

COUNCIL MEETING MINUTES

TUESDAY, MAY 5, 2020 AT 2:00 P.M. – 4:00 P.M.

VIA AUDIO/VIDEO CONFERENCE DURING COVID-19 PANDEMIC

PRESENT: Mayor Rachel Bailey
Deputy Mayor John McGee
Councillor Joseph Carnevale
Councillor Danny Croft
Councillor Ronnie Bachman
Councillor Peter Mosher
Councillor Matt Risser

ALSO PRESENT: Kelly Cunningham, Recreation Director
Lisa Dagley, CPA, CGA, Finance Director
Heather McCallum, Assistant Municipal Clerk
Arthur MacDonald, Heritage Manager
Kathleen Rafuse, Accountant
Bea Renton, Chief Administrative Officer
Dawn Sutherland, Planning/Development Manager
Ian Tillard, P.Eng. Town Engineer Consultant

1. Agenda Approval

The Mayor called the meeting to order at 2:00 p.m.

She requested a minute of silence in memory of the April 29 deaths of six Canadian military personnel in a helicopter crash, some of whom were from Nova Scotia and the ship on which the deceased military personnel were based from is the HMCS Fredericton which is based out of Halifax.

- Master Cpl. Matthew Cousins
- Sub-Lt. Abbigail Cowbrough
- Capt. Kevin Hagen
- Capt. Brenden Ian MacDonald
- Capt. Maxime Miron-Morin
- Sub-Lt. Matthew Pyke

It was noted that agenda items that are bolded are considered priority items for this meeting as time permits.

Motion: moved by Councillor Risser, seconded by Councillor Carnevale to approve the agenda. Motion carried.

2. April 28, 2020 Council meeting minutes

Motion: moved by Councillor Mosher, seconded by Councillor Croft to approve the April 28, 2020 minutes as circulated. Motion carried.

3. Public Hearings and Presentations

- a. Public Hearing – public submissions via audio/video conference regarding application of ABCO Industries Inc. to amend the Municipal Planning Strategy Map 2 Future Land Use Map by removing six properties on Tannery Road from the Architectural Control Area

The Mayor opened the Public Hearing. The Planning/Development Manager provided a presentation about the application, public advertisement and submissions, Council options when considering same and other related public hearing matters (**Schedule "A"**).

The Mayor advised that the applicant, ABCO Industries Inc., and interested members of the public may make submissions by prior written comment or participation in today's audio/video platform.

The Mayor asked if there are first any Council questions of the Planning/Development Manager? In response to a Council question, the Planning/Development Manager advised that if this application is approved and a Development Permit is issued, subsequent changes to the planning documents could be made that may affect all or part of the area not previously approved for development through the issuance of a Development Permit. This could be done for instance through Project Lunenburg, for example through the creation of new planning documents, or other planning amendment process.

The Mayor next asked if the applicant, ABCO Industries Inc. wished to make a presentation? Jason Huskison of ABCO spoke of their development plans for industrial building expansion on the site necessary for business expansion, including a potential ship construction project. Development Permits were earlier obtained for another project to construct a brew pub on the site, but no planning amendments were required as that use is permitted. Currently, they are not pursuing housing developments on this site.

The Mayor inquired of the Planning/Development Manager if any public submissions have been received in respect of this application? The Planning/Development Manager advised that three submissions (**Schedule "B"**) were received from: John and Gail Patriarche, 136 Tannery Road; Honorable Wilfred Moore of Lunenburg and Chester; and Rev. Oliver Osmond, 93 Buena Vista Court, Lunenburg. She read aloud all three submissions noting that they form part of the public record for this application.

The Mayor further inquired of members of the public following the meeting by audio/video conference if they wished to make submissions? Nathalie Irving, 297 Pelham Street, member of the Town's Heritage Advisory Committee and the Lunenburg Heritage Society, addressed Council requesting that they deny the application (**Schedule "B"**). The residential buildings and Camp Norway structure on the site should at a minimum be preserved. Council could negotiate an alternative with ABCO instead that would accomplish their building expansion needs.

Written submissions received from Ken Eisner, 220 Kissing Bridge Road, and Tyler Smith, 217 Centennial Avenue, in support of ABCO's application were read into the record by Assistant Municipal Clerk (Schedules "B").

Sally Gerhardt, 56 Tannery Road, spoke favourably of the application and the development of ABCO's business plan by approving same.

Sheila Gallagher, 144 Tannery Road, said that while she supports the development and positive growth of ABCO, by including six properties in ABCO's application, there could be impact beyond the expansion of their commercial property and therefore opposes this aspect of the application.

Bill Gerhardt, spoke next noting that he is a property owner on Tannery Road and he supports ABCO and all other businesses in Lunenburg. His business has serviced ABCO over the years and sometimes businesses need to expand over time to meet growing production needs. He commented that the ABCO project will not adversely impact adjacent residential properties. Maintaining the marine industrial base of the community is vital and he supports their further expansion request.

The Mayor asked the Assistant Municipal Clerk to read the submissions received during this meeting via video conference "chat" function including: Andrew Miller, 177 Creighton Street; Scott Robertson, 173 Green Street resident and ABCO employee; and Shauna Miller, 177 Creighton Street, who all wrote in support in the application (Schedule "B").

