



Steveston Village Heritage Control Period Bylaw 8401
A Bylaw to Declare a Heritage Control Period
with Respect to Steveston Village

The Council of the City of Richmond enacts as follows:

Title

1.1 This Bylaw is cited as “Steveston Village Heritage Control Period Bylaw No. 8401”.

Severability

2.1 If a section of this bylaw is held to be invalid by a court of competent jurisdiction, that section may be severed from the Bylaw without affecting the validity of the remaining portions of the bylaw.

Definitions

3.1 In this bylaw:

- “Area” means that certain area situate at Richmond, British Columbia on parcels as shown in cross-hatch on Schedule “A” which is attached to and forms part of this Bylaw;
- “Building” means any of the buildings located in the Area;
- “Heritage Control Period” means the period of time described in Section 4.2;
- “Director of Development” means the Director of Development of the City, his or her deputy, or other persons appointed by Council to act in the place of the Director of Development;
- “Heritage Alteration Permit” means a permit authorizing alterations or other actions in relation to protected heritage property or property within a heritage conservation area under Section 972 of the Local Government Act;
- “Heritage Revitalization Agreement” means an agreement between the City and the owner of heritage property under Section 966 of the Local Government Act;
- “Director, Building Approvals” means the City’s Director, Building Approvals, his or her deputy, or other persons appointed by Council to act in the place of the Director, Building Approvals.

Heritage Control Period for Temporary Protection

- 4.1 For the purposes of heritage conservation planning for the Area, Council declares a heritage control period with respect to the Area.
- 4.2 The heritage control period commences on the ____ day of _____, 2____ and terminates on the ____ day of _____, 2____.
- 4.3 No alteration to the building or landscape features is allowed during the heritage control period unless the owner of the building first obtains a City of Richmond Heritage Alteration Permit.

Prohibitions

- 5.1 During the heritage control period, a person must not do any of the following to the building, except as authorized by a City of Richmond Heritage Alteration Permit:
 - (a) alter the exterior of the building;
 - (b) make a structural change to the building;
 - (c) move the building;
 - (d) alter, excavate or building on any portion of the Area;
 - (e) alter landscape features in the Area.

Withholding of Approvals

- 6.1 The Director, Building Approvals must withhold the issuance of a building or demolition permit for the following actions where he or she considers the permit would authorize an alteration inconsistent with the heritage protection of the property:
 - 6.1.1 an alteration to property in respect of which a heritage control period has been declared under Section 964 of the *Local Government Act*;
 - 6.1.2 an alteration to property in respect of which a Council has ordered temporary protection under Section 962 of the *Local Government Act*.
- 6.2 The Director, Building Approvals must not withhold the issuance of any building permit in respect of any alteration required by an enactment.

6.3 The Director, Building Approvals must notify the applicant of a permit withheld under this section by certified mail that the matter of the issuance of the permit will be considered by the Council at its next regular meeting after the approval is withheld, the date, time and location of which are stated in the notice, unless the meeting date is within five days of the date on which the notice would be mailed, in which case the notice must be given in person and not mailed.

FIRST READING

SECOND READING

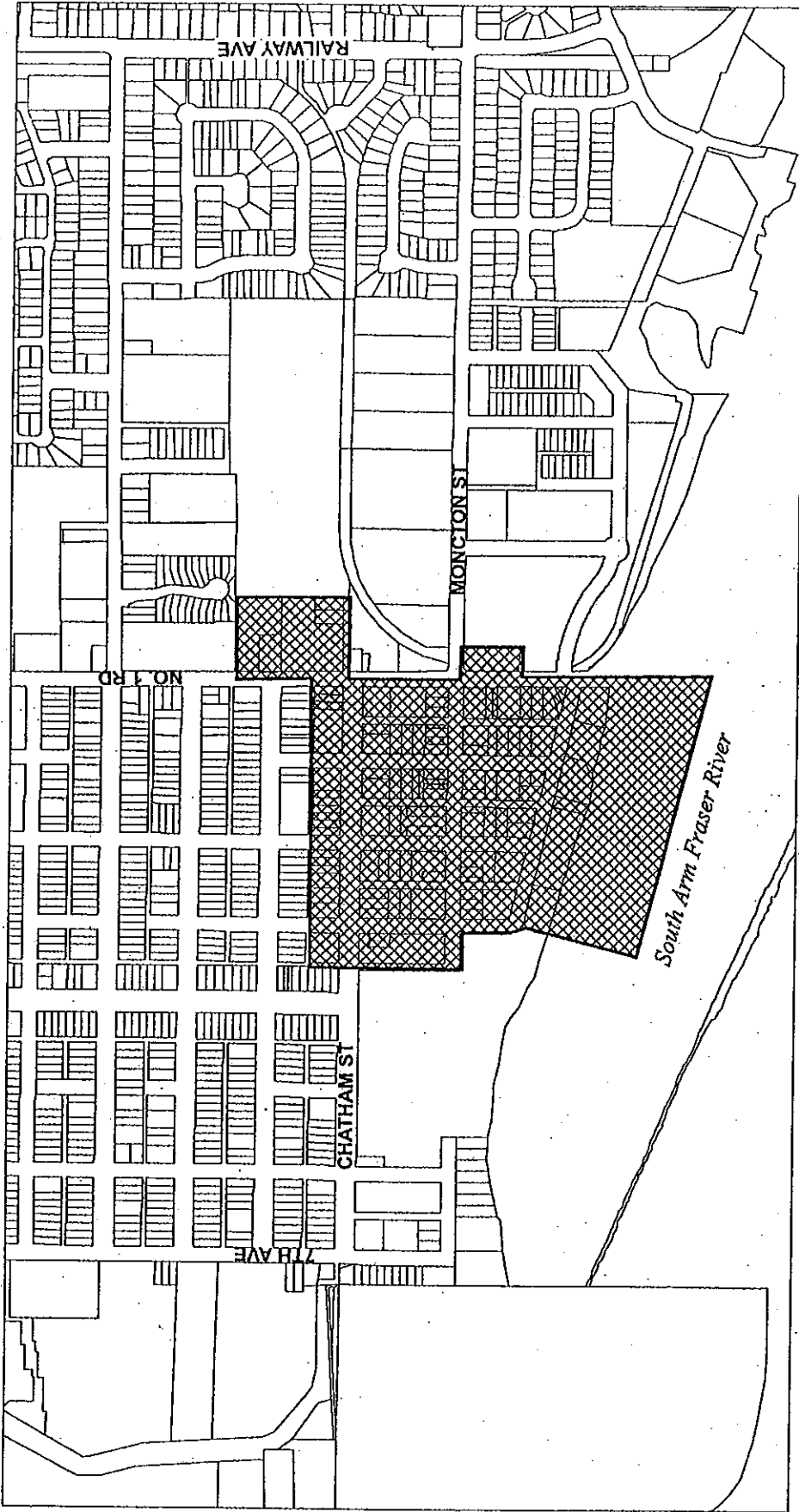
THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by original dept
<i>TC</i>
APPROVED for legality by Solicitor
<i>R</i>

MAYOR

CORPORATE OFFICER



Schedule A attached to and
forming part of Bylaw 8401

Original Date: 06/23/08

Revision Date:

