

Downtown Ponoka Action Plan – Heritage Preservation Overlay District

LAND USE BYLAW AMENDMENT – NEW HERITAGE PRESERVATION OVERLAY

What is an “Overlay District”?

An “overlay district” is a set of regulations that apply to select properties; these are in addition to or layered on top of, all of the other regulations of the Land Use Bylaw dealing with use and development of a property.

The proposed overlay applies to the properties shown in the sketch below.

1. F.E. Alger Building, 5020 50 St	9. Jack’s Men’s Wear, 5012 50 St
2. Community Rest Room, 5012 51 Av	10. Ponoka Jubilee Library, 5039 49 Av
3. Bird Drug Company, 5006 50 Av	11. Leland Hotel, 5009 50 Av
4. Sweet Block, 5027 50 Av	12. Capitol Theatre, 4904 50 Av
5. The Brick School, 5004 54 St	13. Green’s Gents Furnishers, 5012 50 Av
6. Allan’s Furniture, 5006 50 St	14. Ponoka Herald, 5010 51 Av
7. Cash Foods, 5026 50 Av	15. Ponoka Meat market, 5005 51 Av
8. Thirsk 5c to 1\$ Store	



Purpose

To promote the preservation and rehabilitation of historical resources, and ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical and architectural character of the area.

Allowable Uses

Those uses listed as permitted in the underlying use district and those uses listed as discretionary in the underlying use district.

Development Standards

1. In accordance with the Alberta Historical Resources Act, no person shall destroy, disturb, alter, restore or repair a building or structure on a site that has been designated a:
 - a. Provincial Historic Resource without written approval from the Minister responsible for the Alberta Historical Resources Act;
 - b. Registered Historical Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the Alberta Historical Resources Act, unless the Minister sooner consents to the proposed action.
2. All applications for development or demolition of sites listed in Section 1 shall be reviewed by the Development Officer.
3. For developments involving demolition the owner must give 45 days’ notice to the Development Authority of the proposed demolition. The Development Authority shall conduct an historical evaluation of the site in consultation with relevant expertise.

4. The Development Authority may waive or reduce the 45 day review period, based upon advice received through the historical evaluation, in the following situations:
 - a. If the building is deemed not of significant heritage value or not a suitable candidate for preservation;
 - b. In the case of an emergency situation requiring immediate demolition.
5. New buildings or additions shall recognise the scale, architecture and built form of the existing historical structures on the site and within the general area, particularly those on the same block face. Developments on larger consolidated parcels should break up their facades facing public roadways to be reflective of the original plot widths.

Architectural Treatment

In the event the heritage building will not be saved, the façade of the new building shall incorporate architectural design details or features that recognise the heritage character of the former building, to the same building height. Any portion of the building height beyond the height of the original heritage building shall be stepped back from the property line by 3.0m (9.8 ft.).