The Mayor next recognized Jane Ritcey Moore, of Lunenburg and Chester, who asked about Burns Island and if there will be any infill in the Harbour as a result of this project? The Planning/Development Manager said that the adjacent Burns Island is part of the Marine Industrial zone, but not in the Architectural Control area. If it was infilled, the zone would continue, but not the Architectural Control area since it is not in place there now. She does not approve infill applications, which would be a matter of Federal jurisdiction.

Rev. Osmond also spoke and said while he is supportive of economic growth and ABCO's initiative, he is concerned that this application if approved would remove all six properties from the Architectural Control area. Project Lunenburg's work would have been helpful to address development in this area with a fuller analysis of zoning and architectural options. There are ways of meeting ABCO's needs without removing all six properties from the Architectural Control area, which he hopes Council will consider.

The Mayor advised that there are some additional video conference chat comments that will be considered by Council following a meeting recess from 3:37 p.m. – 3:45 p.m.

At the resumption of the meeting, the Assistant Municipal Clerk read aloud additional "chat" comments of the following individuals: Patti Robertson, 173 Green Street; Dan Hayward (258), Green Street; Terry Lantz, 49 Mackenzie Street (Schedule "B").

Sandy Marshall, 90 Dufferin Street, addressed Council, noting that he is the Chairman of the Lunenburg Waterfront Association, and its primary objective is the growth of the working waterfront and the unique skills that go with that. Some compromise has to be found to allow them to expand their industrial building and yet maintain the historic streetscape.

The Assistant Municipal Clerk read from additional “chat” comments in support of ABCO’s application received during the meeting including: Valerie Rowlands, 159 Prince Street; Linda Mills, 112 Hopson Street; Graham Gerhardt of ABCO Industries Inc.; and Faune Creaser, 22 Young Street who, in addition, expressed reservation about the impact on the appearance of the Lunenburg waterfront (**Schedule “B”**).

The Mayor advised Council that there were no further public submissions with the exception of the applicant who asked to make concluding remarks in response to today’s public comments. Council members indicated that they would like to close the public submissions following this.

The Assistant Municipal Clerk told Council there was one additional public “chat” comment from Anke Holme, 71 Hopson Street, also in support of the ABCO application (**Schedule “B”**) which she read aloud.

Mr. Huskison next spoke and thanked everyone for their submissions. He noted that ABCO is a significant part of the community’s heritage and economy and they are seeking to enhance that for another hundred years. Their application has no bearing on his earlier inquiries about housing development for the site, which he had made approximately one year ago. The current application is separate from that.

- Close of public hearing and receipt of public submissions

Motion: moved by Councillor Risser, seconded by Councillor Mosher that the Public Hearing be closed and no further public submissions will be received. Motion carried.

The public hearing portion of the meeting closed at 4:12 p.m. approx.

- Council consideration of public submissions in Unfinished Business portion of agenda

Motion: moved by Councillor Mosher, seconded by Councillor Croft to extend the time to adjourn to allow for the consideration of priority agenda items of #6 a. i. and ii. Motion carried.

6. Unfinished Business

a. Corporate Services

- ii. **Draft Town 2020/21 budget – May 22 public submission deadline advertised for May 26 Council meeting and notice of Provincial splash pad funding application denial**

The Mayor advised that the revised draft budget is available for public comment and will be considered at the May 26 Council meeting.

- i. **ABCO Industries Inc. to amend the Municipal Planning Strategy Map 2 Future Land Use Map by removing six properties on Tannery Road from the Architectural Control Area – discussion and possible motion to approve, defer or deny**

Town Council discussed ABCO's application and the various public submissions received.

Motion: moved by Councillor Mosher, seconded by Deputy Mayor McGee that Council hereby gives second reading and approves the proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PID's #60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area as set out. **Motion carried.** The Mayor and Councillor Bachman voted in the negative.

Council agreed to defer all other agenda items noted below to the May 12, 2020 Council meeting.

4. Correspondence

Nil.

5. Committee Meeting Minutes and Recommendations

Nil.

6. Unfinished Business

a. Corporate Services

- ii. Proposed Provincial amendments to the NS Building Code Regulations regarding public accessible washrooms in restaurants – additional staff report regarding Lunenburg impact
- iii. LDFD expense claim Policies amendments to allow variances from pre-set kilometers limits
- iv. Joint Transit Report response
- v. Municipal Election update – Returning Officer notice of Polling Divisions as per the Municipal Election Act
- vi. Committee meeting minutes and other supporting documents inclusion in Council agenda packages – discussion deferred from April 28 Council meeting

b. Public Works Department

- i. Tannery Road sidewalk project – deferred at April 28 Council meeting and consideration of an optional design/build request for proposals alternative

c. Recreation Department

i. “Share the Road” signage

7. New Business

a. Corporate Services

i. Request to declare Lyme Disease Awareness Month, May 2020

8. Consideration of any Council in camera meeting recommendations

Nil.

9. Adjournment

Motion: moved by Councillor Mosher, seconded by Deputy Mayor McGee to adjourn the meeting. Motion carried.

The meeting was adjourned at 4:36 p.m.

Bea Renton, CAO

PUBLIC HEARING PACKAGE (ABCO Industries Inc. application)

Proposal: A proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area.

