

Baker Street Heritage Conservation Area:

What You Need to Know



Conserving Baker Street

The City of Nelson is continuing to conserve the unique heritage of Baker Street. The only change is the tool being used.

What's new:

- Instead of a development permit area, Baker Street is now a **Heritage Conservation Area (HCA)**.
- Properties on Baker Street will now follow:
 - The citywide design guidelines (Development Permit Area 1), and
 - The Baker Street Heritage Conservation Area design guidelines.

What's improved:

- The heritage guidelines have been simplified and made more flexible.
- They reflect Baker Street's mix of historic building styles.
- The goal is to preserve each style authentically while maintaining the street's overall heritage character.

What is a Heritage Conservation Area (HCA)?

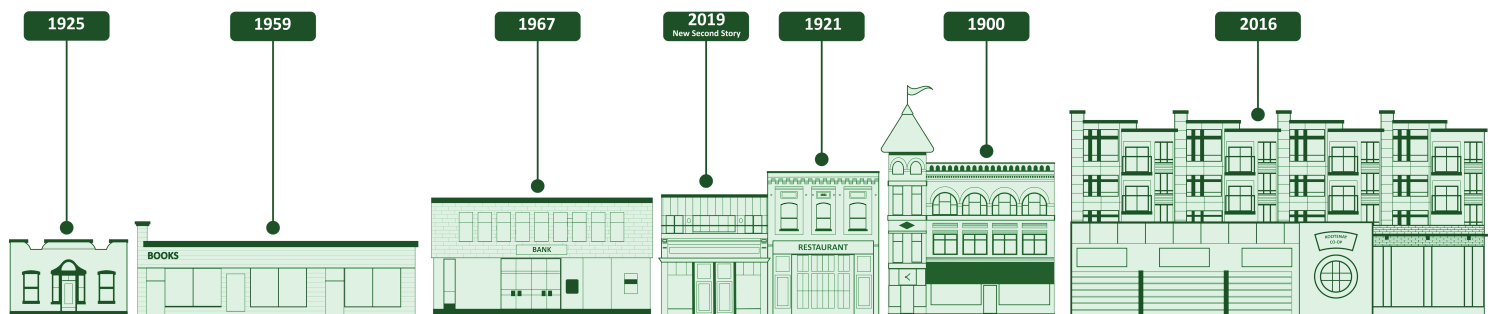
A Heritage Conservation Area (HCA) is a specific area recognized in an Official Community Plan for its unique heritage value and character. The goal is to conserve Baker Street while also allowing it to evolve in a way that reflects all eras of change and development authentically.

How it works:

- An HCA functions much like a development permit. Property owners must get a **Heritage Alteration Permit (HAP)** before doing certain work such as subdivision, new construction, or building alterations.
- Some types of work may be exempt from needing a HAP.

Why it matters:

- The focus is on protecting the overall character of the area, not just individual buildings.
- Individual properties may also be recognized for their heritage value, but it is the collective character of the area that defines the HCA.
- HCAs preserve how buildings, streets, and open spaces fit together to create a historic setting.



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How Does the HCA Affect Me?

If you own property on Baker Street, you might remember that it used to follow the downtown development permit guidelines, which included the Baker Street heritage design guidelines. From now on, your property will follow the citywide design guidelines (Development Permit Area 1) and the Baker Street HCA guidelines.

What this means for you:

- Being in an HCA isn't meant to stop you from making changes, renovations, or new construction.
- The HCA helps protect the area's heritage character while still letting you improve your property.
- New buildings can reflect today's time and still fit in with the area, and they may even become heritage in the future.
- If your property is listed on the community heritage register, be sure to reference both your Statement of Significance (SOS) and the Baker Street HCA guidelines when planning changes.

Baker Street HCA Map



What is a Heritage Alteration Permit?

A **Heritage Alteration Permit (HAP)** is a type of permit that allows property owners to make changes, renovations, or additions to properties within an HCA or that are heritage designated by bylaw, while ensuring the historic features of the building and/or area are considered.

Did you know?

Even though small changes like awnings, canopies, painting, or signs usually don't need a Heritage Alteration Permit (HAP), you may still need a separate façade or signage permit. It's always a good idea to check you have the right permits in place before starting anywork.

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What is the Process?

1

Confirm Requirements

- Check that your project is not exempt. Exemptions are listed in the Baker Street HCA section of the [City of Nelson 2025 Official Community Plan \(OCP\)](#).
- Any development, alteration, construction, or demolition that is not exempt requires a permit.

2

Pre-Application Review

- Submit a [Pre-Application Review Meeting Request Application](#) to the City.
- Include preliminary plans and information that demonstrate and describes how your project meets:
 - The Baker Street HCA design guidelines
 - The Development Permit Area 1 (DPA 1) design guidelines, if applicable
 - Your property's Statement of Significance (SOS), if applicable.
- City staff will provide feedback to help refine your proposal before submitting a full application.

3

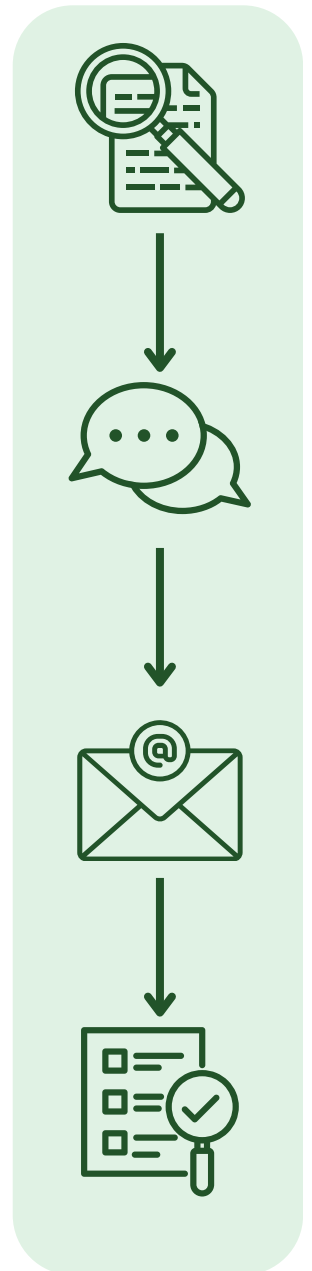
Submission

- Complete the [Development Permit Application Form](#) and include all required supporting materials.
- If your project is subject to both Development Permit Area 1 and the Baker Street HCA, you only need to submit one application and pay only one fee.

4

Review and Approval

- City staff and relevant groups will review your submission to ensure it aligns with the relevant guidelines and heritage objectives. In rare cases, your application may be referred to City council for decision.
- You may be asked to revise or clarify your plans during this stage.
- At the end of the process, you'll be issued a heritage alteration permit and/or a development permit simultaneously.



Questions?

Contact development@nelson.ca for more information or call 250-352-8260.

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