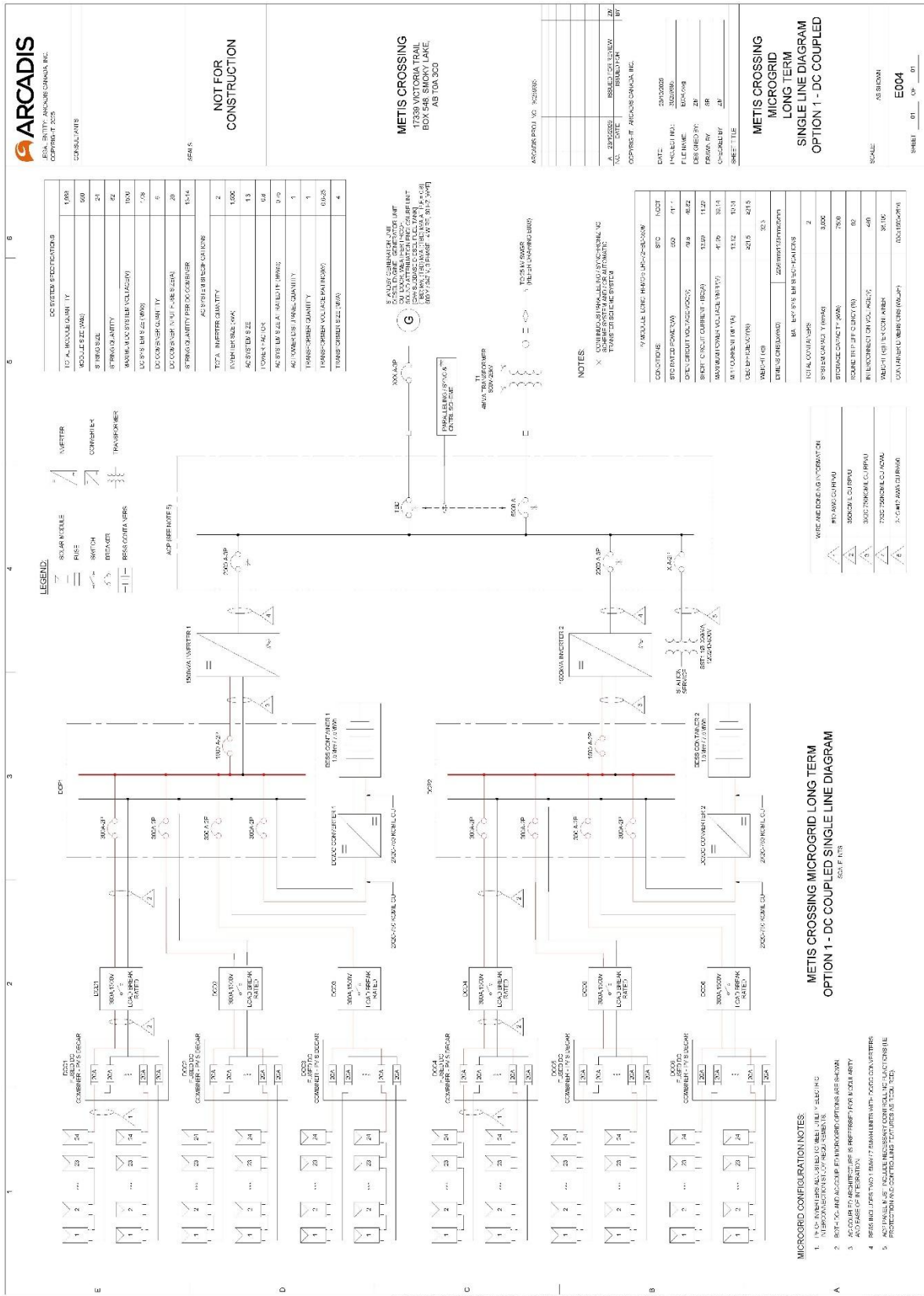
ARCADIS PROJECT NO.	2020000
DATE	2020/02/05
PROJECT NO.	2020000
FILE NAME	2020000
DESIGNED BY	7M
DRAWN BY	8L
CHECKED BY	7M
SCALE	AS SHOWN
SHEET NO.	E002
OF	2