Date: Tuesday, 5 May 2020

Time: 2:00 pm

Via: Zoom webinar

Please click the link below to join the webinar:

<https://zoom.us/j/542246698>

Or iPhone one-tap :

Canada: +16473744685,,542246698# or +16475580588,,542246698#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

Canada: +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071 or +1 438 809 7799 or +1 587 328 1099

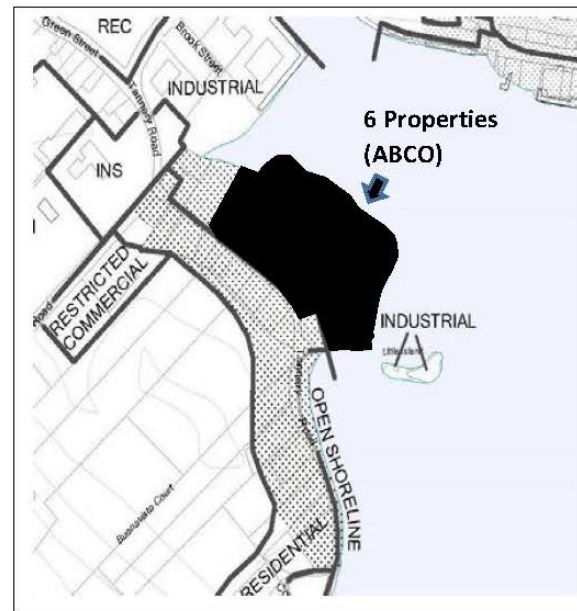
Webinar ID: 542 246 698



ABCO Industries Inc. application

PUBLIC HEARING

for a proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area, as set out below:



Public Hearing Agenda

1. Opening of the Public Hearing

A public hearing provides members of the public with an opportunity to make their views known to Council prior to Council making its decision. A public hearing is required under the Municipal Government Act.

Please note that only those members of the Council present at the public hearing may vote.

2. Review of General Rules of Conduct

There are a few general rules of conduct that are to be observed so that everyone who wishes to speak can do so in an open and respectful environment.

The general rules of conduct are:

- Please state your name and civic address clearly so that it may be recorded in the minutes.***
- We ask that you be respectful of others' opinions.***
- Speakers will be limited to one presentation unless called upon by the Chair for further comment.***
- Speakers are limited so that all may have an opportunity to participate.***
- Council members may question each speaker.***
- Comments and questions by the public are to be directed to the Chair.***

• IT IS IMPORTANT TO NOTE THAT this is the last opportunity for submissions to be received by Council for consideration in making its decision. After the public hearing is closed, Council members can no longer consider submissions.



Public Hearing Agenda

3. Public Hearing

Proposal: for a proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area.

- (i) Presentation by Town Planner Dawn Sutherland
- (ii) Opportunity for presentation by applicant
- (iii) Written submissions
- (iv) Oral submissions via Zoom

4. Closing of the Public Hearing




(The end of the receipt of any public submissions)

Motion to close the Public Hearing.



PUBLIC HEARING PRESENTATION



Process

	<p>1. Applicant wishes to make a planning application and makes a request to apply.</p>		
	<p>2. Council hears the request. If willing to consider/learn more, Council will invite the applicant to apply.</p> <p>Referral to the Planning Advisory Committee (PAC).</p>	<p>-Applicant submits application. -PAC schedules a Public Information Meeting (PIM), applicant notified -Approved advert sent to paper -PIM letter mailed to assessed owners within 30 m, notice posted in Town Hall, - Applicant notified -PIM advert published (did this twice as it was advertised in December)</p>	<p>Town of Lunenburg Public Participation Program</p>
	<p>3. PAC holds Public Information Meeting (PIM) 13 January 2020</p>	<p>-PAC learns about application -Public learns about application and asks questions -no decisions at this time</p>	<p>Town of Lunenburg Public Participation Program</p>
	<p>4. PAC meeting, recommendation to Council 10 February 2020</p>	<p>-Staff report with analysis -PAC makes a recommendation to Council</p>	<p>PAC recommendation to go forward for First Reading and then Public Hearing</p>



NOTE: Council members have been provided with all reports, meeting minutes, and previous submissions in Council agenda packages (e.g., minutes from 13 Jan 20 Public Information Meeting are contained in Council agenda package of 28 Jan 20)

PROCESS

	<p>5. Council – First Reading and sets a Public Hearing date</p> <p>25 February 2020</p> <p><i>(Public Hearing set and advertised for 24 March 2020 was rescheduled as a result of Covid-19)</i></p>	<p>-Approved advert sent to paper -Notice of Intent and PH date to appear 14 days before public hearing, applicant notified, abutting municipality notified -PH letter mailed to assessed owners within 30 m First advert (20 April 2020), Second advert (27 April 2020) Chronicle Herald</p>	<p><i>Municipal Government Act</i></p>
	<p>6. Council - Public Hearing</p> <p>5 May 2020</p> <p>Public Hearing likely will be closed by motion of Council at this time.</p>	<p>Public input – Presentation via Zoom Webinar, Written submission: email, letter Oral submission: Zoom webinar</p> <p>Option to defer consideration of decision on Second Reading/Approval – additional staff report (conditions).</p>	<p><i>Municipal Government Act</i></p>
	<p>7. Council – Decision made on giving Second Reading (approval) or not.</p> <p>12 May 2020</p>	<p>-Negative: refuse - no appeal - ends -Positive: approve, then 4 certified copies to Province along with all supporting documentation</p> <p>Option to defer consideration, as above.</p>	<p><i>Municipal Government Act</i></p>
	<p>8. If positive (Approved by Council), Province reviews</p>	<p>30 days</p>	<p><i>Municipal Government Act</i></p>



