



Notice: Council meetings are held in person at Town Hall. The public can attend meetings in person or view meetings through the Zoom livestream. Recordings of all meetings are available on the Town’s website. To livestream this meeting starting at 6 pm, use this Zoom link: <https://us06web.zoom.us/j/88956545878>

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

This meeting takes place in the traditional and ancestral territory of the Mi’kmaq people. We are all Treaty people.

3. APPROVAL OF AGENDA

3.1 February 27, 2024 Council Meeting Agenda

Recommendation: That Council approve the agenda for the February 27, 2024 meeting as presented.

4. APPROVAL OF MINUTES

4.1 January 23, 2024 Council Meeting Minutes

Recommendation: That Council approve the January 23, 2024 meeting minutes as presented.

5. PUBLIC INPUT AND QUESTIONS – 20 MINUTES

- Each person is limited to 3 minutes
- Each person must state their name
- Questions or comments are directed to the Chair

6. PRESENTATIONS

6.1 Quarterly Police Report – Cpl. Matt Leggett, Lunenburg District RCMP

7. CORRESPONDENCE

7.1 Cornwallis Street Renaming

- Derrill Hynick
- David Friendly

7.2 Vulnerable Persons Registries Response – DMAH

7.3 The Burg Classic Sponsorship Package – The Burg Classic Committee

7.4 2024/25 REMO Operating Budget

Recommendation: That Council approve the core budget of \$410,418 for the 2024/25 Regional Emergency Management Organization (REMO) operating budget and the Town of

Lunenburg's portion of \$21,511.51, as recommended by the REMO Advisory Committee.

8. PUBLIC HEARINGS, PUBLIC INFORMATION MEETINGS AND APPEALS

9. BUSINESS ARISING AND UNFINISHED BUSINESS

9.1 Old Town Lunenburg Heritage Conservation District Plan and By-law – 2nd reading

Recommendation: That Council approve a second reading of the Old Town Lunenburg Heritage Conservation District Plan and By-law as presented (Attachment A).

10. NEW BUSINESS

10.1 Potable Water Quality Test Results: July to September 2023 – information report

10.2 Wastewater Quality Test Results: July to September 2023 - information report

10.3 Marketing Levy By-law – Introduction Report

Recommendation: That Council direct staff to bring forward a draft Marketing Levy By-law for first reading.

10.4 Source Water Protection Advisory Committee

Recommendation 1: That Council adopt the Source Water Protection Advisory Committee's Terms of Reference as presented (Attachment A).

Recommendation 2: That Council appoint Councillor _____ and Councillor _____ to serve as the Town's representatives on the Source Water Protection Advisory Committee.

Recommendation 3: That Council appoint MODL Councillor Chasidy Veinotte to serve as MODL's representative on the Source Water Protection Advisory Committee.

10.5 Municipal Planning Strategy and Land Use By-law Amendment Application: Wolff Avenue – Adams Street Parking

Recommendation 1: That Council refuse the application as presented to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to require on-site parking.

Recommendation 2: That Council direct staff to work on a proposed amendment to the Land Use By-law (LUB) to enable up to five on-site parking spaces in front yards.

10.6 Municipal Planning Strategy and Land Use By-law Amendment Application: Redesignation and Rezoning of Lands along Lower Green Street

Recommendation: That Council direct staff to work towards amending the Municipal Planning Strategy and Land Use By-law to redesignate PID 60052495, PID 60052503 (rear and front portion), PID 6005251, PID 60052529, PID 60052537, PID 60052552, PID

60487857, PID 60052586, and PID 60052594 to Residential (RES) and rezone them Lower Density Residential (RL).

10.7 Alternative Voting By-law – 1st reading

Recommendation: That Council approve first reading of the Alternative Voting By-law as presented.

10.8 Election Deposit By-law – 1st reading

Recommendation: That Council approve first reading of the Election Deposit By-law as presented.

11. NOTICES OF MOTION, INFORMATION REQUESTS AND COUNCILLOR REPORTS

11.1 Information Report: Policies and Procedures for Dismissing a Councillor from Appointed Roles – Councillor Halverson, notice given: Jan. 23, 2024

Recommendation: That Council direct staff to prepare an information report detailing the practices and policies of other municipalities concerning the criteria, remedial steps, and methods employed for dismissing a councillor from appointed roles, including committee memberships.

12. MOTION ACTION LIST

13. IN CAMERA

13.1 Contract Negotiations

13.2 Acquisition, sale, lease and security of municipal property

Recommendation: That Council move in camera at _____ to discuss agenda items 13.1 Contract Negotiations and 13.2 Acquisition, sale, lease and security of municipal property per the Municipal Government Act.

14. ADJOURNMENT

TOWN OF LUNENBURG
COUNCIL MEETING MINUTES

January 23, 2023 | 6 pm

Lunenburg Town Hall – Council Chamber and virtually through Zoom



Present Mayor Jamie Myra, Deputy Mayor Stephen Ernst, Councillors Ed Halverson, Jenni Birtles, Peter Mosher, Melissa Duggan and Susan Sanford

Also present Jamie Doyle, CAO
Lisa Dagley, Director of Finance
Tyson Joyce, Director of Public Works
Hilary Grant, Director of Community Development
Michael Best, Communications Manager
Kayla Byrne, Municipal Clerk
Miranda Bailey, MacKay-Lyons Sweetapple Architects
Brian MacKay-Lyons, MacKay-Lyons Sweetapple Architects
Julian Smith, Heritage Consultant (via Teams)

Call to Order The meeting was called to order at 6 p.m.

Land acknowledgment The Mayor recognized Lunenburg’s location on the unceded territory of the Mi’kmaq people.

Approval of Agenda Moved and seconded that Council approve the agenda for the January 23, 2024 meeting as presented.

Motion carried unanimously

Approval of Minutes Following comments questioning the clarity of the motions from the January 9, 2024, meeting to end Councillor Halverson’s term as Deputy Mayor and appoint Councillor Ernst to the role, Council opted to confirm these motions and voted on them again as follows:

Moved by Councillor Mosher, seconded by Councillor Birtles, that Council agree to waive the required notice to amend the motion which appointed Councillor Halverson as Deputy Mayor.

FOR
6 Councillors

AGAINST
1 Councillor (Councillor Halverson)

Motion carried

Moved by Councillor Mosher, seconded by Councillor Birtles, that Council agree to waive the required notice of motion to select a new Deputy Mayor.

FOR	AGAINST
6 Councillors	1 Councillor (Councillor Halverson)

Motion carried

Moved by Councillor Mosher, seconded by Councillor Birtles, that Council appoint Councillor Ernst as the Deputy Mayor until the last meeting of Council before the 2024 municipal election.

FOR	AGAINST
6 Councillors	1 Councillor (Councillor Halverson)

Motion carried

Moved by Councillor Halverson, seconded by Councillor Duggan, that Council approve the January 9, 2024 meeting minutes with the following amendment:

- That the term of Deputy Mayor Ernst's appointment is noted as "until the last meeting of Council before the 2024 municipal election."

Motion carried unanimously

Public Input and Questions

Paula Rennie, on behalf of Friends of Blockhouse Hill, asked various questions regarding the proposed development of Blockhouse Hill, including questions about Parks Canada communications.

Tom McFall expressed concerns with the proposed development of Blockhouse Hill, noting a possible impact on the Folk Harbour Festival.

Rachel Martin asked various questions regarding the proposed development of Blockhouse Hill, including questions about costs incurred on account of the project.

Heather Langille expressed concerns with the proposed development of Blockhouse Hill, noting that Council should consider a plebiscite on the matter.

Alison Strachan expressed concerns with the proposed development of Blockhouse Hill, citing a need for Indigenous consultation.

Towny Anderson (via Zoom) expressed concerns with the proposed development of Blockhouse Hill, citing a need for confirmation that the World Heritage Site designation will remain.

REMO 2023/24 Budget Variance Update

Moved by Councillor Sanford, seconded by Councillor Halverson, that Council approve an additional \$1,030 for the Lunenburg County Regional Emergency Management Organization (REMO) 2023/24 budget in support of the REMO Advisory Committee's motion to approve an additional \$20,200 for the 2023/24 Lunenburg County REMO budget.

Motion carried unanimously

LCAAC members

Moved by Councillor Sanford, seconded by Deputy Mayor Ernst, that Council support the Lunenburg County Accessibility Nominating Committee's recommendation and appoint Gregory Novak and Louise Hopper to the Lunenburg County Accessibility Advisory Committee, each for a term of three years.

Motion carried unanimously

Friends of Blockhouse Hill Letter

Council received a letter from the Friends of Blockhouse Hill, which expressed the group's opinions on the What We Heard report by MacKay-Lyons Sweetapple Architects Ltd.

Motion Amendment

Moved by Councillor Mosher, seconded by Councillor Sanford, that Council amend the motion previously adopted at the January 24, 2023, meeting, which stated that Council approve the development of an economic impact study/analysis; and that Council approve including \$50,000 in the 2023/24 Draft Operating Budget for the economic impact study/analysis; and that the study not proceed until at least \$50,000 worth of matching funds are provided by non-Town sources with at least \$10,000 coming from every partner of the study to remove the requirement that \$10,000 must be provided from each partner of the study.

The amended motion reads as follows: That Council approve the development of an economic impact study/analysis; and that Council approve including \$50,000 in the 2023/24 Draft Operating Budget for the economic impact study/analysis; and that the study not proceed until at least \$50,000 worth of matching funds are provided by non-Town sources.

Motion carried unanimously

Recess

Mayor Myra called a recess from 6:31 p.m. to 6:36 p.m.

Blockhouse Hill
Visioning Report
and Design
Options

Staff summarized a report on recommendations to draft development rules and declare the lands of Blockhouse Hill as surplus. Staff from MacKay-Lyons Sweetapple Architects presented the four design options.

Councillors asked clarifying questions, which, among other topics, focused on combining design options, adding additional streets to design options, dividing the land and selling it to multiple developers, phasing the project, costs associated with the required upgrades to the water and wastewater treatment systems, and tax implications associated with any development.

Moved by Councillor Mosher, seconded by Councillor Sanford, that Council direct staff to work with MacKay-Lyons Sweetapple Architects Ltd. to draft development rules based on the Design Option 1 street design.

Mayor Myra called a recess from 7:43 p.m. to 7:52 p.m.

With no objection from Council, Councillor Mosher withdrew the moved motion.

Moved by Councillor Sanford, Seconded by Councillor Halverson, that Council defer making a decision on the motion that Council declare the land identified in Attachment A surplus and no longer required for Town purposes until the Spring.

With no objection from Council, Councillor Sanford withdrew the moved motion.

Moved by Councillor Mosher, seconded by Councillor Halverson, that Council defer making a decision on declaring the land identified in Attachment A surplus and no longer required for Town purposes and that this decision return for Council's consideration at Council's March 26, 2024 meeting.

Motion carried unanimously

Moved by Councillor Duggan, seconded by Councillor Sanford, that

Council direct staff to return with all tax implications associated with the development options presented by MacKay-Lyons Sweetapple Architects Ltd. at the January 23, 2024 Council meeting.

Motion carried unanimously

Notices Of
Motion,
Information
Requests and
Councillor Reports

Councillor Halverson inquired when the Cornwallis Renaming discussion would return to Council. Mayor Myra indicated he has been in touch with some Indigenous partners and is waiting for a response.

Councillor Halverson presented a notice of motion requesting that staff return to Council with an information report detailing the practices and policies of other municipalities regarding the criteria, remedial steps, and the method for dismissing a councillor from appointed roles, including committee memberships.

Councillor Mosher inquired about creating a process to capture questions during the public input portion of the meeting to ensure the public gets answers to their questions. Staff confirmed that while staff is often in touch with members regarding their questions, this process could be formalized.

Councillor Birtles noted her rationale for voting to end Councillor Halverson's term as Deputy Mayor, noting that bullying had occurred.

Adjournment

There being no further business, the January 23, 2024 Council meeting adjourned at 8:24 p.m.

The minutes were read and approved.



**Quarterly Police Report
Town of Lunenburg
October - December 2023**

1. LUNENBURG DISTRICT STAFF

- 1 Staff Sergeant
- 2 Sergeants
- 6 Corporals
- 34 Constables
- 1 Reserve Constable
- 7 Administrative Staff
- Crime Analyst (Covers numerous areas including Lunenburg District)
- Senior Safety Coordinator (Jointly Managed with BPS)

2. SOUTHEAST TRAFFIC SERVICES

- Six member provincial unit working out of Lunenburg District (Chester Office)
- Dedicated traffic enforcement throughout Lunenburg and Queens Counties.

3. LUNENBURG DISTRICT FLEET

- (11) Patrol Cars
- (7) Patrol SUVs
- (5) Unmarked Police Vehicles
- (1) Police Boat
- (1) 4 Seat UTV (Side x Side)
- (4) Patrol Bicycles

4. DISTRICT FACILITIES

- Chester Detachment
- Lilydale Detachment
- Cookville Detachment

5. CALLS FOR SERVICE

Between October 1st, 2023 and December 31st, 2023 Lunenburg District RCMP received 2271 calls for service which included Criminal Code, Controlled Drugs and Substance Act, and Provincial Act Investigations.

Calls for service specific to the Town of Lunenburg:

Between October 1st, 2023 and December 31st, 2023, RCMP received 122 calls for service in the town of Lunenburg which included Criminal Code and Provincial Act Investigations, as outlined below:

- Traffic Complaints - 13
- Driving while disqualified - 1
- Impaired Driving – 3
- Assaults / Uttering Threats 5
- 911 Calls – 6
- Sudden Deaths – 2
- Break and Enter – 0
- Wellbeing checks - 5
- Theft Under \$5,000 – 18
- Mischief – 9
- Mental Health Act - 10

6. **District Resources:**

Lunenburg County District resources have improved greatly over the past quarter, with the addition of transfers into the RCMP from other Police Forces, internal promotions and lateral transfers.

- S/Sgt. Victor Whalen is the District Commander and works out of the Cookville Detachment.

- Sgt. Kelly Plamondon is the Operations NCO in Cookville Detachment, supervising two Watches, Street Crime Enforcement and the General Investigation Services.
- Sgt. Brent Johnston is the Operations Sergeant working out of the Chester Office, supervising two Watches, Community Policing and School Resources Officers.
- All four Corporal Watch Commanders have been filled and are in place. Two operate out of Cookville Office and two from Chester Office.
- Cpl. Matt Leggett has taken over as the Site Commander at the Lilydale office and is the RCMP representative to the Town's of Mahone Bay and Lunenburg.
- Cst Steven MacNeil has joined the RCMP from Edmonton Police Service under the Experienced Police Program and is posted to the Cookville Office.
- Cpl Golaith has begin his new position and is currently working out of the Lunenburg Office, as a Provincial Drug Recognition Expert Trainer. Cpl Golaith is one of several Subject Matter Experts providing training and assistance to Impaired Driving by Drug investigations.
- LCD recently received a new member from the RCMP Training Academy, with three more to follow (pending graduation) over the next two months.
- Cpl. Scott MacLeod (Police Service Dog member), is working out of the Chester Detachment.
- Currently within the District there are four members on long-term ODS (sick leave over 30 days).

7. SOUTH SHORE STREET CRIME (LCD SCEU) / GIS

The Street Crime Enforcement Unit is a three member investigative unit integrated with the Bridgewater Police Service (2 RCMPs and 1 Bridgewater Police Member that is led by Cpl. Derek McAlpine of the RCMP. SCEU's mandate is to investigate low to mid-level

organized crime and primarily investigates offences under the Controlled Drugs and Substances Act (CDSA) and Criminal Code.

Lunenburg District General Investigative Section consists of 1 RCMP member, Cst. Paul McCallion. The mandate of the GIS unit is to investigate more serious, complex and time consuming investigations.

8. SCHOOL SAFETY RESOURCE OFFICERS (SSRO) / COMMUNITY POLICING OFFICER(CPO)

Cst Upshaw, is our current CPO and has accepted a transfer to Barrington Detachment and will be replaced by Cst Hiltz once the transfers are finalized.

The SSROs are working with local schools and, as before, delivering programs concerning a range of topics including cyber bullying, consent and other social media topics. They are engaged with school staff regarding concerns of drug use and bullying at the school and on the buses. The SSRO's have been pro active in the school zones for traffic related concerns. Cst. Bailey works out of Chester Detachment while Cst. Beaton works out of Cookville Detachment.

Respectfully submitted,

Corporal Matt Leggett
RCMP Lunenburg District

From: [REDACTED]
To: [Kayla Byrne](#)
Subject: street name
Date: December 6, 2023 7:57:20 AM

CAUTION: THIS IS AN EXTERNAL MAIL

Cornwallis Street

I think it is important to remember our history by keeping what was done in the past. We did not live in the town at that time but our ancestors did. They had their reasons for doing what they did. If we want to honor the Mi'kmaq culture we can name a street after a special member of their community that the native people select. I don't know the history of Fox Street but we may be able to ask the Mi'kmaq people for their choice of names and rename Fox Street unless this street has a history. All the best.

Derrill Hynick Lunenburg Corner of Fox and Hobson

From: [David Friendly](#)
To: [Kayla Byrne](#)
Cc: [Oliver Osmond](#)
Subject: Re: Cornwallis Street Renaming Report
Date: January 24, 2024 11:26:40 AM

CAUTION: THIS IS AN EXTERNAL MAIL

Thank you Kayla.

According to the process described on the Town's website, here is a letter I would like to have directed to the Mayor and Council, and at their discretion to be entered into the minutes of any Council meeting that includes discussion about the renaming of Cornwallis Street.

I have also copied Oliver Osmond who is listed on the Lunenburg Heritage Society website as one of the members of the Heritage Advisory Committee. I would appreciate it if you could also forward it to whoever has been named as our representative to the new regional anti-racism committee.

Dear Mayor and Council:

I would like to submit some information about the decision to rename Cornwallis Street and ask that you consider its contents in your future discussions. To be clearer and hopefully more concise, I will outline my thoughts in point form:

- Paraphrasing Peter Mosher's comment at the meeting where the street name was voted to be Queen: 'If you don't want to follow what the citizens have to say, then why ask them?'
- The issue in my opinion is HOW we were asked. I believe that the survey was flawed, and although I cannot assume that it was purposely designed to "split the opposition", it had that effect.
 - The survey didn't ask whether we wanted an "English"/colonial name or an indigenous name. That might have been a useful first step. It would have also provided a hint to Council whether the citizens of Lunenburg were even interested in participating in reconciliation.
 - The survey included 7 indigenous choices, one colonial choice and one English choice related to the subject of reconciling with the first peoples who (as your e-mail templates and Council meeting minutes state) still have dominion over the land: *"The Town of Lunenburg is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People."*
 - The result is that those who preferred to use this as an opportunity to make a statement about social justice were diluted by the number of choices. In fact, according to the report "Town of Lunenburg Cornwallis Street Renaming Project", the percentage of respondents who wanted a Mik'maq name was 46% versus 35% who chose Queen Street. The percentage who wanted either a Mik'maq name or the name "Reconciliation Street" was 65%.
- In my view, the people have spoken, and the majority do not want Queen Street to be assigned, no matter how consistent it is with the naming of neighbouring North-South streets. Personally, I can see why that would appear to be the "logical" choice, but it does not improve our relations with the people with whom we acknowledge their

dominion over the land.

- In 1969, the name to be chosen for the amalgamation of Port Arthur and Fort William was put to a plebiscite. As is often said, if you do not know our history, you are destined to repeat it. Below is a quote from Wikipedia. The split was 40.1% for *Thunder Bay*, 38.7% for *Lakehead* and 21.2% for *The Lakehead*. Because they split the vote by offering two versions of the same name, which got a total vote of 59.9%, there was an uproar. There was more controversy about the name than about the original amalgamation, which obviously had much broader consequences.
 - Its name was the result of a [referendum](#) held previously on 23 June 1969, to determine the new name of the amalgamated Fort William and Port Arthur. Officials debated over the names to be put on the ballot, taking suggestions from residents including "Lakehead" and "The Lakehead". Because [the vote split between the two similar names](#), "Thunder Bay" prevailed with a narrow [plurality](#). The final tally was "Thunder Bay" with 15,870, "Lakehead" with 15,302, and "The Lakehead" with 8,377.
- By doing this wrong from the start, either Council should design a proper survey and start over, or decide on a different method of selecting the name.

(My personal choice, by the way, would be either Merligueche or Samqwan. The first would honour both Mik'maq **and** Acadian roots in the area whereas the latter is an easy word for visitors — and for people using a street name in mail, etc — while having descriptive meaning of the actual road as it joins the two harbours.)

Regards,
David Friendly

January 31, 2024

Mayor Jamie Myra
Town of Lunenburg
Via Email: jmyra@townoflunenburg.ca

Dear Mayor Myra:

As Deputy Minister, Municipal Affairs and Housing, I am responding on behalf of Honourable John Lohr to your letter dated January 16, 2024, regarding voluntary vulnerable persons registries. We appreciate your perspective on this matter.

Research demonstrates that voluntary registries are far more effective if managed at the local level. Municipalities lead evacuations and local emergency responses, which is where these registries are utilized. The vast majority of registries in North America are at the regional or community level.

There are questions regarding how vulnerable persons registries affect personal emergency planning and preparedness, creating unrealistic expectations as to what supports are available from local responders immediately following a disaster. In addition, larger, more centralized registries are difficult to keep up-to-date, and keeping the information centrally can create delays in access to the information by local Emergency Management Coordinators and first responders.

For all of these reasons, there are no plans to establish a provincial vulnerable persons registry at this time. Nova Scotia Emergency Management Office (NSEMO) is engaged in discussions with the Accessibility Directorate and advocacy organizations on how vulnerable Nova Scotians can best be supported during emergencies.

In the interest of providing a more consistent framework for vulnerable persons registries, the NSEMO is developing a discussion and best practices document which will soon be circulated to our municipal partners.

Sincerely,



Byron Rafuse, FCPA
Deputy Minister

C-1117/le



SPONSORSHIP PACKAGE
2024

ABOUT THE BURG

The BURG Classic is an annual, volunteer-run, community-based event that includes recreation hockey and golf tournaments and social events. The purpose and goal of the event is to raise funds to be donated in and around Lunenburg, NS to individuals and causes who need it most. 100% of proceeds are returned to the local community. To date, the BURG has raised over \$320,000 for the community.

COMMUNITY. SUPPORT. RESPECT.

- 2013** ○ **BURG Classic is Founded**
- 2018** ○ **\$100,000 Raised Milestone Reached**
- 2019** ○ **\$150,000 Raised Milestone Reached**
- 2020** ○ **Tournament Expanded to 20 Teams
Battle of the BURGER Introduced**
- 2022** ○ **Golf Tournament Added;
\$200K Raised Milestone Reached**
- 2023** ○ **10 Years Celebrated;
\$320K Raised Milestone Reached**

DEAR BUSINESS OWNER OR MANAGER,

FEBRUARY 2024

A decade ago a group of motivated community members got together to reinstate a hockey tournament and social event in Lunenburg, NS. Our initial hockey tournament featured eight teams; however, in recent years the BURG Classic has grown into a multi-weekend event with a hockey tournament that features 20 teams and a 26-team golf tournament.

The first weekend of 2024 features the hockey tournament, a community dance, a silent auction, various interactive games at the arena, and more. The second weekend features the golf tournament and additional social events in the community. And throughout the month of March we'll generate foot traffic for local restaurants, while raising funds, through the Battle of the BURGer.

We invite your business to play a role, through sponsorship, in the success of this year's BURG Classic. The hockey tournament will take place March 28-31, 2024, while the golf tournament will take place on May 25, 2024.

In 2023 The BURG raised over \$80,500. Donations from businesses and organizations play a vital role in raising funds. We're hopeful that you will support the BURG Classic events by making a monetary donation or by offering an in-kind donation for the silent auction. The value of your donation is at your discretion—every contribution helps.

By entering into this partnership, your business will receive recognition and advertising during all events. Silent auction items will be accompanied by the name of your business and a description of the auction item available, which will be displayed at the arena entrance during the four-day event. Your donation will also demonstrate your commitment to give back to those who need it most.

We're excited to bring the community together for our 10th year and, more importantly, to raise funds for those who need it most.

Thank you for your time, and we hope to hear from you soon.

The BURG Classic Committee

INFO@THEBURGCLASSIC.COM

SPONSORSHIP OPPORTUNITIES

Thank you for supporting the 2024 BURG Classic. Donations to the BURG Classic are in direct support of the community and will be accepted as financial or in-kind. A company, individual, or organization donating in-kind will receive sponsorship benefits based on the value of the donation made.

Sponsorship opportunities include:

- Divison sponsor (hockey)
- Platinum sponsor
- Gold sponsor
- Silver sponsor
- Bronze sponsor
- Friend of the BURG
- Coffee sponsor (both)
- Hole sponsor (golf)
- Prize sponsor (golf)
- Dinner sponsor (golf)
- Cart sponsor (golf)



HOCKEY TOURNAMENT DIVISION SPONSOR

FULL

As a Division Sponsor, you will see your business highlighted exclusively as the official partner for one (1) hockey tournament division.

Key benefits include:

- Inclusion in all hockey tournament signage and promotion, where applicable
- Placement as a Platinum-level sponsor on the sponsor board during both tournaments
- At least two (2) features as a Platinum sponsor on the event Facebook and Instagram pages
- Your company logo included as a Platinum sponsor on the BURG Classic website for the duration of 2024
- Signage (provided by the BURG Classic), displayed with your company logo, included as a Platinum sponsor at the golf tournament
- One (1) poster or banner on display at the arena during the hockey tournament (to be provided by sponsor)
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

Please note: The BURG Classic hockey tournament has capacity for three (3) division sponsors

PLATINUM SPONSOR

\$1,500 AND ABOVE

Platinum Sponsorship provides a top level of recognition throughout the weekend and in the lead up to the event.

Key benefits include:

- Placement as a Platinum-level sponsor on the sponsor board during both tournaments
- At least two (2) features as a Platinum sponsor on the event Facebook and Instagram pages
- Your company logo included as a Platinum sponsor on the BURG Classic website for the duration of 2024
- Signage (provided by the BURG Classic), displayed with your company logo, included as a Platinum sponsor at the golf tournament
- One (1) poster or banner on display at the arena during the hockey tournament (to be provided by sponsor)
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

GOLD SPONSOR

\$1,000 - \$1,499

Gold Sponsorship is an excellent option for those companies or organizations looking for a high level recognition.

Key benefits include:

- Placement as a Gold-level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Gold sponsor on the event Facebook and Instagram pages
- Your company logo included as a Gold sponsor on the BURG Classic website for the duration of 2024
- Signage (provided by the BURG Classic), displayed with your company logo, included as a Gold sponsor at the golf tournament
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

SILVER SPONSOR

\$500 - \$999

Becoming a Silver sponsor enables you, your business, or organization to be recognized as a key contributor to the BURG Classic.

Key benefits include:

- Placement as a Silver-level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Silver sponsor on the event Facebook and Instagram pages
- Your company logo included as a Silver sponsor on the BURG Classic website for the duration of 2024
- Signage (provided by the BURG Classic), displayed with your company logo, included as a Silver sponsor at the golf tournament

BRONZE SPONSOR

\$250 - \$499

The Bronze Sponsorship level highlights your business or organization's commitment to community.

Key benefits include:

- Placement as a Bronze-level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Bronze sponsor on the event Facebook and Instagram pages
- Your company logo included as a Bronze sponsor on the BURG Classic website for the duration of 2024



FRIEND OF THE BURG **UP TO \$250**

Friend of the BURG is a great way for individuals, small businesses, or organizations to contribute to the community through monetary or in-kind donation.

Key benefits include:

- Placement as a Friend of the BURG on the sponsor board during both tournaments
- Your business or individual name featured beside any in-kind donations (e.g. silent auction, raffle prizes)
- At least one (1) feature as a Friend of the BURG on the event Facebook and Instagram pages
- Your company or name listed as a Friend of the BURG on the BURG Classic website for the duration of 2024

HOCKEY & GOLF TOURNAMENTS

COFFEE SPONSOR

\$750

Keep fans and participants fueled throughout the hockey and golf tournaments by sponsoring a coffee station.

Key benefits include:

- Signage (provided by the BURG Classic), displayed with your company logo, at the coffee station at both tournaments
- Placement as a Silver sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Silver sponsor on the event Facebook and Instagram pages
- Your company logo included as a Silver sponsor on the BURG Classic website for the duration of 2024



GOLF TOURNAMENT
PRIZE SPONSOR
\$750

The golf tournament will feature various prizes including, but not limited to: closest to the hole, long drive prizes, longest putt, etc.

Key benefits include:

- Your business name and logo highlighted at the hole corresponding to your prize donation
- Placement as a Silver-level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Silver sponsor on the event Facebook and Instagram pages
- Your company logo included as a Silver sponsor on the BURG Classic website for the duration of 2024

GOLF TOURNAMENT
HOLE SPONSOR
\$1,000

As an exclusive hole sponsor, you will host a booth that features your business at a tee box during the golf tournament.

Key benefits include:

- Your business name and logo highlighted at your **exclusive** hole for the duration of the golf tournament
- Placement as a Gold-level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Gold sponsor on the event Facebook and Instagram pages
- Your company logo included as a Gold sponsor on the BURG Classic website for the duration of 2024
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

Please note: The BURG Classic golf tournament has limited capacity for hole and prize sponsors

GOLF TOURNAMENT
DINNER SPONSOR
\$1,000

As golf tournament Dinner Sponsor, your donation will offset the cost of dinner for all teams following the golf tournament.

Key benefits include:

- Your business name and logo highlighted at the post-tournament dinner in the Lunenburg Golf Course clubhouse
- Placement as a Gold level sponsor on the sponsor board during both tournaments
- At least one (1) feature as a Gold sponsor on the event Facebook and Instagram pages
- Your company logo included as a Gold sponsor on the BURG Classic website for the duration of 2024
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

GOLF TOURNAMENT
CART SPONSOR
\$1,500

The Cart Sponsor helps offset costs and increase total funds raised while gaining exclusive access.

Key benefits include:

- Your business name and logo highlighted on all carts (up to 50) for the duration of the golf tournament
- Placement as a Platinum level sponsor on the sponsor board during both tournaments
- At least two (2) features as a Platinum sponsor on the event Facebook and Instagram pages
- Your company logo included as a Platinum sponsor on the BURG Classic website for the duration of 2024
- Early bird golf registration access (requires sponsorship to be confirmed on or before March 1, 2024)

Please note: Dinner and Cart sponsors are each exclusive to one business or individual



If you intend to donate or sponsor this event, please contact the Committee at info@theburgclassic.com, confirming your sponsorship tier, no later than March 1, 2024.

When confirming your sponsorship, please share your business or organization's logo so we can maximize your sponsorship benefits across our digital platforms leading up to the event. Preferred format is a transparent PNG—this ensures your logo is high resolution across platforms and promotional assets.

All donations must be received by March 15, 2024 to receive the full benefits of your sponsorship tier. Items or donations received after this date will be recognized as close as possible to the criteria listed for the corresponding sponsorship tier.

THANK YOU FOR SUPPORTING THE 11TH ANNUAL BURG CLASSIC!



THE

BURG

CLASSIC



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4

Administration

Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

January 15, 2024

Mayor Jamie Myra & Council
Town of Lunenburg
119 Cumberland St PO Box 129
Lunenburg NS B0J 2C0

Dear Mayor Myra:

RE: 2024/25 REMO Operating Budget

At the January 15, 2024, Regional Emergency Management Organization (REMO) Advisory Committee meeting, the Committee passed the following motion:

“that the Regional Emergency Management Advisory Committee recommends a total 2024/25 representing the core budget of \$410,418 to partner Municipal Units for approval.”

Please find attached the recommended Operating Budget for REMO for the fiscal year 2024/25, indicating the Town of Lunenburg’s share of \$21,511.51. Please note there is no Capital Budget for the fiscal year 2024/25.

Please forward this budget to your Council for consideration and approval. Once approved, please forward a copy of Council’s motion approving the budget to Angela Henhoeffler, REMO Manager to angela.henhoeffler@LunenburgREMO.ca.

Sincerely,

Tom MacEwan
Chief Administrative Officer

Attachment

cc: Angela Henhoeffler, REMO

Regional Emergency Management Budget 2024/25

	2023/2024			CORE		ENHANCED	
	YTD	Commitment	Budget	Proposed 2024/2025		Proposed 2024/2025	
TRAINING/ TRAVEL	4,787.42	9,897.96	11,000.00	19,000.00		23,500.00	
ADMINISTRATION	87,356.06	52,739.90	142,100.00	314,918.00	2FTE computers, phones, 4 TMRs increased Comms support	448,366.00	3 FTE computers, phones 7 TMRs Comms Support for projects
PROJECTS	6,383.17	0.00	12,400.00	52,500.00	Be Ready Training ECC To Go Boxes Generator Engineering	313,700.00	Volunteer Roster Vulnerable Persons Registry Capital Generator Evacuation Routes
GRANTS & CONTINGENCY	29,552.78		26,500.00	24,000.00		24,000.00	
TOTAL REMO BUDGET	128,079.43	62,637.86	192,000.00	410,418.00		809,566.00	

Core Budget

Cost Sharing	2023/24 Proposed Budget			2024/25 Proposed Budget			
	UA 2022/23	share	Contribution	UA 2023/24	share	Contribution	Increase
District of Lunenburg	2,887,963,821	49.89253140%	\$ 85,715.37	3,129,872,293	49.74985526%	\$ 204,182.36	\$ 118,466.99
District of Chester	1,741,116,861	30.07957615%	\$ 51,676.71	1,894,549,276	30.11418468%	\$ 123,594.03	\$ 71,917.32
Town of Bridgewater	715,142,664	12.35482161%	\$ 21,225.58	772,045,224	12.27179084%	\$ 50,365.64	\$ 29,140.06
Town of Lunenburg	298,368,092	5.15461423%	\$ 8,855.63	329,745,875	5.24136707%	\$ 21,511.51	\$ 12,655.89
Town of Mahone Bay	145,777,562	2.51845662%	\$ 4,326.71	165,006,224	2.62280214%	\$ 10,764.45	\$ 6,437.74
Totals	5,788,369,000	100.0%	\$ 171,800.00	6,291,218,892	100.00000000%	\$ 410,418.00	\$ 238,618.00

Enhanced Budget

Cost Sharing	2023/24 Proposed Budget			2024/25 Proposed Budget			
	UA 2022/23	share	Contribution	UA 2023/24	share	Contribution	Increase
District of Lunenburg	2,887,963,821	49.89253140%	\$ 85,715.37	3,129,872,293	49.74985526%	\$ 402,757.91	\$ 317,042.54
District of Chester	1,741,116,861	30.07957615%	\$ 51,676.71	1,894,549,276	30.11418468%	\$ 243,794.20	\$ 192,117.49
Town of Bridgewater	715,142,664	12.35482161%	\$ 21,225.58	772,045,224	12.27179084%	\$ 99,348.25	\$ 78,122.66
Town of Lunenburg	298,368,092	5.15461423%	\$ 8,855.63	329,745,875	5.24136707%	\$ 42,432.33	\$ 33,576.70
Town of Mahone Bay	145,777,562	2.51845662%	\$ 4,326.71	165,006,224	2.62280214%	\$ 21,233.31	\$ 16,906.61
Totals	5,788,369,000	100.0%	\$ 171,800.00	6,291,218,892	100.00000000%	\$ 809,566.00	\$ 637,766.00

Subject: Old Town Lunenburg Heritage Conservation District Plan and By-law
– 2nd reading

From: Hilary Grant, Director of Community Development

Date: October 10, 2023 – 1st reading
November 28, 2023 – public hearing
February 13, 2024 – 2nd reading



Recommendation

That Council approve second reading of the Old Town Lunenburg Heritage Conservation District Plan and By-law as presented (Attachment A).

Alternatives

- Refuse the draft Old Town Lunenburg Heritage Conservation District Plan and By-law
- Defer a decision.

Background

On December 12, 2024, Council asked that the second reading of the Old Town Lunenburg Heritage Conservation District Plan and By-law be scheduled in February.

The most recent draft includes the following changes based on Council discussion on December 12:

- Amend Section 1.6 'Transition Area' in the draft HCD By-law's Conservation and Design Guidelines to include the distinction between urban and non-urban areas and unobstructed views over Old Town Lunenburg World Heritage Site (WHS) out towards Lunenburg Harbour from the location of the Town's four original blockhouses.
- Amend Sections 2.2 and 2.3 in the draft HCD By-law's Conservation and Design Guidelines so new commercial and residential buildings in the WHS must be compatible with, subordinate to and distinguishable from residential and commercial character-defining structures on the same street, block and/or eight surrounding blocks.
- Reduce the boundaries of Old Town Lunenburg Heritage Conservation District to the boundary under the 2000 HCD Plan and By-law, currently in effect.

The province has advised that since no properties are being added to the HCD, an additional public hearing is unnecessary to pass the HCD Plan and By-law.

Discussion

Old Town Lunenburg is a municipal heritage district with a National Historic Site of Canada designation and a World Heritage Site listing (Attachment B). The Town of Lunenburg is the authority legislated to legally protect Old Town Lunenburg World Heritage Site for future generations through a municipal

Heritage Conservation District Plan and By-law. Legal protection of Old Town Lunenburg's Outstanding Universal Value is a requirement of its World Heritage listing.

Council held a Public Hearing on November 28, 2023. Many comments and questions on November 28 revolved around the Old Town Lunenburg World Heritage Site Buffer Zone (Buffer Zone) and the expansion of the HCD to include a Transition Area around the WHS.

Conservation of Setting and the World Heritage Buffer Zone

Old Town Lunenburg's World Heritage Site nomination affirmed the authenticity of its setting. The nomination cautioned against excessive growth or neglect that could obscure its character and deemed the site adequately protected through restrictive zoning.

The draft HCD Plan offers comparable protection to the distinction between urban and non-urban areas and unobstructed views from the Town's four original blockhouses over the HCD towards Lunenburg Harbour as the 2000 Plan. Section 1.6 'Transition Area' in the draft HCD By-law's Conservation and Design Guidelines has been updated to include the distinction between urban and non-urban areas and unobstructed views from the Town's four original blockhouses over the HCD towards Lunenburg Harbour. Such an amendment would grant the Town's Heritage Officer increased authority to ensure development in the Transition Area does not compromise these defining characteristics.

Using the HCD Plan and By-law to prohibit development outright is legally impossible under Section 19D of the Nova Scotia *Heritage Property Act*. Section 19D of the Nova Scotia *Heritage Property Act* states, "restriction in a conservation by-law that does not permit a building of any kind on a lot is ultra vires." Inclusion in the HCD does not prohibit development. By including property in the HCD, any development there must align with the district's character and not harm its heritage significance.

New Commercial and Residential Buildings in WHS:

A proposal was made to broaden the sources of inspiration for designers constructing new buildings in the WHS. The suggestion involves expanding the geographic area from which new construction can draw inspiration, encompassing a wider range of historic buildings. To implement this proposal, Staff recommend modifying Section 2.2 'New Commercial Buildings' and Section 2.3 'New Residential Buildings' in the draft HCD By-law's Conservation and Design Guidelines. The suggested amendment aims to ensure that new buildings align with the architectural style of historic buildings, not only on the same block but also within the surrounding eight blocks. It's important to emphasize that this adjustment preserves the original intent of the draft By-law's Design Guidelines, aiming to promote compatible development throughout the WHS.

Old Town Lunenburg Heritage Conservation District Boundary

To address residents' concerns about being included in the Heritage Conservation District (HCD), Staff has been instructed to maintain the current HCD boundary, aligning it with the 2000 HCD Plan and By-law. However, Staff recommends including homes on the North side of Creighton as only some of them were included in the 2000 HCD. This decision aims to alleviate worries of property owners who

purchased their homes without heritage restrictions and prefer not to have such restrictions imposed retroactively.

Under this decision, properties already regulated for heritage considerations will continue to be regulated. On the other hand, properties not currently regulated will not face any new regulations under the updated HCD Plan and By-law, except for the additional homes on the North side of Creighton Street.

This option excludes much of the Old Town Lunenburg World Heritage Site Buffer Zone from the HCD. Old Town Lunenburg has a Buffer Zone established by the World Heritage Committee in 2017 (Attachment C). The purpose of a World Heritage Buffer Zone is to ensure the preservation of a site's Outstanding Universal Value by preventing detractive development in the surrounding area. The Town reports activity in the Buffer Zone to the UNESCO World Heritage Centre and Committee through Parks Canada. Adopting a new HCD Plan and By-law would not change Old Town Lunenburg's Buffer Zone. The Town's reporting to Parks Canada will remain the same regardless of any new Plans or By-laws Council may adopt. While Old Town's nomination dossier deemed restrictive zoning adequate to protect Old Town Lunenburg's authenticity of setting, ensuring proper legal, regulatory, and planning measures are in place to protect and manage the World Heritage Buffer Zone effectively is best practice under the *Operational Guidelines for the Implementation of the World Heritage Convention*.

Readability and Public Engagement:

We strive for plain language use to maintain clarity in our Plans and By-laws. However, specific terminologies and lists align with national best practices and legal requirements. Policy 23 in the draft Plan outlines Council's commitment to collaborating with partners for training sessions on heritage conservation, targeting Council members, Staff, the Heritage Advisory Committee, and district residents. Meanwhile, Policy 24 emphasizes effectively communicating HCD management strategies to property owners and tenants. Staff recommend addressing public understanding at the plan and program level rather than the by-law level, proposing activities like educational sessions and illustrated guides to enhance awareness. Staff have applied for funding in support of this work.

Diversity and Inclusion

Section 5 of the HCD Plan addresses diversity and inclusion and includes the following policies:

- Policy 15: It is Council's policy to recognize Old Town Lunenburg Heritage Conservation District's location on the unceded territory of the Mi'kmaq people.
- Policy 16: It is Council's policy that commemoration is not synonymous with celebration and to explore, with partners, addressing the colonial basis of Old Town Lunenburg Heritage Conservation District's heritage recognition and history, including alternative histories.
- Policy 17: It is Council's policy to make Old Town Lunenburg Heritage Conservation District inclusive and safe for peoples of all backgrounds, including for disabled persons and people with disabilities. Council will seek solutions and best practices for balancing inclusive design and the conservation of character-defining elements within the district.

Staff have applied for funding in support of this work.

Feedback from Parks Canada

Staff are in frequent contact with Parks Canada. The most recent correspondence between Town Staff and Parks Canada on the HCD Plan and By-law is appended below (Attachment D).

Strategic Plan Relevance

Heritage

- Preserve the valuable heritage resources of Lunenburg while embracing an ongoing landscape evolution.
- Update and clarify heritage management frameworks to respond to current needs and follow best practices.
- Expand the classification of heritage resources to include a range of elements with tangible and intangible heritage value.
- Expand heritage recognition beyond European colonial landscapes to include perspectives of Nova Scotia's First Nations, Black communities, and other cultural groups.

Community Structure

- Direction regarding how the Town will be structured and how land will be used.

Urban Design

- Direction to enhance residents' and visitors' experience of the built environment.

Relevant Legislation

UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage

Nova Scotia Heritage Property Act and associated HCDs Regulations

Town of Lunenburg HCD Plan and By-law

Town of Lunenburg Municipal Planning Strategy

Town of Lunenburg Land Use By-Law

Financial

The Town has administered the current HCD Plan and By-law since September 4, 2000, and its replacement should not significantly impact the Town's financial or human resources. There is a cost associated with advertising the public hearing.

Communications

If Council approves the draft HCD Plan and By-law it will be sent for provincial review. Once the province approves the HCD Plan and By-law it will be advertised in the Progress Bulletin. Council may then direct Staff to undertake educational or other initiatives under relevant policies.

Attachments

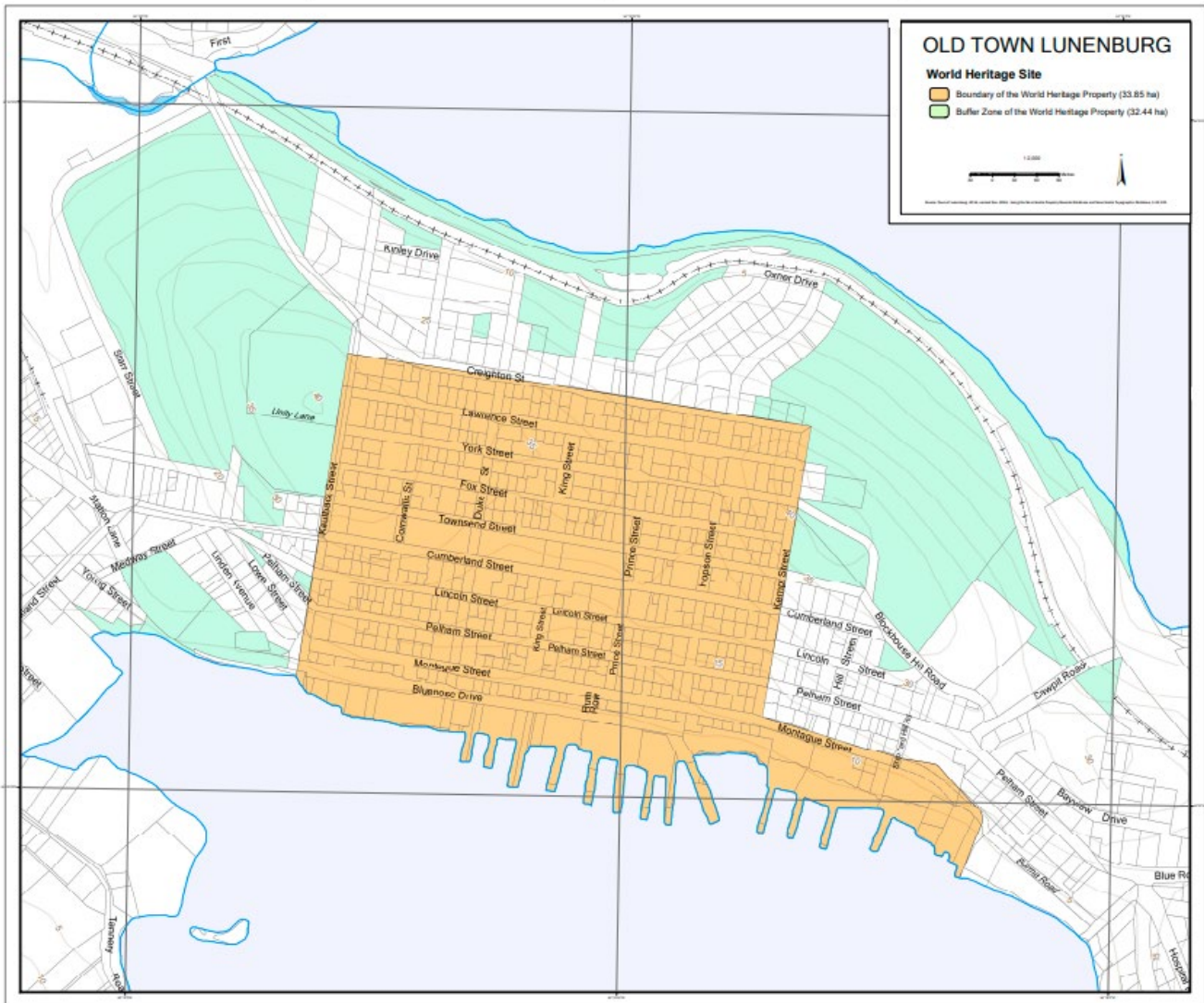
[Attachment A – Draft HCD Plan and By-law](#)

Attachment B – [National Historic Site of Canada designation](#) and [World Heritage Site listing](#)

Attachment C – Old Town Lunenburg World Heritage Site and Buffer Zone Map

Attachment D – Parks Canada Correspondence

**Attachment C – Old Town Lunenburg World Heritage Site and Buffer Zone Map
Adopted by the World Heritage Committee 2017**



Attachment D – Parks Canada Correspondence

Good afternoon Hilary,

First, congratulations on your new position! I'm glad to hear that we will continue to work with you in your new role.

I also want to thank you for providing Parks Canada with regular updates and information relating to any potential projects located within or with the potential to have impact on the Outstanding Universal Value of the World Heritage site, including the re-design of Civic Square and those located in the World Heritage site buffer zone on Blockhouse Hill, among others. Parks Canada, as Canada's State Party representative, relies on updates from site managers to be able to accurately facilitate reporting on the State of Conservation of the World Heritage property as part of its reporting responsibilities under the World Heritage Convention.

I appreciate the invitation for Parks Canada to comment on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. As Dr. Kell noted in her September 1st correspondence to the CAO, it is good to see the Town's efforts in incorporating references to guidance materials for World Heritage site managers into municipal planning documents, including the *Operational Guidelines for the Implementation of the World Heritage Convention* and the *Standards & Guidelines for the Conservation of Historic Places in Canada*. More generally, it is also encouraging to be aware that the Town is dedicating resources to heritage conservation planning and the protection of the World Heritage site's OUV.

Except for the thirteen World Heritage Sites it administers, Parks Canada is not involved in site level management and does not have the authority to speak to specific matters at the site or municipal level. World Heritage site management, conservation and protection of Outstanding Universal Value are the purview of the managing authorities, which in the case of Old Town Lunenburg is the Town of Lunenburg. Therefore, Parks Canada is unable to provide more specific input on the Lunenburg municipal Heritage Conservation Plan or by-law, or their potential future impacts to elements relating to the Outstanding Universal Value of the heritage property. That said, Parks Canada will continue to work with the Town to identify areas of concern in projects, current or future, that could have the potential to impact the World heritage site's OUV.

Once again, thank you for providing regular updates and I look forward to hearing from you again soon.

Many thanks,
Marc

Marc Kiely
A/Advisor / I/Conseiller, International Affairs / Affaires internationales
Indigenous Affairs and Cultural Heritage Directorate /
Direction générale des affaires autochtones et du patrimoine culturel
Parks Canada / Government of Canada
Parcs Canada / Gouvernement du Canada
1869 Upper Water St., Halifax, NS B3J 1S9
marc.kiely@pc.gc.ca /Cell : 782-640-1048

Parcs Canada - 450 000 km2 de souvenirs / Parks Canada - 450 000 km2 of memories

From: Hilary Grant <heritagedev@townoflunenburg.ca>
Sent: December 1, 2023 3:50 PM
To: Marc Kiely <marc.kiely@pc.gc.ca>
Subject: Request for Comment

COURRIEL EXTERNE – FAITES PREUVE DE PRUDENCE / EXTERNAL EMAIL – USE CAUTION

Good afternoon, Marc. I hope this email finds you well.

The community here, including the public, Councillors and Heritage Advisory Committee members, is very interested in knowing Parks Canada's thoughts on the draft Old Town Lunenburg Heritage Conservation Plan and By-law. Many wonder why, if I have been updating Parks Canada regularly, I have nothing to share with them from Parks Canada. While I appreciated Patricia Kell applauding our work in her September letter, I'm hoping Parks Canada can provide comment and permission to append it to our upcoming Council agenda package. This is an urgent request. I would need comment by noon Wednesday.

I also wanted to let you know that I am now Director of Community Development for the Town of Lunenburg. Despite this expansion in authority and scope of responsibilities, I will remain your primary contact.

I sincerely hope to hear from you soon,

Hilary Grant (She/Her)
Director of Community Development

Town of Lunenburg
119 Cumberland Street, PO Box 129
Lunenburg, NS Canada B0J 2C0
T 902-634-4410 x255
heritagedev@townoflunenburg.ca
www.townoflunenburg.ca



Please be aware that any communications made to the Town of Lunenburg will become records subject to the freedom of information and protection of privacy provisions contained in Part XX of the [Municipal Government Act](#). Depending on the nature of the information and the subject matter, such communications may become part of the public record. If you are sending confidential business information or personal information, please mark it as such.

The Town of Lunenburg is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We are all Treaty people.

**OLD TOWN LUNENBURG
HERITAGE CONSERVATION
DISTRICT PLAN
2024**



Navigating the
Future, Together.

TOWN OF LUNENBURG HERITAGE CONSERVATION DISTRICT PLAN, 2024

First Reading:

Second Reading:

Approved by the Minister of Municipal Affairs:

Notice of Effect:

With Amendments to:



Changelog

Reference Code	File or Application Number	Council Adoption Date	Enacted Date	General Description of Change



This page is intentionally blank



Table of Contents

- 1 Intent of the Old Town Lunenburg Heritage Conservation District Plan and By-law..... 1**
- 2 Planning Context: Lunenburg’s History..... 2**
- 3 Defining Old Town Lunenburg Heritage Conservation District..... 3**
 - 3.1 *Statement of Significance* 3
 - 3.2 *Boundaries* 6
 - 3.3 *Character-Defining and Supporting Structures*..... 7
- 4 Conservation Approach 8**
 - 4.1 *Ensuring Best Practice*..... 8
 - 4.2 *Standards* 9
 - 4.3 *Conservation Approach*..... 9
- 5 Equity and Inclusion..... 13**
- 6 Sustainability..... 13**
- 7 Community and Capacity Building..... 14**
 - 7.1 *Protecting Traditional Skills* 14
 - 7.2 *Increasing Awareness* 14
 - 7.3 *Building Community Capacity* 15
- 8 Research and Documentation 15**
 - 8.1 *Research*..... 15
 - 8.2 *Documentation* 16
 - 8.3 *Heritage Registry*..... 16
- 9 Incentives and Threat Mitigation 17**
 - 9.1 *Ensure Community Vitality*..... 17
 - 9.2 *Encourage Compatible New Construction* 17
 - 9.3 *Incentivize Conservation* 17
 - 9.4 *Allow Alternate Building Code Compliance*..... 18
 - 9.5 *Deter Non-Compliance and Other Threats*..... 18
- 10 Implementation..... 19**
 - 10.1 *Certificates of Appropriateness*..... 19
 - 10.2 *Heritage Officer*..... 19
 - 10.3 *Heritage Advisory Committee and Public Hearings* 20
 - 10.4 *Improving Implementation* 22



11 Alignment with other By-laws and Plans 22

- 11.1 *Comprehensive Community Plan 22*
- 11.2 *Land Use By-law..... 23*
- 11.3 *Other Heritage Designations, Recognition, and Inscriptions 23*
- 11.4 *Archaeological Resources..... 24*

12 Amending This Plan 24

Appendix A: The World Heritage Convention Strategic Priorities 25

Appendix B: Old Town Lunenburg Heritage Conservation District Boundary.....26

Appendix C: Old Town Lunenburg Heritage Conservation District Heritage Character Areas...27

Appendix D: Character-Defining, Locally Significant and Supporting Properties.....28

Appendix E: List of Character-Defining, Locally Significant and Supporting Structures..... 29

Appendix F: Individual Statements of Significance..... 49

Appendix G: Definitions..... 83




1 Intent of the Old Town Lunenburg Heritage Conservation District Plan and By-law

Policy 1: It is Council's policy to conserve the heritage value of Old Town Lunenburg Heritage Conservation District, its authenticity and integrity.

Policy 2: It is Council's policy to establish a Heritage Conservation District for Old Town Lunenburg concurrently with a By-law describing the Heritage Conservation District, guiding the district's conservation and development, and outlining procedures for administering the district.

The primary goal of designating Old Town Lunenburg as a Heritage Conservation District is to protect its heritage value for present and future generations. The Town of Lunenburg achieves this goal through this Old Town Lunenburg Heritage Conservation District Plan and By-law (Plan and By-law), which ensure:

- The management of Old Town Lunenburg Heritage Conservation District adheres to internationally and nationally agreed upon best practices: The Town of Lunenburg is responsible to the global community for the stewardship of Old Town Lunenburg World Heritage Site. This Plan and By-law have been prepared to ensure the Town meets the highest standards of heritage conservation while remaining responsive to the Town's changing needs. The Plan and By-law use a value-based heritage management approach, as recommended under the second edition of the *Standards and Guidelines for the Conservation of Heritage Places in Canada* (2010). Management decisions will be made considering whether actions enhance or compromise the district's heritage value as outlined in the district's Statement of Significance (see Section 3.1 of this Plan). This Plan and By-law meet the United Nation's Education, Scientific and Cultural Organization's (UNESCO) strategic priorities for World Heritage Sites (Appendix A) and are informed by national and international policy documents (see Section 4.1 of this Plan).
- Old Town Lunenburg Heritage Conservation District is protected through regulatory and non-regulatory measures: Legal protection of Old Town Lunenburg's Outstanding Universal Value is a requirement of its World Heritage listing. The Nova Scotia *Municipal Government Act* (1998), *Heritage Property Act* (1989), and amendments thereto legally protect Old Town Lunenburg Heritage Conservation District. However, Council recognizes that conserving the district's rich heritage requires a combination of regulatory and non-regulatory measures. This Plan and By-law include policies surrounding documentation, capacity-building and incentives recommended in national and international guidelines and policies. This Plan and By-law thus fill critical gaps in Old Town Lunenburg Heritage Conservation District's conservation strategy to date.
- Old Town Lunenburg Heritage Conservation District is managed to maximize community benefit: Community vitality is essential to conserving the district, as is evidenced by UNESCO's strategic priorities and UNESCO's World Heritage Committee's *Budapest Declaration* (2010). This Plan and By-law seek to balance community participation, good governance and the administrative burden placed on the Town. Projects should benefit the district and the people who live, work, and visit Old



Town Lunenburg. Projects must conserve the district's heritage value and character-defining elements but should also support tourism and embrace the well-being of residents.

- Old Town Lunenburg Heritage Conservation District's management prioritizes increased recognition of diverse histories: While Old Town Lunenburg Heritage Conservation District's Statement of Significance was written to protect the heritage values for which it has been formally recognized by governments as municipally, provincially, nationally, and internationally significant, this Plan and By-law encourages the recognition and conservation of other heritage values, especially those held by Indigenous, Afro-Nova Scotian, Acadian and other groups.
- Old Town Lunenburg Heritage Conservation District's management promotes sustainable solutions: Ensuring the longevity of Old Town Lunenburg Heritage Conservation District requires sustainable solutions to pressing issues like climate change. This Plan and By-law promote cultural, economic, and environmental sustainability by endorsing alterations adapted to changing environmental conditions and activities that maintain and enhance cultural identity and social cohesion and support economic opportunity without compromising the district's heritage value.

The Old Town Lunenburg Heritage Conservation District Plan and By-law provide clearer direction on conserving the district's heritage value and character-defining elements, including preservation, alteration, and new construction within the district. Elements UNESCO deemed essential to Old Town Lunenburg Heritage Conservation District's integrity and authenticity have been included in the Statement of Significance as character-defining elements. This is legally enforced through the adoption by Council of this Plan and By-law. The Plan also provides guidelines on activities such as research, documentation, capacity-building, presentation, and threat mitigation that greatly contribute to the conservation of Old Town Lunenburg Heritage Conservation District.

2 Planning Context: Lunenburg's History

E'se'katik: A Place of Clams within Mi'kma'ki

The Town of Lunenburg is located in Mi'kma'ki, traditional Mi'kmaq territory. Mi'kma'ki has seven districts. Present-day Lunenburg is located in Sipekni'katik (wild potato area) on the peninsula E'se'katik (place of clams). The Mi'kmaq have been present in this area for ten thousand years, traditionally with more people spending time in E'se'katik in the summer months. Oral histories and early eighteenth century texts refer to a Mi'kmaq village near present-day Lunenburg, confirming the enduring presence of Indigenous peoples in this place.

Merliguèche: Acadian Settlement

Acadians settled near the Mi'kmaq village in what is now the Town of Lunenburg in the seventeenth century, trading with the Mi'kmaq. The Acadians used the Mi'kmaq term Merliguèche (whitecaps that top the waves in the harbour) for their new settlement. By the mid-eighteenth century, Merliguèche was home to fifteen Acadian families. Descriptions of the settlement mention comfortable wooden houses covered with bark.

A Town for Those Loyal to the Crown



In 1753, Lunenburg became Canada's second British colonial settlement, following Halifax, founded in 1749. To control the Acadian population, the British populated Lunenburg with European Protestants whom they considered loyal to the Crown. The first 1453 settlers were German and Swiss German, alongside some French Huguenots from Montbeliard.

The British Board of Trade and Plantations established a model for new towns in colonies. Surveyor General Charles Morris drew the plan for Lunenburg according to this model. The surveying of Lunenburg was executed almost exactly as it was drawn; eight blocks, each divided into fourteen equal lots measuring 40 feet by 60 feet, with four central blocks left undivided and designated in public trust. Consequently, the Old Town Lunenburg's streets are perfectly straight but range from relatively flat to surprisingly steep. The plan was complemented by garden plots outside town, previously cleared by the Acadians.

A Wooden Town that Thrived and Survived

Lunenburg's architecture reflects its history as a shipbuilding and fishing town. At first, vernacular cape-style houses and a handful of industrial and commercial structures were built. As Lunenburg experienced success and wealth in the late-nineteenth century, new buildings were constructed to the latest fashions, and many existing buildings were enriched with lively decoration. Additions were often added to older homes, including the Lunenburg Bump, unique to Lunenburg County. Public and ecclesiastic buildings filled the public squares and periphery blocks. New commercial and mixed-use buildings were constructed, principally along east-west streets, southwest of the public blocks and north of the railway and waterfront. The Town of Lunenburg simultaneously followed its British colonial plan and developed a rich vernacular architectural tradition employing local materials. Architectural development was closely connected to the fishery, especially Lunenburg's boatbuilding prowess.

Lunenburg Today and Tomorrow:


Throughout the rest of the Town's history, Old Town's architecture has been adapted and conserved along a continuing vernacular tradition. This, combined with evidence of its original colonial plan, warranted Old Town Lunenburg being listed as a National Historic District in 1991 and a World Heritage Site in 1995.

3 Defining Old Town Lunenburg Heritage Conservation District

3.1 Statement of Significance

Policy 3: It is Council's policy to adopt the following Statement of Significance to guide decision-making surrounding Old Town Lunenburg Heritage Conservation District.

Policy 4: It is Council's policy that alterations to the Statement of Significance must be made by amending this Plan and thus must be referred to the Heritage Advisory Committee for comment and approval by Council.



Policy 5: It is Council's policy that, when available for individual sites, Statements of Significance will guide all interventions on all historic properties.

A Statement of Significance is a heritage planning tool that briefly describes a given historic place, its heritage values, and its character-defining elements. Character-defining elements embody or materially support a place's heritage value. Without its character-defining elements, a historic place would lose its heritage value. Thus, conserving the heritage values and character-defining elements identified in a Statement of Significance is essential to maintaining a site's integrity and authenticity and must be treated with the utmost care. The Statement of Significance, therefore, informs all conservation goals, standards, and techniques, so a place's importance drives decision-making rather than, for example, its physical condition. Whether developments or other activities within Old Town Lunenburg Heritage Conservation District are appropriate must be determined with the Statement of Significance below, regardless of what other policies or guidelines are applied to the district's management.

The Old Town Lunenburg Heritage Conservation District Statement of Significance was written considering the heritage values identified in extant municipal, provincial, national, and international designations (See Section 11.3 of this Plan).

Old Town Lunenburg Heritage Conservation District Statement of Significance

Description:

Old Town Lunenburg Heritage Conservation District is located on Nova Scotia's South Shore in the Town of Lunenburg in Mi'kma'ki, traditional unceded Mi'kmaq territory. It includes approximately 44.1 hectares bounded by Kaulback Street, Kissing Bridge Road, Kempt Street, and Lunenburg Harbour's Waterfront. It also consists of a 47.5-hectare transition area, stretching West along Lincoln Street, South along Falkland Street, and East along Blockhouse Hill Road, Lincoln Street, Pelham Street, and Montague Street. The district comprises the Town's original urban core and approximately 550 civic, commercial, and residential buildings, in addition to engineering works, monuments, parks, and public spaces. Founded in 1753 to plans by Surveyor General Charles Morris, Old Town Lunenburg retains its original grid plan and continues to function following Morris's layout. A rich vernacular architectural tradition profoundly shaped by Lunenburgers' connections to the sea, especially the offshore fishery, complements Morris' vision, filling in the Town's regular blocks. Today, Lunenburg's vernacular architectural tradition continues, and the Town maintains close cultural and economic ties to the Atlantic through a combination of new and historic marine-related activities.

Heritage Value:

Old Town Lunenburg is recognized as a Municipal Heritage Conservation District because it is:

- The best-preserved example of a planned colonial settlement in North America;
- Home to a well-preserved continuing vernacular architectural tradition; and
- An exceptional example of a culture based on, and an urban community designed for, marine activities.


Character-Defining Elements:

Elements that evidence British colonial planning, in particular surveyor General Charles Morris's design, include:

- The geometrically regular gridiron plan comprising seven north-south streets, 48 feet wide (except for King Street, which is 80 feet wide), intersected at right angles by nine east-west streets, each 40 feet wide;
- The lack of encroachment into the streets mentioned above, providing unobstructed north-south and east-west sightlines;
- The minimal setbacks of structures from the street visually reinforcing the street plan's regularity and rectilinearity;
- Old Town's topography, especially its steep streets that evidence a Morris's commitment to using a rectilinear grid plan regardless of the Town's sloping site;
- The distinction between urban and non-urban areas;
- The grandeur of King Street, including its width relative to other North-South streets (50% increase in width) and its location relative to public space, marking the middle of the four public lots set aside for public functions in Morris' original plan;
- Archaeological remains of Old Town Lunenburg's original fortifications;
- Unobstructed views over Old Town Lunenburg Heritage Conservation District and out towards Lunenburg Harbour from the location of the Town's four original blockhouses;
- Physical attributes that delimit the four blocks that Morris set aside for public use, including:
 - The siting of the four blocks in the centre of Old Town, marking their importance;
 - The exclusion of non-civic buildings and functions from these four blocks;
 - The lower density of buildings on these four blocks relative to the surrounding contiguous and near-contiguous residential and commercial structures;
 - The public landscaped grounds between public buildings;
 - The scale of public and civic buildings, approximately four and a half storeys in height (approximately 16 metres), signalling their importance relative to surrounding commercial and residential buildings of approximately one and a half to three storeys in height (approximately 5 meters to 11 meters);
 - The intactness of these four blocks compared to the other blocks in the district, which were initially divided into 40-foot by 60-foot lots. The lots in blocks outside the four civic blocks have continued to evolve to meet the needs of property owners;
 - Landmark public buildings, including St. John's Anglican Church, Lunenburg Town Hall, and the Armouries; and
 - Physical elements at the centre of public activities, such as memorials; and
- Its continued social and economic functioning along Charles Morris' original plan, in particular:
 - The civic area's continuing civic and public functions, which includes public use of structures and the open spaces between and surrounding structures.

Elements that evidence and support Lunenburg's continuing vernacular architectural tradition include:

- Adaptations of imported styles, especially those fashionable in settlers' home countries, such as, but not limited to Georgian, Classical, Gothic, Second-



Empire, and Dutch Colonial - Throughout Lunenburg's history, styles and architectural conventions have been adapted to the local environment and culture. This includes any evidence of accommodating local terrain, using local materials, changing decorative schema to reflect local values, and adapting trends to better suit the local climate;

- Wooden construction and decoration, reserving stone and brick for select public and civic buildings, including wooden windows, trim, and clapboard and shingle cladding;
- Architectural elements unique to Lunenburg, especially the 'Lunenburg Bump' in all its iterations;
- Refined carpentry skills, especially those derived from marine-related industries such as vessel construction; and
- Individual vernacular structures, including but not limited to vernacular
 - Marine buildings and engineering works;
 - Public, Civic or Institutional buildings;
 - Commercial buildings;
 - Residential buildings;
 - Ecclesiastic buildings; and
 - Outbuildings.


Elements that evidence Lunenburg's historical and continued cultural and economic relationship with the Atlantic, especially the offshore fisheries, include:

- Old Town Lunenburg Heritage Conservation District's location on Lunenburg Harbour;
- The working waterfront's continual use in support of the fisheries, shipbuilding and retrofitting, and other marine-industrial activities;
- Waterfront warehouses and other buildings that reflect Lunenburg's history of economic dependence on the shipbuilding and fishing industries, especially Marine vernacular buildings;
- The interrelationship between buildings, spaces, structures, and the harbour, illustrating the functional nature of the waterfront associated with marine, shipbuilding and fishery activities;
- The Fishermen's Memorial and Fishermen's Memorial Ceremony; and
- Clear sightlines down North-South streets that visually connect the commercial-residential and civic areas to Lunenburg Harbour.

3.2 Boundaries

Policy 6: It is Council's policy that the Old Town Lunenburg Heritage Conservation District Plan and By-law apply to all lands within the boundary identified on Map 1 Old Town Lunenburg Heritage Conservation District Boundary in Appendix B.

If Old Town Lunenburg Heritage Conservation District's heritage value is to be conserved, the character-defining elements necessary to maintain its integrity must fall within the district's boundaries. The boundaries in this Plan and By-law include all the features and processes that convey the district's significance. It corresponds to Charles Morris' plan, with the addition of a transition or buffer area rearranged, in part, to capture the archaeological remains of the original fortifications. The boundary of the Heritage Conservation District has also been amended to better reflect the UNESCO boundary and



size of the UNESCO buffer zone. Notice was duly given to affected property owners, who had the opportunity to be heard by Council.

Policy 7: It is Council's policy to establish the following heritage character areas within Old Town Lunenburg Heritage Conservation District as shown on Map 2 Old Town Lunenburg Heritage Character Areas in Appendix C:

- The Waterfront Area
- The Civic Area
- The Commercial Area
- The Residential Area
- The Transition Area

Policy 8: It is Council's policy to include in the Old Town Lunenburg Heritage Conservation District By-law guidelines on the treatment of each of the heritage character areas.

The above-listed heritage character areas have been created to clarify and geo-locate character-defining elements that testify to Lunenburg being the best-preserved example of a planned colonial settlement in North America as well as its historical and continued cultural and economic relationship with the Atlantic. The four blocks Charles Morris put aside for public use in his 1753 plan make up the Civic Area. The Waterfront Area corresponds to Old Town Lunenburg's working waterfront and has the greatest concentration of Marine vernacular structures. The rest of Lunenburg's original colonial Town is in the Commercial-Residential Area. Each area has different conservation requirements to ensure the integrity of the Town's plan and, in the Waterfront Area, to facilitate continued marine activity. The Transition Area or Buffer includes avenues linking Old Town Lunenburg Heritage Conservation District to the wider municipality. This area is minimally regulated so as not to unduly stymie development. Again, conservation requirements for each area are elaborated in the Old Town Lunenburg Heritage Conservation District By-law.


3.3 Character-Defining and Supporting Structures

Policy 9: It is Council's policy to adopt Map 3 character-defining, locally significant and supporting structures as shown in Appendix D and the accompanying list of character-defining, locally significant and supporting structures in Appendix E.

Policy 10: It is Council's policy to include in the Old Town Lunenburg Heritage Conservation District By-law provisions on the treatment of character-defining and locally significant versus supporting structures.

Policy 11: It is Council's policy to review the list of character-defining, locally significant and supporting structures (Appendix E) periodically to determine whether any new construction warrants inclusion.

A list and map of character-defining and locally significant versus supporting structures have been prepared to clarify what buildings testify to Lunenburg's outstanding vernacular architectural tradition. Conservation requirements for character-defining and locally significant versus supporting structures are outlined in the Old Town Lunenburg Heritage Conservation District By-law. Any structure built after the



enactment of this Plan and By-law will automatically be a supporting building unless otherwise decided by Council through an amendment to the list of character-defining, locally significant and supporting structures.