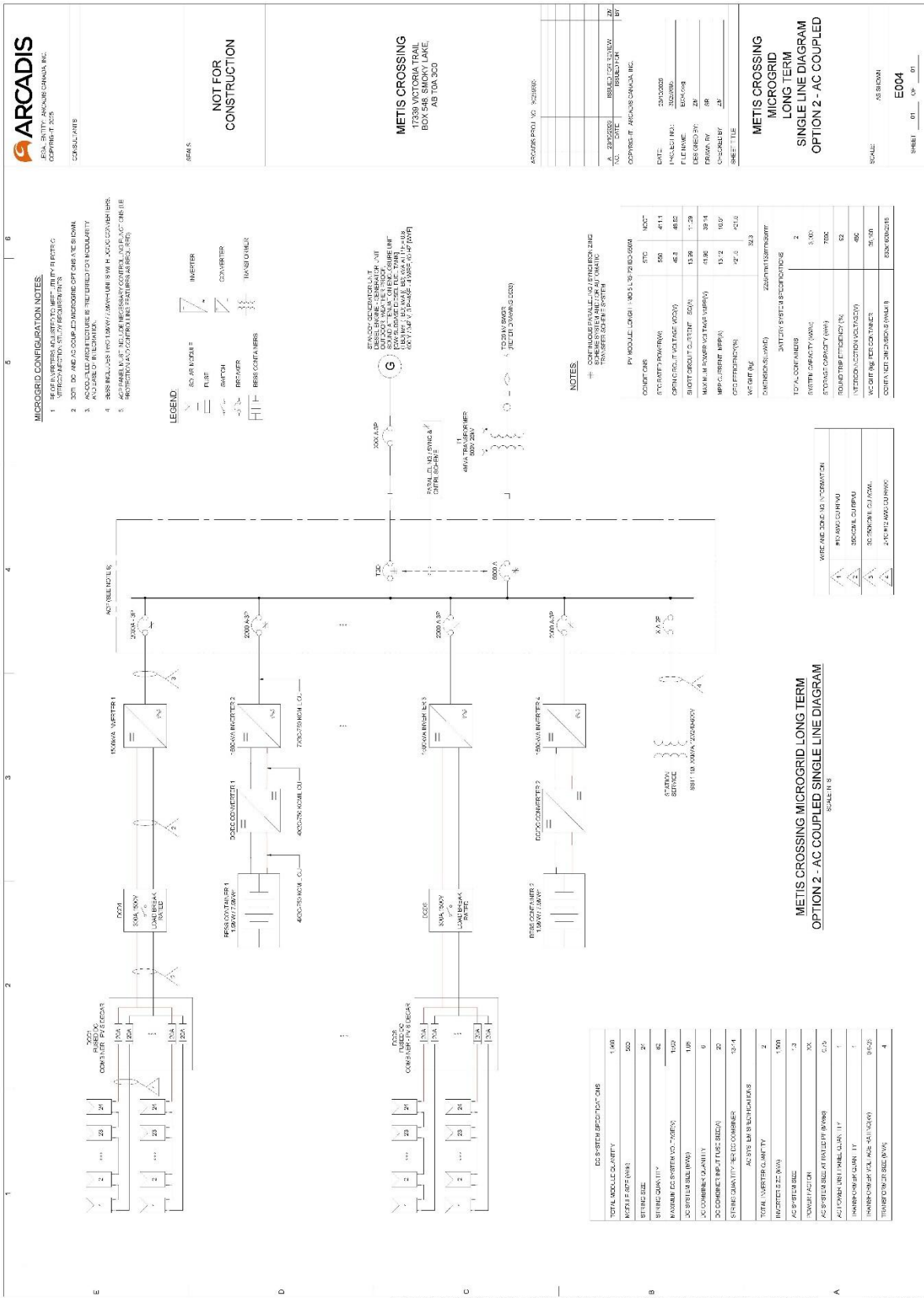
**METIS CROSSING
MICROGRID
LONG TERM
LOAD LIST AND
SYSTEM SIZING**

SI. No	Name of Stations	Station Code	Existing/Future	E=Max Demand (kW)	F=Spare (in %)	S+E (kW)	G=Total Load (E+S)(kW)
1	Gar Working Pods	100000756	Existing	85.50	25%	21.3	111.50
2	Farming	100000757	Existing	10.00	50%	5	15.00
3	Lodge	100000758	Existing	25.00	25%	6.25	31.25
4	Outstanding Cables / Fire Pump House	100000759	Existing	40.00	25%	11.5	51.50
5	Camp Ground	100000760	Existing	10.00	25%	2.5	12.50
6	Spa/Hot Tub	UK	Future	10.00	25%	2.5	12.50
7	Day Wash	UK	Future	30.00	25%	7.5	37.50
8	Trailing Post	UK	Future	10.00	25%	2.5	12.50
				Total Load (kW) = 707.25		179.33	886.43
				Total Max Demand LoadType = 886.43			

