

# SMOKY LAKE COUNTY

**AGENDA:** **MUNICIPAL PLANNING COMMISSION** to be held on  
Thursday, September 28, 2023, at 2:00 p.m.

In County Council Chambers, or virtually, via Telus Business Connect Platform:

<https://video.businessconnect.telus.com/join/538836808>

or, by phone: 1-780-666-2345, Meeting ID: 538836808

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**1. CALL TO ORDER**

**2. AGENDA**

**3. MINUTES**

3.1 Adopt Minutes of June 1, 2023.

**4. REQUEST FOR DECISION**

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

4.1.1 HRIP-001-2023: Heritage Resource Intervention Permit – Ruthenia School

**5. ISSUES FOR INFORMATION**

5.1 Nil.

**6. CORRESPONDANCE**

6.1 Nil.

**7. DELEGATON(S)**

7.1 Nil.

**8. ADJOURNMENT**

## SMOKY LAKE COUNTY

Minutes of the **Municipal Planning Commission** meeting from **Thursday, June 1, 2023**, held in Smoky Lake County Council Chambers as well as Virtually online.

The meeting was Called to Order at 2:00 p.m. by the Chairperson, Dominique Cere, in the presence of the following persons:

### Attendance:

Dan Gawalko, Deputy Reeve	Councillor Div. 1	Present in Chambers
Linda Fenerty	Councillor Div. 2	Present in Chambers
Dominique Cere	Councillor Div. 3	Present in Chambers
Lorne Halisky, Reeve	Councillor Div. 4	Present in Chambers
Jered Serben	Councillor Div. 5	Present in Chambers
Lydia Cielin	Assistant CAO	Present in Chambers
Lydia Cielin	Assistant CAO	Present in Chambers
Jordan Ruegg	P&D Manager	Absent
Kyle Schole	Planning Tech.	Present in Chambers
Patti Priest	Recording Secretary	Present in Chambers

.....  
1 guest virtually present and 1 guest present in chambers.

### 2.0 ADOPTION OF AGENDA

#### MPC23.024: Halisky

That the Agenda for the Municipal Planning Commission meeting for Thursday, June 1, 2023, be adopted as presented.

**CARRIED UNANIMOUSLY.**

### 3.0 MINUTES

#### MPC23.025: Fenerty

That the Minutes of Municipal Planning Commission meeting held on Thursday, April 13, 2023, be adopted as presented.

**CARRIED.**

Lydia Cielin, Assistant Chief Administrative Officer, left 2:06 p.m.

### 4.0 REQUEST FOR DECISION

#### 4.1 Development Permits to be Considered:

##### 4.1.1 DP 009-23: Shipping Container

#### MPC23.026: Gawalko

That the Municipal Planning Commission **DENY** Development Permit No. 009-23: **PLAN 3223TR, BLOCK 6, LOT 2**, for the placement of a **Shipping Container (40' x 8')**, and recommend the applicant reapply for a 20' shipping container.

**DEFEATED.**

##### 4.1.1 DP 009-23: Shipping Container

#### MPC23.027: Serben

That the Municipal Planning Commission **APPROVE** Development Permit No. 009-23: **PLAN 3223TR, BLOCK 6, LOT 2**, for the placement of a **Shipping Container (40' x 8')**, subject to the following conditions:

1. The proposed Shipping Container shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 25.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.

2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum height for the Shipping Container shall be 3.0 m (10.0 ft.).
4. The maximum length for the Shipping Container shall be 12.0 m (40.0 ft.). **VARIANCE GRANTED FROM MAXIMUM OF 20.0 FT. TO 40. FT.**
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
6. The exterior finish of the Shipping Container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within **two (2) years** of the date of issuance of this Development Permit.
7. The Shipping Container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
8. No human or animal habitation will be permitted within the Shipping Container.