The individual structures that evidence and support Lunenburg's continuing vernacular architectural tradition vary in age, size, and programme. Some are public, while most are privately owned. Each building is unique, has evolved differently over time, and faces its own challenges. The district's richness lies, in part, in this variety. There is no 'typical' Lunenburg building, and decisions must be made on a case-by-case basis. However, a built form analysis was conducted to understand better how different structures contribute to Old Town Lunenburg's heritage value, where structures were analyzed by programme, age, and style. Character-defining structures were divided into marine-industrial, commercial, residential, civic, and ecclesiastic vernacular buildings. Changes to civic and ecclesiastic character-defining structures and locally significant structures must be led by their individual statements of significance (Policy 5 Appendix F).

Other buildings that do not sustain the heritage values for which the district is recognized but nevertheless have significant local heritage value are identified under the category locally significant structures. In addition to overarching guidelines regulating Old Town Lunenburg's built fabric, specific conservation guidelines have been prepared for each building type. This helps clarify expectations and ensure consistency and speedy decision-making.

4 Conservation Approach

4.1 Ensuring Best Practice

Policy 12: It is Council's policy to follow exemplary approaches to heritage conservation in Old Town Lunenburg Heritage Conservation District and support property owners in achieving conservation best-practice.

Old Town Lunenburg Heritage Conservation District is a site of Outstanding Universal Value. The Town of Lunenburg is committed to conserving it in line with best practices as agreed upon locally, nationally, and internationally. To ensure the Heritage Officer is as thorough as possible in their evaluations and that all policies and procedures pertaining to the district align with current best practices, the Town of Lunenburg has used widely respected guidelines and principles most relevant to Lunenburg's heritage values and character-defining elements in preparing this Plan. This Plan and By-law tailor high-level documents to Lunenburg's unique needs and conditions so that Council Members, Town Staff, and residents can rest assured they are making sound conservation decisions without referring to documents beyond this Plan and By-law. This includes:

- UNESCO's World Heritage Committee's *Budapest Declaration* (2010)
- UNESCO's Recommendation on the Historic Urban Landscape (2011)
- The International Council on Monuments and Site's (ICOMOS) *Charter on the Built Vernacular Environment* (1999)
- ICOMOS's *Charter on the Interpretation and Presentation of Cultural Heritage Sites* (2008)

- ICOMOS's *Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas* (2011)
- ICOMOS and The International Committee for the Conservation of the Industrial Heritage's *Principles for the Conservation of Industrial Heritage Sites, Structures, Areas, and Landscapes* (2011)
- ICOMOS's *Principles for the Conservation of Wooden Built Heritage* (2017)
- The *Standards and Guidelines for the Conservation of Historic Places in Canada* second edition (2010), a federal, provincial, and territorial collaboration

This Plan and By-law were written so that no one would need to refer to outside sources for guidance, though this may be necessary from time to time. The hope is that this tailor-made, comprehensive Plan and By-law will empower the Heritage Officer, Council, and Committees to make decisions promptly.

4.2 Standards

Policy 13: It is Council's policy that implementation of the Old Town Lunenburg Heritage Conservation District By-law will be guided by the Standards below.

The conservation of Old Town Lunenburg Heritage Conservation District will be guided by the standards below, which draw heavily from the above-listed widely respected documents (see Section 4.1 of this Plan). The Old Town Lunenburg Heritage Conservation District By-law empowers the Heritage Officer to review Certificate of Appropriateness applications against the following:

Minimal Intervention – Old Town Lunenburg is an irreplaceable cultural inheritance. Once historic fabric is lost, it cannot be recovered. As such, interventions must be undertaken with the utmost care to minimize the loss of historical evidence and heritage value. This includes balancing evolution and preservation, so the district does not lose its integrity. Intact or repairable character-defining elements should not be demolished, removed, replaced, or substantially altered.

Compatibility – Development within Old Town Lunenburg Heritage Conservation District is not prohibited but must be visually and physically compatible with the district's heritage values. New buildings must harmonize with surrounding character-defining structures. New structures and additions to extant structures must complement, without directly copying historic structures.

Legibility – Each character-defining element in the district is a physical record of its time, place, and use. The Town must protect that record by maintaining the district's authenticity. Changes within the district, including to individual structures, must be legible and should be thoroughly documented. Reconstruction and adding or combining elements from other historic places, other properties within the district or features of the same property that never coexisted creates a false sense of history and is unacceptable.

4.3 Conservation Approach



Policy 14: It is Council’s policy to conserve all character-defining elements within Old Town Lunenburg Heritage Conservation District, including the transition area.

Old Town Lunenburg Heritage Conservation District has a unique blend of heritage values that require different conservation approaches to ensure their authenticity and integrity. The Old Town Lunenburg Heritage Conservation District By-law has been written to ensure the district's conservation along the standards above (see Section 4.2 of this Plan) by regulating and promoting best practices as outlined below.

HERITAGE VALUE	PRINCIPLES
<p>PLANNED COLONIAL SETTLEMENT</p> <p><i>The best-preserved planned colonial settlement in North America</i></p>	<p>Approach: The best-preserved planned colonial settlement in North America, Old Town Lunenburg is a designed cultural landscape. Preserving design intent significantly outweighs the potential loss of existing, non-character-defining materials, features, and spaces from other periods. Preservation and restoration are the most appropriate treatments for character-defining elements testifying to this heritage value.</p> <p>Implementation: Under the By-law, street encroachment, grading, and sightlines, and building heights, density and setbacks are regulated, with different heritage character areas having different criteria. While a viable use better guarantees the long-term existence of a historic structure, when functions are a part of a site’s heritage value, every effort should be made to retain that use. As such, while adaptative re-use is not prohibited under the By-law, adaptive re-use will only be encouraged when it supports the intent of the colonial plan. Every effort must be made to retain the civic area’s public function. Public functioning includes the provision of public services and public access. Limiting barriers to participation in the civic area is particularly important. This aligns with the Town of Lunenburg’s Land Use By-law (see Section 11.2 of this Plan).</p>
<p>VERNACULAR ARCHITECTURE</p> <p><i>Home to a well-preserved continuing vernacular architectural tradition</i></p>	<p>Approach: Conserving Lunenburg’s unique vernacular architecture requires two almost contradictory approaches. First, character-defining vernacular structures must be preserved. Second, as a living tradition, neo-vernacular construction must be encouraged. Any physical work on a vernacular structure listed as character-defining under this Plan and By-law should be cautious and preceded by a consideration of the building’s form and structure.</p>

**Implementation:**

Interventions on character-defining and supporting structures and new construction within the district are regulated under the By-law's Conservation and Design Guidelines. This includes regulating size, form, massing, style and materiality of alterations, additions, and new construction. A one size fits all approach is not adequate for conserving the variety of Lunenburg's vernacular architecture. As such, character-defining structures are regulated through both overarching and building type-specific guidelines.

Changes over time should be appreciated and understood as important aspects of vernacular architecture. Conformity of all parts of a building to a single period should not be the goal of work on vernacular structures. Thus, restoration will not be considered an appropriate treatment for character-defining structures except under exceptional circumstances.

Buildings should be preserved rather than rehabilitated. Owners are encouraged to rehabilitate or add onto vernacular structures over substantially altering a building's historic fabric. The construction of an exterior addition may seem essential but, if insensitive, can significantly detract from a heritage site. Therefore, new additions should be avoided, if possible, and only considered after it is determined that needs cannot be met by, for example, altering secondary, non-character-defining interior spaces.

Additions should be designed so that the heritage value of the historic place is not impaired, and its character-defining elements are not obscured, damaged, or destroyed. When adaptive re-use will result in minimal material intervention to commercial and residential character-defining structures, it will be encouraged. Alterations and additions to character-defining structures will be permitted provided they do not destroy or substantially alter significant architectural features of character-defining structure and if they are designed and constructed to be visually, materially, and stylistically compatible with the architectural character of the structure. This does not mean that alterations and additions to existing buildings must be built as replicas of historic styles but does mean that they must embody architectural characteristics that relate to Lunenburg's building types and fit within the context of neighbouring character-defining structures. Additions and alterations should not contrast sharply with extant buildings but be legible upon close inspection. Additions are always preferable to irreversibly altering large



expanses of extant historic fabric. It is better to add onto than erase history.

Standalone construction, including new buildings, outbuildings, structures, fences, or signs within the district, must be physically and visually compatible with, subordinate to, and distinguishable from surrounding character-defining structures. Additions, alterations, and new construction should incorporate traditional materials, construction techniques and skills wherever possible. Architectural diversity is encouraged. No two developments should be identical.

Buildings components of character-defining structures should be maintained and repaired rather than replaced. Wood is a resilient material, but it is not uncommon to need to replace elements from time to time. So long as a physical prototype exists, deteriorated elements should be replaced in-kind.

MARINE CULTURE

An exceptional example of a culture based on, and an urban community designed for, marine activities


Approach:

While, as an embodiment of colonial planning, Old Town Lunenburg is a designed cultural landscape, it is also an evolving cultural landscape. Old Town Lunenburg is home to an evolving marine tradition, including a changing fishery. This marine tradition is foundational to the district's integrity such that both historic and contemporary evidence of marine culture are character-defining elements of the district. Features that express or support a past or continuing traditional practice require special attention because the Heritage Officer must balance allowing continued marine activities and preserving marine-industrial character-defining buildings that testify to Lunenburg's rich fishing and shipbuilding history.

Implementation:

Balance is achieved through a mixture of regulations pertaining to the Waterfront Area and marine-industrial character-defining structures.

While a viable use better guarantees the long-term existence of a historic structure, every effort should be made to retain functions that are in themselves character-defining elements. As such, while adaptive re-use is not prohibited under the By-law, adaptive re-use will only be encouraged within the Waterfront Area when it supports marine activity. While adhering to a minimal intervention approach, alteration to allow for continued marine use will be prioritized within the Waterfront Area. The Heritage Officer may also advise



guideline leniency for preservation and rehabilitation proposals in the Waterfront Area that demonstrate their positive contribution to the continuation of traditional Lunenburg marine activities.

Features that support traditional practices should be maintained, repaired, and restored using recognized conservation methods. Where possible, conservation work should be undertaken using traditional techniques.

5 Equity and Inclusion

Policy 15: It is Council's policy to recognize Old Town Lunenburg Heritage Conservation District's location on the unceded territory of the Mi'kmaq people.

Policy 16: It is Council's policy that commemoration is not synonymous with celebration and to explore, with partners, addressing the colonial basis of Old Town Lunenburg Heritage Conservation District's heritage recognition and history, including alternative histories.

Old Town Lunenburg Heritage Conservation District is internationally recognized as the best-preserved planned colonial settlement in North America. Yet commemoration is not commensurate with celebration. Colonialism is a historical fact and a story that should be told. However, the Town of Lunenburg does not condone the subjugation of Indigenous nations. Council seeks to present overlooked histories as apart from and a part of the district's story.

Policy 17: It is Council's policy to make Old Town Lunenburg Heritage Conservation District inclusive and safe for peoples of all backgrounds, including for disabled persons and people with disabilities. Council will seek solutions and best practices for balancing inclusive design and the conservation of character-defining elements within the district.

Providing people of all ages, interests, and abilities with access to the district and its properties is a priority. Council supports solutions that provide the highest level of access with the lowest level of heritage impact. To determine the most appropriate solutions, accessibility and conservation specialists and users should be consulted early in the planning process. Accessibility and conservation specialists and users should work together towards creative solutions.

6 Sustainability

Policy 18: It is Council's policy to consider, with partners, the development and maintenance of a monitoring plan regarding the impacts of climate change on Old Town Lunenburg Heritage Conservation District.



Policy 19: It is Council's policy to encourage alternative energy-generating and green technologies within Old Town Lunenburg Heritage Conservation District in compliance with the Old Town Lunenburg Heritage Conservation District By-law.

Policy 20: It is Council's policy to, with partners, explore increasing the energy efficiency of both character-defining and supporting structures within the district in compliance with the Old Town Lunenburg Heritage Conservation District By-law.

Climate change's physical effects (for example, sea-level rise, temperature, and humidity levels, accelerated coastal and hillside erosion and more frequent and intense storm events) and mitigation measures meant to address climate change (for example, energy efficiency measures and green technology adoption) stand to erode the district's integrity. Climate change threatens each heritage character area and individual structures within the district. Strategies must be explored to address this threat, such as monitoring climate-related changes and pursuing creative mitigation solutions. However, these strategies must be adapted to conserve the district's unique heritage value, finding ways to comply with green objectives in ways that minimizes impact on character-defining elements. This may include developing additional policies surrounding window replacement and incorporating green technologies like solar panels, micro wind turbines, and smart windows in the district. Council will seek ways for residents to benefit from all climate change reduction and mitigation programmes while fulfilling its responsibility to conserve the district.

7 Community and Capacity Building

Conserving a heritage district requires more than brick-and-mortar interventions and regulations. It also requires preserving traditional knowledge and skills, maintaining understanding and support of the site's value and conservation, ensuring cultural vitality, and empowering Lunenburg residents to implement this Plan and By-law.

7.1 Protecting Traditional Skills

Policy 21: It is Council's policy to explore best practices around promoting and protecting skills and trades related to the maintenance and creation of Lunenburg vernacular architecture and marine culture.

Traditional building systems and craft skills are essential to repairing and restoring vernacular structures and sustaining our marine culture. It is also paramount to continuing Lunenburg's vernacular architectural tradition through new developments. Thus, these skills should be retained, recorded, and passed on to new generations of artisans and builders through education and training.

7.2 Increasing Awareness



Policy 22: It is Council's policy to, with partners, effectively communicate Old Town Lunenburg Heritage Conservation District's value to residents and visitors.

The longevity of Old Town Lunenburg Heritage Conservation District requires ongoing understanding and support of the district's value and conservation. It is Council's policy to, with partners, promote and improve access to district interpretation wherever and whenever practicable, especially amongst underserved communities and younger generations. Council seeks to present overlooked histories as apart from and a part of the district's story (see Section 5 of this Plan).

7.3 Building Community Capacity

Policy 23: It is Council's policy to pursue, with partners, training for Council, staff, the Heritage Advisory Committee, and district residents on heritage conservation, especially knowledge and skills related to the successful implementation of this Plan and By-law.

Policy 24: It is Council's policy to, with partners, effectively communicate the Town's Old Town Lunenburg Heritage Conservation District management strategies to owners and tenants, including its regulation.


UNESCO and ICOMOS have given clear direction to empower communities to guide heritage management. Empowerment is vital for conserving Old Town Lunenburg Heritage Conservation District, whose heritage value rests on local traditions, knowledge, skills, and culture. Council, with partners, will pursue training to bridge any knowledge gaps surrounding heritage management best practices so residents can lead the district's conservation in line with nationally and internationally agreed-upon standards. This training may include exploring education programmes and networks related to Old Town Lunenburg Heritage Conservation District's history, integrity, authenticity, heritage value, and character-defining elements. Council strives to ensure all property owners understand their duty to conserve Old Town Lunenburg under this Plan and By-law. This should include preparing accessible summary and illustrated versions of this Plan and By-law.

8 Research and Documentation

8.1 Research

Policy 25: It is Council's policy to, with partners, conduct and compile research on all aspects of Old Town Lunenburg Heritage Conservation District's history and conservation to ensure the district's authenticity now and into the future.

Council seeks to encourage high-quality research on the district's history and management to ensure truthfulness and avoid falsifying history. In the past, the district's recognition and management, including identifying character-defining elements at different levels of government, has been based on cursory or spurious research. This lack of historical rigour is detrimental to the authenticity of the district. Research will adhere to professional standards, including triangulating data such as archival



documents, period photographs, site surveys and oral histories. Research priority areas include fencing, outbuildings, lighting, street furniture, exterior paint colors, Old Town's Outstanding Universal Value, the Town's responsibilities relative Old Town's World Heritage listing, and best practices at other World Heritage districts.

Policy 26: It is Council's policy to, with partners, prepare Statements of Significance for character-defining structures within Old Town Lunenburg Heritage Conservation District to clarify the impact of different interventions and ensure the district's authenticity now and into the future.

Old Town Lunenburg's vernacular architecture is exceptionally diverse. While high-level guidance is essential, one cannot capture all the nuances of the district's architectural significance in a single overarching document. Furthermore, a fine-grained understanding of the district's building stock would help town staff implement a value-based approach from the macro to the micro level and gauge the impact of development proposals. Individual Statements of Significance for character-defining properties would thus add clarity and consistency to decision-making and, in turn, speed up the permitting process to enable the district to develop sensitively and thrive.

8.2 Documentation

Policy 27: It is Council's policy to develop guidelines on documenting the history and evolution of Old Town Lunenburg Heritage Conservation District and amend the Old Town Lunenburg Heritage Conservation District By-law accordingly.

Vernacular architecture skills and knowledge are often transmitted informally from generation to generation. Vernacular architecture traditions, crafts, and buildings are often undocumented, so historic vernacular buildings are the best primary evidence to understand this history. As such, any physical work on a vernacular structure should be cautious and preceded by a thorough analysis of the building's form, construction, and decorative details. Council intends to develop documentation guidelines for Old Town Lunenburg Heritage Conservation District, capturing changes to the district moving forward towards maximizing the district's authenticity.

8.3 Heritage Registry

Policy 28: It is Council's policy to create a publicly accessible heritage registry containing information related to Old Town Lunenburg Heritage Conservation District.

To empower citizens to act as good stewards, the Town of Lunenburg will establish a publicly accessible municipal heritage registry overseen by the Town's Heritage Officer. The registry may include, amongst other things, documentation, historical research and this Plan and By-law. All documentation on the history and management of the district should be added to the registry as it becomes available in compliance with copyright and privacy rights and regulations.



9 Incentives and Threat Mitigation

9.1 Ensure Community Vitality

Policy 29: It is Council's policy to, with partners, stimulate economic growth towards preserving Old Town Lunenburg's working waterfront and its evolving marine-related industries.

Old Town Lunenburg has a rich marine history, especially that of its offshore fishery and shipbuilding prowess. Marine-related activities, particularly marine industries, are essential to Old Town Lunenburg Heritage Conservation District's heritage value and the Town of Lunenburg's identity and must be preserved.

9.2 Encourage Compatible New Construction

Policy 30: It is Council's policy to encourage new development that is sensitive in scale, design, placement and use to the physical and community fabric of Old Town Lunenburg Heritage Conservation District.

Policy 31: It is Council's policy to explore sensitive infill incentives to ensure vernacular design and construction continue in Old Town Lunenburg Heritage Conservation District.


Recognizing that the continuation of Lunenburg's vernacular architecture tradition is integral to its heritage value, Town Council wishes to support appropriate development in Old Town Lunenburg Heritage Conservation District. Much has been achieved to create a favourable environment for development through other instruments like the *Comprehensive Community Plan*, *Municipal Planning Strategy* and *Land Use By-law*. The Old Town Lunenburg Heritage Conservation District By-law clarifies expectations surrounding acceptable new construction in Old Town Lunenburg Heritage Conservation District. Council will also explore mitigation measures against demolition by neglect and land speculation (see Section 9.5 of this Plan).

9.3 Incentivize Conservation

Policy 32: It is Council's policy to consider establishing financial supports for residents conserving properties in the district.

Heritage conservation aims to ensure the future of historic places by preserving heritage value and character-defining elements. Unfortunately, using traditional materials and building techniques that typically result in greater longevity and less waste can mean high upfront costs. Contracting specialist designers, artisans and labourers, essential to maintaining Lunenburg's vernacular architectural tradition, can also require a significant initial investment.

These upfront costs can place a financial strain on residents. As such, Council will explore incentive programmes and tailor them to the goal of this Plan and By-law to conserve Old Town Lunenburg and



the tools available to the Town. Upfront costs, the amortization of expenses over time, the impact on the local economy, and the property tax increase will all be considered in determining appropriate terms for a potential incentive program.

9.4 Allow Alternate Building Code Compliance

Policy 33: It is Council's policy to support Alternate Building Code Compliance Methods and Performance Based Equivalencies under the *Nova Scotia Building Code Regulation* within Old Town Lunenburg Heritage Conservation District, when required but not limited to universal accessibility, energy efficiency, and fire safety.

Building code requirements can create situations where compliance with the code conflicts with the requirements of this Plan and By-law. Alternate compliance methods and performance-based equivalencies to the *Nova Scotia Building Code Regulations* are encouraged when this conflict occurs.

9.5 Deter Non-Compliance and Other Threats

Policy 34: In the event of any contravention of the provisions of this Plan and By-law, it is Council's policy to act under Section 25 of the *Heritage Property Act*.

Old Town Lunenburg Heritage Conservation District's current integrity is a testament to generations of Lunenburgers' tireless stewardship. Together, the Town and residents conserve the district on behalf of all Canadians and the global community. However, the Town must be prepared to address non-compliance and negative behaviour. Therefore, the Town may impose financial penalties on any party who contravenes or fails to comply with the Old Town Lunenburg Heritage Conservation District By-law through the courts pursuant to Section 25 of the *Heritage Property Act*.

Policy 35: It is Council's policy to explore ways to deter demolition by neglect and land speculation.

Beyond non-compliance, two additional threats plague Old Town Lunenburg Heritage Conservation District. The first is the potential for demolition by neglect. Demolition by neglect is the holding of historic property, allowing structures to deteriorate, often not undertaking even minimal maintenance, in the hopes that a property's dilapidated condition will result in permission from Council to demolish or remove a historic structure. The second threat is land speculation, the purchasing of vacant land and leaving it undeveloped. Vacant lots in the district erode the original colonial plan's integrity. It also stymies the district's vitality and the continuation of Lunenburg's vernacular architecture tradition by preventing neo-vernacular development. Council will explore conservation supports (see Section 9.3 of this Plan) and ways to incentive sensitive new development within the district (see Section 9.2 of this Plan) but will also explore deterrents to demolition by neglect and land speculation.



10 Implementation

10.1 Certificates of Appropriateness

Policy 36: It is Council's policy to require a Certificate of Appropriateness for new constructions and to alter the exterior of structures within the Heritage Conservation District. A list of items requiring a Certificate of Appropriateness will be included in the Old Town Lunenburg Heritage Conservation District By-law.

Policy 37: It is Council's policy to exempt select interventions, such as regular maintenance, from needing a Certificate of Appropriateness. A list of exempted interventions will be included in the Old Town Lunenburg Heritage Conservation District By-law.

Regular maintenance is essential to conserving the district. Maintenance does not require a Certificate of Appropriateness so it is easier for owners to keep up their properties. Certificates of Appropriateness for significant interventions such as construction and alterations will be issued in accordance with the Old Town Lunenburg Heritage Conservation District By-law and this Plan's intent, standards, and conservation approach.

10.2 Heritage Officer


Policy 38: It is Council's policy to appoint a Heritage Officer who is responsible for the administration of this Plan and By-law and issuing Certificates of Appropriateness.

Policy 39: It is Council's policy that the Heritage Officer must issue a decision on applications for a Certificate of Appropriateness within thirty (30) days of receiving a complete application in compliance with the Old Town Lunenburg Heritage Conservation District By-law.

The Heritage Officer will pursue the policies of this Plan and issue Certificates of Appropriateness in accordance with the Heritage Conservation District By-law and this Plan's intent, standards, and conservation approach.

The Heritage Officer may place conditions on a Certificate of Appropriateness in order to accomplish the objectives of this Plan including, but not limited to:

- Documentation requirements;
- The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows;
- Provisions to protect nearby character-defining structures from accidental damage; and
- When approving an application to demolish or remove a character-defining structure:
 - The timeframe for constructing a replacement structure;

- 
- The timeframe for removing rubble and wasted materials
 - Landscaping requirements; and
 - Requirements around screening unsightly aspects of the property.

Policy 40: It is Council's policy that the Heritage Officer may, at their discretion, engage an independent technical advisor to comment on select proposals on a case-by-case basis.

Policy 41: It is Council's policy that the Heritage Officer may, at their discretion, refer any proposal requiring a Certificate of Appropriateness to the Heritage Advisory Committee for comment.

This Plan and By-law clarifies the Town's conservation approach, tailoring best practices to the district's unique circumstances. However, no one can foresee all the pressures the district may face and what issues and decisions may arise. Therefore, the Heritage Officer can refer proposals to external technical advisors and the Heritage Advisory Committee for guidance. This should only happen in exceptional circumstances.

While the Heritage Officer may refer any application received under the Old Town Lunenburg Heritage Conservation District By-law to an independent expert or the Heritage Advisory Committee, the Heritage Officer is directed by Council to pay extra consideration to:


- Applications to substantially alter a character-defining structure, including but not limited to additions greater than 25% of the existing building's footprint;
- Applications to construct new public or commercial buildings; and
- Proposals where heritage values or the treatment of character-defining elements appear to be in conflict, such as continued use versus the preservation of historic fabric.

10.3 Heritage Advisory Committee and Public Hearings

Policy 42: It is Council's policy to establish a Heritage Advisory Committee under the Nova Scotia *Heritage Property Act* (1989), in keeping with the Town's *Heritage Property By-law*, to review changes to this Plan and By-law and applications to demolish or remove character-defining structures or any other application referred to them by the Heritage Officer.

Policy 43: It is Council's policy that applications to demolish or remove a character-defining or locally significant structure must be referred to the Heritage Advisory Committee, public hearing, and Council.

Policy 44: It is Council's policy that, when a public hearing is required, every effort will be made so the Heritage Advisory Committee will review the development within thirty (30) days of receipt of the complete application by the Heritage Officer. Every effort will be made such that Council considers the development within thirty (30) days of the Heritage Advisory Committee



rendering their recommendation. The Heritage Officer may issue or deny a Certificate of Appropriateness within thirty (30) days per Council's decision.

Council wishes to focus the Heritage Advisory Committee's efforts on heritage-related policy issues. It also wants to ensure community involvement in heritage decision-making in alignment with UNESCO's strategic priorities while lessening the administrative burden on the Town and property owners. As such, a new, streamlined review process has been developed. Applications to demolish or remove character-defining structures must be referred to the Heritage Advisory Committee and Council per the *Heritage Property Act*. The Heritage Officer will review applications to alter property within Old Town Lunenburg Heritage Conservation District and determine if they need to be referred to the Heritage Advisory Committee for review.

The Heritage Advisory Committee will not recommend, and Council will not approve, an application to remove or demolish a character-defining structure unless there is irreversible structural damage to the building or structures. Council and the Heritage Advisory Committee may consider the following when evaluating applications:

- The application to demolish and remove and the design of any replacement structure;
- The impact of the proposal on the heritage values and character-defining elements of Old Town Lunenburg Heritage Conservation District;
- The advice of the Heritage Officer; and
- The advice of any external advisor, as applicable.

Council should also consider the Public Hearing comments.

Note that poor physical condition alone will not be considered a sufficient reason to approve applications for demolition or removal unless the applicant can prove irreversible structural damage. This threshold is clarified in the Old Town Lunenburg Heritage Conservation District By-law.

Council, when a public hearing is required, may place conditions on a Certificate of Appropriateness including, but not limited to:

- Documentation requirements;
- The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows; and
- When approving an application to demolish or remove a character-defining or supporting structure:
 - The timeframe for constructing a replacement structure, if any;
 - The timeframe for removing rubble and wasted materials;
 - Landscaping requirements; and
 - Requirements around screening unsightly aspects of the property.

While supporting a participatory planning process, Council does not want to hold up development unnecessarily. Therefore, Council directs Town staff to receive independent advice and Heritage Advisory Committee advice and undertake public hearings in a timely manner, except in exceptional circumstances.



10.4 Improving Implementation

Policy 45: It is Council's policy to strive to improve the implementation of this Plan and By-law, including record-keeping, expertise, monitoring, expediting processes and enforcement.

A Plan and By-law is meaningless if not properly implemented. Poor implementation also erodes public trust. Improving this Plan and By-law's implementation may include initiatives like:

- *Investing in Administration:* Seek funding for conservation efforts, including appropriate staffing to implement this Plan and By-law, whether cash or in-kind services.
- *Enhancing Historical Record-Keeping:* Establish a comprehensive system to document and preserve important commitments and policy decisions related to heritage management. Record precedents to ensure consistent decision-making. Develop orientation and training programs, provide access to historical documentation, and foster a culture of institutional knowledge sharing.
- *Strengthening Expertise:* Review and enhance staff expertise. Develop new evaluation criteria for selecting and evaluating consultants and other contractors involved in the Town's heritage management. Implement a thorough evaluation process to assess consultants' suitability for specific projects and monitor their performance.
- *Monitoring and Evaluating Success:* Implement a monitoring and evaluation framework to assess the effectiveness of heritage efforts. Regularly review and update plans policies and programs based on public feedback and changing needs. Solicit public feedback, conduct consultations, and involve community stakeholders more regularly.
- *Streamlining and Expediting Processes:* Identify bottlenecks causing long wait times and streamline procedures.
- *Prioritizing Compliance:* Monitor and enforce compliance with Old Town Lunenburg Heritage Conservation District By-law. Conduct inspections and follow-ups on reported violations.

11 Alignment with other By-laws and Plans

11.1 Comprehensive Community Plan

Policy 46: It is Council's policy to align this Plan and By-law with the Town of Lunenburg's *Comprehensive Community Plan* such that this Plan and By-law supports the Town's broader strategic objectives.

The Town of Lunenburg Comprehensive Community Plan sets the Town's long-range goals. The Comprehensive Community Plan identifies and encourages heritage conservation. This Plan and By-law is a direct result of Council's adoption of the Comprehensive Community Plan and Council's appreciation of heritage's importance in the Town of Lunenburg.



11.2 Municipal Planning Strategy and Land Use By-law

Policy 47: It is Council's policy to align this Plan and By-law with the Town of Lunenburg's *Municipal Planning Strategy* and *Land Use By-law* to ensure the conservation of Old Town Lunenburg Heritage Conservation District.

The Old Town Lunenburg Heritage Conservation District Plan and By-law work harmoniously with the Town's *Municipal Planning Strategy* and *Land Use By-law*. This Plan's primary goal is to conserve the heritage values of Old Town Lunenburg Heritage Conservation District. However, the Nova Scotia *Heritage Property Act* does not empower Town Council to adequately protect all the district's heritage values, particularly property use and the need for cultural and economic vitality. Aligning this Plan and By-law with Lunenburg's *Municipal Planning Strategy* and *Land Use By-law* ensures the protection of these essential heritage values and elements and negates potential conflict.

11.3 Other Heritage Designations, Recognition, and Inscriptions

Policy 48: It is Council's policy to continue to apply the provisions of the *Heritage Property Act* to municipal heritage properties within Old Town Lunenburg Heritage Conservation District, as well as those located outside the district.

Old Town Lunenburg Heritage Conservation District is recognized through seventy-four designations. This multi-layered environment includes:

- Old Town Lunenburg Heritage Conservation District registered by the Town of Lunenburg under the Nova Scotia *Heritage Property Act* (1989) and amendments thereto;
- Sixty-one Municipal Heritage Properties registered by the Town of Lunenburg under the Nova Scotia *Heritage Property Act*;
- Seven Provincial Heritage Properties registered by the Province of Nova Scotia under the Nova Scotia *Heritage Property Act*;
- Four National Heritage Sites recognized by the Government of Canada under the *Heritage Sites and Monuments Act* (1984); and
- One World Heritage Site inscribed on the World Heritage list by the United Nations Educational, Scientific and Cultural Organization under the World Heritage Convention (1976).

The Town of Lunenburg has authority over the Old Town Lunenburg Historic District National Historic Site of Canada. The Statement of Significance (see Section 3.1 of this Plan) was developed to ensure the commemorative integrity of Old Town Lunenburg Historic District National Historic Site of Canada while ensuring the district's authenticity. National Historic Sites other than the Old Town Lunenburg Historic District National Historic Site of Canada – Knaut-Rhuland House, Lunenburg Academy, and St. John's Anglican - are protected through Provincial Heritage Property designations. Statements for Significance guide changes to ecclesiastic, civic, and locally significant character-defining structures (Appendix F).

11.4 Archaeological Resources

Policy 49: It is Council's policy to provide for the protection of archaeological heritage within Old Town Lunenburg Heritage Conservation District.

Policy 50: It is Council's policy to work collaboratively with Indigenous communities, external experts, archaeological associations, provincial authorities, and other relevant stakeholders, to develop By-law provisions addressing the protections of archaeological resources.

Council recognizes that Old Town Lunenburg Heritage Conservation District may have archaeological values related to the heritage values for which it is designated and the histories of earlier inhabitants. The Town of Lunenburg should work collaboratively to determine the best way to protect archaeological resources. This includes:

- **Defining Archaeological Resources:** Seek guidance from provincial legislation and national policies to establish a clear and comprehensive definition of archaeological resources specific to our municipality. This will ensure consistent understanding and interpretation among stakeholders.
- **Develop Protocols for Evaluation, Protection and Preservation:** Work closely with provincial experts and stakeholders to establish protocols for evaluating and mitigating the loss of archaeological remains, particularly on vacant lots that previously had buildings. These protocols should adhere to best practices, ensuring the appropriate identification, assessment, and protection of archaeological resources.
- **Incorporate Archaeology throughout the Town's Planning Framework:** Collaborate with experts and stakeholders to integrate archaeological considerations more comprehensively into this Plan and By-law and other municipal planning documents in the future. This includes acknowledging the significance of archaeological resources in relevant sections and ensuring appropriate references to provincial legislation and national policies.

The Town of Lunenburg will comply with the Nova Scotia *Special Places Protection Act* (1989) if it should be applied to properties within the district.

12 Amending This Plan

Policy 51: It is Council's policy that Council may amend this Plan and Old Town Lunenburg Heritage Conservation District By-law upon considering advice on the proposed changes from the Town of Lunenburg's Heritage Advisory Committee.



Appendix A: The World Heritage Convention Strategic Priorities

The “Five Cs” Strategic Objectives



Credibility:

Strengthen the Credibility of the World Heritage List, as a representative and geographically balanced testimony of cultural and natural properties of outstanding universal value.



Conservation:

Ensure the effective Conservation of World Heritage properties.



Capacity-Building:

Promote the development of effective Capacity-building measures, including assistance for preparing the nomination of properties to the World Heritage List, for the understanding and implementation of the World Heritage Convention and related instruments.



Communication:

Increase public awareness, involvement, and support for World Heritage through communication.



Communities:

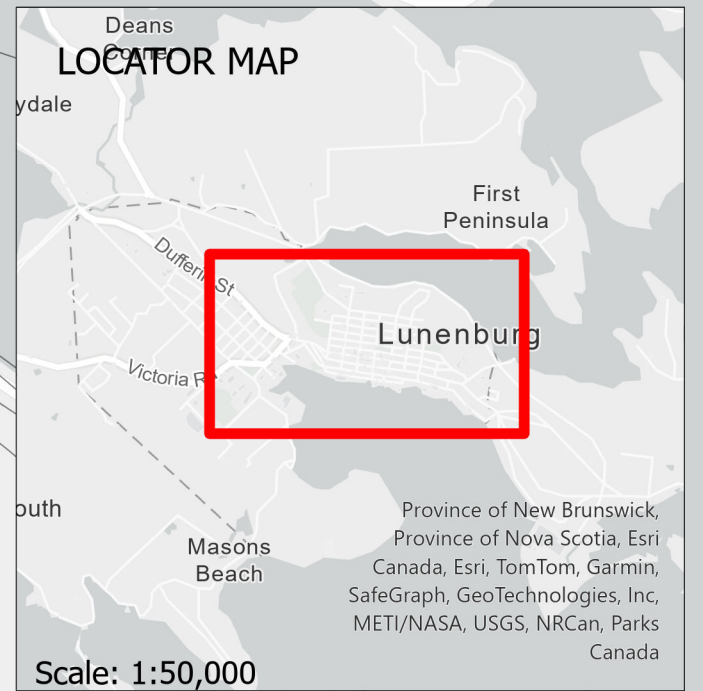
Enhance the role of communities in the implementation of the World Heritage Convention.

UNESCO World Heritage Centre 1992-2023
Retrieved March 27, 2023 <https://whc.unesco.org/en/convention/>

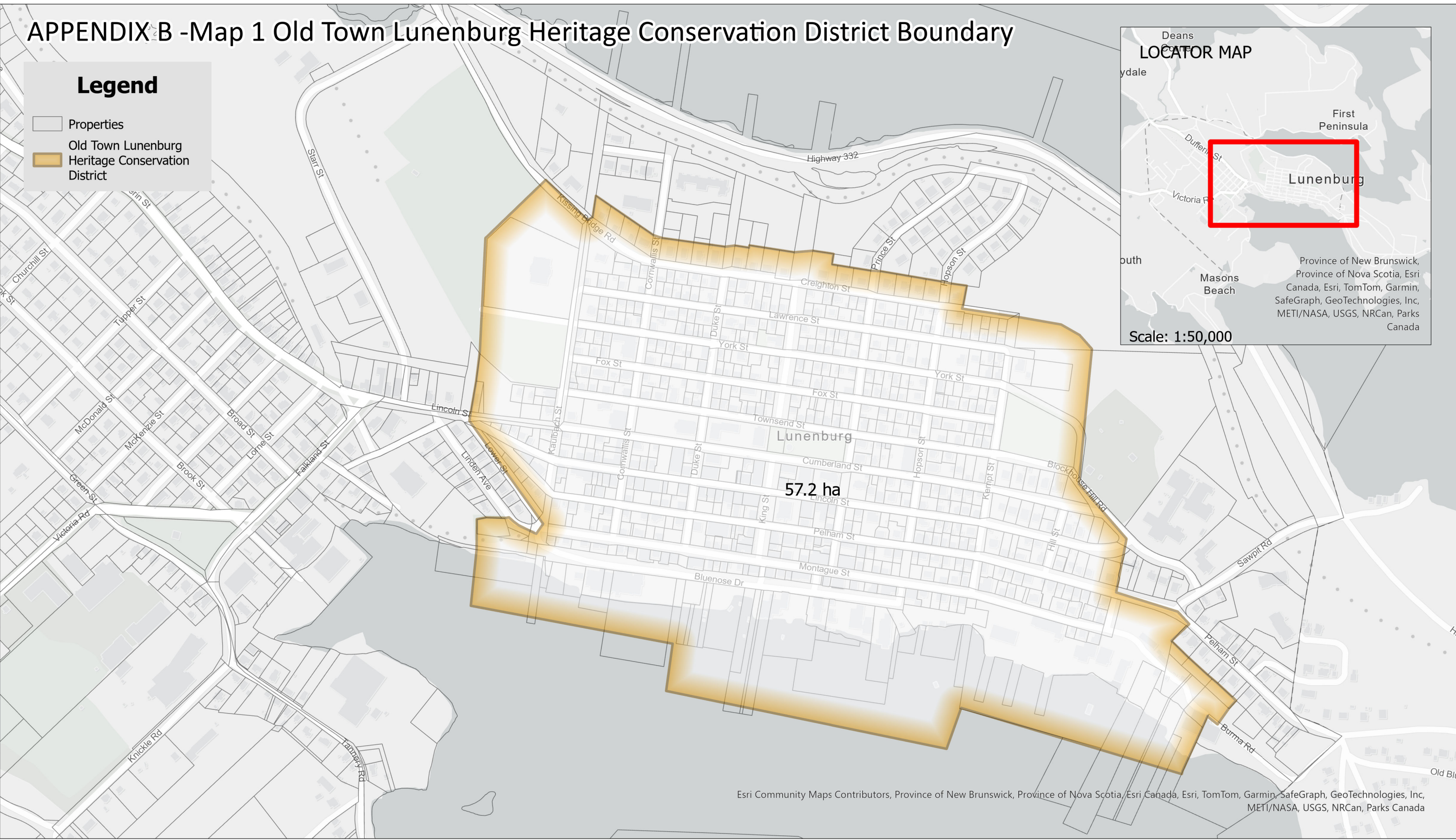
APPENDIX B - Map 1 Old Town Lunenburg Heritage Conservation District Boundary

Legend

-  Properties
-  Old Town Lunenburg Heritage Conservation District



Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Heritage\Final\HCD2024.aprx Last Saved: 2024-01-26 2:52 PM



Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada

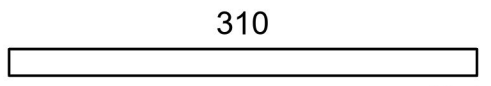


Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG Heritage Conservation District - Map 1

GN

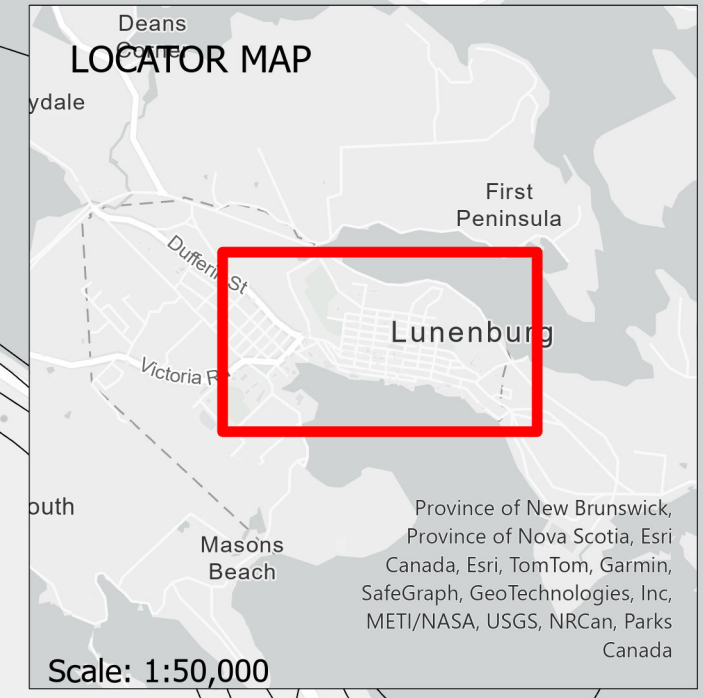
Scale: 1:5,000



Metres

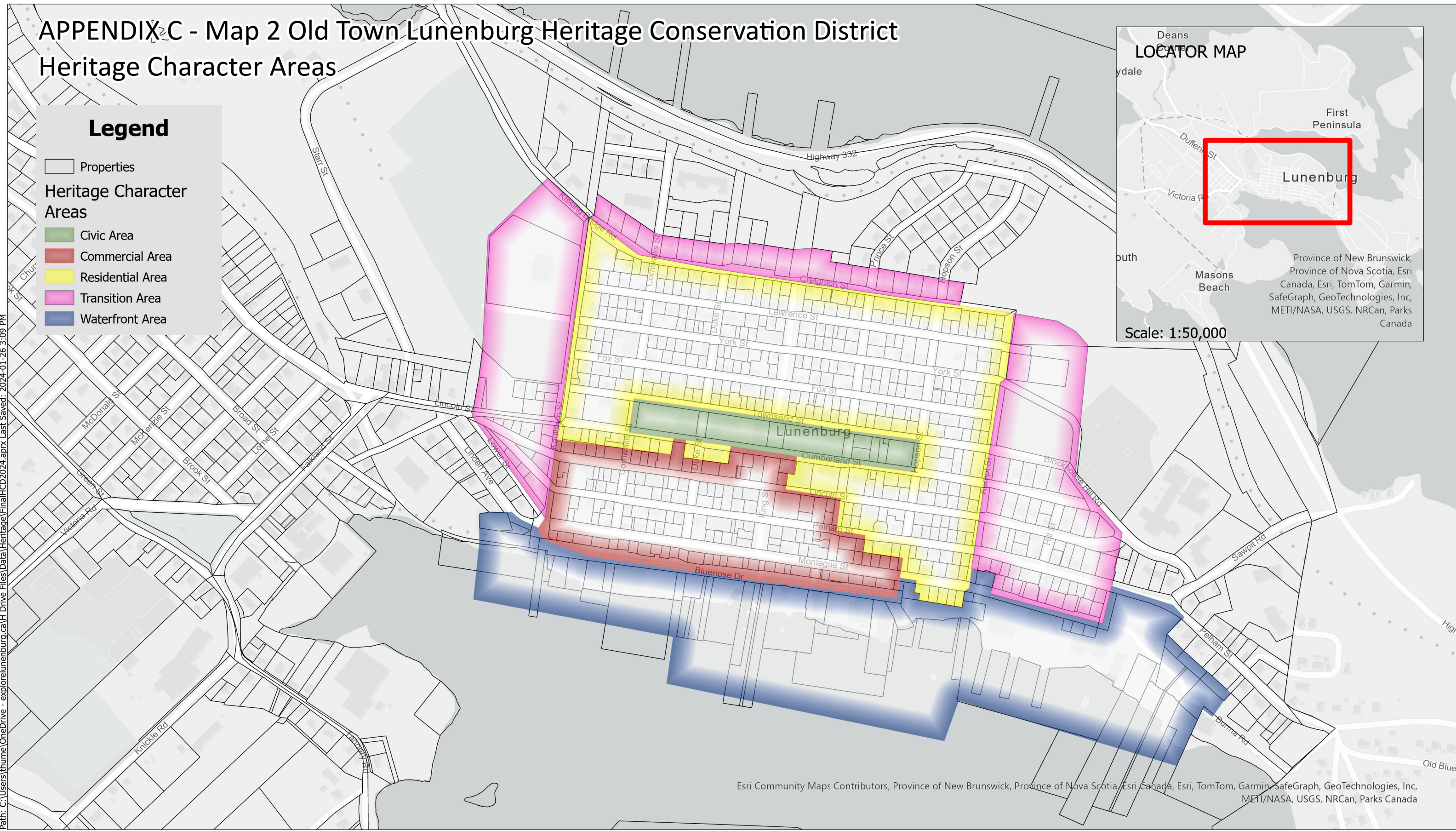
APPENDIX C - Map 2 Old Town Lunenburg Heritage Conservation District

Heritage Character Areas



Legend

- Properties
- Heritage Character Areas**
- Civic Area
- Commercial Area
- Residential Area
- Transition Area
- Waterfront Area



Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Data\Heritage\FinalHCD2024.aprx Last Saved: 2024-01-26 3:09 PM

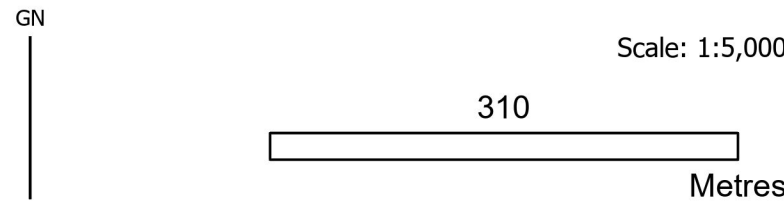
Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada



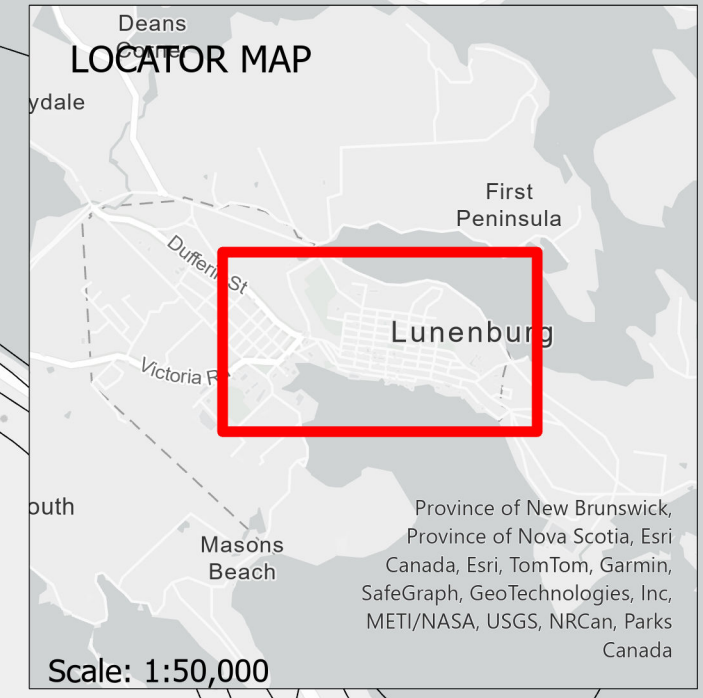
Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG

Heritage Conservation District - Map 2



APPENDIX D - Map 3 Character-Defining, Locally Significant and Supporting Structures



Legend

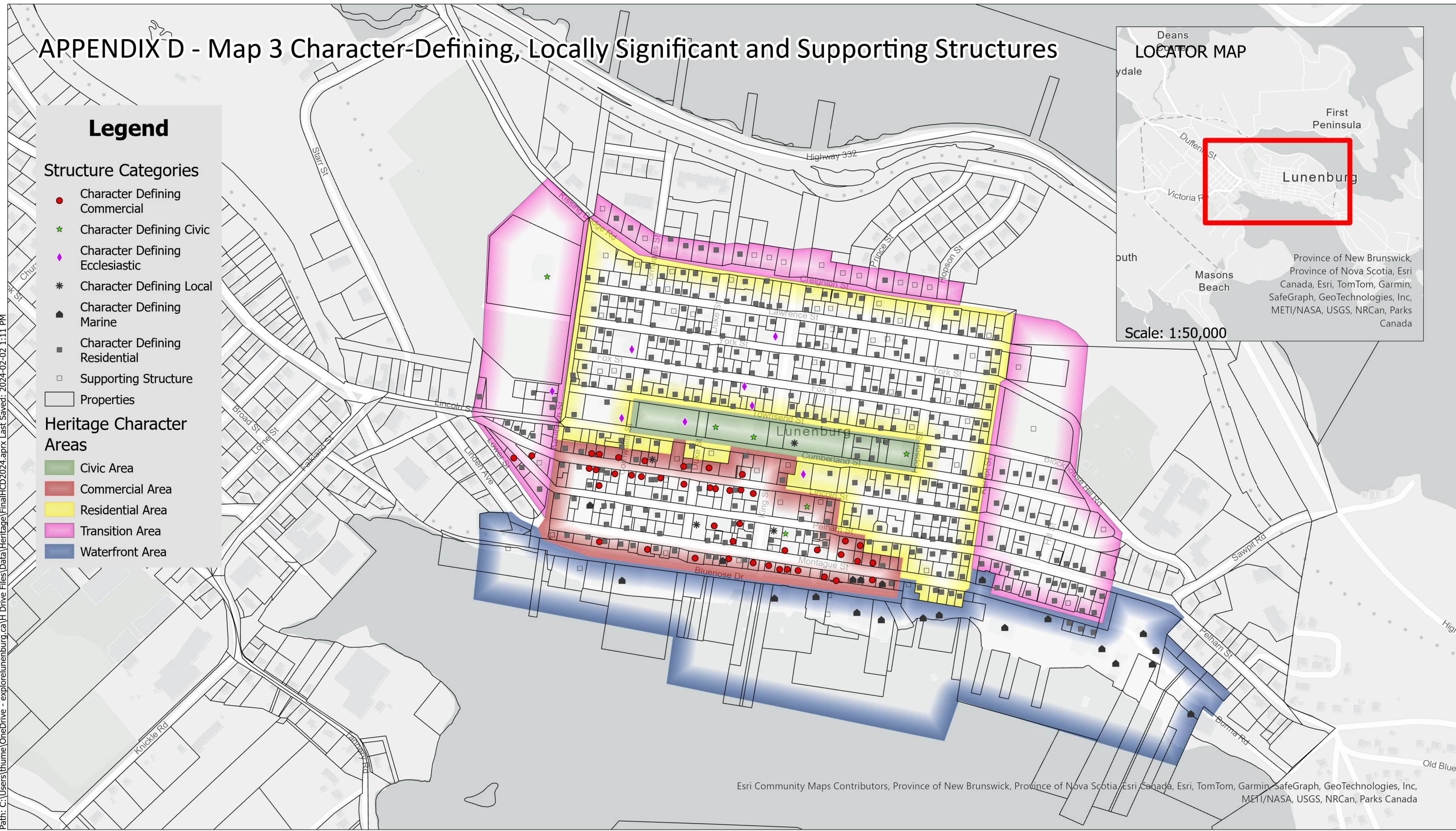
Structure Categories

- Character Defining Commercial
- ★ Character Defining Civic
- ◆ Character Defining Ecclesiastic
- * Character Defining Local
- ▲ Character Defining Marine
- Character Defining Residential
- Supporting Structure
- ▭ Properties

Heritage Character Areas

- Civic Area
- Commercial Area
- Residential Area
- Transition Area
- Waterfront Area

Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Data\Heritage\FinalHCD2024.aprx Last Saved: 2024-02-02 1:11 PM

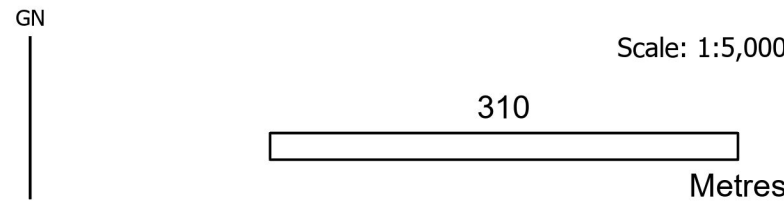


Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG Heritage Conservation District - Map 3



Appendix E: List of Character-Defining, Locally Significant and Supporting Structures

Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Civic Address	PID	Structure Type
7 BLOCKHOUSE HILL RD	60060159	Supporting Structure
18-20 BLOCKHOUSE HILL RD	60700408	Supporting Structure
0 BLUENOSE DR (EAST)	60063310	Marine Character-Defining Structure
0 BLUENOSE DR (WEST)	60063310	Marine Character-Defining Structure
32 BLUENOSE DR	60386141	Supporting Structure
39 BLUENOSE DR	60063013	Supporting Structure
52 BLUENOSE DR	60062999	Supporting Structure
68 BLUENOSE DR	60063120	Marine Character-Defining Structure
128 BLUENOSE DR	60063237	Marine Character-Defining Structure
146 BLUENOSE DR	60386547	Marine Character-Defining Structure
150 BLUENOSE DR	60489929	Supporting Structure
152 BLUENOSE DR	60489929	Supporting Structure
160 BLUENOSE DR	60489929	Marine Character-Defining Structure
161 BLUENOSE DR	60635430	Marine Character-Defining Structure
161B BLUENOSE DR	60635430	Marine Character-Defining Structure
174 BLUENOSE DR	60063286	Marine Character-Defining Structure
4 BURMA RD	60063427	Marine Character-Defining Structure
14 BURMA RD	60063427	Marine Character-Defining Structure
15 BURMA RD	60063427	Marine Character-Defining Structure
23 BURMA RD	60063427	Marine Character-Defining Structure

28 BURMA RD	60385820	Marine Character-Defining Structure
52 BURMA RD	60063492	Marine Character-Defining Structure
21 CORNWALLIS ST	60061256	Commercial Character-Defining Structure
25 CORNWALLIS ST	60062064	Commercial Character-Defining Structure
30 CORNWALLIS ST	60062072	Residential Character-Defining Structure
31 CORNWALLIS ST	60060852	Residential Character-Defining Structure
33 CORNWALLIS ST	60060845	Residential Character-Defining Structure
49 CORNWALLIS ST	60059912	Residential Character-Defining Structure
60 CORNWALLIS ST	60059920	Residential Character-Defining Structure
72 CORNWALLIS ST	60059367	Residential Character-Defining Structure
74 CORNWALLIS ST	60058880	Residential Character-Defining Structure
83 CORNWALLIS ST	60058864	Residential Character-Defining Structure
84 CORNWALLIS ST	60058898	Residential Character-Defining Structure
86 CORNWALLIS ST	60058401	Residential Character-Defining Structure
94 CORNWALLIS ST	60058419	Residential Character-Defining Structure
95 CORNWALLIS ST	60058393	Residential Character-Defining Structure
105 CORNWALLIS ST	60057734	Supporting Structure
71 CREIGHTON ST	60057502	Residential Character-Defining Structure
76 CREIGHTON ST	60058427	Supporting Structure
77 CREIGHTON ST	60057478	Residential Character-Defining Structure
80 CREIGHTON ST	60058435	Residential Character-Defining Structure
84 CREIGHTON ST	60058443	Residential Character-Defining Structure
85 CREIGHTON ST	60057452	Residential Character-Defining Structure
91 CREIGHTON ST	60057445	Residential Character-Defining Structure
94 CREIGHTON ST	60058450	Residential Character-Defining Structure
97 CREIGHTON ST	60057437	Residential Character-Defining Structure

102 CREIGHTON ST	60632734	Residential Character-Defining Structure
105 CREIGHTON ST	60057429	Supporting Structure
113 CREIGHTON ST	60057411	Supporting Structure
114 CREIGHTON ST	60058484	Residential Character-Defining Structure
121 CREIGHTON ST	60057403	Supporting Structure
129 CREIGHTON ST	60057361	Supporting Structure
134 CREIGHTON ST	60058518	Residential Character-Defining Structure
138 CREIGHTON ST	60058526	Residential Character-Defining Structure
146 CREIGHTON ST	60058534	Residential Character-Defining Structure
147 CREIGHTON ST	60057353	Supporting Structure
149 CREIGHTON ST	60057346	Supporting Structure
153 CREIGHTON ST	60057338	Residential Character-Defining Structure
161 CREIGHTON ST	60057320	Supporting Structure
169 CREIGHTON ST	60057312	Supporting Structure
177 CREIGHTON ST	60057304	Supporting Structure
0 CUMBERLAND ST	60060746	Locally Significant Structure
40 CUMBERLAND ST	60060803	Residential Character-Defining Structure
58 CUMBERLAND ST	60665668	Residential Character-Defining Structure
65 CUMBERLAND ST	60060472	Ecclesiastic Character-Defining Structure
70 CUMBERLAND ST	60060860	Residential Character-Defining Structure
76 CUMBERLAND ST	60708641	Residential Character-Defining Structure
107 CUMBERLAND ST	60060753	Civic Character-Defining Structure
116 CUMBERLAND ST	60060894	Residential Character-Defining Structure
119 CUMBERLAND ST	60060753	Civic Character-Defining Structure
136 CUMBERLAND ST	60060928	Ecclesiastic Character-Defining Structure
150 CUMBERLAND ST	60060936	Residential Character-Defining Structure

156 CUMBERLAND ST	60062189	Residential Character-Defining Structure
161 CUMBERLAND ST	60060712	Residential Character-Defining Structure
161 CUMBERLAND ST	60060712	Residential Character-Defining Structure
170 CUMBERLAND ST	60060951	Residential Character-Defining Structure
177 CUMBERLAND ST	60528155	Civic Character-Defining Structure
186 CUMBERLAND ST	60061009	Residential Character-Defining Structure
188 CUMBERLAND ST	60061017	Residential Character-Defining Structure
195 CUMBERLAND ST	60060654	Supporting Structure
196 CUMBERLAND ST	60061025	Residential Character-Defining Structure
201 CUMBERLAND ST	60060647	Residential Character-Defining Structure
202 CUMBERLAND ST	60061033	Residential Character-Defining Structure
205 CUMBERLAND ST	60060639	Residential Character-Defining Structure
206 CUMBERLAND ST	60061041	Residential Character-Defining Structure
211 CUMBERLAND ST	60060621	Residential Character-Defining Structure
217 CUMBERLAND ST	60060613	Residential Character-Defining Structure
225 CUMBERLAND ST	60060605	Residential Character-Defining Structure
229 CUMBERLAND ST	60060597	Residential Character-Defining Structure
235 CUMBERLAND ST	60060589	Residential Character-Defining Structure
34 DUKE ST	60060886	Supporting Structure
35 DUKE ST	60060878	Residential Character-Defining Structure
59 DUKE ST	60059946	Residential Character-Defining Structure
60 DUKE ST	60059953	Residential Character-Defining Structure
62 DUKE ST	60059433	Residential Character-Defining Structure
65 DUKE ST	60644374	Residential Character-Defining Structure
77 DUKE ST	60059250	Residential Character-Defining Structure
81 DUKE ST	60599115	Residential Character-Defining Structure

82 DUKE ST	60058963	Residential Character-Defining Structure
86 DUKE ST	60058468	Residential Character-Defining Structure
93 DUKE ST	60059425	Residential Character-Defining Structure
96 DUKE ST	60058476	Supporting Structure
41 FOX ST	60059854	Residential Character-Defining Structure
46 FOX ST	60059870	Residential Character-Defining Structure
47 FOX ST	60059847	Residential Character-Defining Structure
51 FOX ST	60059839	Residential Character-Defining Structure
52 FOX ST	60059888	Supporting Structure
58 FOX ST	60059896	Supporting Structure
65 FOX ST	60059821	Ecclesiastic Character-Defining Structure
66 FOX ST	60059904	Residential Character-Defining Structure
69 FOX ST	60602463	Residential Character-Defining Structure
77 FOX ST	60602471	Residential Character-Defining Structure
78 FOX ST	60059938	Residential Character-Defining Structure
83 FOX ST	60059789	Residential Character-Defining Structure
101 FOX ST	60059771	Residential Character-Defining Structure
104 FOX ST	60059979	Residential Character-Defining Structure
105 FOX ST	60059763	Residential Character-Defining Structure
111 FOX ST	60059755	Residential Character-Defining Structure
114 FOX ST	60673357	Ecclesiastic Character-Defining Structure
121 FOX ST	60059748	Residential Character-Defining Structure
122 FOX ST	60673316	Residential Character-Defining Structure
126 FOX ST	60060027	Residential Character-Defining Structure
133 FOX ST	60059730	Residential Character-Defining Structure
137 FOX ST	60059722	Residential Character-Defining Structure

149 FOX ST	60059714	Residential Character-Defining Structure
151 FOX ST	60059706	Residential Character-Defining Structure
157 FOX ST	60059698	Residential Character-Defining Structure
159 FOX ST	60059680	Residential Character-Defining Structure
160 FOX ST	60060050	Residential Character-Defining Structure
165 FOX ST	60059672	Supporting Structure
167 FOX ST	60059656	Residential Character-Defining Structure
170 FOX ST	60060068	Supporting Structure
177 FOX ST	60059649	Residential Character-Defining Structure
178 FOX ST	60060076	Residential Character-Defining Structure
179 FOX ST	60059631	Residential Character-Defining Structure
186 FOX ST	60060100	Residential Character-Defining Structure
187 FOX ST	60059623	Supporting Structure
193 FOX ST	60059615	Residential Character-Defining Structure
196 FOX ST	60060118	Supporting Structure
197 FOX ST	60059607	Residential Character-Defining Structure
201 FOX ST	60059599	Residential Character-Defining Structure
204 FOX ST	60060126	Residential Character-Defining Structure
205 FOX ST	60059581	Residential Character-Defining Structure
206 FOX ST	60060134	Residential Character-Defining Structure
24 HOPSON ST	60061561	Residential Character-Defining Structure
25 HOPSON ST	60060977	Residential Character-Defining Structure
26 HOPSON ST	60060985	Residential Character-Defining Structure
35 HOPSON ST	60060969	Residential Character-Defining Structure
36 HOPSON ST	60060993	Residential Character-Defining Structure
40 HOPSON ST	60060548	Residential Character-Defining Structure

46 HOPSON ST	60060555	Residential Character-Defining Structure
51 HOPSON ST	60060084	Supporting Structure
58 HOPSON ST	60060092	Residential Character-Defining Structure
71 HOPSON ST	60059540	Residential Character-Defining Structure
87 HOPSON ST	60058609	Residential Character-Defining Structure
94 HOPSON ST	60056975	Residential Character-Defining Structure
95 HOPSON ST	60058591	Residential Character-Defining Structure
35 KAULBACH ST	60060795	Residential Character-Defining Structure
40 KAULBACH ST	60060456	Residential Character-Defining Structure
41 KAULBACH ST	60060449	Residential Character-Defining Structure
45 KAULBACH ST	60060431	Residential Character-Defining Structure
47 KAULBACH ST	60060423	Ecclesiastic Character-Defining Structure
49 KAULBACH ST	60060415	Residential Character-Defining Structure
52 KAULBACH ST	60059862	Residential Character-Defining Structure
72 KAULBACH ST	60059342	Residential Character-Defining Structure
101 KAULBACH ST	60058831	Civic Character-Defining Structure
2 KEMPT ST	60062700	Marine Character-Defining Structure
82 KEMPT ST	60056884	Supporting Structure
3 KING ST	60062890	Residential Character-Defining Structure
4 KING ST	60062841	Supporting Structure
6 KING ST	60062858	Residential Character-Defining Structure
8 KING ST	60062866	Locally Significant Structure
9 KING ST	60667441	Residential Character-Defining Structure
11 KING ST	60062874	Residential Character-Defining Structure
13 KING ST	60061488	Residential Character-Defining Structure
16 KING ST	60061496	Supporting Structure

28 KING ST	60060902	Residential Character-Defining Structure
36 KING ST	60060910	Supporting Structure
54 KING ST	60060019	Residential Character-Defining Structure
64 KING ST	60059474	Residential Character-Defining Structure
70 KING ST	60682614	Residential Character-Defining Structure
71 KING ST	60059466	Residential Character-Defining Structure
74 KING ST	60059011	Residential Character-Defining Structure
82 KING ST	60059029	Residential Character-Defining Structure
94 KING ST	60058500	Residential Character-Defining Structure
5 KISSING BRIDGE RD	60058385	Supporting Structure
7 KISSING BRIDGE RD	60058377	Residential Character-Defining Structure
10 KISSING BRIDGE RD	60057742	Residential Character-Defining Structure
15 KISSING BRIDGE RD	60058369	Supporting Structure
18 KISSING BRIDGE RD	60057759	Residential Character-Defining Structure
24 KISSING BRIDGE RD	60057767	Supporting Structure
39 LAWRENCE ST	60058823	Residential Character-Defining Structure
45 LAWRENCE ST	60058815	Residential Character-Defining Structure
50 LAWRENCE ST	60639523	Residential Character-Defining Structure
55 LAWRENCE ST	60713583	Residential Character-Defining Structure
58 LAWRENCE ST	60058849	Residential Character-Defining Structure
62 LAWRENCE ST	60058856	Residential Character-Defining Structure
65 LAWRENCE ST	60058799	Residential Character-Defining Structure
71 LAWRENCE ST	60058781	Supporting Structure
77 LAWRENCE ST	60058773	Residential Character-Defining Structure
78 LAWRENCE ST	60058906	Supporting Structure
81 LAWRENCE ST	60058765	Residential Character-Defining Structure

82 LAWRENCE ST	60058914	Residential Character-Defining Structure
86 LAWRENCE ST	60058922	Supporting Structure
87 LAWRENCE ST	60058757	Residential Character-Defining Structure
93 LAWRENCE ST	60058740	Residential Character-Defining Structure
105 LAWRENCE ST	60058724	Residential Character-Defining Structure
110 LAWRENCE ST	60058971	Residential Character-Defining Structure
111 LAWRENCE ST	60058716	Residential Character-Defining Structure
113 LAWRENCE ST	60058708	Residential Character-Defining Structure
117 LAWRENCE ST	60058690	Residential Character-Defining Structure
118 LAWRENCE ST	60058997	Residential Character-Defining Structure
119 LAWRENCE ST	60058682	Residential Character-Defining Structure
125 LAWRENCE ST	60058674	Residential Character-Defining Structure
129 LAWRENCE ST	60058666	Supporting Structure
134 LAWRENCE ST	60059037	Residential Character-Defining Structure
135 LAWRENCE ST	60058658	Supporting Structure
138 LAWRENCE ST	60059045	Supporting Structure
144 LAWRENCE ST	60059052	Residential Character-Defining Structure
148 LAWRENCE ST	60059060	Residential Character-Defining Structure
149 LAWRENCE ST	60058641	Residential Character-Defining Structure
154 LAWRENCE ST	60059086	Supporting Structure
159 LAWRENCE ST	60058625	Residential Character-Defining Structure
162 LAWRENCE ST	60675097	Supporting Structure
163 LAWRENCE ST	60058617	Supporting Structure
181 LAWRENCE ST	60056967	Residential Character-Defining Structure
188 LAWRENCE ST	60059094	Residential Character-Defining Structure
189 LAWRENCE ST	60056959	Residential Character-Defining Structure

195 LAWRENCE ST	60056942	Residential Character-Defining Structure
196 LAWRENCE ST	60059102	Supporting Structure
199 LAWRENCE ST	60056934	Residential Character-Defining Structure
201 LAWRENCE ST	60056926	Supporting Structure
204 LAWRENCE ST	60059110	Residential Character-Defining Structure
205 LAWRENCE ST	60056918	Residential Character-Defining Structure
206 LAWRENCE ST	60059128	Residential Character-Defining Structure
61 LINCOLN ST	60058286	Residential Character-Defining Structure
87 LINCOLN ST	60061975	Residential Character-Defining Structure
97 LINCOLN ST	60061983	Residential Character-Defining Structure
103 LINCOLN ST	60061991	Residential Character-Defining Structure
109 LINCOLN ST	60062007	Residential Character-Defining Structure
112 LINCOLN ST	60061280	Commercial Character-Defining Structure
126 LINCOLN ST	60061272	Supporting Structure
129 LINCOLN ST	60062023	Residential Character-Defining Structure
130 LINCOLN ST	60061298	Residential Character-Defining Structure
138 LINCOLN ST	60061306	Residential Character-Defining Structure
139-145 LINCOLN ST	60062031	Residential Character-Defining Structure
149-153 LINCOLN ST	60062049	Commercial Character-Defining Structure
152 LINCOLN ST	60061306	Commercial Character-Defining Structure
158 LINCOLN ST	60061314	Commercial Character-Defining Structure
159 LINCOLN ST	60062056	Commercial Character-Defining Structure
162 LINCOLN ST	60061322	Residential Character-Defining Structure
164-168 LINCOLN ST	60061330	Residential Character-Defining Structure
174-176 LINCOLN ST	60061355	Commercial Character-Defining Structure
180 LINCOLN ST	60061363	Commercial Character-Defining Structure

181-185 LINCOLN ST	60062080	Commercial Character-Defining Structure
187 LINCOLN ST	60062098	Locally Significant Structure
194B LINCOLN ST	60061371	Residential Character-Defining Structure
194C LINCOLN ST	60061371	Commercial Character-Defining Structure
194C LINCOLN ST	60061371	Residential Character-Defining Structure
200 LINCOLN ST	60061389	Supporting Structure
205 LINCOLN ST	60062114	Supporting Structure
214-218 LINCOLN ST	60061405	Commercial Character-Defining Structure
215 LINCOLN ST	60062122	Residential Character-Defining Structure
217 LINCOLN ST	60062122	Commercial Character-Defining Structure
222 LINCOLN ST	60061413	Residential Character-Defining Structure
228-232 LINCOLN ST	60061421	Commercial Character-Defining Structure
229 LINCOLN ST	60062130	Commercial Character-Defining Structure
234-236 LINCOLN ST	60061439	Commercial Character-Defining Structure
242 LINCOLN ST	60061447	Commercial Character-Defining Structure
247-255 LINCOLN ST	60062163	Commercial Character-Defining Structure
248 LINCOLN ST	60061454	Residential Character-Defining Structure
250 LINCOLN ST	60061454	Commercial Character-Defining Structure
254 LINCOLN ST	60061470	Commercial Character-Defining Structure
261-263 LINCOLN ST	60062171	Supporting Structure
290 LINCOLN ST	60061504	Civic Character-Defining Structure
296 LINCOLN ST	60061512	Supporting Structure
306 LINCOLN ST	60061520	Residential Character-Defining Structure
316 LINCOLN ST	60646197	Residential Character-Defining Structure
321 LINCOLN ST	60062197	Residential Character-Defining Structure
324 LINCOLN ST	60061546	Residential Character-Defining Structure