PROCESS

	<p>9. Province Approval required – 60 days, approve with or without amendments or refuse</p> <p>OR</p> <p>Approval not required</p>		<p><i>Municipal Government Act</i></p>
	<p>10. Notice in newspaper setting out that MPS amendment is in effect</p>	<p>Effective date of amendment is upon publication in paper.</p> <p>(NO APPEAL TO UARB)</p> <p>END</p>	<p><i>Municipal Government Act</i></p>

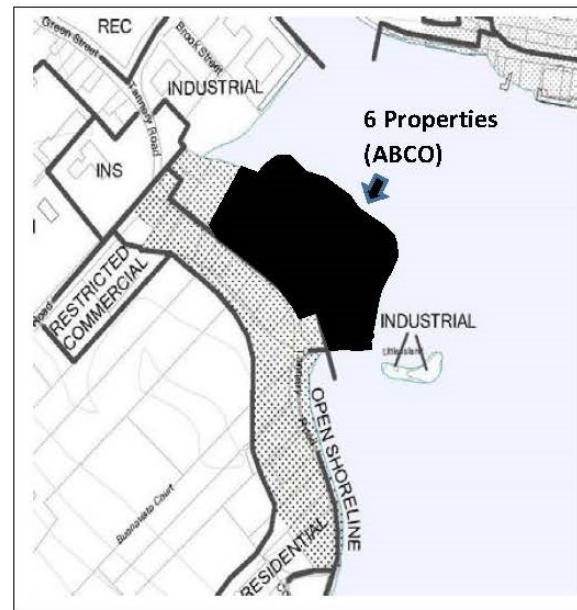
As this application process has met the requirements of the Town of Lunenburg Public Participation Program and the *Municipal Government Act*, the proposed Municipal Planning Strategy amendment is properly before Council for Public Hearing.



ABCO Industries Inc. application

PUBLIC HEARING

for a proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area, as set out below:



ABCO Industries Inc. application

This application is NOT about:

- infilling the harbour
- allowing new residential development in the Marine Industrial (MI) Zone
- allowing grouped residential with ground floor commercial buildings as part of a comprehensive development (concept plan)
- being the first step in allowing for new residential development on the subject properties that are in the Marine Industrial (MI) Zone (Would require a policy change through a complete planning process with public engagement)
- changing the uses that are permitted in the Marine Industrial (MI) Zone.

IT'S NOT ABOUT



Reason for Request

- **ABCO wishes to have the flexibility to expand their operation as needed**
 - in excess of the 25% of the ground floor area found in LUB Part 26.G.3, and
 - be subject only to the standards of the Marine Industrial (MI) Zone.

They would like the ability to use more modern cladding as well (similar vertical steel cladding to what is currently on the rear additions).

Flexibility and timely permitting are concerns.



Reason for Request



The applicant wishes to enlarge the current industrial space by adding to the current metal clad manufacturing area, which is located behind the barracks portion of the ABCO building at 81 Tannery Road.



Also wishes to have the ability for future expansion to the west, behind their houses (# 3&4)

Where the properties are located in the **Architectural Control Area** on Map 2 Future Land Use Map, Part 26 G of the Land Use By-law applies.

Part 26 G places **restrictions on design and cladding** as well as **limits the size of additions**.



Marine Industrial (MI) Zoning

The MI Zone is where industrial uses are encouraged to go and to expand.

There is no issue with the zoning for any proposed expansion.



A subdivision would be necessary to consolidate and reconfigure the boundaries of certain lands, which is not an issue.



Intent of Policies

- **The intent of the policy is for new main buildings and additions to be similar to those pre-1940 buildings within 300 ft.**

Part 10 Architectural Heritage in the Municipal Planning Strategy contains the policies that enable the architectural control areas. Regulation is through the Land Use By-law.

There are restrictions on size of additions and such things as cladding, roof shape, style. ABCO Industries Inc. wishes to be removed from these restrictions.



PROPERTY INFORMATION

Applicant	ABCO Industrial Holdings Limited, Jason Huskilson
Land Owner	ABCO Industrial Holdings Limited
Proposal	Application for MPS map amendments to remove 6 properties from the architectural control area along Tannery Road
Lot Area	Combined: ≈7.3748 acres/321 247 sq ft./ 29 844.8229 sq. metres
Designation	Industrial, Residential
Zone	Marine Industrial (MI), Residential (R)
Surrounding uses	residential, marine industrial, institutional
Architectural Control Area	Yes
Heritage	<ul style="list-style-type: none"> -NOT within the Heritage Conservation District -NOT a designated heritage property (municipal, provincial, federal) -NOT within the designated UNESCO World Heritage Site or buffer zone -Location of Camp Norway Monument





**Properties # 1- 5
Industrial designation and
Marine Industrial (MI) Zone**

**Property # 6
Residential Designation
Residential (R) Zone.**





Property # 2



First proposed expansion

[3D Rendering](#)





Property # 5



Lightship Brewery
LOGAN AMOS ARCHITECTURE & DESIGN



Land Uses

- In the past, the lands had been used for traditional fishing industries.
- Post card at right shows a fish shack and fish curing.



- The Camp Norway barracks were constructed and opened in November of 1940, with the first sailors arriving in 1941. Commemoration is by way of a monument.

