



**BYLAW NO.03-2025
OF THE TOWN OF SMOKY LAKE
IN THE PROVINCE OF ALBERTA**

**A BYLAW OF THE TOWN OF SMOKY LAKE IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE
OF DESIGNATING THE ORTONA HALL DROP-IN CENTRE AS A MUNICIPAL HISTORIC RESOURCE**

WHEREAS, sections 26 and 27 of the Historical Resources Act, Revised Statutes of Alberta 2000, Chapter H-9, as amended, permits the council of a municipality to designate any heritage resources within the municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource, upon giving notice to the owner of the resource in accordance with the Historic Resources Act;

AND WHEREAS, the Council of the Town of Smoky Lake has determined that the property legally described as:

PLAN 803CL BLOCK 4 LOT 19 EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 124 White Earth St, Smoky Lake, AB

is a site of architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic and/or scientific value;

AND WHEREAS, not less than sixty (60) days after notifying the resource owner of this bylaw, the Council of the Town of Smoky Lake may by bylaw designate any historic resource within the municipality whose preservation it considers to be in the public interest, together with any land in or on which it is located that may be specified in the bylaw, as a Municipal Historic Resource. A council that delegates a resource as a Municipal Historic Resource shall:

- a) cause a copy of the bylaw to be served on the owner of the historic resource and on the owner of any land that will be subject to the bylaw;
- b) and if the bylaw relates to or includes any land, cause a certified copy of the bylaw to be registered at the Land Titles Office.

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

1. The property known as the Ortona Hall Drop-In Centre, located on lands legally described as Plan 803cl Block 4 Lot 19 Excepting Thereout All Mines and Minerals is hereby designated a Municipal Historic Resource with the Town as described in **Schedule "A"**.
1. Council wishes to protect and preserve the original character of the Ortona Hall Drop-In Centre, while encouraging changes that will make the related buildings and structures more functional.

2. The Historic Resource shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired, or otherwise permanently affected, other than in accordance with the terms outlined in **Schedule "B"**.
3. The administration of this bylaw shall be under the management and control of the Development Authority of the Town of Smoky Lake.
4. This bylaw shall come into effect after third and final reading.

60-DAY NOTICE having been given this 12 day of December 2024.

READ a FIRST time this 24 day of February 2025.

READ a SECOND time this 24 day of February 2025.

READ a THIRD and FINAL time with the UNANIMOUS CONSENT OF ALL COUNCILLORS this 24 day of February 2025.

Original Signed

Amy Cherniwchan
Mayor

Original Signed

Dawn Phillips
Chief Administrative Officer

SCHEDULE “A”

This Statement of Significance forms Schedule “A” to Bylaw 03-2025 and provides a description of the historic place, explains the heritage value of the building, and identifies, by written description and photographs, those character-defining elements of the Ortona Hall Drop-In Centre which are regulated by the General Guidelines for Conservation (Schedule “B”) and must be preserved.

STATEMENT OF SIGNIFICANCE THE ORTONA HALL DROP-IN CENTRE PLAN 803CL BLOCK 4 LOT 19 EXCEPTING THEREOUT ALL MINES AND MINERALS

Description of Heritage Place

The Drop-In Centre, once the Ortona Hall, is located on White Earth Street, one of the main commercial streets in Smoky Lake. This one-and-a-half-story building has a prominent stepped parapet reminiscent of theatres of a bygone era. It is a well-known landmark locally.

Heritage Value

The significance of the Ortona Hall Drop-In Centre lies in its association with the provincial theme of urban development, in its contributions to the development of cultural life within the community, and in its Moderne-style architecture, a rarity in the region.

Harry Shopik began constructing the Ortona Hall in 1942 and completed the endeavour in 1945. The original owner, Bill Esopenko, named the building after the WWII battle fought in Italy in 1943. Citizens have used the centre for many forms of entertainment, including dances, movies, and wrestling bouts. While most of the wrestlers came from Edmonton, there was one local wrestler with the last name Kinesavich. When dances were held, a formal dress code was enforced. Jack Dobush was the second owner, who operated the Ortona Dance Hall until 1968. The Smoky Lake Senior Citizens’ Club took over the building in 1973, and volunteers repaired and remodeled the hall, adding a kitchen, pool tables, a film projector, and tables. It officially reopened on February 21, 1974. The hall is currently used throughout the week as a social gathering place for community events and club-organized activities such as canasta, floor curling, monthly potluck suppers, and musical entertainment.

The Moderne-style architectural features of the Ortona Hall contribute to its heritage value. This style, popular from about 1925 to the 1940s, emphasized rounded corners, the intersection of vertical and horizontal planes, and fixed canopies. The building exhibits these features in its stepped boomtown façade, the exterior curving at each end, and the fixed triangular canopy over the main recessed entry.