325 LINCOLN ST	60062205	Residential Character-Defining Structure
331 LINCOLN ST	60062213	Residential Character-Defining Structure
348 LINCOLN ST	60061579	Residential Character-Defining Structure
349 LINCOLN ST	60062221	Residential Character-Defining Structure
352 LINCOLN ST	60061587	Residential Character-Defining Structure
355 LINCOLN ST	60062239	Residential Character-Defining Structure
360 LINCOLN ST	60061595	Residential Character-Defining Structure
361 LINCOLN ST	60062247	Residential Character-Defining Structure
365 LINCOLN ST	60062254	Residential Character-Defining Structure
366 LINCOLN ST	60061603	Residential Character-Defining Structure
369 LINCOLN ST	60062338	Residential Character-Defining Structure
373 LINCOLN ST	60062320	Residential Character-Defining Structure
379 LINCOLN ST	60062312	Residential Character-Defining Structure
382 LINCOLN ST	60062346	Residential Character-Defining Structure
383 LINCOLN ST	60062304	Residential Character-Defining Structure
389 LINCOLN ST	60062296	Residential Character-Defining Structure
393 LINCOLN ST	60062288	Residential Character-Defining Structure
399 LINCOLN ST	60062270	Residential Character-Defining Structure
36 MONTAGUE ST	60063021	Residential Character-Defining Structure
44 MONTAGUE ST	60063039	Residential Character-Defining Structure
45 MONTAGUE ST	60061892	Commercial Character-Defining Structure
50 MONTAGUE ST	60063047	Commercial Character-Defining Structure
53 MONTAGUE ST	60062973	Residential Character-Defining Structure
54 MONTAGUE ST	60063047	Residential Character-Defining Structure
55 MONTAGUE ST	60062965	Residential Character-Defining Structure
56 MONTAGUE ST	60063062	Residential Character-Defining Structure

62 MONTAGUE ST	60488608	Residential Character-Defining Structure
65 MONTAGUE ST	60062957	Residential Character-Defining Structure
66 MONTAGUE ST	60499365	Commercial Character-Defining Structure
73 MONTAGUE ST	60062940	Residential Character-Defining Structure
74 MONTAGUE ST	60063096	Residential Character-Defining Structure
80 MONTAGUE ST	60063104	Supporting Structure
82 MONTAGUE ST	60063112	Residential Character-Defining Structure
84-90 MONTAGUE ST	60499381	Commercial Character-Defining Structure
91 MONTAGUE ST	60062932	Residential Character-Defining Structure
94 MONTAGUE ST	60063146	Residential Character-Defining Structure
95 MONTAGUE ST	60062924	Residential Character-Defining Structure
96 MONTAGUE ST	60063153	Residential Character-Defining Structure
99 MONTAGUE ST	60062916	Residential Character-Defining Structure
100 MONTAGUE ST	60063161	Commercial Character-Defining Structure
101 MONTAGUE ST	60062908	Commercial Character-Defining Structure
108 MONTAGUE ST	60063179	Supporting Structure
108 MONTAGUE ST - B	60063179	Commercial Character-Defining Structure
110 MONTAGUE ST	60063187	Residential Character-Defining Structure
112-116 MONTAGUE ST	60063195	Commercial Character-Defining Structure
118-120 MONTAGUE ST	60063203	Residential Character-Defining Structure
125 MONTAGUE ST	60062833	Commercial Character-Defining Structure
124-126 MONTAGUE ST	60063211	Commercial Character-Defining Structure
128-130 MONTAGUE ST	60063229	Commercial Character-Defining Structure
132-138 MONTAGUE ST	60063252	Commercial Character-Defining Structure
188-192 MONTAGUE ST	60385911	Residential Character-Defining Structure
139 MONTAGUE ST	60062817	Commercial Character-Defining Structure

144 MONTAGUE ST	60063278	Commercial Character-Defining Structure
151 MONTAGUE ST	60062809	Commercial Character-Defining Structure
152 MONTAGUE ST	60063260	Residential Character-Defining Structure
161 MONTAGUE ST	60062791	Commercial Character-Defining Structure
169 MONTAGUE ST	60062775	Commercial Character-Defining Structure
170 MONTAGUE ST	60063294	Commercial Character-Defining Structure
175 MONTAGUE ST	60062767	Residential Character-Defining Structure
182 MONTAGUE ST	60385911	Marine Character-Defining Structure
194 MONTAGUE ST	60063302	Supporting Structure
200 MONTAGUE ST	60063351	Residential Character-Defining Structure
201 MONTAGUE ST	60062742	Supporting Structure
207 MONTAGUE ST	60062734	Residential Character-Defining Structure
208 MONTAGUE ST	60063369	Residential Character-Defining Structure
210 MONTAGUE ST	60063377	Residential Character-Defining Structure
213 MONTAGUE ST	60062726	Residential Character-Defining Structure
216 MONTAGUE ST	60063385	Residential Character-Defining Structure
219 MONTAGUE ST	60062718	Residential Character-Defining Structure
220 MONTAGUE ST	60063393	Residential Character-Defining Structure
229 MONTAGUE ST	60062692	Residential Character-Defining Structure
235 MONTAGUE ST	60062684	Residential Character-Defining Structure
240 MONTAGUE ST	60063427	Marine Character-Defining Structure
243 MONTAGUE ST	60636834	Residential Character-Defining Structure
250 MONTAGUE ST	60063427	Marine Character-Defining Structure
257 MONTAGUE ST	60062668	Residential Character-Defining Structure
265 MONTAGUE ST	60062650	Supporting Structure
268 MONTAGUE ST	60063435	Residential Character-Defining Structure

271 MONTAGUE ST	60062643	Residential Character-Defining Structure
272 MONTAGUE ST	60063443	Residential Character-Defining Structure
277 MONTAGUE ST	60062635	Residential Character-Defining Structure
280 MONTAGUE ST	60696663	Residential Character-Defining Structure
8 PELHAM ST	60061934	Commercial Character-Defining Structure
10 PELHAM ST	60061926	Residential Character-Defining Structure
26 PELHAM ST	60061918	Residential Character-Defining Structure
28 PELHAM ST	60061900	Residential Character-Defining Structure
36 PELHAM ST	60701075	Residential Character-Defining Structure
41 PELHAM ST	60061264	Residential Character-Defining Structure
49 PELHAM ST	60432028	Commercial Character-Defining Structure
52 PELHAM ST	60061884	Residential Character-Defining Structure
54 PELHAM ST	60061876	Residential Character-Defining Structure
55 PELHAM ST	60061249	Residential Character-Defining Structure
56 PELHAM ST	60061868	Residential Character-Defining Structure
66 PELHAM ST	60061850	Residential Character-Defining Structure
71 PELHAM ST	60061223	Residential Character-Defining Structure
72 PELHAM ST	60061843	Residential Character-Defining Structure
75 PELHAM ST	60061215	Residential Character-Defining Structure
79 PELHAM ST	60061207	Residential Character-Defining Structure
80 PELHAM ST	60719697	Residential Character-Defining Structure
84 PELHAM ST	60061827	Locally Significant Structure
90 PELHAM ST	60061801	Commercial Character-Defining Structure
102 PELHAM ST	60061793	Residential Character-Defining Structure
103 PELHAM ST	60061173	Residential Character-Defining Structure
106 PELHAM ST	60061785	Commercial Character-Defining Structure

120 PELHAM ST	60061777	Civic Character-Defining Structure
125 PELHAM ST	60061165	Residential Character-Defining Structure
126 PELHAM ST	60061769	Residential Character-Defining Structure
128 PELHAM ST	60061751	Residential Character-Defining Structure
134 PELHAM ST	60061744	Residential Character-Defining Structure
137 PELHAM ST	60061140	Residential Character-Defining Structure
138 PELHAM ST	60061728	Residential Character-Defining Structure
139 PELHAM ST	60061132	Residential Character-Defining Structure
140 PELHAM ST	60061710	Commercial Character-Defining Structure
150 PELHAM ST	60061702	Commercial Character-Defining Structure
154 PELHAM ST	60061694	Residential Character-Defining Structure
155 PELHAM ST	60426624	Residential Character-Defining Structure
162 PELHAM ST	60061686	Residential Character-Defining Structure
163 PELHAM ST	60681319	Residential Character-Defining Structure
166 PELHAM ST	60061678	Residential Character-Defining Structure
168 PELHAM ST	60061660	Residential Character-Defining Structure
169 PELHAM ST	60061116	Residential Character-Defining Structure
172 PELHAM ST	60061652	Residential Character-Defining Structure
173 PELHAM ST	60061108	Residential Character-Defining Structure
175 PELHAM ST	60061090	Residential Character-Defining Structure
178 PELHAM ST	60061645	Residential Character-Defining Structure
179 PELHAM ST	60061082	Residential Character-Defining Structure
182-184 PELHAM ST	60061637	Residential Character-Defining Structure
185 PELHAM ST	60061074	Residential Character-Defining Structure
190 PELHAM ST	60061629	Residential Character-Defining Structure
191 PELHAM ST	60061066	Residential Character-Defining Structure

193 PELHAM ST	60061058	Residential Character-Defining Structure
194 PELHAM ST	60061611	Residential Character-Defining Structure
196 PELHAM ST	60062502	Residential Character-Defining Structure
197 PELHAM ST	60062494	Residential Character-Defining Structure
201 PELHAM ST	60062486	Residential Character-Defining Structure
202 PELHAM ST	60062510	Residential Character-Defining Structure
204 PELHAM ST	60062528	Residential Character-Defining Structure
205 PELHAM ST	60062478	Residential Character-Defining Structure
208 PELHAM ST	60062536	Residential Character-Defining Structure
214 PELHAM ST	60062544	Residential Character-Defining Structure
215 PELHAM ST	60062460	Residential Character-Defining Structure
223 PELHAM ST	60062445	Residential Character-Defining Structure
224 PELHAM ST	60062551	Residential Character-Defining Structure
226 PELHAM ST	60062569	Residential Character-Defining Structure
227 PELHAM ST	60062437	Residential Character-Defining Structure
230 PELHAM ST	60062577	Residential Character-Defining Structure
233 PELHAM ST	60062429	Residential Character-Defining Structure
234 PELHAM ST	60062585	Residential Character-Defining Structure
235 PELHAM ST	60062411	Residential Character-Defining Structure
238 PELHAM ST	60062593	Residential Character-Defining Structure
242 PELHAM ST	60062601	Residential Character-Defining Structure
243 PELHAM ST	60062403	Residential Character-Defining Structure
244 PELHAM ST	60062627	Residential Character-Defining Structure
9 PRINCE ST	60061736	Residential Character-Defining Structure
40 PRINCE ST	60060498	Residential Character-Defining Structure
48 PRINCE ST	60060506	Residential Character-Defining Structure

58 PRINCE ST	60060043	Residential Character-Defining Structure
70 PRINCE ST	60059524	Residential Character-Defining Structure
71 PRINCE ST	60059516	Residential Character-Defining Structure
73 PRINCE ST	60059078	Residential Character-Defining Structure
86 PRINCE ST	60058559	Residential Character-Defining Structure
94 PRINCE ST	60058567	Supporting Structure
95 PRINCE ST	60058542	Residential Character-Defining Structure
41 TOWNSEND ST	60060399	Residential Character-Defining Structure
43 TOWNSEND ST	60060381	Residential Character-Defining Structure
49 TOWNSEND ST	60060373	Residential Character-Defining Structure
55 TOWNSEND ST	60060365	Residential Character-Defining Structure
58 TOWNSEND ST	60060472	Residential Character-Defining Structure
69 TOWNSEND ST	60060357	Residential Character-Defining Structure
75 TOWNSEND ST	60060340	Residential Character-Defining Structure
81 TOWNSEND ST	60060332	Residential Character-Defining Structure
87 TOWNSEND ST	60060324	Residential Character-Defining Structure
93 TOWNSEND ST	60060316	Residential Character-Defining Structure
94 TOWNSEND ST	60060761	Ecclesiastic Character-Defining Structure
95 TOWNSEND ST	60060308	Residential Character-Defining Structure
101 TOWNSEND ST	60060290	Residential Character-Defining Structure
105 TOWNSEND ST	60060282	Residential Character-Defining Structure
111 TOWNSEND ST	60059987	Ecclesiastic Character-Defining Structure
129 TOWNSEND ST	60060274	Residential Character-Defining Structure
133 TOWNSEND ST	60060266	Residential Character-Defining Structure
135 TOWNSEND ST	60060258	Residential Character-Defining Structure
141 TOWNSEND ST	60060241	Residential Character-Defining Structure

145 TOWNSEND ST	60060233	Residential Character-Defining Structure
153 TOWNSEND ST	60060225	Residential Character-Defining Structure
161 TOWNSEND ST	60060217	Residential Character-Defining Structure
164 TOWNSEND ST	60060522	Residential Character-Defining Structure
167 TOWNSEND ST	60060209	Residential Character-Defining Structure
185 TOWNSEND ST	60060191	Residential Character-Defining Structure
190 TOWNSEND ST	60653193	Residential Character-Defining Structure
191 TOWNSEND ST	60060183	Residential Character-Defining Structure
203 TOWNSEND ST	60060175	Residential Character-Defining Structure
205 TOWNSEND ST	60060167	Residential Character-Defining Structure
43 YORK ST	60059334	Residential Character-Defining Structure
47 YORK ST	60059326	Supporting Structure
50 YORK ST	60674793	Residential Character-Defining Structure
53 YORK ST	60059318	Residential Character-Defining Structure
54 YORK ST	60674785	Residential Character-Defining Structure
57 YORK ST	60059300	Residential Character-Defining Structure
61 YORK ST	60059292	Residential Character-Defining Structure
74 YORK ST	60059375	Residential Character-Defining Structure
78 YORK ST	60059383	Residential Character-Defining Structure
82 YORK ST	60059391	Residential Character-Defining Structure
83 YORK ST	60059284	Residential Character-Defining Structure
85 YORK ST	60059276	Residential Character-Defining Structure
89 YORK ST	60646791	Residential Character-Defining Structure
96 YORK ST	60059441	Residential Character-Defining Structure
99 YORK ST	60058955	Residential Character-Defining Structure
105 YORK ST	60059243	Residential Character-Defining Structure

108 YORK ST	60633948	Residential Character-Defining Structure
114 YORK ST	60633955	Residential Character-Defining Structure
121 YORK ST	60059235	Ecclesiastic Character-Defining Structure
129 YORK ST	60059227	Residential Character-Defining Structure
133 YORK ST	60059219	Residential Character-Defining Structure
136 YORK ST	60059490	Supporting Structure
139 YORK ST	60059201	Supporting Structure
140 YORK ST	60059508	Residential Character-Defining Structure
143 YORK ST	60059193	Residential Character-Defining Structure
157 YORK ST	60059185	Residential Character-Defining Structure
165 YORK ST	60059177	Residential Character-Defining Structure
166 YORK ST	60643335	Residential Character-Defining Structure
171 YORK ST	60059169	Residential Character-Defining Structure
171 YORK ST	60059169	Residential Character-Defining Structure
177 YORK ST	60059151	Residential Character-Defining Structure
180 YORK ST	60059557	Residential Character-Defining Structure
194 YORK ST	60059565	Residential Character-Defining Structure
201 YORK ST	60059144	Residential Character-Defining Structure
205 YORK ST	60059136	Residential Character-Defining Structure
206 YORK ST	60059573	Residential Character-Defining Structure

Appendix F: Individual Statements of Significance

80-82 Pelham Street

80-82 Pelham Street

Construction Date(s): 1753-1790

Alternate Name(s): Oldest House

Provincially Registered Property 2019

Description of Historic Place:

This home's structure suggests it was built by the Acadians and is known as the oldest house in Lunenburg. Built on a hillside, it has commanding harbour views and served as a Customs House in the late nineteenth century.

Heritage Value:

80-82 Pelham Street is of local and provincial significance and a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is of local and provincial significance as a testament to Lunenburg's Acadian History.
Perhaps best described as a 'house-within-a-house,' 80-82 Pelham Street has an exterior built in 1790 and an interior structure with characteristics typical of early Acadian homes. Historical records confirm that this site was inhabited by Acadians in the 1600s.
- It is locally, provincially, and nationally significant as part of Lunenburg's vernacular architecture.
80-82 Pelham Street was purchased by Colonel John Anderson, a United Empire Loyalist from Pennsylvania, who expanded and renovated the property in the American New York Dutch style. Elements of this style include the Gambrel-roof, central chimney, wooden clapboard siding and large cornerboards. Built as a residence, the house served as a Customs House from 1865 to 1890 when it was owned by the Customs Officer for the Port. At this time, a separate entrance and large fixed window were added to the left bays on Pelham Street. The building then served as a post office from 1890 to 1941 when owned by Elda Dowling Romkey.

Character-Defining Elements:

Elements that evidence 80-82 Pelham Street's significance include its:

- Stone foundation;
- Wood-framed construction;
- Central brick chimney;
- Wood-clapboard cladding;
- One-and-one storey façade along Pelham Street with modified five-bay and central entrance with sidelights, along with two six-over-six windows in the right bay; and off-set double-doored entrance and fixed squared wood-window in the left bay;
- Two-and-one-half storey home along its south-facing façade;
- Gambrel roof with central bayed dormers on the north and south-facing facades, along with a pair of simple gable-roofed dormer windows on the south-facing façade; and
- Various windows within the building, typically with a six-over-six pattern.



Bandstand

0 Cumberland Street

Construction Date(s): 1987

Alternate Name(s): Heritage Bandstand

Description of Historic Place:

The Heritage Bandstand is a replica of the original 1889 bandstand built by the Lunenburg Heritage Society in 1987. It is located on the Cumberland Street side of Civic Square. The Bandstand's public functions contribute to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

The Bandstand is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to Lunenburg's Heritage Movement.
The old bandstand was originally situated where the Town Hall now stands but was moved to its present location when Town Hall was built in 1891 to 1893. The Lunenburg Heritage Society led a detailed historical reconstruction based on the original bandstand design.

- It is locally and nationally significant as a testament to Lunenburg's community life.
The Bandstand is prominent within Old Town Lunenburg's civic square. Not only is it a local landmark, but it is also used throughout the year for public events and performances. These uses animate the Civic Square. The Bandstand is locally beloved.

Character-Defining Elements:

Elements that evidence Bandstand's significance include its:

- Public functions, for example, public concerts, gatherings, and ceremonies; and
- Aspects that replicate the 1889 design, including but not limited to its:
 - Octagonal form;
 - Wooden flooring;
 - Wooden railings;
 - Iron structure;
 - Iron decorative details, including scroll braces and finial; and
 - Octagonal dome.



Bank of Montreal

12 King Street

Construction Date(s): 1907

Alternate Name(s): N/A

Description of Historic Place:

The Bank of Montreal building is a purpose-built bank on the corner of King Street and Pelham Street in Old Town Lunenburg Heritage Conservation District. It is a rare granite classically inspired building within the district. Its recognition as a locally significant structure does not apply to the 1966 addition south of the original 1907 building.

Heritage Value:

The Bank of Montreal is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.

The Bank of Montreal is a local landmark built of grey Shelburne granite and one of the best examples of commercial Neoclassic architecture in Lunenburg. The bank has a cross-in-square design with a copper saucer dome elevated on a drum and a unique roof form over its entrance porch. Its ashlar masonry is complemented with classical detailing. The design makes the most of its corner location, with a principal entrance angled towards the corner of King Street and Pelham Street.
- It is locally significant as part of Lunenburg's economic history.

The building was constructed in 1907, testifying to Lunenburg's early twentieth-century economic prosperity. It is an early design by architects Frank Peden and Thomas McLaren, who worked together from 1907 to 1916. Their eponymous firm designed nineteen banks for the Bank of Montreal in every Canadian province except Alberta. The stature and solidity of the design, combined with its roughly finished masonry compared to the surrounding wooden structures, speak to the Bank of Montreal's stature and wealth as well as Lunenburg's.

Character-Defining Elements:

Elements that evidence the Bank of Montreal's significance include its:

- Overall form, especially its Byzantine cross-in-square design;
- Shelburne granite construction;
- Windows, including the placement and design of its round-headed, classically-inspired windows;
- Ashlar facing, with alternating wide and narrow courses;
- Neoclassical copper roofs, including its saucer dome, drum, gable roof and unique roof form over the original entrance;
- Neoclassical detailing, including but not limited to brackets, cornices, lintels, mouldings, pediments, oversized voussoirs, abstracted pilasters, and low-relief sculpture;
- Entrance, its placement and design; and
- Bronze plaques.



Baptist Church

47 Kaulback Street

Construction Date(s): 1884

Alternate Name(s): Sweeney's Funeral Home

Description of Historic Place:

Lunenburg's Baptist Church is a modest, heavily modified vernacular building. Standing on Kaulback Street next to Hillcrest Cemetery and Lunenburg Academy, Charles Sweeney purchased this building in 1928 and converted it into a funeral home. At the western edge of Charles Morris's original Town plan, this is the smallest of the six churches in Old Town Lunenburg Heritage Conservation District.

Heritage Value:

Baptist Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.

This Baptist Church was built in 1884 on land conveyed to the Trustees of the Baptist Church in 1883 by Henry A. N. Kaulback. Its small size and location far from the institutional heart of Old Town Lunenburg speak to the relative power of Lunenburg's small Baptist congregation. Unlike its role in establishing Anglicanism in Nova Scotia, Old Town Lunenburg played a minor role in Baptist history. A Baptist "mother church" was built nearby in Northwest Range, now Fauxburg, from 1818 to 1820.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Substantially altered, the Baptist Church originally had a three-storey bell tower on its northeastern corner and long pointed windows and doors in a simplified gothic style. A moulded belt course ran across the eastern gable end or principal façade, serving as a cornice and creating a stylized pediment. The tower, belt course and a window to the south of the main entrance were all removed by 1896, resulting in a simpler meeting house style. It was remodelled again in 1905. Despite these changes, the Baptist Church retains a proportion and grace suggestive of its ecclesiastic use. Its remaining cornerboards and brackets resemble those at Northwest United Baptist Church in Fauxburg; the oldest documented Baptist house of worship in Nova Scotia.

Character-Defining Elements:

Elements that evidence Baptist Church's significance include its:

- Overall rectangular form and gable roof;
- Wooden elements, including its structure and cladding; and
- Decorative elements that predate the 1909 renovation, including its brackets, Greek revival cornerboards, raking cornice, and cornice with dentils.

Central United Church

136 Cumberland Street

Construction Date(s): 1883-1885

Alternate Name(s): Methodist Church

Municipally Registered Property 1997

Description of Historic Place:

Central United Church is a large, late-nineteenth century building on Cumberland Street, across from Civic Square. This is the second Methodist church built in Lunenburg. The first Methodist church was located on the other side of Civic Square at Prince and Townsend Streets. In 1882, the congregation elected to build a larger church on the present lot. The Methodist Church and the United Church of Canada amalgamated in 1925, and this building was renamed Central United Church.

Heritage Value:

Central United Church is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Lunenburg's concentration of churches, six within Old Town Lunenburg, confirm Christianity's importance in nineteenth and twentieth-century Lunenburg. The scale and location of Central United Church speak to the prominence of Methodism in Lunenburg's history. The size of the church testifies to the growing Methodist congregation Lunenburg in 1880s Lunenburg. It was called Nova Scotia's 'Cathedral of Methodism' in the keynote address of the provincial conference of the Methodist church held in Lunenburg in June 1885.
- It is locally significant as an excellent example of ecclesiastic architecture.
The congregation commissioned Dartmouth architect Edward Elliot to design Central United Church. Central United Church has a weightiness unlike any other church in Lunenburg. The youngest church in the district, its mass and mix of vertical and horizontal elements are unique. The entrance's immediacy to the street and the open interior are inviting, humanizing what might have otherwise been an overpowering structure.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
While it was architect-designed, Central United Church has numerous vernacular elements. In particular, the design encompasses Lunenburg's rich carpentry tradition, particularly notable inside the building.

Character-Defining Elements:

Elements that evidence Central United Church's significance include its:

- Impressive scale, including its height, width, compact massing, and large windows and doors, and, in particular, the principal façade's impressive height and width, measuring 17 by 34 metres;
- Overall asymmetrical composition and the composition of each façade;
- Bell tower, beginning with a square base and tapering to an octagon below the cap. Each of the eight faces is decorated with the same motif, and the tower has a bell-like cap roofed in copper. The tower's windows and entrance are aligned with and like those of the nave;
- Narrow, pointed spire rising beside a slender brick chimney;



- Smaller turret at the southern peak of the gable roof;
- Tall five-sided chancel, rising to meet the gable roof;
- Location at the street line with an entrance immediately on the street;
- Three large, pointed doors on the principal façade, the central door's slightly projecting cusped arch with the same decorative motif as the tower, creating a porch, and turned posts that flank the entrance;
- Understated wooden detailing, such as varying courses of wooden clapboard, simple corner boards, wooden window tracery, belt courses, and door and window mouldings;
- Interior, which has heavy beams, oak chancel and oak pews, all of which contribute to an overall sense of width and solidity while being inviting; and
- Windows, including the stained-glass memorial windows - four-paned, double-tiered windows centred on the front façade with single-paned double-tiered windows to either side and a round window above them; and a row of five symmetrically placed Gothic windows along either side of the nave.

C.N.R. Lunenburg Station

18 Dufferin Street

Construction Date(s): 1923

Alternate Name(s): Jaycee Station; New Train Station;

Canadian National Railway Station

Description of Historic Place:

C.N.R. Lunenburg Station is a picturesque one-and-a-half-storey wooden passenger station built by Canadian National Railway. It is located at the head of Lunenburg's back harbour trail off Lincoln Street. At its longest, the railway stretched the length of the back harbour trail to the C.N.R. station, then down Linden Avenue and along Bluenose Drive to Government Wharf. The C.N.R. Lunenburg Station is the best-preserved physical remains of Lunenburg's railway history.

Heritage Value:

C.N.R. Lunenburg Station is of local significance.

- It is locally significant as the best-preserved physical feature of Lunenburg's railway heritage.
Lunenburg has hosted many railways, including the Nictaux and Atlantic Railway (1873, heavily financed by Fletcher Wade of Bridgewater and local James D. Eisenhauer); the Nova Scotia Central Railway (1889); the Halifax and South Western Railway (1901); the Canadian Northern Railway (1906); and Canadian National Railways (C.N.R. 1918). Despite significant ballast, drainage, sleeper tie, rail, switch, and bridge upgrades under C.N.R., the line to Lunenburg had substantial curves because of Lunenburg and area's varied topography. Locals said the H, S and M of Halifax & South Western Railway line actually stood for "Hellish Slow & Wobbly." Passenger service ended on October 25, 1969. The C.N.R. station has a strong contextual relationship with traces of Lunenburg's railway system.
- It is locally significant as a well-conserved example of a Canadian National Railway station design.
This station was built by C.N.R. in 1923 to replace the Old Railway Station, which burned down c. 1920. The heritage character of the Canadian National Railway Station rests in its standard plan, its domestic scale and proportions, its detailing, and its architectural woodwork. The C.N.R.'s Tudor-Revival exterior is stylistically unique in Lunenburg, betraying its lack of local or vernacular influence.

Character-Defining Elements:

Elements that evidence C.N.R. Lunenburg Station's significance include its:

- Location on Lunenburg's Back Harbour Trail, which corresponds to the Halifax and South Western Railway railbed;
- Irregular rectangular footprint and human scale;
- Gable roof with slightly bell-cast roof, especially on its west face, with dormers;
- Western overhanging eave and porte-cochere on its southern side;
- Shallow projecting telegrapher's bay on its western elevation;
- Rhythmic placement of its apertures and brackets; and
- Tudor revival elements, especially its stucco and half-timbered exterior.

Knaut-Rhuland House

125 Pelham Street

Construction Date(s): 1793-1813

Alternate Name(s): N/A

National Historic Site of Canada 2002

Provincially Registered Property 1989

Municipally Registered Property 1983

Description of Historic Place:

The Knaut-Rhuland House is a turn of the nineteenth century two-and-a-half-storey formal, classical wood frame house on Pelham Street, between Prince and King Streets. The split staircase to the main entry gives this vernacular structure an air of grandeur. The building is named after its first two owners, merchant Benjamin Knaut and mariner Conrad Rhuland. The front of the house is built flush to the street and is situated close to its neighbours. Recognition extends to the building and surrounding property.

Heritage Value:

Knaut-Rhuland House is of local, provincial, and national significance and a contributing element to Old Town Lunenburg Heritage Conservation District because:

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Knaut-Rhuland House is one of the best-preserved examples of British classicism applied to a residence in Canada, illustrating the lineage of later prestigious homes of either Palladian or Neoclassical style that flourished across the country in the years that followed. This is evidenced by its precise, balanced, harmonious design and formal, classical decorative details. Its interior decoration and layout are also remarkably intact. It is one of the older houses in Old Town Lunenburg and an excellent example of the architecture of the Georgian period.
- It is locally significant due to its connections to Lunenburg's foreign Protestant settlers and local political history.
Knaut-Rhuland House was built by Benjamin Knaut, a merchant and sheriff of Lunenburg. He was the son of one of the most prominent foreign Protestants to settle Lunenburg in 1753, Philip Augustus Knaut. Philip Knaut was the first elected member from Lunenburg to the Nova Scotia Assembly of Representatives. Benjamin Knaut sold this house in 1813 to Conrad Rhuland, a mariner and privateer. Rhuland was the grandson of another of Lunenburg's original settlers. In 1823, Rhuland sold the house to John W. Creighton. As Member of the Assembly for Lunenburg County, Judge of Probate, President and Speaker of the Legislative Council, and a Member of the Executive Council (Cabinet), Creighton was an important provincial politician from 1830 until he died in 1867. The Knaut-Rhuland House remained in the Creighton family until 1906.

Dates of events vary between the 1983 municipal and 1989 provincial Statements of Significance found in the Canadian Register of Historic Places. This Statement of Significance uses the Provincially Registered Property record's dates.

Character-Defining Elements:

Elements that evidence Knaut-Rhuland House's significance include its:

- Location, including its proximity to the street, with the front door opening immediately onto the sidewalk, with the bit of land surrounding the building;
- structural elements, including a thick stone foundation and post and beam frame built around two massive central chimneys;
- Overall form, including simple, compact, rectangular massing, medium pitched roof and plank wall;



- Overall composition, including balanced, symmetrical five-bay front façade with six-over-six sash windows and central doorway and its symmetrical interior layout;
- Classical exterior decorative elements, including hand-blown cylinder glass in some windows, wide cornerboards, brackets and returned eaves, side and transom windows, elliptical fanlight around the central front door, and simple trim ornamentation;
- Classical interior decorative elements, including early nineteenth-century latches and hinges, wooden mouldings and ceiling cornices, and fireplace surrounds; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century, including clapboard cladding, decorative endboards and finishing boards at the basement level.

Lennox Tavern

69 Fox Street

Construction Date(s): 1791

Alternate Name(s): N/A

Provincially Registered Property 1992

Municipally Registered Property 1995

Description of Historic Place:

Lennox Tavern is a two-storey wooden building in Georgian style located on the upper slope of Lunenburg's Old Town at the corner of Fox and Cornwallis Streets. Its municipal and provincial designations include the building and surrounding land.

Heritage Value:

Lennox Tavern is of local and provincial significance and a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lennox Tavern is a well-maintained, relatively unaltered Georgian building representing Lunenburg's late eighteenth-century architecture. It is also the largest intact Georgian dwelling in the Old Town. Built in the early nineteenth century for innkeeper John Lennox, the Lennox Tavern is one of the oldest buildings in Lunenburg and the only late eighteenth-century tavern and inn in Nova Scotia. Ironically, it was used briefly in the late nineteenth century as a Temperance House. Built on a massive stone foundation, the post and beam plank wall structure is late Georgian style. It has a balanced façade, a medium-pitched gable roof, two large chimneys and simple Classical decoration, typical of Georgian homes.

Character-Defining Elements:

Elements that evidence Lennox Tavern's significance include its:

- Prominent location, orientation to the street and proximity to the street, with the front door opening immediately onto the street;
- Appearance of order and regularity created through its symmetrically and simple ornamentation;
- Two-and-a-half storeys;
- Wood clapboard cladding with quirk beads;
- Symmetrical five-bay façade;
- Original cornerboards with quirk beads similar to clapboard siding;
- Second-floor windows flush to eave;
- Six-over-six windows;
- Central doorway with transom window and plain pediment;
- Stone foundation;
- Endboards and finishing boards at the basement level;
- Medium-pitch gable roof with wooden shingles;
- Two large symmetrical chimneys;
- Fan light windows in the attic;
- Post and beam construction.
- Nine fireplaces with original or historic Georgian-style mantels;
- Cooking stove in basement, including beehive oven;
- Original cornices and chair rails; and
- Visible corner posts.

Lunenburg Academy

101 Kaulback Street

Construction Date(s): 1893-1895

Alternate Name(s): N/A

National Historic Site of Canada 1983

Provincially Registered Property 1984

Municipally Registered Property 1983

Description of Historic Place:

Lunenburg Academy is a large, three-storey, eclectic Second Empire Style purpose-built school. Perched on Gallows Hill and surrounded by open community space, the Academy is a local landmark. Referred to as the 'Castle on the Hill,' the Academy's imposing form and prominent towers can be seen for miles around, visible from many approaches to Lunenburg, including by sea. One of Old Town Lunenburg's most striking nineteenth-century wooden buildings, the Academy's formal heritage recognition encompasses the building and its lot.

Heritage Value:


The Lunenburg Academy is of local, provincial, and national significance.

- It is nationally, provincially and locally significant as a uniquely large Second Empire Style wooden building.
Designed by prominent New Brunswick architect Harry H. Mott and built by the Oxford Furniture Company, Lunenburg Academy is a unique, largescale wooden Second Empire Style building. Built between 1893 and 1895, the Academy is one of Canada's few large-scale wooden buildings still surviving from the nineteenth century. Its unique and picturesque design makes it an excellent representation of late Victorian eclectic architecture. Its scale and design are unique relative Old Town Lunenburg's other nineteenth-century wooden structures.
- It is nationally, provincially and locally significant as a rare survivor of Nova Scotia's nineteenth-century academy education system.
Lunenburg Academy illustrates a significant stage in the evolution of Nova Scotia's education system, which developed from one-room schoolhouses into the academy system. Lunenburg Academy's design, facilities, curriculum and educators reflected the town's commitment to high-quality education. The county academies were publicly funded and offered high-quality secondary education within the public school system.
- It is a local landmark.
Referred to as the "Castle on the Hill," Lunenburg Academy is a prominent feature in Lunenburg's skyline due to its scale, form, siting and contrasting colour scheme.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent hilltop location at the edge of Old Town Lunenburg Historic District National Historic Site of Canada;
- Expanses of public green space around the building and prominent location on Gallows Hill overlooking Lunenburg and the surrounding area;
- Large scale of the building, standing three storeys high with cubic massing and towers, enhanced by an absence of closely neighbouring buildings;
- Picturesque elements, including its mansard roof with segmental dormer windows, massive central chimney, and towers with pyramidal roofs;

- 
- Variety of exterior textures and colours, including its white and black paint scheme with red roof;
 - Lively elevations with their projecting and receding masses, defined by a twelve-bay façade with projecting frontispiece flanked by towers housing entrances and nine-bay side elevations with central projecting frontispieces;
 - Lively, classically inspired ornamentation with pediments over openings, oval windows, and intricate brackets, and the horizontal emphasis of the moulded belt courses;
 - Timber frame construction;
 - All wooden elements, including wooden roof shingles, cladding, windows, doors, and trim, such as small oval portholes on the sides of each uppermost central window on the side elevations, intricate bracketry on all windows and under the eaves and decorative shingle work enriching the exterior;
 - Surviving interior configurations and ornamental detailing, including the wooden wainscoting, stairs, banisters, panelled doors with transoms, and the original hardware, including knobs and hinges; and
 - Remaining evidence of its use as a school, including the layout of classrooms and cloakrooms, interior water fountains and 1895 school bell.



Lunenburg Armouries

177 Cumberland Street

Construction Date(s): 1867

Alternate Name(s): The Armouries; Public Works

Description of Historic Place:

The Lunenburg Armouries is a relatively plain one-and-a-half-storey building with a dramatically pitched gable roof. Located close to the east-west and north-south street lines, it runs the entire length of Hopson Street between Cumberland and Townsend Streets.

Heritage Value:

Lunenburg Armouries is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's military history.
The Armouries was built as a drill shed for Lunenburg's militia, who officially took over the building and named it the Lunenburg Armouries in 1902. Two companies of troops used the building as a headquarters and training centre before the militia reverted to the Reserve Army, and the 20th Field Squadron, Royal Canadian Engineers, took over the building.
- It is locally significant as part of Lunenburg's social history.
Because of its ample, unobstructed floor space, the Armouries was popular for meetings and social events in the late nineteenth and early twentieth century, hosting plays, performances, church bazaars, and the Lunenburg County Exhibition. Starting in 1880, it operated as a skating rink in the winter.
- It is locally significant as part of Lunenburg's political history.
Political rallies used the building as a focal point for speeches, and Sir Charles Tupper, Sir Wilfred Laurier and William Lyon Mackenzie King visited this building.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Lunenburg Armouries's siting and continued public function evidence General Charles Morris's colonial plan. It is the last remaining public building on the easternmost of the four public blocks set aside for public use.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lunenburg Armouries's frame was shipped to Lunenburg from Boston and raised starting May 3, 1867. Carpenters and volunteers donated their time to assemble the frame and finish the building. It testifies to Lunenburg's nineteenth-century community spirit and the competency of its builders.

Character-Defining Elements:

Elements that evidence Lunenburg Armouries's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Location on the easternmost of Lunenburg's four civic blocks;
- Continuous public functioning according to Charles Morris's Town plan;
- Low-slung profile;



- Wooden frame and steep gable roof;
- Regular window spacing along its eastern façade;
- Vertical board and batten siding, unique outside Old Town Lunenburg's waterfront;
- Original wooden windows; and
- Large, open interior space.

Lunenburg Fire Hall

40 Duke Street

Construction Date(s): 1928

Alternate Name(s): Old Fire Station

Description of Historic Place:

Lunenburg Town Hall is a prominent two-storey utilitarian red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its materiality is rare in Old Town Lunenburg. The Fire Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan. This designation applies to the 1928 building, not the 1950s extension.

Heritage Value:

The Fire Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's civic history.
The Town of Lunenburg's 1928 fire hall is a significant landmark in its history and a testament to its commitment to public safety. The interior of the building was designed to accommodate a modern fleet of fire trucks and equipment, as well as living quarters for the firefighters. Over the years, the fire hall was critical in protecting the town and its residents from fire emergencies. The fire department responded to numerous fires and other emergencies, including the devastating fire that swept through the town in 1948 and destroyed over 100 buildings. This was previously the site of the Town's 1889 Engine House, which also housed the Town's fire equipment.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
The decision to build the Fire Station on one of the civic blocks set aside in General Charles Morris's plan evidences the civic area's continuing civic and public functions. The Fire Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.
- Locally significant as a brick Art Deco building
The Fire Hall's brick construction and compact rectangular massing with flat roof are unique in a Town known internationally for its fanciful wooden vernacular buildings. The new fire hall was designed by local architect, W.C. Harris, and features a distinctive Art Deco style with a red-brick façade, flat roof, and symmetrical windows.

Character-Defining Elements:

Elements that evidence the Fire Hall's significance include its:

- Location in the institutional area as laid out in the town's original 1753 plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Public use;
- Brick construction;



- Large garage doors; and
- Art Deco elements, such as
 - its horizontal, rectangular, geometric form;
 - its flat roof and stepped roofline on the principal façade;
 - its lack of ornament, including window trim, simple multi-paned windows, and wooden cornice; and
 - its principal façade's stepped composition with larger and more openings on the ground floor relative the windows on the upper floor above.



Lunenburg Opera House

290 Lincoln Street

Construction Date(s): 1908

Alternate Name(s): Capitol Theatre; Odd Fellows' Hall

Description of Historic Place:

The Lunenburg Opera House is a large, three-storey performing arts venue on Lincoln Street between King Street and Prince Street in Old Town. It is prominently located between Central United Church and Knaut-Rhuland House National Historic Sites.

Heritage Value:

The Lunenburg Opera House is of local significance and a character-defining element of Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Constructed in 1908 by the Independent Order of Odd Fellows, old European Music Halls inspired the Lunenburg Opera House's design. The final building, however, incorporates shipbuilding techniques and is a testament to the ingenuity of the town's skilled shipbuilders and artisans. The Lunenburg Opera House has excellent acoustics due to careful planning and construction. The builders' attention to detail and use of unique architectural features have contributed to the building's remarkable acoustics and overall aesthetic appeal.
- It is locally and nationally significant as part of Lunenburg's cultural history.
The Lunenburg Opera House served as a multipurpose space, with the upper floor utilized as a meeting place for the Independent Order of Odd Fellows, highlighting its significance as a social and cultural hub in Lunenburg's history. The Lunenburg Opera House has been an arts and entertainment venue for over a hundred years. The first concert was held in 1909. The ground floor theatre was used as a Vaudeville concert hall until the 1940s when it became a cinema, the Capitol Theatre. Today, the Lunenburg Folk Harbour Festival owns and operates the building as a performing arts venue.

Character-Defining Elements:

Elements that evidence the Lunenburg Opera House's significance include its:

- Compact rectangular form and peaked roof;
- Symmetrical façade composition and division into three tiers using moulded belt courses ;
- Architectural detail, including its mouldings, centerboards, pilasters, window and door trim, and pediment with raking cornice, cornice, dentils, and window;
- Ground floor shopfront-type windows and doors; and
- Wooden sash windows on all façades.

Lunenburg Town Hall

119 Cumberland Street

Construction Date(s): 1891-1893

Alternate Name(s): Lunenburg Court House

Municipally Registered Property 1996

Description of Historic Place:

Lunenburg Town Hall is a prominent four-storey, Second Empire Style red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its height, mass, materiality, and the public park spaces to its east and west make it unique in the district. Town Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

Town Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial and administrative history.
Town Hall was built as the town's administrative and judicial offices, evidencing Lunenburg's nineteenth-century strength and prosperity. In the early 1890s, there was considerable debate over whether Lunenburg or Bridgewater would be home to a new courthouse. The dispute continued even after both communities commenced the construction of their buildings. The disagreement was only resolved in 1893 with the "Act to Settle Difficulties That Have Arisen With Regard to the Courthouse in the County of Lunenburg."
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Town Hall evidences General Charles Morris's plan in its function, siting and design. The civic area's continuing civic and public functions include public use of Town Hall and the open spaces surrounding the building.
- It is nationally and locally significant as a brick Second Empire Building in Old Town Lunenburg.
Built in 1893 to plans by architect Henry Busch, Town Hall's exterior brick with granite embellishments is unique in a Town known internationally for its wooden vernacular structures. Town Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

Character-Defining Elements:

Elements that evidence Town Hall's significance include its:

- Location in the institutional area as originally laid out in Old Town Lunenburg's 1753 town plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Second Empire elements, such as the mansard roof, with projecting dormer windows and a curb at the roofline, tall round-headed windows, and on three of the four façades, central projecting pavilions with separate convex-sloping roofs, adding height;
- Brick exterior, accented with granite steps, coursing, foundation and keystones above the windows;



- Large central doorways formed by Tuscan pilasters that meet above the door in a semi-circular fanlight, with the words "Town Hall" and "Courthouse" over the Cumberland and Townsend Street entrances, respectively, reflecting the building's historic dual use;
- Significant original interior ornamental work, including entablatures and cornices over doorways, wooden stair rails, newel posts and bannisters, and wooden wainscoting; and
- Continuing civic and public functions of both the building and surrounding park space.



Masonic Lodge

120 Pelham Street

Construction Date(s): 1923

Alternate Name(s): Freemason Temple

Description of Historic Place:

The Masonic Lodge is a two-storey Greek Revival vernacular building in Old Town Lunenburg Historic District. It sports a prominent two-storey temple façade. It is located at 120 Pelham Street, across and down the street from Knaut-Rhuland House National Historic Site of Canada. Together, they speak to the evolution of classical vernacular architecture in Old Town Lunenburg.

Heritage Value:

The Masonic Lodge is of national and local significance.

- It is locally significant as a part of Lunenburg's social history.
This impressive building was built in 1923 by the Freemasons as a meeting hall and office building. The largest and oldest men's Fraternity in the world, freemasonry arrived in Canada via Nova Scotia in 1738. The scale and architectural grandeur of this building speak to the prominence of the Freemasons. The building continues to serve as a Masonic Lodge today.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
One of Lunenburg's preeminent wooden Classical buildings, the Masonic Lodge is architecturally unique. Lunenburg's preeminent vernacular interpretation of the Greek Revival Style is a late example of a relatively rare style in Nova Scotia. The Masonic Lodge has features unique from other classical revival buildings in the district. Particularly notable is its temple front with six two-storey ionic pilasters.

Character-Defining Elements:

Elements that evidence the Masonic Lodge's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Overall compact form, especially its mass, height, and symmetrical plan;
- Principal façade design, including its placement of windows, doors and details, especially its symmetry;
- Temple front, including triangular pediment and two-storey ionic pilasters;
- Classical and Greek Revival elements, including but not limited to its entablature, lintel, frieze, cornice, mouldings, dentils, and segmental pediment over and wide trim around the principal entrance;
- Wooden elements, including its structure, cladding and decorative details; and
- Details that speak to its function as a masonic lodge. This includes the hexagram in a round window under the peak of the pediment of the temple façade.



Nova Scotia Telephone Co. Building

187 Lincoln Street

Construction Date(s): 1931

Alternate Name(s): Maritime Telegraph and Telephone

Company Building; Bell Building

Description of Historic Place:

Located at 187 Lincoln Street, this two-storey building was constructed by Nova Scotia Telephone Co. in 1931. While the construction materials used are rare in Old Town Lunenburg, the style and bulk of the building are not entirely out of character in the streetscape. This recognition applies to the footprint of the building. This recognition does not apply to the 1953 rear addition or the vacant land east of the building.

Heritage Value:

The Nova Scotia Telephone Co. Building is of local significance.

- It is locally significant as the best-preserved building testifying to Lunenburg's telecommunication history.

At the turn of the twentieth century, the Nova Scotia Telephone Company was the largest telephone provider in Nova Scotia, servicing approximately three times the Nova Scotians of any other company. A provincial Act of Incorporation established it on May 3, 1887. After acquiring Bell Telephone Company's Nova Scotian telephone and telegraph operations on November 28, 1887, the Nova Scotia Telephone Company continued to grow. In 1910, the Maritime Telegraph and Telephone Company (M.T.T.) consolidated all major telephone companies in Nova Scotia and was in service until 1998.

Character-Defining Elements:

Elements that evidence the Nova Scotia Telephone Co. Building's significance include its:

- Brick exterior with stone keystones, window sills and window headers;
- Compact rectangular form and massing, including its flat roof;
- Oversized foundation, much taller than most in Old Town Lunenburg;
- Four equally and regularly spaced, vertically oriented round-headed windows on the first floor;
- Four equally and regularly spaced vertically oriented rectangular windows on the second floor centred over the round-headed windows below; and
- Utilitarian character, in particular, its lack of decoration.



Royal Bank

84 Pelham Street

Construction Date(s): 1906

Alternate Name(s): N/A

Description of Historic Place:

The Royal Bank is a two-storey sandstone-faced building at the southeastern corner of the Pelham Street and Duke Street intersection in Old Town Lunenburg Heritage Conservation District. This recognition applies to the footprint of the building. It does not include the vacant land to the south of the building.

Heritage Value:

The Royal Bank is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Royal Bank has a bold Neoclassical façade. The building's sense of solidity, created through, for example, its sandstone facing and wide roughly hewn corner pilasters, projects a strength becoming of a banking institution. It is a rare stone building in Lunenburg, and the engaged columns flanking the entrance are unique within Old Town Lunenburg Heritage Conservation District.
- It is locally significant as part of Lunenburg's economic history.
This property was sold by John Henry Wilson to the Royal Bank of Canada upon its amalgamation with Halifax's Merchant Bank to erect a new building. This grand edifice testifies to the power of the Royal Bank of Canada at the time, as well as Lunenburg's prosperity. Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at fifteen years old and rose to become president of the Royal Bank of Canada from 1934 until he died in 1946.

Character-Defining Elements:

Elements that evidence the Bank of Royal Bank's significance include its:

- Compact rectangular massing and overall symmetrical composition;
- Sandstone cladding, including smooth and rough ashlar;
- Stone foundation that does not follow the grade of Duke Street, effectively ignoring Lunenburg's typography such that the 'temple' bank appears to sit on a plinth;
- Symmetrical temple façade, including corner two-storey pilasters, two-storey engaged columns and triangle pediment;
- Window and door openings and surrounding trim and ornament, including, but not limited to, the oversized fluted ornamental keystones above round-headed windows and the carved panels below; and
- Classical detailing, including but not limited to entablature, cornice, mouldings, columns, and pilasters.

Solomon House

69 Townsend Street

Construction Date(s): 1775-1797

Alternate Name(s): N/A

Provincially Registered Property 1996

Municipally Registered Property 1983

Description of Historic Place:

Built to the streetline, Solomon House is located on the corner of Townsend and Cornwallis Streets

Heritage Value:

Solomon House is of local and provincial significance and nationally significant as a contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant for its associative value.
The house was built in the late eighteenth century for merchant and sawmill owner Henry Koch. The building passed to the Rudolph family and then in 1849 to George T. Solomon, a local judge and well-known figure in Nova Scotian legal circles.
- It is locally, provincially and nationally significant as part of Lunenburg's vernacular architecture tradition.
Solomon House is an excellent example of Georgian building techniques in Lunenburg, particularly the British Classical tradition. The building has a symmetrical appearance, giving it a sense of repose, orderliness, and prosperity. It is a large building located at the streetline, with a five-bay facade and a massive stone foundation.

Character-Defining Elements:

Elements that evidence Solomon House's significance include its:

- Structural elements in the Georgian tradition, including the massive stone foundation, the symmetrical appearance of the house, with five balanced bays, two central chimneys and a central door, the orientation of the interior rooms around a central staircase and central fireplaces, a medium pitched roof and post and beam with plank wall construction;
- Decorative elements of the Georgian tradition, including moulded eaves return, balanced, six-over-six windows, tight under the eaves, finishing board at basement level and wide, fluted cornerboards, side and transom windows around the central front door, and reed trim ornamentation; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century, including clapboard cladding, with endboards and finishing boards at the basement level, and close proximity to the street, with the front door opening immediately onto the street, with little land surrounding the building.

St. Andrew's Presbyterian Church

111 Townsend Street

Construction Date(s): 1828

Alternate Name(s): N/A

Municipally Registered Property 1990

Description of Historic Place:

St. Andrew's Presbyterian Church is located on Townsend and King Streets, across from Lunenburg Town Hall in Old Town Lunenburg Heritage Conservation District. Built in 1828, it is a Carpenter Gothic church clad in clapboard with a prominent steeple. The south side of the nave is flush with the Townsend street line.

Heritage Value:

St. Andrew's Presbyterian Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Andrew's Presbyterian church is home to the oldest Presbyterian congregation in Canada. This congregation's status is manifested in the church's location adjacent to an area designated by the original 1753 town plan as the institutional core of the town, with the town hall, courthouse, and Anglican church.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Primarily built by local carpenters, St. Andrew's is an excellent example of Carpenter Gothic, a North American vernacular style that translated Gothic massing and detailing into wooden structures. Built in 1828, the original church was designed by Mr. Dechman, a master carpenter and member of St. Matthew's Presbyterian Church in Halifax and built by Mr. Grant. In 1879, the church was substantially renovated: the spire's height was increased to 118 feet, the church was lengthened to 83 feet, broadened to 40 feet, and a row of six Gothic windows fronting Townsend were added. In 1909, further renovations were carried out on the interior, and the chancel was added to the church's eastern end.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its central location adjacent to the institutional area of Old Town Lunenburg Heritage Conservation District as originally laid out in Old Town Lunenburg's 1753 plans.
- Gothic elements, including its:
 - Tall central tower with small, paired gablets on each side;
 - Pointed arch doors and windows;
 - Hooded ornamentation on the doors and windows;
 - Large three-paned central window with tracery on the tower;
 - Steep fully hipped bell cast gable roof with an end gable over the three-sided chancel; and
 - Stained glass.

St. Andrew's Presbyterian Church Hall

114 Fox Street

Construction Date(s): 1879

Alternate Name(s): N/A

Description of Historic Place:

This Neo-Gothic Church Hall is a former schoolhouse built before 1879 and moved to its current location in 1909. It was also enlarged at this time, with two new bays added to the east end of the building.

Heritage Value:


St. Andrew's Presbyterian Church Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to Lunenburg's educational history.
Formerly a schoolhouse, St. Andrew's Presbyterian Church Hall speaks to Lunenburg's early education history. Until the mid-nineteenth century, education in Lunenburg was provided by church schools and private schools like St. Andrew's Presbyterian Church Hall. On October 25, 1864, Lunenburgers met and unanimously agreed to build a public school. Together with the Lunenburg Academy, St. Andrew's Presbyterian Church Hall provides an architectural example of the evolution of education in nineteenth-century Nova Scotia from small, private schoolhouses to the Academy system.
- It is locally significant as a testament to religion's prominent role in Lunenburg's twentieth-century public life.
St. Andrew's Presbyterian Church Hall testifies to the strength of Lunenburg's Presbyterian congregation at the beginning of the twentieth century. Formerly located east of St. Andrew's Presbyterian Church, this former school was moved to Fox Street in 1909. The building accommodated the church's growing congregation, serving as a church hall and Sunday School, and allowed for a chancel to be added to the east end of St. Andrew's Presbyterian Church. St. Andrew's is home to the oldest Presbyterian congregation in Canada.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Andrew's Presbyterian Church Hall is an excellent example of Carpenter Gothic, an important North American vernacular style that translated Gothic massing and detailing into wooden structures. The hall's overall composition has remained intact since at least 1879, expanding from three bays to five bays in 1909. Presumably, the main Gothic entryway was also added at this time. The hall shares many architectural features with St. Andrew's Presbyterian Church, with its striking hooded ornamentation visible in Bollinger's 1890 map of Old Town Lunenburg Heritage Conservation District.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church Hall's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its proximity to St. Andrew's Presbyterian Church and the civic blocks;
- Gothic elements, including its:

- 
- Steep gable roof;
 - Pointed Gothic arched windows with tracery;
 - Pointed Gothic arched principal entry;
 - Round window in the hall's west gable end;
 - Hooded ornamentation on the main door and windows; and
 - stained glass; and
 - Carpentry elements, including all wooden windows, doors, trim, detail, structure, and cladding, including the frieze and cornices with dentils and gothic tracery.

St. John's Anglican Church

2 Cumberland Street

Construction Date(s): 1754-1763

Alternate Name(s): N/A

National Historic Site of Canada 1994

Provincially Registered Property 1983

Municipally Registered Property 1983

Description of Historic Place:

St. John's Anglican Church National Historic Site of Canada is a large, white wooden Carpenter Gothic church in the heart of Old Town Lunenburg Heritage Conservation District. An important symbol of Lunenburg, it has continually evolved over approximately two hundred and fifty years. It was originally constructed from 1754 to 1763, shortly after Lunenburg's settlement. It was enlarged in 1840, again through the 1870s, and again in 1889. After a disastrous fire in 2001, the structure was rebuilt from the surviving ruins. Official recognition refers to the church and its surrounding green space, particularly its western public square.

Heritage Value:

St. John's Anglican Church is of local, provincial, and national significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant due to its establishment of the Church of England and British authority in eighteenth-century Nova Scotia following Morris's original Town plan.
Construction of St. John's Anglican Church began in 1754, making it the second oldest Anglican Church in Canada after St. Paul's Church in Halifax. As such, it played a significant role in establishing the Church of England in Nova Scotia. As a British colonial settlement, St. John's Anglican got a choice location within the civic blocks set aside by Charles Morris in his Town Plan. As the establishment of Britain's sacred authority in its new colonial settlement, St. John's Anglican significantly contributes to Lunenburg being the best-preserved colonial settlement in North America, as does the church's continued community use.
- It is a locally, provincially, and nationally significant example of Carpenter Gothic.
Carpenter Gothic is the translation of Gothic massing and detailing into wood, primarily by local carpenters, and thus is a valuable North American vernacular tradition. Throughout its history, much of the work on St. John's Anglican Church was done by local shipbuilders, a reflection of Lunenburg's close tie to the sea. Originally St. John's Anglican's congregation was mainly German and French-speaking "Foreign Protestants" who founded the town. The early form of the church closely resembled a New England meeting house with a round conical tower, like German churches. Gothic elements started to be added in 1840, including a tower. The frame was sent from Boston where it was part of King's Chapel. During Nova Scotia's lucrative 'Age of Sail,' St. John's Anglican was enlarged and took on additional Gothic elements under the direction of Halifax architects Sterling and Dewar. The church was again enlarged in 1892, with local master carpenter Solomon Morash as the chief contractor. It was expanded again c. 1915.
- It is locally significant, a symbol of Lunenburg's resilience and history.
In 2001, St. John's Anglican suffered a devastating fire. Over 50% of the church's historic fabric was lost. Following a four-year restoration, the church was returned to its pre-fire appearance. Wherever possible, the remaining historic fabric was integrated with new materials. The emotional effect of the fire and the church's subsequent restoration testify to its importance to the local community. St. John's Anglican's style, location, long history, and continued community use have made it a local landmark.



Character-Defining Elements:

Key elements contributing to the heritage character of St. John's Anglican Church include its:

- Location in the centre of Old Town Lunenburg Heritage Conservation District on one of the four town blocks set aside by Morris for public structures and functions;
- Proximity to St. John's Parish Hall and Rectory;
- Open landscaping with lawns, paths, benches and a memorial to the first outdoor religious service held on-site;
- Landmark status, including its scale, compared to the restrained scale of surrounding buildings;
- Foundations and ground floor traces of various construction phases; and
- Carpenter Gothic massing, including its basilica plan with side aisles and chancel under a steep gable roof, and its twin and central towers.

Exterior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements, including its:

- Principal façade composition with a rose window and twin towers;
- Carpenter Gothic detailing, including pinnacles, turrets, buttresses, pointed arches, doors, windows, drip mouldings and shingle cladding;
- White and black colour scheme;
- Exterior sign "St. John's Anglican Church of Canada welcomes You;" and
- Copper roof.

Interior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements and include its:

- Plaster walls;
- Ornamental painting, including the hand-painted east wall of the chancel, stars on the chancel ceiling, banners over arches, between the nave and chancel, and over the nave entrance, faux marble finish on columns, and gold leaf on columns in the nave and chancel;
- Hammer-beam roof supports with curved principals and collar beams;
- Historic wall plaques;
- Pews, book racks and kneelers;
- Wooden floorboards;
- Two historic stained glass windows, including the "Fishers of Men" window, and thirteen windows that were restored using pieces of original stained glass;
- 1926 oak altar;
- Concrete baptismal font;
- Pulpit;
- 1902 bronze bells;
- Support columns covered by faux marble encasement; and
- Crypt containing remains of twenty-two parishioners.

St. John's Parish Hall

65 Cumberland Street

Construction Date(s): 1775

Alternate Name(s): Old Lunenburg Court House

Municipally Registered Property 1989

Description of Historic Place:

St. John's Parish Hall is located across the street to the west of St. John's Anglican Church's public square and to the east of St. John's Rectory in Old Town Lunenburg Heritage Conservation District. Built in 1775, it is a one-and-a-half-storey wooden building with symmetrically placed lancet windows on all sides and a low-pitched, hipped roof.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial history and locally and nationally significant as a testament to Lunenburg's early colonial settlement.

As the town's original courthouse, this building was central to establishing peace and order in the new British colonial settlement. It was used as a courthouse for more than 100 years until a new courthouse was constructed one block to the east. The Royal Coat of Arms inside, dating to 1801, is one of the oldest of its kind in the province. The building visually borders the western edge of St. John's Anglican church's square, delineating the boundary of Charles Morris's original four public blocks per his 1753 Town Plan and foregrounds the authority of the British monarch in eighteenth-century Lunenburg.
- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.

Old Town Lunenburg Heritage Conservation District's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Parish Hall speaks to the prominence of Anglicanism in Lunenburg's history. The building was bought in 1902 by St. John's Parish. The newly acquired hall was extensively renovated, removing the dormers, and relocating the principal entrance. Southern and western wings were added in 1906 and 1964, respectively.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Built in 1775, Parish Hall is a relatively rare example of eighteenth-century vernacular architecture compared to the predominantly nineteenth-century vernacular building stock. Locally constructed and renovated without the guidance of a trained architect, the longevity of this structure speaks to Lunenburg's high-quality carpentry.


Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Location, including its siting at the street line and proximity to St. John's Anglican Church and Rectory;
- Simple form, reminiscent of its Georgian roots;



- Wooden construction and detailing, including its clapboard siding, wooden fluted corner boards and windows, doors and trim;
- Southern wing;
- Gothic details, including its hooded lancet windows and wide entrance doors with centre-pointed transom windows; and
- interior features, especially the mural of the Royal Coat of Arms of King George III, dating to the building's use as a courthouse.



St. John's Rectory

59 Townsend Street

Construction Date(s): 1810-1816

Alternate Name(s): St. John's Anglican Church Rectory

Municipally Registered Property 1989

Description of Historic Place:

Located immediately on the sidewalk beside St. John's Parish Hall, the St. John's Rectory is a two-storey wooden structure built between 1810 and 1816. It is Georgian in design, with some ornamentation and additions from the 1880s.

Heritage Value:

St. John's Rectory is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.
Lunenburg's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Rectory speaks to the prominence of Anglicanism in Lunenburg's history. St. John's Rectory is valued for its long association with St. John's Anglican Church and its rectors.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Rectory is a typical early nineteenth-century home with some Victorian-era additions. Despite these changes, the building retains its underlying Georgian character.

Character-Defining Elements:

Elements that evidence St. John's Rectory's significance include its:

- Proximity to St. John's Anglican Church and Parish Hall and siting at the street line;
- Georgian vernacular design elements, such as the overall symmetrical façade compositions, wooden cladding with wooden fluted corner boards, two symmetrically placed large chimneys, and classical trim around the central doorway on the main façade; and
- Victorian vernacular design elements, including doors, bracketry, lintel, ornamentation and prominent window hoods, and the ell on the western end of the building.

St. Norbert's Roman Catholic Church

121 York Street

Construction Date(s): 1839

Alternate Name(s): N/A

Municipally Registered Property 1999

Description of Historic Place:

St. Norbert's Roman Catholic Church is an L-shaped Georgian wooden church. It is situated on the corner of York and King Streets in Old Town Lunenburg, a Heritage Conservation District. The steeple is particularly noteworthy. Designation extends to the building and its property, including a small cemetery adjacent to the church. It does not apply to the 1982 addition.

Heritage Value:

St. Norbert's Roman Catholic Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Norbert's speaks to the changing fortunes of Roman Catholicism in Lunenburg. Built in 1839, St. Norbert's is the centre of the Roman Catholic community in Lunenburg. In the 1890s, the dwindling number of parishioners caused St. Norbert's to close its doors for forty years. However, in the 1930s, an influx of Catholic fishermen from Newfoundland arrived in Lunenburg, and the church was reopened. Its simplicity and small scale relative to Lunenburg's other churches speak to the congregation's smaller size and lesser social and economic influence in nineteenth and twentieth-century Lunenburg.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

St. Norbert's is an eclectic vernacular interpretation of British and New England Victorian styles with Lunenburg's carpentry tradition. Sometime after 1890, the original tower was shortened to today's form, a unique witch's hat shape with decorative modillions surrounding the lower edge.

Character-Defining Elements:

Elements that evidence St. Norbert's Roman Catholic Church's significance include its:

- Location at the street line with an entrance immediately on the street;
- Green space, including the only intact cemetery on church property in Lunenburg;
- Scale and mass of the building, including its roofline, tower, and symmetrically placed buttresses, and its modest size and height relative to Lunenburg's other historic churches;
- Unique steeple in a witch's hat shape with ornamental modillions;
- Wooden shingle exterior;
- All wooden elements and ornamentation, including lancet windows, round-headed louvred windows, brackets, mouldings and trim; and
- Relatively simple and unadorned interior.

Zion Evangelical Lutheran Church

65 Fox Street

Construction Date(s): 1890-1891

Alternate Name(s): Zion Lutheran Church

Provincially Registered Property 1996

Municipally Registered Property 1990

Description of Historic Place:

Zion Evangelical Lutheran Church is a large wooden church on a stone and concrete foundation in Old Town Lunenburg Heritage Conservation District. It has a tall steeple at its Fox Street corner, a second tower at its southwest corner, and green space on the western side of the building. The York Street façade has an addition at its western end. The designation includes the building and surrounding property.

Heritage Value:

Zion Evangelical Lutheran Church is of local and provincial significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and provincially significant as a testament to the history of Lutheranism in Canada.
Described as the 'Rock of Lutheranism,' the Zion Evangelical Lutheran Church is valued as the home of Canada's oldest Lutheran congregation. When German Lutheran settlers first arrived in 1753, the settlers held services in the open air and later at St. John's Anglican Church. The first church on this site was built in 1772. The first church was replaced with a Gothic building in 1841, followed by the present church, built from 1890 to 1891. The current church's commanding scale and vertical composition speak to the fundamental importance of the Lutheran congregation in Lunenburg from its settlement to the present day.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Zion Evangelical Lutheran Church was designed by prominent Halifax architect David Busch and built by George W. Beohner & Sons. This grand edifice is an architectural landmark in Old Town Lunenburg, with a steeple that can be seen for kilometres, including from the harbour. Two asymmetrical towers flank the principal façade, each with a different design. The dentil courses and stained-glass windows are among the most noticeable elements of the long nave, which runs the length of the eastern block line. An ornately decorated gable end faces Fox Street. The large hall to the rear of the church, known as Artemus Hall, was added in 1946.

Character-Defining Elements:

Elements that evidence Zion Evangelical Lutheran Church's significance include its:

- Continued service to the Lutheran community;
- Visual prominence and vertical composition, including its scale and height, steep gable roof, spire and towers;
- Varied façade compositions, including its asymmetrical principal façade;
- Proximity to the street line and surrounding homes, which suggests a close-knit relationship with the community;
- Western pyramidal tower with circular and lancet windows, finial and louvred gablet;
- Eastern tower with a tall spire, Saint Antoine-Marie bell, small louvred gablets on each side, and lancet windows on each storey and main entrance.
- Different window styles throughout the building, including round windows, pointed gothic windows in various combinations such as paired, triplicate or groups of four; a unique triangular attic window with curved edges in the gable end; and pointed transom windows over the entrances;



- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each storey and moulded belt courses;
- The exterior of Artemus Hall, located at the northern end of the church;
- The key to the building and the Saint Antoine-Marie bell as the only remains of the first Lutheran church; and
- Interior wooden elements, wainscotting, mouldings and trim, the roof's structure and decoration, and the screen separating the nave from Artemus Hall.



Appendix G: Definitions

Accessory Building: A separate building located on the same lot as the main building or principal use, and of a nature customarily and clearly subordinate and incidental to the main building or main use of land.

Authenticity: The truthfulness, credibility or historical and cultural veracity between heritage values and character-defining elements. The ability of a property to convey its heritage value truthfully, credibly, or genuinely. UNESCO has deemed Old Town Lunenburg authentic in its location and setting, forms and designs, materials, and substances, and uses and functions.

Baseline: The area above grade and below storefront windows on historic commercial buildings.

Certificate of Appropriateness: The permit by which the Heritage Officer certifies that a proposed development conforms with the requirements of the Old Town Lunenburg Heritage Conservation District Plan and By-law.

Character-Defining Element: Note that character-defining elements can exist at different scales. For example, a historic building may be considered a character-defining property and have its own subset of character-defining elements, such as a unique style or decorative program.

Character-Defining Structure: Character-defining structures are those that exemplify Lunenburg's vernacular architectural tradition or otherwise significantly contribute to the heritage value of the Old Town Lunenburg Heritage Conservation District.

Close Inspection: Analysis by a trained eye at different distances. The Old Town Lunenburg Heritage Conservation District By-law includes three distances: within touching distance, from across the street, and from the nearest intersection.

Compatible: Ability to blend harmoniously with the surrounding area's existing character-defining elements and heritage value. Achieving compatibility involves considering architectural style, scale, material, design details, and overall visual and symbolic impact.

Complete Application: An application which the Heritage Officer has acknowledged as complete pursuant to subsection 19G(3) of the *Heritage Property Act* and Section 10.2 of this By-law.

Conservation: The overarching term for protecting historic places in Canada is Conservation. It includes all actions or processes that are aimed at safeguarding the character-defining elements of a historic place to retain its heritage value and extend its physical life. This includes preservation, rehabilitation, restoration, or a combination of these actions or processes.

Cultural Landscape: any geographical area that has been modified, influenced, or given special cultural meaning by people, and that has been formally recognized for its heritage value.

Distinguishable: Ability to discern contemporary interventions from historic fabric.



District Residents: Anyone who lives or works within the boundaries of Old Town Lunenburg Heritage Conservation District. This deliberately encompasses more than property owners.

Frontispiece: Decorated bays combined of elements such as extended dormers, enclosed porches, porticos, projecting bays, or towers, give the Old Town of Lunenburg a unique visual character. Except in rare exceptions, they are located on the front façade and generally highlight the main entrance. Opening types in the frontispiece might differ from the rest of the façade and decorative elements might be more affluent on the frontispiece to accentuate its presence.

Heritage Advisory Committee: The Committee, appointed by Council, to serve as the Town of Lunenburg’s Heritage Advisory Committee under the Nova Scotian *Heritage Property Act*.

Heritage Character Area: An area within Old Town Lunenburg Heritage Conservation District recognized for its distinct heritage attributes and/or contribution to the district as a whole. There are five heritage character areas in Old Town Lunenburg Heritage Conservation District: Civic Heritage Character Area, Commercial Heritage Character Area, Residential Heritage Character Area, Waterfront Heritage Character Area, and the Transition Area.

Heritage Designation: The umbrella term for any recognition of heritage value under any law or charter to which the Town of Lunenburg is subject. This includes but is not limited to municipal heritage property designations, provincial heritage property designations, national historic designations, and inscription on lists like the World Heritage List.

Heritage Officer: The person or persons delegated by Council to act as Heritage Officer for the Town of Lunenburg per the Nova Scotian *Heritage Property Act*.

Heritage Value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, and/or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Independent Technical Advisor: A qualified and experienced professional who provides impartial and expert guidance on matters related to heritage conservation. An independent technical advisor has specialized knowledge and insights drawn from disciplines such as but not limited to architecture, archaeology, engineering, materials science, history, and conservation ethics.