SI No	Name of Stations	Station Code	Existing/Future	E=Max Demand (kW)	F=Spare (in %)	S+E (kW)	G=Total Load (E+S)(kW)
1	Station code	886.43	Existing	886.43	0%	886.43	886.43
2	Non-synchronous	0	Existing	0	0%	0	0
3	Energy storage (kWh)	0	Existing	0	0%	0	0
4	Energy storage (kWh)	0	Existing	0	0%	0	0
5	Energy storage (kWh)	0	Existing	0	0%	0	0
6	Energy storage (kWh)	0	Existing	0	0%	0	0
7	Energy storage (kWh)	0	Existing	0	0%	0	0
8	Energy storage (kWh)	0	Existing	0	0%	0	0
9	Energy storage (kWh)	0	Existing	0	0%	0	0
10	Energy storage (kWh)	0	Existing	0	0%	0	0
11	Energy storage (kWh)	0	Existing	0	0%	0	0
12	Energy storage (kWh)	0	Existing	0	0%	0	0
13	Energy storage (kWh)	0	Existing	0	0%	0	0
14	Energy storage (kWh)	0	Existing	0	0%	0	0
15	Energy storage (kWh)	0	Existing	0	0%	0	0
16	Energy storage (kWh)	0	Existing	0	0%	0	0
17	Energy storage (kWh)	0	Existing	0	0%	0	0
18	Energy storage (kWh)	0	Existing	0	0%	0	0
19	Energy storage (kWh)	0	Existing	0	0%	0	0
20	Energy storage (kWh)	0	Existing	0	0%	0	0
21	Energy storage (kWh)	0	Existing	0	0%	0	0
22	Energy storage (kWh)	0	Existing	0	0%	0	0
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24	Energy storage (kWh)	0	Existing	0	0%	0	0
25	Energy storage (kWh)	0	Existing	0	0%	0	0
26	Energy storage (kWh)	0	Existing	0	0%	0	0
27	Energy storage (kWh)	0	Existing	0	0%	0	0
28	Energy storage (kWh)	0	Existing	0	0%	0	0
29	Energy storage (kWh)	0	Existing	0	0%	0	0
30	Energy storage (kWh)	0	Existing	0	0%	0	0
31	Energy storage (kWh)	0	Existing	0	0%	0	0
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33	Energy storage (kWh)	0	Existing	0	0%	0	0
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35	Energy storage (kWh)	0	Existing	0	0%	0	0
36	Energy storage (kWh)	0	Existing	0	0%	0	0
37	Energy storage (kWh)	0	Existing	0	0%	0	0
38	Energy storage (kWh)	0	Existing	0	0%	0	0
39	Energy storage (kWh)	0	Existing	0	0%	0	0
40	Energy storage (kWh)	0	Existing	0	0%	0	0
41	Energy storage (kWh)	0	Existing	0	0%	0	0
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43	Energy storage (kWh)	0	Existing	0	0%	0	0
44	Energy storage (kWh)	0	Existing	0	0%	0	0
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46	Energy storage (kWh)	0	Existing	0	0%	0	0
47	Energy storage (kWh)	0	Existing	0	0%	0	0
48	Energy storage (kWh)	0	Existing	0	0%	0	0
49	Energy storage (kWh)	0	Existing	0	0%	0	0
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55	Energy storage (kWh)	0	Existing	0	0%	0	0
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97	Energy storage (kWh)	0	Existing	0	0%	0	0
98	Energy storage (kWh)	0	Existing	0	0%	0	0
99	Energy storage (kWh)	0	Existing	0	0%	0	0
100	Energy storage (kWh)	0	Existing	0	0%	0	0

METIS CROSSING MICROGRID LONG TERM LOAD LIST AND SYSTEM SIZING





NOT FOR CONSTRUCTION

METIS CROSSING
17339 VICTORIA TRAIL
BOCA RATON, FL 33433
AB 20A.000

METIS CROSSING
MICROGRID
LONG TERM
SINGLE LINE DIAGRAM
OPTION 2 - AC COUPLED

SCALE: AS SHOWN
SHEET 01 OF 01
E004

CONSULTANTS

NOT FOR CONSTRUCTION

METIS CROSSING
 17339 VICTORIA TRAIL
 BOX 548 SMOKEY LAKE
 AB T0N 3C0

PROJECT NO.: 220505

DATE: 08/20/2024
 PROJECT NO.: 220505
 FILE NAME: 220505.dwg
 DESIGNED BY: JN
 DRAWN BY: JN
 CHECKED BY: JN
 SHEET NO.: 7/1

