

CITY OF SURREY

BY-LAW NO. 20682

A Heritage Designation Bylaw

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WHEREAS:

- A. The Council (the "Council") of the City of Surrey (the "City") may by bylaw pursuant to Part 15 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), protect a heritage property by bylaw; and
- B. The City has acknowledged the heritage value and heritage character of the building known as Old Anniedale School (the "School"), built circa 1891, by its placement on the Surrey Heritage Register in 1997 and its designation as a heritage building in 1986 by Section 2 of Surrey Municipal Heritage Site Designation By-law, 1986, No. 8579; and
- C. At the time the School was designated as a heritage building in 1986, it was located on real property at 9744 – 176 Street (the "Previous Location"); and
- D. In 2018, the School was moved from the Previous Location to its current location on the real property described by civic address and legal description in Schedule "A" to this Bylaw (the "Property"). Photographs of the School are included as Schedule "B" to this Bylaw; and
- E. In 2018, the School was further protected at its current location on the Property by Heritage Revitalization Agreement Bylaw, 2018, No. 19616 (the "Heritage Revitalization Agreement"); and
- F. The City wishes to continue the heritage designation of the School and protect the heritage value and heritage character of the School and the Property; and
- G. The City has defined the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the School and the Property in order that it may be appreciated and enjoyed by present and future generations.

NOW THEREFORE IN OPEN MEETING ASSEMBLED, THE COUNCIL ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited for all purposes as "City of Surrey Heritage Designation Bylaw, 2022, No. 20682.

INTERPRETATION

2. In this Bylaw, any grammatical form of the term "alter" and the terms "approval", "heritage character", "heritage designation by-law", "heritage property", "heritage value", "owner" and "real property" have the meaning given to them in the Local Government Act.

DESIGNATION

3. The Property is designated as protected under Section 611 of the Local Government Act.
4. Designation protection of the Property shall require that proposed alterations to the School or to the Property are approved by the City of Surrey Planning and Development Department and that the owner obtain a heritage alteration permit approved by Council prior to making alteration, unless such heritage alteration permit is not required under the terms of the Heritage Revitalization Agreement.

PROHIBITION

5. Except as expressly permitted by Section 6, by the Heritage Revitalization Agreement, or as authorized under a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the School or the Property:
 - (a) alter the exterior façade of a building or structure;
 - (b) make a structural change to a building or structure; or
 - (c) move a building or structure.

EXEMPTIONS FROM APPROVAL FOR ALTERATIONS

6. The following types of alterations may be made to the Property without the owner having to obtain approval from the City:
 - (a) alterations to the interior of the School that do not alter the exterior appearance;
 - (b) normal repair and maintenance of the designated features identified in Schedule "A";
 - (c) conservation requirements under the Heritage Revitalization Agreement.
7. For the purpose of Section 6 of this Bylaw, "normal repair and maintenance" means the repair to, or removal and reattachment of existing elements, features, finishing materials or any other components of the School or Property such that the heritage value and heritage character of the School or Property is not altered, including but not limited to the configuration, design and style.
8. Should normal repair and maintenance result in damage to any existing elements, features, finishing materials or any other components of the Property as identified in Schedule "A", the owner shall notify the City and repair the damage to the satisfaction of the City of Surrey Planning and Development Department.
9. Notwithstanding the exemption of Section 6 from obtaining a heritage alteration permit, a building permit may be required in accordance with Surrey Building Bylaw, 2012, No. 17850, as may be amended or consolidated from time to time, and any successor bylaw.

HERITAGE ALTERATION PERMITS

10. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the School or the Property, application shall be made to the City of Surrey Planning and Development Department in the manner and on the form prescribed and the applicant shall pay the fee imposed by the City for such permit.

11. Council, or its delegate, is hereby authorized to:
- (a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the School and the Property under this Bylaw;
 - (b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the School and the Property under this Bylaw;
 - (c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the School and the Property; and
 - (d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

REMOVAL OF HERITAGE DESIGNATION FROM PREVIOUS LOCATION

12. Section 2 of Heritage Designation By-law, 1986, No. 8579 is hereby deleted in its entirety.

READ A FIRST AND SECOND TIME on the 27th day of June, 2022.

PUBLIC HEARING HELD thereon on the 11th day of July, 2022.

READ A THIRD TIME on the 11th day of July, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of July, 2022.


_____ MAYOR


_____ CLERK

SCHEDULE "A"

PART ONE: REAL PROPERTY WITH HERITAGE VALUE OR HERITAGE CHARACTER

<u>CIVIC ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	<u>DESIGNATED FEATURES</u>
17710 - 56A Avenue	Parcel Identifier 030-376-343 Lot 1 Section 8 Township 8 New Westminster District Plan EPP70288	<ul style="list-style-type: none">- Structure and exterior of the building otherwise known as the "Old Anniedale School"; - Simple rectangular form, scale and massing with mansard roof; - Exterior elements such as wooden drop siding; - Double-hung wooden-sash 4-over four windows; banked in quadruple assembly on the east façade, and two in single assembly on the west façade.

SCHEDULE "B"