Integrity: The wholeness and intactness of the district and its character-defining elements. Integrity requires conserving all character-defining elements that express the district’s heritage values, ensuring the district geographically and legislatively encompasses all features and processes that contribute to its heritage value and do not suffer from adverse effects of development and neglect. The Integrity of Old Town Lunenburg Heritage Conservation District’s outstanding universal value includes: its character-defining elements as expressed in the district’s statement of significance, its boundary that encompasses all character-defining elements, its transition area that provides a protective buffer around Old Town Lunenburg Heritage Conservation District, and its responsible management that protects it against unduly suffering from insensitive development or neglect.

Irreversible Structural Damage: Structural damage that cannot be reversed except at prohibitive expense.



Locally Significant Structures: Structures with a high level of local heritage significance regardless of their alignment with the heritage value of Old Town Lunenburg Heritage Conservation District as a whole and are thus afforded heritage protection under this Plan and By-law.

Lot: Any parcel of land described in a deed or as shown on a registered plan of subdivision.

Lot Line: A boundary line of a lot.

Lunenburg Bump: An extended, overhanging five-sided dormer, a local derivation of the five-sided Scottish dormer.

Main Building: The building designed for the principal use on the lot.

Municipal Heritage Property: A building, public-building interior, streetscape, cultural landscape, or area registered in a municipal registry of heritage property.

Neo-Vernacular: Contemporary interpretations of vernacular architecture. This includes sensitively combining contemporary technology and building techniques with local materials, styles, ornament, and traditional construction methods (see also Vernacular Architecture).

Old Town Lunenburg Heritage Conservation District: The area regulated under the Old Town Lunenburg Heritage Conservation District Conservation Plan and Bylaw as demarcated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary.

Old Town Lunenburg Heritage Conservation District Statement of Significance: The statement, as recognized by the Town of Lunenburg, that describes Old Town Lunenburg Heritage Conservation District, identifies its heritage values, and lists its character-defining elements. The Statement of Significance applies to the area designated as a Heritage Conservation District under the *Heritage Property Act*.

Outbuilding: See Accessory Building.

Outstanding Universal Value (OUV): Cultural significance, as recognized by UNESCO's World Heritage Committee, which is so exceptional as to transcend national boundaries and to be of common importance to present and future generations of all humanity.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place, or an individual component while protecting its heritage value. Preservation includes maintenance.

Principal Façade: Principal building elevation, usually facing the street and includes a main entrance.

Principal Roof: Most prominent roof on a building, normally with the tallest peak and greatest area.

Provincial Heritage Property: A building, public-building interior, streetscape, cultural landscape or area registered in the Provincial Registry of Heritage Property.



Public Realm: Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public space.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component while protecting its heritage value. Includes retrofit for new uses, aka adaptive re-use.

Replace In-Kind: The action or process of replacing a deteriorated element of a historic place to the exact same specifications, protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place or of an individual component as it appeared at a particular period in its history while protecting its heritage value. The action or process of returning a historic place to its state at a specific moment in time.

Sensitive Infill: A strategy through which additional growth can be accommodated without changing the community appearance of the streetscape's built environment by accommodating compatible new structures on existing vacant lots or those created through subdivision. Sensitive infill must meet the Design Guidelines under the Old Town Lunenburg Heritage Conservation District By-law.

Setback: The horizontal distance between the specified lot line and the nearest main wall of any building or structure and extending the full width or length of the lot.

Statement of Significance: A concise statement of the heritage value of a historic place. In Canada, this includes a brief description of the historic place, a statement of heritage values, and a list of character-defining elements. *See also Statement of Outstanding Universal Value and Old Town Lunenburg Heritage Conservation District Statement of Significance.*

Statement of Outstanding Universal Value: A concise statement of the Outstanding Universal Value of a historic place, as recognized, approved and/or prepared by UNESCO's World Heritage Committee and/or World Heritage Centre.

Street: The whole and entire right-of-way of every highway, road, or road allowance vested in the Province of Nova Scotia or the Town, but does not include a controlled-access highway.

Street Line: The dividing line between a lot and a street.

Style (Architectural): Architecture of a specific period distinguishable by shared form, shape, or ornament, including specific types of doors, windows, and roofs.

Subdivision: The division of any area of land into two or more parcels, and includes a resubdivision or a consolidation of two or more parcels. Subdivision must comply with the Town of Lunenburg *Subdivision By-law*.

Supporting Structure: New or extant buildings or properties whose history does not merit conservation, yet whose sensitive management contributes to the district's authenticity.



Vernacular Architecture: Architecture made locally by inhabitants; made using local materials and traditional construction methods and ornament; specific to a region or location (see also Neo-vernacular Architecture).

Widow's Walk: A railed platform atop a roof, typically on a coastal house, that was used to look out for returning ships.

**OLD TOWN LUNENBURG
HERITAGE CONSERVATION
DISTRICT BY-LAW
2024**



Navigating the
Future, Together.



TOWN OF LUNENBURG HERITAGE CONSERVATION DISTRICT BYLAW, 2024

First Reading:

Second Reading:

Approved by the Minister of Municipal Affairs:

Notice of Effect:

With Amendments to:



Changelog

Reference Code	File or Application Number	Council Adoption Date	Enacted Date	General Description of Change
----------------	----------------------------	-----------------------	--------------	-------------------------------



This page intentionally blank



Table of Contents

- Old Town Lunenburg Heritage Conservation District By-law 1**
- Section 1 Title, Purpose, and Scope 1**
 - 1.1 Title..... 1*
 - 1.2 Purpose..... 1*
 - 1.3 Authority.....1*
 - 1.4 Content.....1*
- Section 2 Words, Definitions and Measurements 1**
 - 2.1 Words..... 1*
 - 2.2 Definitions..... 1*
 - 2.3 Measurements..... 2*
- Section 3 Defining Old Town Lunenburg Heritage Conservation District..... 2**
- Section 4 Administration..... 2**
 - 4.1 Heritage Officer 2*
 - 4.2 Heritage Advisory Committee..... 2*
- Section 5 Responsibility of Owner 3**
- Section 6 Conservation and Design Guidelines..... 3**
- Section 7 Certificates of Appropriateness Issued by Heritage Officer 3**
 - Section 7.1 Certificates Issued Directly by Heritage Officer..... 3*
 - Section 7.2 Advice of Heritage Advisory Committee or Independent Technical Advisor 4*
 - Section 7.3 Conditions on Certificate by Heritage Officer..... 4*
 - Section 7.4 Types of Developments for which a Certificate of Appropriateness Shall Be Required 4*
 - Section 7.5 Types of Developments for which a Certificate of Appropriateness Shall Not Be Required .. 5*
- Section 8 Certificates of Appropriateness and Public Hearings 5**
 - Section 8.1 Developments Requiring a Public Hearing 5*
 - Section 8.2 Council Consideration on Certificate of Appropriateness 5*
 - Section 8.3 Condition on Certificate by Council after Public Hearing 6*
- Section 9 Content of Applications for Certificates of Appropriateness..... 6**
 - Section 9.1 Content of Application 6*
 - Section 9.2 Notice to Applicant regarding the completeness of Application 6*
 - Section 9.3 Additional Information..... 7*
- Section 10 Expiration of Certificates of Appropriateness 7**
- Section 11 Right to Appeal 7**
- Section 12 Penalties..... 7**



Section 13 Compliance with Other Legislation	7
Section 14 Force Majeure	7
Section 15 Effective Date	7
Section 16 Repeal of Existing By-law	8
Appendix A: Conservation and Design Guidelines	9
Introduction	9
Design Guidelines	12
<i>1 Heritage Character Areas</i>	<i>12</i>
<i>1.1 Overarching Heritage Character Area Guidelines</i>	<i>12</i>
<i>1.2 Civic Area</i>	<i>13</i>
<i>1.3 Commercial Area</i>	<i>13</i>
<i>1.4 Residential Area</i>	<i>14</i>
<i>1.5 Waterfront Area</i>	<i>14</i>
<i>1.6 Transition Area</i>	<i>14</i>
<i>2 New Development</i>	<i>15</i>
<i>2.1 New Civic Construction</i>	<i>15</i>
<i>2.3 New Residential Buildings</i>	<i>19</i>
<i>2.4 New Marine-Industrial Construction</i>	<i>21</i>
<i>2.5 New Buildings in the Transition Area</i>	<i>22</i>
<i>3 Supporting Structures</i>	<i>22</i>
<i>3.1 Maintenance and Replacement In-Kind</i>	<i>22</i>
<i>3.2 Additions or Alterations to Supporting Buildings</i>	<i>22</i>
<i>3.3 Demolition or Removal of Supporting Building</i>	<i>22</i>
Conservation Guidelines	23
<i>4 Roads and Right-of-ways</i>	<i>23</i>
<i>5 Character-Defining and Locally Significant Structures</i>	<i>23</i>
<i>5.1 Maintenance and Repair of Character-Defining and Locally Significant Structures</i>	<i>23</i>
<i>5.2 Replacement In-Kind of Elements of Character-Defining and Locally Significant Structures</i>	<i>23</i>
<i>5.3 Additions to Commercial Character-Defining Structures</i>	<i>24</i>
<i>5.4 Alterations to Commercial Character-Defining Structures</i>	<i>27</i>
<i>5.5 Additions to Residential Character-Defining Structures</i>	<i>29</i>
<i>5.6 Alterations to Residential Character-Defining Structures</i>	<i>32</i>
<i>5.7 Additions to Marine-Industrial Character-Defining Structures</i>	<i>33</i>
<i>5.8 Alterations to Marine-industrial Character-Defining Structures</i>	<i>35</i>



5.9 Locally Significant, Civic and Ecclesiastic Character-Defining Structures	36
5.10 Demolition or Removal of Character-Defining and Locally Significant Structures	37
6 Other Structures and Interventions	38
6.1 Fences	38
6.2 Retaining Walls	38
6.3 Outbuildings (Accessory Buildings).....	38
6.4 Signs	39
6.5 Mechanical and Electrical Equipment	40
6.6 Solar Panels and Alternative Energy Generation Mechanisms	40
Appendix B: Old Town Lunenburg Heritage Conservation District Boundary.....	41
Appendix C: Old Town Lunenburg Heritage Conservation District Heritage Character Areas..	42
Appendix D: Character-Defining, Locally Significant and Supporting Structures.....	43
Appendix E: List of Character-Defining, Locally Significant and Supporting Structures.....	44
Appendix F: Individual Statements of Significance.....	64
Appendix G: Maintenance and Repair	98
Appendix H: Old Town Lunenburg Heritage Conservation District Statement of Significance	86
Appendix I: Definitions	89





Old Town Lunenburg Heritage Conservation District By-law

Section 1 Title, Purpose, and Scope

1.1 Title

- (a) This By-law shall be known and may be cited as the Old Town Lunenburg Heritage Conservation District By-law.
- (b) This By-law may also be cited as “By-law” when used self-referentially within this text or the Old Town Lunenburg Heritage Conservation District Plan.

1.2 Purpose

- (a) This By-law carries out the intent of the Old Town Lunenburg Heritage Conservation District Plan by regulating the built-form character of Old Town Lunenburg Heritage Conservation District.

1.3 Authority

- (a) This By-law is passed under the authority of the Nova Scotia *Heritage Property Act* (1989), as amended from time to time.
- (b) The highest or most restrictive applicable provision of this By-law shall prevail in the interpretation and application of this By-law.

1.4 Content

- (a) The appendices attached to this By-law are hereby declared to form part of this By-law.

Section 2 Words, Definitions and Measurements


2.1 Words

In this By-law:

- (a) The word ‘shall’ means mandatory compliance;
- (b) The word ‘may’ means discretionary compliance or a choice in applying a policy or regulation;
- (c) ‘Owner’ has the meaning ascribed to it in the definitions section of the Municipal Government Act.
- (d) Words used in the plural include the singular, and words in the singular include the plural; and
- (e) Words in the present tense include the future tense.

2.2 Definitions

For the purposes of this By-law, words shall have the meaning or meanings assigned to them in Appendix J – Definitions. Where a word is not defined in Appendix J, it shall have the meaning ascribed



to it in definitions in the Act or Regulations. Where a word is not defined in Appendix J or in the Act or Regulations, the word shall have its ordinary meaning.

2.3 Measurements

The metric system of measurement is used throughout this By-law. Imperial measurements are approximate only, for convenience only, and in all cases of conflict between imperial measure and metric measure, the metric measure shall prevail.

Section 3 Defining Old Town Lunenburg Heritage Conservation District

This By-law shall apply within the Old Town Lunenburg Heritage Conservation District as indicated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary in Appendix B.


Section 4 Administration

4.1 Heritage Officer

- (a) This By-law shall be administered by the Heritage Officer appointed by Council, who shall issue Certificates of Appropriateness in compliance with this By-law, particularly the appended Conservation and Design Guidelines (Appendix A). The Heritage Officer may be assisted by a Deputy Heritage Officer appointed by Council.
- (b) The Heritage Officer is authorized to enter, at all reasonable times, into or upon any property within the Old Town Lunenburg Heritage Conservation District for any inspections necessary to administer this By-law.
- (c) The Heritage Officer may request advice from the Heritage Advisory Committee, or other outside experts, before issuing a Certificate of Appropriateness.
- (d) The Heritage Officer, or delegate, may revoke a Certificate of Appropriateness where information provided on the application is inaccurate, or the permit was issued in error.

4.2 Heritage Advisory Committee

- (a) Council establishes a Heritage Advisory Committee under Section 12 of the Nova Scotia *Heritage Property Act* and pursuant to the Town's *Heritage Property By-law*.
- (b) The Heritage Officer shall seek advice from the Heritage Advisory Committee on the following:
 - i. All proposals to demolish or remove a character-defining or locally significant structure within the district as listed in Appendix E and shown in Map 3 Character-Defining, Locally Significant and Supporting Properties in Appendix D;
 - ii. The preparation, amendment, revision or repeal of the By-law and the Old Town Lunenburg Heritage Conservation District Plan, including, but not limited to, the inclusion or removal of properties from the list of character-defining and locally



significant structures (Appendix E) or changes to the boundaries of the Heritage Character Areas (Appendix B); and

- (c) The Heritage Officer may seek advice from the Heritage Advisory Committee or an independent technical advisor on any application for a Certificate of Appropriateness they receive at their discretion, including, but not limited to:
- i. Applications to substantially alter a character-defining or locally significant structure;
 - ii. Proposals for new public, civic, institutional, or commercial and residential buildings;
 - iii. Proposals where heritage values or the treatment of character-defining elements appear to be in conflict or that affect the attainment of the intent and purpose of this By-Law and the Old Town Lunenburg Heritage Conservation District Plan; and
 - iv. Any other matters conducive to the effective carrying out of the intent and purpose of this By-Law and the Old Town Lunenburg Heritage Conservation District Plan.

Section 5 Responsibility of Owner

An Owner of property situated within the Old Town Lunenburg Heritage Conservation District is strictly responsible for ensuring compliance with this By-law by contractors, tenants and all other persons dealing with the property, and in the event of non-compliance, without restricting the right of the Town to prosecute others, the Owner is strictly subject to the remedies provided for in Section 25 of the Act.

Section 6 Conservation and Design Guidelines

The issuance of a Certificate of Appropriateness shall be conditional upon compliance with this By-law and its corresponding Conservation and Design Guidelines (Appendix A).

Section 7 Certificates of Appropriateness Issued by Heritage Officer

Section 7.1 Certificates Issued Directly by Heritage Officer

- (a) Where no public hearing is required, within thirty (30) days of receiving a complete application, the Heritage Officer, or delegate, shall grant the Certificate of Appropriateness if it complies with this By-law, in particular its corresponding Conservation and Design Guidelines (Appendix A). Alternatively, the Heritage Officer shall inform the applicant in writing of the reasons for not granting the Certificate of Appropriateness or seek advice from an independent technical advisor and/or the Heritage Advisory Committee.
- (b) The Heritage Officer may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and Heritage Conservation Districts Regulations.



Section 7.2 Advice of Heritage Advisory Committee or Independent Technical Advisor

- (a) The Heritage Officer may seek the advice of the Heritage Advisor or the Heritage Advisory Committee at their discretion.
- (b) Where advice of the Heritage Advisory Committee and/or an independent technical advisory is sought, the Heritage Officer will inform the applicant in writing of the decision to seek the advice of the Heritage Advisory Committee and/or independent technical advisor. Within thirty (30) days of receiving the advice of the Heritage Advisory Committee and/or independent technical advisor, the Heritage Officer, or delegate, shall grant the Certificate of Appropriateness if, in the opinion of the Heritage Officer after considering the advice they have received, it complies with the By-law, in particular its corresponding Conservation and Design Guidelines (Appendix A). Alternatively, the Heritage Officer shall inform the applicant in writing of the reasons for not granting the Certificate of Appropriateness.


Section 7.3 Conditions on Certificate by Heritage Officer

- (a) The Heritage Officer may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and Heritage Conservation Districts Regulations. This includes, but is not restricted to:
 - i. Documentation requirements;
 - ii. The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows;
 - iii. Provisions to protect nearby character-defining and locally significant structures from accidental damage; and
 - iv. When approving an application to demolish or remove a character-defining, locally significant or supporting structure:
 - a. The timeframe for constructing a replacement structure;
 - b. The timeframe for removing rubble and wasted materials;
 - c. Landscaping requirements; and
 - d. Requirements around screening unsightly aspects of the property.

Section 7.4 Types of Developments for which a Certificate of Appropriateness Shall Be Required

Before any work commences within the Old Town Lunenburg Heritage Conservation District, a Certificate of Appropriateness shall be required for any development not exempted under Section 6.5, including, but not limited to:

- (a) Demolition or removal of a structure listed as character-defining and locally significant structures (Appendix E);
- (b) Exterior alterations to structures listed as character-defining and locally significant structures (Appendix E), including but not limited to modifications to any existing doors, doorways, windows or window openings, or the creation of new doorways, doors, windows, or window openings.
- (c) Construction of new or exterior alterations to existing buildings and structures, including utility structures and outbuildings, including, but not limited to cladding, foundation, trim, chimneys,



porches, roofs, verandas, doors, doorways, windows, window openings, and exterior steps or stairs changes;

- (d) Additions to any existing structures, including but not limited to new balconies, decks, dormers, ells, exterior stairs, fuel tanks, heat pumps, porches, satellite dishes, micro wind turbines, signs, solar panels, verandas, wings and permanent mechanical or electrical equipment;
- (e) Construction of new or alterations to existing fences; and
- (f) Construction of new or alterations to existing retaining walls.

Section 7.5 Types of Developments for which a Certificate of Appropriateness Shall Not Be Required

A Certificate of Appropriateness shall not be required for the following types of development:

- a) Maintenance and repair of existing buildings, signs, fences, stairs, porches, verandas, and utility structures, provided that such are not altered and remain the same as before, including, but not limited to, in materiality, colour, size, placement and architectural detail;
- b) Renovation of the interior of a building;
- c) Exterior paint, including changing the exterior colour of existing structures;
- d) Recladding in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
- e) Replacement of trim in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
- f) Replacement of porches and verandas in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
- g) Re-roofing using identical materials to the exact same specifications, including, but not limited to, colour, size and placement;
- h) Pet houses and children's play structures;
- i) Temporary signs or structures erected for a period not exceeding thirty-one (31) days;
- j) Canvas and plastic tarp buildings on lots directly abutting Lunenburg's Harbour located in the Waterfront Area, subject to the requirements of the Land Use By-law, for the enclosure of ships, vessels and other marine-related equipment and accessory components;
- k) Repaving of existing paved surfaces; and
- l) Repair to soft landscaping.

Section 8 Certificates of Appropriateness and Public Hearings


Section 8.1 Developments Requiring a Public Hearing

The following development shall require a public hearing:

- a) Applications to demolish or remove a character-defining or locally significant structure (Appendix E)

Section 8.2 Council Consideration on Certificate of Appropriateness

Where Council considers an application for a Certificate of Appropriateness pursuant to Section 8.1, Council shall not approve the application unless:

- 
- (a) There is irreversible structural damage to the character-defining or locally significance structure (Appendix E); or
 - (b) The Conservation and Design Guidelines of this By-law are met; and
 - (c) The applicable policies of the Heritage Conservation District Plan are met.

Section 8.3 Condition on Certificate by Council after Public Hearing

Where there is a public hearing, afterwards Council may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and this Plan and By-law.

Section 9 Content of Applications for Certificates of Appropriateness

Section 9.1 Content of Application

Every application for a Certificate of Appropriateness shall be accompanied by information which the Heritage Officer deems necessary to determine whether the proposed development conforms with the requirements of this By-law, which may include the following:

- b) A written request, signed by the applicant or their agent, with an address and telephone number at which the applicant or agent may be contacted.
- c) Architectural plans, elevation drawings or sketches, as appropriate, not necessarily prepared by an architect but drawn to scale and sufficient to clearly and accurately illustrate the architectural character and dimensions of the proposed development;
- d) A plot plan or sketch, as appropriate, not necessarily prepared by a surveyor or engineer, but drawn to an appropriate scale and sufficient to illustrate:
 - i. The true shape and dimensions of the lot on which the proposed development is to be undertaken;
 - ii. The location of the existing or proposed building or other development in respect of which the Certificate of Appropriateness is applied, with measurements of the lot frontage and the front, rear and side yards;
 - iii. The location of other existing buildings on the lot (if any); and
 - iv. The location of significant landscape features, including driveways, pathways, steps, walls, fences, and vegetation; and
- e) Technical and illustrative information on the materials to be used.
- f) Historical information on the property or structures, including but not limited to archival photographs.
- g) Engineering reports.

Section 9.2 Notice to Applicant regarding the completeness of Application

Within fifteen (15) days of receiving an application for a Certificate of Appropriateness, the Heritage Officer shall inform the applicant in writing whether the application is complete or whether additional information is required.



Section 9.3 Additional Information

Where the information submitted with an application is insufficient for the Heritage Officer to determine whether the application conforms with this By-law, the Heritage Officer may require additional information, including but not limited to sample materials, architectural plans or elevation drawings prepared by a registered architect, a site plan prepared by a licensed land surveyor or structural report prepared by a licensed engineer.

Section 10 Expiration of Certificates of Appropriateness

Any Certificate of Appropriateness issued under this By-law shall be in force for two years from the date of issuance. If the development to which the Certificate of Appropriateness applies has yet to commence within two years from the date of issuance, the Certificate of Appropriateness shall expire.

Section 11 Right to Appeal

The approval, imposition of conditions on, or denial of a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board, subject to the provisions of the *Heritage Property Act* and any regulations thereto.

Section 12 Penalties

In the event of any contravention of the provisions of this By-law, the Town of Lunenburg may act under Section 25 of the *Heritage Property Act*.

Section 13 Compliance with Other Legislation

Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law in force within the Town or from obtaining any license, permission, permit, authority, or approval required by any other By-law of the Town or statute or regulation of the Province of Nova Scotia or the Government of Canada.

Section 14 Force Majeure

The Town of Lunenburg is beholden to timelines outlined in this By-law, except in exceptional circumstances.

Section 15 Effective Date

Upon adoption by the Council of the Town of Lunenburg and approval by the Minister responsible for the *Heritage Property Act*, this By-law shall take effect on the date a notice is published in a newspaper circulating in the Town informing the public that the Old Town Lunenburg Heritage Conservation District By-law is in effect.



Section 16 Repeal of Existing By-law

The Town of Lunenburg *Heritage Conservation District By-Law and Plan* adopted by the Council for the Town of Lunenburg on May 11, 2000 is hereby repealed.



Appendix A: Conservation and Design Guidelines

Introduction

These Conservation and Design Guidelines manage change in Old Town Lunenburg Heritage Conservation District. They guide preserving character-defining and locally significant structures and sensitive new development towards conserving the district’s heritage value.

Design guidelines apply to new developments and supporting structures within the district. These guidelines promote high-quality craftsmanship and public benefit. The design guidelines ensure new development supports Lunenburg’s marine culture, continues the district’s functioning per its colonial plan and sustains Lunenburg’s vernacular architecture tradition. They also provide that new development will not erode the district’s heritage value by overwhelming or detracting from character-defining or locally significant structures. New construction should be compatible with, subordinate to and distinguishable from character-defining or locally significant structures.

Conservation guidelines direct the preservation of the district’s character-defining and locally significant structures, stressing a minimal intervention approach following the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Testifying to Lunenburg’s colonial plan, marine culture, and vernacular architecture tradition, character-defining structures are essential to the district’s heritage value. Direction is provided for all interventions requiring a Certificate of Appropriateness, maintenance, and in-kind replacement.

Making the district accessible is a Council priority. Council strongly encourages working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district’s character-defining elements, including individual character-defining and locally significant structures. Policies on equity and inclusion, sustainability, community capacity-building, research, documentation, incentives, and threat mitigation can be found in the Old Town Lunenburg Heritage Conservation District Plan.

Types of Structures in Old Town Lunenburg Heritage Conservation District			
Character-Defining and Locally Significant Structures		Supporting Structures	
Civic Character-Defining Structures Section 5	Structures originally built for civic use. Shall be conserved.	New Construction	Shall be compatible with, subordinate to and distinguishable from character-defining and locally significant structures. Regulated under Section 2.
Commercial Character-Defining Structures Section 5	Vernacular structures originally built for commercial use. Shall be conserved.	Supporting Structures	Shall be compatible with, subordinate to and distinguishable from character-defining and locally significant structures. Minimally regulated compared to character-defining and locally significant structures. Regulated under Section 3.
Marine-Industrial Character-Defining Structures Section 5	Vernacular marine and other industrial structures. Shall be conserved.		
Residential Character-Defining Structures Section 5	Vernacular, historic homes or structures following a residential form. Shall be conserved.		
Locally Significant Structures Section 5	Historic structures in Old Town Lunenburg Heritage Conservation District that do not relate to its values as defined in the Statement of Significance but are nonetheless municipally historically significant. Shall be conserved.		



How To Use This Document

Users should read all relevant Sections of the Conservation and Design Guidelines early in planning any project in Old Town Lunenburg Heritage Conservation District. Overarching guidelines at the beginning of Sections provide overarching guidance for all relevant subsections.

For new constructions, read the Design Guidelines, the Section related to the Heritage Character Area where the project will take place (see Appendix C), and the Section dedicated to the type of structure planned. Old Town Lunenburg Heritage Conservation District includes five Heritage Character Areas: The Civic Area, the Commercial Area, the Residential Area, the Waterfront Area, and the Transition Area. Guidelines address new civic, commercial, residential, and marine-industrial construction. Fencing, retaining walls, outbuildings/accessory buildings, signs, mechanical equipment, electrical equipment, solar panels, or other alternative energy generation mechanisms are addressed under Section 6 - Other Structures and Interventions. Any structure that does not fall within these typologies should use the new building guidelines directly following the relevant Heritage Character Area guidelines (i.e., Civic Area – civic building; Commercial Area – commercial building, etc.).

Each structure in the district is either character-defining, supporting or locally significant. Character-defining structures testify to the district’s heritage value. Supporting structures enhance the district but are not themselves historic structures. Locally significant structures are conserved because they have local heritage significance despite not aligning with the district’s heritage value as outlined in its Statement of Significance (Appendix I). Structures are mapped by type in Map 3 Character-Defining, Locally Significant and Supporting Properties (Appendix D) and listed in Appendix E. Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures. Any structure built within Old Town Lunenburg after the enactment of this By-law is a Supporting Structure.

Different guidelines apply depending on whether you are maintaining, adding onto, or altering a character-defining or locally significant structure. Guidance is also provided on removing or demolishing character-defining and locally significant structures. Character-defining structures are divided into five building types: civic, commercial, ecclesiastic, marine-industrial, and residential. Read Section 5, Character-Defining and Locally Significant Structures,

NEW CONSTRUCTION

Erecting new buildings and structures, including buildings and accessory buildings, solar panels, heat pumps, retaining walls, signs and fences.



Figure 1: New Construction Flow Chart

and the relevant building type guidelines for interventions on character-defining and locally significant structures. For maintenance, additions, and alterations to supporting structures, read Section 3. For maintenance, additions and alterations to character-defining and locally significant structures, read Section 5. Roads are addressed in Section 4.

INTERVENTIONS ON EXISTING PROPERTIES

Interventions include maintenance, removals, additions, and replacements to historic buildings. This includes everything from repainting a house, adding a new wing to a building, to a new window or door in a character-defining structure. Note that outbuildings, fences, retaining walls, solar panels, heat pumps and other mechanical and electrical equipment are covered under New Construction.

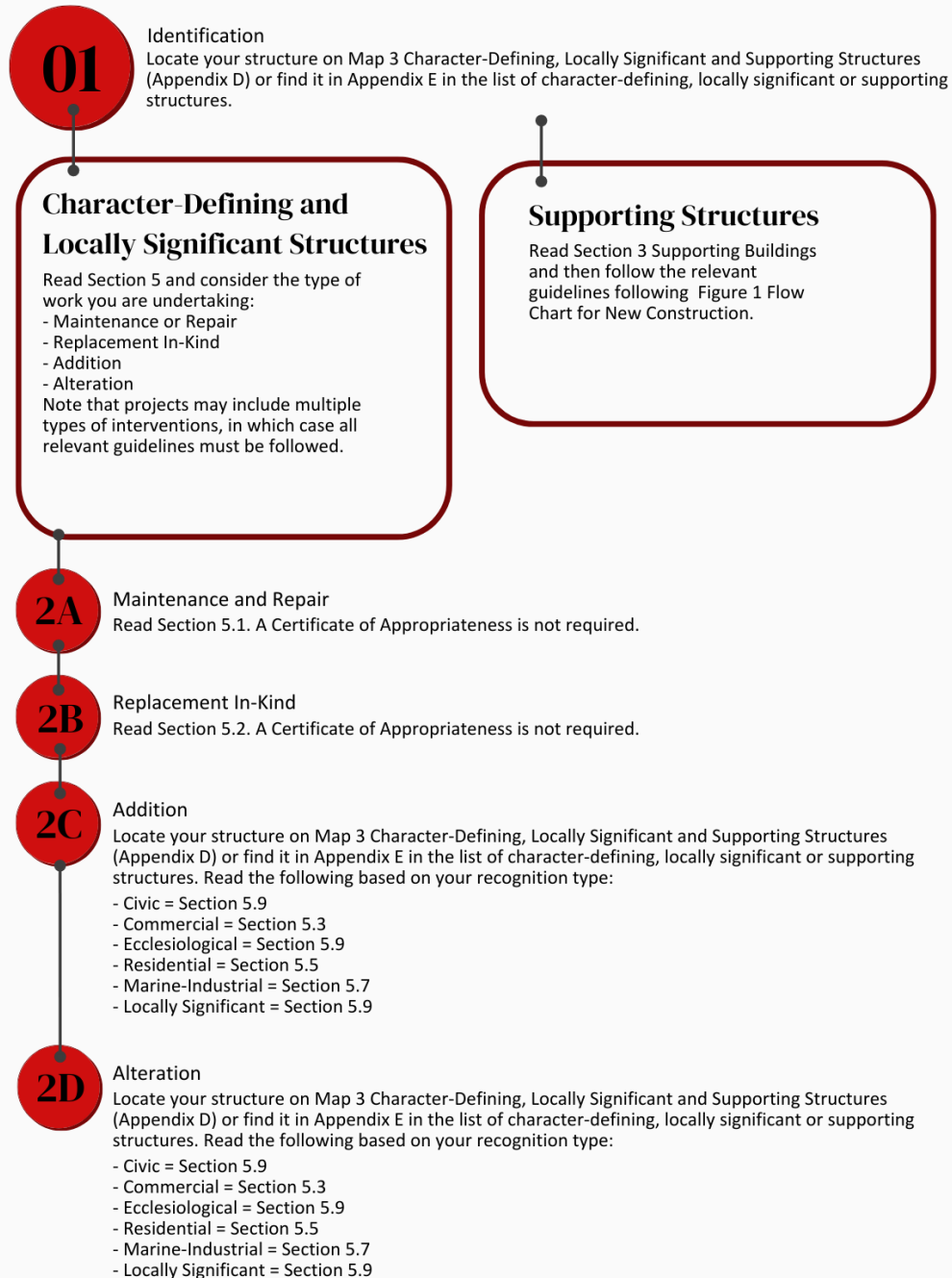


Figure 2: Interventions of Existing Buildings Flow Chart



Design Guidelines

1 Heritage Character Areas

Old Town Lunenburg comprises five Heritage Character Areas: The Civic Area, the Commercial Area, the Residential Area, the Waterfront Area, and the Transition Area. Character Area guidelines support each of the district's character-defining element types: elements that evidence British colonial planning, elements that evidence and support Lunenburg's continuing vernacular architecture tradition, and elements that evidence Lunenburg's historical and continued cultural and economic relationship with the Atlantic, especially the offshore fisheries. A Transition Area with lighter architectural controls encircles the other areas, providing extra protection from potentially detractive development.

1.1 Overarching Heritage Character Area Guidelines

1. The following guidelines apply to new developments and alterations to existing buildings in all the Heritage Character Areas:
 - a) The density, scale and distribution of buildings, typologies, and functions within each area shall be maintained.
 - b) The visual and physical connections and distinguishing features of each Heritage Character Area shall be maintained.
 - c) New developments and alterations to existing buildings shall not detract from the district's heritage value and character-defining elements, including individual character-defining structures. New construction or any element thereof shall not sharply contrast with surrounding character-defining structures.
 - d) New developments and alterations to existing buildings shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures.
2. Proposals for new structures that are incompatible, dominating, and indistinguishable from the district's character-defining structures and the heritage value of the district are not permitted.
3. Compatibility does not mean that new buildings shall replicate historic architectural styles. Creative adaptations and interpretations of the district's historical styles are permitted, provided they incorporate elements of the form and detail of surrounding character-defining buildings.
4. New buildings in the district shall be compatible with Lunenburg's character-defining structures of the same type, whether civic, commercial, ecclesiastic, residential, or marine-industrial. The following factors may be considered when judging the compatibility of a proposed project:
 - a) Architectural form and scale: Including, but not limited to, overall size, bulk, proportion or massing; roof type, shape and pitch; building orientation, including setbacks and separation to buildings next-door, on the same block, or in the same Heritage Character Area;
 - b) Principal façade design: Including, but not limited to, the overall composition, directional emphasis, balance and presence of critical elements like a primary entrance or exterior stairs;
 - c) Windows and doors: Including, but not limited to, their proportion, size, placement and style;

- d) Architectural trim and ornamentation: Including, but not limited to, the proportion, size, placement and style of dormers, trim, porches, and verandahs; and
- e) Materials allowed and not allowed for any exterior element of the structure.

Read the Section related to the Heritage Character Area where the project will take place (see appendix C). For new construction, consult the Section 2 and the Subsection on the type of new structure being planned (Civic Section 2.1, Commercial Section 2.2, Residential Section 2.3, Marine-industrial Section 2.4, new construction in the Transition Area Section 2.5). If your project includes fencing, retaining walls, outbuildings, signs, mechanical or electrical equipment, or solar panels or other alternative energy generation mechanisms, read the specialized guidance under Section 6. For guidance on maintenance, additions and alterations to character-defining and locally significant structures, see Section 5. For guidance on maintenance, additions, and alterations to supporting structures, see Section 3.

1.2 Civic Area

The Civic Area is essential to Old Town Lunenburg's value as the best-preserved colonial settlement in North America. This area is vital to Old Town Lunenburg's continued social and economic functioning according to Charles Morris's original plan, for which the district is recognized nationally and internationally.

1. The four Civic Area blocks are valuable for their architecture, open spaces, and functions. The following character-defining elements shall be preserved:
 - a) All character-defining and locally significant structures;
 - b) The intactness of the four blocks compared to the other blocks in the district;
 - c) The lower building density compared to the higher building density in the surrounding Residential and Commercial Areas;
 - d) The scale of public and civic buildings, approximately three and a half storeys;
 - e) The Civic Area's public functions include:
 - i. The provision of public services;
 - ii. The free, public access to character-defining and supporting civic and ecclesiastic buildings; and
 - iii. The free, public access to landscaped green space between and around character-defining and supporting civic and ecclesiastic buildings.

1.3 Commercial Area

Guidance on new commercial construction has been prepared to ensure compatible development and promote the continuation of Lunenburg's vernacular architecture tradition. There is no one-size fits all solution to new commercial development within the district. Designs shall consider their unique setting, particularly surrounding character-defining structures. Special consideration should be given to commercial character-defining structures next-door and on the same block.

1. The following character-defining elements shall be preserved:
 - a) All character-defining and locally significant structures;
 - b) The distribution or space between structures within the Area; and
 - c) The coherence of commercial streetscapes.



1.4 Residential Area

Guidance on new residential construction has been prepared to ensure compatible development and promote the continuation of Lunenburg's vernacular architecture tradition. This includes supporting eclecticism over homogeneity and compatibility over distinguishability within the Residential Area. There is no one-size fits all solution to new residential development within the district. Designs shall consider their unique setting, particularly surrounding residential character-defining structures next-door and on the same block.

1. The following character-defining elements shall be preserved:
 - a) All character-defining structures;
 - b) The distribution or space between structures within the Area; and
 - c) The variety of vernacular architectural expression.

1.5 Waterfront Area


One of the reasons Old Town Lunenburg is designated a National Historic Site and listed as a World Heritage Site is it is an exceptional example of a culture based on-marine activities. Maintaining this culture is essential, and nowhere is this more paramount than in the Waterfront Area. Development in this area shall balance preserving the historical evidence of Lunenburg's long cultural ties to the sea, particularly marine-industrial character-defining structures, and allowing the working waterfront to thrive.

1. The following character-defining elements shall be preserved:
 - a) The continued waterfront's marine functions, especially the fisheries, including shipbuilding and retrofitting;
 - b) All character-defining structures; and
 - c) Tangible and intangible manifestations of Lunenburg's sea-based culture, such as the Fishermen's Memorial and Ceremony.
2. Council supports the functional nature of the working waterfront as it relates to marine, shipbuilding, and fishery activities, including the following:
 - a) Repairing, rejuvenating, or replacing in-kind extensively deteriorated or missing features that support traditional practices;
 - b) Designing new features for continuing or new uses that support the working waterfront and do not obscure, damage, or destroy character-defining structures or other elements necessary to traditional practices; and
 - c) Documenting all interventions that affect features that support traditional practices and ensuring that this documentation is available to the Heritage Officer.

1.6 Transition Area

The Transition Area is a residential and mixed-use area targeted for gentle mixed-use development. There are also several historic vernacular buildings within the Transition Area identified as character-defining buildings. This area is designated to protect the district from incompatible development and the character-defining buildings surrounding the district and along entrance corridors.

1. The following character-defining elements shall be maintained:
 - a) All character-defining structures.
 - b) the distinction between urban and non-urban areas

- 
- c) Unobstructed views over Old Town Lunenburg out towards Lunenburg Harbour from the location of the Town's four original blockhouses.

2 New Development

2.1 New Civic Construction

New buildings should be attentively documented, both in their design and construction. Everyone involved in constructing new civic structures is strongly encouraged to document all aspects of projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

While the Heritage Officer may seek advice from an independent technical advisor or the Heritage Advisory Committee per the *Old Town Lunenburg Heritage Conservation District Plan and By-law*, the Heritage Officer is directed to pay extra consideration to new public buildings and encouraged to refer them to the Heritage Advisory Committee.

2.1.1 Form and Function of New Civic Structures

- a) New civic buildings shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from the nearest street intersection.
- b) New civic buildings shall not unduly block views from the public realm of other civic and ecclesiastic buildings. New civic buildings should be no more than four storeys tall, or their height, scale and massing should be less than Lunenburg Town Hall (119 Cumberland Street).
- c) New civic buildings shall align with the district's gridiron plan, i.e. new civic buildings shall be oriented to the district's historic street grid at a right angle.
- d) New civic buildings shall have the same setback and distance to neighbouring structures as other buildings within the Civic Area as closely as feasibly possible.
- e) New civic buildings shall be designed to the accessibility provisions of the Building Code. Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the character-defining elements of the district is strongly encouraged.
- f) Flat roofs are prohibited on new civic buildings.
- g) Except for steps associated with a front or secondary entrance, porch or veranda, exterior staircases shall be located on the side or rear of new civic buildings.
- h) New civic buildings should be built to a more than human scale with, for example, high ceilings, oversized windows or prominent entrances, grandeur, and a level of craftsmanship suitable to a public edifice.
- i) New civic buildings shall reinforce the vertical rhythm of the Civic Area. New civic buildings should have a vertical emphasis through elements such as steeply pitched roofs, vertically proportioned windows, vertical trim boards, projecting bays and/or pedimented porches and/or dormers. Dormers shall not exceed one-third (1/3) of the width of any roof slope.
- j) Blank wall façades are prohibited in new civic buildings.

2.1.2 Principal Façade Design of New Civic Structures

- a) The principal façade of new civic buildings shall face the principal street at a right angle.

- b) Principal façades should have bilateral symmetry or balanced asymmetry.

2.1.3 Windows and Doors of New Civic Structures

- a) Modern window styles which depart significantly from the windows of civic character-defining structures are discouraged. Modern interpretations of historic windows are acceptable.
- b) Modern door styles which depart significantly from the doors of civic character-supporting structures are discouraged. Modern interpretations of historic doors are acceptable.

2.1.4 Materials of New Civic Structures

- a) New civic buildings shall be clad in wood, brick, or natural stone.
- b) Architectural detailing on new civic buildings shall be wood, brick, or natural stone.
- c) Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material, except corrugated metal, is permissible, so long as it does not detract from any character-defining structure. Corrugated metal is prohibited.
- d) Wood is preferred, but non-wooden doors and windows are permitted.
- e) Principal and secondary staircases and ramps shall be wood, brick or natural stone. Plastic staircases and ramps are prohibited. Metal fire escape staircases are permitted but cannot be located on the principal façade.
- f) Handrails and balustrades shall be wooden or wrought iron.


If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, or solar panels, or other alternative energy generation mechanisms, read the specialized guidance under Section 6.

2.2 New Commercial Construction

New buildings should be assiduously documented, both in their design and construction. Everyone involved in commercial development is strongly encouraged to document projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

2.2.1 Form

- a) New commercial buildings shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's commercial character-defining structures on the same street, block and/or eight surrounding blocks upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from across the street or the nearest street intersection.
- b) The height, scale, massing, and articulation of new commercial buildings shall complement character-defining structures next-door where applicable. Usually, this will be a two to three-storey building with retail storefronts on the ground floor.
- c) The principal façade of new commercial buildings shall face the street. New commercial buildings on corners shall face the east-west running street, except for those on King Street, which may face King Street or have two principal façades.
- d) The location of new commercial buildings shall follow the existing separation pattern (aka built area relative to void areas) along the street line on the same block. This provision means buildings will typically be contiguous or near contiguous to one another. Where commercial and residential character-defining structures intermix, a greater distance may be kept between buildings per established patterns along the street line on the same block.

- 
- e) The footprint of new commercial buildings shall align with any commercial character-defining buildings next-door, where applicable, and the prevailing setbacks of the character-defining structures on the same block. This provision means new commercial buildings shall have little to no setbacks.
 - f) New commercial buildings shall have a roof form inspired by Old Town Lunenburg's character-defining commercial buildings, including but not limited to gable roofs, gambrel roofs, hatch roofs and flat roofs with a parapet. Flat roofs are permitted on new commercial buildings.
 - g) New commercial buildings should have a vertical emphasis commensurate with commercial character-defining structures. They shall be at least two storeys. Single-storey, shallow-pitched, or flat-roofed new commercial buildings are prohibited.
 - h) Except for steps associated with a front entrance, exterior staircases shall be located on the side or rear of a new development.
 - i) Rooftop decks are prohibited on a new commercial building's principal roof.
 - j) Foundations shall not have large areas of exposed concrete or stone. The height of any exposed foundation may not be greater than 0.305 metres (1 foot) from grade. On sloping sites, cladding and trim shall be stepped, and no exposed foundation may be taller than 0.305 metres (1 foot) from grade.

2.2.2 Principal Façade Design

- a) New commercial buildings shall have a primary ground-level entrance in the principal façade.
- b) The articulation of new commercial buildings shall align with a commercial character-defining structure next-door, where applicable, including, but not limited to, roofs, eaves, windows, doors, mouldings, signboards, stringcourses, and cornices.
- c) Principal façades should be balanced through either bilateral symmetry or asymmetrical balancing. The former may be achieved by aligning similar individual elements, such as windows, doors, and trim.
- d) Principal façades should be vertically articulated into 5.5 to 7.6 metre (18 to 25 feet) units or bays by, for example, vertical trim or pilasters, following the rhythm of the streetscape as defined by the commercial character-defining structures on the same block as the new commercial building.
- e) The principal façade shall include a strong baseline under the windows of storefronts the same height as commercial character-defining structures on the same block, ideally defined by mouldings or panels.

2.2.3 Windows and Doors

- a) Storefronts display picture windows and doors are strictly limited to the ground floor of new commercial buildings.
- b) Apart from the ground floor, the area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%.
- c) Ground floors may have square or vertically oriented display windows with a window-to-wall ratio of up to 75%.
- d) Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, or circular windows, modelled on historic examples found in commercial character-defining structures, shall be permitted.
- e) Slider windows and curved bow windows are prohibited. Picture windows are only permitted on the ground floor storefront level. On the upper levels, picture windows are prohibited.

- f) Doors visible from the public realm should preferably be made of wood with glazing inspired by historic doors in commercial character-designing structures. However, modern door styles made of modern materials are permitted.
- g) Transom lights above doors are encouraged.
- h) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

2.2.4 Architectural Trim and Ornamentation

- a) New commercial buildings shall include at least four of the following:
 - i. Corner boards a minimum of 14 centimetres (5.5 inches) wide.
 - ii. Door trim a minimum of 9 centimetres (3.5 inches) wide, preferably including a well-articulated cap.
 - iii. Strong cornices and/or signboards over ground-floor storefronts.
 - iv. Strong building cornices, especially on flat-roofed buildings.
 - v. Window trim a minimum of 9 centimetres (3.5 inches) wide, preferably a cap, head, jamb, and sill inspired by commercial character-defining structures on the same block as the new commercial building.
 - vi. Decorative details inspired by friezes, dentils, scrolls, brackets, or any other decorative work found on commercial character-defining structures on the same block as the new commercial building.
 - vii. Stair carriages shall be constructed with closed risers and treads with traditional handrails where the balusters are nailed from the top and bottom. Face nailing of balusters shall be prohibited.

2.2.5 Materials

- a) New commercial buildings shall be clad with wooden clapboard or shingles.
- b) Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material is permissible, including metal roofs, if it does not detract from character-defining structures on the same block as the new commercial building. Dark colours are preferred. Bare metal is prohibited. Metal roof slopes within an edge within 1.5 metres (5 feet) of a public right-of-way shall have snow guards. Corrugated metal roofs are prohibited.
- c) Wood is preferred, but non-wooden doors and windows are permitted.
- d) Required decorative details inspired by the district's commercial character-defining structures (see Section 2.2.4) shall be wooden.
- e) Porches, verandahs, and balustrades shall be wooden.
- f) Handrails shall be wooden or wrought iron.
- g) Wood is preferred, but non-wooden stairs and ramps, such as metal, brick or natural stone, are permitted. On principal façades, non-wooden stairs, and non-wooden ramps are prohibited. Plastic stairs and ramps are prohibited.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, or solar panels, or other alternative energy generation mechanisms, read the specialized guidance under Section 6.

2.3 New Residential Buildings

New buildings should be assiduously documented, both in their design and construction. Everyone involved in residential development is strongly encouraged to document projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

The ten nearest residential character-defining structures in a 360-degree radius should be considered when designing new residential buildings, with special consideration given to those next-door and on the same block as the new residential building.

2.3.1 Form

- a) New residential buildings shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's residential character-defining structures on the same street, block and/or eight surrounding blocks upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from the nearest street intersection.
- b) The height and scale of new residential buildings shall be less than or equal to the average height and scale of character-defining residential structures along the same side of the street of the same block.
- c) New residential buildings shall align with the district's gridiron plan, i.e. new residential buildings shall be oriented to the district's historic street grid at a right angle.
- d) New residential buildings shall have the same setback and distance to neighbouring structures as residential character-defining structures on the same block as the new residential building.
- e) A new residential building's roof shall have a similar shape and pitch to character-defining residential buildings on the same block as the new residential building. Historic roof forms in Lunenburg include but are not limited to gable roofs, hipped roofs, hipped gable roofs, gambrel roofs, mansard roofs, hatch roofs, and complex Queen Anne forms with and without dormers. Flat roofs are prohibited for new residential buildings.
- f) Dormers, including extended and overhanging dormers like the Lunenburg bump, are strongly encouraged for new residential development. Dormers shall be inspired by historic examples found on residential character-defining structures, including but not limited to Gothic, Scottish, Peaked, Pedimented, Hipped, Round-headed and Shed dormers. Dormers shall not exceed one-third (1/3) of the structure's total roof area.
- g) Elaborate frontispieces inspired by residential character-defining structures are encouraged.
- h) New houses with a footprint larger than 140 metres squared (1500 square feet) should have at least one projecting bay, ell, porch, veranda, dormer, frontispiece, or other variation in form.
- i) Except for steps associated with a principal or secondary entrance, porch or veranda, exterior staircases shall be located on the side or rear of a new residential building.
- j) Foundations shall not have large areas of exposed concrete or stone. The height of any exposed foundation may not be greater than 0.305 metres (1 foot) from grade. On sloping sites, cladding and trim shall be stepped, and no exposed foundation may be taller than 0.305 metres (1 foot) from grade.
- k) Chimneys on new houses should preferably be constructed of brick and should protrude through the roof at or near the ridge, as centre or offset chimneys, in the model of chimneys on character-defining residential structures in Old Town Lunenburg Heritage Conservation District. Metal chimneys are discouraged. If used, they shall be placed unobtrusively and shall be boxed in a wooden structure which replicates the form of a traditional brick chimney.

2.3.2 Principal Façade design


- a) Principal façades should have a vertical emphasis through elements including, but not limited to, steeply pitched roofs, vertically proportioned windows, vertical trim boards, projecting bays, and pedimented porches and dormers.
- b) Principal façades should be balanced through either bilateral symmetry or asymmetrical balancing. The former may be achieved by aligning similar elements, such as windows, doors, and trim.
- c) The main entrance to new residential buildings shall be in the principal façade facing the street.
- d) Frontispieces inspired by residential character-defining structures are encouraged.
- e) Dormers should be balanced with openings along the building's elevation. Generally, dormers should be centred on the roof or vertically aligned with window and door openings, but they may be offset from windows and doors if the façade is balanced overall. Dormers will be appropriately scaled to be approximately the same width as window and door openings. Again, dormers shall not exceed one-third (1/3) of the structure's total roof area.

2.3.3 Windows and Doors

- a) The area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%, other than sunrooms, where an area of up to 80% on one level may be approved.
- b) Doors visible from the public realm should preferably be made of wood and rail and stile construction with recessed or raised panels or interpretations of panelling and glazing inspired by historic doors in residential character-defining structures.
- c) Modern door styles which depart significantly from the historic doors found in residential character-defining structures are discouraged.
- d) Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, circular or any other shaped window modelled on historic examples found in residential character-defining structures are permitted, particularly under the gable ends of roof peaks.
- e) Slider windows, picture windows and curved bow windows are prohibited.
- f) Horizontal or square windows are only permitted in non-principal façades to accommodate internal functions related to, for example, bathrooms and kitchens.
- g) Wide window openings may be achieved by combining windows in a mullioned frame.
- h) Three and five-sided bay windows modelled on windows found in residential character-defining structures are permissible.
- i) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

2.3.4 Trim and Ornamentation

- a) New residential construction shall include some decorative elements, elaborate or plain, inspired by decorative elements found on Old Town Lunenburg's residential character-defining structures. New residential buildings shall include at least four of the following:
 - i. Corner boards a minimum of 14 centimetres (5.5 inches) wide;
 - ii. Window trim a minimum of 9 centimetres (3.5 inches) wide, preferably consisting of a cap, head, jamb and sill;
 - iii. Door trim a minimum of 9 centimetres (3.5 inches) wide, preferably including a well-articulated cap;

- 
- iv. Bay window trim, preferably including a prominent cap and head, a well-articulated sill, moulded panels below each window and a baseboard or moulding to define the bottom edge;
 - v. Porches, verandahs and/or balconies, preferably with upper and lower rails and vertical balusters nailed from the top and bottom based on the traditional design. Face nailing of balusters shall be prohibited;
 - vi. Decorative brackets, cornices, and/or eaves; and/or
 - vii. Any other decorative work found on residential character-defining structures.
- b) Stair carriages shall be constructed with closed risers and treads, with traditional handrails where the balusters are nailed from the top and bottom. Face nailing of balusters shall be prohibited.


2.3.5 Materials

- a) New houses shall be clad in wooden clapboard or shingles laid in horizontal courses approximately 11.5 centimetres (4.5 inches) to the weather.
- b) Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material is permissible, including metal roofs, if it does not detract from character-defining structures on the same block as the new commercial building. Dark colours are preferred. Bare metal is prohibited. Metal roof slopes within an edge within 1.5 metres (5 feet) of a public right-of-way shall have snow guards. Corrugated metal roofs are prohibited. Wood is preferred, but non-wooden doors and windows are permitted.
- c) Required decorative details inspired by the district's residential character-defining structures (see Section 2.3.4) shall be wooden.
- d) Porches, verandahs, and balustrades shall be wooden.
- e) Handrails shall be wooden or wrought iron.
- f) Wood is preferred, but non-wooden stairs and ramps, such as natural stone, are permitted. On principal façades, non-wooden stairs shall not exceed one step, and non-wooden ramps are prohibited. Plastic stairs are prohibited.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, or solar panels, or other alternative energy generation mechanisms, read the specialized guidance under Section 6.

2.4 New Marine-Industrial Construction

1. New marine-industrial construction should support Lunenburg's ongoing marine culture.
2. New marine-industrial construction should be compatible with, subordinate to and distinguishable from surrounding marine-industrial character-defining structures. New buildings shall be distinguishable but need not be distinguishable upon close inspection, i.e. they may contrast more sharply with surrounding marine-industrial character-defining structures.
3. New construction shall not unduly obscure, damage or destroy character-supporting buildings or other features necessary to ongoing marine-industrial activities.
4. New marine-industrial buildings should be no more than four storeys.
5. Marine-industrial buildings should have a gabled, hatch or shed roof, ideally with the end pointed towards the harbour.
6. All new marine-industrial buildings fronting on Bluenose Drive shall be clad in wooden clapboard or shingles.

- 
7. Preferably, all new marine-industrial buildings will be clad in wood shingles or clapboard. However, new cladding materials are permitted for new buildings in the Waterfront Area that do not front on Bluenose Drive.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, or solar panels or other alternative energy generation mechanisms, read the specialized guidance under Section 6.

2.5 New Buildings in the Transition Area

New buildings in the Transition Area will adhere to the guidelines for new buildings above as applicable (Sections 2), however:

1. New buildings need only be compatible with, subordinate to and distinguishable from character-defining structures. New buildings need not be distinguishable upon close inspection, i.e. they may contrast more sharply with surrounding marine-industrial character-defining structures.
2. No restrictions are placed on what materials can be used for new buildings in the Transition Area, except they shall be clad with wood shingles or clapboard.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, or solar panels or other alternative energy generation mechanisms, read the specialized guidance under Section 6.

3 Supporting Structures

The role of supporting structures is to reinforce the district's heritage value and character. Insensitive alterations and additions to supporting structures may detract from the district. However, since they do not embody the district's heritage value, supporting structures are minimally regulated.

3.1 Maintenance and Replacement In-Kind

Supporting structures as they exist upon enacting this Plan and By-law are grandfathered into planning and development. However, the existence of any non-compatible feature on any supporting structure in the district may not be used as a precedent for future incompatible development. Repairs and replacement of any aspect of supporting structures is allowed with the following exceptions:

1. Over 50% replacement of stairs, balconies, porches, balustrades, handrails, verandas, and dormers shall adhere to relevant new construction provisions (Section 2); and
2. Replacement of extant non-wooden cladding greater or equal to 20% of a structure's exterior wall area, excluding windows and doors and doors, is prohibited. Wood clapboard or shingles shall be used when replacing greater or equal to twenty 20% of a structure's exterior wall covering.

3.2 Additions or Alterations to Supporting Buildings

All alterations or additions to supporting structures shall follow the relevant new construction guidelines in Section 2.

3.3 Demolition or Removal of Supporting Building

Applications to demolish or remove a supporting building will be approved without a public hearing provided all other requirements of this By-law are adhered to. Any replacement structure is subject to the relevant new construction guidelines in Section 2.



Conservation Guidelines

4 Roads and Right-of-ways

Conserving Old Town Lunenburg's gridiron plan is essential to sustaining its heritage value as the best-preserved colonial settlement in North America. As such:

1. Roadways included in Charles Morris's Town plan (Appendix G):
 - a) Shall not be realigned, reoriented, regraded, widened, narrowed, or otherwise altered;
 - b) Shall not be obstructed or obscured except for minor accessibility issues to any entranceway as approved pursuant to the Town's Street Encroachment By-law; and
 - c) Shall be maintained and continue to provide circulation throughout the district.
2. Clear sightlines down east-west streets will be preserved or restored.
3. Clear sightlines down north-south streets that visually connect the Commercial, Residential and Civic Areas to Lunenburg Harbour will be preserved or restored.
4. Temporary structures and signs towards completing essential public works projects and street furniture and other civic amenities erected by the municipality are exempt.

Other encroachments are regulated under the Town's Land Use By-law and Street Encroachment By-law.

5 Character-Defining and Locally Significant Structures

Any work on character-defining or locally significant structures should be assiduously documented. Everyone involved in projects concerning character-defining and locally significant structures is strongly encouraged to document them and provide information to the Heritage Officer to inform future research and conservation efforts.


5.1 Maintenance and Repair of Character-Defining and Locally Significant Structures

No Certificate of Appropriateness is required to maintain or repair a character-defining structure. However, please refer to Appendix H for guidelines pertaining to best practices for the maintenance and repair of Heritage Buildings.

5.2 Replacement In-Kind of Elements of Character-Defining and Locally Significant Structures

Repairing wood structures includes replacing in-kind decayed and damaged elements and correcting the conditions that caused the decay or damage. All features of character-defining structures shall be repaired rather than replaced in-kind wherever possible. Only components that have deteriorated beyond repair may be replaced and shall be replaced in-kind using the existing feature as physical evidence of its placement, form, material, and detailing. Replacements in-kind shall be identical in every respect to existing prototypes. Traditional practices should be used whenever possible. Replacement in-kind does not require a Certificate of Appropriateness. However, notice and documentation should be provided to the Heritage Officer to guide future planning and conservation work. The presence of non-compatible or insensitive additions and alterations shall not be cited as a precedent in any approval process.

1. All features of character-defining structures shall be repaired rather than replaced in-kind wherever possible. Only components that have deteriorated beyond repair may be replaced and shall be replaced in-kind using the existing feature as physical evidence of its placement, form, material, and detailing.

- 
2. Any replacement that is not wholly identical to an existing prototype constitutes an alteration and may not proceed without a Certificate of Appropriateness.
 3. Replacement of non-wooden cladding greater or equal to 20% of a structure's exterior wall area, excluding windows and doors, is prohibited. Wood clapboard or shingles shall be used when replacing greater or equal to 20% of a structure's exterior wall covering.

5.3 Additions to Commercial Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.


5.3.1 Overarching Guidelines

The following guidelines apply to all additions to commercial character-defining buildings:

- a) Additions shall be physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length or across the street.
- b) Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- c) Additions shall minimize the loss or obstruction of the character-defining building's significant architectural features, including but not limited to windows, doors, and decorative elements.
- d) Additions should be designed to minimize their visual impact when viewed from the public realm.
- e) Owners are strongly encouraged to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- f) Restoration of missing features is allowed, especially in the case of storefront details, including cornices, signboards and baselines. However, new designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

5.3.2 New Wings and Extensions

- a) No new wing, extension or other substantial additions may be taller than the commercial character-defining structure.
- b) New wings, extensions or other additions shall be located to the side or back of commercial character-defining structures. Additions in front of principal façades are prohibited.
- c) Except for new commercial buildings on King Street, the principal façade of new commercial buildings shall face east-west streets.
- d) New wings, extensions, or other additions to a side of a commercial character-defining structure shall align with the structure's principal façade (i.e., additions shall align with the existing front and flanking yard setbacks).
- e) The articulation of additions will align with neighbouring commercial character-defining structures, including, but not limited to, roofs, eaves, windows, doors, mouldings, stringcourses, and cornices.
- f) Additions to the side of commercial character-defining buildings should be articulated into 5.5 to 7.6 metres (18 to 25 feet) units or bays by, for example, trim or pilasters, following the




rhythm of the streetscape as defined by the commercial character-defining structures on the same block as the new commercial building.

- g) Ground floor storefronts are encouraged for additions to the side of commercial character-defining buildings. Storefronts are strictly limited to the ground floor of additions.
- h) Additions to the side of commercial character-defining buildings with a storefront design on the ground floor shall have a strong baseline under the windows the same height as commercial character-defining structures on the same block, ideally defined by mouldings or panels.
- i) Ground floors may have square or vertically oriented display windows with a window-to-wall ratio of up to 75%.
- j) Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, or circular windows, modelled on historic examples found in commercial character-defining structures, shall be permitted.
- k) Slider windows, picture windows and curved bow windows are prohibited, except for the picture windows permitted as part of storefront designs.
- l) Doors visible from the public realm should preferably be made of wood with glazing inspired by historic doors in commercial character-designing structures. However, modern doors are permitted.
- m) Transom lights above doors are encouraged.
- n) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- o) Additions to the side of commercial character-defining buildings shall have a vertical articulation that reflects the predominant bay and storefront widths of commercial character-defining structures on the same block.
- p) New wings, extensions or other substantial additions shall use the same facing and decorative materials as the existing structure.
- q) New wings, extensions or other substantial additions shall have a roof shape similar or complementary to the roof shape of the commercial character-defining building.
- r) New windows shall respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the commercial character-defining structures. Windows on new additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- s) Any rearrangement of windows should be done on the parts of buildings least visible from the public realm. The arrangement of windows on the existing principal façade may not be altered.
- t) The form, appearance, proportion, materials, door panel style and details of new doors should match those of existing openings on the commercial character-defining building and respect the hierarchy of entrances.
- u) Additions to commercial character-defining structures shall include trim and decorative detailing commensurate in material and style with the commercial character-defining structure. They should not substantially diverge in alignment or size. Additions to commercial character-defining structures shall incorporate door and window trim that complement or match the historic trim work on the character-defining building.

5.3.3 New Rooftop Elements, including Dormers and Skylights

- a) Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions shall not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof shall be prohibited.

- 
- b) Whenever possible, locate new rooftop elements, such as vents, drainage components, satellite dishes, solar panels, skylights, etc., out of view of the public realm. Again, such additions shall not substantially alter the established shape or form of the roof.
 - c) New dormers are encouraged on existing buildings but shall not substantially alter the established shape or form of the roof. New dormers shall not detract from the roofline or visually overwhelm existing dormers in design, placement, or scale.
 - d) Dormers, including existing dormers, shall not exceed one-third (1/3) of the structure's total roof area. No more than four dormers shall be permitted on any one single roof. Notwithstanding the preceding, more than four dormers may be approved, provided the total number of dormers does not exceed the number of bays on the building's corresponding wall elevation.
 - e) Dormers should be vertically aligned or centred between existing window or door openings in the corresponding façade. Dormers may be offset from window openings if it provides for an overall balanced façade design.
 - f) Where dormers already exist on the roof of a commercial character-defining building, new dormers shall be similar or complementary to the existing dormers in style, proportion, size, trim and window style, profile, and orientation.
 - g) Where no dormers already exist on the roof of a commercial character-defining building, dormers shall be inspired by historic examples found on commercial character-defining structures throughout the district.
 - h) Large, shed dormers should preferably be located at the rear of residential character-defining structures to preserve the architectural integrity of the principal façade.
 - i) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
 - j) Skylights shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the façade. Skylights shall be centred on the roof or vertically aligned with window and door openings. Skylights may be offset from window openings if it provides for an overall balanced façade design.
 - k) Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
 - l) Skylights may be vertically oriented or square in profile. They may be constructed of wood or metal, provided the metal has a dark or medium-tone matte colour finish that is compatible with the colour of the roof.
 - m) Bubble-style skylights and mirrored glass skylights are prohibited.

5.3.4 New Windows and Doors

- a) New windows shall respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the commercial character-defining structures.
- b) New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.
- c) Windows on additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- d) Round-headed, pointed, diamond-shaped, or circular windows modelled on the various traditional examples shall be permitted, provided they are consistent and compatible with the building's architectural style.
- e) Square or horizontally orientated windows may be allowed on non-principal façades to accommodate internal functions such as kitchens and bathrooms.

- f) Square or horizontally oriented windows are allowed as part of existing ground-floor storefront designs.
- g) Slider windows or curved bow windows are prohibited.
- h) The addition of shutters without historical evidence of their prior existence is prohibited.
- i) While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
- j) New doors should not be visible from the public realm if possible.
- k) New doors may not be added to the existing principal façade. However, new doors may be added to the street-facing elevations of new additions.
- l) New doors shall be traditional solid wooden, fibreglass or metal-panelled doors in conformance with the building's style.
- m) Modern door styles such as flush surface doors (no panels), doors with diagonal moulding patterns, and doors with non-traditional glazing patterns are prohibited.
- n) New doorways shall not compete with principal entrances. Historic hierarchies of entrances on buildings should be maintained where they exist.
- o) Fully glazed patio doors are prohibited on the principal front façade and/or the principal flanking façade.


5.3.5 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- a) New decks, porches, verandahs, balconies, ramps, lifts, and stairs by applicable codes, regulations, or accessibility standards shall be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs shall be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.
- b) New decks, porches, verandahs, balconies, ramps, and stairs shall be constructed of wood.
- c) Except in the case where a new design that is physically, visually, materially and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection is replacing a missing historical element of the building (for example, a Victorian verandah that was at one time removed and not replaced), new decks, porches, patios, balconies, stairs and verandahs shall not be added to the principal façade. However, new decks, porches, patios, balconies, stairs, and verandahs may be added to the street-facing elevations of new additions.

5.4 Alterations to Commercial Character-Defining Structures

Every effort shall be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. Alterations shall not be permitted unless they are minimal and reversible.

Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.



Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. The importance of finding visually, stylistically, and physically compatible substitute materials cannot be overstated.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

5.4.1 Alterations May Be Approved


The following alterations to character-defining structures may be approved:

- a) Modifications to existing entrances, doors, stairs, porches, balconies, or verandahs to meet accessibility and code regulation requirements. Changes shall minimize impact on character-defining structure and shall be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length from the modification. The Town strongly encourages working with case specialists to determine the most appropriate solutions to health, safety, security, and accessibility requirements with the most negligible impact on character-defining structures.
- b) Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- c) Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- d) Replacement glazing may be approved when historic glazing is damaged, or windows are being retrofitted to improve sustainability.
- e) Preferably, doors will be replaced in-kind. Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. The door opening shall not be altered. Where a doorway has sidelights, transom windows or double doors, these aspects shall be preserved. Surrounding trim shall also be preserved.
- f) New roof coverings may be approved if the pitch, shape and architectural detailing, including, but not limited to, architectural details like dormers, cornices, brackets, dentils, fascia, and widows' walks remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.

5.4.2 Alterations Prohibited

For clarity, the following alterations to commercial character-defining are prohibited:

- a) No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- b) Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Removing, for example, Victorian aspects to restore a building to an earlier



Georgian appearance is prohibited. The layers and evolution of the building over time shall be conserved.

- c) Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminium siding and brick or stone veneer.
- d) Replacement of narrow clapboard or shingles with wide siding or shingles.
- e) Altering the arrangement or design of storefronts, including removing without replacing in-kind storefronts and their corresponding architectural details.
- f) Removing without replacing in-kind dormers, frontispieces, bay windows, and architectural decoration, especially storefront cornices, signboards, and baselines.
- g) Changes to the dimension, detailing and placement of historic entrances. Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- h) Blocking or removing historic window and door openings.
- i) Changes to the dimension, detailing and placement of historic windows.

5.5 Additions to Residential Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.


5.5.1 Overarching Guidelines

The following guidelines apply to all additions to residential character-defining buildings:

- a) Additions shall be physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length or across the street.
- b) Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- c) Additions shall minimize the loss or obscurement of the character-defining building's significant architectural features, including but not limited to windows, doors, and decorative elements.
- d) Additions should be designed to minimize their visual impact when viewed from the public realm.
- e) You are encouraged to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- f) Restoration of missing features with exact replicas is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred. Here close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.

5.5.2 New Wings and Extensions

- a) No new wing, extension or other additions may be taller than the residential character-defining structure.
- b) New wings, extensions or other additions shall be located to the side or back of residential character-defining structures. Additions to the front of existing principal façades are prohibited.

- 
- c) New wings, extensions or other additions shall be offset approximately 1 foot (a third of a metre) from the principal façade (i.e., deeper into the lot, further away from the street).
 - d) New wings, extensions or other additions shall be constructed in wood and clad in the same material to the exact specifications as the cladding of the residential character-defining building, except where non-combustible materials are required under the Building Code.
 - e) New wings, extensions or other additions shall have a roof shape similar or complementary to the roof shape of the residential character-defining building.
 - f) New windows shall respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the residential character-defining structures. Windows on new wings, extensions or other additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
 - g) The area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%, other than sunrooms, where an area of up to 80% on one level may be approved.
 - h) Any rearrangement of windows should be done on the parts of buildings least visible from the public realm. The arrangement of windows on the principal façade may not be altered.
 - i) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
 - j) The form, appearance, proportion, materials, door panel style and details of new doors should match those of existing openings on the residential character-defining building and respect the hierarchy of entrances.
 - k) New wings, extensions or other additions to residential character-defining structures shall include trim and decorative detailing commensurate in material and style with the residential character-defining structure. They should not substantially diverge in alignment or size.
 - l) Additions to residential character-defining structures shall incorporate door and window trim that complement the historic trim work on the character-defining building.
 - m) While attics may be modified for use, lifting a roof and adding an extra storey to a residential character-defining structure is prohibited.


5.5.3 New Rooftop Elements, including Dormers and Skylights

- a) Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions shall not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof are prohibited.
- b) Whenever possible, locate new rooftop elements, such as vents, drainage components, satellite dishes, solar panels, skylights, etc., out of view of the public realm. Again, such additions shall not substantially alter the established shape or form of the roof.
- c) New dormers are encouraged on existing buildings but shall not substantially alter the established shape or form of the roof. New dormers should not detract from the roofline or visually overwhelm existing dormers in design, placement, or scale.
- d) Dormers, including existing dormers, shall not exceed one-third (1/3) of the structure's total roof area. No more than four dormers shall be permitted on any one single roof. Notwithstanding the preceding, more than four dormers may be approved, provided the total number of dormers does not exceed the number of bays on the building's corresponding wall elevation.
- e) Dormers should be vertically aligned or centred between the existing window or door openings in the corresponding façade. Dormers may be offset from window openings if it provides for an overall balanced façade design.