**CARRIED.**

4.1.1 DP 011-23: Shipping Container

**MPC23.028: Gawalko**

That the Municipal Planning Commission **APPROVE** Development Permit No. 011-23: **PLAN 7921626, BLOCK 1, LOT 40**, for the placement of a **Shipping Container (20' x 8')**, subject to the following conditions:

1. The proposed Shipping Container shall be sited as per the following minimum setbacks:
  - a. Front Yard Setback: 25.0 feet.
  - b. Rear Yard Setback: 5.0 feet.
  - c. Side Yard Setbacks: 5.0 feet.
2. The Shipping Container shall not be stacked on top of another Shipping Container nor any other structure.
3. The maximum height for the Shipping Container shall be 3.0 m (10.0 ft.).
4. The maximum length for the Shipping Container shall be 12.0 m (20.0 ft.).
5. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto an adjacent site.
6. The exterior finish of the Shipping Container must be complimentary with the finish of the primary building. The finish shall be made consistent with the finish of the primary building within **two (2) years** of the date of issuance of this Development Permit.
7. The Shipping Container shall not be used as a dwelling, bunk house or a guest house without first applying for and obtaining a valid Development Permit for that use.
8. No human or animal habitation will be permitted within the Shipping Container.

**CARRIED.**

**5.0 ISSUES FOR INFORMATION**

- 5.1 Nil.

**6.0 CORRESPONDENCE**

6.1 Nil.

**7.0 DELEGATION**

7.1 Nil.

**NEXT MEETING**

The next Municipal Planning Commission Meeting will be at the call of Chairperson and Public Notice of the next meeting be provided at least 24 hours in advance in accordance with the *Municipal Government Act, RSA 200, cM-26.1 s195*, by posting the information on the Smoky Lake County website.

**8.0 ADJOURNMENT**

**MPC23.029: Serben**

That the Municipal Planning Commission Meeting of June 1, 2023, adjourn at 2:23 p.m.

**CARRIED.**

\_\_\_\_\_  
Dominique Cere, Chairperson

S E A L

\_\_\_\_\_  
Lydia Cielin, Interim CAO

**MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT REPORT**



**AGENDA ITEM 4.1.1**

MEETING DATE	September 28, 2023
FILE NO.	HRIP-001-23
LEGAL DESCRIPTION	Pt. of SW-6-59-16-4 [Ruthenia School]
LOT AREA	0.22 acres (from 2 acres)
APPLICANT	Noreen Easterbrook for the Smoky Lake Regional Heritage Board
LANDOWNER	Smoky Lake County
PROPOSED DEVELOPMENT	Heritage Resource Intervention Permit: floors and interior walls restoration
ZONING	AGRICULTURE GENERAL (AG) DISTRICT
DEVELOPMENT TYPE	DISCRETIONARY USE
ROLL NO.	16590623
DIVISION	3

**RECOMMENDATION**

That the Municipal Planning Commission approve Heritage Resource Intervention Permit No. 001-23: Part of SW-6-59-16-4, to allow for **HERITAGE RESOURCE INTERVENTION PERMIT: floors and interior walls restoration**, subject to the following conditions:

1. This Heritage Resource Intervention Permit will expire **one (1) year** from the date of issuance. All work permitted under this Permit must be completed within this timeframe. If the permitted work is not completed within one year, or if any additional work is proposed, a new Heritage Resource Intervention Permit must be obtained.
2. If required, the Applicant shall provide the Development Authority for Smoky Lake County with samples of heritage colours, including the manufacturer, name, number, and finish, that will be used to complete the work under this Permit, before commencement.
3. The Applicant must abide by all of the provisions of the Alberta *Historical Resources Act*, R.S.A. 200, Ch. H-9, including Section 26, and amendments thereto.
4. The Applicant must ensure that the proposed activities do not alter the Character-Defining Elements that are listed in the Statement-of-Significance that comprises part of Smoky Lake County **Bylaw No. 1369-20**.
5. Contravention of any condition of this Heritage Resource Intervention Permit may result in Smoky Lake County rescinding the Permit.

Notes:

1. The applicant is responsible to accurately locate any oil, gas, power, and telephone lines on the subject property prior to undertaking any excavation work by contacting Alberta One Call at 1-800-242-3447.

