

**Town of Woody Point
Heritage Conservation Plan and Bylaw**

08.11.99

Purpose

The purpose of the conservation plan and bylaw is:

- to conserve the historic and architectural value of buildings and their setting in Woody Point while allowing for change and development;
- to ensure that new development will be in keeping with the historic character of the town;
- to maintain and enhance the attractiveness of the town as both a good place to live and as a tourist attraction;
- to foster and support community interest in heritage conservation;
- to support and provide professional assistance and advice to those who are attempting renovations/construction of an historic building;

Zone Title

HISTORIC

Permitted Use Classes

Cultural and civic, general assembly, educational, place of worship, club and lodge, catering, child care, double dwelling, row dwelling, apartment building, boarding house, commercial residential, office, medical and professional, personal service, general service, shop, convenience store, light industry, public and private recreational open space, antenna, transportation (docks and harbours).

DEVELOPMENT STANDARDS

Lot area: Discretion of council

Floor area per dwelling unit: Discretion of council

Public Road Frontage: 10 metres

Where a new building is to be constructed on the site of an existing or demolished building, the siting requirements of the new building shall be the same as the principal building that is presently or had last occupied the lot. If that is not possible or if the site had been previously undeveloped then the requirement shall be that the siting of the new building be similar to the way adjacent buildings are sited on their lots. In all cases, the location shall allow for adequate parking, provide adequate visibility for vehicles backing onto the street from the lot, provide adequate separation from surrounding buildings, and allow for proper placement of on-site well or sewage disposal facilities if necessary.

Minimum Area Requirements for Development with On-site Servicing

Municipal piped water supply and sewage disposal by septic tank and tile field	m ²	1400
Well water supply and connection to a municipal sewer or to a private sewer discharging directly to the sea		
	m ²	1400
Well water supply and sewage disposal by septic tank and tile field		
	m ²	1860

Conditions

6. General Conditions and Referrals

All development must conform to any applicable General Condition presented in Council’s existing guidelines and all applications must be referred to applicable government departments or agencies.

7. Outdoor Storage

No outdoor storage of any item, including vehicles or equipment is allowed in this zone, except that which may be incidental and related to a residential use, or, in the case of other allowable development, a single delivery vehicle.

8. Trees

Council may refuse to allow trees to be destroyed for the purposes of facilitating development if it feels that the loss of amenity to the community due to the tree’s destruction would be too great. Council may require that the site be developed in a manner that would not require their destruction. Council may require new trees to be planted upon development of a lot.

9. Signs and Advertisements

- a. Advertisements shall be restricted to identification of the use and/or name of the business taking place on-site except in the case of signs on convenience stores which may include commercial sponsorship, provided the commercial takes up no more than 25% of the area of the sign.
- b. The design, size and material composition of a sign or advertisement shall be compatible with the building to which it relates and the character of the general area.

- c. Illumination must be indirect or external by low-intensity incandescent lamps which are not visible from the street. Backlit, fluorescent, flashing or neon signs shall not be allowed.
- d. No sign shall conceal any architecturally significant feature of a building or in any way detract from the character of the building.
- e. No sign shall rise above the roof line of any building or be situated on the roof of a building.
- f. Mobile signs and billboards shall not be allowed in this zone.

10. **Building Appearance**

- a. Definition: Historic buildings are those that were constructed in Woody Point prior to Confederation
- b. Building Plans: must be submitted for any proposed building construction or exterior alteration or renovation of any Historic building. However, in the case of alterations of a minor nature, Council may require only a description of the work to be submitted. Any such plans or description must be approved by Council or a designated committee before any work may take place and must not only adequately describe the work, but must specify the exterior finish materials and colors that will be used.
- c. Exterior Alterations or Renovations to Historic Buildings: The finished exterior appearance of a historic building must retain the original appearance of the building as it had appeared at the time of its initial construction. In particular
 - i. Finish Materials
 - (1) Siding of any type must have the appearance of 100-102 mm width flat wooden clapboard (unless the original siding had been brick or some material other than clapboard; if so, the appearance of the original material must be retained). Where deemed necessary, Council may specifically require the exterior siding be of the same material and dimensions that had been used in the initial construction of the building and may prohibit the use of non-wood siding materials.
 - (2) Trim must be not less than 150 mm wide or greater than 274 mm (9 inches) wide. This does not apply to window or door frames.
 - (3) Exterior color must be acceptable in terms of the area's historic quality.
 - (4) Original architectural design elements, details and features such as corner boards, cornices, brackets, window architraves and doorway

pediments may only be removed for repair purposes (provided they are to be replaced) or if they are to be substituted with an exact copy. In that case, contemporary materials and fixtures may be used providing their appearance matches the original detailing of the feature.