- *Photo by CKBW news, 6 April 2020*



Land Uses

- **#1** has a driveway and the Camp Norway monument
- **#2** ABCO Industries with Camp Norway barracks
- **#3** house -residential (listed permitted use in MI).
Now used for storage.
- **#4** house – residential - rental (listed permitted use in MI)
- **#5** Lightship Brewery to be constructed on this lot
- **#6** vacant but in the Residential (R) zone, as it was severed from the parent lot at 97 Tannery Road in 2009.



Land Uses

- The building at 81 Tannery Road has undergone a number of additions and internal modifications since ABCO was first founded in 1947.
- The current uses are considered marine industrial and industrial in nature as design and fabrication work occurs on site including purpose built aluminum boats.
- The new Lightship Brewery is considered a general commercial use, which is permitted in Marine Industrial (MI) Zone
- The two homes (57 & 61 Tannery Road) are listed as permitted uses in the MI Zone.



ISSUES AND OPTIONS ANALYSIS

A. Land Use Designation and Zone

- The **preservation and protection of Lunenburg's working waterfront** is an important component of Lunenburg's planning documents as evidenced in Part 8 Industrial Development and Land Use of the Municipal Planning Strategy.
- It is noted that much industrial activity occurs on front harbour waterfront
- It notes that there is **very limited additional development potential on the waterfront.**
- **Continued use** of the waterfront for industrial activity is to be **accommodated and encouraged.**



ISSUES AND OPTIONS ANALYSIS

A. Land Use Designation and Zone

- MI Zone allows for marine industrial and industrial uses as well as general commercial uses.
- All but one of the properties are in the Industrial Designation and Marine Industrial (MI) Zone.
- Any proposed expansion of the ABCO facility would occur in the MI Zone. There is no issue with MI zoning.
- There are specific residential properties that are listed as existing residential uses in the MI Zone. This gives them certain property rights (can be added on to, expand the use)
- There is an **area of friction** between the intent of policy to allow for industrial uses to be sited and expanded and the overlay of architectural control provisions, which limit the size of an addition and does not allow for typical industrial cladding such as metal or concrete.



ISSUES AND OPTIONS ANALYSIS

B. Architectural Control

- The preamble in Part 10 Architectural Heritage of the Municipal Planning Strategy sets out that Council recognizes **the potential social and economic benefits of preserving the heritage of Lunenburg and is committed to its protection.**
- It acknowledges that Council recognizes that the Town is a living community, not a museum, and that architectural change must be accommodated.
- The architectural control areas regulate the appearance of buildings through special provisions in the Land Use By-law.
- Architectural controls are a way of ensuring the protection of Lunenburg's built heritage.



ISSUES AND OPTIONS ANALYSIS

B. Architectural Control

- **Part 26G Architectural Control Area of the Land Use By-law regulates heritage design.**
- **Simply, if the design meets the criteria set out in Part 26G, then Development Officer issues a Development Permit.**
- **There are requirements for new main buildings and additions to be similar to those pre-1940 buildings within 300 ft.**
- **There are restrictions on size of additions and such things as cladding, roof shape, style. ABCO Industries Inc. wishes to be removed from these restrictions.**
- **A quick survey of similar areas in the Town of Yarmouth and CBRM indicate that there are no architectural controls or heritage regulations with similar zones and uses in their planning documents.**



ISSUES AND OPTIONS ANALYSIS

B. Architectural Control

- **If removed from the Architectural Control Area:**
 - They would still be subject to the MI Zone provisions and any other applicable provisions (e.g. parking, signage).
 - Any new buildings or additions could have modern design and cladding.
 - There would be no limit on the size of additions.
 - There would not be a requirement for these addition to be sensitive to the existing architecture of the area.
 - This could have a negative impact on the existing streetscape.
- **The view from the wharves along Bluenose Drive across the harbour would be of an addition to the ABCO manufacturing facility.**
 - **Impact on tourism?**
 - authentic industrial experience of a working waterfront *versus*
 - aesthetics of an industrial manufacturing facility.



ISSUES AND OPTIONS ANALYSIS

C. Heritage Conservation District linkage

- **Policy 10.6 in the Municipal Planning Strategy sets out that Council can consider the future expansion of the Heritage Conservation District to include areas of architectural control.**
- **The Heritage Conservation District Plan and By-law have been reviewed by the Heritage Advisory Committee but has not begun the Council approval process. The draft includes the Tannery Road Architectural Control Area as well as Burns Island becoming part of an expanded Heritage Conservation District along with the Dufferin Street architectural control area.**
- **After this application was received, the revised Heritage Conservation District By-law had been amended to allow for metal cladding. Note: Revised HCD By-law has not been approved/not in effect.**
- **ABCO Industries Inc. wishes to be removed from the Tannery Road Architectural Control Area and does not wish to be included in a new Heritage Conservation District.**
- **They wish to have the same regulations to operate under as the Lunenburg Foundry does, which is the MI Zoning only.**



ISSUES AND OPTIONS ANALYSIS

D. Provincial Statements of Interest

- **1. Statement of Provincial Interest Regarding Drinking Water**

- **2. Statement of Provincial Interest Regarding Flood Risk Areas**

Comment: The properties are not within the identified Flood Risk Areas. There is a risk of impact from storm surge and tidal inundation. There are uses on the property that are marine related, which make location on the shoreline beneficial.