- f) Where dormers already exist on the roof of a residential character-defining building, new dormers shall be similar or complementary to the existing dormers in style, proportion, size, trim and window style, profile, and orientation.
- g) Where no dormers already exist on the roof of a residential character-defining building, dormers shall be inspired by historic examples found on residential character-defining structures, including but not limited to Gothic, Scottish, Peaked, Pedimented, Hipped, Round-headed and Shed dormers and overhanging dormers like the Lunenburg Bump. Shed dormers should be inset from the roof edges so that they do not obscure the roof's shape.
- h) Large, shed dormers should preferably be located at the rear of residential character-defining structures to preserve the architectural integrity of the principal façade.
- i) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- j) Skylights shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the corresponding façade. Skylights shall be centred on the roof or vertically aligned with window and door openings. Skylights may be offset from window openings if it provides for an overall balanced façade design.
- k) Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
- l) Skylights may be vertically oriented or square in profile. They may be constructed of wood or metal, provided the metal has a dark or medium-tone matte colour finish that is compatible with the colour of the roof.
- m) Bubble-style skylights and mirrored glass skylights are prohibited.

5.5.4 New Windows and Doors

- a) New windows shall respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the residential character-defining structures.
- b) New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.
- c) Windows on new wings, extensions or other additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- d) Round-headed, pointed, diamond-shaped, or circular windows modelled on the various traditional examples shall be permitted, provided they are consistent and compatible with the building's architectural style.
- e) Square or horizontally orientated windows may be allowed on non-principal façades to accommodate internal functions such as kitchens and bathrooms.
- f) Slider windows or curved bow windows are prohibited.
- g) The addition of shutters without historical evidence of their prior existence is prohibited.
- h) While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
- i) New doors should not be visible from the public realm if possible.
- j) New doors may not be added to existing principal façades. However, new doors may be added to the street-facing elevations of new additions.
- k) New doors shall be traditional solid wooden, fibreglass or metal-panelled doors in conformance with the building's style.

- 
- l) Modern door styles such as flush surface doors (no panels), doors with diagonal moulding patterns, and doors with non-traditional glazing patterns are prohibited.
 - m) New doorways shall not compete with principal entrances. Historic hierarchies of entrances on buildings should be maintained where they exist.
 - n) Fully glazed patio doors are prohibited on the principal front façade and/or the principal flanking façade.

5.5.5 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- a) New decks, porches, verandahs, balconies, ramps, lifts, and stairs by applicable codes, regulations, or accessibility standards shall be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs shall be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.
- b) New decks, porches, verandahs, balconies, ramps, and stairs shall be constructed of wood.
- c) Except in the case where a new design that is physically, visually, materially and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection is replacing a missing historical element of the building (for example, a Victorian verandah that was at one time removed and not replaced), new decks, porches, patios, balconies, stairs and verandahs shall not be added to the existing principal façade. However, new decks, porches, patios, balconies, stairs, and verandahs may be added to the street-facing elevations of new additions.

5.6 Alterations to Residential Character-Defining Structures

Every effort shall be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. Alterations shall not be permitted unless they are minimal and reversible.

Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.


Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. The importance of finding visually, stylistically, and physically compatible substitute materials cannot be overstated.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

5.6.1 Alterations May Be Approved

The following alterations to character-defining structures may be approved:

- a) Modifications to existing entrances, doors, stairs, porches, balconies, or verandahs to meet accessibility and code regulation requirements. Changes shall not detract from the character-defining structure and shall be compatible with, subordinate to and distinguishable from the



character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length from the modification. Owners are strongly encouraged to work with case specialists to determine the most appropriate solutions to health, safety, security, and accessibility requirements with the most negligible impact on character-defining structures.

- b) Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- c) Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- d) Replacement glazing may be approved when historic glazing is damaged or windows are being retrofitted to improve sustainability.
- e) Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. The door opening shall not be altered. Where a doorway has sidelights, transom windows or double doors, these aspects shall be preserved. Surrounding trim shall also be preserved.
- f) New roof coverings may be approved if the pitch, shape and architectural detailing, including, but not limited to, architectural details like dormers, cornices, brackets, dentils, fascia, and widows' walks remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.

5.4.1 Alterations Prohibited

For clarity, the following alterations to residential character-defining structures are prohibited:

- a) No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- b) Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Extensive restoration is prohibited.
- c) Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminum siding and brick or stone veneer.
- d) Replacement of narrow clapboard or shingles with wide siding or shingles.
- e) Removing without replacing in kind dormers, frontispieces, bay windows, and architectural decoration such as door and window trim boards, corner boards, and undersides of projecting elements.
- f) Changes to the dimension, detailing and placement of historic entrances. Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- g) Changes to the dimension, detailing and placement of historic windows.
- h) Blocking or removing historic window and door openings.

5.7 Additions to Marine-Industrial Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.

5.7.1 Overarching Guidelines

The following guidelines apply to all additions to marine-industrial character-defining buildings:

- a) Additions shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection, especially in size or massing. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length, across the street or the harbour.
- b) Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- c) Additions shall minimize the loss or obstruction of the character-defining building's significant architectural features, including but not limited to windows, doors and trim.
- d) Additions should be designed to minimize their visual impact when viewed from the public realm, including the harbour.
- e) Council strongly encourages working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- f) Restoring missing features that support traditional practices is encouraged.
- g) Restoration of other missing features is allowed, however, new designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

5.7.2 New Wings and Extensions


- a) No new wing, extension or other substantial additions may be taller than the marine-industrial character-defining structure.
- b) The articulation of additions will complement the articulation of the marine-industrial character-defining structures, including, but not limited to, roofs, eaves, windows, doors, and trim.
- c) New wings, extensions or other substantial additions shall use the same facing as the rest of the building.
- d) New wings, extensions or other substantial additions shall have a roof shape similar or complementary to the roof shape of the marine-industrial character-defining building.
- e) Substantial additions onto marine-industrial character-defining structures shall incorporate door and window trim that complement or match the historic trim work on the character-defining building.

5.7.3 New Rooftop Elements, including Dormers and Skylights

- a) Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions shall not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof shall be prohibited.
- b) Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
- c) Bubble-style skylights and mirrored glass skylights are prohibited.
- d) Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

5.7.4 New Windows and Doors

- a) New windows shall respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the marine-industrial character-defining structures.

- 
- b) New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.
 - c) Windows on new additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
 - d) Slider windows or curved bow windows are prohibited.
 - e) Addition of shutters without historical evidence of their prior existence is prohibited.
 - f) While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
 - g) Doors visible from the public realm should preferably be made of wood with glazing inspired by doors of character-defining structures. However, modern doors are permitted.
 - h) Historic hierarchies of entrances on buildings should be maintained where they exist.
 - i) Fully glazed patio doors are prohibited on the principal front façade.

5.7.4 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- a) New decks, porches, ramps and stairs shall be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs shall be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, from across the street, from the harbour or at arm's length.
- b) New decks, porches, ramps, and stairs shall be constructed of wood.

5.8 Alterations to Marine-industrial Character-Defining Structures


Every effort shall be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. However, greater leniency may be provided in altering character-defining marine industrial structures if it allows for the continuation or return of traditional marine-industrial functions to the Waterfront Area.

Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. Once again, however, greater leniency may be provided in altering character-defining marine-industrial structures if it allows for the continuation or return of traditional marine-industrial functions to the Waterfront Area.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

5.8.1 Alterations May Be Approved



The following alterations to character-defining structures may be approved:

- a) Modifications to existing entrances, doors, stairs, or decks to meet accessibility and code regulation requirements. Changes should not detract from the character-defining structure and shall be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when viewed from across the street, the harbour or at arm's length from the modification. Owners are strongly encouraged to work with case specialists to determine the most appropriate solutions to health, safety, security, and accessibility requirements with the most negligible impact on character-defining structures.
- b) Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- c) Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- d) Replacement glazing may be approved when historic glazing is damaged or windows are being retrofitted to improve sustainability.
- e) Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. Existing doorway openings are encouraged to be preserved in dimension and design. However, doorways may be altered to accommodate marine-industrial functions. Surrounding trim shall be preserved or replaced in-kind.
- f) New roof coverings may be approved if the pitch, shape and architectural detailing, will remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.


5.8.2 Alterations Prohibited

For clarity, the following alterations to marine-industrial character-defining are prohibited:

- a) No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- b) Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Extensive restoration is prohibited.
- c) Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminium siding and brick or stone veneer.
- d) Replacement of narrow clapboard or shingles with wide siding or shingles.
- e) Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- f) Blocking or removing historic window and door openings.
- g) Changes to the dimension, detailing and placement of historic windows.

5.9 Locally Significant, Civic and Ecclesiastic Character-Defining Structures

Civic, ecclesiastic, and locally significant structures within the district are special due to their exceptional physical attributes. Each is unique and shall be conserved according to their individual statements of significance (See Appendix F). These buildings shall be managed to the highest conservation standard.


- 
1. All locally significant and civic and ecclesiastic character-defining structures shall be conserved referencing their individual statements of significance (See Appendix F)
 2. All character-defining elements of locally significant, civic, and ecclesiastic character-defining structures shall be conserved. They may not be damaged, destroyed, removed, obscured, or altered in any way beyond maintenance, repair and replacement in-kind.
 3. When character-defining elements shall be repaired they should be repaired according to traditional practices.
 4. When character-defining elements shall be replaced, they shall be replaced in-kind.
 5. No alteration or addition may detract, obscure, or endanger any character-defining element.
 6. Additions shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable upon close inspection. Close inspection here means detectable by a trained professional, such as an architect or architectural historian, when standing across the street from the building.
 7. Additions shall use the same exterior cladding material(s) as the existing building and pay homage to the building's character-defining architectural elements.
 8. Alterations shall be physically, visually, and stylistically compatible with, subordinate to and distinguishable upon close inspection. Close inspection here means detectable by a trained professional, such as an architect or architectural historian, when within arm's length of the alteration.
 9. No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
 10. Owners are strongly recommended to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on heritage value.

5.10 Demolition or Removal of Character-Defining and Locally Significant Structures

Character-defining and locally significant buildings should not be demolished, removed, replaced, or substantially altered. The demolition or removal of character-defining or locally significant buildings will only be approved in exceptional circumstances through a Public Hearing Process. Poor physical condition, even substantial damage, is insufficient to support applications to demolish or remove a character-defining building. Applicants shall prove a building has irreversible structural damage. An Applicant shall submit two independently prepared engineering reports by two different accredited engineers with experience assessing heritage structures detailing the structure's condition and attesting to its being beyond repair. The Town may also conduct its own structural assessment, including consulting or hiring an external expert.

Below are stipulations on what will be considered an acceptable engineering report for evaluating applications to demolish or remove a character-defining or locally significant structure.

1. **Qualified Engineer:** The engineering report should be prepared by a qualified professional engineer with expertise in heritage structures, or a structural engineer experienced in assessing historic buildings. The engineer should possess the necessary qualifications and be licensed to practice in the jurisdiction.
2. **Site Inspection and Assessment:** The report should include a detailed site inspection conducted by the engineer. This inspection should assess the structure's condition, including the building's stability, foundations, load-bearing elements, and other critical components. The assessment



should identify any structural deficiencies or vulnerabilities that may impact the integrity of the building.

3. **Structural Analysis:** The engineering report should provide a thorough structural analysis of the building. This analysis should evaluate the existing structural system, materials, and construction methods employed in the historic building. The report should assess the structural capacity, load-bearing capabilities, and any potential risks associated with the demolition process.
4. **Heritage Impact Assessment:** The engineering report should include a heritage impact assessment, which examines the potential impacts of demolition on the heritage value of the district and its surroundings. This assessment should consider the structure's historical significance, architectural character, and contextual relationships.
5. **Preservation Options:** The engineering report should explore feasible preservation options to retain or integrate the heritage structure within new development plans. This assessment should consider adaptive reuse, structural stabilization, or other strategies that promote the preservation of heritage elements.
6. **Mitigation Measures:** If demolition is deemed necessary, the engineering report should propose appropriate mitigation measures to minimize the loss of heritage value. These measures may include salvaging and documenting significant architectural elements, recording the building's history, or integrating salvaged materials into new construction projects.

6 Other Structures and Interventions

6.1 Fences

The height of fences is regulated under the Land Use By-Law. Applications for new fences that would obstruct views of character-defining elements from the public realm, including individual character-defining or locally significant structures, may be rejected.

1. Fences outside the Waterfront Area shall be wooden, wrought iron or aluminium.
2. The following fence types are prohibited outside the Waterfront Area:
 - a) Plastic fences
 - b) Chain link fences
 - c) Wire fences
 - d) Metal panel fences
3. The following fence type are allowed across the District:
 - a) Vertical board fences
 - b) Horizontal post and rail fences
 - c) Lattice fences
 - d) Picket fences
4. Fences may be painted or stained a solid colour or may be left to weather naturally.

6.2 Retaining Walls

Ideally, retaining walls should not distract from surrounding character-defining buildings and should be less than 1.2 metres (4 feet) in height. Using soft landscaping to screen retaining walls is strongly encouraged. Gabion walls are prohibited within the district. Boulder, wooden planks, and wooden timbers are preferred. Taller retaining walls are discouraged but are allowed within the district to ensure public safety, accessibility, and the longevity of existing buildings.

6.3 Outbuildings (Accessory Buildings)

6.3.1 Provisions



Provisions in this section apply to new outbuildings and the alteration of existing outbuildings.

- a) Outbuildings, including but not limited to sheds and garages, shall be physically, visually, and stylistically compatible with and subordinate to the property's main building.
- b) Outbuildings shall be stylistically coherent with the main building. This can most easily be accomplished by incorporating similar roof types and pitches, window designs, exterior cladding materials, colour, and architectural detailing.
- c) New outbuildings in all areas except the Waterfront shall be clad in wooden clapboard or shingles. Materials other than wood are permitted for windows, doors, and roofs.
- d) Prefabricated metal or plastic storage sheds are prohibited outside the Waterfront Area.

6.3.1 Outbuildings Not Requiring a Certificate

The following do not require a Certificate of Appropriateness:

- a) Pet houses and children's play structures;
- b) Canvas and plastic tarp buildings on lots directly abutting Lunenburg's Harbour located in the Waterfront Area, subject to the requirements of the Land Use By-law, for the enclosure of ships, vessels and other marine-related equipment and accessory components; and
- c) Temporary structures erected for temporary use pursuant to the Town's Land Use By-law.

6.4 Signs

6.4.1 Provisions

The Land Use Bylaw regulates signs throughout the Town with respect to size, locations, and safety. The following guidelines supplement the requirements of the Land Use By-law. The Lunenburg Signage Manual should be used as a guide to good design typography and installation of signs.

Where a commercial building façade includes a signboard above the storefront windows, new fascia signs should be painted or affixed within this space. Flat fixed wall signs are best suited to buildings that have been converted to commercial use from residential use and where there is available wall space between windows and doors. Painted window signs can enhance the appearance of a storefront and are an effective signage alternative where there is limited opportunity for a fascia or flat fixed wall sign.

- a) Signs should complement the architecture of the building with which they are visually associated in terms of scale, shape, placement, typography, and colour. Signs should not visually dominate a building.
- b) New signs should present concise information in a simple manner, using clear crisp lettering.
- c) New signs should be no larger than they need to be to convey their visual message. Generally, legibility depends more on colour and lettering style than it does on actual size.
- d) To be effective without being visually dominant no more than 25% of the glass area of any window may be covered by anything affixed directly to the glass, whether inside or out.
- e) New signs shall be constructed of wood, metal or synthetic materials made to replicate the appearance of wood or metal and may have painted, incised, or raised lettering.
- f) Signs may be illuminated by exterior lighting directed exclusively upon the sign.
- g) Projecting wall signs should be vertically and horizontally aligned with architectural elements in the façade e.g., the edges of windows, doors, or storefront; the mid-point of spaces between features; the top of windows; or the lines of a transom or fascia board.
- h) Signs shall not obscure architectural details, including, but not limited to cornices or the tops of the windows, cornices or trim details.

- i) Flashing signs are prohibited. External lights used to illuminate signs shall not flash or change in colour or intensity.
- j) Internally lit signs are prohibited except for "open" signs placed on the internal side of windows and doors.
- k) Signs fixed to, supported by, or painted on the roof of any buildings are prohibited.
- l) Flat fixed wall signs shall not extend beyond the extremities of the wall.
- m) Commercial signs may not be fixed to upper stories of buildings unless the business that it advertises is occupying the upper stories.

6.3.1 Signs Not Requiring a Certificate

The following do not require a Certificate of Appropriateness:

- h) Temporary signs erected pursuant to the Town's Land Use By-law.

6.5 Mechanical and Electrical Equipment

Mechanical equipment, including but not limited to fuel tanks, garbage containers, air conditioning units, heat pumps, electrical transformers, and other mechanical or electrical equipment, shall be permitted in the Heritage Conservation District subject to the following conditions:

- Utility structures shall not be located on the front façade of buildings, in the front yard or in the flanking yard.
- Where utility structures are visible from the public realm, they shall be screened by one or a combination of the following:
 - Evergreen landscaping;
 - Fencing in compliance with the guidelines pertaining to fences (Section 6.1);
 - Garden trellises
 - Structures or outbuildings in compliance with the guidelines pertaining to outbuildings (Section 6.3)
- Pipes and venting may not extend past rooflines.
- Pipes and venting must be painted to match the building's exterior finish.

Provisions pertaining to mechanical and electrical equipment (Section 6.5) do not apply in the Waterfront Area.

6.6 Solar Panels and Alternative Energy Generation Mechanisms

Solar panels and other green energy technology improve sustainability and are encouraged within the district.

1. Four roof-mounted solar panels are permitted. More than four solar panels may be approved, provided the total number of solar panels on a roof slope does not exceed the total number of bays on the corresponding elevation.
2. Solar panels shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the façade. Solar panels shall be centred on roofs or vertically aligned with window and door openings. Solar panels may be offset from window openings if it provides for an overall balanced façade design.
3. Solar panels and other alternative energy generation mechanisms should not be installed on the front façade of buildings or in the front yard.
4. Solar panels and other alternative energy generation mechanisms should not obscure character-defining structures or their architectural details.

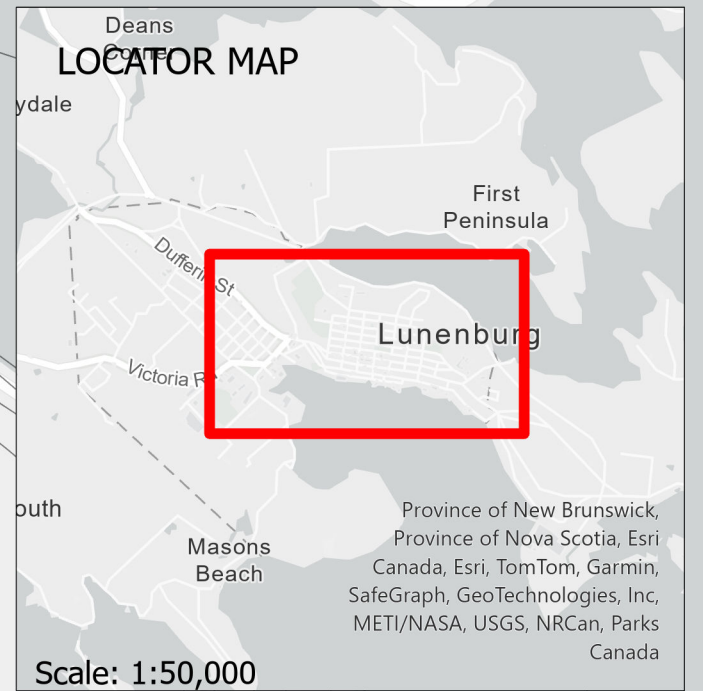


5. Solar panels should be installed to not substantially alter the established shape or form of the roof(s).
6. Low-impact alterations to adapt to the effects of climate change, such as the colour of exterior surfaces to reduce inside temperature, should be considered whenever possible.

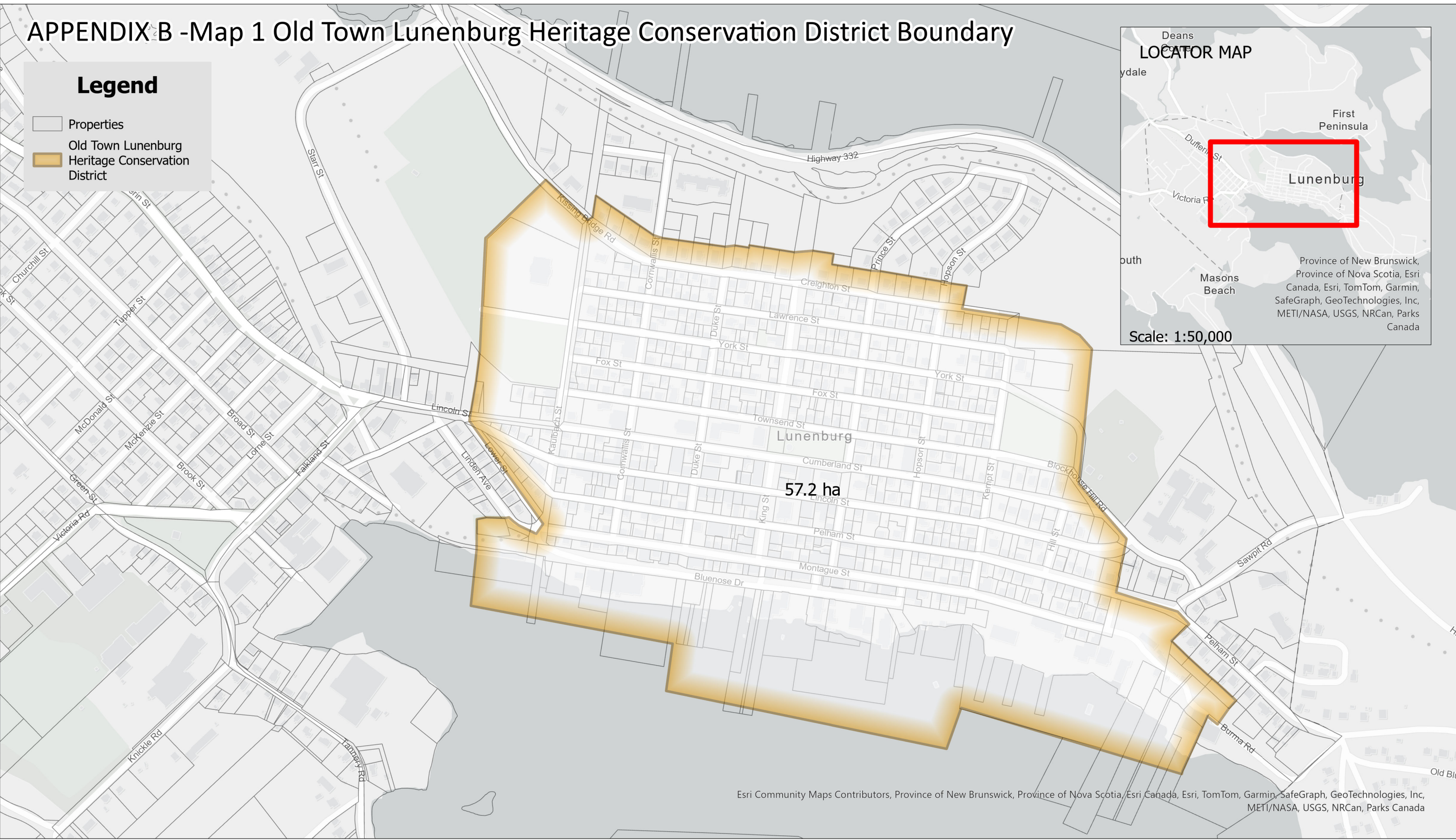
APPENDIX B - Map 1 Old Town Lunenburg Heritage Conservation District Boundary

Legend

-  Properties
-  Old Town Lunenburg Heritage Conservation District



Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Data\Heritage\FinalHCD2024.aprx Last Saved: 2024-01-26 2:52 PM



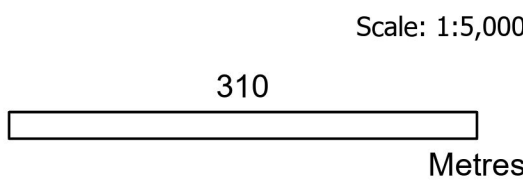
Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

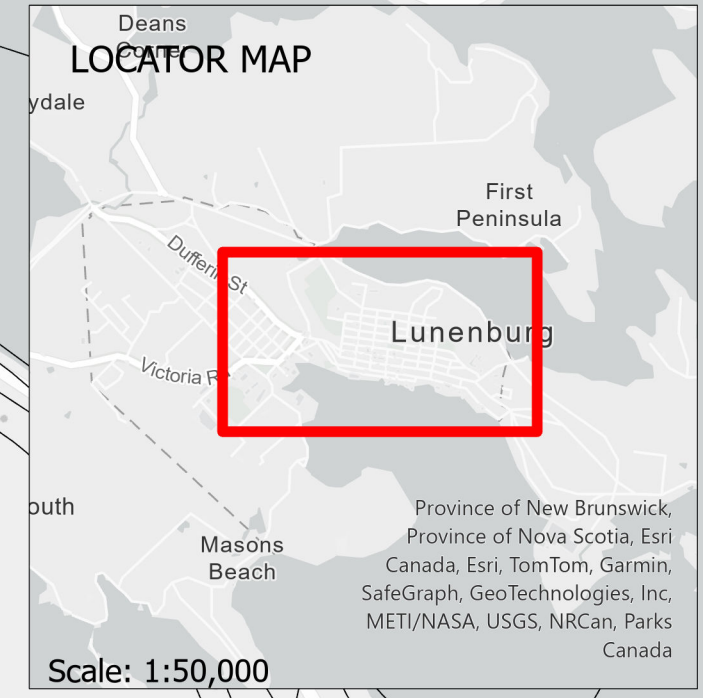
TOWN OF LUNENBURG Heritage Conservation District - Map 1

GN



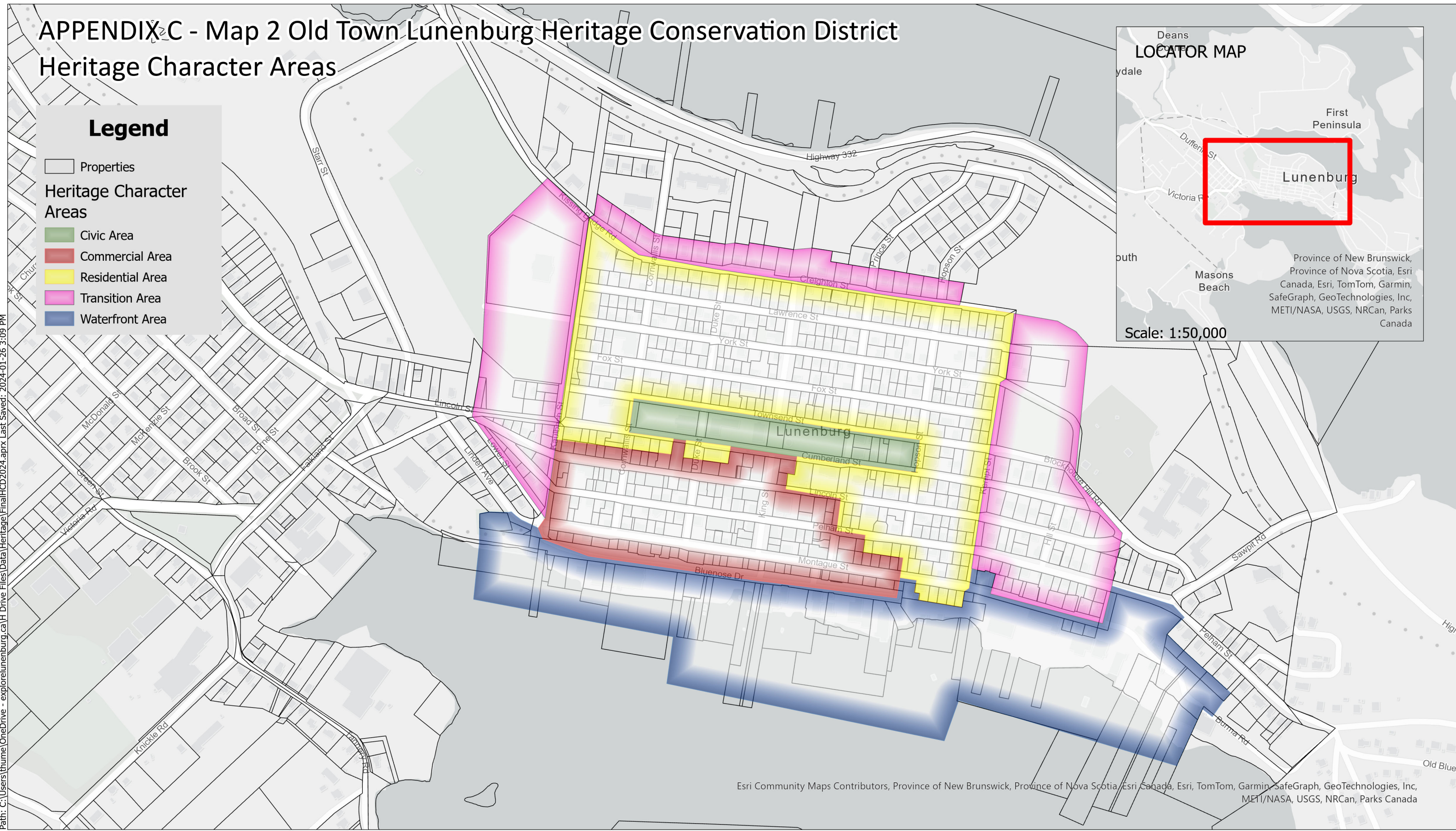
APPENDIX C - Map 2 Old Town Lunenburg Heritage Conservation District

Heritage Character Areas



Legend

- Properties
- Heritage Character Areas**
- Civic Area
- Commercial Area
- Residential Area
- Transition Area
- Waterfront Area



Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada

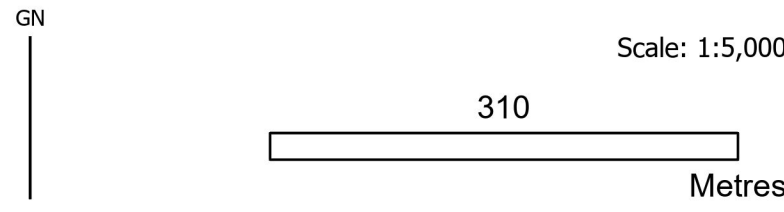
Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Data\Heritage\FinalHCD2024.aprx Last Saved: 2024-01-26 3:09 PM



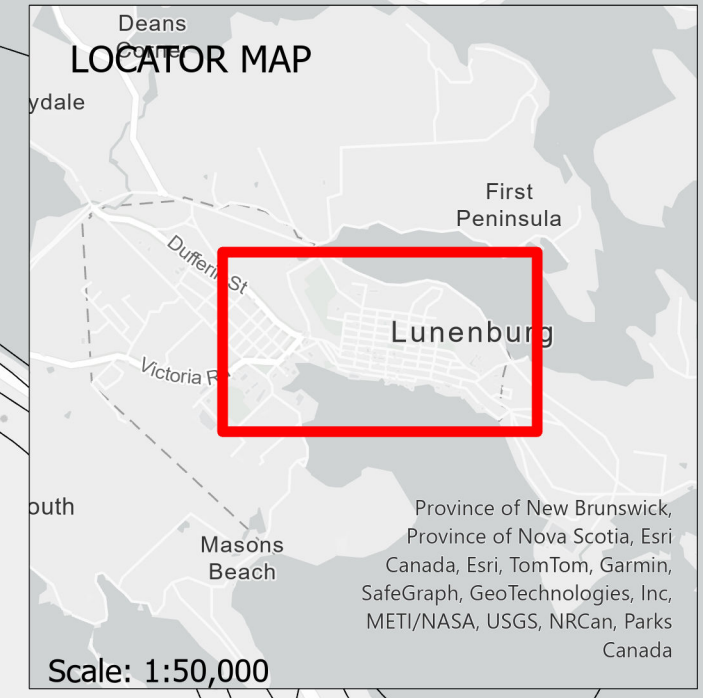
Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG

Heritage Conservation District - Map 2



APPENDIX D - Map 3 Character-Defining, Locally Significant and Supporting Structures



Legend

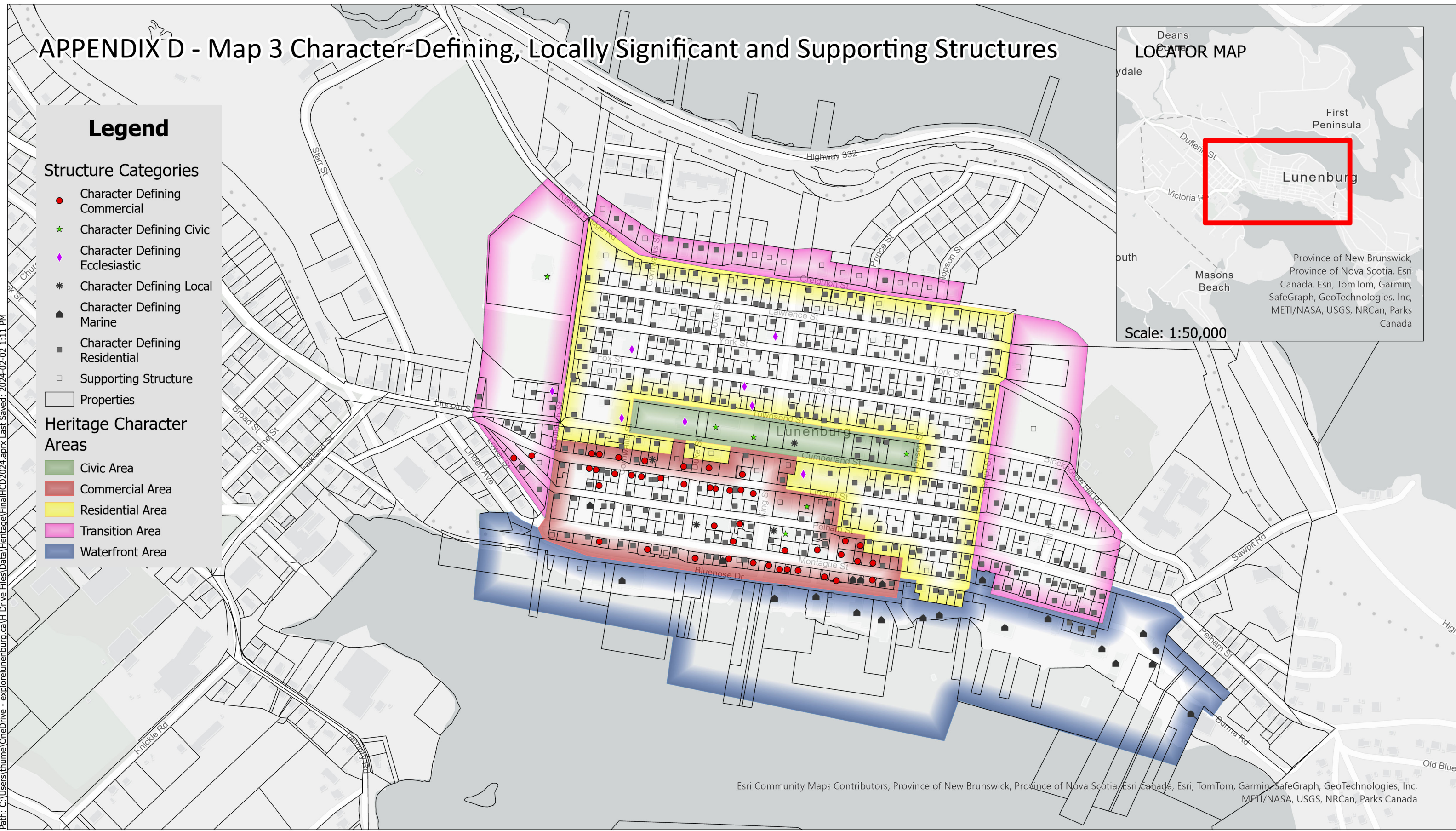
Structure Categories

- Character Defining Commercial
- ★ Character Defining Civic
- ◆ Character Defining Ecclesiastic
- * Character Defining Local
- ▲ Character Defining Marine
- Character Defining Residential
- Supporting Structure
- ▭ Properties

Heritage Character Areas

- Civic Area
- Commercial Area
- Residential Area
- Transition Area
- Waterfront Area

Path: C:\Users\thume\OneDrive - explorelunenburg.ca\H Drive Files\Data\Heritage\FinalHCD2024.aprx Last Saved: 2024-02-02 1:11 PM



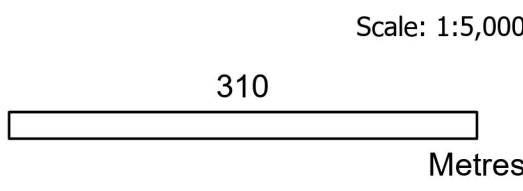
Esri Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG Heritage Conservation District - Map 3

GN






Appendix E: List of Character-Defining, Locally Significant and Supporting Structures

Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Civic Address	PID	Structure Type
7 BLOCKHOUSE HILL RD	60060159	Supporting Structure
18-20 BLOCKHOUSE HILL RD	60700408	Supporting Structure
0 BLUENOSE DR (EAST)	60063310	Marine Character-Defining Structure
0 BLUENOSE DR (WEST)	60063310	Marine Character-Defining Structure
32 BLUENOSE DR	60386141	Supporting Structure
39 BLUENOSE DR	60063013	Supporting Structure
52 BLUENOSE DR	60062999	Supporting Structure
68 BLUENOSE DR	60063120	Marine Character-Defining Structure
128 BLUENOSE DR	60063237	Marine Character-Defining Structure
146 BLUENOSE DR	60386547	Marine Character-Defining Structure
150 BLUENOSE DR	60489929	Supporting Structure
152 BLUENOSE DR	60489929	Supporting Structure
160 BLUENOSE DR	60489929	Marine Character-Defining Structure
161 BLUENOSE DR	60635430	Marine Character-Defining Structure
161B BLUENOSE DR	60635430	Marine Character-Defining Structure
174 BLUENOSE DR	60063286	Marine Character-Defining Structure
4 BURMA RD	60063427	Marine Character-Defining Structure
14 BURMA RD	60063427	Marine Character-Defining Structure
15 BURMA RD	60063427	Marine Character-Defining Structure
23 BURMA RD	60063427	Marine Character-Defining Structure

28 BURMA RD	60385820	Marine Character-Defining Structure
52 BURMA RD	60063492	Marine Character-Defining Structure
21 CORNWALLIS ST	60061256	Commercial Character-Defining Structure
25 CORNWALLIS ST	60062064	Commercial Character-Defining Structure
30 CORNWALLIS ST	60062072	Residential Character-Defining Structure
31 CORNWALLIS ST	60060852	Residential Character-Defining Structure
33 CORNWALLIS ST	60060845	Residential Character-Defining Structure
49 CORNWALLIS ST	60059912	Residential Character-Defining Structure
60 CORNWALLIS ST	60059920	Residential Character-Defining Structure
72 CORNWALLIS ST	60059367	Residential Character-Defining Structure
74 CORNWALLIS ST	60058880	Residential Character-Defining Structure
83 CORNWALLIS ST	60058864	Residential Character-Defining Structure
84 CORNWALLIS ST	60058898	Residential Character-Defining Structure
86 CORNWALLIS ST	60058401	Residential Character-Defining Structure
94 CORNWALLIS ST	60058419	Residential Character-Defining Structure
95 CORNWALLIS ST	60058393	Residential Character-Defining Structure
105 CORNWALLIS ST	60057734	Supporting Structure
71 CREIGHTON ST	60057502	Residential Character-Defining Structure
76 CREIGHTON ST	60058427	Supporting Structure
77 CREIGHTON ST	60057478	Residential Character-Defining Structure
80 CREIGHTON ST	60058435	Residential Character-Defining Structure
84 CREIGHTON ST	60058443	Residential Character-Defining Structure
85 CREIGHTON ST	60057452	Residential Character-Defining Structure
91 CREIGHTON ST	60057445	Residential Character-Defining Structure
94 CREIGHTON ST	60058450	Residential Character-Defining Structure
97 CREIGHTON ST	60057437	Residential Character-Defining Structure



102 CREIGHTON ST	60632734	Residential Character-Defining Structure
105 CREIGHTON ST	60057429	Supporting Structure
113 CREIGHTON ST	60057411	Supporting Structure
114 CREIGHTON ST	60058484	Residential Character-Defining Structure
121 CREIGHTON ST	60057403	Supporting Structure
129 CREIGHTON ST	60057361	Supporting Structure
134 CREIGHTON ST	60058518	Residential Character-Defining Structure
138 CREIGHTON ST	60058526	Residential Character-Defining Structure
146 CREIGHTON ST	60058534	Residential Character-Defining Structure
147 CREIGHTON ST	60057353	Supporting Structure
149 CREIGHTON ST	60057346	Supporting Structure
153 CREIGHTON ST	60057338	Residential Character-Defining Structure
161 CREIGHTON ST	60057320	Supporting Structure
169 CREIGHTON ST	60057312	Supporting Structure
177 CREIGHTON ST	60057304	Supporting Structure
0 CUMBERLAND ST	60060746	Locally Significant Structure
40 CUMBERLAND ST	60060803	Residential Character-Defining Structure
58 CUMBERLAND ST	60665668	Residential Character-Defining Structure
65 CUMBERLAND ST	60060472	Ecclesiastic Character-Defining Structure
70 CUMBERLAND ST	60060860	Residential Character-Defining Structure
76 CUMBERLAND ST	60708641	Residential Character-Defining Structure
107 CUMBERLAND ST	60060753	Civic Character-Defining Structure
116 CUMBERLAND ST	60060894	Residential Character-Defining Structure
119 CUMBERLAND ST	60060753	Civic Character-Defining Structure
136 CUMBERLAND ST	60060928	Ecclesiastic Character-Defining Structure
150 CUMBERLAND ST	60060936	Residential Character-Defining Structure

156 CUMBERLAND ST	60062189	Residential Character-Defining Structure
161 CUMBERLAND ST	60060712	Residential Character-Defining Structure
161 CUMBERLAND ST	60060712	Residential Character-Defining Structure
170 CUMBERLAND ST	60060951	Residential Character-Defining Structure
177 CUMBERLAND ST	60528155	Civic Character-Defining Structure
186 CUMBERLAND ST	60061009	Residential Character-Defining Structure
188 CUMBERLAND ST	60061017	Residential Character-Defining Structure
195 CUMBERLAND ST	60060654	Supporting Structure
196 CUMBERLAND ST	60061025	Residential Character-Defining Structure
201 CUMBERLAND ST	60060647	Residential Character-Defining Structure
202 CUMBERLAND ST	60061033	Residential Character-Defining Structure
205 CUMBERLAND ST	60060639	Residential Character-Defining Structure
206 CUMBERLAND ST	60061041	Residential Character-Defining Structure
211 CUMBERLAND ST	60060621	Residential Character-Defining Structure
217 CUMBERLAND ST	60060613	Residential Character-Defining Structure
225 CUMBERLAND ST	60060605	Residential Character-Defining Structure
229 CUMBERLAND ST	60060597	Residential Character-Defining Structure
235 CUMBERLAND ST	60060589	Residential Character-Defining Structure
34 DUKE ST	60060886	Supporting Structure
35 DUKE ST	60060878	Residential Character-Defining Structure
59 DUKE ST	60059946	Residential Character-Defining Structure
60 DUKE ST	60059953	Residential Character-Defining Structure
62 DUKE ST	60059433	Residential Character-Defining Structure
65 DUKE ST	60644374	Residential Character-Defining Structure
77 DUKE ST	60059250	Residential Character-Defining Structure
81 DUKE ST	60599115	Residential Character-Defining Structure

82 DUKE ST	60058963	Residential Character-Defining Structure
86 DUKE ST	60058468	Residential Character-Defining Structure
93 DUKE ST	60059425	Residential Character-Defining Structure
96 DUKE ST	60058476	Supporting Structure
41 FOX ST	60059854	Residential Character-Defining Structure
46 FOX ST	60059870	Residential Character-Defining Structure
47 FOX ST	60059847	Residential Character-Defining Structure
51 FOX ST	60059839	Residential Character-Defining Structure
52 FOX ST	60059888	Supporting Structure
58 FOX ST	60059896	Supporting Structure
65 FOX ST	60059821	Ecclesiastic Character-Defining Structure
66 FOX ST	60059904	Residential Character-Defining Structure
69 FOX ST	60602463	Residential Character-Defining Structure
77 FOX ST	60602471	Residential Character-Defining Structure
78 FOX ST	60059938	Residential Character-Defining Structure
83 FOX ST	60059789	Residential Character-Defining Structure
101 FOX ST	60059771	Residential Character-Defining Structure
104 FOX ST	60059979	Residential Character-Defining Structure
105 FOX ST	60059763	Residential Character-Defining Structure
111 FOX ST	60059755	Residential Character-Defining Structure
114 FOX ST	60673357	Ecclesiastic Character-Defining Structure
121 FOX ST	60059748	Residential Character-Defining Structure
122 FOX ST	60673316	Residential Character-Defining Structure
126 FOX ST	60060027	Residential Character-Defining Structure
133 FOX ST	60059730	Residential Character-Defining Structure
137 FOX ST	60059722	Residential Character-Defining Structure

149 FOX ST	60059714	Residential Character-Defining Structure
151 FOX ST	60059706	Residential Character-Defining Structure
157 FOX ST	60059698	Residential Character-Defining Structure
159 FOX ST	60059680	Residential Character-Defining Structure
160 FOX ST	60060050	Residential Character-Defining Structure
165 FOX ST	60059672	Supporting Structure
167 FOX ST	60059656	Residential Character-Defining Structure
170 FOX ST	60060068	Supporting Structure
177 FOX ST	60059649	Residential Character-Defining Structure
178 FOX ST	60060076	Residential Character-Defining Structure
179 FOX ST	60059631	Residential Character-Defining Structure
186 FOX ST	60060100	Residential Character-Defining Structure
187 FOX ST	60059623	Supporting Structure
193 FOX ST	60059615	Residential Character-Defining Structure
196 FOX ST	60060118	Supporting Structure
197 FOX ST	60059607	Residential Character-Defining Structure
201 FOX ST	60059599	Residential Character-Defining Structure
204 FOX ST	60060126	Residential Character-Defining Structure
205 FOX ST	60059581	Residential Character-Defining Structure
206 FOX ST	60060134	Residential Character-Defining Structure
24 HOPSON ST	60061561	Residential Character-Defining Structure
25 HOPSON ST	60060977	Residential Character-Defining Structure
26 HOPSON ST	60060985	Residential Character-Defining Structure
35 HOPSON ST	60060969	Residential Character-Defining Structure
36 HOPSON ST	60060993	Residential Character-Defining Structure
40 HOPSON ST	60060548	Residential Character-Defining Structure

46 HOPSON ST	60060555	Residential Character-Defining Structure
51 HOPSON ST	60060084	Supporting Structure
58 HOPSON ST	60060092	Residential Character-Defining Structure
71 HOPSON ST	60059540	Residential Character-Defining Structure
87 HOPSON ST	60058609	Residential Character-Defining Structure
94 HOPSON ST	60056975	Residential Character-Defining Structure
95 HOPSON ST	60058591	Residential Character-Defining Structure
35 KAULBACH ST	60060795	Residential Character-Defining Structure
40 KAULBACH ST	60060456	Residential Character-Defining Structure
41 KAULBACH ST	60060449	Residential Character-Defining Structure
45 KAULBACH ST	60060431	Residential Character-Defining Structure
47 KAULBACH ST	60060423	Ecclesiastic Character-Defining Structure
49 KAULBACH ST	60060415	Residential Character-Defining Structure
52 KAULBACH ST	60059862	Residential Character-Defining Structure
72 KAULBACH ST	60059342	Residential Character-Defining Structure
101 KAULBACH ST	60058831	Civic Character-Defining Structure
2 KEMPT ST	60062700	Marine Character-Defining Structure
82 KEMPT ST	60056884	Supporting Structure
3 KING ST	60062890	Residential Character-Defining Structure
4 KING ST	60062841	Supporting Structure
6 KING ST	60062858	Residential Character-Defining Structure
8 KING ST	60062866	Locally Significant Structure
9 KING ST	60667441	Residential Character-Defining Structure
11 KING ST	60062874	Residential Character-Defining Structure
13 KING ST	60061488	Residential Character-Defining Structure
16 KING ST	60061496	Supporting Structure

28 KING ST	60060902	Residential Character-Defining Structure
36 KING ST	60060910	Supporting Structure
54 KING ST	60060019	Residential Character-Defining Structure
64 KING ST	60059474	Residential Character-Defining Structure
70 KING ST	60682614	Residential Character-Defining Structure
71 KING ST	60059466	Residential Character-Defining Structure
74 KING ST	60059011	Residential Character-Defining Structure
82 KING ST	60059029	Residential Character-Defining Structure
94 KING ST	60058500	Residential Character-Defining Structure
5 KISSING BRIDGE RD	60058385	Supporting Structure
7 KISSING BRIDGE RD	60058377	Residential Character-Defining Structure
10 KISSING BRIDGE RD	60057742	Residential Character-Defining Structure
15 KISSING BRIDGE RD	60058369	Supporting Structure
18 KISSING BRIDGE RD	60057759	Residential Character-Defining Structure
24 KISSING BRIDGE RD	60057767	Supporting Structure
39 LAWRENCE ST	60058823	Residential Character-Defining Structure
45 LAWRENCE ST	60058815	Residential Character-Defining Structure
50 LAWRENCE ST	60639523	Residential Character-Defining Structure
55 LAWRENCE ST	60713583	Residential Character-Defining Structure
58 LAWRENCE ST	60058849	Residential Character-Defining Structure
62 LAWRENCE ST	60058856	Residential Character-Defining Structure
65 LAWRENCE ST	60058799	Residential Character-Defining Structure
71 LAWRENCE ST	60058781	Supporting Structure
77 LAWRENCE ST	60058773	Residential Character-Defining Structure
78 LAWRENCE ST	60058906	Supporting Structure
81 LAWRENCE ST	60058765	Residential Character-Defining Structure

82 LAWRENCE ST	60058914	Residential Character-Defining Structure
86 LAWRENCE ST	60058922	Supporting Structure
87 LAWRENCE ST	60058757	Residential Character-Defining Structure
93 LAWRENCE ST	60058740	Residential Character-Defining Structure
105 LAWRENCE ST	60058724	Residential Character-Defining Structure
110 LAWRENCE ST	60058971	Residential Character-Defining Structure
111 LAWRENCE ST	60058716	Residential Character-Defining Structure
113 LAWRENCE ST	60058708	Residential Character-Defining Structure
117 LAWRENCE ST	60058690	Residential Character-Defining Structure
118 LAWRENCE ST	60058997	Residential Character-Defining Structure
119 LAWRENCE ST	60058682	Residential Character-Defining Structure
125 LAWRENCE ST	60058674	Residential Character-Defining Structure
129 LAWRENCE ST	60058666	Supporting Structure
134 LAWRENCE ST	60059037	Residential Character-Defining Structure
135 LAWRENCE ST	60058658	Supporting Structure
138 LAWRENCE ST	60059045	Supporting Structure
144 LAWRENCE ST	60059052	Residential Character-Defining Structure
148 LAWRENCE ST	60059060	Residential Character-Defining Structure
149 LAWRENCE ST	60058641	Residential Character-Defining Structure
154 LAWRENCE ST	60059086	Supporting Structure
159 LAWRENCE ST	60058625	Residential Character-Defining Structure
162 LAWRENCE ST	60675097	Supporting Structure
163 LAWRENCE ST	60058617	Supporting Structure
181 LAWRENCE ST	60056967	Residential Character-Defining Structure
188 LAWRENCE ST	60059094	Residential Character-Defining Structure
189 LAWRENCE ST	60056959	Residential Character-Defining Structure

195 LAWRENCE ST	60056942	Residential Character-Defining Structure
196 LAWRENCE ST	60059102	Supporting Structure
199 LAWRENCE ST	60056934	Residential Character-Defining Structure
201 LAWRENCE ST	60056926	Supporting Structure
204 LAWRENCE ST	60059110	Residential Character-Defining Structure
205 LAWRENCE ST	60056918	Residential Character-Defining Structure
206 LAWRENCE ST	60059128	Residential Character-Defining Structure
61 LINCOLN ST	60058286	Residential Character-Defining Structure
87 LINCOLN ST	60061975	Residential Character-Defining Structure
97 LINCOLN ST	60061983	Residential Character-Defining Structure
103 LINCOLN ST	60061991	Residential Character-Defining Structure
109 LINCOLN ST	60062007	Residential Character-Defining Structure
112 LINCOLN ST	60061280	Commercial Character-Defining Structure
126 LINCOLN ST	60061272	Supporting Structure
129 LINCOLN ST	60062023	Residential Character-Defining Structure
130 LINCOLN ST	60061298	Residential Character-Defining Structure
138 LINCOLN ST	60061306	Residential Character-Defining Structure
139-145 LINCOLN ST	60062031	Residential Character-Defining Structure
149-153 LINCOLN ST	60062049	Commercial Character-Defining Structure
152 LINCOLN ST	60061306	Commercial Character-Defining Structure
158 LINCOLN ST	60061314	Commercial Character-Defining Structure
159 LINCOLN ST	60062056	Commercial Character-Defining Structure
162 LINCOLN ST	60061322	Residential Character-Defining Structure
164-168 LINCOLN ST	60061330	Residential Character-Defining Structure
174-176 LINCOLN ST	60061355	Commercial Character-Defining Structure
180 LINCOLN ST	60061363	Commercial Character-Defining Structure



181-185 LINCOLN ST	60062080	Commercial Character-Defining Structure
187 LINCOLN ST	60062098	Locally Significant Structure
194B LINCOLN ST	60061371	Residential Character-Defining Structure
194C LINCOLN ST	60061371	Commercial Character-Defining Structure
194C LINCOLN ST	60061371	Residential Character-Defining Structure
200 LINCOLN ST	60061389	Supporting Structure
205 LINCOLN ST	60062114	Supporting Structure
214-218 LINCOLN ST	60061405	Commercial Character-Defining Structure
215 LINCOLN ST	60062122	Residential Character-Defining Structure
217 LINCOLN ST	60062122	Commercial Character-Defining Structure
222 LINCOLN ST	60061413	Residential Character-Defining Structure
228-232 LINCOLN ST	60061421	Commercial Character-Defining Structure
229 LINCOLN ST	60062130	Commercial Character-Defining Structure
234-236 LINCOLN ST	60061439	Commercial Character-Defining Structure
242 LINCOLN ST	60061447	Commercial Character-Defining Structure
247-255 LINCOLN ST	60062163	Commercial Character-Defining Structure
248 LINCOLN ST	60061454	Residential Character-Defining Structure
250 LINCOLN ST	60061454	Commercial Character-Defining Structure
254 LINCOLN ST	60061470	Commercial Character-Defining Structure
261-263 LINCOLN ST	60062171	Supporting Structure
290 LINCOLN ST	60061504	Civic Character-Defining Structure
296 LINCOLN ST	60061512	Supporting Structure
306 LINCOLN ST	60061520	Residential Character-Defining Structure
316 LINCOLN ST	60646197	Residential Character-Defining Structure
321 LINCOLN ST	60062197	Residential Character-Defining Structure
324 LINCOLN ST	60061546	Residential Character-Defining Structure

325 LINCOLN ST	60062205	Residential Character-Defining Structure
331 LINCOLN ST	60062213	Residential Character-Defining Structure
348 LINCOLN ST	60061579	Residential Character-Defining Structure
349 LINCOLN ST	60062221	Residential Character-Defining Structure
352 LINCOLN ST	60061587	Residential Character-Defining Structure
355 LINCOLN ST	60062239	Residential Character-Defining Structure
360 LINCOLN ST	60061595	Residential Character-Defining Structure
361 LINCOLN ST	60062247	Residential Character-Defining Structure
365 LINCOLN ST	60062254	Residential Character-Defining Structure
366 LINCOLN ST	60061603	Residential Character-Defining Structure
369 LINCOLN ST	60062338	Residential Character-Defining Structure
373 LINCOLN ST	60062320	Residential Character-Defining Structure
379 LINCOLN ST	60062312	Residential Character-Defining Structure
382 LINCOLN ST	60062346	Residential Character-Defining Structure
383 LINCOLN ST	60062304	Residential Character-Defining Structure
389 LINCOLN ST	60062296	Residential Character-Defining Structure
393 LINCOLN ST	60062288	Residential Character-Defining Structure
399 LINCOLN ST	60062270	Residential Character-Defining Structure
36 MONTAGUE ST	60063021	Residential Character-Defining Structure
44 MONTAGUE ST	60063039	Residential Character-Defining Structure
45 MONTAGUE ST	60061892	Commercial Character-Defining Structure
50 MONTAGUE ST	60063047	Commercial Character-Defining Structure
53 MONTAGUE ST	60062973	Residential Character-Defining Structure
54 MONTAGUE ST	60063047	Residential Character-Defining Structure
55 MONTAGUE ST	60062965	Residential Character-Defining Structure
56 MONTAGUE ST	60063062	Residential Character-Defining Structure

62 MONTAGUE ST	60488608	Residential Character-Defining Structure
65 MONTAGUE ST	60062957	Residential Character-Defining Structure
66 MONTAGUE ST	60499365	Commercial Character-Defining Structure
73 MONTAGUE ST	60062940	Residential Character-Defining Structure
74 MONTAGUE ST	60063096	Residential Character-Defining Structure
80 MONTAGUE ST	60063104	Supporting Structure
82 MONTAGUE ST	60063112	Residential Character-Defining Structure
84-90 MONTAGUE ST	60499381	Commercial Character-Defining Structure
91 MONTAGUE ST	60062932	Residential Character-Defining Structure
94 MONTAGUE ST	60063146	Residential Character-Defining Structure
95 MONTAGUE ST	60062924	Residential Character-Defining Structure
96 MONTAGUE ST	60063153	Residential Character-Defining Structure
99 MONTAGUE ST	60062916	Residential Character-Defining Structure
100 MONTAGUE ST	60063161	Commercial Character-Defining Structure
101 MONTAGUE ST	60062908	Commercial Character-Defining Structure
108 MONTAGUE ST	60063179	Supporting Structure
108 MONTAGUE ST - B	60063179	Commercial Character-Defining Structure
110 MONTAGUE ST	60063187	Residential Character-Defining Structure
112-116 MONTAGUE ST	60063195	Commercial Character-Defining Structure
118-120 MONTAGUE ST	60063203	Residential Character-Defining Structure
125 MONTAGUE ST	60062833	Commercial Character-Defining Structure
124-126 MONTAGUE ST	60063211	Commercial Character-Defining Structure
128-130 MONTAGUE ST	60063229	Commercial Character-Defining Structure
132-138 MONTAGUE ST	60063252	Commercial Character-Defining Structure
188-192 MONTAGUE ST	60385911	Residential Character-Defining Structure
139 MONTAGUE ST	60062817	Commercial Character-Defining Structure

144 MONTAGUE ST	60063278	Commercial Character-Defining Structure
151 MONTAGUE ST	60062809	Commercial Character-Defining Structure
152 MONTAGUE ST	60063260	Residential Character-Defining Structure
161 MONTAGUE ST	60062791	Commercial Character-Defining Structure
169 MONTAGUE ST	60062775	Commercial Character-Defining Structure
170 MONTAGUE ST	60063294	Commercial Character-Defining Structure
175 MONTAGUE ST	60062767	Residential Character-Defining Structure
182 MONTAGUE ST	60385911	Marine Character-Defining Structure
194 MONTAGUE ST	60063302	Supporting Structure
200 MONTAGUE ST	60063351	Residential Character-Defining Structure
201 MONTAGUE ST	60062742	Supporting Structure
207 MONTAGUE ST	60062734	Residential Character-Defining Structure
208 MONTAGUE ST	60063369	Residential Character-Defining Structure
210 MONTAGUE ST	60063377	Residential Character-Defining Structure
213 MONTAGUE ST	60062726	Residential Character-Defining Structure
216 MONTAGUE ST	60063385	Residential Character-Defining Structure
219 MONTAGUE ST	60062718	Residential Character-Defining Structure
220 MONTAGUE ST	60063393	Residential Character-Defining Structure
229 MONTAGUE ST	60062692	Residential Character-Defining Structure
235 MONTAGUE ST	60062684	Residential Character-Defining Structure
240 MONTAGUE ST	60063427	Marine Character-Defining Structure
243 MONTAGUE ST	60636834	Residential Character-Defining Structure
250 MONTAGUE ST	60063427	Marine Character-Defining Structure
257 MONTAGUE ST	60062668	Residential Character-Defining Structure
265 MONTAGUE ST	60062650	Supporting Structure
268 MONTAGUE ST	60063435	Residential Character-Defining Structure




271 MONTAGUE ST	60062643	Residential Character-Defining Structure
272 MONTAGUE ST	60063443	Residential Character-Defining Structure
277 MONTAGUE ST	60062635	Residential Character-Defining Structure
280 MONTAGUE ST	60696663	Residential Character-Defining Structure
8 PELHAM ST	60061934	Commercial Character-Defining Structure
10 PELHAM ST	60061926	Residential Character-Defining Structure
26 PELHAM ST	60061918	Residential Character-Defining Structure
28 PELHAM ST	60061900	Residential Character-Defining Structure
36 PELHAM ST	60701075	Residential Character-Defining Structure
41 PELHAM ST	60061264	Residential Character-Defining Structure
49 PELHAM ST	60432028	Commercial Character-Defining Structure
52 PELHAM ST	60061884	Residential Character-Defining Structure
54 PELHAM ST	60061876	Residential Character-Defining Structure
55 PELHAM ST	60061249	Residential Character-Defining Structure
56 PELHAM ST	60061868	Residential Character-Defining Structure
66 PELHAM ST	60061850	Residential Character-Defining Structure
71 PELHAM ST	60061223	Residential Character-Defining Structure
72 PELHAM ST	60061843	Residential Character-Defining Structure
75 PELHAM ST	60061215	Residential Character-Defining Structure
79 PELHAM ST	60061207	Residential Character-Defining Structure
80 PELHAM ST	60719697	Residential Character-Defining Structure
84 PELHAM ST	60061827	Locally Significant Structure
90 PELHAM ST	60061801	Commercial Character-Defining Structure
102 PELHAM ST	60061793	Residential Character-Defining Structure
103 PELHAM ST	60061173	Residential Character-Defining Structure
106 PELHAM ST	60061785	Commercial Character-Defining Structure

120 PELHAM ST	60061777	Civic Character-Defining Structure
125 PELHAM ST	60061165	Residential Character-Defining Structure
126 PELHAM ST	60061769	Residential Character-Defining Structure
128 PELHAM ST	60061751	Residential Character-Defining Structure
134 PELHAM ST	60061744	Residential Character-Defining Structure
137 PELHAM ST	60061140	Residential Character-Defining Structure
138 PELHAM ST	60061728	Residential Character-Defining Structure
139 PELHAM ST	60061132	Residential Character-Defining Structure
140 PELHAM ST	60061710	Commercial Character-Defining Structure
150 PELHAM ST	60061702	Commercial Character-Defining Structure
154 PELHAM ST	60061694	Residential Character-Defining Structure
155 PELHAM ST	60426624	Residential Character-Defining Structure
162 PELHAM ST	60061686	Residential Character-Defining Structure
163 PELHAM ST	60681319	Residential Character-Defining Structure
166 PELHAM ST	60061678	Residential Character-Defining Structure
168 PELHAM ST	60061660	Residential Character-Defining Structure
169 PELHAM ST	60061116	Residential Character-Defining Structure
172 PELHAM ST	60061652	Residential Character-Defining Structure
173 PELHAM ST	60061108	Residential Character-Defining Structure
175 PELHAM ST	60061090	Residential Character-Defining Structure
178 PELHAM ST	60061645	Residential Character-Defining Structure
179 PELHAM ST	60061082	Residential Character-Defining Structure
182-184 PELHAM ST	60061637	Residential Character-Defining Structure
185 PELHAM ST	60061074	Residential Character-Defining Structure
190 PELHAM ST	60061629	Residential Character-Defining Structure
191 PELHAM ST	60061066	Residential Character-Defining Structure



193 PELHAM ST	60061058	Residential Character-Defining Structure
194 PELHAM ST	60061611	Residential Character-Defining Structure
196 PELHAM ST	60062502	Residential Character-Defining Structure
197 PELHAM ST	60062494	Residential Character-Defining Structure
201 PELHAM ST	60062486	Residential Character-Defining Structure
202 PELHAM ST	60062510	Residential Character-Defining Structure
204 PELHAM ST	60062528	Residential Character-Defining Structure
205 PELHAM ST	60062478	Residential Character-Defining Structure
208 PELHAM ST	60062536	Residential Character-Defining Structure
214 PELHAM ST	60062544	Residential Character-Defining Structure
215 PELHAM ST	60062460	Residential Character-Defining Structure
223 PELHAM ST	60062445	Residential Character-Defining Structure
224 PELHAM ST	60062551	Residential Character-Defining Structure
226 PELHAM ST	60062569	Residential Character-Defining Structure
227 PELHAM ST	60062437	Residential Character-Defining Structure
230 PELHAM ST	60062577	Residential Character-Defining Structure
233 PELHAM ST	60062429	Residential Character-Defining Structure
234 PELHAM ST	60062585	Residential Character-Defining Structure
235 PELHAM ST	60062411	Residential Character-Defining Structure
238 PELHAM ST	60062593	Residential Character-Defining Structure
242 PELHAM ST	60062601	Residential Character-Defining Structure
243 PELHAM ST	60062403	Residential Character-Defining Structure
244 PELHAM ST	60062627	Residential Character-Defining Structure
9 PRINCE ST	60061736	Residential Character-Defining Structure
40 PRINCE ST	60060498	Residential Character-Defining Structure
48 PRINCE ST	60060506	Residential Character-Defining Structure

58 PRINCE ST	60060043	Residential Character-Defining Structure
70 PRINCE ST	60059524	Residential Character-Defining Structure
71 PRINCE ST	60059516	Residential Character-Defining Structure
73 PRINCE ST	60059078	Residential Character-Defining Structure
86 PRINCE ST	60058559	Residential Character-Defining Structure
94 PRINCE ST	60058567	Supporting Structure
95 PRINCE ST	60058542	Residential Character-Defining Structure
41 TOWNSEND ST	60060399	Residential Character-Defining Structure
43 TOWNSEND ST	60060381	Residential Character-Defining Structure
49 TOWNSEND ST	60060373	Residential Character-Defining Structure
55 TOWNSEND ST	60060365	Residential Character-Defining Structure
58 TOWNSEND ST	60060472	Residential Character-Defining Structure
69 TOWNSEND ST	60060357	Residential Character-Defining Structure
75 TOWNSEND ST	60060340	Residential Character-Defining Structure
81 TOWNSEND ST	60060332	Residential Character-Defining Structure
87 TOWNSEND ST	60060324	Residential Character-Defining Structure
93 TOWNSEND ST	60060316	Residential Character-Defining Structure
94 TOWNSEND ST	60060761	Ecclesiastic Character-Defining Structure
95 TOWNSEND ST	60060308	Residential Character-Defining Structure
101 TOWNSEND ST	60060290	Residential Character-Defining Structure
105 TOWNSEND ST	60060282	Residential Character-Defining Structure
111 TOWNSEND ST	60059987	Ecclesiastic Character-Defining Structure
129 TOWNSEND ST	60060274	Residential Character-Defining Structure
133 TOWNSEND ST	60060266	Residential Character-Defining Structure
135 TOWNSEND ST	60060258	Residential Character-Defining Structure
141 TOWNSEND ST	60060241	Residential Character-Defining Structure



145 TOWNSEND ST	60060233	Residential Character-Defining Structure
153 TOWNSEND ST	60060225	Residential Character-Defining Structure
161 TOWNSEND ST	60060217	Residential Character-Defining Structure
164 TOWNSEND ST	60060522	Residential Character-Defining Structure
167 TOWNSEND ST	60060209	Residential Character-Defining Structure
185 TOWNSEND ST	60060191	Residential Character-Defining Structure
190 TOWNSEND ST	60653193	Residential Character-Defining Structure
191 TOWNSEND ST	60060183	Residential Character-Defining Structure
203 TOWNSEND ST	60060175	Residential Character-Defining Structure
205 TOWNSEND ST	60060167	Residential Character-Defining Structure
43 YORK ST	60059334	Residential Character-Defining Structure
47 YORK ST	60059326	Supporting Structure
50 YORK ST	60674793	Residential Character-Defining Structure
53 YORK ST	60059318	Residential Character-Defining Structure
54 YORK ST	60674785	Residential Character-Defining Structure
57 YORK ST	60059300	Residential Character-Defining Structure
61 YORK ST	60059292	Residential Character-Defining Structure
74 YORK ST	60059375	Residential Character-Defining Structure
78 YORK ST	60059383	Residential Character-Defining Structure
82 YORK ST	60059391	Residential Character-Defining Structure
83 YORK ST	60059284	Residential Character-Defining Structure
85 YORK ST	60059276	Residential Character-Defining Structure
89 YORK ST	60646791	Residential Character-Defining Structure
96 YORK ST	60059441	Residential Character-Defining Structure
99 YORK ST	60058955	Residential Character-Defining Structure
105 YORK ST	60059243	Residential Character-Defining Structure



108 YORK ST	60633948	Residential Character-Defining Structure
114 YORK ST	60633955	Residential Character-Defining Structure
121 YORK ST	60059235	Ecclesiastic Character-Defining Structure
129 YORK ST	60059227	Residential Character-Defining Structure
133 YORK ST	60059219	Residential Character-Defining Structure
136 YORK ST	60059490	Supporting Structure
139 YORK ST	60059201	Supporting Structure
140 YORK ST	60059508	Residential Character-Defining Structure
143 YORK ST	60059193	Residential Character-Defining Structure
157 YORK ST	60059185	Residential Character-Defining Structure
165 YORK ST	60059177	Residential Character-Defining Structure
166 YORK ST	60643335	Residential Character-Defining Structure
171 YORK ST	60059169	Residential Character-Defining Structure
171 YORK ST	60059169	Residential Character-Defining Structure
177 YORK ST	60059151	Residential Character-Defining Structure
180 YORK ST	60059557	Residential Character-Defining Structure
194 YORK ST	60059565	Residential Character-Defining Structure
201 YORK ST	60059144	Residential Character-Defining Structure
205 YORK ST	60059136	Residential Character-Defining Structure
206 YORK ST	60059573	Residential Character-Defining Structure

Appendix F: Individual Statements of Significance

80-82 Pelham Street

80-82 Pelham Street

Construction Date(s): 1753-1790

Alternate Name(s): Oldest House

Provincially Registered Property 2019

Description of Historic Place:

This home's structure suggests it was built by the Acadians and is known as the oldest house in Lunenburg. Built on a hillside, it has commanding harbour views and served as a Customs House in the late nineteenth century.

Heritage Value:

80-82 Pelham Street is of local and provincial significance and a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is of local and provincial significance as a testament to Lunenburg's Acadian History.
Perhaps best described as a 'house-within-a-house,' 80-82 Pelham Street has an exterior built in 1790 and an interior structure with characteristics typical of early Acadian homes. Historical records confirm that this site was inhabited by Acadians in the 1600s.
- It is locally, provincially, and nationally significant as part of Lunenburg's vernacular architecture.
80-82 Pelham Street was purchased by Colonel John Anderson, a United Empire Loyalist from Pennsylvania, who expanded and renovated the property in the American New York Dutch style. Elements of this style include the Gambrel-roof, central chimney, wooden clapboard siding and large cornerboards. Built as a residence, the house served as a Customs House from 1865 to 1890 when it was owned by the Customs Officer for the Port. At this time, a separate entrance and large fixed window were added to the left bays on Pelham Street. The building then served as a post office from 1890 to 1941 when owned by Elda Dowling Romkey.