METIS CROSSING MICROGRID SHORT TERM SINGLE LINE DIAGRAM (LODGE / GATHERING CENTRE / FIRE WATER PUMP HOUSE)

SCALE: 1:1

DATE: 08/20/2024

PROJECT NO.: 220505

FILE NAME: 220505.dwg

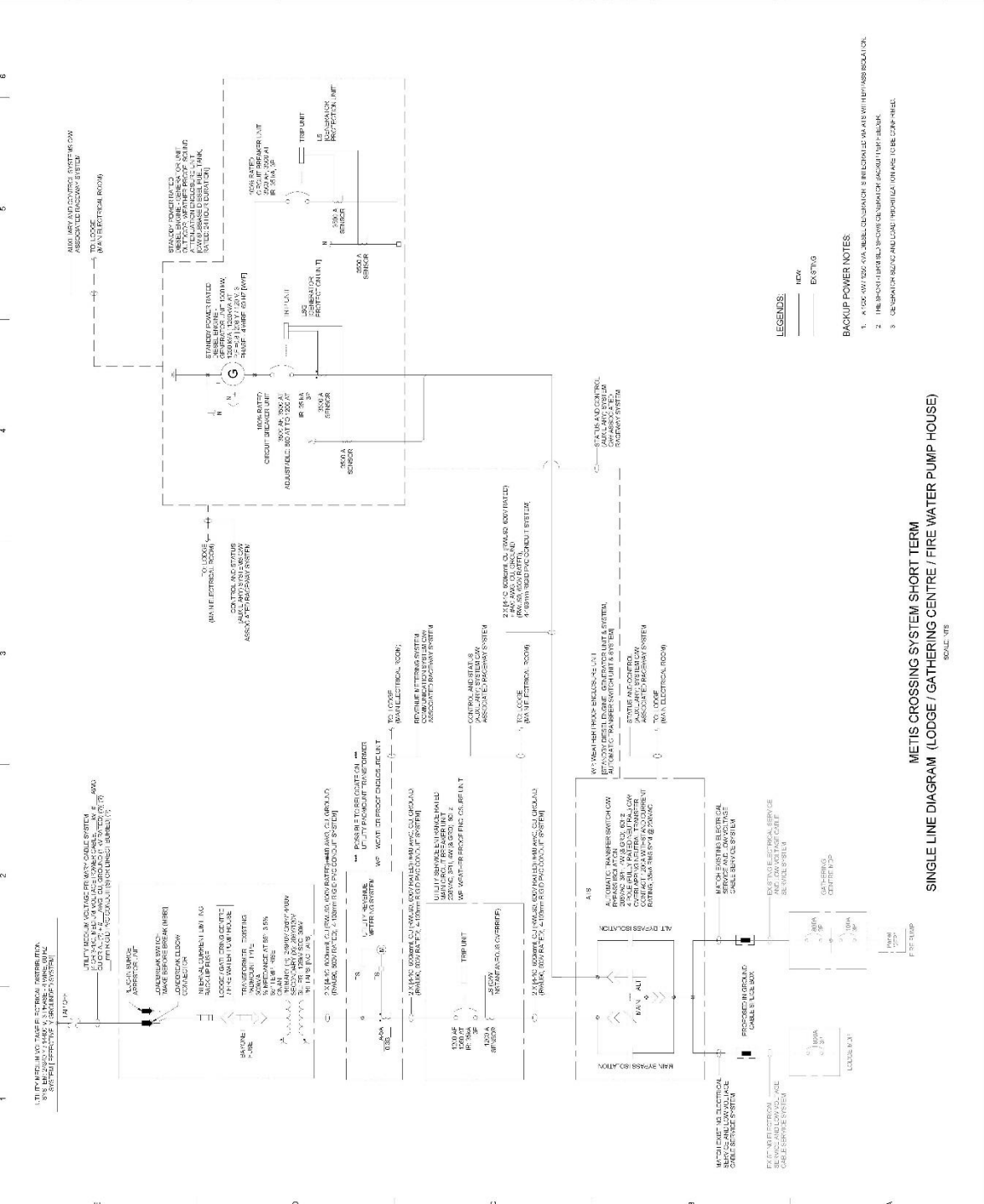
DESIGNED BY: JN

DRAWN BY: JN

CHECKED BY: JN

SHEET NO.: 7/1

SCALE: 1:1



METIS CROSSING SYSTEM SHORT TERM SINGLE LINE DIAGRAM (LODGE / GATHERING CENTRE / FIRE WATER PUMP HOUSE)
 SCALE: 1:1

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 views 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.

