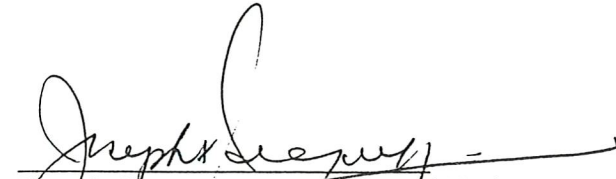
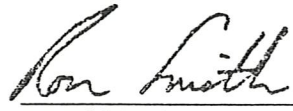


TOWN OF CONCEPTION BAY SOUTH
HERITAGE REGULATIONS (1998)

These Regulations are made pursuant to Section 250 of THE MUNICIPALITIES ACT, c. 33, S.N. and approved by the Town Council of the Town of Conception Bay South on the 2nd day of Feb A.D., 1999


Joseph Gregory, Town Manager/Clerk


Ronald Smith, Mayor

INTERPRETATION

“Heritage Area” means any building, land, structure, erection, site or other real property so designated by Council under these Regulations.

“Town” means the Town of Conception Bay South.

“Council” means the Town Council of the Town of Conception Bay South.

“Heritage use” means the use of a heritage building for a dwelling unit, a retail store, an office, a service shop, a hotel, a residential clinic, a restaurant, which could be controlled so as to be compatible with adjoining residential uses.

“Heritage Advisory Board” means a Committee appointed by Council pursuant to Section 245 of THE MUNICIPALITIES ACT.

“Act” means THE MUNICIPALITIES ACT, C. 33, Statutes of Newfoundland and all amendments thereto.

DESIGNATION

1. Council may, by regulation, designate any building, land or other real property within the Town which is of architectural or historic interest as a heritage site.
2. Unless the request for designation is made by the owner or owners of such property, written notice of the Council’s intention to designate shall be given to the owner or owners of such property. The notice may be served personally on the owner or sent by registered or certified mail and a copy of the notice is to be posted on the property to be so designated. For the purpose of this section, it shall be deemed sufficient service if the notice is given or sent to the person listed on the Council’s assessment rolls as owner of the property.

3. Council shall give the owner of any such property a reasonable opportunity to make representation to Council with respect to the intended designation.

PERMIT REQUIRED

4. No person shall remove, pull down, demolish any property designated as a heritage area, nor shall the exterior of any heritage building be repaired or altered in any way without first obtaining a permit for the council specifically authorizing the work and in strict accordance with the conditions of any such permit.

HERITAGE ADVISORY BOARD

- 5A. The Council shall appoint an Advisory Board pursuant to Section 245 of the Act consisting of three members.
 - i. One of the members of the Heritage Advisory Board shall be a member of the Conception Bay South Historical Society and will be appointed to the board on the advice of the said Historical Society.
 - ii. One member of the Heritage Advisory Board shall be a person liable for Business Tax or any tax in substitution therefore.
- B.
 - i. The members of the Heritage Advisory Board shall hold office for a term of two years, but may be reappointed.
 - ii. The Chairperson of the Heritage Advisory Board shall be appointed by Council.
 - iii. The person appointed to fill a vacancy on the Heritage Advisory Board shall be subject to retirement at the same time as if that person had become a member of the day on which the member in whose place he was appointed was last elected member.
 - iv. Council may, from time to time, by motion, fill vacancies on the Heritage Advisory Board.
 - v. A quorum for meetings of the Heritage Advisory Board shall be a bare majority of all appointed members, being two members.

- vi. Votes conducted by the Heritage Advisory Board shall be decided by a mere majority of all appointed members, being two members.
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- C. The Heritage Advisory Committee shall consider:
 - i. The designation of any properties, within the Town of Conception Bay South, as Heritage Areas or the change of any designations already made;
 - ii. Any development involving a Heritage Area.
 - iii. The preservation of any property designated under these Regulations.
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- 6 If any order made under Section 246 of THE MUNICIPALITIES ACT is not complied with within the time set out in the order then upon the expiration of the appeal period the owner or owners of the property is guilty of an offence and liable on Summary Conviction to the penalties set forth in Section 211 of the Act.