- (5) Replacement of missing original architectural features shall be allowed and encouraged provided they serve to restore the building to the way it had appeared at the time it had initially been built. If original samples are not available, replacements must be based upon other architectural features of the building from which they had been removed or from features of other buildings of similar architectural style that had been constructed during the same period.

ii. Form and Scale

- (1) The overall height and width of a building after alteration must be compatible with its architectural style and with surrounding historic buildings that have retained their original appearance. No building shall be reduced in size unless to do so would serve to restore it to its original appearance.
- (2) Ratio and orientation of width to height of the main or front wall must match the original.
- (3) The size, shape and prominence of a porch or entrance projection must be similar to originals on other buildings designated as Historic of a similar architectural style.
- (4) No building shall be reduced in height, unless Council considers that the overall effect on adjacent Historic buildings would not be unacceptable and that the altered appearance of the building could still be considered acceptable with respect to historic appearance guidelines.

iii. Windows and Doors

- (1) The number, size, shape and orientation of windows and the style of window and door frames shall have the same appearance as had the original at the time of its initial construction.
- (2) Original windows and doors, including sash, lintels, sills, decorative glass, pediments, and hardware must be retained, or, if deteriorated beyond repair, replaced with duplicates of the original. If that is not possible, replacements must match originals as closely as possible.
- (3) Wood frame storm windows and doors must be used wherever

possible. If new sash and doors are used, they must be of the same material and design as the original. If metal storm windows and doors are used, they must be painted, anodized, or coated to match the original in terms of color and texture.

- (4) Inappropriate new window or door features are not allowed. Metal, vinyl or fiberglass awnings, hoods, or fake shutters having a non-historic appearance are not allowed.
- (5) Windows and doors in the main or front walls must be retained and not enlarged or reduced in size (unless this serves to restore it to its original appearance). Addition of new windows or doors must conform in appearance and proportion to windows and doors elsewhere on the building. Stock windows or door frames are not allowed unless they match those of the original in size and design.

iv. Roofs

- (1) The direction, slope, architectural style and arrangement of roofs must match that of the original at the time it had been initially constructed. Roof shape may only be altered if the alteration is undertaken to restore it to its original shape or it necessary as part of a building extension, in which case the original style must be used on the new addition.
- (2) The original appearance of roof surfaces must be retained. Minor repairs must use original materials and be of the same color. If an entire roof is to be resurfaced, it may be replaced with new material which matches as closely as possible to the original in material composition, size, shape, color and texture.
- (3) New or different architectural details or features or roofing materials are not to be added unless they serve to restore it to the way it had appeared at the time it had initially been constructed.
- (4) Architectural features of a roof such as dormer windows, cornices, brackets, chimneys, gutters and the like shall not be removed or altered unless the removal or alteration will restore the roof to its original appearance.

- d. Additions and Extensions: to Historic buildings need not have the same degree of architectural detail as the main building except on the main front walls or where required by Council. However, the size, proportion and pattern of windows on exterior walls, roof shape and design and the texture, color and material composition of exterior siding must be the same as that of the main or original building. Building plans must also be submitted and approved by the Council or a designated committee.

- e. Construction or Alteration of Non-Historic Buildings: The finished exterior appearance of an addition to a non-historic building shall be similar to that of the main building, unless the addition will increase the height of building from one story to more than one story or if the entire exterior of the building is to be altered. In that case, and in the case of construction of new buildings situated in close proximity to historic buildings:
- (1) The exterior appearance must be visually compatible with that of the historic buildings and must not diminish their appearance.
 - (2) Exterior siding of any type must have the appearance of 100-102 mm width flat wooden clapboard or must otherwise be visually indistinguishable from the exposed exterior walls of historic buildings as they would have appeared at the time they had initially been constructed.
 - (3) The ratio of height to width and the number, size and spacing of windows must be appropriate and compatible with that of historic buildings.
 - (4) Exterior color must match a traditional color of a historic building.
 - (5) Single story dwellings are permitted provided they meet criteria regarding appearance.
 - (6) No building shall be reduced in height unless the altered appearance of the building could still be considered acceptable with respect to historic building conditions regarding appearance.
- f. Accessory Buildings
- i. Unless attached to a main dwelling or located in an area that is not in general public view, garages for private automobiles, storage sheds, or other outbuildings and accessory buildings must have an appearance similar to that of similar buildings dating from the pre-Confederation era. Where such buildings are attached to a principal building, they must have the same finished appearance as the main building. Where such buildings are not in general public view, the only requirement is that they not be of inappropriate color in relation to the main building.
 - ii. Unless their exterior appearance fulfills the requirements of f(i), prefabricated outbuildings must not be placed adjacent to historic buildings.
- g. Fences and Retaining Walls: All fences must be constructed in the traditional style of vertical wood palings and all retaining walls must be constructed of stone, except where otherwise agreed to by Council for the purposes of security and/or safety. In such cases, Council may still require that the appearance of any fence or wall be made visually compatible with any historic building.