2. Contraventions of the Land Use Bylaw or this Development Permit are enforceable under Section 5 of the Land Use Bylaw 1272-14 and amendments thereto.
3. The personal information provided as part of this application is collected under Sections 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Smoky Lake County.

## BACKGROUND

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1. The Ruthenia School was donated by the previous landowner, and was also designated by Smoky Lake County as a Municipal Historic Resource on April 30, 2020.
2. To alter a Municipal Historic Resource, a Heritage Resource Intervention Permit must be obtained from Smoky Lake County.
3. The Application has been reviewed by Noreen Easterbrook, acting as Chair of the Smoky Lake County Regional Heritage Board and as the Heritage Evaluator.
4. The work being applied for has been deemed to be compatible with the Statement of Significance within the **Smoky Lake County Municipal Historic Resource Designation Bylaw 1369-20**, as well as with the Standards and Guidelines for the Conservation of Historic Places in Canada.
5. Administration is recommending that the Municipal Planning Commission APPROVE HRIP-001-2023.

## SUPPORTING DOCUMENTS

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APPENDIX A	HERITAGE RESOURCE INTERVENTION PERMIT APPLICATION 001-23	PAGE 3
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Prepared by:  \_\_\_\_\_  
Jordan Ruegg  
Development Authority  
Planning and Development Manager

Sept 26, 2023  
Date

# APPENDIX A: HERITAGE RESOURCE INTERVENTION PERMIT APPLICATION

**SMOKY LAKE COUNTY REGIONAL HERITAGE BOARD** Application for Heritage Resource Intervention Permit  
Box 310, Smoky Lake, Alberta T0A 3C0

## HERITAGE RESOURCE INTERVENTION PERMIT

1. A Heritage Intervention Permit is required to undertake changes to properties because of their historic or architectural significance under the Alberta *Historical Resources Act*. Municipal governments in Alberta are responsible for safeguarding the heritage values of these properties. Section 26(6) of the Act requires that "no person shall destroy, disturb, alter, restore, or repair a historic resource that has been designated...without the written approval of the Council or a person appointed by the Council for this purpose."
2. The purpose of a Heritage Intervention Permit is to ensure that the proposed changes to a designated Historic Resource do not alter the property in such a way that the reasons for designation are diminished.
3. A Heritage Intervention Permit is required when interventions are proposed to a Municipal Heritage Resource, including: construction, additions, alterations, demolition, new colors, new windows, lighting, brick work, signs and all applicable exteriors including roofs.
4. There is **no fee** for a Heritage Resource Intervention Permit.
5. Applicants are requested to confirm their plans with the Municipality to determine if a Development Permit and/or a Building Permit are required. It should also be noted that a Heritage Resource Intervention Permit **does not** supersede the requirements of the Alberta Building Code, the Municipal Government Act or the municipality's Land Use Bylaw.
6. It is suggested that the Applicant consult with a Heritage Board Member or Heritage Planner when making plans to submit an Application for Heritage Resource Intervention Permit, as they may offer some suggestions or advise on appropriate methods of treatment or intervention.
7. All Applications for Heritage Resource Intervention Permit will be evaluated by the Smoky Lake Heritage Board and / or a Heritage Planner and a recommendation will be presented to the Municipality's Development Officer for final decision.
8. The requirements to complete a Application for Heritage Resource Intervention Permit are:
  - Copy of Designation Bylaw, with Statement of Significance (obtain from municipality)
  - Concept drawing (e.g. image of structure or finished sign)
  - Detailed dimensioned drawings of proposed "work", (structure or sign)
  - Site plan detailing the location of the structure or sign, to scale, in relation to other structures
  - Historical documentation / photographs to support proposed intervention
  - Photographs of existing building, side elevations, finishes, architectural details, streetscape or landscape
  - Description of materials to be used for proposed intervention
  - IF PAINTING: Samples of heritage colors with manufacturer, name, number and finish for each
  - IF SIGNAGE: Sample font, name and size of lettering, and sign mounting information
  - IF LIGHTING FIXTURE: Images and description of fixtures
9. During the evaluation of this Application, municipal staff, Heritage Board Member and / or Heritage Planner may find it necessary to enter the property, to view and photograph the Site that is subject to the Application. Failure to allow access onto the property may result in the Application being considered incomplete.