Character-Defining Elements:

Elements that evidence 80-82 Pelham Street's significance include its:

- Stone foundation;
- Wood-framed construction;
- Central brick chimney;
- Wood-clapboard cladding;
- One-and-one storey façade along Pelham Street with modified five-bay and central entrance with sidelights, along with two six-over-six windows in the right bay; and off-set double-doored entrance and fixed squared wood-window in the left bay;
- Two-and-one-half storey home along its south-facing façade;
- Gambrel roof with central bayed dormers on the north and south-facing facades, along with a pair of simple gable-roofed dormer windows on the south-facing façade; and
- Various windows within the building, typically with a six-over-six pattern.



Bandstand

0 Cumberland Street

Construction Date(s): 1987

Alternate Name(s): Heritage Bandstand

Description of Historic Place:

The Heritage Bandstand is a replica of the original 1889 bandstand built by the Lunenburg Heritage Society in 1987. It is located on the Cumberland Street side of Civic Square. The Bandstand's public functions contribute to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

The Bandstand is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to Lunenburg's Heritage Movement.
The old bandstand was originally situated where the Town Hall now stands but was moved to its present location when Town Hall was built in 1891 to 1893. The Lunenburg Heritage Society led a detailed historical reconstruction based on the original bandstand design.

- It is locally and nationally significant as a testament to Lunenburg's community life.
The Bandstand is prominent within Old Town Lunenburg's civic square. Not only is it a local landmark, but it is also used throughout the year for public events and performances. These uses animate the Civic Square. The Bandstand is locally beloved.

Character-Defining Elements:

Elements that evidence Bandstand's significance include its:

- Public functions, for example, public concerts, gatherings, and ceremonies; and
- Aspects that replicate the 1889 design, including but not limited to its:
 - Octagonal form;
 - Wooden flooring;
 - Wooden railings;
 - Iron structure;
 - Iron decorative details, including scroll braces and finial; and
 - Octagonal dome.



Bank of Montreal

12 King Street

Construction Date(s): 1907

Alternate Name(s): N/A

Description of Historic Place:

The Bank of Montreal building is a purpose-built bank on the corner of King Street and Pelham Street in Old Town Lunenburg Heritage Conservation District. It is a rare granite classically inspired building within the district. Its recognition as a locally significant structure does not apply to the 1966 addition south of the original 1907 building.

Heritage Value:

The Bank of Montreal is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.

The Bank of Montreal is a local landmark built of grey Shelburne granite and one of the best examples of commercial Neoclassic architecture in Lunenburg. The bank has a cross-in-square design with a copper saucer dome elevated on a drum and a unique roof form over its entrance porch. Its ashlar masonry is complemented with classical detailing. The design makes the most of its corner location, with a principal entrance angled towards the corner of King Street and Pelham Street.
- It is locally significant as part of Lunenburg's economic history.

The building was constructed in 1907, testifying to Lunenburg's early twentieth-century economic prosperity. It is an early design by architects Frank Peden and Thomas McLaren, who worked together from 1907 to 1916. Their eponymous firm designed nineteen banks for the Bank of Montreal in every Canadian province except Alberta. The stature and solidity of the design, combined with its roughly finished masonry compared to the surrounding wooden structures, speak to the Bank of Montreal's stature and wealth as well as Lunenburg's.

Character-Defining Elements:

Elements that evidence the Bank of Montreal's significance include its:

- Overall form, especially its Byzantine cross-in-square design;
- Shelburne granite construction;
- Windows, including the placement and design of its round-headed, classically-inspired windows;
- Ashlar facing, with alternating wide and narrow courses;
- Neoclassical copper roofs, including its saucer dome, drum, gable roof and unique roof form over the original entrance;
- Neoclassical detailing, including but not limited to brackets, cornices, lintels, mouldings, pediments, oversized voussoirs, abstracted pilasters, and low-relief sculpture;
- Entrance, its placement and design; and
- Bronze plaques.



Baptist Church

47 Kaulback Street

Construction Date(s): 1884

Alternate Name(s): Sweeney's Funeral Home

Description of Historic Place:

Lunenburg's Baptist Church is a modest, heavily modified vernacular building. Standing on Kaulback Street next to Hillcrest Cemetery and Lunenburg Academy, Charles Sweeney purchased this building in 1928 and converted it into a funeral home. At the western edge of Charles Morris's original Town plan, this is the smallest of the six churches in Old Town Lunenburg Heritage Conservation District.

Heritage Value:

Baptist Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.

This Baptist Church was built in 1884 on land conveyed to the Trustees of the Baptist Church in 1883 by Henry A. N. Kaulback. Its small size and location far from the institutional heart of Old Town Lunenburg speak to the relative power of Lunenburg's small Baptist congregation. Unlike its role in establishing Anglicanism in Nova Scotia, Old Town Lunenburg played a minor role in Baptist history. A Baptist "mother church" was built nearby in Northwest Range, now Fauxburg, from 1818 to 1820.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Substantially altered, the Baptist Church originally had a three-storey bell tower on its northeastern corner and long pointed windows and doors in a simplified gothic style. A moulded belt course ran across the eastern gable end or principal façade, serving as a cornice and creating a stylized pediment. The tower, belt course and a window to the south of the main entrance were all removed by 1896, resulting in a simpler meeting house style. It was remodelled again in 1905. Despite these changes, the Baptist Church retains a proportion and grace suggestive of its ecclesiastic use. Its remaining cornerboards and brackets resemble those at Northwest United Baptist Church in Fauxburg; the oldest documented Baptist house of worship in Nova Scotia.

Character-Defining Elements:

Elements that evidence Baptist Church's significance include its:

- Overall rectangular form and gable roof;
- Wooden elements, including its structure and cladding; and
- Decorative elements that predate the 1909 renovation, including its brackets, Greek revival cornerboards, raking cornice, and cornice with dentils.

Central United Church

136 Cumberland Street

Construction Date(s): 1883-1885

Alternate Name(s): Methodist Church

Municipally Registered Property 1997

Description of Historic Place:

Central United Church is a large, late-nineteenth century building on Cumberland Street, across from Civic Square. This is the second Methodist church built in Lunenburg. The first Methodist church was located on the other side of Civic Square at Prince and Townsend Streets. In 1882, the congregation elected to build a larger church on the present lot. The Methodist Church and the United Church of Canada amalgamated in 1925, and this building was renamed Central United Church.

Heritage Value:

Central United Church is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Lunenburg's concentration of churches, six within Old Town Lunenburg, confirm Christianity's importance in nineteenth and twentieth-century Lunenburg. The scale and location of Central United Church speak to the prominence of Methodism in Lunenburg's history. The size of the church testifies to the growing Methodist congregation Lunenburg in 1880s Lunenburg. It was called Nova Scotia's 'Cathedral of Methodism' in the keynote address of the provincial conference of the Methodist church held in Lunenburg in June 1885.
- It is locally significant as an excellent example of ecclesiastic architecture.
The congregation commissioned Dartmouth architect Edward Elliot to design Central United Church. Central United Church has a weightiness unlike any other church in Lunenburg. The youngest church in the district, its mass and mix of vertical and horizontal elements are unique. The entrance's immediacy to the street and the open interior are inviting, humanizing what might have otherwise been an overpowering structure.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
While it was architect-designed, Central United Church has numerous vernacular elements. In particular, the design encompasses Lunenburg's rich carpentry tradition, particularly notable inside the building.

Character-Defining Elements:

Elements that evidence Central United Church's significance include its:

- Impressive scale, including its height, width, compact massing, and large windows and doors, and, in particular, the principal façade's impressive height and width, measuring 17 by 34 metres;
- Overall asymmetrical composition and the composition of each façade;
- Bell tower, beginning with a square base and tapering to an octagon below the cap. Each of the eight faces is decorated with the same motif, and the tower has a bell-like cap roofed in copper. The tower's windows and entrance are aligned with and like those of the nave;
- Narrow, pointed spire rising beside a slender brick chimney;



- Smaller turret at the southern peak of the gable roof;
- Tall five-sided chancel, rising to meet the gable roof;
- Location at the street line with an entrance immediately on the street;
- Three large, pointed doors on the principal façade, the central door's slightly projecting cusped arch with the same decorative motif as the tower, creating a porch, and turned posts that flank the entrance;
- Understated wooden detailing, such as varying courses of wooden clapboard, simple corner boards, wooden window tracery, belt courses, and door and window mouldings;
- Interior, which has heavy beams, oak chancel and oak pews, all of which contribute to an overall sense of width and solidity while being inviting; and
- Windows, including the stained-glass memorial windows - four-paned, double-tiered windows centred on the front façade with single-paned double-tiered windows to either side and a round window above them; and a row of five symmetrically placed Gothic windows along either side of the nave.

C.N.R. Lunenburg Station

18 Dufferin Street

Construction Date(s): 1923

Alternate Name(s): Jaycee Station; New Train Station;

Canadian National Railway Station

Description of Historic Place:

C.N.R. Lunenburg Station is a picturesque one-and-a-half-storey wooden passenger station built by Canadian National Railway. It is located at the head of Lunenburg's back harbour trail off Lincoln Street. At its longest, the railway stretched the length of the back harbour trail to the C.N.R. station, then down Linden Avenue and along Bluenose Drive to Government Wharf. The C.N.R. Lunenburg Station is the best-preserved physical remains of Lunenburg's railway history.

Heritage Value:

C.N.R. Lunenburg Station is of local significance.

- It is locally significant as the best-preserved physical feature of Lunenburg's railway heritage.
Lunenburg has hosted many railways, including the Nictaux and Atlantic Railway (1873, heavily financed by Fletcher Wade of Bridgewater and local James D. Eisenhauer); the Nova Scotia Central Railway (1889); the Halifax and South Western Railway (1901); the Canadian Northern Railway (1906); and Canadian National Railways (C.N.R. 1918). Despite significant ballast, drainage, sleeper tie, rail, switch, and bridge upgrades under C.N.R., the line to Lunenburg had substantial curves because of Lunenburg and area's varied topography. Locals said the H, S and M of Halifax & South Western Railway line actually stood for "Hellish Slow & Wobbly." Passenger service ended on October 25, 1969. The C.N.R. station has a strong contextual relationship with traces of Lunenburg's railway system.
- It is locally significant as a well-conserved example of a Canadian National Railway station design.
This station was built by C.N.R. in 1923 to replace the Old Railway Station, which burned down c. 1920. The heritage character of the Canadian National Railway Station rests in its standard plan, its domestic scale and proportions, its detailing, and its architectural woodwork. The C.N.R.'s Tudor-Revival exterior is stylistically unique in Lunenburg, betraying its lack of local or vernacular influence.

Character-Defining Elements:

Elements that evidence C.N.R. Lunenburg Station's significance include its:

- Location on Lunenburg's Back Harbour Trail, which corresponds to the Halifax and South Western Railway railbed;
- Irregular rectangular footprint and human scale;
- Gable roof with slightly bell-cast roof, especially on its west face, with dormers;
- Western overhanging eave and porte-cochere on its southern side;
- Shallow projecting telegrapher's bay on its western elevation;
- Rhythmic placement of its apertures and brackets; and
- Tudor revival elements, especially its stucco and half-timbered exterior.

Knaut-Rhuland House

125 Pelham Street

Construction Date(s): 1793-1813

Alternate Name(s): N/A

National Historic Site of Canada 2002

Provincially Registered Property 1989

Municipally Registered Property 1983

Description of Historic Place:

The Knaut-Rhuland House is a turn of the nineteenth century two-and-a-half-storey formal, classical wood frame house on Pelham Street, between Prince and King Streets. The split staircase to the main entry gives this vernacular structure an air of grandeur. The building is named after its first two owners, merchant Benjamin Knaut and mariner Conrad Rhuland. The front of the house is built flush to the street and is situated close to its neighbours. Recognition extends to the building and surrounding property.

Heritage Value:

Knaut-Rhuland House is of local, provincial, and national significance and a contributing element to Old Town Lunenburg Heritage Conservation District because:

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Knaut-Rhuland House is one of the best-preserved examples of British classicism applied to a residence in Canada, illustrating the lineage of later prestigious homes of either Palladian or Neoclassical style that flourished across the country in the years that followed. This is evidenced by its precise, balanced, harmonious design and formal, classical decorative details. Its interior decoration and layout are also remarkably intact. It is one of the older houses in Old Town Lunenburg and an excellent example of the architecture of the Georgian period.
- It is locally significant due to its connections to Lunenburg's foreign Protestant settlers and local political history.
Knaut-Rhuland House was built by Benjamin Knaut, a merchant and sheriff of Lunenburg. He was the son of one of the most prominent foreign Protestants to settle Lunenburg in 1753, Philip Augustus Knaut. Philip Knaut was the first elected member from Lunenburg to the Nova Scotia Assembly of Representatives. Benjamin Knaut sold this house in 1813 to Conrad Rhuland, a mariner and privateer. Rhuland was the grandson of another of Lunenburg's original settlers. In 1823, Rhuland sold the house to John W. Creighton. As Member of the Assembly for Lunenburg County, Judge of Probate, President and Speaker of the Legislative Council, and a Member of the Executive Council (Cabinet), Creighton was an important provincial politician from 1830 until he died in 1867. The Knaut-Rhuland House remained in the Creighton family until 1906.

Dates of events vary between the 1983 municipal and 1989 provincial Statements of Significance found in the Canadian Register of Historic Places. This Statement of Significance uses the Provincially Registered Property record's dates.

Character-Defining Elements:

Elements that evidence Knaut-Rhuland House's significance include its:

- Location, including its proximity to the street, with the front door opening immediately onto the sidewalk, with the bit of land surrounding the building;
- structural elements, including a thick stone foundation and post and beam frame built around two massive central chimneys;
- Overall form, including simple, compact, rectangular massing, medium pitched roof and plank wall;



- Overall composition, including balanced, symmetrical five-bay front façade with six-over-six sash windows and central doorway and its symmetrical interior layout;
- Classical exterior decorative elements, including hand-blown cylinder glass in some windows, wide cornerboards, brackets and returned eaves, side and transom windows, elliptical fanlight around the central front door, and simple trim ornamentation;
- Classical interior decorative elements, including early nineteenth-century latches and hinges, wooden mouldings and ceiling cornices, and fireplace surrounds; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century, including clapboard cladding, decorative endboards and finishing boards at the basement level.

Lennox Tavern

69 Fox Street

Construction Date(s): 1791

Alternate Name(s): N/A

Provincially Registered Property 1992

Municipally Registered Property 1995

Description of Historic Place:

Lennox Tavern is a two-storey wooden building in Georgian style located on the upper slope of Lunenburg's Old Town at the corner of Fox and Cornwallis Streets. Its municipal and provincial designations include the building and surrounding land.

Heritage Value:

Lennox Tavern is of local and provincial significance and a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lennox Tavern is a well-maintained, relatively unaltered Georgian building representing Lunenburg's late eighteenth-century architecture. It is also the largest intact Georgian dwelling in the Old Town. Built in the early nineteenth century for innkeeper John Lennox, the Lennox Tavern is one of the oldest buildings in Lunenburg and the only late eighteenth-century tavern and inn in Nova Scotia. Ironically, it was used briefly in the late nineteenth century as a Temperance House. Built on a massive stone foundation, the post and beam plank wall structure is late Georgian style. It has a balanced façade, a medium-pitched gable roof, two large chimneys and simple Classical decoration, typical of Georgian homes.

Character-Defining Elements:

Elements that evidence Lennox Tavern's significance include its:

- Prominent location, orientation to the street and proximity to the street, with the front door opening immediately onto the street;
- Appearance of order and regularity created through its symmetrically and simple ornamentation;
- Two-and-a-half storeys;
- Wood clapboard cladding with quirk beads;
- Symmetrical five-bay façade;
- Original cornerboards with quirk beads similar to clapboard siding;
- Second-floor windows flush to eave;
- Six-over-six windows;
- Central doorway with transom window and plain pediment;
- Stone foundation;
- Endboards and finishing boards at the basement level;
- Medium-pitch gable roof with wooden shingles;
- Two large symmetrical chimneys;
- Fan light windows in the attic;
- Post and beam construction.
- Nine fireplaces with original or historic Georgian-style mantels;
- Cooking stove in basement, including beehive oven;
- Original cornices and chair rails; and
- Visible corner posts.

Lunenburg Academy

101 Kaulback Street

Construction Date(s): 1893-1895

Alternate Name(s): N/A

National Historic Site of Canada 1983

Provincially Registered Property 1984

Municipally Registered Property 1983

Description of Historic Place:

Lunenburg Academy is a large, three-storey, eclectic Second Empire Style purpose-built school. Perched on Gallows Hill and surrounded by open community space, the Academy is a local landmark. Referred to as the 'Castle on the Hill,' the Academy's imposing form and prominent towers can be seen for miles around, visible from many approaches to Lunenburg, including by sea. One of Old Town Lunenburg's most striking nineteenth-century wooden buildings, the Academy's formal heritage recognition encompasses the building and its lot.

Heritage Value:


The Lunenburg Academy is of local, provincial, and national significance.

- It is nationally, provincially and locally significant as a uniquely large Second Empire Style wooden building.
Designed by prominent New Brunswick architect Harry H. Mott and built by the Oxford Furniture Company, Lunenburg Academy is a unique, largescale wooden Second Empire Style building. Built between 1893 and 1895, the Academy is one of Canada's few large-scale wooden buildings still surviving from the nineteenth century. Its unique and picturesque design makes it an excellent representation of late Victorian eclectic architecture. Its scale and design are unique relative Old Town Lunenburg's other nineteenth-century wooden structures.
- It is nationally, provincially and locally significant as a rare survivor of Nova Scotia's nineteenth-century academy education system.
Lunenburg Academy illustrates a significant stage in the evolution of Nova Scotia's education system, which developed from one-room schoolhouses into the academy system. Lunenburg Academy's design, facilities, curriculum and educators reflected the town's commitment to high-quality education. The county academies were publicly funded and offered high-quality secondary education within the public school system.
- It is a local landmark.
Referred to as the "Castle on the Hill," Lunenburg Academy is a prominent feature in Lunenburg's skyline due to its scale, form, siting and contrasting colour scheme.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent hilltop location at the edge of Old Town Lunenburg Historic District National Historic Site of Canada;
- Expanses of public green space around the building and prominent location on Gallows Hill overlooking Lunenburg and the surrounding area;
- Large scale of the building, standing three storeys high with cubic massing and towers, enhanced by an absence of closely neighbouring buildings;

- 
- Picturesque elements, including its mansard roof with segmental dormer windows, massive central chimney, and towers with pyramidal roofs;
 - Variety of exterior textures and colours, including its white and black paint scheme with red roof;
 - Lively elevations with their projecting and receding masses, defined by a twelve-bay façade with projecting frontispiece flanked by towers housing entrances and nine-bay side elevations with central projecting frontispieces;
 - Lively, classically inspired ornamentation with pediments over openings, oval windows, and intricate brackets, and the horizontal emphasis of the moulded belt courses;
 - Timber frame construction;
 - All wooden elements, including wooden roof shingles, cladding, windows, doors, and trim, such as small oval portholes on the sides of each uppermost central window on the side elevations, intricate bracketry on all windows and under the eaves and decorative shingle work enriching the exterior;
 - Surviving interior configurations and ornamental detailing, including the wooden wainscoting, stairs, banisters, panelled doors with transoms, and the original hardware, including knobs and hinges; and
 - Remaining evidence of its use as a school, including the layout of classrooms and cloakrooms, interior water fountains and 1895 school bell.



Lunenburg Armouries

177 Cumberland Street

Construction Date(s): 1867

Alternate Name(s): The Armouries; Public Works

Description of Historic Place:

The Lunenburg Armouries is a relatively plain one-and-a-half-storey building with a dramatically pitched gable roof. Located close to the east-west and north-south street lines, it runs the entire length of Hopson Street between Cumberland and Townsend Streets.

Heritage Value:

Lunenburg Armouries is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's military history.
The Armouries was built as a drill shed for Lunenburg's militia, who officially took over the building and named it the Lunenburg Armouries in 1902. Two companies of troops used the building as a headquarters and training centre before the militia reverted to the Reserve Army, and the 20th Field Squadron, Royal Canadian Engineers, took over the building.
- It is locally significant as part of Lunenburg's social history.
Because of its ample, unobstructed floor space, the Armouries was popular for meetings and social events in the late nineteenth and early twentieth century, hosting plays, performances, church bazaars, and the Lunenburg County Exhibition. Starting in 1880, it operated as a skating rink in the winter.
- It is locally significant as part of Lunenburg's political history.
Political rallies used the building as a focal point for speeches, and Sir Charles Tupper, Sir Wilfred Laurier and William Lyon Mackenzie King visited this building.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Lunenburg Armouries's siting and continued public function evidence General Charles Morris's colonial plan. It is the last remaining public building on the easternmost of the four public blocks set aside for public use.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lunenburg Armouries's frame was shipped to Lunenburg from Boston and raised starting May 3, 1867. Carpenters and volunteers donated their time to assemble the frame and finish the building. It testifies to Lunenburg's nineteenth-century community spirit and the competency of its builders.

Character-Defining Elements:

Elements that evidence Lunenburg Armouries's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Location on the easternmost of Lunenburg's four civic blocks;
- Continuous public functioning according to Charles Morris's Town plan;



- Low-slung profile;
- Wooden frame and steep gable roof;
- Regular window spacing along its eastern façade;
- Vertical board and batten siding, unique outside Old Town Lunenburg's waterfront;
- Original wooden windows; and
- Large, open interior space.

Lunenburg Fire Hall

40 Duke Street

Construction Date(s): 1928

Alternate Name(s): Old Fire Station

Description of Historic Place:

Lunenburg Town Hall is a prominent two-storey utilitarian red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its materiality is rare in Old Town Lunenburg. The Fire Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan. This designation applies to the 1928 building, not the 1950s extension.

Heritage Value:

The Fire Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's civic history.
The Town of Lunenburg's 1928 fire hall is a significant landmark in its history and a testament to its commitment to public safety. The interior of the building was designed to accommodate a modern fleet of fire trucks and equipment, as well as living quarters for the firefighters. Over the years, the fire hall was critical in protecting the town and its residents from fire emergencies. The fire department responded to numerous fires and other emergencies, including the devastating fire that swept through the town in 1948 and destroyed over 100 buildings. This was previously the site of the Town's 1889 Engine House, which also housed the Town's fire equipment.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
The decision to build the Fire Station on one of the civic blocks set aside in General Charles Morris's plan evidences the civic area's continuing civic and public functions. The Fire Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.
- Locally significant as a brick Art Deco building
The Fire Hall's brick construction and compact rectangular massing with flat roof are unique in a Town known internationally for its fanciful wooden vernacular buildings. The new fire hall was designed by local architect, W.C. Harris, and features a distinctive Art Deco style with a red-brick façade, flat roof, and symmetrical windows.

Character-Defining Elements:

Elements that evidence the Fire Hall's significance include its:

- Location in the institutional area as laid out in the town's original 1753 plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Public use;



- Brick construction;
- Large garage doors; and
- Art Deco elements, such as
 - its horizontal, rectangular, geometric form;
 - its flat roof and stepped roofline on the principal façade;
 - its lack of ornament, including window trim, simple multi-paned windows, and wooden cornice; and
 - its principal façade's stepped composition with larger and more openings on the ground floor relative the windows on the upper floor above.



Lunenburg Opera House

290 Lincoln Street

Construction Date(s): 1908

Alternate Name(s): Capitol Theatre; Odd Fellows' Hall

Description of Historic Place:

The Lunenburg Opera House is a large, three-storey performing arts venue on Lincoln Street between King Street and Prince Street in Old Town. It is prominently located between Central United Church and Knaut-Rhuland House National Historic Sites.

Heritage Value:

The Lunenburg Opera House is of local significance and a character-defining element of Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Constructed in 1908 by the Independent Order of Odd Fellows, old European Music Halls inspired the Lunenburg Opera House's design. The final building, however, incorporates shipbuilding techniques and is a testament to the ingenuity of the town's skilled shipbuilders and artisans. The Lunenburg Opera House has excellent acoustics due to careful planning and construction. The builders' attention to detail and use of unique architectural features have contributed to the building's remarkable acoustics and overall aesthetic appeal.
- It is locally and nationally significant as part of Lunenburg's cultural history.
The Lunenburg Opera House served as a multipurpose space, with the upper floor utilized as a meeting place for the Independent Order of Odd Fellows, highlighting its significance as a social and cultural hub in Lunenburg's history. The Lunenburg Opera House has been an arts and entertainment venue for over a hundred years. The first concert was held in 1909. The ground floor theatre was used as a Vaudeville concert hall until the 1940s when it became a cinema, the Capitol Theatre. Today, the Lunenburg Folk Harbour Festival owns and operates the building as a performing arts venue.

Character-Defining Elements:

Elements that evidence the Lunenburg Opera House's significance include its:

- Compact rectangular form and peaked roof;
- Symmetrical façade composition and division into three tiers using moulded belt courses ;
- Architectural detail, including its mouldings, centerboards, pilasters, window and door trim, and pediment with raking cornice, cornice, dentils, and window;
- Ground floor shopfront-type windows and doors; and
- Wooden sash windows on all façades.

Lunenburg Town Hall

119 Cumberland Street

Construction Date(s): 1891-1893

Alternate Name(s): Lunenburg Court House

Municipally Registered Property 1996

Description of Historic Place:

Lunenburg Town Hall is a prominent four-storey, Second Empire Style red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its height, mass, materiality, and the public park spaces to its east and west make it unique in the district. Town Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

Town Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial and administrative history.
Town Hall was built as the town's administrative and judicial offices, evidencing Lunenburg's nineteenth-century strength and prosperity. In the early 1890s, there was considerable debate over whether Lunenburg or Bridgewater would be home to a new courthouse. The dispute continued even after both communities commenced the construction of their buildings. The disagreement was only resolved in 1893 with the "Act to Settle Difficulties That Have Arisen With Regard to the Courthouse in the County of Lunenburg."
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Town Hall evidences General Charles Morris's plan in its function, siting and design. The civic area's continuing civic and public functions include public use of Town Hall and the open spaces surrounding the building.
- It is nationally and locally significant as a brick Second Empire Building in Old Town Lunenburg.
Built in 1893 to plans by architect Henry Busch, Town Hall's exterior brick with granite embellishments is unique in a Town known internationally for its wooden vernacular structures. Town Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

Character-Defining Elements:

Elements that evidence Town Hall's significance include its:

- Location in the institutional area as originally laid out in Old Town Lunenburg's 1753 town plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Second Empire elements, such as the mansard roof, with projecting dormer windows and a curb at the roofline, tall round-headed windows, and on three of the four façades, central projecting pavilions with separate convex-sloping roofs, adding height;
- Brick exterior, accented with granite steps, coursing, foundation and keystones above the windows;



- Large central doorways formed by Tuscan pilasters that meet above the door in a semi-circular fanlight, with the words "Town Hall" and "Courthouse" over the Cumberland and Townsend Street entrances, respectively, reflecting the building's historic dual use;
- Significant original interior ornamental work, including entablatures and cornices over doorways, wooden stair rails, newel posts and bannisters, and wooden wainscoting; and
- Continuing civic and public functions of both the building and surrounding park space.



Masonic Lodge

120 Pelham Street

Construction Date(s): 1923

Alternate Name(s): Freemason Temple

Description of Historic Place:

The Masonic Lodge is a two-storey Greek Revival vernacular building in Old Town Lunenburg Historic District. It sports a prominent two-storey temple façade. It is located at 120 Pelham Street, across and down the street from Knaut-Rhuland House National Historic Site of Canada. Together, they speak to the evolution of classical vernacular architecture in Old Town Lunenburg.

Heritage Value:

The Masonic Lodge is of national and local significance.

- It is locally significant as a part of Lunenburg's social history.
This impressive building was built in 1923 by the Freemasons as a meeting hall and office building. The largest and oldest men's Fraternity in the world, freemasonry arrived in Canada via Nova Scotia in 1738. The scale and architectural grandeur of this building speak to the prominence of the Freemasons. The building continues to serve as a Masonic Lodge today.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
One of Lunenburg's preeminent wooden Classical buildings, the Masonic Lodge is architecturally unique. Lunenburg's preeminent vernacular interpretation of the Greek Revival Style is a late example of a relatively rare style in Nova Scotia. The Masonic Lodge has features unique from other classical revival buildings in the district. Particularly notable is its temple front with six two-storey ionic pilasters.

Character-Defining Elements:

Elements that evidence the Masonic Lodge's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Overall compact form, especially its mass, height, and symmetrical plan;
- Principal façade design, including its placement of windows, doors and details, especially its symmetry;
- Temple front, including triangular pediment and two-storey ionic pilasters;
- Classical and Greek Revival elements, including but not limited to its entablature, lintel, frieze, cornice, mouldings, dentils, and segmental pediment over and wide trim around the principal entrance;
- Wooden elements, including its structure, cladding and decorative details; and
- Details that speak to its function as a masonic lodge. This includes the hexagram in a round window under the peak of the pediment of the temple façade.



Nova Scotia Telephone Co. Building

187 Lincoln Street

Construction Date(s): 1931

Alternate Name(s): Maritime Telegraph and Telephone

Company Building; Bell Building

Description of Historic Place:

Located at 187 Lincoln Street, this two-storey building was constructed by Nova Scotia Telephone Co. in 1931. While the construction materials used are rare in Old Town Lunenburg, the style and bulk of the building are not entirely out of character in the streetscape. This recognition applies to the footprint of the building. This recognition does not apply to the 1953 rear addition or the vacant land east of the building.

Heritage Value:

The Nova Scotia Telephone Co. Building is of local significance.

- It is locally significant as the best-preserved building testifying to Lunenburg's telecommunication history.

At the turn of the twentieth century, the Nova Scotia Telephone Company was the largest telephone provider in Nova Scotia, servicing approximately three times the Nova Scotians of any other company. A provincial Act of Incorporation established it on May 3, 1887. After acquiring Bell Telephone Company's Nova Scotian telephone and telegraph operations on November 28, 1887, the Nova Scotia Telephone Company continued to grow. In 1910, the Maritime Telegraph and Telephone Company (M.T.T.) consolidated all major telephone companies in Nova Scotia and was in service until 1998.

Character-Defining Elements:

Elements that evidence the Nova Scotia Telephone Co. Building's significance include its:

- Brick exterior with stone keystones, window sills and window headers;
- Compact rectangular form and massing, including its flat roof;
- Oversized foundation, much taller than most in Old Town Lunenburg;
- Four equally and regularly spaced, vertically oriented round-headed windows on the first floor;
- Four equally and regularly spaced vertically oriented rectangular windows on the second floor centred over the round-headed windows below; and
- Utilitarian character, in particular, its lack of decoration.

Royal Bank

84 Pelham Street

Construction Date(s): 1906

Alternate Name(s): N/A

Description of Historic Place:

The Royal Bank is a two-storey sandstone-faced building at the southeastern corner of the Pelham Street and Duke Street intersection in Old Town Lunenburg Heritage Conservation District. This recognition applies to the footprint of the building. It does not include the vacant land to the south of the building.

Heritage Value:

The Royal Bank is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Royal Bank has a bold Neoclassical façade. The building's sense of solidity, created through, for example, its sandstone facing and wide roughly hewn corner pilasters, projects a strength becoming of a banking institution. It is a rare stone building in Lunenburg, and the engaged columns flanking the entrance are unique within Old Town Lunenburg Heritage Conservation District.
- It is locally significant as part of Lunenburg's economic history.
This property was sold by John Henry Wilson to the Royal Bank of Canada upon its amalgamation with Halifax's Merchant Bank to erect a new building. This grand edifice testifies to the power of the Royal Bank of Canada at the time, as well as Lunenburg's prosperity. Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at fifteen years old and rose to become president of the Royal Bank of Canada from 1934 until he died in 1946.

Character-Defining Elements:

Elements that evidence the Bank of Royal Bank's significance include its:

- Compact rectangular massing and overall symmetrical composition;
- Sandstone cladding, including smooth and rough ashlar;
- Stone foundation that does not follow the grade of Duke Street, effectively ignoring Lunenburg's typography such that the 'temple' bank appears to sit on a plinth;
- Symmetrical temple façade, including corner two-storey pilasters, two-storey engaged columns and triangle pediment;
- Window and door openings and surrounding trim and ornament, including, but not limited to, the oversized fluted ornamental keystones above round-headed windows and the carved panels below; and
- Classical detailing, including but not limited to entablature, cornice, mouldings, columns, and pilasters.

Solomon House

69 Townsend Street

Construction Date(s): 1775-1797

Alternate Name(s): N/A

Provincially Registered Property 1996

Municipally Registered Property 1983

Description of Historic Place:

Built to the streetline, Solomon House is located on the corner of Townsend and Cornwallis Streets

Heritage Value:

Solomon House is of local and provincial significance and nationally significant as a contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant for its associative value.
The house was built in the late eighteenth century for merchant and sawmill owner Henry Koch. The building passed to the Rudolph family and then in 1849 to George T. Solomon, a local judge and well-known figure in Nova Scotian legal circles.
- It is locally, provincially and nationally significant as part of Lunenburg's vernacular architecture tradition.
Solomon House is an excellent example of Georgian building techniques in Lunenburg, particularly the British Classical tradition. The building has a symmetrical appearance, giving it a sense of repose, orderliness, and prosperity. It is a large building located at the streetline, with a five-bay facade and a massive stone foundation.

Character-Defining Elements:

Elements that evidence Solomon House's significance include its:

- Structural elements in the Georgian tradition, including the massive stone foundation, the symmetrical appearance of the house, with five balanced bays, two central chimneys and a central door, the orientation of the interior rooms around a central staircase and central fireplaces, a medium pitched roof and post and beam with plank wall construction;
- Decorative elements of the Georgian tradition, including moulded eaves return, balanced, six-over-six windows, tight under the eaves, finishing board at basement level and wide, fluted cornerboards, side and transom windows around the central front door, and reed trim ornamentation; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century, including clapboard cladding, with endboards and finishing boards at the basement level, and close proximity to the street, with the front door opening immediately onto the street, with little land surrounding the building.

St. Andrew's Presbyterian Church

111 Townsend Street

Construction Date(s): 1828

Alternate Name(s): N/A

Municipally Registered Property 1990

Description of Historic Place:

St. Andrew's Presbyterian Church is located on Townsend and King Streets, across from Lunenburg Town Hall in Old Town Lunenburg Heritage Conservation District. Built in 1828, it is a Carpenter Gothic church clad in clapboard with a prominent steeple. The south side of the nave is flush with the Townsend street line.

Heritage Value:

St. Andrew's Presbyterian Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Andrew's Presbyterian church is home to the oldest Presbyterian congregation in Canada. This congregation's status is manifested in the church's location adjacent to an area designated by the original 1753 town plan as the institutional core of the town, with the town hall, courthouse, and Anglican church.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Primarily built by local carpenters, St. Andrew's is an excellent example of Carpenter Gothic, a North American vernacular style that translated Gothic massing and detailing into wooden structures. Built in 1828, the original church was designed by Mr. Dechman, a master carpenter and member of St. Matthew's Presbyterian Church in Halifax and built by Mr. Grant. In 1879, the church was substantially renovated: the spire's height was increased to 118 feet, the church was lengthened to 83 feet, broadened to 40 feet, and a row of six Gothic windows fronting Townsend were added. In 1909, further renovations were carried out on the interior, and the chancel was added to the church's eastern end.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its central location adjacent to the institutional area of Old Town Lunenburg Heritage Conservation District as originally laid out in Old Town Lunenburg's 1753 plans.
- Gothic elements, including its:
 - Tall central tower with small, paired gablets on each side;
 - Pointed arch doors and windows;
 - Hooded ornamentation on the doors and windows;
 - Large three-paned central window with tracery on the tower;
 - Steep fully hipped bell cast gable roof with an end gable over the three-sided chancel; and
 - Stained glass.

St. Andrew's Presbyterian Church Hall

114 Fox Street

Construction Date(s): 1879

Alternate Name(s): N/A

Description of Historic Place:

This Neo-Gothic Church Hall is a former schoolhouse built before 1879 and moved to its current location in 1909. It was also enlarged at this time, with two new bays added to the east end of the building.

Heritage Value:

St. Andrew's Presbyterian Church Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to Lunenburg's educational history.
Formerly a schoolhouse, St. Andrew's Presbyterian Church Hall speaks to Lunenburg's early education history. Until the mid-nineteenth century, education in Lunenburg was provided by church schools and private schools like St. Andrew's Presbyterian Church Hall. On October 25, 1864, Lunenburgers met and unanimously agreed to build a public school. Together with the Lunenburg Academy, St. Andrew's Presbyterian Church Hall provides an architectural example of the evolution of education in nineteenth-century Nova Scotia from small, private schoolhouses to the Academy system.
- It is locally significant as a testament to religion's prominent role in Lunenburg's twentieth-century public life.
St. Andrew's Presbyterian Church Hall testifies to the strength of Lunenburg's Presbyterian congregation at the beginning of the twentieth century. Formerly located east of St. Andrew's Presbyterian Church, this former school was moved to Fox Street in 1909. The building accommodated the church's growing congregation, serving as a church hall and Sunday School, and allowed for a chancel to be added to the east end of St. Andrew's Presbyterian Church. St. Andrew's is home to the oldest Presbyterian congregation in Canada.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Andrew's Presbyterian Church Hall is an excellent example of Carpenter Gothic, an important North American vernacular style that translated Gothic massing and detailing into wooden structures. The hall's overall composition has remained intact since at least 1879, expanding from three bays to five bays in 1909. Presumably, the main Gothic entryway was also added at this time. The hall shares many architectural features with St. Andrew's Presbyterian Church, with its striking hooded ornamentation visible in Bollinger's 1890 map of Old Town Lunenburg Heritage Conservation District.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church Hall's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its proximity to St. Andrew's Presbyterian Church and the civic blocks;
- Gothic elements, including its:



- Steep gable roof;
- Pointed Gothic arched windows with tracery;
- Pointed Gothic arched principal entry;
- Round window in the hall's west gable end;
- Hooded ornamentation on the main door and windows; and
- stained glass; and
- Carpentry elements, including all wooden windows, doors, trim, detail, structure, and cladding, including the frieze and cornices with dentils and gothic tracery.

St. John's Anglican Church

2 Cumberland Street

Construction Date(s): 1754-1763

Alternate Name(s): N/A

National Historic Site of Canada 1994

Provincially Registered Property 1983

Municipally Registered Property 1983

Description of Historic Place:

St. John's Anglican Church National Historic Site of Canada is a large, white wooden Carpenter Gothic church in the heart of Old Town Lunenburg Heritage Conservation District. An important symbol of Lunenburg, it has continually evolved over approximately two hundred and fifty years. It was originally constructed from 1754 to 1763, shortly after Lunenburg's settlement. It was enlarged in 1840, again through the 1870s, and again in 1889. After a disastrous fire in 2001, the structure was rebuilt from the surviving ruins. Official recognition refers to the church and its surrounding green space, particularly its western public square.

Heritage Value:

St. John's Anglican Church is of local, provincial, and national significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant due to its establishment of the Church of England and British authority in eighteenth-century Nova Scotia following Morris's original Town plan.
Construction of St. John's Anglican Church began in 1754, making it the second oldest Anglican Church in Canada after St. Paul's Church in Halifax. As such, it played a significant role in establishing the Church of England in Nova Scotia. As a British colonial settlement, St. John's Anglican got a choice location within the civic blocks set aside by Charles Morris in his Town Plan. As the establishment of Britain's sacred authority in its new colonial settlement, St. John's Anglican significantly contributes to Lunenburg being the best-preserved colonial settlement in North America, as does the church's continued community use.
- It is a locally, provincially, and nationally significant example of Carpenter Gothic.
Carpenter Gothic is the translation of Gothic massing and detailing into wood, primarily by local carpenters, and thus is a valuable North American vernacular tradition. Throughout its history, much of the work on St. John's Anglican Church was done by local shipbuilders, a reflection of Lunenburg's close tie to the sea. Originally St. John's Anglican's congregation was mainly German and French-speaking "Foreign Protestants" who founded the town. The early form of the church closely resembled a New England meeting house with a round conical tower, like German churches. Gothic elements started to be added in 1840, including a tower. The frame was sent from Boston where it was part of King's Chapel. During Nova Scotia's lucrative 'Age of Sail,' St. John's Anglican was enlarged and took on additional Gothic elements under the direction of Halifax architects Sterling and Dewar. The church was again enlarged in 1892, with local master carpenter Solomon Morash as the chief contractor. It was expanded again c. 1915.
- It is locally significant, a symbol of Lunenburg's resilience and history.
In 2001, St. John's Anglican suffered a devastating fire. Over 50% of the church's historic fabric was lost. Following a four-year restoration, the church was returned to its pre-fire appearance. Wherever possible, the remaining historic fabric was integrated with new materials. The emotional effect of the fire and the church's subsequent restoration testify to its importance to the local community. St. John's Anglican's style, location, long history, and continued community use have made it a local landmark.



Character-Defining Elements:

Key elements contributing to the heritage character of St. John's Anglican Church include its:

- Location in the centre of Old Town Lunenburg Heritage Conservation District on one of the four town blocks set aside by Morris for public structures and functions;
- Proximity to St. John's Parish Hall and Rectory;
- Open landscaping with lawns, paths, benches and a memorial to the first outdoor religious service held on-site;
- Landmark status, including its scale, compared to the restrained scale of surrounding buildings;
- Foundations and ground floor traces of various construction phases; and
- Carpenter Gothic massing, including its basilica plan with side aisles and chancel under a steep gable roof, and its twin and central towers.

Exterior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements, including its:

- Principal façade composition with a rose window and twin towers;
- Carpenter Gothic detailing, including pinnacles, turrets, buttresses, pointed arches, doors, windows, drip mouldings and shingle cladding;
- White and black colour scheme;
- Exterior sign "St. John's Anglican Church of Canada welcomes You;" and
- Copper roof.

Interior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements and include its:

- Plaster walls;
- Ornamental painting, including the hand-painted east wall of the chancel, stars on the chancel ceiling, banners over arches, between the nave and chancel, and over the nave entrance, faux marble finish on columns, and gold leaf on columns in the nave and chancel;
- Hammer-beam roof supports with curved principals and collar beams;
- Historic wall plaques;
- Pews, book racks and kneelers;
- Wooden floorboards;
- Two historic stained glass windows, including the "Fishers of Men" window, and thirteen windows that were restored using pieces of original stained glass;
- 1926 oak altar;
- Concrete baptismal font;
- Pulpit;
- 1902 bronze bells;
- Support columns covered by faux marble encasement; and
- Crypt containing remains of twenty-two parishioners.

St. John's Parish Hall

65 Cumberland Street

Construction Date(s): 1775

Alternate Name(s): Old Lunenburg Court House

Municipally Registered Property 1989

Description of Historic Place:

St. John's Parish Hall is located across the street to the west of St. John's Anglican Church's public square and to the east of St. John's Rectory in Old Town Lunenburg Heritage Conservation District. Built in 1775, it is a one-and-a-half-storey wooden building with symmetrically placed lancet windows on all sides and a low-pitched, hipped roof.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial history and locally and nationally significant as a testament to Lunenburg's early colonial settlement.
As the town's original courthouse, this building was central to establishing peace and order in the new British colonial settlement. It was used as a courthouse for more than 100 years until a new courthouse was constructed one block to the east. The Royal Coat of Arms inside, dating to 1801, is one of the oldest of its kind in the province. The building visually borders the western edge of St. John's Anglican church's square, delineating the boundary of Charles Morris's original four public blocks per his 1753 Town Plan and foregrounds the authority of the British monarch in eighteenth-century Lunenburg.
- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Old Town Lunenburg Heritage Conservation District's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Parish Hall speaks to the prominence of Anglicanism in Lunenburg's history. The building was bought in 1902 by St. John's Parish. The newly acquired hall was extensively renovated, removing the dormers, and relocating the principal entrance. Southern and western wings were added in 1906 and 1964, respectively.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Built in 1775, Parish Hall is a relatively rare example of eighteenth-century vernacular architecture compared to the predominantly nineteenth-century vernacular building stock. Locally constructed and renovated without the guidance of a trained architect, the longevity of this structure speaks to Lunenburg's high-quality carpentry.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Location, including its siting at the street line and proximity to St. John's Anglican Church and Rectory;
- Simple form, reminiscent of its Georgian roots;



- Wooden construction and detailing, including its clapboard siding, wooden fluted corner boards and windows, doors and trim;
- Southern wing;
- Gothic details, including its hooded lancet windows and wide entrance doors with centre-pointed transom windows; and
- interior features, especially the mural of the Royal Coat of Arms of King George III, dating to the building's use as a courthouse.

St. John's Rectory

59 Townsend Street

Construction Date(s): 1810-1816

Alternate Name(s): St. John's Anglican Church Rectory

Municipally Registered Property 1989

Description of Historic Place:

Located immediately on the sidewalk beside St. John's Parish Hall, the St. John's Rectory is a two-storey wooden structure built between 1810 and 1816. It is Georgian in design, with some ornamentation and additions from the 1880s.

Heritage Value:

St. John's Rectory is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.
Lunenburg's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Rectory speaks to the prominence of Anglicanism in Lunenburg's history. St. John's Rectory is valued for its long association with St. John's Anglican Church and its rectors.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Rectory is a typical early nineteenth-century home with some Victorian-era additions. Despite these changes, the building retains its underlying Georgian character.

Character-Defining Elements:

Elements that evidence St. John's Rectory's significance include its:

- Proximity to St. John's Anglican Church and Parish Hall and siting at the street line;
- Georgian vernacular design elements, such as the overall symmetrical façade compositions, wooden cladding with wooden fluted corner boards, two symmetrically placed large chimneys, and classical trim around the central doorway on the main façade; and
- Victorian vernacular design elements, including doors, bracketry, lintel, ornamentation and prominent window hoods, and the ell on the western end of the building.

St. Norbert's Roman Catholic Church

121 York Street

Construction Date(s): 1839

Alternate Name(s): N/A

Municipally Registered Property 1999

Description of Historic Place:

St. Norbert's Roman Catholic Church is an L-shaped Georgian wooden church. It is situated on the corner of York and King Streets in Old Town Lunenburg, a Heritage Conservation District. The steeple is particularly noteworthy. Designation extends to the building and its property, including a small cemetery adjacent to the church. It does not apply to the 1982 addition.

Heritage Value:

St. Norbert's Roman Catholic Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Norbert's speaks to the changing fortunes of Roman Catholicism in Lunenburg. Built in 1839, St. Norbert's is the centre of the Roman Catholic community in Lunenburg. In the 1890s, the dwindling number of parishioners caused St. Norbert's to close its doors for forty years. However, in the 1930s, an influx of Catholic fishermen from Newfoundland arrived in Lunenburg, and the church was reopened. Its simplicity and small scale relative to Lunenburg's other churches speak to the congregation's smaller size and lesser social and economic influence in nineteenth and twentieth-century Lunenburg.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

St. Norbert's is an eclectic vernacular interpretation of British and New England Victorian styles with Lunenburg's carpentry tradition. Sometime after 1890, the original tower was shortened to today's form, a unique witch's hat shape with decorative modillions surrounding the lower edge.

Character-Defining Elements:

Elements that evidence St. Norbert's Roman Catholic Church's significance include its:

- Location at the street line with an entrance immediately on the street;
- Green space, including the only intact cemetery on church property in Lunenburg;
- Scale and mass of the building, including its roofline, tower, and symmetrically placed buttresses, and its modest size and height relative to Lunenburg's other historic churches;
- Unique steeple in a witch's hat shape with ornamental modillions;
- Wooden shingle exterior;
- All wooden elements and ornamentation, including lancet windows, round-headed louvred windows, brackets, mouldings and trim; and
- Relatively simple and unadorned interior.

Zion Evangelical Lutheran Church

65 Fox Street

Construction Date(s): 1890-1891

Alternate Name(s): Zion Lutheran Church

Provincially Registered Property 1996

Municipally Registered Property 1990

Description of Historic Place:

Zion Evangelical Lutheran Church is a large wooden church on a stone and concrete foundation in Old Town Lunenburg Heritage Conservation District. It has a tall steeple at its Fox Street corner, a second tower at its southwest corner, and green space on the western side of the building. The York Street façade has an addition at its western end. The designation includes the building and surrounding property.

Heritage Value:

Zion Evangelical Lutheran Church is of local and provincial significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and provincially significant as a testament to the history of Lutheranism in Canada.
Described as the 'Rock of Lutheranism,' the Zion Evangelical Lutheran Church is valued as the home of Canada's oldest Lutheran congregation. When German Lutheran settlers first arrived in 1753, the settlers held services in the open air and later at St. John's Anglican Church. The first church on this site was built in 1772. The first church was replaced with a Gothic building in 1841, followed by the present church, built from 1890 to 1891. The current church's commanding scale and vertical composition speak to the fundamental importance of the Lutheran congregation in Lunenburg from its settlement to the present day.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Zion Evangelical Lutheran Church was designed by prominent Halifax architect David Busch and built by George W. Beohner & Sons. This grand edifice is an architectural landmark in Old Town Lunenburg, with a steeple that can be seen for kilometres, including from the harbour. Two asymmetrical towers flank the principal façade, each with a different design. The dentil courses and stained-glass windows are among the most noticeable elements of the long nave, which runs the length of the eastern block line. An ornately decorated gable end faces Fox Street. The large hall to the rear of the church, known as Artemus Hall, was added in 1946.

Character-Defining Elements:

Elements that evidence Zion Evangelical Lutheran Church's significance include its:

- Continued service to the Lutheran community;
- Visual prominence and vertical composition, including its scale and height, steep gable roof, spire and towers;
- Varied façade compositions, including its asymmetrical principal façade;
- Proximity to the street line and surrounding homes, which suggests a close-knit relationship with the community;
- Western pyramidal tower with circular and lancet windows, finial and louvred gablet;
- Eastern tower with a tall spire, Saint Antoine-Marie bell, small louvred gablets on each side, and lancet windows on each storey and main entrance.
- Different window styles throughout the building, including round windows, pointed gothic windows in various combinations such as paired, triplicate or groups of four; a unique triangular attic window with curved edges in the gable end; and pointed transom windows over the entrances;



- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each storey and moulded belt courses;
- The exterior of Artemus Hall, located at the northern end of the church;
- The key to the building and the Saint Antoine-Marie bell as the only remains of the first Lutheran church; and
- Interior wooden elements, wainscotting, mouldings and trim, the roof's structure and decoration, and the screen separating the nave from Artemus Hall.



Appendix G: Maintenance and Repair

Regular maintenance is an essential aspect of the sustainability and longevity of historic structures. Wood is especially vulnerable to fire, moisture, ultraviolet radiation and insect and rodent infestation. Protecting against these threats through regular maintenance is crucial to conserving residential character-defining structures. The following should guide maintenance activities, which do not require a certificate of appropriateness.

The following guidelines pertain to the maintenance and repair of residential character-defining structures:

- Maintenance and repair should take a minimal intervention approach.
- Regular monitoring and inspections should be carried out to determine the required types and frequency of maintenance proactively.

Maintenance and repair should include the following:

- Cleaning only as necessary to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results. Cleaning tests should be carried out, especially when trying a new technique.
- Treating active insect or rodent infestations by implementing an extermination program specific to that insect or rodent
- Using recognized conservation methods following proper surface preparation, applying and maintaining suitable coatings and treatments that protect elements from moisture, ultraviolet light, and wear, such as paints, stains, varnishes, and preservatives.
- Stabilizing deteriorated elements by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work can be undertaken.
- Determining and addressing causes of deterioration, damage or distress through investigation, monitoring and minimally invasive or non-destructive testing techniques
- Repairing parts of exterior walls by patching, piercing-in, consolidating, or otherwise reinforcing using recognized conservation methods. Repairs should match the existing work as closely as possible, physically and visually.
- Repairing an exterior wall assembly, including its functional and decorative elements such as windows, doors, and trim. Such repairs might include dismantling, repairing, and reassembling select deteriorated elements. Repairs should match the existing work as closely as possible, physically and visually.
- Repairing parts of entrances, porches, or balconies by patching, piercing-in, consolidating, or reinforcing using recognized conservation methods. Such repairs might include dismantling, repairing, and reassembling select deteriorated elements. Repairs should match the existing work as closely as possible, physically and visually.
- Making windows, doors and storefronts weather tight and energy efficient by re-puttying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints
- Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat or so thickly applied that it obscures architectural details.
- Creating conditions unfavourable to fungus growth, such as eliminating entry points for water, opening vents to allow drying out, removing piled earth resting against wood elements and removing plants that hinder air circulation.



Appendix H: Old Town Lunenburg Heritage Conservation District Statement of Significance

Description

Old Town Lunenburg Heritage Conservation District is located on Nova Scotia's South Shore in the Town of Lunenburg in Mi'kma'ki, traditional unceded Mi'kmaq territory. It includes approximately 44.1 hectares bounded by Kaulback Street, Kissing Bridge Road, Kempt Street, and Lunenburg Harbour's Waterfront. It also consists of a 47.5-hectare transition area, stretching West along Lincoln Street, South along Falkland Street, and East along Blockhouse Hill Road, Lincoln Street, Pelham Street, and Montague Street. The district comprises the Town's original urban core and approximately 550 civic, commercial, and residential buildings, in addition to engineering works, monuments, parks, and public spaces. Founded in 1753 to plans by Surveyor General Charles Morris, Old Town Lunenburg retains its original grid plan and continues to function following Morris's layout. A rich vernacular architectural tradition profoundly shaped by Lunenburgers' connections to the sea, especially the offshore fishery, complements Morris' vision, filling in the Town's regular blocks. Today, Lunenburg's vernacular architectural tradition continues, and the Town maintains close cultural and economic ties to the Atlantic through a combination of new and historic marine-related activities.

Heritage Value

Old Town Lunenburg is recognized as a Municipal Heritage Conservation District because it is:

- The best-preserved example of a planned colonial settlement in North America;
- Home to a well-preserved continuing vernacular architectural tradition; and
- An exceptional example of a culture based on, and an urban community designed for, marine activities.

Character-Defining Elements

Elements that evidence British colonial planning, in particular surveyor General Charles Morris's design, include:

- The geometrically regular gridiron plan comprising seven north-south streets, 48 feet wide (except for King Street, which is 80 feet wide), intersected at right angles by nine east-west streets, each 40 feet wide;
- The lack of encroachment into the streets mentioned above, providing unobstructed north-south and east-west sightlines;
- The minimal setbacks of structures from the street visually reinforcing the street plan's regularity and rectilinearity;
- Old Town's topography, especially its steep streets that evidence Morris's commitment to using a rectilinear grid plan regardless of the Town's sloping site;
- The distinction between urban and non-urban areas;
- The grandeur of King Street, including its width relative to other North-South streets (50% increase in width) and its location relative to public space, marking the middle of the four public lots set aside for public functions in Morris' original plan;
- Archaeological remains of Old Town Lunenburg's original fortifications;
- Unobstructed views over Old Town Lunenburg Heritage Conservation District and out towards Lunenburg Harbour from the location of the Town's four original blockhouses;

- Physical attributes that delimit the four blocks that Morris set aside for public use, including:
 - The siting of the four blocks in the centre of Old Town, marking their importance;
 - The exclusion of non-civic buildings and functions from these four blocks;
 - The lower density of buildings on these four blocks relative to the surrounding contiguous and near-contiguous residential and commercial structures;
 - The public landscaped grounds between public buildings;
 - The scale of public and civic buildings, approximately four and a half storeys in height (approximately 16 metres), signaling their importance relative to surrounding commercial and residential buildings of approximately one and a half to three storeys in height (approximately 5 meters to 11 meters);
 - The intactness of these four blocks compared to the other blocks in the district, which were initially divided into 40-foot by 60-foot lots. The lots in blocks outside the four civic blocks have continued to evolve to meet the needs of property owners;
 - Landmark public buildings, including St. John's Parish Hall, St. John's Anglican Church, Lunenburg Town Hall, and the Armouries; and
 - Physical elements at the centre of public activities, such as memorials; and
- Its continued social and economic functioning along Charles Morris' original Plan, in particular:
 - The civic area's continuing civic and public functions, which includes public use of structures and the open spaces between and surrounding structures.

Elements that evidence and support Lunenburg's continuing vernacular architectural tradition include:

- Adaptations of imported styles, especially those fashionable in settlers' home countries, such as, but not limited to Georgian, Classical, Gothic, Second-Empire, and Dutch Colonial - Throughout Lunenburg's history, styles and architectural conventions have been adapted to the local environment and culture. This includes any evidence of accommodating local terrain, using local materials, changing decorative schema to reflect local values, and adapting trends to better suit the local climate;
- Wooden construction and decoration, reserving stone and brick for select public and civic buildings, including wooden windows, trim, and clapboard and shingle cladding;
- Architectural elements unique to Lunenburg, especially the 'Lunenburg Bump' in all its iterations;
- Refined carpentry skills, especially those derived from marine-related industries such as vessel construction; and
- Individual vernacular structures, including but not limited to vernacular
 - Marine buildings and engineering works;
 - Public, Civic or Institutional buildings;
 - Commercial buildings;
 - Residential buildings;
 - Ecclesiastic buildings; and
 - Outbuildings.

Elements that evidence Lunenburg's historical and continued cultural and economic relationship with the Atlantic, especially the offshore fisheries, include:

- Old Town Lunenburg Heritage Conservation District's location on Lunenburg Harbour;
- The working waterfront's continual use in support of the fisheries, shipbuilding and retrofitting, and other marine-industrial activities;



- Waterfront warehouses and other buildings that reflect Lunenburg's history of economic dependence on the shipbuilding and fishing industries, especially Marine vernacular buildings;
- The interrelationship between buildings, spaces, structures, and the harbour, illustrating the functional nature of the waterfront associated with marine, shipbuilding and fishery activities;
- The Fishermen's Memorial and Fishermen's Memorial Ceremony; and
- Clear sightlines down North-South streets that visually connect the commercial-residential and civic areas to Lunenburg Harbour.



Appendix I: Definitions

Accessory Building: A separate building located on the same lot as the main building or principal use, and of a nature customarily and clearly subordinate and incidental to the main building or main use of land.

Authenticity: The truthfulness, credibility or historical and cultural veracity between heritage values and character-defining elements. The ability of a property to convey its heritage value truthfully, credibly, or genuinely. UNESCO has deemed Old Town Lunenburg authentic in its location and setting, forms and designs, materials, and substances, and uses and functions.

Baseline: The area above grade and below storefront windows on historic commercial buildings.

Certificate of Appropriateness: The permit by which the Heritage Officer certifies that a proposed development conforms with the requirements of the Old Town Lunenburg Heritage Conservation District Plan and By-law.

Character-Defining Element: Note that character-defining elements can exist at different scales. For example, a historic building may be considered a character-defining property and have its own subset of character-defining elements, such as a unique style or decorative program.

Character-Defining Structure: Character-defining structures are those that exemplify Lunenburg's vernacular architectural tradition or otherwise significantly contribute to the heritage value of the Old Town Lunenburg Heritage Conservation District.

Close Inspection: Analysis by a trained eye at different distances. The by-law includes three distances: within touching distance, from across the street, and from the nearest intersection.

Compatible: Ability to blend harmoniously with the surrounding area's existing character-defining elements and heritage value. Achieving compatibility involves considering architectural style, scale, material, design details, and overall visual and symbolic impact.

Complete Application: An application which the Heritage Officer has acknowledged as complete pursuant to subsection 19G(3) of the *Heritage Property Act* and Section 10.2 of this By-law.

Conservation: The overarching term for protecting historic places in Canada is Conservation. It includes all actions or processes that are aimed at safeguarding the character-defining elements of a historic place to retain its heritage value and extend its physical life. This includes preservation, rehabilitation, restoration, or a combination of these actions or processes.

Cultural Landscape: any geographical area that has been modified, influenced, or given special cultural meaning by people, and that has been formally recognized for its heritage value.

Distinguishable: Ability to discern contemporary interventions from historic fabric.

District Residents: Anyone who lives or works within the boundaries of Old Town Lunenburg Heritage Conservation District. This deliberately encompasses more than property owners.



Frontispiece: Decorated bays combined of elements such as extended dormers, enclosed porches, porticos, projecting bays, or towers, give the Old Town of Lunenburg a unique visual character. Except in rare exceptions, they are located on the front façade and generally highlight the main entrance. Opening types in the frontispiece might differ from the rest of the façade and decorative elements might be more affluent on the frontispiece to accentuate its presence.

Heritage Advisory Committee: The Committee, appointed by Council, to serve as the Town of Lunenburg’s Heritage Advisory Committee under the Nova Scotian *Heritage Property Act*.

Heritage Character Area: An area within Old Town Lunenburg Heritage Conservation District recognized for its distinct heritage attributes and/or contribution to the district as a whole. There are five heritage character areas in Old Town Lunenburg Heritage Conservation District: Civic Heritage Character Area, Commercial Heritage Character Area, Residential Heritage Character Area, Waterfront Heritage Character Area, and the Transition Area.

Heritage Designation: The umbrella term for any recognition of heritage value under any law or charter to which the Town of Lunenburg is subject. This includes but is not limited to municipal heritage property designations, provincial heritage property designations, national historic designations, and inscription on lists like the World Heritage List.

Heritage Officer: The person or persons delegated by Council to act as Heritage Officer for the Town of Lunenburg per the Nova Scotian *Heritage Property Act*.

Heritage Value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, and/or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Independent Technical Advisor: A qualified and experienced professional who provides impartial and expert guidance on matters related to heritage conservation. An independent technical advisor has specialized knowledge and insights drawn from disciplines such as but not limited to architecture, archaeology, engineering, materials science, history, and conservation ethics.

Integrity: The wholeness and intactness of the district and its character-defining elements. Integrity requires conserving all character-defining elements that express the district’s heritage values, ensuring the district geographically and legislatively encompasses all features and processes that contribute to its heritage value and do not suffer from adverse effects of development and neglect. The Integrity of Old Town Lunenburg Heritage Conservation District’s outstanding universal value includes: its character-defining elements as expressed in the district’s statement of significance, its boundary that encompasses all character-defining elements, its transition area that provides a protective buffer around Old Town Lunenburg Heritage Conservation District, and its responsible management that protects it against unduly suffering from insensitive development or neglect.

Irreversible Structural Damage: Structural damage that cannot be reversed except at prohibitive expense.



Locally Significant Structures: Structures with a high level of local heritage significance regardless of their alignment with the heritage value of Old Town Lunenburg Heritage Conservation District as a whole and are thus afforded heritage protection under the Plan and By-law.

Lot: Any parcel of land described in a deed or as shown on a registered plan of subdivision.

Lot Line: A boundary line of a lot.

Lunenburg Bump: An extended, overhanging five-sided dormer, a local derivation of the five-sided Scottish dormer.

Main Building: The building designed for the principal use on the lot.

Municipal Heritage Property: A building, public-building interior, streetscape, cultural landscape, or area registered in a municipal registry of heritage property.

Neo-Vernacular: Contemporary interpretations of vernacular architecture. This includes sensitively combining contemporary technology and building techniques with local materials, styles, ornament, and traditional construction methods (see also Vernacular Architecture).

Old Town Lunenburg Heritage Conservation District: The area regulated under the Old Town Lunenburg Heritage Conservation District Conservation Plan and Bylaw as demarcated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary.

Old Town Lunenburg Heritage Conservation District Statement of Significance: The statement, as recognized by the Town of Lunenburg, that describes Old Town Lunenburg Heritage Conservation District, identifies its heritage values, and lists its character-defining elements. The Statement of Significance applies to the area designated as a Heritage Conservation District under the *Heritage Property Act*.

Outbuilding: See Accessory Building.

Outstanding Universal Value (OUV): Cultural significance, as recognized by UNESCO's World Heritage Committee, which is so exceptional as to transcend national boundaries and to be of common importance to present and future generations of all humanity.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place, or an individual component while protecting its heritage value. Preservation includes maintenance.

Principal Façade: Principal building elevation, usually facing the street and includes a main entrance.

Principal Roof: Most prominent roof on a building, normally with the tallest peak and greatest area.

Provincial Heritage Property: A building, public-building interior, streetscape, cultural landscape or area registered in the Provincial Registry of Heritage Property.



Public Realm: Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public space.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component while protecting its heritage value. Includes retrofit for new uses, aka adaptive re-use.

Replace In-Kind: The action or process of replacing a deteriorated element of a historic place to the exact same specifications, protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place or of an individual component as it appeared at a particular period in its history while protecting its heritage value. The action or process of returning a historic place to its state at a specific moment in time.

Sensitive Infill: A strategy through which additional growth can be accommodated without changing the community appearance of the streetscape's built environment by accommodating compatible new structures on existing vacant lots or those created through subdivision. Sensitive infill shall meet the Design Guidelines under the Old Town Lunenburg Heritage Conservation District By-law.

Setback: The horizontal distance between the specified lot line and the nearest main wall of any building or structure and extending the full width or length of the lot.

Statement of Significance: A concise statement of the heritage value of a historic place. In Canada, this includes a brief description of the historic place, a statement of heritage values, and a list of character-defining elements. *See also Statement of Outstanding Universal Value and Old Town Lunenburg Heritage Conservation District Statement of Significance.*

Statement of Outstanding Universal Value: A concise statement of the Outstanding Universal Value of a historic place, as recognized, approved and/or prepared by UNESCO's World Heritage Committee and/or World Heritage Centre.

Street: The whole and entire right-of-way of every highway, road, or road allowance vested in the Province of Nova Scotia or the Town, but does not include a controlled-access highway.

Street Line: The dividing line between a lot and a street.

Style (Architectural): Architecture of a specific period distinguishable by shared form, shape, or ornament, including specific types of doors, windows, and roofs.

Subdivision: The division of any area of land into two or more parcels, and includes a resubdivision or a consolidation of two or more parcels. Subdivision shall comply with the Town of Lunenburg Subdivision By-law.

Supporting Structure: New or extant buildings or properties whose history does not merit conservation, yet whose sensitive management contributes to the district's authenticity.



Vernacular Architecture: Architecture made locally by inhabitants; made using local materials and traditional construction methods and ornament; specific to a region or location (see also Neo-vernacular Architecture).

Widow's Walk: A railed platform atop a roof, typically on a coastal house, that was used to look out for returning ships.

Subject: Potable Water Quality Test Results: July to September 2023
From: Tyson Joyce, Director of Public Works
Date: January 24, 2024



Recommendation

This is an information report. No decision of Council is required.

Background

The Nova Scotia Environment and Climate Change (NSECC) Approval documents to operate for the Water Treatment Plant (WTP) require that certain tests be carried out to verify the quality of treated potable water. There are also Federal testing standards that must be followed. Routine testing is conducted in the Town of Lunenburg (TOL) lab at the WTP, and independently by accredited laboratories to determine compliance levels with both the Provincial and Federal standards. If any test result exceeds the standards, then explanations are provided. This report provides a monthly summary of these results.

The timing of this document follows from the testing schedule at the WTP, which is performed quarterly. The next Council report will be prepared at the end of the next quarter.

At the end of each year, an annual report is also prepared for the WTP and filed with the Provincial and Federal governments.

Discussion

1.0 Water Quality

The TOL waster system operates according to two Nova Scotia Environment Approvals:

- Approval for Operation – Water Treatment Facility (Approval #2010-071794-02)
 - Updated Approval to Operate effective May 4, 2022
- Approval to Withdraw Water – Dares Lake (Approval #2011-079411-01)

The Approval to Operate document requires the following water quality sampling:

- Weekly total coliform and fecal coliform tests for water entering the distribution system and various water distribution system sample points (maximum none/100 mL).
- Quarterly tests for Manganese (maximum 0.12 mg/L).
- Quarterly tests for disinfection by-products:
 - Trihalomethanes (maximum 0.1 mg/L).
 - Haloacetic acids (maximum 0.08 mg/L).

- Lead and Copper testing performed in accordance with the “Requirements for Lead and Copper Management Municipal Public Drinking Water Supplies” which requires 10 samples taken between May 1st and September 30th each year (maximum of 0.005 mg/L).
- Turbidity measured continuously at each filtration unit shall not exceed 0.1 NTU 99% of the time and shall not exceed 0.3 NTU at any time.
- Chlorine residual must be between 0.2-4.0 mg/L measured continuously.
- The Province can also request virus testing for *Giardia* and *Cryptosporidium* at any time. Treatment efficiencies are required to meet the following:
 - 3-log reduction (99.9%) of *Giardia* and *Cryptosporidium*.
 - 4-log reduction (99.9%) of viruses.
- Treatment must also limit corrosion of water distribution and/or plumbing systems and reduce odours.

Federal Guidelines for Monitoring Public Drinking Water Supplies require annual raw and treated water testing for compliance. A more in-depth assessment is required every five years.

Results

From July to September 2023, all weekly, monthly, and quarterly regulatory testing and in-house daily testing complied with the Approval requirements.

The following table summarizes the sampling results for this quarter, including parameters identified in the Approval to Operate. This table reports periodic turbidity and chlorine residual testing but not continuous testing. Turbidity and chlorine residual are continuously monitored and recorded on the WTP Supervisory Control and Data Acquisition (SCADA) system. Safeguards are in place that automatically raise alarms for the operator and shut down equipment when the required conditions are not met.

Parameter Tested	Approval Limit	Exceeded Approval Limit
Lead	<0.005 mg/L	None
Manganese	<0.12 mg/L	None
Trihalomethanes	<0.1 mg/L	None
Haloacetic Acids	<0.08 mg/L	None
Turbidity	<0.1 NTU 99% of the time, and not to exceed 0.3 NTU	None
Chlorine Residual	0.2-4.0 mg/L	None
Total Coliforms	None/100 mL	None
Fecal Coliforms	None/100 mL	None
Comment: None		

2.0 Raw and Treated Water Flows

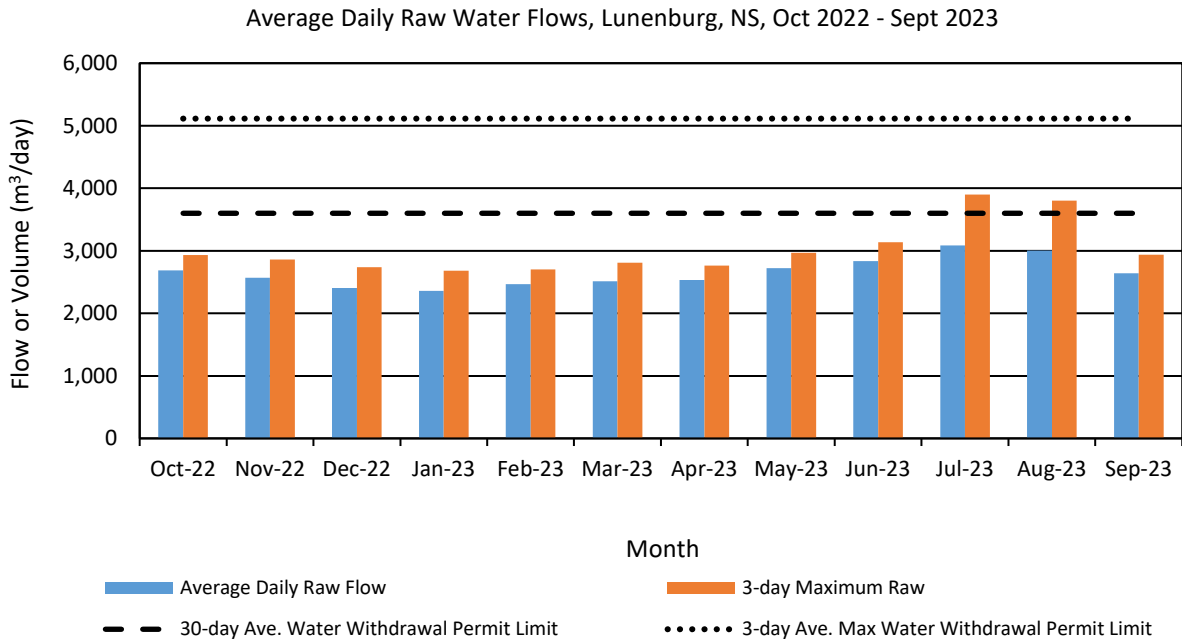
The WTP withdraws water from Dares Lake and can withdraw water at a rate outlined in the

Approval to Withdraw Water. The approved rates of withdrawal as of July 31, 2022 are as follows:

- Average rate of withdrawal: 3,600,000 L/day (averaged over 30 days).
- Maximum rate of withdrawal: 5,114,000 L/day (averaged over 3 days).

