Municipality of Inverness County

Bylaw Number 69
Heritage Property Bylaw

1. Short Title

1.1 This bylaw shall be known as the Heritage Property Bylaw.

2. Purpose

2.1 The purpose of this bylaw is to establish a municipal:

(a) Heritage Property Program,

(b) Registry of Heritage Properties, and

(c) Heritage Advisory Committee.

3. Authority

3.1 This bylaw is made pursuant to section 12 of the *Heritage Property Act*, RSNS, c 199, as amended from time to time.

4. Application

4.1 This bylaw can apply to any property within the Municipality.

5. Definitions

5.1 In this bylaw,

(a) **"Act"** means the *Heritage Property Act*, RSNS, c 199;

(b) **"Character-defining Elements"** means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to Heritage Value and that must be sustained in order to preserve Heritage Value;

(c) **"Committee"** means the Heritage Advisory Committee of the Municipality of the County of Inverness;

(d) **"Council"** means the Council of the Municipality of the County of Inverness;

(e) **"Heritage Property"** means a property registered in the Municipal Registry of Heritage Property;

(f) **"Heritage Property Registrar"** means the Culture and Heritage Development Coordinator;

(g) **"Heritage Value"** means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meaning;

(h) **"Municipality"** means the Municipality of the County of Inverness;

(i) **"Registry"** means the Municipal Registry of Heritage Properties of the Municipality of the County of Inverness;

(j) **"Streetscape"** means two or more adjacent properties whose collective appearance from the streets has Heritage Value; and

(k) **"Substantial Alteration"** means any action that affects or alters the Character-defining Elements of a registered Heritage Property.

6. Municipal Registry of Heritage Property

6.1 The Municipality's Chief Administrative Officer shall appoint a Heritage Property Registrar to manage this bylaw, including the Registry.

6.2 The Heritage Property Registrar shall establish a Registry for the purpose of collecting and storing information about registered Heritage Properties in the Municipality.

6.3 Buildings, Streetscapes, and properties which were municipally registered Heritage Properties in the Municipality immediately prior to the coming into force of this bylaw shall continue in the Registry as Municipal Heritage Properties.

6.4 Council may register and deregister a Heritage Property in accordance with the Act.

6.5 The Registry shall:

(a) contain the location of the property, the property name, photographs of the property, historical information about the property, the property owner's name, the property owner's contact information, relevant Council meeting minutes, relevant committee meeting minutes, and other relevant information; and

(b) be accessible to the public at no charge.

6.6 The Registry shall store and retain records pursuant to the Municipality's Records Management Policy.

7. Heritage Advisory Committee

7.1 The Municipality shall establish a Heritage Advisory Committee of the Municipality of the County of Inverness.

7.2 The Committee shall have the power and duties of a heritage advisory committee pursuant to the Act.

7.3 The Committee shall consist of seven voting members, two of whom shall be Councillors appointed from Council and the remaining voting members shall be appointed by Council.

7.4 In addition to the requirements set out in Section 7.3, the Committee shall include one non-voting member who shall be appointed by Council.

7.5 If a voting member of the Committee resigns prior to the end of their term or is unable complete their term, the non-voting member shall be appointed by Council to fill the position.

7.6 Council shall appoint a replacement for the non-voting member as soon as reasonably possible.

7.7 The Committee is considered a complete and active Committee when it meets the requirements set out in Section 7.3. In other words, the Committee does not require a non-voting member to be a complete and active Committee of Council.

7.8 Should the Committee become inactive, the Planning Advisory Committee of the Municipality may act as the Committee with all the powers and duties of a heritage advisory committee pursuant to the Act.

8. Responsibilities of Heritage Property Owners

8.1 There shall not be a Substantial Alteration of a municipal Heritage Property without the approval of Council.

(a) The owner of a Heritage Property shall submit to the Committee an application for permission for a Substantial Alteration of a municipal Heritage Property as defined by the Act, prior to the Substantial Alteration occurring.

8.2 A municipal Heritage Property shall not be demolished without the approval of Council.

(a) The owner of a Heritage Property shall submit to the Committee an application for permission to demolish a municipally registered Heritage Property, prior to any demolition occurring.

8.3 The owner of a Heritage Property shall submit to the Committee an application for permission to deregister a municipally registered Heritage Property.

8.4 A Heritage Property owner who is in the process of selling their registered Heritage Property shall disclose the Heritage Property designation to all prospective buyers and their agents or representatives.

8.5 Registered municipal Heritage Properties continue to be registered Heritage Properties regardless of ownership.

9. Appeals

9.1 Any Heritage Property owner or Heritage Property applicant who disagrees with a decision of Council can apply to the Nova Scotia Supreme Court for a judicial review of the decision, or in limited situations as defined in the Act can appeal to the Nova Scotia Regulatory and Appeals Board.

10. Severability

10.1 A decision by a court of competent jurisdiction that any part of this bylaw is illegal, void, or unenforceable severs that part from this bylaw and does not affect the other provisions of this bylaw which shall remain in full force and effect.

11. Repeal and Replace

11.1 This bylaw repeals and replaces *Heritage Property By-law #33 – Amendment* adopted by the Council of the Municipality of the County of Inverness on July 6, 2015.

Approval:

I, Keith MacDonald, Clerk and CAO of the Municipality of the County of Inverness hereby certify that the above-noted bylaw was passed on November 12, 2026 at a meeting of the Municipality of the County of Inverness and repeals and replaces Heritage Property By-Law #33 - Amendment, which was passed at a meeting of the Municipality of the County of Inverness on July 6, 2015.

Keith MacDonald

Bylaw History

Notion of Motion	April 24, 2025
First Reading	October 29, 2026
Publication dates of Formal Notice	October 29, 2026
Second Reading (and passage)	November 12, 2026
Public notification of bylaw adoption	November 18, 2026
Notice to Province	