- **3. Statement of Provincial Interest Regarding Agricultural Land**

- **4. Statement of Provincial Interest Regarding Infrastructure**

- **5. Statement of Provincial Interest Regarding Housing**

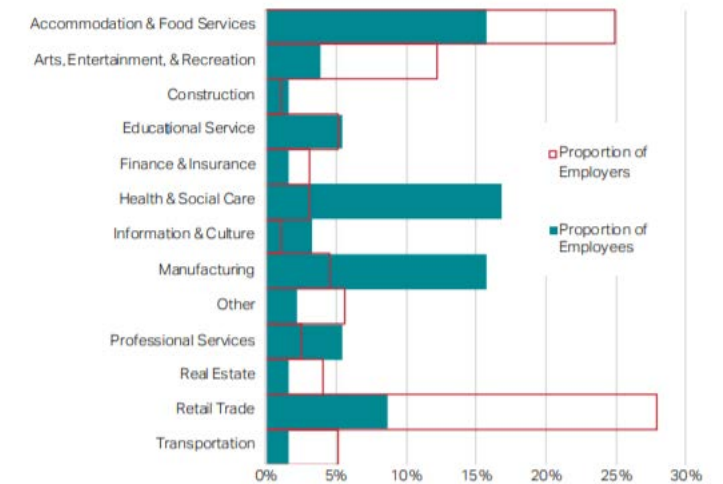


ISSUES AND OPTIONS ANALYSIS

E. Economic Development

- Having a diverse economy adds **resiliency** to a community. Both tourism and manufacturing play important roles in our economy.
- Lunenburg’s built heritage and harbour represent two of the Town’s strongest assets to attract visitors and new residents.
- The two greatest proportion of employers are in the retail trade and accommodations & food services industries.
- The highest proportion of employees are in the health & social care, manufacturing, and accommodation & food services industries.
- Manufacturing, health & social care, information & culture, and professional services are associated with a high level of jobs per employer.

Comparison of Employers and Employees by Industry



Source: Project Lunenburg’s Economic Development Discussion Paper, January 2020.

ISSUES AND OPTIONS ANALYSIS

E. Economic Development (discussed at PAC)

- Trends highlight a potential shift for Lunenburg from a small-town central employer to increasingly a bedroom community.
- The town experienced a 39% increase in residents commuting outside of the town for work and a 15% decrease in incoming workers from outside of the town boundary.
- Decreased rates of mobility within the town itself compared to external communities suggest that the town’s population decrease can be partially attributed to residents seeking work, and subsequently residency, elsewhere.
- *Source: Project Lunenburg’s Economic Development Discussion Paper, January 2020.*

• Demographics

	2006	2016	% Change
Total	553,285	523,643	-5.4%
Young (0–19)	125,555	102,015	-18.7%
Working Age (20–64)	335,203	302,057	-9.9%
Retired (65–79)	66,700	90,975	36.4%
Elderly (80+)	25,827	28,596	10.7%

(Statistics Canada Census of Population 2016 & 2006)

Table 1: Provincial Population and Aging.

	2006	2016	% Change
Total	2,317	2,263	-2.3%
Young (0–19)	405	340	-16.0%
Working Age (20–64)	1,235	1,120	-9.3%
Retired (65–79)	370	500	35.1%
Elderly (80+)	305	295	-3.3%

(Statistics Canada Census of Population 2016 & 2006)

Table 3: Town of Lunenburg Population and Aging.

- *Source: Project Lunenburg’s Lunenburg Community Profile, June 2019.*

Public Hearing: ABCO Industries Inc. application



5 May 2020, via Zoom Webinar

Public Information Meeting held 13 January 2020

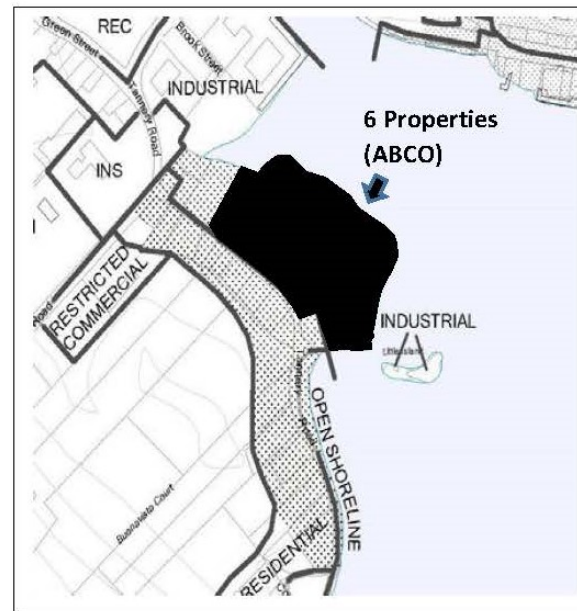
- Expansion needed - competitive, grow business, immediate & future, metal cladding for welding
- 2 ABCO houses need architectural control protection
- Concern over protection of Camp Norway
- Exemption for MI Zone from architectural control
- Architectural control not appropriate for industrial
- Manufacturing needs ability to respond immediately
- Increased traffic and impact of industrial activities on residential neighbours
- Authenticity, industrial use and evolution of waterfront is relevant to our history



