

373 Victoria St

Heritage Study Exemption Request Presentation

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Current use of property is uninhabited Single Family detached dwelling.

Clients have been actively working over the past year to design a new Single Family Detached dwelling and are close to submitting drawings for a building permit



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There are no heritage features on the current property and a demolition permit application has been submitted prior to the deadline for the heritage study freeze.

The demo permit is pending an NPCA permit due to the property's north boundary boarding on the 1-mile creek.



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Preliminary meetings with the manager of heritage planning at the town identified that this parcel is outside of the current proposed boundary for future heritage regulations. However it does fall within the current heritage “study area”, and as such is subject to a 1 year freeze on building permits.



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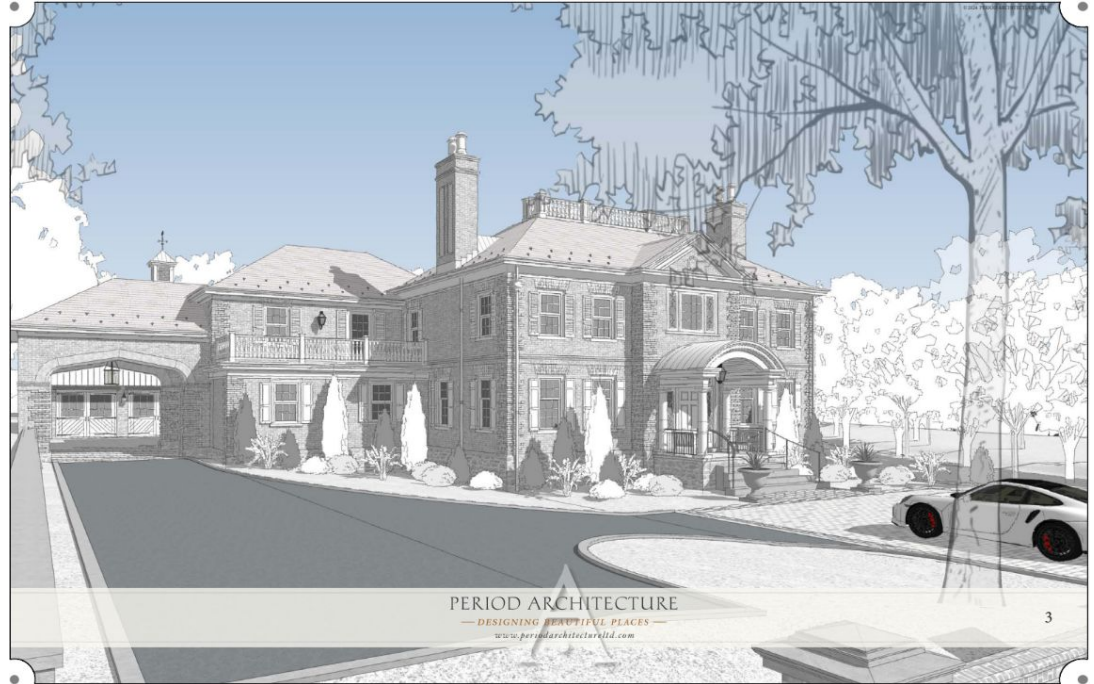
The clients do not wish to wait a year to begin construction on their new home and are requesting council approve an exemption from the heritage study for this particular project.



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The project has been designed to meet all town zoning bylaws and does not require any planning amendments (such as minor variance). As such, it was not exempted from the heritage study freeze.

Preliminary site plan modeling with civil engineers has shown no significant effect to the flood plain portion on the property



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The project has been designed by a prominent architecture firm that has drawn on many design queues from heritage sites within old town.

The result is a blend of the clients desires and a house that fits with the feel of Old town.



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An OLT objection has been filed for this project and would be withdrawn if an exemption were to be granted.

The clients have spent significant time and money to develop these plans for their future residence and do not wish to wait a year to be granted a building permit.

