

Heritage Related Provisions – MPS/LUB Various Parts – December 12, 2018

- Heritage assets and properties identified as a key cultural social and economic resource for the Town
- Community identity and character of the Town tied to various/numerous heritage and heritage-related assets including buildings, features, open spaces, museum and landscapes
- National Historic District designation and municipal/provincial/federally designated properties integrated and considered in all policy context
- Historic Gardens (Part 8), Fort Anne (Part 9), Museums (Part 10) and National Historic District (Part 11) have their own policy frameworks
- Development adjacent to registered heritage properties subject to specific review and approval processes, requiring review and approval by PHAC and/or the Municipal Development Officer per Part 4.10 of the LUB

4.10 Development of Property Abutting a Registered Heritage Property

Where a property abuts a registered heritage property in the Residential or Commercial Designation, in addition to all relevant provisions contained in this By-law, the following exterior alterations of the structure (except for routine maintenance or repair with original building materials) or the development or redevelopment of a property shall be subject to review and recommendation of the Town's Planning and Heritage Advisory Committee:

- a) The construction of new dwellings;
 - b) Additions to an existing structure located in the front yard, the side yard which abuts the registered heritage property or any abutting yard for development on a corner lot;
 - c) Construction of accessory structures (including accessory buildings, exterior porches and decks, antenna, ramps, fences) located in the front yard, the side yard which abuts the registered heritage property or any abutting yard for development on a corner lot.
- Criteria for the review of residential and commercial development adjacent to registered heritage properties includes consideration of:
 - the development's height, bulk, roof-line, siding, and number, location, and size of windows and doors relative to the character-defining exterior elements of the adjacent registered heritage building;
 - Waterfront Comprehensive Development District project evaluation criteria contains the same heritage –related criteria for all development irrespective of a proposed development being adjacent to a registered heritage property
 - The General Criteria for Rezoning and Development Agreements (Policy 17.6.1) contains explicit heritage-related criteria, requiring that:
 - the proposal will be sympathetic to the existing Colonial, Georgian, Victorian and early 20th Century architectural styles in the Town and will not damage or destroy historic buildings or sites