

NO. 41 HERITAGE PROPERTY BY-LAW

1. This by-law shall be known and may be cited as the Heritage Property By-law of the Town of Trenton.
2. In this by-law:
 - a. “heritage Advisory Committee” means a Heritage Advisory Committee within the meaning of the Heritage Property Act, S.N.S. 1980, Chapter 8, having all the powers and duties prescribed by the Act or incidental thereto.
 - b. “Town Heritage Property” means a Municipal Heritage Property within the meaning of the Heritage Property Act.
 - c. “Council” means the Town Council of the Town of Trenton.
 - d. “Clerk” means the Town Clerk of the Town of Trenton.
 - e. “Town Registry of Heritage Property” means a Municipal Registry of Heritage Property within the meaning of the Heritage Property Act.
3. Each year the Council, at a regular meeting, shall appoint a committee of council to be known as the Heritage Advisory Committee. This committee shall consist of the Mayor, two members of Council, and two members appointed to the committee shall serve for a term of one year and may be re-appointed if Council sees fit to do so.
4. The Heritage Advisory Committee shall be governed, where not inconsistent with the Heritage Property Act or this by-law, the general rules of procedure applicable to committees of Council as contained in the by-laws of the Town of Trenton.
5. The Heritage Advisory Committee may advise the Town respecting:
 - a. The inclusion of buildings, streetscapes and areas in the Town Registry of Heritage Property;
 - b. An application for permission to alter substantially or demolish a Town Heritage Property;
 - c. Building or other regulations that affect the attainment of the intent and purpose of the Heritage Property Act;
 - d. Any other matter conducive to the effect of carrying out the intent and purpose of the Heritage Property Act.
6. The Clerk shall establish and maintain at the Trenton Town Office a Town Registry of Heritage Property wherein all documents relating to the registration of heritage property shall be filed.
7. The Town Registry of Heritage Property shall:
 - a. be properly indexed;
 - b. contain data with respect to recommendations, registration, if applicable recording particulars of documents required to be registered at the Pictou County Registry of Deeds Office and true copies of all notices required by the Heritage Property Act.
 - c. contain particulars of Heritage Property under recommendations of registered so as to adequately identify the property.

- d. contain photographs of the subject property;
 - e. be accessible to the public at no charge during regular Town business hours at the Town Business Office
8. The Heritage Advisory Committee may recommend to Council that a building, streetscape, or area be registered as a Town Heritage Property in the Town Registry of Heritage Property and the prescribed notice of such recommendation shall be served and filed by the Clerk in accordance with the provisions of the Heritage Property Act.
9. Notice of a recommendation by the Town Heritage Advisory Committee that a building, streetscape or area registered as a Town Heritage Property shall be in Form A.
10. The Town may register a building, streetscape or area as a Town Heritage Property in accordance with the provisions of the Heritage Property Act and the registration shall be in Form B.
11. Notice of any such registration shall be sent to each registered owner of the Municipal Heritage Property and a copy of the registration shall be deposited in the Registry of Deeds Office for the County of Pictou.
12. Council may from time to time set out or amend the terms of reference within which the Heritage Advisory Committee shall operate.

FORM A

NOTICE OF RECOMMENDATION TO REGISTER
AS A HERITAGE PROPERTY

TO:

You are hereby notified that:

1. The Heritage Advisory Committee has recommended that the land and building located at _____ be registered in the Town Registry of Heritage Property for the Town of Trenton.
2. The reasons for the proposed designation are:
3. Section 13(4) of the Heritage Property Act prohibits any substantial alteration to the exterior appearance of a Town Heritage Property or any demolition of a Town Heritage Property for a period of One Hundred Days (100) from the date of service of this notice unless the Town Council before expiration of One Hundred Twenty Days (120) refuses to register your property as a Town Heritage Property.
4. The effect of recommendation and registration in the Town Heritage Registry as described in paragraph 1 is that no demolition or substantial alteration to the exterior appearance of your property may be made from the date of registration of you property as a Town Heritage Property unless an application, in writing, for permission to demolish or alter your property is submitted to the Town and the application is granted with or without conditions. Where you application is not approved, you may make alterations described in your application or carry out the proposed demolition at any time after one year but not more than two years from the date of the application.
5. You are hereby notified that the Council will sit to hear any objections regarding to recommendation of the property described in the Notice on the _____ day of A.D., 20____, at _____ o'clock in the noon at _____. (this date must be 21 days after service of the notice). Information and particulars concerning the reasons for recommendations are available from the office of the Clerk for the Town of Trenton during regular business hours.

Dated this _____ day of _____ A.D., 20 _____.

Town Clerk

FORM B

(To be filed in the Registry of Deeds for the County of Pictou
and in the Town Registry of Heritage Property)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO:

You are hereby notified that:

1. The land and building located at:

has been registered in the Town Registry of Heritage property by resolution adopted at a meeting of the Council the _____ day of _____ A.D., 20_____.

2. The effect of registration in the Town Registry of Heritage Property is that no demolition or substantial alteration in the exterior appearance may be undertaken in the date of registration unless an application, in writing, for permission is submitted to the Town and the application is not approved, the owner may make the alteration described in his application or carry out the proposed demolition at any time after one year but not more than two years from the date of application.

Dated this _____ day of _____ A.D., 20_____.

Town Clerk (Seal)

TOWN OF TRENTON

HERITAGE PROPERTY DESIGNATION APPLICATION

Name of Owner _____

Location of Property _____

Type of Structure: House _____ Church _____ Commercial _____

Barn _____ Cemetery _____ Other _____

Construction date: ___ pre 1815 ___ 1815-1824 ___ 1825-1834
 ___ 1835-1844 ___ 1855-1864 ___ 1865-1874
 ___ 1875-1884 ___ 1885-1894 ___ 1895-1904
 ___ 1905-1914 ___ post 1914

Style of building and type of construction

Has building any outstanding feature of architectural value?

Has Property any connection with persons or events of historic importance?

_____ nationally _____ provincially _____ locally

Give details overleaf.

Municipality of the Town of Trenton
Selection Criteria For Heritage Buildings

	Ranking	Score
1.	Age	
	-1814	50
	1815-1824	45
	1825-1834	40
	1835-1844	35
	1845-1854	30
	1855-1864	25
	1865-1874	20
	1875-1884	15
	1885-1894	10
	1895-1914	5
2.	Condition	
	Dilapidated	-5
	Ruinous	-10
3.	Relationship to surrounding area	
	Excellent	10
	Good	7
	Fair	5
4.	Architectural Value	
	EITHER: outstanding Value of Type	
	OR: Unique or rare example	20
	Original Facade	5
	Particular point of note	5
5.	Historically	
	Association with individual of national/provincial importance	15
	Association with individual of municipal importance	10
	Well known local builder/architect	10
	Association with events of national/ provincial importance	15

6. Method

The Selection Criteria for the designation of heritage buildings within the Town of Trenton is to be based on a numerical system whereby a score of 50 points is required for heritage recognition, with scores between 45 to 49 to be reviewed. Buildings under consideration will be viewed by at least three members of the Heritage Advisory committee with a selection report to be presented biannually to Council.