PART 1 - TO BE COMPLETED BY OWNER

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

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

Resource Name

Ruthenia School

Municipality

Stinky Lake County

Municipal Address

16560 Twp Rd 590

Owner Information

Name

\_\_\_\_\_

Address

\_\_\_\_\_

City

\_\_\_\_\_

Province

\_\_\_\_\_

Postal Code

\_\_\_\_\_

Phone Number

\_\_\_\_\_

Legal Description

Plan

\_\_\_\_\_

Block

\_\_\_\_\_

Lot

\_\_\_\_\_

LSD/Pt

SW

Sec

6

Twp

59

Rng

16

W4

This Historic Resource is:

listed on Municipal Inventory

a Municipal Historic Resource

Designation Bylaw # \_\_\_\_\_

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

(Provide a brief summary of the proposed work)

Floor needs to be retored. i.e. repair, fill sand, apply coating

Interior walls plastered, painted  
Interior woodwork-repaired, sanded painted  
Black board - attach plexiglass to preserve board

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

(Please check all that apply)

To conserve the heritage value of the property

To improve the functionality of the property

To enable the adaptive re-use of the property

Other

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

The black board is original and contains signatures, some of which are decades old.  
Interior ceiling, walls, woodwork had been dereriated severely.

Certification

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

Date

Aug 30/23

Owner's Signature

*Noreen Easterbrook*

Name

Noreen Easterbrook

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

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

(Check all that apply)

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

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

Heritage Values	<i>associated with rural school development and community developments; - design, construction of one-room school - land mark in area - lies within National Historic District</i>
Potential Impact on Heritage Values	<i>No negative impact</i>
Character-Defining Elements	<i>no to little impact as the structures are being preserved and restored</i>
Potential Impact on Character-Defining Elements	<i>- wooden tongue in groove floor - plaster upon walls - wainscoting, wood features, trim, moulding - long blackboards</i>

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

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

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

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

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

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

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

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

**APPLICATION DECISION**

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

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

Yes - Meets all the required Standards, work permitted

Permitted with Conditions:

*follow Stds & Guidelines for Conservation... Can provide paint specifications.*

Recommendation Date Aug 31, 2023

Final Decision Date

*M. Easterbrook*  
Heritage Evaluator

\_\_\_\_\_  
Designated Officer

Name Noreen Easterbrook

Name

**APPENDIX B: SMOKY LAKE COUNTY BYLAW NO. 1369-20  
MUNICIPAL HISTORIC RESOURCE DESIGNATION**

Bylaw 1369-20

Ruthenia School – Municipal Historic Resource

Page 1 of 8

**SMOKY LAKE COUNTY  
IN THE PROVINCE OF ALBERTA  
BYLAW 1369-20**

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A BYLAW OF SMOKY LAKE COUNTY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF  
DESIGNATING THE RUTHENIA SCHOOL AS A MUNICIPAL HISTORIC RESOURCE.

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**WHEREAS** Section 26 and 27 of the Alberta *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the Municipal Council of a municipality to designate any heritage resource within a municipality whose preservation it considers to be in the public interest as a Municipal Historic Resource, upon giving notice to the Owner of the Resource in accordance with the Historic Resources Act.

**AND WHEREAS** the Council of Smoky Lake County has determined that the property legally described as:

**SOUTH WEST QUARTER of  
SECTION 6  
TOWNSHIP 59  
RANGE 16  
WEST OF THE 4<sup>th</sup> MERIDIAN  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

is a site of architectural, historical, cultural, environmental, archeological, 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 Smoky Lake County 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 designates an historic 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; and
- b) 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 Smoky Lake County 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 Ruthenia School located on lands legally described as SW-6-59-16-W4M (0.809 hectares; 2.0 Acres more or less) is hereby designated a Municipal Historic Resource with the County as described in Schedule "A".
2. Council wishes to protect and preserve the original character of the Ruthenia School, while encouraging changes that will make the related buildings and structures functional. The Historic Resource shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms outline in Schedule "B".
3. The administration of this bylaw shall be under the management and control of the Development Authority of Smoky Lake County.
4. This bylaw shall come into effect after third and final reading.

