

City of Chilliwack

Bylaw No. 2775

A bylaw to establish minimum standards of maintenance for real property within a heritage conservation area

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “Heritage Standards and Maintenance Bylaw 2001, No. 2775”.

INTERPRETATION:

2. In this bylaw:

“heritage conservation area” means all land that is located within the area that is outlined in black and shaded on the map attached as Schedule “A” to this Bylaw;

GENERAL REQUIREMENTS

3. The following standards apply to real property situate in a heritage conservation area pursuant to section 970.1 of the *Local Government Act*:
 - (1) No owner of real property within a heritage conservation area shall permit any building structure or land to fall into a state of disrepair which may result in the deterioration of any exterior feature or appurtenance that would alter or detract or tend to alter or detract from the heritage value or heritage character of the building, structure, land or heritage conservation area as a whole, including:
 - (a) deterioration of exterior walls or other vertical supports, roofs or other horizontal supports, chimneys or other stone, brick or masonry works, plaster or mortar;
 - (b) ineffective waterproofing of exterior walls, roofs and foundations including all glass, glazing, windows and doors;
 - (c) deterioration of any heritage characteristic or other feature having heritage value so as to create or permit the creation of any hazardous or unsafe or unsightly condition.
 - (2) Without limiting the generality of Section 3(1), each owner and occupant shall keep all exterior components of every building and structure in good repair, including walls, roofs, chimneys, cornices, gutters, downspouts, drains, porches, steps, landing, fire escapes, exterior stairs, windows, shutters, doors, storefronts, signs, marquees and awnings, and in addition:
 - (a) all surfaces shall be covered with a protective coating, such as paint or other material which preserves the structure and does not contribute to deterioration;

- (b) all surfaces shall be maintained free of deterioration, including broken glass, loose or missing shingles or siding, crumbling brick, stone and mortar, and peeling, scaling or deteriorated paint;
 - (c) all overhanging structures, including canopies, marquees, signs, awnings, exterior stairways, fire escapes, and other structures with overhanging extensions shall be maintained in good repair, be securely anchored to the structure, and be protected from rust and other signs of decay by application of a weather protective material such as paint. Non-operative or broken electrical signs shall be repaired or removed. All signs and associated structures which refer to or advertises a use that is no longer in existence shall be removed.
- (3) Each accessory structure shall be subject to the maintenance standards set forth above.
- (4) All premises and landscaped elements shall be maintained in a safe and sanitary condition, including steps, walks, driveways, fences, retaining walls, trees, shrubs, grass and weeds. If any such area or object constitutes a danger to health or safety, it shall be repaired, replaced or removed:
- (a) all paved driveways and walks shall be maintained in a safe condition;
 - (b) all fences, retaining walls or similar structures shall be firmly anchored in the ground and maintained in good structural repair. Wooden elements or other elements subject to deterioration from weathering shall be maintained with chemicals or paint to preserve the element and to retard deterioration;
 - (c) all weeds and grass shall be kept trimmed and from becoming overgrown;
 - (d) all yards, courts or lots shall be kept free of accumulations of trash, garbage waste, rubbish, refuse, junk, and other noxious or offensive materials or substances which may cause a fire hazard or may act as a breeding place for vermin or insects;
 - (e) all premises shall be graded so that there is no pooling of water or recurrent entrance of water into any basement or cellar.

DUTY TO MAINTAIN

4. No owner of real property within a heritage conservation area shall fail to comply with the requirements and standards provided in this Bylaw and every owner shall maintain real property within a heritage conservation area to the standard provided in this Bylaw.
5. The City Building Inspector, and anyone authorized by the City Building Inspector, may enter any premises at any reasonable time for the purpose of determining whether or not such premises comply with the provisions of this Bylaw.

6. The City Building Inspector may issue an order to an owner of a building or land directing that the building or land be brought into compliance with a provision of this Bylaw. An order shall be sufficiently served if sent by registered mail to the owner or posted on the affected premises.

OFFENCE

7. Every person who violates any provision of this Bylaw or who omits to do or refrains from doing anything required to be done by any of the provisions of this Bylaw or who suffers or permits any act to be done in contravention hereof, is guilty of an offence and is liable to the penalties imposed in this Bylaw.
8. Each day that an offence continues shall be deemed to be a separate offence.

PENALTY

9. Every person who commits an offence against this Bylaw is liable to a fine and penalty up to \$1,000.00 for each offence.

APPLICATION

10. If any requirement of this Bylaw and the Building Maintenance and Occupancy Standards Bylaw, in force from time to time, are not consistent, the requirements of this Bylaw shall prevail.

Received first reading on the 18th day of June, 2001.

Received second reading on the 18th day of June, 2001.