- Keep architectural control but allow metal cladding
- Public would like to see the plans
- Community needs jobs for survival; youth, families retention
- Industry needs to expand and change to remain competitive
- Concern for climate change impact on expansions
- Negative impact on view, streetscape, tourism
- Negative impact on heritage character of neighbourhood
- Important to keep a working waterfront

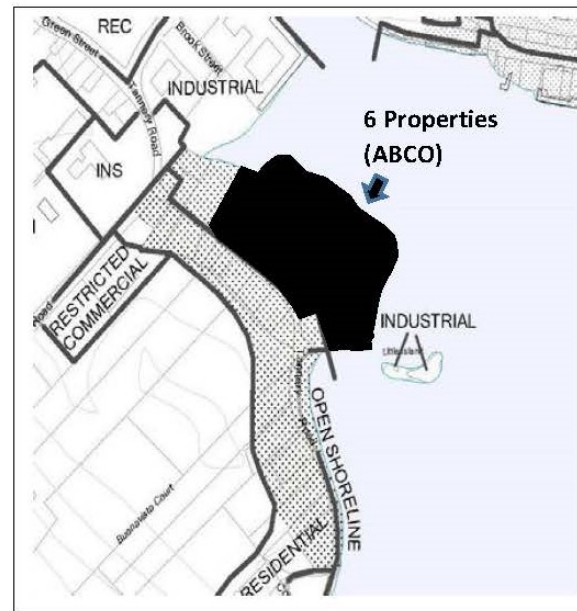
Planning Advisory Committee held 10 February 2020

- To recommend to Town Council that Council hold a public hearing to consider a proposed amendment and first reading of removal from the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area (Schedule "A").



First Reading by Town Council on 25 February 2020

- **Motion: moved by Councillor Risser, seconded by Councillor Mosher first reading and sets a public hearing date of March 24, 2020* for a proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area (Schedule "A"). Motion carried.**



** Public Hearing postponed and rescheduled, delivered via an online format as a result of Covid-19 – no in person meetings*



Public Hearing Agenda

3. Public Hearing

Proposal: for a proposed amendment to the Municipal Planning Strategy's Map 2 Future Land Use Map by eliminating six Tannery Road properties owned by ABCO (PIDs 60053188, 60053196, 60053204, 60053212, 60386018 and 60672839) from the Architectural Control Area.

- ✓ (i) Presentation by Town Planner Dawn Sutherland
- ★ (ii) Opportunity for presentation by applicant
- (iii) Written submissions
- (iv) Oral submissions via Zoom

4. Closing of the Public Hearing (if ready) *(The end of the receipt of any public submissions)*

Motion to close the Public Hearing.



From: [Rachel Bailey](#)
To: [Bea Renton](#); [Dawn Sutherland](#)
Subject: Fwd: Public Meeting May 5, 2020
Date: May-02-20 1:26:35 PM

FYI

Rachel Bailey
Mayor
Town of Lunenburg

Begin forwarded message:

From: John Patriarche <crown@eastlink.ca>
Date: May 2, 2020 at 10:55:50 AM ADT
To: Rachel Bailey <RBailey@explorelunenburg.ca>, Arthur MacDonald <AMacDonald@explorelunenburg.ca>
Cc: "saveourlunenburg@gmail.com" <saveourlunenburg@gmail.com>
Subject: Public Meeting May 5, 2020

Hello Rachel and Arthur,

I understand that there will be a Public Meeting at the request of ABCO in regard to their application to have 6 of their properties on Tannery Rd. removed from the Architectural Control Area.

Since I can not be at the meeting, I wish to comment here. It was my suggestion back on Oct. 21st, and stated in my letter to you Arthur at that time, that it was a mistake to remove properties designated within the Architectural Control Area thereby defeating the purpose of the Designation. I stated further at that time, that your current plan for the New Architectural Control Area for some reason excluded those properties on Linden, Medway, Young and Falkland Streets.

I feel these should be included as well.

By excluding them you invite property owners to apply to be excused from the Plan, thereby defeating your purpose.

That is exactly what is happening now....with ABCO requesting that their properties be removed.

I hope you will give this the serious consideration that it deserves, AND DENY THEIR REQUEST.

Yours sincerely

John & Gail Patriarche

Tannery Rd.

BY HAND

P. O. Box 9,
Lunenburg, N.S.
B0J 2C0
April 28, 2020

Mayor Rachel Bailey and
Members of the Town Council,
Town of Lunenburg,
120 Townsend Street,
Lunenburg, N.S.
B0J 2C0

Your Worship and Councillors,

This letter is with regard to the advertisement entitled "Town of Lunenburg Public Hearing (Online)" which was placed by the Town in *The Chronicle Herald* newspaper, of Halifax, Nova Scotia, on Monday, 20 April, 2020. It is indeed interesting that Town Council decided to publicize the within advertisement in a Halifax newspaper. To date I have not seen this ad in the local *Progress Bulletin* newspaper.

On Monday, 10 February, 2020, the Planning Advisory Committee of the Town met. Many interested citizens, including yours truly, attended that Meeting, which included input from the Heritage Advisory Committee of the Town on the "ABCO and Amero planning applications", together with presentations by the two applicants and concerned citizens. This was followed by the vote of the Planning Advisory Committee on whether to recommend to Town Council that it send the two applications to a Public Hearing. Notably, before that vote, Councillor Matt Risser made the point that the Planning Advisory Committee in its recommendation to Town Council was voting only on whether to send these two applications to a Public Hearing and not to indicate that this Committee had decided to amend the Municipal Strategy's Map 2 Future Land Use Map. Hence, the vote was in favour of recommending to Town Council that it allow the two applications to go to a Public Hearing.