READ A **FIRST TIME** IN COUNCIL THIS 30<sup>th</sup> DAY OF APRIL, AD **2020**.

READ A **SECOND TIME** IN COUNCIL THIS 30<sup>th</sup> DAY OF APRIL, AD **2020**.

READ A **THIRD AND FINAL TIME** IN COUNCIL THIS 30<sup>th</sup> DAY OF APRIL, AD **2020**.

  
Craig Lukinuk  
Reeve

SEAL

  
Cory Ollikka  
Chief Administrative Officer

**SCHEDULE "A"**

This Statement of Significance forms Schedule "A" to Bylaw 1369-20 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 Ruthenia School which are regulated by the "General Guidelines for Conservation" (Schedule "B") and must be preserved (the "Regulated Character Defining Elements").

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**STATEMENT OF SIGNIFICANCE****RUTHENIA SCHOOL  
SW-6-59-16-4****0809 hectares (2.00 acres more or less)****Description of Heritage Place**

The Ruthenia School is a 1924, one-storey, one-room rural school. It is covered by a hip roof on three sides and features a small, enclosed front entry porch with a gabled hip roof. It is located on the northern boundary in the eastern Ukrainian area of the Victoria District National Historic Site, specifically, in the southeast corner of SW-6-59-16-W4, within a subdivided grassed yard surrounded by mature trees.

**Heritage Value**

- The Ruthenia School is significant for its association with the provincial themes of Education and Rural Development.
- Municipal value is in the resource's association with the development of rural schools and creating community in the region; in its design and construction as a one-room rural school; and as an important landmark in the district.
- The Ruthenia School was also associated with the institution of the Ruthenian Community Center.

This building was constructed in 1924 by the Ruthenia School District to provide additional classroom space after their 1913 school, at a different location, exceeded its student capacity.

After 1950, the Farmers' Union of Alberta Local (F.U.A.) utilized the building for meetings and in order to purchase the building, the members of the F.U.A. formed the Ruthenian Community Center organization, where it was used for various local groups, bingos, picnics, served as a polling station, and a location for dances featuring local musicians. It operated until 1980, when the remaining six members of the Ruthenian Community Center agreed to dissolve the organization, after which it was sold. The building had served as a room for senior students (while a previous Ruthenia School I served junior students) for twenty-six years and then a community center for another thirty years.

The Ruthenia School is an example of an early 1920s, multi-level, rural one-room school building featuring a gabled hip entry roof intersecting with the main roof. The five large nine-over-nine double hung wood windows provide for large fenestration openings for the entry of light commonly evident in such rural schools throughout the region. The internal configuration flows from two entries into a large classroom containing a wood floor, panel walls and wood slat ceiling, with blackboards covering two walls. A drum-shaped wood stove just inside the classroom was the only source of heat. Its modified usage over several decades demonstrates its importance to rural residents as a community facility. It also stands as a lasting landmark of the Ruthenia School District.

**Character Defining Elements**Exterior:

- Form, massing, and scale
- Gabled-hip roof over the entry, and a medium-pitch hip roof on remaining three sides
- Cedar shingles
- One-storey structure on concrete foundation, with clapboard siding, and corner boards
- Five large nine-over-nine, double-hung windows, with common trim in between on the west side
- Six-pane, fixed sidelight windows on both sides of porch entry