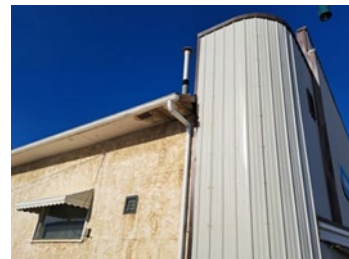
Ortona Hall is one of Smoky Lake’s most well-known landmarks. In its heyday, it was a hotspot for dances and movies. Today, as the Drop-In Centre, it is a hub for community events and daily socializing.

Character Defining Elements

The key elements that define the exterior of the building's character are the:

- a) mass, form, and scale;
- b) abutting public sidewalk;
- c) stepped parapet with raised vertical and horizontal features covered by new cladding;
- d) Moderne-style façade with curved vertical ends;
- e) curved triangular fixed canopy;
- f) medium-gable roof;
- g) projecting eaves with plain soffit;
- h) centre entry with sidelight pane and single-panel glass door;
- i) and recessed entry.

Photographic Detail



Exterior looking Northwest – Source: Smoky Lake Regional Heritage Board

Character Defining Elements

The key elements that define the interior of the building's character are the:

- a) wood dance floor retained in the centre;
- b) original stage;
- c) entrance lobby with entry and exit doors;
- d) and remnants of a ticket booth.

Photographic Detail



Interior – Source: Smoky Lake Heritage Board

SCHEDULE “B”

This is Schedule “B” to bylaw 03-2025 and identifies the General Guidelines for Conservation for the Ortona Hall Drop-In Centre.

GENERAL GUIDELINES FOR CONSERVATION

1. Approval of Development Alterations

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

Council shall appoint an approving authority to protect the integrity of this Municipal Historic Resource and to whom the applicant shall submit a Heritage Resource Intervention Permit Application for any proposed restoration and/or changes to the structure. Any development or alterations affecting the Ortona Hall Drop-In Centre shall respect and conserve the heritage value and character-defining elements identified in the Statement of Significance, in accordance with the below General Guidelines for Conservation and as recommended in the Standards and Guidelines for the Conservation of Historic Places.

2. Compatible Uses

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

3. Original Character

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

4. The Historic Period

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

5. Witness to Change

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

6. Repair and Replacement

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

7. Style and Craftsmanship

Distinctive stylistic features and examples of skilled craftsmanship designated by the Municipal Historic Resource Bylaw are preserved and treated sensitively.

8. Cleaning

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic integrity and should only be undertaken with thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone, or wood. In all instances, it should be ascertained that a building exterior necessitates cleaning prior to undertaking the work.

9. Reversibility of Improvements

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

10. Recording

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

11. Original Construction Details

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

12. Enforcement

This bylaw may be enforced, and the contravention of any provisions contained herein restrained, by the Court of the King's Bench of Alberta upon action brought by Council, whether or not any penalty has been imposed for contravention. If the Development Authority finds that a person is in contravention of this bylaw, the Development Authority may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require. The order may:

- a) direct a person to stop doing something, or to change the way in which the person is doing it;
- b) direct a person to take any action or measures necessary to remedy the contravention of the bylaw, including the removal or demolition of a structure or part of a structure that has been erected or placed in contravention of the bylaw, and if necessary, to prevent a re-occurrence of the contravention;
- c) establish a timeframe within which the person must comply with the directions;
- d) and state that if the person does not comply with the directions within a specified time, the municipality will take action or measure at the expense of the person.

13. Improvements

Prior to undertaking any improvements, an Application for a Heritage Resource Intervention Permit must be submitted to the Town of Smoky Lake. The Application shall include phasing of alterations where necessary due to program or budget restrictions. It must also include the type and timing of both short and long-term maintenance work.

14. Codes

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

15. Signs

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

16. Claims

All covenants, undertakings, obligations, and conditions set out in this bylaw shall constitute covenants running with the lands. The Town may register a caveat at the Land Titles Office against the lands to protect its interest under this bylaw. The Town of Smoky Lake may grant a postponement of the caveat promptly upon the acceptance of the various matters required to be performed by the developer under this bylaw.

The developer shall indemnify and save harmless the Town from any and all losses, costs, damages, actions, cause of actions, suits, claims, and demands resulting from anything done or omitted to be done by the developer in pursuance or purported pursuance of this bylaw.

17. Consent

This bylaw is hereby agreed to by the Registered Owner of the Certificate of Title. Futhermore, the Registered Owner consents to having this Bylaw registered by way of a caveat on said Certificate of Title.

Original Signed

Amy Cherniwchan
Mayor

Original Signed

Dawn Phillips
Chief Administrative Officer