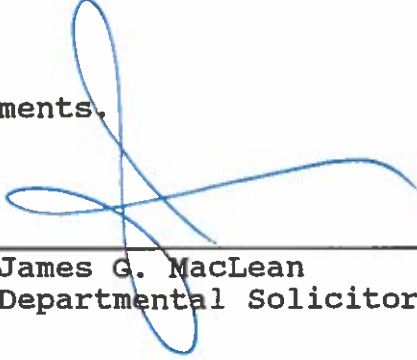


Town of Springhill

Heritage Property Bylaw

Passed at a Meeting of Town Council held on June 23, 1992

Recommended for approval with amendments.

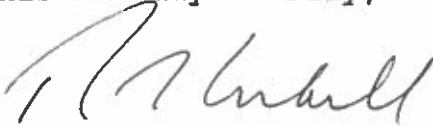


James G. MacLean
Departmental Solicitor

The Heritage Property Bylaw which was adopted at a meeting of Town council held on June 23, 1992, is approved, pursuant to Section 29 of the Municipal Affairs Act, with the following amendments:

1. Section 2 is amended by inserting immediately after Subsection 2.3 the following numerals, words, symbols and punctuation:
 - 2.4 In this bylaw "Council" means the Town Council of the Town of Springhill.
 - 2.5 In this bylaw "Town" means the Town of Springhill.
2. Section 3 of Form A is amended in line one (1) by deleting the numbers and symbols 13 (4) and substituting therefore the numbers and symbols 14 (4).

Dated at Halifax, Nova Scotia, this 6th day of ~~July~~^{August}, 1992.



Roland Thornhill
Acting Minister of Municipal
Affairs

BE IT RESOLVED that the following be and the same is hereby adopted and enacted as a by-law of the Town of Springhill when and if the same has received the approval of the Minister of Municipal Affairs, and that the Town Clerk be and he is hereby instructed to forward the same to the Minister and request his approval hereof.

HERITAGE PROPERTY BY-LAW

1.1 This by-law shall be known and may be cited as the "Heritage Property Bylaw".

2.1 In this by-law, "Town Registry of Heritage Property" means a Municipal Registry of Heritage Property within the meaning of the Heritage Property Act, S.N.S. 1980, Chapter 8, having all the powers and duties prescribed by the Act or incidental thereto.

2.2 In this by-law, "Heritage Advisory Committee" means a Heritage Advisory Committee within the meaning of the Heritage Property Act, having all the powers and duties prescribed by the Act or incidental thereto.

2.3 In this by-law, "Town Heritage Property" means a Municipal Heritage Property within the meaning of the Heritage Property Act.

3.1 There shall be a Town Registry of Heritage Property wherein all prescribed documents relating to the registration of heritage property pursuant to the provisions of the Heritage Property Act or this by-law shall be filed.

3.2 The maintenance of the Town Registry of Heritage Property shall be the responsibility of the Clerk.

4.1 There shall be a Heritage Advisory Committee which may advise the Town respecting:

- (a) the inclusion of buildings, streetscapes and areas in the Town Registry of Heritage Property;
- (b) an application for permission to alter substantially or demolish a Town Heritage Property;
- (c) building or other regulations that affect the attainment of the intent and purpose of the Heritage Property Act;
- (d) any other matters conducive to the effect of carrying out the intent and purpose of the Heritage property Act.

4.2 The Heritage Advisory Committee shall be composed of six members, all of whom shall be residents of the Town, appointed by Council annually for a term of one year. Two members of the Committee shall be members of Council; two shall be members of the Springhill Township Historical Society or individuals who have otherwise demonstrated active concern for the preservation of buildings of historic significance; and two members of the Committee shall be appointed at large.

4.3 The Heritage Advisory Committee may recommend to Council that a building, streetscape or area may be registered as a Town Heritage Property in the Town Registry of Heritage Property and the prescribed notice of such recommendation shall be served and filed by the Clerk in accordance

4.4 Notice of a recommendation by the Town Heritage Advisory Committee that a building, streetscape or area be registered as a Town Heritage Property shall be in Form A.

5.1 Council may register a building, streetscape or area as a Town Heritage property in accordance with the provisions of the Act and the registration shall be in Form B.

5.2 Notice of such registration shall be sent to each registered owner of the Municipal Heritage Property. One copy of the registration shall be deposited in the Registry of Deeds and copy of the registration shall be filed in the Town Registry of Heritage Property.

6.1 Council may from time to time set out or amend the terms of reference within which the Heritage Advisory Committee shall operate. The Council may set out and amend such guidelines as it sees fit for the designation of property as Heritage Property and the Heritage Advisory Committee shall make recommendations in accordance therewith.

THIS IS TO CERTIFY that the by-law of which the foregoing is a true copy was duly passed at a duly called meeting of the Town Council of the Town of Springhill held on the 23 day of June A.D. 1992.

D. Maddison Esq.
Town Clerk/Treasurer

FORM A
NOTICE OF RECOMMENDATION TO REGISTER
AS A TOWN HERITAGE PROPERTY

TO:

You are hereby notified that:

1. The land and building located at (address location, legal description or other identification of property) has been recommended to be registered in the Town Registry of Heritage Property for the Town of Springhill.

2. The reasons for this proposed designation are: (approximate date of erection; type of architecture, typical of an era; part of a streetscape with description of streetscape location; local historical significance; national historical significance.)

3. Section 13(4) of the Heritage Property Act prohibits demolition or any substantial alternation to the appearance of a property described herein for a period of one hundred twenty (120) days from the date and service of this notice, unless the Town Council sooner refuses to register the property.

4. The effect of recommendation and registration in the Town Heritage Registry described in paragraph 1 is that no demolition or substantial alternation in exterior appearance may be taken from the date of registration unless an application, in writing, for permission is submitted to the Town and the application is granted with our without conditions. Where such application is not approved the owner may make the alterations described in his application or carry out the proposed demolition at any time after one year but not more than two years from the date of the application.

5. You are hereby notified that the Council will sit to hear any objections regarding the recommendation of the property described in this notice on the _____ day of _____ 1992 at (time), at (Place). (This date must be 21 days after service.) Information and particulars concerning the reasons for recommendation are available from the office of the Clerk for the Town of Springhill weekdays from a.m. to _____ p.m.

Dated this _____ day of _____ 19

TOWN CLERK

FORM B

(To be filed in the Registry of Deeds
for the district in which the property
is located in the Town registry of
Heritage Property)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO:

You are hereby notified that:

1. The land and building located at:
(address, local, legal description or other identification
of property) has been registered in the Town Registry of
Heritage Property by resolution adopted at a meeting of
Council the day of 19

2. The effect of registration in the Town Registry
of Heritage Property is that no demolition or substantial
alteration in the exterior appearance may be undertaken
from the date of registration unless an application, in
writing, for permission is submitted to the Town and the
application is granted with or without conditions. Where
an application is not approved, the owner may make the
alteration described in his application or carry out the
proposed demolition at any time after one year but not
more than two years from the date of the application.

DATED this day of 1992

(seal)

Town Clerk