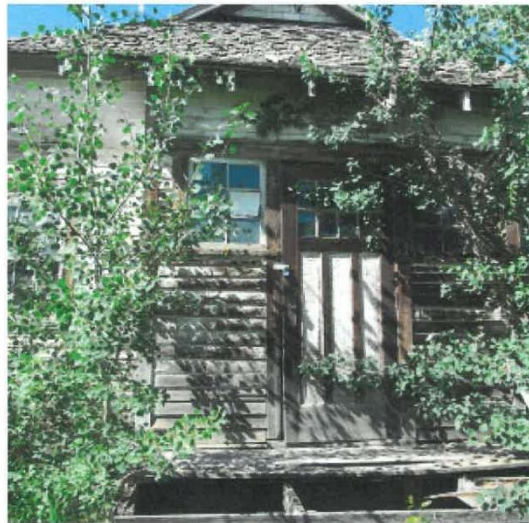
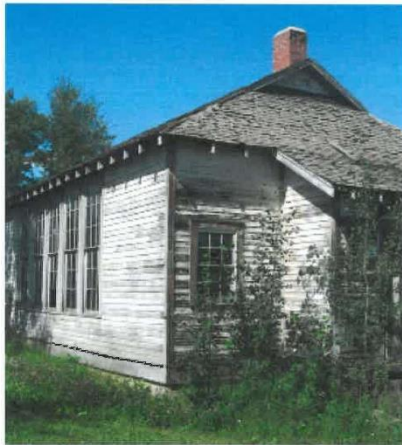
- Six-over-six, double-hung windows on both sides of the porch
- Two fixed, six-pane windows on east side

Interior:

- Two entries from enclosed porch into large one-room classroom
- Wooden tongue-in-groove floor
- Wood-slat ceiling
- Long blackboards covering north and east classroom walls

Sources: *Smoky Lake and District Cultural and Heritage Society, Our Legacy: History of Smoky Lake and Area, 1983, 18, 43, 149-150.*

**Photographic Detail**



Ruthenia School, Photo Credit: Community Design Solutions Inc.





Ruthenia School, (2019) Photo Credit: Smoky Lake County

**SCHEDULE “B”**

This is Schedule “B” to Bylaw 1369-20 and identifies the “General Guidelines for Conservation” for the Ruthenia School.

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**GENERAL GUIDELINES FOR CONSERVATION****1. Approval of Development Alterations**

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

Council appoints an approving Authority to protect the integrity of this municipal heritage resource to whom the Applicant shall submit a Heritage Resource Intervention Permit Application for any proposed restoration/changes to the structure. Any development or alterations affecting the Bellis Firehall 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 such that minimal changes are required to the building. The use of the Municipal Historic Resource for its original purpose is desirable.

**3. Original Character**

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

**4. The Historic Period**

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

**5. Witness to Change**

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

**6. Repair and Replacement**

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

**7. Style and Craftsmanship**

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

**8. Cleaning**

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic integrity and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone

or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

#### **9. Reversibility of Improvements**

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

#### **10. Recording**

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

#### **11. Original Construction Details**

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

#### **12. Enforcement**

This Bylaw may be enforced, and the contravention of any provisions contained herein restrained, by the Court of Queen'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) state a time within which the person must comply with the directions;
- (d) state that if the person does not comply with the directions within a specified time, the municipality will take the 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 Smoky Lake County. The Application shall include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work should also be included.

#### **14. Codes**

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

**15. Signs**

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


**16. Claims**

All covenants, undertakings, obligations, and conditions set out in this Bylaw shall constitute covenants running with the Lands and the County may register a Caveat at the Land Titles Office against the Lands to protect its interest under this Bylaw. Smoky Lake County may grant a postponement of the caveat as to any of the land in development. Smoky Lake County will discharge 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 County 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 No. 092408555. Furthermore, the Registered Owner consents to having this bylaw registered by way of a caveat on said Certificate of Title.

  
\_\_\_\_\_  
MARVIN BIDLOCK  
OWNER

  
\_\_\_\_\_  
SHIRLEY LAWRIE  
OWNER

## APPENDIX D MICRO-SCALE WEBMAP



Smoky Lake County

Smoky Lake County

Date Created: 9-28-2023

**APPENDIX D  
MACRO-SCALE WEBMAP**