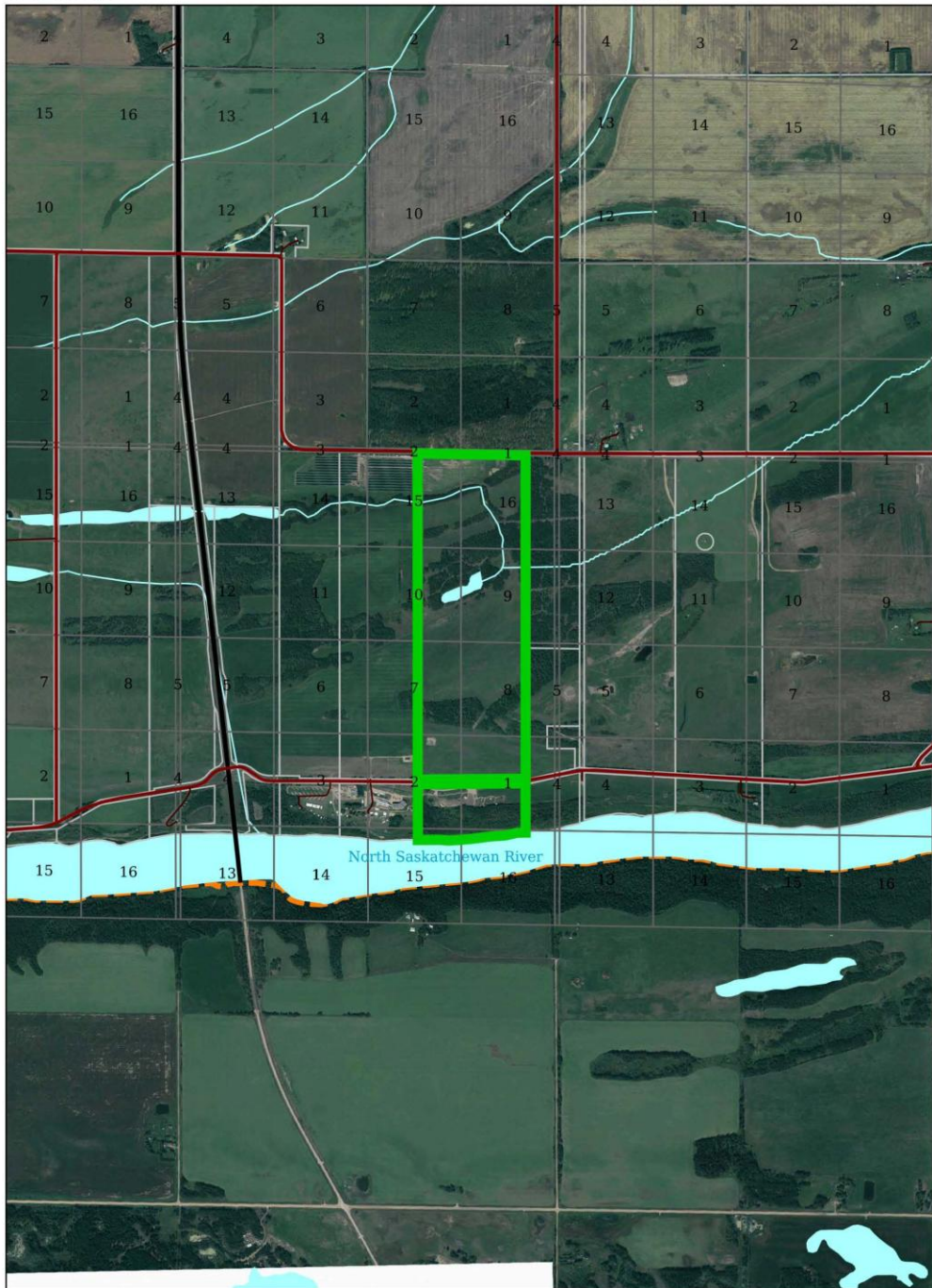
Respectfully,

Noreen Easterbrook, Chair
Smoky Lake Heritage Board

APPENDIX D – GENERAL LOCATION MAP: LOT 10 & LOT 11, VICTORIA SETTLEMENT

4/8/26, 10:42 AM

Print Preview



Smoky Lake County

Smoky Lake County

Date Created: 4/8/2026

<https://app.munisight.com/SmokyLakeRegional/Content/Site/PrintMapPage.aspx?siteId=1>

1/1