



**PURPOSE OF THE HCA-OD**

TO PRESERVE THE CHARACTER OF HISTORIC COMMERCIAL AREAS BY GUIDING COMPATIBLE RENOVATIONS AND DEVELOPMENT.

# HISTORIC COMMERCIAL AREAS OVERLAY DISTRICT (HCA-OD) GUIDE

The Historic Commercial Overlay District generally corresponds with the Main Streets and associated Downtown areas of Bellevue, Blairmore, and Coleman.

This district has been identified in the Land Use Bylaw as having historic significance within the municipality.

## KEY REGULATIONS FOR HISTORIC RESOURCE PROPERTY OWNERS:

Permit Review: Major changes are reviewed by the Historic Resources Advisory Committee to maintain historical integrity.

Protection of Historic Features: For buildings listed in heritage inventories or with official designations, preservation conditions may apply.

Agency Approvals: Provincial or National Historic Sites may need additional approvals.

Design Alignment: New work should complement the area’s historic look, particularly on main streets.

Parking Flexibility: Adjusted parking standards are possible to support historic needs.

For complete details, visit [crowsnestpass.com](http://crowsnestpass.com)



# Historic Property Owners Guide to Development & Maintenance

Understanding Bylaw Provisions and Exemptions for Historic Properties



Protects the unique architecture of historic districts.



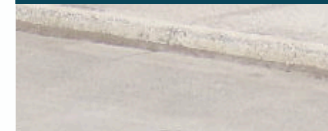
Encourages well-crafted, respectful renovations.



Enhances appeal to boost local business and tourism.



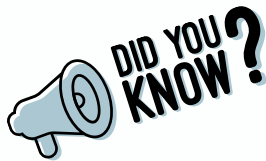
Balances development with preservation goals.



This guide is designed to help owners of historic properties navigate the specific provisions in our Land Use Bylaw that impact development, renovation, and maintenance.

## PROPERTIES COVERED IN THIS GUIDE

- Historic Commercial Areas Overlay District (Land Use Bylaw)
- Provincially Designated Historic Resources
- Municipally Designated Historic Resources (by Bylaw)
- Heritage Management Plan Inventories
- Coleman National Historic Site



There are almost 600 inventoried historic resources within the Municipality, many with multiple designations!

APPLIES TO: WORK LIKE DEMOLITION, NEW CONSTRUCTION, CHANGES IN USE, RENOVATIONS, FAÇADE UPDATES, AND SIGNAGE IN DESIGNATED HISTORIC AREAS OF BELLEVUE, BLAIRMORE, AND COLEMAN.

## DEVELOPMENT PERMIT EXEMPTIONS FOR HISTORIC PROPERTIES

Owners of historic properties may carry out certain work without a development permit. Key exemptions include:

1. Interior Maintenance & Minor Renovations
  - Interior changes are generally exempt, provided they don't alter the structure or purpose.
  - For buildings in the Historic Commercial Areas Overlay District, a permit may still be required if work impacts character-defining features or the building's exterior.
2. Signage Updates
  - A permit is required for new signs or new sign structures. However, updating the text or image on an existing sign typically does not require a permit, unless it affects historic features or the exterior appearance in overlay districts.
3. Small Structure Demolition
  - Structures under 46.45 sq. m. (500 sq. ft.) may be demolished without a permit, but some may need Safety Codes Act approval.
4. Outdoor Improvements
  - Additions like driveways, patios, or fences typically don't require permits if they don't affect drainage. For historic overlay areas, changes to key exterior elements may still need review.

For complete details on all exemptions, visit our website at [crowsnestpass.com](http://crowsnestpass.com).

## ADDITIONAL RESOURCES & SUPPORT

### Have Questions? We're Here to Help!

If you have questions about development requirements for historic properties or would like guidance on your project, please reach out.

Our team is here to support you in preserving the unique character of our historic areas.

To find out what designation(s) your property may have within the Municipality, please contact our development office.

## CONTACT

Phone: 403-562-8833

Email: [development@crowsnestpass.com](mailto:development@crowsnestpass.com)

Website: [crowsnestpass.com](http://crowsnestpass.com)