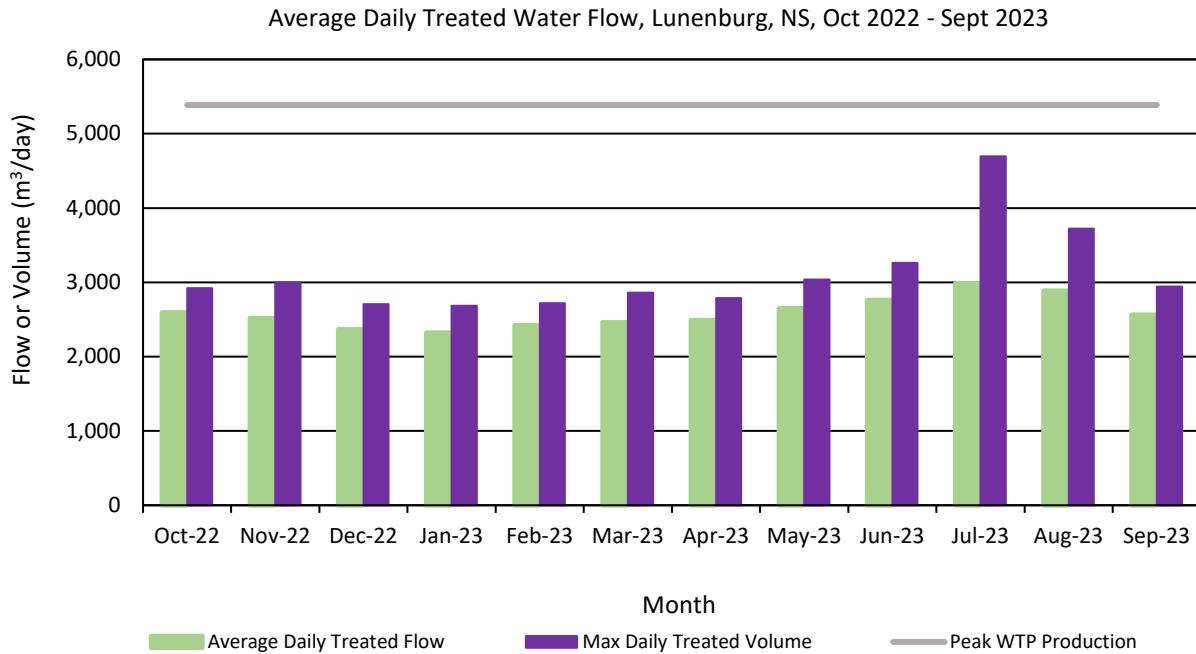
Average and Maximum Daily Flow of Raw Water:

The following graph shows the historical monthly flows and the 3-day maximum flows for the raw water entering the WTP over the past year, inclusive of this quarter:



Average and Maximum Daily Flow of Treated Water:

The following graph shows the historical average daily flows and the maximum daily flow for the treated water from the WTP over the past year, inclusive of this quarter:



Results

The average daily raw water flow did not exceed the 30-day average Water Withdrawal Permit Limit during this quarter.

The 3-day maximum average withdrawal limit was not exceeded this quarter.

The treated water flow did not exceed the peak production rate within this quarter.

3.0 Water Main Breaks and Repairs:

There were three leaks reported in this quarter, which are detailed in the following table:

Month	Date	Street	Address or Block	Problem or Cause
July	30	Dufferin	95	Split identified in 6" main. Damaged section removed and replaced with PVC pipe.
August	22	Townsend	105	Leak identified between curb stop and the building. Leak was repaired August 23, 2023.
September	14	Tupper	70	Leak identified on public side of curb stop. Leaking portion was replaced back to the curb stop.

4.0 Complaints

The complaints reported this quarter are detailed in the following table:

Month	Date	Street	Address or Block	Problem or Cause
August	9	Duff Street	210/212	Sediment in service line. Recommended proper flushing of service line and the installation of a filter. No other issues observed in the system.
September	13	Northwest Road	504	Blockage in service line leading to low water pressure. Service line flushed with air and water pressure improved. No other issues observed in the system.

Strategic Plan Relevance

Strategic Planning Goal #3. A. (a.) of the Town's Strategic Plan is to "Champion opportunities for our community's health and well-being by ... Protecting our natural environment ... Continue to provide solid waste management, sewage treatment and high-quality water to all of our residents".

Relevant Legislation/Approvals

The TOL water system operates according to two Nova Scotia Environment Approvals:

- Approval for Operation – Water Treatment Facility (Approval # 2010-071794-02)
- Approval to Withdraw Water – Dares Lake (Approval # 2011-079411-01)

Financial

Funds are included in the WTP operating budget to pay for these water quality tests.

Subject: Wastewater Quality Test Results: July to September 2023
From: Tyson Joyce, Director of Public Works
Date: January 24, 2024



Recommendation

This is an information report. No decision of Council is required.

Background

The Nova Scotia Environment “Approval” documents to operate for the Wastewater Treatment Plant (Class II wastewater treatment facility) require that certain tests be carried out to verify the quality of treated wastewater at the plant. There are also Federal testing standards that must be followed. Routine testing is conducted in the Town of Lunenburg (TOL) labs at the WWTP and independently by accredited laboratories to determine compliance levels with Provincial and Federal standards. If any test result exceeds the standards, then explanations are provided. This report provides a monthly and quarterly summary of these results.

This document's timing follows from the WWTP testing schedule, which is performed on a quarterly cycle. The next Council report will be prepared at the end of the next quarter.

At the end of each year, an annual report is also prepared for the treatment plant and filed with the Provincial and Federal governments.

Discussion

The Lunenburg WWTP was issued an amended Approval to Operate by Nova Scotia Environment and Climate Change (NSECC) in 2023. The requirements of this Approval, as well as the Federal Requirements, are summarized in the following tables:

Provincial Approval 2012-082710-03 Testing Requirements

Treated wastewater must be tested a minimum of five times per month (once per week) for:

- Carbonaceous Biochemical Oxygen Demand (CBOD, maximum 20 mg/L)
 - Suspended Solids (SS, maximum 20 mg/L)
 - *E. coli* (maximum 1000 counts/100 mL)
 - pH (acceptable pH is in the range 6.0 - 9.0)
- The facility is considered to be in “compliance with the treated effluent discharge criteria if the average value calculated for the averaging period meets the specified limits. All average residuals shall be the arithmetic mean except *E. coli*, which shall be the geometric mean.” The averaging period is defined as quarterly.

Federal Wastewater Systems Effluent Regulations Testing Requirements

Treated wastewater must be tested every two weeks for:

- Carbonaceous Biochemical Oxygen Demand (CBOD maximum 25 mg/L)
 - Total Suspended Solids (TSS maximum 25 mg/L)
 - Un-ionized ammonia (maximum 1.25 mg/L) and
 - pH (between 5.5 - 9.5)
- Acute Lethality Tests are mandated to be conducted quarterly. In this test, rainbow trout are used to determine if they can survive in wastewater effluent over 96 hours. According to the regulations, if four consecutive Acute Lethality Tests pass when taken quarterly (over a year), then the testing for acute lethality can be reduced to once per year. The WWTP is currently on the reduced program of one lethality test per year.

Results

The required number of monthly tests for CBOD, SS, *E. coli* and pH were carried out, and all pH tests were within the required ranges.

Quarterly Averages:

Quarterly averages for this reporting period are summarized in the following table. As per the Approval, an arithmetic mean is used for CBOD and SS, and a geometric mean is used for *E. coli*.

Quarter	Quarterly Average		
	CBOD (20 mg/L)	SS (20 mg/L)	<i>E. coli</i> (1000 counts/100 mL)
Qtr. 3 2023	3.4	7.5	410

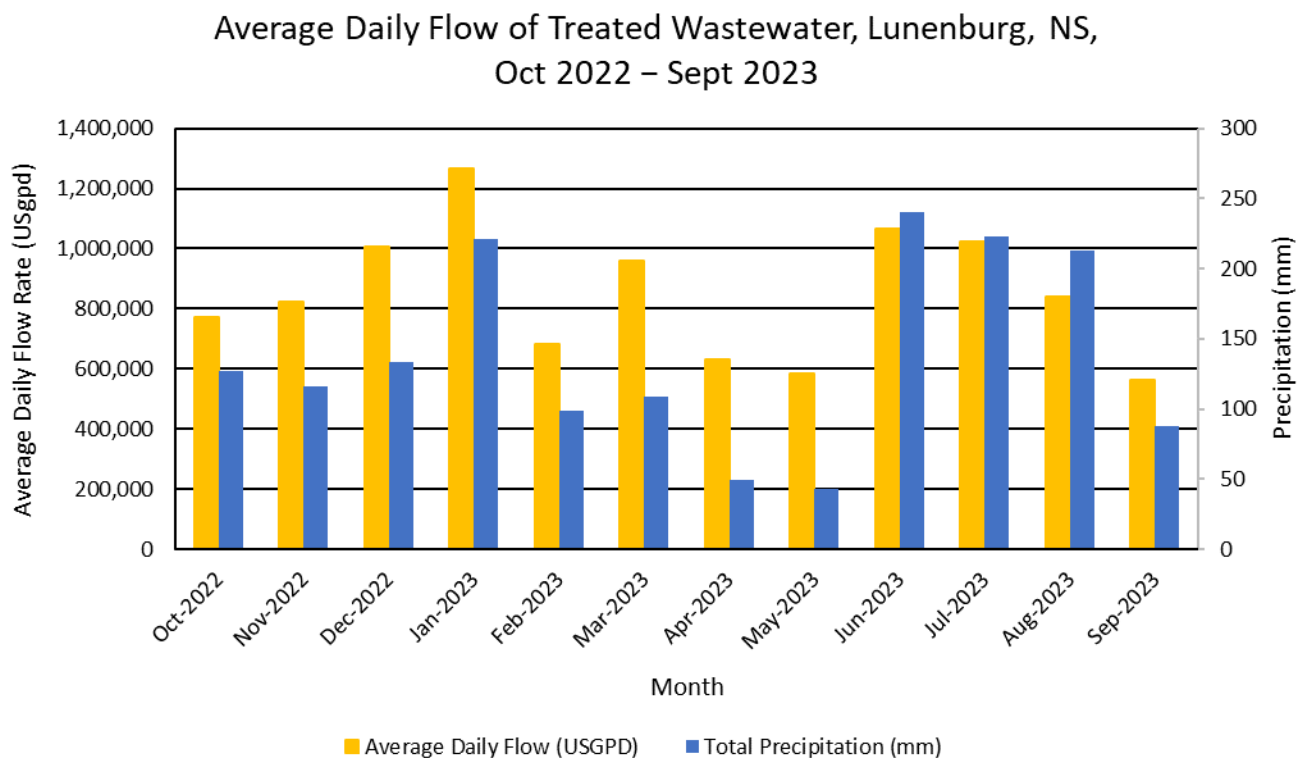
This quarter, all CBOD and TSS test results met the Provincial and Federal requirements. *E. coli* test results were above the Provincial requirements in seven instances this quarter, ranging from 1,800 to 2,500 counts/100mL. Nonetheless, on a quarterly basis, which is the basis for meeting the requirements in the Provincial Approval, *E. coli* test results met the Provincial requirements this quarter.

Lethality Testing:

According to the *Wastewater Systems Effluent Regulations*, we are now only required to test for acute lethality yearly because the last five consecutive samples passed the test requirements. No acute lethality test was performed this quarter. The next acute lethality test is scheduled to be performed in November 2023.

Average Monthly Daily Flow of Wastewater with Total Monthly Precipitation:

The following graph shows the monthly flows for the wastewater treatment plant over the past year, along with the total monthly precipitation. Total precipitation data was taken from Western Head, Nova Scotia.



Sewer Breaks and Repairs:

There were no sewer main breaks or repairs reported in this quarter.

Complaints:

There were no complaints recorded this quarter.

Overflows:

There were two overflow events reported this quarter, which are detailed in the following table:

Date	Lift Station	Address	Estimated Overflow (USg)	Problem or Cause
August 5	Back Harbour	171 Prince Street	4,063	Stormwater due to rain event
	Bluenose Drive	176 Bluenose Drive	47,957	
August 9	Young Street	27 Young Street	76	Stormwater due to rain event.
	Knickle Road	40 Knickle Road	6,667	
	Back Harbour	171 Prince Street	4,740	
	Fisherman's Wharf	34 Bluenose Drive	554	
	Bluenose Drive	176 Bluenose Drive	31,971	
	Rous Brook	344 Pelham Street	874	
	Brook Street	3 Brook Street	14,579	

Strategic Plan Relevance

Strategic Planning Goal #3. A. (a.) of the Town's Strategic Plan is to "Champion opportunities for our community's health and well-being by ... Protecting our natural environment ... Continue to provide solid waste management, sewage treatment and high-quality water to all of our residents".

Financial

Funds are included in the Wastewater Treatment Plant operating budget to pay for these effluent quality tests.

Subject: Marketing Levy By-law – Introduction Report
From: Hilary Grant, Director of Community Development
Date: February 13, 2024



Recommendation

That Council direct Staff to bring forward a draft Marketing Levy By-law for first reading.

Alternatives

- Defer a decision

Background

This preliminary report is an opportunity for the Council to review the proposed by-law, ask questions and suggested edits before the first reading.

On October 14, 2022, the Province amended the *Municipal Government Act* (MGA) and empowered municipalities to change a marketing levy on the purchase price of hotel rooms and other short-term accommodations. All other provinces allow some form of marketing levy or accommodation tax. In Nova Scotia, the cost is handed to the consumer, and the levy is added to the purchase price of accommodations.

Marketing levies may be charged against any accommodation that must be registered under the provincial *Tourist Accommodations Registration Act* to operate. This includes hotels, motels, secondary suites, B&Bs, Airbnbs, VRBOs, and other short-term accommodation. All short-term rentals were required to register by April 1, 2023. There are currently 291 bedrooms at 71 civic addresses in Lunenburg registered with the province.

Discussion

Municipalities may choose if they want to impose a levy and at what rate, up to a maximum of three percent of the total cost of accommodation. For example, a levy of 3% on accommodation that costs \$200.00 per night would be \$6.00. After reviewing other jurisdictions in Nova Scotia with a Marketing Levy By-law, staff recommend that Council approve a 3% levy on the purchase price of the accommodation. A 3% levy has already been approved in Cape Breton, Colchester, Halifax Regional Municipality and Pictou County. MODL's proposed Marketing Levy By-law also includes a 3% levy. The 2024/25 rate is listed in the Marketing Levy Structure (Appendix A of the proposed Marketing Levy By-law). The Marketing Levy is subject to HST, so it has to be applied before the tax.

Property operators would need to pay the levy to the Town twice a year, once in October and once in April, using a remittance form. The payment schedule corresponds to the fiscal year. The 18% a year interest on unpaid levies is the same rate applied to other overdue Town bills.

As per Section 75A(4) of the MGA, the levy would not apply if the daily purchase price is not more than \$20; to students in a building owned and operated by a post-secondary education institution where they are registered and attending; rooms booked for more than 30 consecutive days and persons who meet the medical treatment criteria outlined in the proposed Marketing Levy By-law.

Pursuant to Section 75A(5) of the MGA, monies obtained through a marketing levy may only be used by Council to promote tourism, attracting people, tourists and events to Lunenburg. The Town may grant money collected to organizations that promote tourism. This money cannot be used for capital upgrades. Council must approve the spending of funds, including whether to give funds to other organizations.

Staff suggest that the levy be collected over a one-year period. Afterward, we propose presenting recommendations to Council on potential expenditure options. These suggestions will be informed by an economic impact study conducted in collaboration with local partners. The aim is to identify the most effective ways to optimize the utilization of the funds.

Council may consider delaying the immediate implementation of the Marketing Levy By-law. This delay would offer the opportunity to effectively inform and educate local operators about the impending levy, allowing them to make necessary adjustments to accommodate the new financial requirement. However, a long delay in implementation postpones much-needed revenue and could potentially impact the Town's ability to undertake economic development initiatives identified in the economic impact study.

The quickest Council could approve a Marketing Levy By-law is the first week of April. This timeframe overlaps with the proposed reporting period of April 1 to September 30, 2024. Consequently, Staff recommends taking more time to review the by-law and initiating the collection of the Levy no earlier than May 1. This clear start date not only allows operators more time to implement the levy but also facilitates smoother public communications.

Strategic Plan Relevance

Economic Development: Direction to support economic development.

Governance: Direction to enhance internal and external relations through policies, procedures, and resources.

Relevant Legislation

[Municipal Government Act: S. 75\(A\)Marketing Levy](#)

[Tourist Accommodations Registration Act](#)

Financial

While we know the number of tourist accommodation in Lunenburg, we do not know how much money is collected. Thus, we cannot accurately estimate the monies the levy may generate. However, given the number of short-term accommodations in Lunenburg, Staff are confident the levy will be a net positive revenue for the Town. The financial costs to the Town are limited and would include public notices for the Public Hearing and staff time to manage the By-law.

Communications

Staff met with the Lunenburg Board of Trade on the draft Marketing Levy in late October 2023. A Public Hearing is required between the first and second reading of by-laws. The Public Hearing on the proposed Marketing Levy By-law will be advertised in the Lighthouse Now and Town's social media posts. Members of the public are also encouraged to submit written feedback on the proposed bylaw before second reading. Council can also direct staff to undertake additional public engagement.

If passed, letters will be sent to all registered tourist accommodation operators in the Town of Lunenburg notifying them of the levy.

Attachments

Attachment A – Proposed Marketing Levy By-law

Attachment A

Town of Lunenburg

MARKETING LEVY BY-LAW

1. TITLE

1.1 This By-law will be known as the “Marketing Levy By-law”.

2. PURPOSE

2.1 Section 75A(2) of the Municipal Government Act enables a Town to impose a marketing levy by enacting a By-law. The Town of Lunenburg is enacting this By-law under Section 75A(2) of the Municipal Government Act.

2.2 The funds collected from the Marketing Levy must be used for initiatives that promote tourism. These initiatives may include but are not limited to, marketing campaigns, events and support for tourism-related projects.

3. DEFINITIONS

3.1 In this By-law:

- a. “Accommodation” is the provision of one or more rental units or rooms as lodging in hotels, motels, and other facilities required to be registered under the Tourist Accommodations Registration Act
- b. “Council” means the Municipal Council of the Town of Lunenburg.
- c. “Inspector” means a person appointed by the Chief Administrative Officer to investigate compliance with this By-law.
- d. “Town” means the Town of Lunenburg.
- e. “Operator” means a person who, in the normal course of the person’s business, sells, offers to sell, provides or offers to provide accommodation in the Town that is required to be registered under the Tourism Accommodation Registration Act.
- f. “Remittance” means the act of an Operator transferring the collected Marketing Levy funds to the Town.

- g. "Remittance Period" means the period(s) shown in Appendix A under Reporting Schedule.
- 3.2 Notwithstanding Section 3.1, in this By-law, words will have the meaning or meanings assigned to them in the Municipal Government Act as amended from time to time.

4 EFFECTIVE NOTICE

- 4.1 A person is deemed to have received written notice when the written notice is hand-delivered to the person, sent to the person by email or other electronic communication at the address and/or number registered with the Town for electronic communication, or posted on the person's place of business. A person is deemed to have received written notice upon receiving a hand-delivered notice or three (3) days after the notice is sent to the person by regular mail, email or other electronic communication or posted on the person's place of business.

5 APPLICATION OF LEVY

- 5.1 A Marketing Levy is now imposed upon every person who, for a daily charge, fee or remuneration purchases Accommodation in the Town. The Town will collect the Levy amounts as set by Council in the attached Marketing Levy Structure (Appendix A). The Marketing Levy Structure may be reviewed annually by Council. Amendments to the Marketing Levy Structure require a motion of Council but do not require an amendment to this By-law.
- 5.2 The Operator must collect the Marketing Levy at the time of sale, regardless of the payment method (cash, credit, installment, etc.). The total levy should be based on the full purchase price before HST. The Operator must then pay this levy to the Town according to the process outlined in this By-law.

6 EXEMPTION FROM BY-LAW

- 6.1 The Marketing Levy does not apply to:
 - a. A person who pays for accommodation for which the daily purchase price is no more than \$20.00.

- b. A student who is accommodated in a building owned or operated by a post-secondary institution while the student is registered at and attending a post-secondary educational institution.
- c. A person who is accommodated in a room for more than twenty-eight (28) consecutive days.
- d. A person and the person's family accommodated while the person or a member of the person's family is receiving medical treatment at a hospital or provincial healthcare centre or seeking specialist medical advice, provided the person provides the Operator with a personal attestation of the following:
 - i. The person or a member of the person's family is receiving medical treatment at the hospital or centre from a physician licensed to practice medicine in the Province of Nova Scotia.
 - ii. As a result thereof, the person or a member of the person's family is in need of the accommodation.
 - iii. The duration that the accommodation will be required.

7 OPERATOR AS AGENT

- 7.1 An Operator acts on behalf of the Town to collect the marketing levy. They must collect this levy from their customers and then pay it to the Town.

8 REMITTANCE OF LEVY

- 8.1 All Operators must remit to the Town or its delegate within thirty (30) days following the end of each remittance period (as shown in Appendix A).
- 8.2 Each remittance must be accompanied by a completed Marketing Levy Remittance Return Report (Appendix B).
- 8.3 Even if an operator does not collect any Marketing Levy in a given period, they must submit a report stating this on the Marketing Levy Remittance Return Report, as outlined in Appendix B of this by-law.
- 8.4 If an operator stops their business or sells their accommodation property, they must complete and submit the Marketing Levy Remittance Return Report (found in

Appendix B) to the Town. Additionally, they must pay any collected levy within 15 days from when they ceased operations or completed the sale.

9 RECORDS

- 9.1 Every Operator is required to maintain comprehensive accounting books, records, and documents to provide the Town with all the necessary details concerning:
 - a. Sales of accommodations.
 - b. Amount of levies collected.
 - c. Payment of levies to the Town.
- 9.2 In their financial records, Operators must clearly separate all entries related to the Marketing Levy from other financial entries. This separation must be evident in their books of account, records, and documents.
- 9.3 Every Operator must retain any book of account, record or other document referred to in this section for a period of five (5) years.
- 9.4 Where a receipt, bill, invoice, or other document is issued by a person selling accommodation, the levy must be shown as a separate item.

10 CALCULATION OF LEVY FOR ALL-INCLUSIVE PACKAGES

- 10.1 When calculating the Marketing Levy for an all-inclusive package that includes accommodation, meals, and other services, the levy should be based on the standard price of just the accommodation. This means the price should be what the accommodation would cost if it were sold on its own, without the extra meals and services, at the same facility. This calculation ensures the levy is applied consistently, whether accommodation is sold separately or as part of a package.

11 REFUND OF LEVY COLLECTED IN ERROR

- 11.1 If the Town confirms that a levy, or part of it, was mistakenly paid, the Town will return the excess amount to the rightful recipient. This refund will not include any interest.

11.2 If the Town confirms that an Operator has sent the Town a levy amount that they did not actually collect or were not obligated to collect according to this By-law, the Town will reimburse the Operator for that amount. This reimbursement will not include any interest.

12 CLAIM FOR REFUND

12.1 In order to claim a refund under this By-law, a person must:

- a. Submit to the Town an application in writing signed by the person who paid the amount claimed.
- b. Provide sufficient evidence to satisfy the Town that the person who paid the amount is entitled to the refund.

12.2 For the purposes of subsection 12.1 a, if the person who paid the amount claimed is a corporation, the application must be signed by a Director or authorized employee of the corporation.

13 INTEREST

13.1 Interest on overdue levies must be paid at the rate of 18% per annum.

14 INSPECTION, AUDIT AND ASSESSMENT

14.1 An inspector, appointed by the Town, has the right to access, during reasonable hours, the business location of an individual or the place where that individual's records are stored:

- a. To determine whether:
 - i. The person is an Operator, or the premises are Accommodations within the meaning of this By-law.
 - ii. This By-law is being and has been complied with.
- b. To inspect, audit, and examine the books of account, records, or documents.

14.2 The person must offer all necessary cooperation to the inspector, helping the inspector verify if the levy has been collected and submitted according to this By-law.

Additionally, the person must provide any information the inspector reasonably needs to complete their inspection.

- 14.3 Where the inspection, audit or examination reveals that an Operator has not complied with this By-law, a person appointed by the Town will calculate the amount of the levy and any interest due in such a manner and form as the Town deems adequate.
- 14.4 When an Operator fails to provide reasonable assistance in accordance with Section 14.2, a person appointed by the Town may estimate the levy amount that should have been collected and remitted to the Town by the Operator.
- 14.5 Upon calculating or estimating that a levy amount is due, the Town will provide written notice to the Operator that a levy amount is payable.
- 14.6 Regardless of whether the Operator submits an application under Section 14.7 objecting to the amount payable, the Operator must remit the levy amount plus applicable interest to the Town within 30 days of receiving notice that the levy amount is due.
- 14.7 If an Operator objects to the amount payable to the Town, the Operator must, within 15 days of receiving written notice of the amount due:
 - a. Submit to the Town an application in writing signed by the Operator or a representative of the Operator.
 - b. Provide sufficient evidence to satisfy the Town that the Operator has complied with this By-law.
- 14.8 After receiving a request from the Operator, or occasionally, the Town has the authority to evaluate or reevaluate the sums due under this By-law. It can also modify or cancel any previous evaluations. Consequently, the Operator must pay the finalized amount to the Town.

15 ALLOCATION OF MARKETING LEVY FUNDS TO ORGANIZATIONS

- 15.1 Per the provisions of the Municipal Government Act, Council may spend the marketing levy funds to promote tourism or allocate any portion of the funds to organizations engaged in promoting tourism. The allocation of marketing levy funds

to organizations is at the sole discretion of Council. Council will consider the potential impact of the proposed activities on promoting tourism and the overall benefit to the community.

16 PENALTY

16.1 Any person who violates any provision of this By-law, is guilty of an offence and subject to a penalty as provided in Section 505(2) of the Municipal Government Act SNS 1998, Chapter 18 as amended from time to time and the provisions of Section 505(3) of the said Act are applicable.

17 ADMINISTRATION OF BY-LAW

17.1 This By-law shall be administered on behalf of the Town by the Chief Administrative Officer and any persons designated by the Chief Administrative Officer.

18 EFFECTIVE DATE

18.1 This By-law shall take effect on the _____ day of _____, 2024.

19 SCHEDULES, APPENDICES AND FORMS

19.1 Appendix A – Marketing Levy Structure

19.2 Appendix B – Marketing Levy Remittance Return Report

TOWN OF LUNENBURG – **APPENDIX A**
MARKETING LEVY STRUCTURE
Fees may be reviewed annually by Council



MARKETING LEVY RATE

The Marketing Levy is set at a rate of three percent (3%) of the purchase price of the accommodation.

REPORTING SCHEDULE

Reporting Period	Payment due date
Period 1: April 1 – September 30	October 31
Period 2: October 1 – March 31	April 30

NOTE: payment will be considered overdue if remitted past the payment due dates above.

MARKETING LEVY REMITTANCE RETURN REPORT

A Marketing Levy Remittance Return Report (Appendix B) shall be submitted along with any amounts remitted.



TOWN OF LUNENBURG – APPENDIX B
MARKETING LEVY REMITTANCE RETURN REPORT

A Remittance Return Report must be completed and submitted even if no levy has been collected for the reporting period.

Please submit reports and payments no later than the payment due dates outlined in Appendix A.

MARKETING LEVY REMITTANCE RETURN REPORT

Required fields are marked with an asterisk (*)

REPORTING PERIOD: * From ___/___/___ to ___/___/___ (dd / mm / yy)

REGISTRANT INFORMATION

Property Assessment Number: * _____

Corporate Name: (as shown in Registry of Joint Stocks) _____

Operating Name: (if different from above) _____

Contact Name: * _____

Telephone Number: * _____

Email Address: * _____

REMITTANCE INFORMATION

Total Room Revenue for Period: * \$ _____

Adjustment for Bad Debts and Refund due to Errors (Deduct): * \$ _____

Do Not Include Exempted Stays – See Section 6 By-law

Adjustment to Revenue (Add): * \$ _____

Adjusted Room Revenue subject to Levy in reporting period: * \$ _____

Marketing Levy Collected: * \$ _____

Marketing Levy Remitted: * \$ _____

TOTALS

Total Number of Available Room Nights for Period: * _____

Total Number of Room Nights Sold for Period: * _____

Amount collected should equal amount remitted.

Please explain any variances below:

Name of Authorized Signing Officer: * _____

Signature of Authorized Officer: * _____

I attest that the information provided is accurate and complete

Payment options for remitting the Marketing Levy:

- In-person: Lunenburg Town Hall, 119 Cumberland Street.
Office hours are Monday – Friday, 8:30 a.m. – 4:30 p.m. (holidays excluded).
- Mail: 119 Cumberland Street, P.O. Box 129 Lunenburg, Nova Scotia, Canada, B0J 2C0.

For more information about these payment options, or to make an inquiry, please contact us:

In person or by Mail: Town of Lunenburg Finance Office
119 Cumberland Street
PO Box 129
Lunenburg, Nova Scotia B0J 2C0
Telephone: 1-902-634-4410
Fax: 1-902-634-4416



Subject: Source Water Protection Advisory Committee

From: Arthur MacDonald, Manager Planning & Heritage

Date: February 13, 2024

Recommendation

That Council adopt the Source Water Protection Advisory Committee's Terms of Reference as presented (Attachment A).

That Council appoint Councillor _____ and Councillor _____ to serve as the Town's representatives on the Source Water Protection Advisory Committee.

That Council appoint MODL Councillor Chasidy Veinotte to serve as MODL's representative on the Source Water Protection Advisory Committee.

Alternatives

- Refuse the Source Water Protection Advisory Committee Terms of Reference
- Adopt the Source Water Protection Advisory Committee Terms of Reference with amendments
- Defer a decision

Background

The Town's potable water supply comes from the Dares Lake Prescribed Watershed in MODL. The Prescribed Watershed was created in 1972 when roughly 900 acres of land surrounding and including Dares Lake was designated a protected water area under the Nova Scotia Water Act (known today as the Environment Act). Provincial regulations were approved to protect the water supply against potentially harmful activities such as animal pasturing, fishing, and boating. The current Dares Lake prescribed watershed designation is in **Attachment B**, and the Dares Lake Regulations are provided in **Attachment C**.

MODL staff presented their MODL 2040 planning approach for the Dares Lake Watershed to Council on July 11, 2023. MODL intends to take a two-tier zoning approach to protect the natural watershed area. PWA-1 will be the most restricted zone and match the existing Prescribed Dares Lake Watershed. PWA-3 will be less restricted and cover the remaining areas of the Dares Lake natural watershed. Council supported MODL's initiative to undertake and implement land use zoning provisions for the Dares Lake natural watershed area October 24, 2023.

The Town used to have a "Source Water Protection Advisory Committee" (est. 2005). This Committee developed the current Source Water Protection Management Plan, which was reviewed by staff in

2020. Staff recommend reviving the Source Water Protection Advisory Committee under updated Terms of Reference.

Discussion

The Advisory Committee will ensure a safe water supply for businesses and residents in the Town of Lunenburg and a small area in the Municipality of the District of Lunenburg that draws water from Dares Lake. The Committee will assess the natural watershed for potential inclusion in the Designated Prescribed Watershed Area under the Environment Act. This work includes reviewing the proposed MODL 2040 Plan's PWA-1 and PWA-3 Use Zones. Additionally, the Committee will explore the creation of new Prescribed Watershed Area Regulations under the Environment Act.

MODL staff have reviewed the proposed Terms of Reference (**Attachment A**). The proposed Committee structure includes two Lunenburg Councillors, one Councillor from the Municipality of the District of Lunenburg (MODL) and two area residents. MODL recommends Councillor Chasidy Veinotte, District 10 including the Dares Lake area, serve on the Source Water Protection Advisory Committee. Ella Gindi, Municipal Planner for MODL and Mike Allen, Watershed Planner from the Sustainability & Applied Science Division for Nova Scotia Environment and Climate Change, are listed as Committee staff support under the Terms of Reference.

If the Terms of Reference are approved, Council may then appoint two Lunenburg Councillors to serve on the Committee and direct Staff to advertise for two area representatives. These representatives will need to be confirmed by Council at a later date.

Strategic Plan Relevance

Community Structure: Direction regarding how the Town will be structured and how land will be used.

Servicing and Facilities: Direction to ensure efficient infrastructure and that municipal facilities are properly managed and maintained for future use.

Environment + Sustainability: Direction to foster environmental stewardship and adapt to climate change.

Governance: Direction to enhance internal and external relations through policies, procedures and resources.

Relevant Legislation

[The Municipal Government Act](#)

[Environment Act: Section 106 \(1\)](#)

Financial

Costs like staff time will need to be absorbed in operating budgets, and initial costs are anticipated to be low. Items such as advertising, surveying and drafting a new legal description for a new prescribed watershed area costs will be borne by the Water Utility Operating budget. In addition, there will be additional legal fees associated with the review and filing of the new designation and regulations which

will also be from the Water Utility Operating budget. It is necessary to amend the existing and designate a new Natural Watershed area as a Protected Water Area under the Environment Act.

Communications

Staff will advertise for two area representatives to sit on the Source Water Protection Advisory Committee. MODL will be undertaking further public engagement as part of their work on the MODL 2040 Municipal Planning Strategy and Land Use By-law.

Attachments

- A - Terms of Reference for the Source Water Protection Advisory Committee
- B - [Dares Lake Designation \(Environment Act\)](#)
- C - [Dares Lake Regulations \(Environment Act\)](#)



INTRODUCTION

The Town of Lunenburg's Source Water Protection Advisory Committee (SWPAC) will use these Terms of Reference to develop and implement a revised Prescribed Watershed Designation and revised Prescribed Watershed Regulations under the Environment Act for the Dares Lake watershed, as well as administer and manage the Source Water Management Plan for the Dares Lake Watershed. The Nova Scotia Department of Environment will provide guidance to the Advisory Committee in developing the revised Designation and the revised Regulations.

DARES LAKE WATERSHED

Dares Lake watershed is approximately four (4) kilometres northwest of the Town of Lunenburg. The existing prescribed designated watershed is approximately 900 acres in area. The surface area of the lake is approximately 400 acres in area. The majority of land within the watershed is privately owned. The Town of Lunenburg owns approximately 83 acres of land within the existing Prescribed Dares Lake watershed and approximately 200 acres of land in the natural watershed area.

SOURCE WATER PROTECTION ADVISORY COMMITTEE PURPOSE

The primary purpose of the Advisory Committee is to ensure that safe drinking water is supplied to businesses and residents within the Town of Lunenburg and the Municipality of the District of Lunenburg (MODL). To this end, the Advisory Committee will consider the designation of the Dares Lake natural watershed as a prescribed protected watershed under the Nova Scotia Environment Act and consider developing and implementing new regulations to safeguard the Dares Lake water supply for future generations.

ROLE OF THE SOURCE WATER PROTECTION ADVISORY COMMITTEE

1. Provide a method for all stakeholders to get involved and share information on matters of watershed protection.
2. Identify and designate the natural watershed boundary of the Dares Lake watershed as a prescribed protected watershed under the Nova Scotia Environment Act.

Source Water Protection Advisory Committee

TERMS OF REFERENCE



3. Identify and implement regulations for the prescribed protected natural watershed area under the Nova Scotia Environment Act.

4. Administer and manage the Source Water Management Plan for the Dares Lake Watershed and develop best management practices for activities within the watershed. The Source Water Management Plan may incorporate a range of available options, such as:

- (1) Acquisition of land
- (2) Implementation of watershed best management practices
- (3) Contingency plans
- (4) Designation under the Environment Act
- (5) Education

5. Identify the potential contaminants and assess risk.

6. Advise on forestry and other land use issues within the watershed.

7. Revise and update the Source Water Management Plan for the Dares Lake Watershed.

8. Advise and update Lunenburg Town Council when MODL’s Municipal Planning Strategy and/or Land Use By-law provisions are being reviewed and/or considered by MODL’s Council regarding the Dares Lake prescribed protected watershed.

VOTING MEMBERSHIP

Lunenburg Town Council members	2 voting members
Municipality of the District of Lunenburg Council Member	1 voting member
Dares Lake landowners	2 voting members

Dares Lake citizens will be appointed to the SWPAC through a transparent and open selection process. Interested candidates must submit an application detailing their qualifications, interest in the committee’s work, and any potential conflicts of interest. The selection committee, the Lunenburg Town Council, will review applications and select candidates based on their expertise, community involvement, and commitment to the objectives of the SWPAC.

Citizen member appointments are for four-year terms.

Source Water Protection Advisory Committee

TERMS OF REFERENCE



Councillor appointments are reviewed annually.

EX OFFICIO NON-VOTING MEMBERSHIP

Ex officio committee members serve in an advisory role, offering knowledge, guidance, and strategic insights without voting rights. Their main function is to advise and inform rather than make decisions. These members liaise with their respective organizations, facilitating effective communication and coordination and ensuring information sharing. They are expected to regularly attend and actively participate in meetings, enhancing the committee's understanding and decision-making.

The ex officio committee members for SWPAC are as follows:

- Director of Public Works of the Town of Lunenburg
- Municipal Planner of the Town of Lunenburg
- Municipal Planner of the Municipality of the District of Lunenburg
- Nova Scotia Department of Environment and Climate Change staff member

Ex officio membership will be reviewed occasionally, as deemed necessary by the committee or the Chief Administrative Officer for the Town of Lunenburg.

NATURE OF COMMITTEE COMPOSITION AND RELATIONSHIP WITH MODL

SWPAC is an advisory committee of the Town of Lunenburg Council. While it includes representation from the Municipality of the District of Lunenburg (MODL) as a council member and staff member, SWPAC is not a joint committee between the Town of Lunenburg and MODL. Including MODL representatives is intended to foster collaboration and ensure comprehensive consideration of all relevant factors in managing and protecting the Dares Lake Watershed. However, the governance and oversight of the SWPAC are under the sole jurisdiction of the Town of Lunenburg Council.

OPERATION OF THE SOURCE WATER PROTECTION ADVISORY COMMITTEE

1. The Committee will appoint a Chairperson and Vice-Chairperson on or about the 1st of April each year.
2. The Town of Lunenburg will prepare and circulate meeting minutes and agenda packages.

Town of Lunenburg

Source Water Protection Advisory Committee

TERMS OF REFERENCE



3. The Committee will attempt to resolve issues by a consensus of the members entitled to vote on issues. If a consensus cannot be reached, a vote will be taken, and at least a majority of the voting members present will have to be in favour of a motion to pass. Three voting members will constitute a quorum.
4. The Chairperson will act as spokesperson for the Committee.
5. Amending the Terms of Reference will require the approval of the Town of Lunenburg Council.

DISSOLUTION OF THE SOURCE WATER PROTECTION ADVISORY COMMITTEE

The Town of Lunenburg Council will periodically review the effectiveness and relevance of the SWPAC in its ongoing activities and objectives. This review will assess the committee's performance in administering the Source Water Management Plan, managing land acquisition and best practices, updating contingency plans, and advising on municipal planning strategies and land use provisions. If, during a review, Council determines that the SWPAC has fulfilled its purpose, is no longer necessary, or that its functions should be restructured or absorbed by another entity, a decision to dissolve the committee may be made. A notice period sufficient for an orderly transition or conclusion of ongoing activities will be provided upon a decision to dissolve.

Subject: Municipal Planning Strategy and Land Use By-law
Amendment Application: Wolff Avenue – Adams Street Parking

From: Arthur MacDonald, Manager- Planning and Heritage

Date: February 13, 2023



Recommendation

That Council refuse the application as presented to amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to require on-site parking.

That Council direct staff to work on a proposed amendment to the LUB enabling up to five on-site parking spaces in front yards.

Alternatives

- Direct Staff to work on proposed MPS/LUB amendments to require on-site parking.
- Refuse to amend the LUB to enable up to five on-site parking spaces in the front yard.
- Reimburse the by-law amendment applicant's application fees.
- Direct the Traffic Authority to reconsider implementing alternate traffic calming devices, no parking zones, etc. to minimize the on-street congestion and maintain adequate access with the developments in the Salt Meadows Subdivision.
- Defer a decision.

Background

The Town received an application to consider the following:

- 1) Amending the MPS and LUB to require one (1) on-site parking space per dwelling unit in the Wolff Avenue, Adams Street, Whynacht Street and Wood Street area (Salt Meadows Subdivision);
- 2) Amending the LUB to enable up to five on-site parking spaces in the front yard in the Medium Density Residential (RM) Use Zone with the option of green space parking and
- 3) Reimbursing the amendment application and advertising fees.

Planning Staff and Public Works met with the residents of the Salt Meadows Subdivision regarding their concerns with traffic and the lack of on-site parking, considering two new five-unit apartment complexes at 210 and 216 Whynacht Street. The applicants are concerned about the safety of the street in terms of traffic and parking, particularly on narrow, residential streets with no sidewalks. The Traffic Authority is monitoring the area following Public Works posting "no-parking" signs along the interior loop of the Salt Meadows Subdivision in December 2023. Further measures such as traffic calming devices,

additional no parking zones, or other measures to minimize on-street congestion and maintain adequate access may be required in the future as development in this vicinity progresses.

According to Policy 6-19, Council can amend the LUB if the amendment aligns with the MPS and meets specific criteria (reviewed in **Attachment A**). The MPS sets the overall planning direction for the Town, including what should and should not be included in the LUB. The Municipal Government Act Section 220(4)(h) allows municipalities to regulate parking in their LUBs without MPS support. However, the Town's MPS (Section 4.5, Page 28 – Attachment D) and Comprehensive Community Plan (See Attachment C – Article 2.3 f) both clearly state Council's intent to avoid minimum parking requirements. Thus, changing course and adding minimum parking requirements to the LUB would require an MPS amendment.

Staff feel that there has not been sufficient time to see the benefits, if any, of not having minimum on-site parking requirements in Lunenburg. Staff advise it is too early to consider instituting minimum on-site parking requirements. However, staff recommend increasing the number of parking spaces allowed in front yards from three to five to address resident concerns.

Discussion

The Current Planning Context

The Town's elimination of minimum on-site parking requirements was introduced through Project Lunenburg, the Comprehensive Community Plan (CCP) adopted in 2020, and the MPS and LUB adopted in 2021.

The Salt Meadows Subdivision is in the "Residential Gentle Area," as shown on the Community Structure Tomorrow Map of the Comprehensive Community Plan (CCP) (**Attachment B**). Section 2.3 f) of the CCP is most relevant to parking in this area. It supports reduced on-site parking requirements for residential and commercial uses in established residential neighbourhoods (page 25 of CCP). This Section supports objectives C1, C5 and C6 of the CPP (**Attachment C**).

The MPS notes:

"Outside of Old Town and New Town, parking demand is typically related to residential, institutional, and industrial uses benefit from being able to establish their own parking requirements; institutional and industrial parking requirements vary widely based on the specific nature of the use and are difficult to accurately capture in regulation, while residential developers have a strong incentive to provide adequate parking to meet the needs of their target market. ... For this variety of reasons, Council has elected to not establish minimum automobile parking requirements in the Land Use By-law." (Page 28 of MPS - **Attachment D**).

The LUB does not establish minimum parking requirements. The number of parking spaces is at the owner's discretion. Requiring minimum on-site parking would require amending both the MPS and LUB. Current LUB provisions dealing with vehicle parking are outlined in **Attachment E**.

If Council chooses to amend the MPS and LUB to require minimum on-site parking, staff recommend bringing a new report before Council before referral to the Town's Planning Advisory Committee. A separate report is recommended because of the extent of MPS and LUB amendments this change of direction may incite.

Request No. 1 – Minimum On-site Parking Requirements

According to [2014](#) and [2016](#) academic studies, Minimum parking requirements can:

- ***Increase Construction Costs***: Providing and maintaining parking spaces can be expensive. Construction costs associated with building parking structures or allocating land for parking can significantly add to a housing development's overall cost.
- ***Reduce Housing Density***: Minimum parking requirements may lead to a reduction in the overall housing density in an area, as developers may need to allocate more space for parking. This, in turn, can limit the number of housing units built on a given piece of land, potentially raising the cost per unit.
- ***Increase Unaffordability***: The additional costs associated with meeting parking requirements can be passed on to homebuyers or renters, making housing less affordable, particularly for lower-income individuals or families.
- ***Mismatch Transportation Trends***: In areas with a high prevalence of walking and cycling, strict parking requirements may not align with the community's needs. In such cases, the requirements may be perceived as unnecessary and can contribute to increased housing costs without corresponding benefits.

However, minimum parking requirements may have some benefits.

- ***Traffic Management***: By ensuring a minimum number of parking spaces, these requirements aim to prevent on-street parking congestion, reduce traffic, and enhance overall traffic management in the surrounding area. Adequate parking can contribute to smoother traffic flow and reduce the likelihood of traffic-related issues.
- ***Accessibility***: Minimum parking requirements are often intended to ensure that businesses and residential areas remain accessible to individuals with personal vehicles. This can be important in areas where public transportation options may be limited, and thus car ownership is a common mode of transportation.
- ***Safety and Security***: Well-lit and properly designed parking areas can contribute to the safety and security of both vehicles and pedestrians. This can be especially relevant in areas where crime prevention is a concern.

The elimination of minimum required on-site parking spaces has happened mainly in dense, compact, walkable neighbourhoods close to public transit. While areas of Lunenburg are relatively dense, Lunenburg has no public transportation. Some may argue that you need a vehicle if you live in Lunenburg. Council should recognize that if on-site parking is not made available, there will be spillage onto the public street. This spillage may create conditions where people feel unsafe, particularly along narrow roadways without sidewalks.

On the other hand, Lunenburg has a severe housing affordability problem, as indicated in the Town's [Municipal Housing Needs Report](#). The MPS and LUB are new documents that have not been implemented long enough to achieve the desired results of increasing housing and other developments towards making Lunenburg more affordable. Staff recommend Council take a balanced approach and recognize that developers may sometimes wish to maximize their lot coverage rather than provide parking for their tenants.

Request No. 2 – Increased On-site Parking

Staff support increasing the allowable on-site parking spaces in front yards from three (3) to five (5) to address the issues and concerns raised by residents. Proposed amendments to Part 7.9 of the LUB are provided in **Attachment F**. Please note that developing five (5) parking spaces in front yards is still voluntary and is not a requirement, as the LUB does not include minimum parking requirements (see above discussion).

Part 7.9.4 (f) of the LUB limits the maximum number of parking spaces in the front yard to a maximum of three. Yet in the Medium Density Residential (RM) Use Zone, one may construct a maximum of five dwelling units (four units plus one accessory unit) on a lot. An amendment to allow five parking spaces in front yards would allow developers to provide five parking spaces, one parking space per dwelling unit allowed on a lot in the Medium Density Residential (RM) Use Zone should they choose to do so.

Note that there are no restrictions on the number of parking spaces in the side or rear yards. However, if a developer maximizes their lot coverage, such as at 210 and 216 Whynacht Street, access for a vehicle to the side and rear yards may prove difficult. Please note that an existing provision addressing cases where "existing buildings" prevent the placement of on-site parking spaces in the side and rear yards allows Development Officers to approve more parking spaces in the front yard if a landscaped strip is developed or will remain in place. The issue with 210 and 216 Whynacht Street was that the lot was vacant, and no "existing" building prevented parking at the side or rear of the building, limiting the number of allowable parking spaces in the front yard to three.

The intent of the three parking spaces in front yards LUB provision is to limit the visual impacts of parking on the public realm and adjoining lands. However, this application indicates some residents would rather see five front yard parking spaces at 210 and 216 Whynacht Street than risk crowding the street with parked cars.

The proposed amendment is considered not contrary to any Provincial Interest Statements and aligned with the Lunenburg County Accessibility Plan. An analysis can be found in **Attachment G**.

Request No. 3 – Fee Reimbursement

The application also requests Council consider the reimbursing the amendment application fees of \$1,539.30. The application fee is broken down into two parts: an administration fee of \$839.30, and an advertisement deposit fee of \$700.00. Note that the advertising deposit is just a deposit. If the advertising costs exceed the deposit, there will be additional charges. There will be a refund if the advertising costs are lower than the deposit.

On November 28, 2023, Council voted to waive development fees for registered non-profit and charitable organizations to encourage housing development. Fees associated with advertising Municipal Planning Strategy, Land Use By-law and Subdivision By-law amendments, and fees associated with the Registry of Deeds (Land Registration Office fees) still apply. Staff do not recommend waiving advertising costs since advertising would be a new and potentially substantial out-of-pocket expense for the Town. Staff do not recommend waiving administration fees for individual residents as it sets a precedent that could risk an unsustainable workload for staff and, in turn, risk increased out-of-pocket expenses for the Town.

Strategic Plan Relevance

- Economic Development: Direction to support economic development.
- Community Structure: Direction regarding how the Town will be structured and how land will be used.
- Housing: Direction to support different types of housing development, tenant structures, and affordability.

Relevant Legislation

The Municipal Government Act (MGA)
The Comprehensive Community Plan (CCP)
The Municipal Planning Strategy (MPS)
The Land Use By-law (LUB)

Financial

There will be no financial impact to the Town as a direct result of the proposed LUB amendments. Reimbursement of the application fees would cost \$1,539.30. If advertising fees exceed the current deposit, the Town's loss will be more significant.

Communications

A Public Participation Meeting before the Planning Advisory Committee and a Public Hearing before Council will be advertised in the local newspaper and on the Town's website and

social media.

Attachments

- A. Evaluation of Policy 6-19; Note this review is with regards to Request No. 2
- B. Community Structure Tomorrow Map
- C. Review of the Comprehensive Community Plan (CCP)
- D. Review of the Municipal Planning Strategy (MPS)
- E. Review of the Land Use By-law (LUB) provisions
- F. Amendments to Land Use By-law
- G. Review of the Provincial Policy Statements and the Lunenburg County Accessibility Plan.
- H. Applicant's Application
- I. Salt Meadows Subdivision Plan

Attachment A

Evaluation of Policy 6-19

Note this review is with regards to Request No. 2

Policy 6-9: Council shall amend the text of the Land Use By-law if the proposed amendment is consistent with this Municipal Planning Strategy and meets the general evaluation criteria for amending the Land Use By-law, as set out in Policy 6-19.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposal is to amend an existing provision, Part 7.9.4 (f) and the increase from three to five is considered to be consistent with the intent of the MPS.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
The proposal will not result in any increase in public costs.
 - ii. impacts on existing drinking water supplies, both private and public;
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
The proposal to enable an increase in the number of on-site parking spaces in the front yard is intended to reduce traffic hazards and congestion on road, cycling, and pedestrian networks. However, it is important to note that it will likely result in the increase of driveway entrances onto a street, as the maximum width of a driveway entrance is 10m (32.8 feet) that may accommodate a maximum of four (4) 2.44m (8 feet) wide parking spaces where the additional 5th parking space would necessitate a second driveway entrance.
 - v. the adequacy of fire protection services and equipment;
The proposal is not premature or inappropriate due to the adequacy of fire protection services and equipment.

- vi. the adequacy and proximity of schools and other community facilities;
The proposal is not premature or inappropriate due to the adequacy and proximity of schools and other community facilities.
- vii. impacts on UNESCO World Heritage Site statements of outstanding value;
The UNESCO World Heritage Site is mostly located in the OT1 and OT2 Form Zone which requires a maximum set-back of 4m (13ft) for main buildings which does not provide sufficient depth for a parking space. Also, the Heritage Conservation District By-law requires that in-fill developments be compatible with the established streetscape set-back. The proposed increase from three parking spaces to five parking spaces should not have a significant impact and is not deemed to be premature or inappropriate due to impacts on UNESCO World Heritage Site statements of outstanding value.
- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
The proposal is not premature or inappropriate due to the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.
- ix. site-specific climate change risks;
The proposal is not premature or inappropriate due to site-specific climate change risks. The proposal is a general provision and not tied to a specific site or area.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The proposal is not premature or inappropriate due to the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas. The proposal is a general provision and not tied to a specific site or area.
- xi. impacts on known habitat for species at risk;
The proposal is not premature or inappropriate due to any impacts on known habitat for species at risk.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The proposal is not premature or inappropriate due to any impacts on the navigability and environment of Lunenburg Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
The proposal is not premature or inappropriate due to the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way. The proposal is a general provision and not tied to a specific site or area.

xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.

The proposal is not premature or inappropriate due to land use conflicts that could place limits on existing operational procedures at existing businesses. The proposal is a general provision and not tied to a specific site or area. The proposal is intended to alleviate the concerns of the neighbourhood and to reduce land use conflicts by enabling the development of additional on-site parking facilities in the front yard.

Attachment B Community Structure Tomorrow Map



Figure 2.2
Community Structure Tomorrow

<ul style="list-style-type: none"> 1 Residential Gentle Density 2 Residential Gentle Density 3 Residential Expansion 4 Revitalized Recreational/Educational Hub 5 Main Street Mixed-Use 	<ul style="list-style-type: none"> 6 Parks & Public Space 7 Public Waterfront 8 Working Waterfront 9 Waste + Sustainable Energy District
---	--

Attachment C
Review of the Comprehensive Community Plan (CCP)

Community Structure Objectives (page 17)

C1 Protect and maintain the Town's character-defining elements.

C-5 Provide a well-connected, intuitive mobility network for residents and visitors.

C-6 Provide a high quality and well-maintained public realm.

2.2 Old Town Core

2.2 I) Continue to support reduced on-site parking requirements for properties in the Old Town Core. (Supports objective C1, C5 and C6) (page 22)

2.3 Residential Gentle Density (Established Residential Neighbourhoods)

2.3 f) Continue to support reduced on-site parking requirements for residential and commercial uses in Established Residential Neighbourhoods. (Supports objectives C1, C5 and C6) (page 25)

2.4 Residential Expansion

2.4i) Support reduced on-site parking requirements for residential and commercial uses in the Residential Expansion areas. (Supports objectives C1, C5 and C6) (page 27)

2.5 Main Street Mixed Use

2.5 j) Permit, but do not require on-site parking for new residential developments. (Supports objectives C5 and C6) (page 29)

2.5 k) Encourage the provision of parking lots to be placed in the rear or side yards of structures. (Supports objectives C5 and C6) (page 29)

Mobility Objective:

M4 Design and implement parking solutions and strategies to meet parking demand. (page 85)

5.4 Parking and Visitor Arrival Strategies

Other Parking Provisions

5.4 p) Allow but do not require on-site parking for new mixed-use developments in certain areas of Town such as Victoria Road. Compact development with residential and commercial space in the same buildings may have negative short-term effects on parking in the vicinity of the development, but will facilitate a car-free lifestyle in the long run. (Supports objective M4) (page 100)

Attachment D

Review of the Municipal Planning Strategy (MPS)

4.5 Parking

4.5.1 Introduction

The development of new land uses necessitates travel between those uses. While Lunenburg's well-connected blocks and dense development patterns make walking easier than many other Nova Scotian communities, a large proportion of trips are still taken by automobile or bicycle, which ultimately creates a need for parking.

4.5.2 Automobile Parking Requirements

Most land use planning documents in Nova Scotia implement "minimum parking space requirements" for development. The intention is to avoid having uses—particularly commercial uses—offload the cost and burden of providing parking onto the surrounding neighbourhood.

However, much of Lunenburg was designed and built prior to the invention of the automobile. The result is that the older areas of Town were not built with the automobile in mind, and many properties do not have on-site parking. Rather, automobiles typically park on the street or in central parking lots. While parking demand can be high in the summer tourism months, accommodating on-site parking in the older areas of Lunenburg would necessitate the demolition of buildings, which is clearly contrary to good community development. Instead, the Comprehensive Community Plan recognizes that the public provision of parking is a desirable alternative to destroying the building fabric of these areas, and contains recommendations related to improving street parking and off-site parking lots.

Outside of Old Town and New Town, parking demand is typically related to residential, institutional, and industrial uses. These are uses that benefit from being able to establish their own parking requirements; institutional and industrial parking requirements vary widely based on the specific nature of the use and are difficult to accurately capture in regulation, while residential developers have a strong incentive to provide adequate parking to meet the needs of their target market.

The one primary area outside of Old Town and New Town where parking demand is driven by commercial establishments is Victoria Road. However, lots in this area are quite large and Council has no concerns about business owners having to make a trade-off between increasing the commercial floor area and implementing adequate parking to meet their needs; in other words, there is little need to force commercial owners in this area to provide adequate parking to avoid spillover effects in the immediate neighbourhood.

For this variety of reasons, Council has elected to not establish minimum automobile parking requirements in the Land Use By-law.

Attachment E
Review of the Land Use By-law (LUB) provisions

Surface Parking Areas

- 7.9.4 Surface parking areas for four (4) or more automobiles shall meet the following requirements:
- (a) All parking spaces shall have an unobstructed access on a public street or unobstructed access to a driveway or aisle that leads to a public street.
 - (b) The parking area shall be maintained with a stable surface sufficient to support a vehicle without undue deformation or damage of the surface, such as rutting, and does not allow the raising of dust or loose particles. Acceptable stable parking surfaces include but are not limited to asphalt or concrete paving (pervious or impervious), brick pavers, compacted granular surfaces, and structural landscape systems such as driveable grass or grass grid.
 - (c) Any lights used for illumination of the parking area shall be arranged as to divert the light away from streets, and abutting lots.
 - (d) For any parking area containing more than six (6) parking spaces, any ingress or egress driveways shall not be closer than 10 metres (32.8 feet) to the centreline of any street intersection.
 - (e) The maximum continuous length of a parking row shall be 18 parking spaces. Parking rows longer than 18 parking spaces shall be divided into segments not longer than 18 parking spaces by landscaped islands that:
 - i. are the full depth of the parking row (5.8 metres min.) and a minimum of 1.8 metres wide; and
 - ii. contain a minimum of one deciduous tree (50mm caliper) and eight shrubs (min 60cm high) or to meet the requirements of a stormwater island.

- (f) Except in the Community Form Zone, only the first three parking spaces shall be permitted to locate in the front yard or flankage yard (combined) and all other spaces shall be located in the side and/or rear yards. Where, in the opinion of the Development Officer, it would be impossible to locate automobile parking in the rear or side yards due to the placement of existing buildings spaces may be located in the front and/or flankage yard to the extent necessary and a landscaped strip shall be provided along the front and/or flankage property line (excepting access points) and the strip shall:
- i. be a minimum depth of 1.5 metres (5 feet);
 - ii. contain a minimum of one tree (50mm minimum caliper) for every 3 metres of strip length; and
 - iii. incorporate additional vegetation as may be required by the Development Officer to screen the parked cars without obstructing views.

Attachment F
Amendments to Land Use By-law

- 1) Amendment to the Land Use By-law, thereby renumbering Part 7.9.2. to "7.9.2.A" and inserting a new provision, Part 7.9.2. as outlined below:

" 7.9.2. Vehicle access from a lot to a street shall be subject to approval of the Town Engineer."

- 2) Amendment to the Land Use By-law, thereby deleting Part 7.9.4. (f) on Page 43-44 and substituting therefore "7.9.4. (f) "DELETED"".

- 3) Amendment to the Land Use By-law, thereby inserting a new provision, Part 7.9.7. as outlined below:

"Parking in the Front or Flanking Yard

7.9.7. Except in the Community Form Zone, up to a maximum of five parking spaces shall be permitted to locate in the front or flanking yard (combined) where in the opinion of the Development Officer, it would be impossible to locate automobile parking in the rear or side yards provided a landscaped strip shall be provided along the front and/or flanking property line (excepting access points) and the strip shall:

- (a) be a minimum depth of 1.5 metres (5 feet);
- (b) contain a minimum of one tree (50mm minimum caliper) for every 3 metres (10 Feet) of strip length; and
- (c) not have any vegetation exceeding 1.0 metres (3.2 feet) in height above grade of the abutting street within 1.5 metres (5 feet) of any edge of any driveway.

- 4) Amendment to the Land Use By-law, in particular, the Table of Contents, by inserting under Part 7.9 "Parking and Access Design" a new Part "Parking in the Front and Flanking Yard" following the words "Parking in the Community Form Zone" with the appropriate page number.

Attachment G

Review of Provincial Policy Statements and Lunenburg County Accessibility Plan

Provincial Interest Statements	
<p>Statement 1: Drinking Water</p> <p>Goal: To protect the quality of drinking water within municipal water supply watersheds.</p>	<p>The proposed LUB amendments will not affect Provincial Interest Statement 1. Enabling the development of two (2) additional parking spaces in the front yard will not affect Provincial Interest Statement 1.</p>
<p>Statement 2: Flood Risk Areas</p> <p>GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.</p>	<p>The proposed LUB amendments will not impact the Flood Risk Areas as identified on the Flood Risk Area Map, Schedule E, of the Land Use By-law and will not affect Provincial Interest Statement 2.</p>
<p>Statement 3: Agricultural Land</p> <p>GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.</p>	<p>The proposed LUB amendments will not impact Provincial Interest Statement 3.</p>
<p>Statement 4: Infrastructure</p> <p>GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.</p>	<p>The proposed LUB amendments will not impact Provincial Interest Statement 4.</p>
<p>Statement 5: Housing</p> <p>GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.</p>	<p>The proposed LUB amendments will not negatively impact Provincial Interest Statement 5. One could argue that enabling the development of on-site parking in the front yard may help support new housing by providing the ability to create additional on-site parking spaces. It will also support accessibility by providing additional parking spaces closer to the building's entrance.</p>

Review amendment through an accessible lens	
<p>Review amendment with a focus on equity, diversity, and inclusion.</p>	<p>The proposed LUB amendments will not negatively impact issues</p>

	pertaining to equity, diversity, and inclusion. If anything, the proposed amendments would improve equity and inclusion by given the means of enabling five on-site parking spaces to be developed in the front yard closer to the Building's entrance.

Town of Lunenburg Planning Application for Land Use By-Law Amendment

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION	REGISTERED OWNER OF PROPERTY
Name	Name
Company Name	Company Name
Mailing Address <i>LUNENBURG BOJSCO</i>	Mailing Address
Email	Email
Phone	Phone
Cell	Cell

PLEASE NOTE: If you are not the registered owner of the property, include a letter of authorization from the owner with your application.

PROPERTY INFORMATION	APPLICATION CHECKLIST
	<input type="checkbox"/> Copy of Deed
	<input type="checkbox"/> Survey Plan or Equivalent
Present Use of Property <i>OWNER / RESIDENT</i>	<input checked="" type="checkbox"/> A Letter Explaining the Proposal
Proposed Use of Property	<input checked="" type="checkbox"/> Application and Advertising Fees (\$839.30 + \$700.00)

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)

*1. PARKING REQUIREMENT → 1 per unit in our area.
 2. PARKING ACCESS + DESIGN → ALLOW CARS TO PARK ANYWHERE ON THE LOT → UP TO 5 IN FRONT, FOR MEDIUM DENSITY WITH THE OPTION OF GREENSPACE PARKING
 3. REIMBURSEMENT OF APPLICATION + ADVERTISING FEES.*

By submitting this application I affirm that the facts set forth are true and complete.

Name (print) _____ Signature _____ Date: *Aug 22 / 2023*

OFFICE USE ONLY: Type of LUB Application: _____ Date received: _____

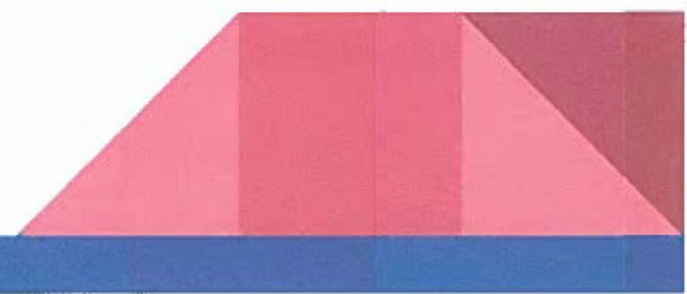
Whynacht Road - video

<https://youtu.be/fhoXsQb2gck>

Whynacht Road with parking concerns

Concerns

- High density units without adequate parking
- * On-street parking will have a serious safety issue for residents of the seniors development and other road users (including children)
- Residents were told new builds would have a maximum of 4 units - these are 5 plexes
 - Any accessory dwelling is to be subservient to the main dwelling. The current 5th unit of the current constructions is not **subservient** to other units, it is identical to 3 of 4 other units. Let's call it what it is in the permit application "5 plex".
- Buildings are to be in keeping with current neighbourhood
 - Single family and 4 unit garden homes
 - Existing residences are single story.
 - Building permit is for single story and yet two upstairs units are in the design.
- * No sidewalks for safety of pedestrians
- * Width of road is not adequate for resident on-street parking
- * Access by municipal and emergency services will be compromised with decreased road width access.
- No green space for residents of new builds.



Pedestrian Safety Concerns



Older walkers face a higher fatality risk

- Less physical agility than younger pedestrians
- Slower moving
- Older walkers face a higher fatality risk
 - Even minor accidents can be traumatic experience for their body - lower resiliency than younger pedestrians
- On street parallel parking
 - May step out from between cars
 - Narrow width of roadway
- Backing vehicles from driveways
 - Limited siteline due to parked cars
 - Elder walkers less attentive to cues of reversing vehicle (hear engine, see back-up lights)
- Winter conditions
 - Intensify concerns
 - Lower sunlight angles
 - Dark clothing

"Older pedestrians face the same dangers as younger pedestrians but they often have less physical agility to cope with those dangers," Cynecki said. "Quite often, their eyesight is not as good. Their reaction time is generally not as good and their mobility is often not as good so sometimes stepping down sidewalk curbs is such a challenge that they look down when they do that rather than looking at traffic. Also, on average, their hearing is not as good so they sometimes have problems in parking lots with not being able to hear cars that are backing out as they are walking by."

Excerpt:

This article was written for the Partnership for a Walkable America by Emily Smith of the University of North Carolina Highway Safety Research Center

No permission is needed to reprint this article in whole or in part.

https://safety.fhwa.dot.gov/ped_bike/docs/streets.pdf

Pedestrian Safety Concerns Elders

Abilities and processes deteriorate with age

- Limited vision & hearing
- Physical movement challenges
 - Use of mobility aids such as walkers and motorized personal mobility devices
- Reduced walking speed - preoccupied with falling and so walk with heads down.
- Loss of balance and the ability to react to trips and falls
- Winter roadway conditions
 - Decreased visibility -poor contrast
 - Lower sunlight angle
 - Glare from ice & snow
 - Tripping or slipping
 - Snowbanks and clearing challenges
- Cognitive & Attention Problems
 - Slower reaction time and decision making
 - Misjudging & misinterpreting vehicular movement
 - Distraction

"Walking in a traffic environment can be dangerous for older pedestrians for several reasons, including limited vision and hearing, slower reaction time and decision making, lower levels of attention, and reduced walking speed. Those over age 70 are more likely to be struck by a motor vehicle. Older pedestrians accounted for about 19 percent of pedestrian road traffic deaths in Canada in 2008.⁶⁶ They are more likely to suffer severe or critical trauma as well as mortality if struck as pedestrians than are younger pedestrian victims.⁶⁷ Greater injury severity to older pedestrians is due in part to their greater physical fragility, (e.g., more easily broken bones and more vulnerable brain structures) and longer recovery times from injury."

Countermeasures to Improve Pedestrian Safety in Canada -
CCMTA
August 2013

ISBN 978-0-9878957-4-5

Accessibility & Use

- No sidewalks
- No public transportation
- Distance to local services too far to walk for seniors
- No local mail - must drive to post office



Accessibility & Use

- Street parking will negatively impact municipal service access like garbage collection
- Narrowed streets will hamper access by emergency vehicles - EHS & Fire
- Snow removal - nowhere for the snow to go





Wolff Ave



Adams St.

Enclosing Roads



Whynacht Road



Wood Road



Road Users



Comparison Views



Woods Road

With street parking

- opposite proposed 5 unit buildings
- Does not show proposed 'driveway' entrances
- High Density population
- Lack of green space - road is the only space for play or activity.

Needs:

On-site or designated parking lot beside each set of buildings

Green space - in keeping with current character of community

Woods Road - Parked Vehicle Impact



Coming Soon!!!

**2 Bedroom apartments for seniors
(55 and above)**

High efficiency construction

5 Stainless steel appliances

Heat Pump / Air Conditioner

Snow Removal and Lawn Care included

Dogs and Cats Friendly

For further information, please call...