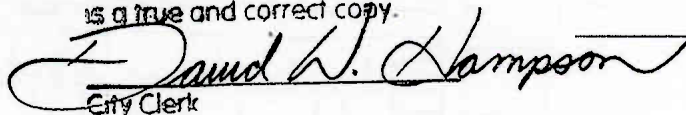
Received third reading on the 18th day of June, 2001.

Reconsidered, finally passed and adopted on the 9th day of July, 2001

"Clint Hames"

Mayor

I hereby certify that this bylaw
is a true and correct copy.

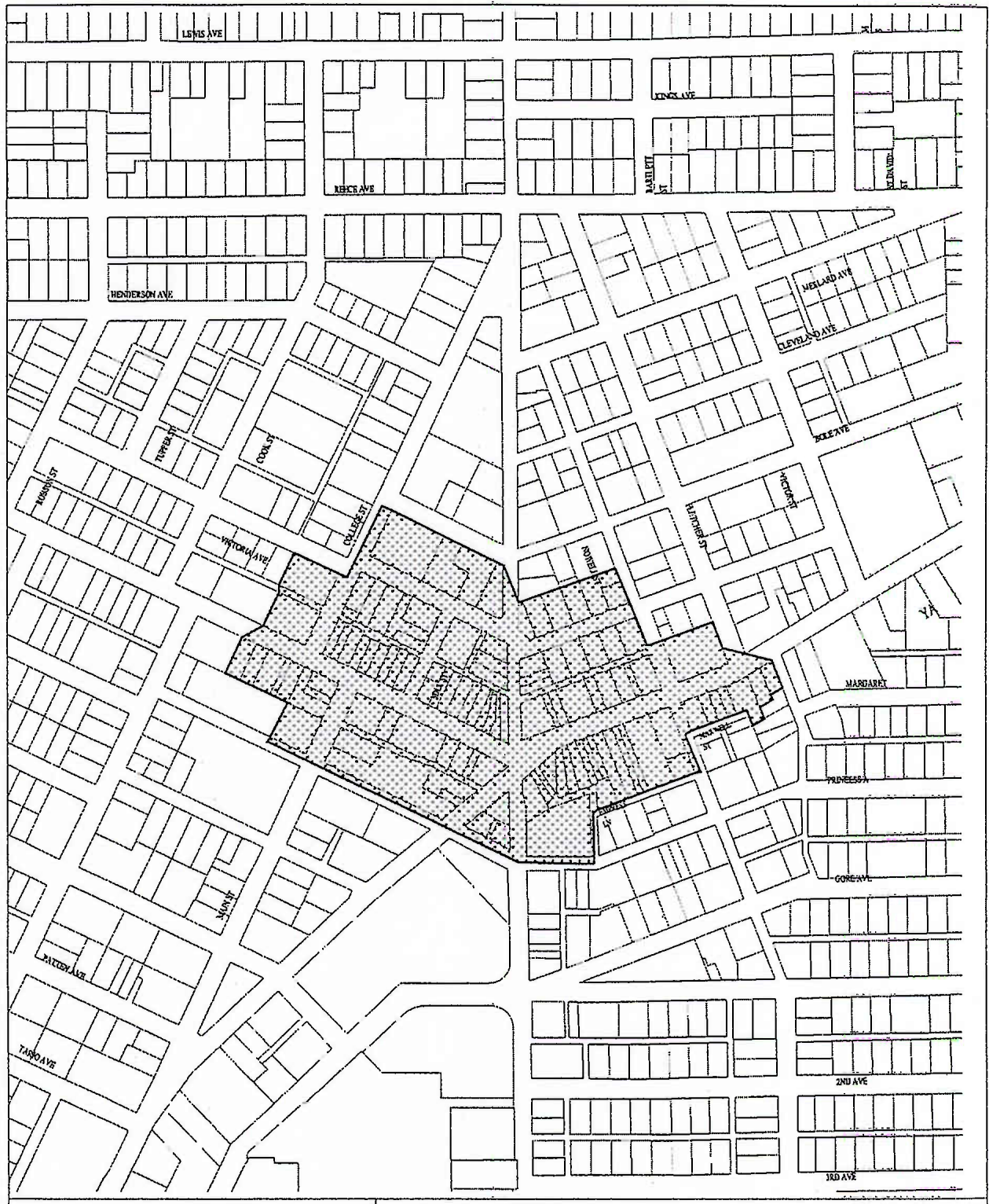


David W. Hampson
City Clerk


"D.W. Hampson"

Clerk

Schedule "A"



Printed June 07, 2001
SCALE 1: 5000

 "Heritage Standards and Maintenance Bylaw 2001, No 2775"
Schedule "A"