

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

HERITAGE MAINTENANCE BYLAW NO. 4187, 1999

A Bylaw to establish maintenance standards for Heritage Designated Buildings and Sites, pursuant to Section 970 of the *Municipal Act*.

WHEREAS it is Council policy to promote the preservation and maintenance of significant heritage resources in the District;

AND WHEREAS Section 970 of the *Municipal Act* provides for the establishment of minimum standards for the maintenance and management of heritage properties designated pursuant to Section 967 of the *Act*;

NOW THEREFORE the Council of the Corporation of the District of West Vancouver, in open meeting assembled, enacts as follows:

1. No person shall, in respect of any property designated by bylaw as protected heritage property, or any building or structure on such property,
 - (i) alter the exterior of a building or structure;
 - (ii) make a structural change to a building or structure;
 - (iii) move a building or structure;
 - (iv) alter, remove or take action that would damage an interior feature or fixture or a landscape feature that is identified in the designation bylaw; or
 - (v) alter, excavate, or build on the property

without obtaining a Heritage Alteration Permit from the District, unless the work is maintenance work allowed without such a permit under the terms of the Designation Bylaw.

2. No person shall maintain or repair any property designated by bylaw as protected heritage property, or any building or structure on such property, except in accordance with the Heritage Site Maintenance Standards set out in Schedule A.
3. The Director of Planning and Development may enter at all reasonable times on any property subject to this bylaw to ascertain whether the requirements of the bylaw are being observed.

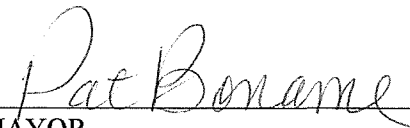
4. This Bylaw may be cited as the "Heritage Maintenance Bylaw No. 4187, 1999".

READ A FIRST TIME on 1999 September 13.

READ A SECOND TIME on 1999 September 20.

READ A THIRD TIME on 1999 September 20.

ADOPTED by the Council on 1999 September 27.


MAYOR


MUNICIPAL CLERK

Schedule A

Heritage Site Maintenance Standards

1. Buildings and structures shall be maintained in good order so as to reasonably prevent and effectively retard damage from the elements. This includes, but is not limited to, preventing water penetration and excessive damage to materials from wind, sun, and infestation.
2. Original designated features shall, when replacement is necessary, be replicated in terms of material, design, colour and texture.
3. Designated buildings or features shall be finished as necessary to protect designated materials. Changes to finishes, including colour changes, are not considered maintenance work and shall require a Heritage Alteration Permit.