Salt Meadows
Garden Homes

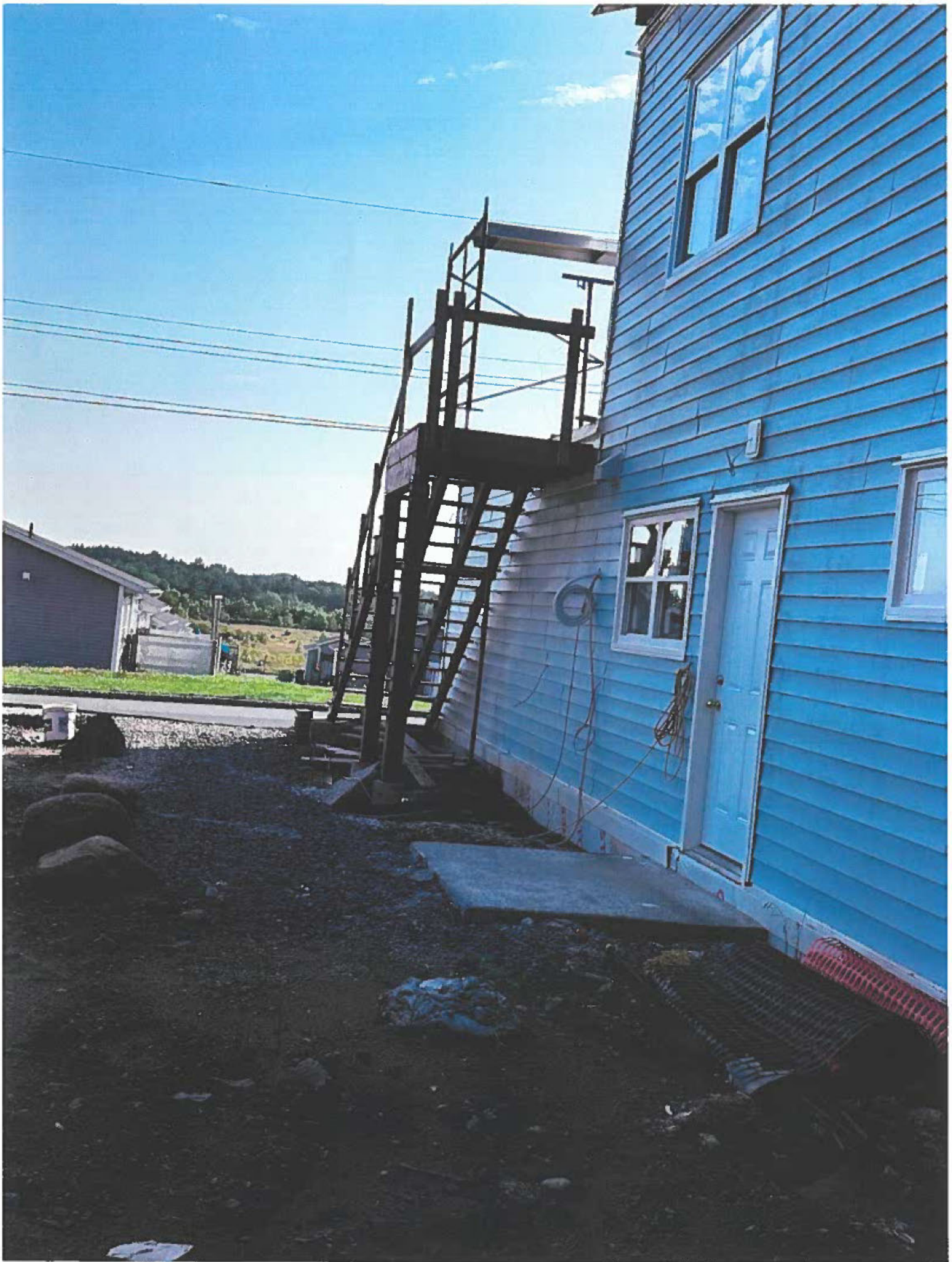
Carefree Senior Living

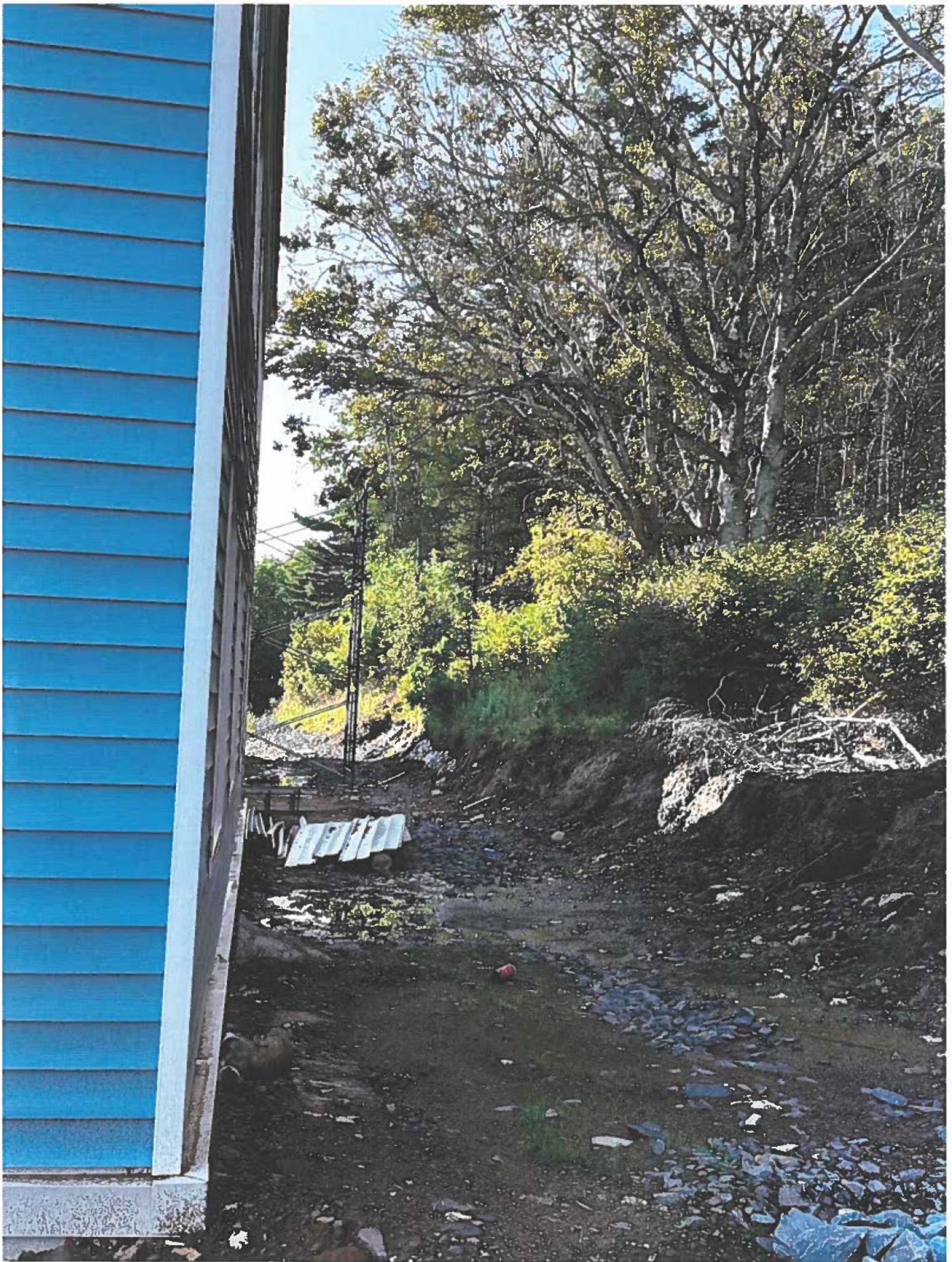


STONEHURST
DEVELOPMENTS LTD.

Inquiries: 902-229-3354







TOWN OF LUNENBURG

(902) 634-4410

RECEIPT

Duplicate Copy

In Account with:

Property:

Aug 22, 2023

Page 1 of 1

Invoice Description	Source	Balance Owing	Payment Amount	Discount/ Adjustment	Currently Owing
2023 TOWN Misc Receivables - Principal	THIBC001	839.30	839.30	0.00	0.00
		<u>839.30</u>	<u>839.30</u>	<u>0.00</u>	<u>0.00</u>

Pay Code: Interac payment: 839.30 | Issued By (CB02):

LAND USE BY-LAW AMENDMENT

Tendered Amount \$839.30
Change: \$0.00

TOWN OF LUNENBURG

(902) 634-4410

RECEIPT

Duplicate Copy

In Account with:

Property:

Aug 22, 2023

Page 1 of 1

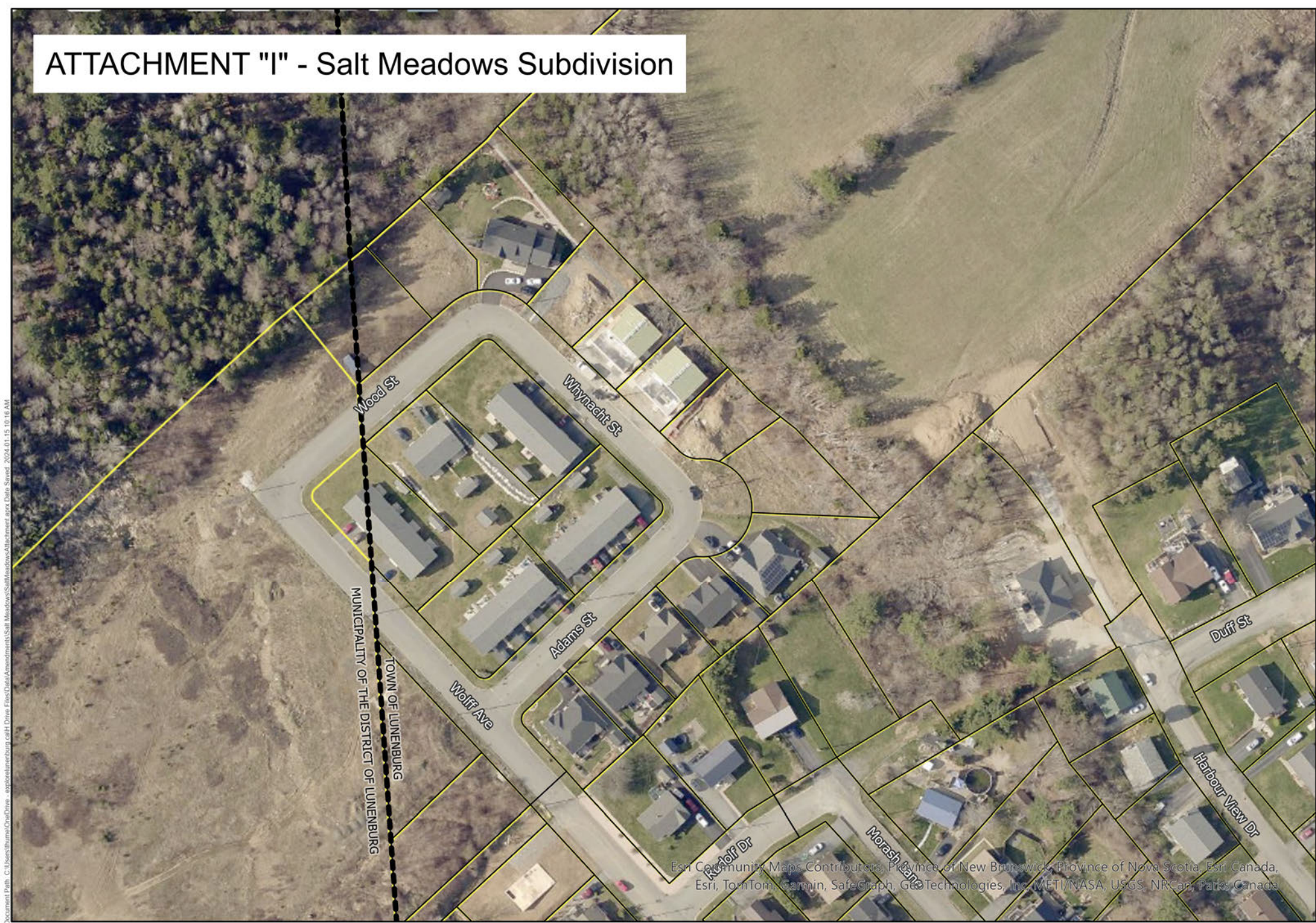
Invoice Description	Source	Balance Owing	Payment Amount	Discount/ Adjustment	Currently Owing
2023 PLANNING DEPOSITS - Principal	THIBC001	0.00	700.00	0.00	-700.00
		<u>0.00</u>	<u>700.00</u>	<u>0.00</u>	<u>-700.00</u>

Pay Code: Interac payment: 700.00 | Issued By (CB02):

THANK YOU FOR YOUR PAYMENT!

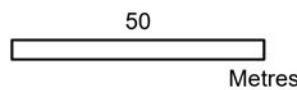
Tendered Amount \$700.00
Change: \$0.00

ATTACHMENT "I" - Salt Meadows Subdivision



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, the Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG Salt Meadows Subdivision



Subject: Municipal Planning Strategy and Land Use By-law Amendment
Application: Redesignation and rezoning of lands along lower
Green Street

From: Arthur MacDonald, Manager Planning & Heritage

Date: February 13, 2024



Recommendation

That Council direct staff to work towards amending the Municipal Planning Strategy and Land Use By-law to redesignate PID 60052495, PID 60052503 (rear and front portion), PID 6005251, PID 60052529, PID 60052537, PID 60052552, PID 60487857, PID 60052586, and PID 60052594 to Residential (RES) and rezone them Lower Density Residential (RL).

Alternatives

- Refuse the application of the proposed amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB).
- Redesignate and rezone 4 Tannery Road and 3 Green Street to Lower Density Residential (RL).
- Defer a decision.

Background

On October 24, 2023, Council received a presentation requesting that residential properties on Green Street rezoned from Residential (R) to General Commercial (CG) under the 2021 Land Use By-law be reverted to residential zoning. The residents are concerned that General Commercial Zoning will cause the loss of the historic residential flavour of their neighbourhood. They note that this area has always been residential, with heritage homes built between 1887 and 1923. They argue commercial enterprise on Green Street could lower property values, destroy the aesthetics of the neighbourhood and disrupt residents enjoying their homes, especially seniors (see submission in **Attachment A**).

Staff emailed property owners to ask their opinion on rezoning their properties. Ten property owners want to see their homes rezoned Residential (R), while three want to remain General Commercial (CG).

The property owners willing participants in the requested MPS/LUB amendment are:

- 27 Green Street
- 23 Green Street
- 21 Green Street
- 11 Green Street
- 6 Tannery Road
- 8 Tannery Road

However, three (3) property owners wish to maintain their General Commercial (CG) Use zoning:

- PID 60052487 – 45 Victoria Road
- PID 60052560 – 3 Green Street; and
- PID 60052578 – 2-4 Tannery Road

45 Victoria Road is situated at the corner of Victoria Road and Green Street. Properties along and across Victoria Road will remain in a “commercial” use zone (the Commercial General (CG) Use Zone (across) and the Commercial Mixed Use (CM) Use Zone (down the road towards Tim Horton’s). From this perspective, the retention of this particular property in the General Commercial (CG) zone is considered compatible with the existing zoning within the general area.

3 Green Street and 2-4 Tannery Road are at the intersection of Green Street, Tannery Road, and Falkland Street near West Nova Fuels. From this perspective, the retention of these properties in the General Commercial (CG) zone is considered compatible with the existing zoning within the general area, particularly across Tannery Road and along Falkland Street. However, good planning practice would also suggest that Council may consider a rezoning to “residential” as the properties are part of the historic residential streetscape of Green Street. As the owners wish to maintain the “commercial” zoning, it was felt that it would be appropriate to keep the status quo with regard to these properties.

Discussion

The Current Planning Context

Council approved a Comprehensive Community Plan (CCP) in 2020 that designates Victoria Road coming into Town following Falkland Street to Lincoln Street as “Main Street Mixed Use” (Community Structure Tomorrow Map Page 20). The idea is to encourage this corridor’s development into a mixed-use commercial-residential zone. In 2021, lands along Victoria Road near Green Street and Falkland Street were rezoned from Residential (R) to General Commercial (CG) Use under a new MPS and LUB. Tannery and Green Street were also included in the CG Use Zone because otherwise, they would have been a very small strip of residential properties surrounded by commercial, industrial, and institutional zoning. General Commercial Use (GC) zoning of these properties may contribute to developing the mixed-use commercial-residential corridor.

Policy 4.1 (e) of the MPS provide context as to the development of the General Commercial (CG) Use Zone as outlined below:

Policy 4-1: Council shall, through the Land Use By-law, establish Use Zones, shown on the Use Zoning Map of the Land Use By-law, to establish the uses permitted in different areas of Lunenburg. The Use Zones shall generally conform to the following scheme:

- (e) The General Commercial Use (CG) Zone is intended to accommodate the traditional mixing of uses found in Old Town Lunenburg, including a wide range of commercial uses, institutional uses, and residential uses; however,

auto-oriented commercial uses, such as gas stations and auto repair, shall not be permitted.

The Request

Rezoning a historic residential street from General Commercial Use (CG) to Residential (R) could have several impacts:

- **Preservation of Historic Character**: Residential zoning may help preserve the historic character of the neighbourhood by preventing commercial development that could alter the architectural and aesthetic qualities or 'feel' of the area. However, it would not guarantee any architectural preservation of the streetscape, only its continued residential use.
- **Community Cohesion**: Residential zones often have a sense of community and neighbourhood cohesion, as they typically have fewer residents and lower traffic levels.
- **Reduced Noise and Traffic**: Converting to residential zoning may result in reduced noise and traffic levels, contributing to a more peaceful and tranquil living environment.
- **Economic Impact**: Rezoning to Residential may limit potential economic opportunities for the community, such as local businesses and commercial developments that could contribute to the local economy.
- **Loss of Mixed-Use Benefits**: Mixed residential-commercial zoning allows for a diverse range of land uses, fostering a more dynamic and vibrant community. It can also decrease the walkability of communities by limiting convenient access to commercial services. Rezoning to Residential would result in the loss of these mixed-use benefits on these specific lots.

There is some disagreement on how the use of zoning impacts property values. Some studies suggest that low-density residential areas may experience higher property values, which could be beneficial for homeowners in the rezoned areas. On the other hand, a wider range of use options can be seen as an advantage to buyers and increase property values. An assessment of the effect of rezoning on property values is beyond Staff expertise.

Granting individual rezoning requests can create a patchwork of zoning designations because it encourages a piecemeal approach to development, driven by individual property owners' interests rather than a holistic strategy considering the broader community impact. This fragmented approach can result in a lack of cohesive land use planning, with adjacent parcels governed by different regulations, making it difficult to implement consistent and coherent policies. Zoning fragmentation can hinder the efficient provision of public services, requiring resources to be allocated based on a shifting landscape of zoning designations. To mitigate these challenges, a careful balance must be struck between accommodating property owner requests and maintaining a cohesive urban planning framework.

Staff recommend amending the MPS and Land Use By-law in keeping with the table above because historically, the lower Green Street area has been residential with a row of historic homes that enhances the residential streetscape and history of the area. The Lower Density Residential Use Zone

may help minimize potential impacts from commercial development for residents, such as increased traffic.

Staff struggled with omitting 4 Tannery Road and 3 Green Street from the proposed rezoning to Lower Density Residential (RL) as these homes also have a role to play in preserving the street's residential flavour. However, given the closeness of the General Commercial (CG), Marine Industrial (MM) and Institutional (INST) Use Zones, this end of Green Street/Tannery Road is already a mixed bag of uses and it was felt to be appropriate to maintain the existing General Commercial (CG) use zone for select properties following owner wishes. Council may wish to proceed with redesignating and rezoning 4 Tannery Road and 3 Green Street to Lower Density Residential (RL) without the support of the property owners. Regarding 45 Victoria Road, staff feel it is appropriate to maintain the existing General Commercial (CG) Use Zone in line with other commercial uses along Victoria Road.

Proposed Amendments

Proposed amendments to the MPS are outlined in **Attachment E** and proposed amendments to the LUB are outlined in **Attachment F**.

The proposal requires an amendment to the MPS to redesignate lands under the Future Land Use Map, as well as an amendment to the LUB to rezone the lands pursuant to the Use Zone Map. Two of the properties are split pursuant to the Future Land Use Designation and one of the properties is split pursuant to the Use Zone Map. It is recommended that these splits be removed so that each lot is in one (1) designation and one (1) Use Zone.

Policy 4-2 (**Attachment B**) of the MPS outlines which Land Use Zones are enabled under which Land Use Designations. The recommended redesignation and rezoning are consistent with Policy 4-2.

Policy 6-22 (**Attachment C**) enables Council to amend the MPS, including the Future Land Use Map when a proposed LUB map amendment conflicts with the MPS and there are valid reasons for the LUB amendment. Most of the lands along Lower Green Street (with the exception of 45 Victoria Road and PID 60052495) are currently located in the Downtown Commercial (DOWN) designation, and as such, a proposed rezoning to residential would be contrary to Policy 4-2 as the Downtown Commercial Land Use Designation does not permit residential Use Zones. Therefore, it is necessary to amend the Future Land Use Map (MPS) to enable the rezoning to residential to occur.

Policy 6-10 and Policy 6-11 of the MPS enables Council to consider an amendment to the Use Zoning Map, Schedule C, of the Land Use By-law (LUB) if the proposed amendment is consistent with this MPS and meets the general evaluation criteria for amending the LUB, as set out in Policy 6-19. Policy 6-10, 6-11 and 6-19 are reviewed in **Attachment D**.

Any amendment to the LUB should be evaluated pursuant to the Statements of Provincial Interest. The proposed amendments are considered not to be contrary to any Provincial Interest Statements as shown in **Attachment G**. **Attachment G** also reviews the amendments with regards to the Lunenburg County Accessibility Plan.

As mentioned, the Comprehensive Community Plan (CCP) identified Victoria Road coming into Town following Falkland Street to Lincoln Street as “Main Street Mixed-Use” area on the Community Structure Tomorrow Map (Page 20 of the CCP). The intent was to encourage the development of this corridor as a mixed-use commercial-residential zone. The proposed redesignation and rezoning of the subject lands will not change this intent. The Victoria Road, Falkland Street and Lincoln Street approaches will retain this “Main Street Mixed-Use” flavour and no amendment to the CCP is deemed necessary at this time.

Strategic Plan Relevance

- *Community Structure*: Direction regarding how the town will be structured and how land will be used.
- *Heritage*: Direction to protect and enhance existing heritage assets and to support a wider cultural narrative.

Relevant Legislation

The Municipal Government Act (MGA) outlines the required process for amendments to the Land Use By-law.

Financial

There are no direct financial impact to the Town as a result of the proposed amendments since advertising costs are borne by the applicant.

Communications

A Public Participation Meeting as well as a Public Hearing will be advertised in the local newspaper and on the Town’s website and social media.

Attachments

- A. Applicant’s Submission
- B. Policy 4-2
- C. Policy 6-22
- D. Evaluation of Policy 6-10, 6-11 and 6-19
- E. Amendments to the MPS – Future Land Use Map
- F. Amendments to the LUB – Use Zone Map
- G. Review of Provincial Interest Statements and Lunenburg Accessibility Plan

ATTACHMENT A

6 November 2023

Mr. Arthur MacDonald
Director of Community Development
Town of Lunenburg
119 Cumberland Street
P.O. Box 129
Lunenburg, Nova Scotia B0J 2C0

Dear Mr. MacDonald:

Thank you for your email of 30 October inviting my parents and their neighbours to request rezoning of the lower part of Green Street and for waiving the fee for such application.

As I and my neighbours have pointed out to you in email correspondence, this portion of the street had been zoned as Residential for decades. It is not, nor has it ever been, a commercial area. It is an intact residential streetscape of heritage homes built between 1887 and 1923. My brothers and I were the 4th generation of our family to live in our home.

These long-term homeowners have always taken great pride in their properties and this is reflected in how well the residential streetscape is maintained. This area of Green Street serves as a backdrop to the park, keeps a sense of neighbourhood feel to the park and its activities, and is also the "first taste" of heritage properties for the many numbers of visitors who arrive in Lunenburg via the Bridgewater and Blockhouse entrances to the Town. A commercial enterprise on that section of the street would destroy the aesthetic integrity of that area.

The change in zoning was done without proper consultation of the long-time residents of the area and they had no knowledge of, or input into the process. In fact, it was a surprise to them and their adult children to learn that their neighbourhood had been rezoned as General Commercial. Furthermore, the decision to rezone this neighbourhood could have very negative repercussions for the inhabitants of the area. A commercial enterprise on that part of the street has the potential to lower property values for the adjacent homes. Additionally, the establishment of a commercial enterprise in that area would almost certainly disrupt the quiet enjoyment of their homes for these citizens, most of whom are in their twilight years.

Please find attached signed applications for municipal planning amendment completed by the homeowners involved.

Yours truly, 

Town of Lunenburg Planning Application for a Municipal Planning Strategy Amendment

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION	REGISTERED OWNER OF PROPERTY
Name	Name
Company Name	Company Name
Mailing Address <i>BOJ 200 LUNENBURG N.S.</i>	Mailing Address <i>BOJ 200 LUNENBURG N.S.</i>
Email	Email
Phone	Phone
Cell	Cell

PLEASE NOTE: If you are not the registered owner of the property, include a letter of authorization from the owner with your application.

PROPERTY INFORMATION	APPLICATION CHECKLIST
Civic Address	<input type="checkbox"/> Copy of Deed <input type="checkbox"/> Survey Plan or Equivalent <input type="checkbox"/> A Letter Explaining the Proposal <input type="checkbox"/> Application and Advertising Fees \$ 1,539.30 (\$839.30 + \$700.00)
PID #	
Present Use of Property <i>Residence (private)</i>	
Proposed Use of Property <i>Private Residence</i>	

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)

WE ARE REQUESTING THAT THE ZONING FOR THIS PROPERTY BE CHANGED BACK TO RESIDENTIAL FROM COMMERCIAL

By submitting this application I affirm that the facts set forth are true and complete.

Name (printed): _____ Signature: _____ Date: *NOV. 5 2023*

OFFICE USE ONLY: Type of Application:

Date received:

Town of Lunenburg Planning Application for a Municipal Planning Strategy Amendment

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION	REGISTERED OWNER OF PROPERTY
Name	Name
Company Name	Company Name
Mailing Address	Mailing Address
Email	E
Phone	P
Cell	Cell

PLEASE NOTE: If you are not the registered owner of the property, include a letter of authorization from the owner with your application.

PROPERTY INFORMATION	APPLICATION CHECKLIST
Civic Address	<input type="checkbox"/> Copy of Deed <input type="checkbox"/> Survey Plan or Equivalent <input type="checkbox"/> A Letter Explaining the Proposal <input type="checkbox"/> Application and Advertising Fees \$ 1,539.30 (\$839.30 + \$700.00)
PID #	
Present Use of Property <i>private Residence</i>	
Proposed Use of Property <i>private Residence</i>	

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)

Please see attached letter by

By submitting this application I affirm that the facts set forth are true and complete.

Name (printed) _____ Signature: _____ Date: *5 Nov. 2023*

OFFICE USE ONLY: Type of Application:

Date received:

5 Nov. 2023

Town of Lunenburg Planning Application for a Municipal Planning Strategy Amendment

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION	REGISTERED OWNER OF PROPERTY
Name	Name
Company Name	Company Name
Mailing Address	Mailing Address
Email	Email
Phone	Phone
Cell	Cell

PLEASE NOTE: If you are not the registered owner of the property, include a letter of authorization from the owner with your application.

PROPERTY INFORMATION	APPLICATION CHECKLIST
Civic Address	<input type="checkbox"/> Copy of Deed <input type="checkbox"/> Survey Plan or Equivalent <input type="checkbox"/> A Letter Explaining the Proposal <input type="checkbox"/> Application and Advertising Fees \$ 1,539.30 (\$839.30 + \$700.00)
PID #	
Present Use of Property <i>Residential</i>	
Proposed Use of Property <i>Residential</i>	

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)

Please see attached letter

By submitting this application I affirm that the facts set forth are true and complete.

Name (printed) _____ Signature: _____ Date: *6 Nov 2023*

OFFICE USE ONLY: Type of Application:

Date received:

6 Nov 2023

Town of Lunenburg Planning Application for a Municipal Planning Strategy Amendment

PLEASE NOTE THAT ALL INFORMATION PROVIDED IS PUBLIC INFORMATION

APPLICANT INFORMATION	REGISTERED OWNER OF PROPERTY
Name	Name
Company Name	Company Name
Mailing Address	Mailing Address
Email	Email
Phone	Phone
Cell	Cell

PLEASE NOTE: If you are not the registered owner of the property, include a letter of authorization from the owner with your application.

PROPERTY INFORMATION	APPLICATION CHECKLIST
Civic Address	<input type="checkbox"/> Copy of Deed <input type="checkbox"/> Survey Plan or Equivalent <input type="checkbox"/> A Letter Explaining the Proposal <input type="checkbox"/> Application and Advertising Fees \$ 1,539.30 (\$839.30 + \$700.00)
PID #	
Present Use of Property <i>private garden</i>	
Proposed Use of Property <i>private garden</i>	

EXPLANATION OF PROPOSAL AND SIGNATURE

A short explanation of your proposal (please include a detailed letter with a full explanation)

Please see attached letter

By submitting this application I affirm that the facts set forth are true and complete.

Name (printed) _____ Signature: _____ Date: *6 Nov 2023*

OFFICE USE ONLY: Type of Application:

Date received:

6 Nov 2023

Attachment B
Policy 4-2

Policy 4-2: Council shall establish, on the Future Land Use Map, a series of Land Use Designations to guide the evolution of Use Zone placement over time. The Designations and the Use Zones permitted for consideration in each Designation are as follows:

- (a) The Residential Land Use Designation permits:
 - i. Lower Density Residential Use (RL) Zone
 - ii. Medium Density Residential Use (RM) Zone
 - iii. Higher Density Residential Use (RH) Zone
 - iv. Rural Use (RUR) Zone
 - v. Institutional Use (INS) Zone
 - vi. Parks and Recreation Use (PR) Zone
- (b) The Main Street Land Use Designation permits:
 - i. Commercial Mixed Use (CM) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (c) Downtown Commercial Land Use Designation permits:
 - i. General Commercial Use (CG) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (d) Waterfront Designation permits:
 - i. Waterfront Use (W) Zone
 - ii. Marine Industrial Use (MM) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (e) Industrial Designation permits:
 - i. Industrial Use (M) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (f) Parks and Institutional Designation permits:
 - i. Institutional Use (INS) Zone
 - ii. Parks and Recreation Use (PR) Zone

Attachment C

Policy 6-22

6.6.2 Municipal Planning Strategy Amendments

This Municipal Planning Strategy may be amended from time to time; it is not necessary to wait for a formal review. The amendment process involves such things as public participation, notification of the adjacent municipality and the Provincial Director of Planning, newspaper notices of the intention to amend, a public hearing, and review by the Province. The specific process is set out in the *Municipal Government Act*. Council may initiate an amendment arising from an internally-identified need, or from a request from a member of the public. However, Council is under no obligation to approve a Plan amendment unless the current Plan conflicts with the *Municipal Government Act*.

Policy 6-22: Council shall consider an amendment to this Municipal Planning Strategy, including as necessary Schedule 'A', the Future Land Use Map, when:

- (a) any policy intent is to be changed;
- (b) a proposed amendment to the maps or text of the Land Use By-law or Subdivision By-law is in conflict with this Plan and there are valid reasons for the amendment;
- (c) incorporation of a detailed secondary area strategy into this Plan is desired; or
- (d) this Municipal Planning Strategy is found to be inconsistent with the *Municipal Government Act* or the Statements of Provincial Interest.

Note: The proposed map amendment to the Use Zone map of the LUB would have been in conflict with the MPS without an amendment to the Future Land Use Map of the MPS. Therefore, the proposed amendment to the MPS is in keeping with Policy 6-22(b) of the MPS.

Attachment D
Evaluation of Policy 6-10, 6-11 and 6-19

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-10: Council shall consider amendments to the Use Zoning Map of the Land Use By-law when the proposed map amendment is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- (a) the proposed Use Zone is enabled by this Plan for use within the same Future Land Use Map designation;
- (b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or
- (c) notwithstanding the Use Zones permitted within a Future Land Use designation, the land to be rezoned is under 1,000 square metres in area and is abutting a Future Land Use Map designation that permits the proposed Use Zone. For clarity, land that abuts a right-of-way, such as a street, is considered to be abutting the designation on the other side of the right-of-way.

Evaluation: Once the amendment to the Future Land Use Map of the MPS becomes effective (and the amendments may run concurrently) the proposed Use Zone will be enabled by this Plan in keeping with Policy 6-10(a). The proposed MPS amendment to the Future Land Use Map is in keeping with Policy 6-22(b).

Policy 6-11: Council shall not amend the Use Zoning Map of the Land Use By-law unless Council is satisfied that:

- (a) the proposal is consistent with the description of the Use Zone in Policy 4-1 and any specific policies, if any, directing where it is appropriate to place the proposed Use Zone; and
- (b) the proposed Use Zone and the uses it permits meet the general criteria for amending the Land Use By-law, set out in Policy 6-19.

Evaluation: Once the Future Land Use Map of the MPS is amended the proposed Use Zones would be considered consistent with the description of the Use Zone in Policy 4-2. In addition, the proposed rezoning meet the general criteria for amending the Land Use By-law, set out in Policy 6-19 as reviewed below:

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
Please note that an amendment to the MPS is required. The proposal will be considered consistent with the intent of the MPS once the Future Land Use Map has been amended. Once amended the proposed rezoning will be considered to be consistent with the intent of the MPS, in particular Policy 4-2.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
The proposal is not considered premature or inappropriate due to the ability of the Town to absorb public costs related to the proposal. No public costs are anticipated with the proposed amendments.
 - ii. impacts on existing drinking water supplies, both private and public;
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public. No new development proposals are anticipated at this time.

- iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services. There is a 375mm water line and a 200mm sewer line available along this section of Green Street. No new development proposals are anticipated at this time.
- iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
The proposal is not premature or inappropriate due to the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal. The proposed redesignation and rezoning are considered a less intensive use of land and will have less of an impact than development proposals permitted as-of-right under the current General Commercial (CG) Use Zone.
- v. the adequacy of fire protection services and equipment;
There is a 375mm water line available along this section of Green Street. The proposal is not premature or inappropriate due to the adequacy of fire protection services and equipment.
- vi. the adequacy and proximity of schools and other community facilities;
The area is adjacent to the Bluenose Academy and the Town Recreational Complex. The proposal is not premature or inappropriate due to the adequacy and proximity of schools and other community facilities.
- vii. impacts on UNESCO World Heritage Site statements of outstanding value;
The development is in New Town, a significant distance away from Old Town Lunenburg WHS. In this regard the amendments will not have, or impose, any impact on the WHS or its Statements of Outstanding Universal Values (OUV's).
- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
The proposed redesignation and rezoning will not cause any new, or worsening of any known, pollution problems.
- ix. site-specific climate change risks;
The proposed redesignation and rezoning will not cause or increase any known site-specific climate change risks. The dwellings are existing, and no development is being contemplated at this time.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The proposed redesignation and rezoning will not cause any known flooding or drainage issues. The site is located outside of the Flood Risk Area shown on the Flood Risk Area Map, Schedule E, of the Land Use By-law. The dwellings are existing, and no development is being contemplated at this time.
- xi. impacts on known habitat for species at risk;
The proposed redesignation and rezoning will not have any impact on known habitat.

- xii. impacts on the navigability and environment of Lunenburg Harbour;
The proposed redesignation and rezoning will not have any impact on navigation or have any impact on Lunenburg's Harbour. The dwellings are existing, and no development is being contemplated at this time.

- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
The proposal is not premature or inappropriate due to the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way. The dwellings are existing, and no development is being contemplated at this time.

- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.
The proposal is not premature or inappropriate due to land use conflicts that could place limits on existing operational procedures at existing businesses. The proposed redesignation and rezoning are considered a type of "downzoning" from "commercial" to "residential". As a result, the proposal should have less land use conflicts. In addition, the dwellings are existing, and no development is being contemplated at this time.

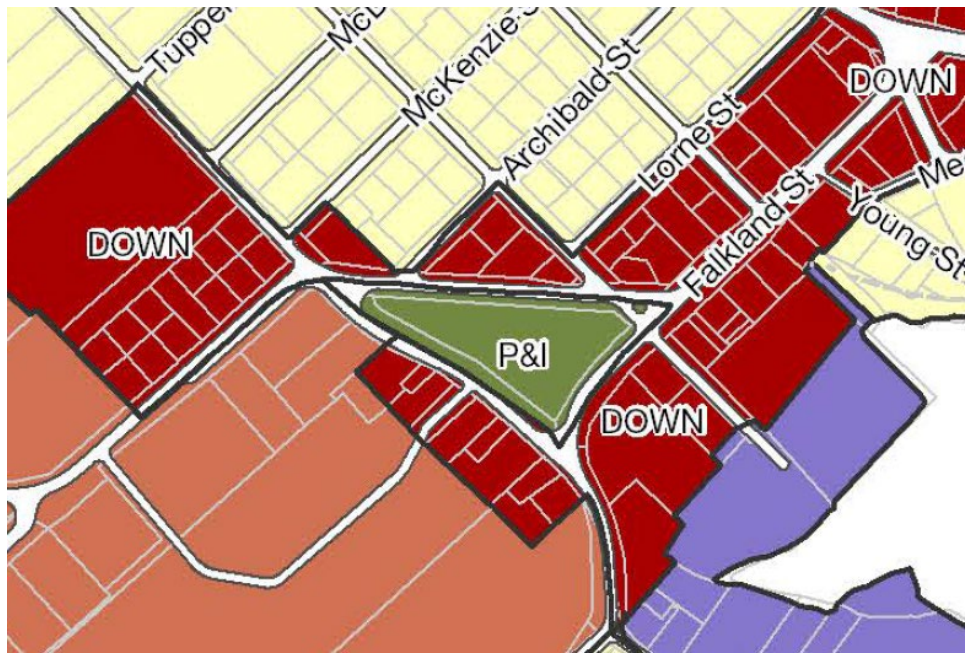
Attachment E

Amendments to Municipal Planning Strategy – Future Land Use Map, Schedule “A”

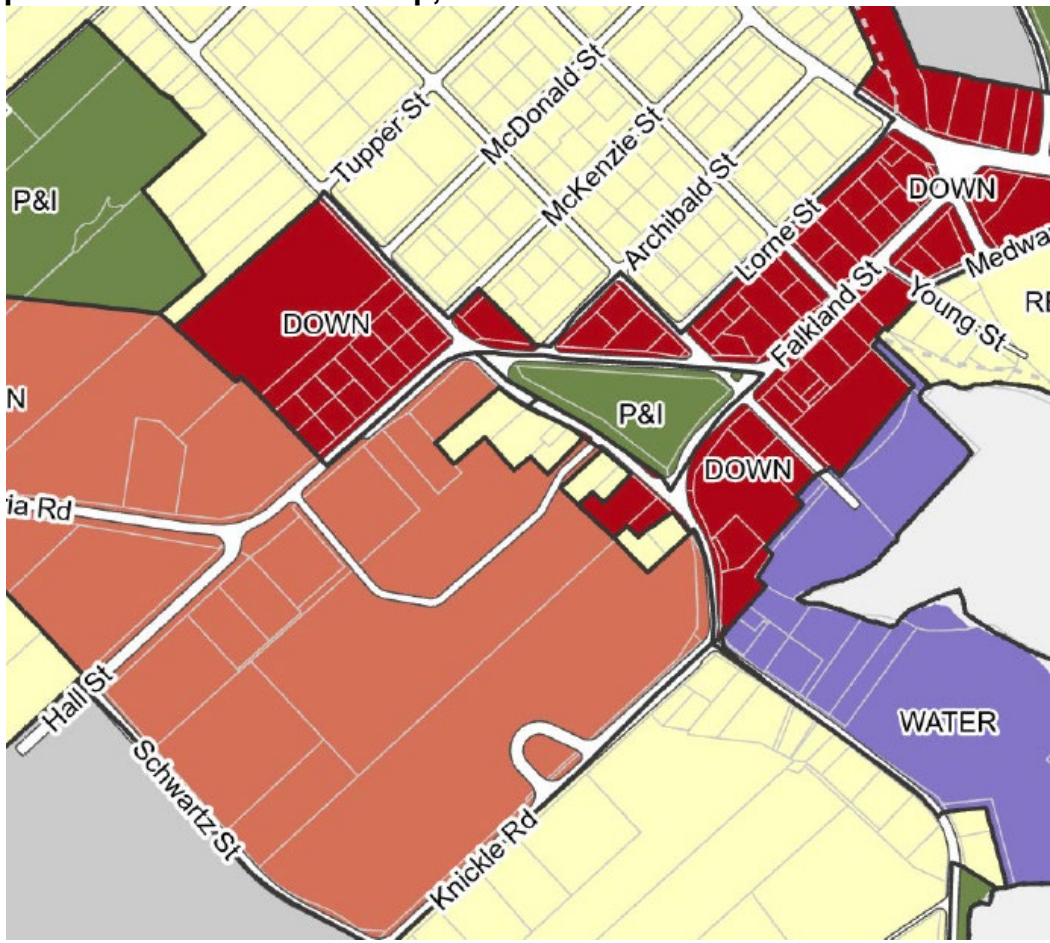
- 1) An amendment to the Municipal Planning Strategy, in particular the Future Land Use Map, Schedule “A”, thereby redesignating the lands as per table and maps shown below:

Property:	Application:
PID 60052495 – 27 Green Street (Vacant lot)	Redesignate from Main Street (MAIN) to Residential (RES).
PID 60052503 – 27 Green Street (Rear portion of the lot)	Redesignate from Main Street (MAIN) to Residential (RES).
PID 60052503 – 27 Green Street (Front portion of the lot)	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60052511 – 23 Green Street	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60052529 – 21 Green Street	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60052552 - 11 Green Street	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60487857 – 11 Green Street (vacant lot)	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60052586 – 6 Tannery Road	Redesignate from Downtown Commercial (DOWN) to Residential (RES).
PID 60052594 – 8 Tannery Road	Redesignate from Downtown Commercial (DOWN) to Residential (RES).

Existing Future Land Use Map, Schedule “A”:



Proposed Future Land Use Map, Schedule "A":

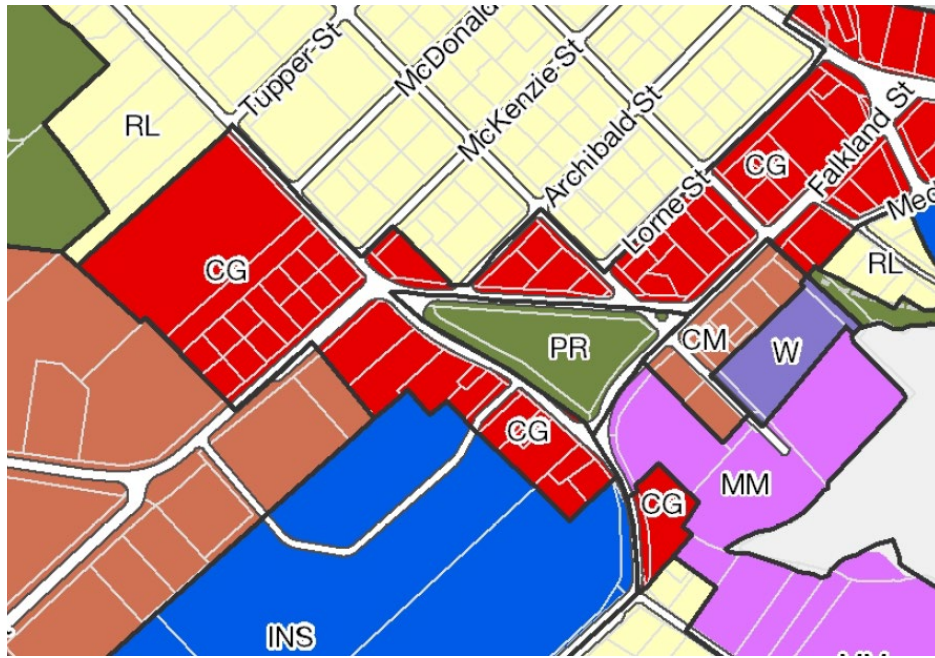


Amendments to Land Use By-law – Use Zone Map, Schedule “C”

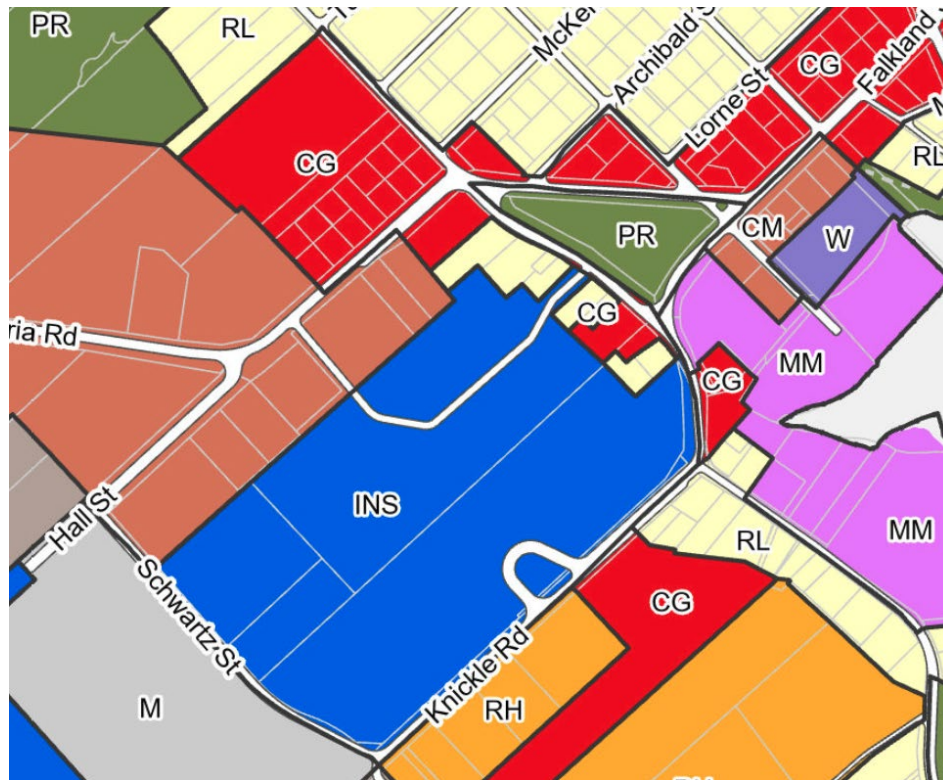
- 1) An amendment to the Land Use By-law, in particular the Use Zoning Map, Schedule “C”, thereby rezoning the lands as per table and maps shown below:

Property:	Application:
PID 60052495 – 27 Green Street (Vacant lot)	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052503 – 27 Green Street (Rear portion of the lot)	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052503 – 27 Green Street (Front portion of the lot)	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052511 – 23 Green Street	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052529 – 21 Green Street	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052552 - 11 Green Street	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60487857 – 11 Green Street (vacant lot)	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052586 – 6 Tannery Road	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.
PID 60052594 – 8 Tannery Road	Rezone from General Commercial (CG) Use Zone to Lower Density Residential (RL) Use Zone.

Existing Use Zoning Map, Schedule “C”:



Proposed Use Zoning Map, Schedule "C":



Attachment G

Review of Provincial Interest Statements and Lunenburg County Accessibility Plan

Provincial Interest Statements	
<p>Statement 1: Drinking Water</p> <p>Goal: To protect the quality of drinking water within municipal water supply watersheds.</p>	<p>The proposed redesignation and rezoning of the subject lands will not affect Provincial Interest Statement 1. The quality of Dares Lake Watershed will not be affected by the proposed amendments.</p>
<p>Statement 2: Flood Risk Areas</p> <p>GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.</p>	<p>The proposed redesignation and rezoning will not have a direct impact on the Flood Risk Areas as identified on the Flood Risk Area Map, Schedule E, of the Land Use By-law and will not affect Provincial Interest Statement 2. The lands are located outside of the Flood Risk Area as identified on the Flood Risk Area Map.</p>
<p>Statement 3: Agricultural Land</p> <p>GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.</p>	<p>The proposed redesignation and rezoning of the subject lands will not affect Provincial Interest Statement 3.</p>
<p>Statement 4: Infrastructure</p> <p>GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.</p>	<p>The proposed redesignation and rezoning will not affect Provincial Interest Statement 4. The redesignation and rezoning to “residential” is considered a less intensified use of land and should have less of an impact on Town infrastructure, with regards to water supply and wastewater disposal.</p>
<p>Statement 5: Housing</p> <p>GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.</p>	<p>The proposed redesignation and rezoning are intended to reflect the existing uses and the “residential” flavour of this historic streetscape. Though one could argue that by removing the existing designation and zoning you are removing the possibility for the market to dictate the potential number of dwellings, as the General Commercial (CG) Use Zone permits unlimited number of dwellings. However, the proposed redesignation and rezoning will not affect any existing planned residential expansions. No development is being contemplated at this time. Each lot in the Lower Density Residential (RL) Use Zone may development</p>

	<p>up to three (3) dwellings per lot (two (2) main dwellings and one (1) accessory dwelling). The intensification of dwelling units in this area may still occur. In light of the above, the proposed redesignation and rezoning is considered to be not contrary to Provincial Statement 5.</p>

Review amendment through an accessible lens	
<p>Review amendment with a focus on equity, diversity, and inclusion.</p>	<p>This amendment is a redesignation and rezoning of the use of land and will not negatively impact issues pertaining to equity, diversity, and inclusion. One could argue that addressing the needs and wishes of the community to revert back to “residential” zoning provides a sense of fairness and inclusion in their ability to be heard and respected by Council and the community.</p>

Subject: Alternative Voting By-law – 1st reading

Prepared by: Kayla Byrne, Municipal Clerk

Date: February 13, 2024 – 1st reading

March 12, 2024 – public hearing and 2nd reading



Recommendation

That Council approve first reading of the Alternative Voting By-law as presented.

Alternatives

- That Council provide amendments to the proposed by-law.
- That Council defer making a decision.

Background

The current Alternative Voting By-law was approved by Council in 2020. The purpose of this by-law is to establish alternative voting processes, such as internet and telephone voting, for municipal elections for the Town of Lunenburg. In preparation for the 2024 municipal election, scheduled for October 19, staff have reviewed the existing by-law and are proposing an updated by-law. If approved, the proposed Alternative Voting By-law would repeal and replace the existing by-law, [By-law #67, the Alternative Voting By-law](#).

Discussion

The updated by-law, like the current one, sets up alternative voting methods for municipal elections. It has been rewritten to simplify some clauses without changing their intent. The main differences between the existing and the proposed updated by-law are the additions noted below. All proposed changes adhere to the Municipal Elections Act (MEA):

More clarity on a paperless election: Both the updated by-law and current by-law state that a motion of Council is required to conduct a paperless election. The updated by-law provides more guidance on conducting a paperless election (sections 6,14, 16 and 18). The updated by-law also clearly states that an alternative polling station must be set up for a paperless election, allowing voters to vote in person should they choose to do so. This clarity emulates how paperless elections have been conducted for TOL.

Addition – Council delegates some responsibility to the Returning Officer (S.3 & 7): Council entrusts the Returning Officer with setting alternative and advance polling dates, as permitted by the MEA. Per the MEA, advance polls are limited to specific days: Tuesday, four days before; Thursday, nine days before; or Saturday, seven days before ordinary polling day. Due to its minor nature, staff recommend delegating this task.

Addition – Alternative Voting Methods for Plebiscites (S.4): Council can conduct plebiscites using alternative voting methods.

Removal – System Elections Officer; Replaced by System Auditor (S.5): This clause more accurately reflects the process used during municipal elections using an electronic voting system.

Addition – Designation of 24-Hour Advance Polls (S.9): Per the MEA, this by-law may allow for additional hours and dates for voting at an advance poll, including permitting voting 24 hours per day over an allotted period. This was the practice of the 2023 special election and the 2020 municipal election.

Addition – Other methods of alternative voting (S.25): The proposed updated bylaw allows Council to determine other methods for alternative voting as stated in the MEA.

Addition – Council’s Review of Alternative Voting Methods (S.27): Council reserves the right to review, modify, or discontinue any alternative voting method based on its effectiveness, voter feedback, and advancements in voting technology.

Addition – Supplementary Guidance from Municipal Elections Act (S.29): States that the MEA will be what staff look to if the by-law does not provide regulations or guidance on specific aspects of alternative voting.

Addition – Review (S.31): This by-law should be reviewed before each regularly scheduled municipal election.

Relevant Legislation

Section 146A of the [Municipal Elections Act](#) permits Council to authorize voters to vote by mail, electronically or by another voting method.

Financial

Passing this by-law incurs no financial impact except for mandatory advertising costs. However, similar to paper ballot elections, alternative voting systems involve associated costs.

Communications

Per the Municipal Government Act (MGA), by-laws require a first and second reading at least 14 days apart and must be advertised in the local media. The Town uses Lighthouse Now for advertising. The proposed by-law will also be available on the Town’s website if granted first reading.

Attachments

Proposed Alternative Voting By-law

Town of Lunenburg
ALTERNATIVE VOTING BY-LAW

A by-law to establish alternative voting processes for municipal elections for the Town of Lunenburg.

WHEREAS Section 146A of the Municipal Elections Act authorizes the Town of Lunenburg Council to authorize voters to vote by mail, electronically or by another voting method.

NOW THEREFORE, the Town of Lunenburg Council enacts as follows:

1. CITATION

1.1 This by-law is cited as the Alternative Voting By-law.

2. DEFINITIONS

“Act” means the Municipal Elections Act, 1989 R.S.N.S. c. 300, as amended.

“Advance poll” refers to a designated period, as specified in the Act, before the ordinary polling day, during which electors can cast their vote.

“Alternative ballot” means a form of voting paper or digital representation used in alternative voting methods, distinct from the traditional paper ballot used in standard in-person voting.

“Alternative polling days” refer to specific days designated for alternative voting methods, distinct from the ordinary polling day.

“Alternative voting methods” refers to various voting techniques approved by the Town of Lunenburg Council, aside from traditional in-person voting at a polling station on ordinary polling day.

“Ballot Box for electronic voting” means a computer database in the system where cast internet ballots are put.

“Candidate” means a person who has been nominated as a candidate pursuant to the Act.

“Deputy Returning Officer” means a person appointed under the Act to preside over a polling station.

“Elector” means a person qualified to vote at an election, per the Act, whether or not their name is on a List of Electors.

“Election officer” refers to various officials involved in the election process, including the

municipal clerk, the returning officer, the registrar of voters, as well as all appointed deputy returning officers, poll clerks, enumerators, and revising officers as per the Act.

“Friend” refers to an individual authorized to assist an elector in casting their vote through alternative voting methods per this by-law.

“List of Electors” refers to an official compilation of registered individuals who can vote in a municipal election for the Town of Lunenburg.

“Ordinary polling day, in the case of a regular election, means the third Saturday in October in a regular election year, and in the case of any other election, it means the Saturday fixed for the election.

“Paper ballot election” refers to a traditional method of voting where electors express their choice by marking a physical paper ballot.

“Paperless election” means a voting process where ballots are cast and recorded exclusively electronically or digitally, without traditional physical paper ballots.

“PIN” means the Personal Identification Number or code issued to an elector for alternative voting purposes.

“Polling station” is a designated location where eligible voters can go to cast their votes in person.

“Preliminary List of Electors” is an initial compilation of individuals eligible to vote in an upcoming election in the Town of Lunenburg.

“Proxy voting” refers to a process in which a designated individual, known as a proxy, is authorized to vote on behalf of another person, who is the principal voter.

“Rejected ballot” refers to a situation where an elector declines to accept a ballot for a particular race. A rejected ballot occurs before the elector engages with the ballot, while a 'spoiled ballot' occurs after the elector has engaged with it.

“Returning Officer” means a Returning Officer appointed according to the Act.

“Seal” means to secure the ballot box for electronic voting and prevent internet and telephone ballots from being cast.

“School Board” means the Conseil scolaire acadien provincial as referred to in the Education (CSAP) Act.

“Spoiled ballot” refers to an alternative ballot that an elector has accepted but:

- has intentionally not been marked for any candidate in a particular race.
- has been explicitly marked by the elector to indicate a decision not to vote for any candidate in that race.

“System Auditor” refers to an individual or a third party designated by the Returning Officer to perform audit processes for the voting system.

“Voting system” or “system” refers specifically to the electronic infrastructure and software that enable secure, accessible, and reliable online or telephone voting used for alternative voting.

3. ALTERNATIVE VOTING AND PAPERLESS ELECTION PROVISIONS

- 3.1 Under this by-law, Council, by motion, may decide to implement alternative voting methods. Upon passing such a motion, Council delegates its responsibility of setting alternative polling days to the Returning Officer.
- 3.2 Council may also decide, by motion, to conduct a paperless election, in which case voting will be exclusively through telephone or the Internet.

4. ALTERNATIVE VOTING METHODS FOR PLEBISCITES

- 4.1 In alignment with the provisions of this by-law, the Council may decide, by motion, to conduct plebiscites using the alternative voting methods and processes outlined in this by-law and adhering to the Act.

5. SYSTEM AUDITOR

- 5.1 The Returning Officer will appoint a System Auditor before each municipal election where alternative voting methods are used. The System Auditor must take an oath as the Returning Officer prescribes.
- 5.2 The System Auditor can be a Town of Lunenburg staff member, an election officer or a third party, as deemed appropriate by the Returning Officer.
- 5.3 The System Auditor is responsible for conducting a comprehensive system audit, ensuring its accuracy, reliability, and security.
- 5.4 The System Auditor will monitor the performance of the voting system throughout the election period.
- 5.5 In the event of system irregularities or suspected security breaches, the System Auditor must immediately notify the Returning Officer, who will work with the system provider

to resolve the issue.

6. NOTIFICATION OF ALTERNATIVE VOTING AND POLLING DAYS

- 6.1 When alternative voting dates are set, the Returning Officer must publish a notification in a local newspaper notifying the public of the alternative polling days. This notification will:
- List the dates and times for alternative voting.
 - Notify electors that they can vote by telephone, internet, or other approved methods on the designated alternative polling days.
- 6.2 If Council elects to conduct a paperless election, the Returning Officer must publish a notification in a local newspaper notifying the public of this alternative voting method. This notification will include:
- A clear indication that the election is paperless, with voting exclusively conducted through telephone, internet, or any other Council-approved alternative methods.
 - Comprehensive instructions on how the voting process will work.
 - Information on the location and operating hours of any polling stations established for alternative voting to assist voters who may require additional support or access to voting facilities.
- 6.3 The required announcements in this section can also include any additional information the Returning Officer deems necessary.
- 6.4 Beyond the required advertisements outlined in this section and the Act, the Returning Officer may choose other notification methods, such as utilizing the Town's website and social media channels.

7. DETERMINATION OF ADVANCE POLLING DATES

- 7.1 Per the Act, Council delegates its authority to set the dates for the advance poll to the Returning Officer. These dates will be chosen per the requirements of the Act.

8. ADVANCE POLLING NOTIFICATION

- 8.1 The Returning Officer is required to publish a notification in a local newspaper detailing the schedule for advance polling. This notification must specify:
- The exact dates and times when advance polling will be held.
 - A clear list of all alternative voting methods available during the advance polling period.
- 8.2 Beyond the required advertisements outlined in this section and the Act, the Returning Officer may choose other notification methods, such as utilizing the Town's website and social media channels.

9. DESIGNATION OF 24-HOUR ADVANCE POLLS

- 9.1 The Returning Officer may designate specific advance polls to operate 24 hours for alternative voting methods that utilize a voting system, such as telephone and internet voting.
- 9.2 Adequate notice of these 24-hour advance polls will be provided to the public well before the commencement of advance voting. This notice will ensure that all electors are informed of the extended hours.

10. FORM OF ALTERNATIVE BALLOT

- 10.1 An alternative ballot must:
 - State whether it's for electing a Mayor, Councillor, or School Board Member, as the case may be.
 - List the candidates' names in alphabetical order by surname and then given name, without titles, honours, or degrees.
 - Instruct the voter to choose either one candidate or up to the specified number of candidates, depending on the election.

11. OATHS

- 11.1 All required or authorized oaths must be administered according to the format outlined by the Town of Lunenburg in its official procedures and forms. If the Town of Lunenburg or its Returning Officer has not specified a format, then the oath must follow the format required by the Act.

12. VOTING ELIGIBILITY

- 12.1 A person can only vote using alternative methods if:
 - Their name is on the List of Electors; or
 - They are added to the list per the Act or section 13 of this by-law.

13. AMENDING THE LIST OF ELECTORS

- 13.1 Notwithstanding any regulations of the Act, a person can request to be added to the List of Electors by phone or in person. This request can be made anytime between the first notice of the preliminary list of electors and the conclusion of the alternative polling days.
- 13.2 When applying by phone to be added to the list, the information provided must be detailed enough for verification. If it cannot be verified, the applicant must appear in person at a specified location and time to make a sworn declaration of their eligibility

before the Returning Officer or Deputy Returning Officer.

14. ALTERNATIVE VOTING POLLING STATIONS AND MOBILE POLLS

- 14.1 If Council chooses a paperless election, the Returning Officer must set up at least one alternative voting polling station. Each of these stations must be equipped with a device that allows voters to cast their ballots via the internet or telephone.
- 14.2 In addition to 14.1, alternative voting polling stations must:
- Be accessible to all voters. This includes the provision of an election officer to provide voting assistance when requested by the elector.
 - Be open on all advance voting days, the ordinary polling day, and any other times the Returning Officer sets.
- 14.3 The Returning Officer may appoint a Deputy Returning Officer and Poll Clerk for each polling station for alternative voting, but this is not required.
- 14.4 Notwithstanding the general provisions for polling stations per the Act and this by-law, the Returning Officer can establish mobile polling stations for alternative voting. These mobile polling stations are specifically intended to serve electors in hospitals, sanatoriums, homes for the aged, licensed nursing homes and institutions for chronic diseases.

15. PROXY VOTING

- 15.1 Proxy voting is not allowed through alternative voting methods as outlined in this by-law.

16. FRIEND VOTING FOR ALTERNATIVE VOTING

- 16.1 Per the Act, if an elector is blind, illiterate, or physically unable to mark a ballot, they can vote with the assistance of a friend.
- 16.2 A candidate can only be a friend voter for immediate family members, specifically their child, grandchild, sibling, parent, grandparent, or spouse.
- 16.3 The elector and the friend must appear in person before the Returning Officer or Deputy Returning Officer and swear the required oaths.
- 16.4 The elector must take an oath stating they need assistance to vote.
- 16.5 The friend must take an oath stating that:
- They have not helped another voter in this election, except for their immediate family members, as specified in section 15.2.
 - They will mark the ballot as the elector requests.

- They will keep the elector's choice confidential.

16.6 If an elector needs help voting at an alternative voting station, the Returning Officer or a Deputy Returning Officer can assist without taking an oath.

16.7 When Council has made the decision to conduct a paperless election, the elector and their friend may vote and take their oaths at an alternate polling station.

16.8 When an elector uses the assistance of a friend, the Returning Officer, Deputy Returning Officer, or Poll Clerk must record in the poll book:

- Why the elector cannot vote.
- The friend's name.
- That the oaths were taken.

17. HANDLING OF ALTERNATIVE VOTING BALLOTS IN PAPER-BASED ELECTIONS

17.1 In cases where Council conducts a traditional paper ballot election that includes alternative voting methods, the Returning Officer will ensure:

- All internet and telephone ballots submitted by voters will be consolidated with traditional ballots for counting.
- Spoiled ballots from these alternative voting methods will be consolidated with traditional ballots for counting.

17.2 In instances where the alternative voting period concludes before the end of ordinary polling day, the system will automatically seal the ballot box for electronic voting containing the alternative votes. This sealed state will be maintained until the polls close on ordinary polling day.

18. HANDLING ALTERNATIVE VOTING RECORDS

18.1 If alternative voting ends before ordinary polling day concludes, the voting system must:

- Create a list of electors who voted via alternative methods.
- Mark off these electors' names on the elector list.

18.2 Printed and electronic copies of the lists identified in 18.1 must be provided to the Returning Officer within 24 hours after alternative voting ends.

18.3 If alternative voting ends simultaneously with ordinary polling day, the system will generate a list of all electors who voted alternatively.

18.4 The generation of lists identified in sections 18.1 and 18.3 are not required for a paperless election.

19. COUNTING OF ALTERNATIVE POLLING DAY BALLOTS

- 19.1 Upon the conclusion of ordinary polling day, the system will tally each candidate's telephone and internet ballots from alternative polling days. This tally will include spoiled ballots but exclude rejected ballots.

20. RECOUNT BY SYSTEM

- 20.1 For a recount, the system will re-calculate the election results. If the initial and the re-calculated counts are identical, the re-calculated count becomes the official result for alternative voting.
- 20.2 If the initial count differs from the re-calculated count, the Returning Officer must order a final re-calculation of the alternative voting results by the system. The result from this final re-calculation will be the official count for alternative voting.

21. RECOUNT BY COURT

- 21.1 In a recount, the judge will only review the system's final tally of votes cast through alternative voting for each candidate.
- 21.2 This final tally from the system will be combined with the judge's count of votes for each candidate cast using traditional (non-alternative) voting methods.

22. SECRECY

- 22.1 An election officer must ensure and help ensure the confidentiality of the voting process. Likewise, everyone present at a polling station or during the vote count is required to uphold and assist in upholding the secrecy of the voting.

23. VALIDITY OF REMAINING BY-LAW PROVISIONS

- 23.1 If a qualified court finds any part of this by-law invalid, it does not affect the rest of the by-law, which remains valid and in effect.

24. OTHER METHODS OF ALTERNATIVE VOTING

- 24.1 In addition to telephone and internet voting, Council may, by resolution, introduce and approve other methods of alternative voting for elections. These alternative voting methods may include, but are not limited to, postal voting and any other electronic or digital voting systems deemed secure and accessible by Council and in alignment with the requirements of the Act.

- 24.2 The Returning Officer will establish and publish specific procedures, eligibility criteria, and operational details for each alternative voting method in a manner consistent with the principles of fairness, accessibility, and security.
- 24.3 All alternative voting methods must ensure the confidentiality and integrity of the vote and be accessible to all electors.
- 24.4 Any changes or introductions of new alternative voting methods must be communicated to the public well before an election, along with clear instructions and support for voters using these methods.

25. PROHIBITIONS

- 25.1 When a PIN is issued for alternative voting, no person is allowed to:
- Use someone else's PIN to vote or access the system, except as a friend voter.
 - Take or interfere with another's PIN; or
 - Trade or transfer a PIN.
- 25.2 It is also prohibited to:
- Interfere with someone casting an alternative ballot.
 - Disrupt alternative voting processes.
 - Try to learn or reveal who an elector voted for.
- 25.3 Candidates, their agents, or supporters must not provide anyone with personal computing devices or telephones to cast an internet or telephone ballot.

26. COUNCIL'S REVIEW OF ALTERNATIVE VOTING METHODS

- 26.1 Council reserves the right to review, modify, or discontinue any alternative voting method based on its effectiveness, voter feedback, and advancements in voting technology.

27. OFFENCES AND PENALTIES

- 27.1 Committing any of the following acts is an offence:
- Breaking any rule of this by-law.
 - Providing a false statement in a declaration.
 - Allowing a violation of this by-law.
- 27.2 Upon violating this by-law, the offender will face legal penalties adjudicated by a court in line with the Act. These include:
- A fine not exceeding \$10,000, imprisonment for up to two years less a day, or both.
 - The imposition of a minimum fine as decided by the court.

- Imprisonment for a maximum of one year if a fine is not paid.

27.3 In setting a penalty, this by-law recommends that a judge consider:

- The number of votes the offender attempted to interfere with.
- The actual number of votes interfered with.
- The extent of any potential impact on the election outcome due to the interference.

27.4 Under section 146A of the Act:

The limitation period for the prosecution of an offence under this by-law is two years from the later of the date of the commission of the offence and the date on which it was discovered that an offence had been committed; and

27.5 The Remission of Penalties Act, 1989 SNS c. 397, as amended, does not apply to a pecuniary penalty imposed by this by-law.

28. SUPPLEMENTARY GUIDANCE FROM MUNICIPAL ELECTIONS ACT

28.1 When this Alternative Voting By-law does not explicitly provide regulations or guidance on specific aspects of alternative voting, the Returning Officer will refer to and comply with the relevant provisions of the Act.

29. REPEALS

29.1 By-law #67, the Alternative Voting By-law is now repealed and replaced by this by-law.

30. REVIEW

30.1 This by-law will be reviewed at least six months before a regularly scheduled municipal election for the Town of Lunenburg.

Subject: Election Deposit By-law – 1st reading

Prepared by: Kayla Byrne, Municipal Clerk

Date: February 13, 2024 – 1st reading
March 12, 2024 – public hearing & 2nd reading



Recommendation

That Council approve first reading of the Election Deposit By-law as presented.

Alternatives

- That Council provide amendments to the proposed by-law.
- That Council defer making a decision.

Background

Section 51 (1) of the [Municipal Elections Act](#) (MEA) requires each nomination paper to include a \$200 deposit. However, it also allows Council to pass a by-law that can either reduce this amount or eliminate the need for a deposit altogether.

Per the MEA, a candidate receives a full refund if they remove all their advertising materials within seven days after the ordinary polling day and return or destroy all copies of the electoral list. However, candidates who get less than half the votes of the winning candidate only receive half their deposit. In situations where multiple candidates are elected, this calculation is based on the number of votes received by the elected candidate with the fewest votes.

Discussion

Even without the deposit, all candidates must submit an affidavit to the municipal clerk within seven days after the ordinary polling day. This affidavit must confirm that:

- All election and advertising materials have been removed.
- All copies of the electoral lists in their possession, including electronic ones, have been either returned or properly deleted or destroyed.

Not adhering to the affidavit's contents is a summary offence under the MEA, which could result in a fine of up to \$2,500. Staff do not believe the removal of the required deposit will lead candidates to not comply with their affidavits.

Although a \$200 deposit may seem modest to some, eliminating this requirement helps ensure more inclusive and accessible participation in the electoral process.

Operationally, accepting deposits and then refunding them is administratively cumbersome.

Many municipalities throughout Nova Scotia have a similar by-law. Some examples include Wolfville, Middleton and Annapolis County.

Financial

Passing this by-law incurs no financial impact except for mandatory advertising costs. As the intent of the deposit is to be refunded, the Town does not financially benefit from these deposits.

Communications

Per the Municipal Government Act (MGA), by-laws require a first and second reading at least 14 days apart and must be advertised in the local media. The Town uses Lighthouse Now for advertising. The proposed by-law will also be available on the Town's website if granted first reading.

Attachments

Proposed Election Deposit By-law

Town of Lunenburg

ELECTION DEPOSIT BY-LAW

This by-law eliminates the need for a financial deposit with nomination papers.

WHEREAS Section 51 (1) of the Municipal Elections Act authorizes the Town of Lunenburg Council to pass a by-law to lessen or remove a deposit for nomination papers.

NOW THEREFORE, the Town of Lunenburg Council enacts as follows:

1. CITATION

1.1 This by-law is cited as the Election Deposit By-law.

2. NO DEPOSIT

2.1 No deposit is required to accompany any nomination paper filed by or on behalf of any candidate in any election held under the Municipal Elections Act.

MOTION ACTION LIST

TITLE	REQUESTED DATE	COUNCIL MOTION OR DESCRIPTION	RESPONSIBLE	TARGET DATE	STATUS
Lawn and Park Naturalization Policy	Sept. 12, 2023	That staff draft a lawn and park naturalization policy to allow and encourage naturalization initiatives.	Municipal Clerk	Spring 2024	
Community Grants Policy Amendment	Sept. 26, 2023	Amend the Community Grants Program Policy to add criteria for Lunenburg students needing extra funds for provincial or national recreational or cultural activities, allocating \$2,000 from the Community Grants Fund exclusively for qualifying student applicants.	Director of Finance / Recreation Manager	Spring 2024	
Lunenburg RV Park and Campground Benefits	Sept. 26, 2023	CAO will seek detailed financial and community benefit reports from the Lunenburg Board of Trade about the Lunenburg RV Park and Campground.	CAO	To be completed after Economic Impact Study	
Source Water Protection Committee	Oct. 24, 2023	Establish a source water protection advisory committee and terms of reference and invite MODL Council to consider joining the committee and reviewing the proposed terms of reference.	Director of Community Development	Winter 2024	