

TITLE: Heritage Designation (Union Bay Post Office and Gaol) Bylaw, No. 2575, 2003

APPLICANT: Union Bay Historical Society

ELECTORAL AREA: A

FILE NO.:

PURPOSE: To designate the Union Bay Post Office and Gaol buildings as heritage structures

PARTICIPANTS: All Electoral Areas



APPLICATION RECEIVED: **Date:** March, 2003

COMMUNITY PLANNING COMMITTEE: **Date:** April 7, 2003
Recommendation: First and second readings

REGIONAL BOARD: **Date:** July 28, 2003
Decision: First and second readings; proceed to Public Hearing

PUBLIC HEARING: **Date:** August 19, 2003

PUBLIC HEARING COMMITTEE: **Date:** August 19, 2003
Recommendation: THAT Bylaw No. 2575 being the "Heritage Designation (Union Bay Post Office and Gaol) Bylaw No. 2575, 2003" be given third reading and final adoption

REGIONAL BOARD: **Date:** September 29, 2003
Decision: Third reading and final adoption

REGIONAL DISTRICT OF COMOX-STRATHCONA

BYLAW NO. 2575

A BYLAW TO DESIGNATE HERITAGE PROPERTIES

WHEREAS the Regional Board of the Regional District of Comox-Strathcona considers that the property described in Schedule 'A' to this Bylaw has upon it structures of heritage value and that its designation is desirable for the conservation of protected heritage property;

NOW THEREFORE, the Regional Board of the Regional District of Comox-Strathcona in open meeting assembled enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as **"HERITAGE DESIGNATION (UNION BAY POST OFFICE AND GAOL) BYLAW NO. 2575, 2003."**

INTERPRETATION

2. In this Bylaw:
 - a) the terms "heritage value" and "heritage character" have the meaning given to them in s.5 of the *Local Government Act*, and
 - b) any grammatical form of the term "alter" has the meaning corresponding to the meaning given to that term in s. 947 of the *Local Government Act*.

DESIGNATION

3. The property described by civic address and legal description in Schedule 'A' attached to and forming part of this Bylaw is designated as protected under Section 967 of the *Local Government Act*.

EXEMPTIONS FROM PERMIT REQUIREMENT

4. The following types of alterations may be made to the structures located on the property described in Schedule 'A' without the owner obtaining a heritage alteration permit:
 - a) interior alterations that do not affect any interior features or fixtures referred to in Schedule 'A' and that do not alter the exterior appearance of the buildings; and
 - b) normal repair and maintenance.
5. For the purposes of section 4(a), "normal repair" means the replacement of elements of the structures of finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality except where the elements or materials being replaced are not original to the building in which case a heritage alteration permit is required.

READ A FIRST AND SECOND TIME THIS	28TH	DAY OF	JULY	2003.
PUBLIC HEARING HELD THIS	19TH	DAY OF	AUGUST	2003.
READ A THIRD TIME THIS	29TH	DAY OF	SEPTEMBER	2003.
ADOPTED THIS	29TH	DAY OF	SEPTEMBER	2003.

"J. Abram"
Chair

"B. Randall"
Manager of Corporate Administration

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2575 being "**Heritage Designation (Union Bay Post Office and Gaol) Bylaw No. 2575, 2003**" as adopted by the Board of the Regional District of Comox-Strathcona on the 29th day of September, 2003.

"B. Randall"
Manager of Corporate Administration

Schedule 'A'

Part One **Property with Heritage Value or Character**

<u>Civic Address</u>	<u>Legal Description</u>	<u>Designated Features</u>
5527 South Island Highway	Part of Fractional North ½ of the Southwest ¼ of Section 32, Township 1, Nelson District (PID 013-192-060)	1) Union Bay Post Office building including all flooring, interior walls, trim and detailing, doors and windows, exterior trim and detailing, brick chimney, moldings and cabinetry including all hardware and light fixtures throughout the building and the interior stairs and exterior stairs and porch. 2) Union Bay Gaol House including the exterior walls, flooring, windows and bars, and doors and bars.