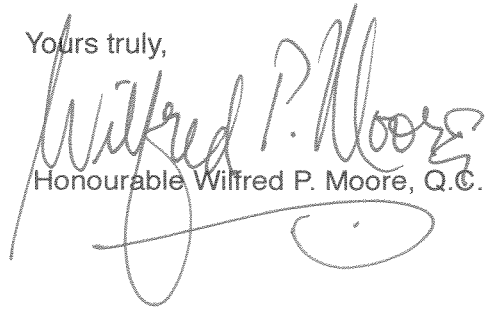
The above-mentioned advertisement states that Town Council has decided to conduct a Public Hearing of its "intention to remove 6 properties" from the subject Land Use Map, in accord with the application of ABCO. Further, Town Council has decided to conduct this Public Hearing online via Zoom Webinar and YouTube (viewing only) technologies. I humbly suggest that this manner of proceeding is an unjustified circumvention of and suppression of the democratic rights of citizens.

A Public Hearing is meant to provide a forum at which all members of the public have full opportunity to express their thoughts on the matter under consideration to their elected representatives. We need to acknowledge that these technologies are not available nor used by all citizens. I am disappointed and disturbed that Town Council would proceed in this manner. Thus, on behalf of all citizens who will be unable to participate in this Public Hearing, and the limited notice of it to the public I ask Council to cancel this Public Hearing (Online). All Nova Scotians are functioning under the COVID-19 restrictions, and therefore, I recommend that Town Council await the easing of those restrictions thereby enabling ALL citizens the opportunity to participate in the conventional Public Hearing process.

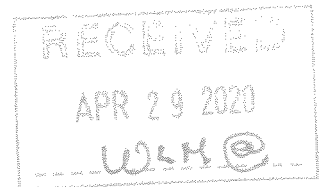
In the event that Town Council proceeds with the Public Hearing (Online), I wish to record my opposition to the intention of Town Council to amend the subject Land Use Map by removing all 6 properties pursuant to the application of ABCO. However, I am in support of removing from the subject Land Use Map only those Properties required by ABCO to construct the addition to its present building in accord with its presentation to Town Council and the public.

Thank you for your time and consideration of these important matters.

Yours truly,



Honourable Wilfred P. Moore, Q.C., LL.D.



BY HAND

TUESDAY,
28 APRIL
2020,
2:30 pm
(AST)

MAYOR RACHEL BAILEY and
MEMBERS OF THE TOWN COUNCIL,
TOWN OF LUNENBURG,
120 TOWNSEND ST.,
LUNENBURG, N.S.
BOJ2CO

93 Buena Vista Court
P.O. Box 211
Lunenburg, NS B0J 2C0

3 February 2020

The Mayor and Councillors
Members of the Planning Advisory Committee
Town of Lunenburg

I am writing to you in a double capacity, as a member of the Town's Heritage Advisory Committee and as a local resident, the entry to whose property is just a few metres from that of ABCO on Tannery Road. And I write because, unfortunately, I shall be away from Lunenburg when the Planning Advisory Committee meets next week and, very possibly, when the matter is placed before Council.

The requests of Mr Amero and of ABCO to have their properties removed from the Architectural Control Area regrettably involve a direct clash of two important principles. The difficulty the PAC and Council face in arriving at a decision on these applications stems from this clash.

The first principle is that the removal of individual properties from controlled or zoned areas should only be permitted in most exceptional circumstances. This is true anywhere, but especially true in a very special and historic town whose livelihood depends to a substantial degree on its unique history and character. Once a few properties are allowed to be removed from a controlled area, pressure will surely mount for others to be allowed to do so and pretty soon rather than having a coherent and logical controlled area one will have, as one contributor at the PAC's public information evening pointed out, something more like a "gerrymandered" Congressional District to the south of us.

The second principle is that Lunenburg needs to continue to be much more than a tourist destination and a retirement community. It is essential that it have a strong economic life of its own. Many have heard me say that Lunenburg must not become Venice, also an UNESCO World Heritage Site. That city, which I love and have visited many times, no longer has a genuine economic life aside from catering to huge numbers of visitors. When I first visited it sixty years ago, the historic city had more than three times the resident population that it has now. That sort of decline must not be allowed to happen here. To prevent it, local businesses must be encouraged to thrive.

ABCO has applied for removal of its six properties along Tannery Road from the ACA because it has good reason to believe that it can gain new contracts and expand its current business if it can construct additional facilities in which to do so. The HAC has devoted considerable time to a careful discussion of both these applications before passing motions that recommend to the PAC that the applications should be denied. But that does not mean that the members of the HAC are insensitive to ABCO's future needs. The irony is that ABCO's problem is its timing. As members of Council and the PAC will be aware, the HAC has spent an immense amount of time developing a proposed substantial

revision of the Town's Heritage By-Law. One of the very significant elements of this revision is that it is proposed that the existing Heritage Conservation District and the Architectural Control Area should in future be subject to identical controls and permits. At the present time additions to existing buildings in the ACA are limited to an expansion of 25% of the existing building footprint. If and when the proposed new Heritage By-Law comes into effect there would no longer be such a restriction in the marine industrial zone, as is also the case with waterfront buildings in the Heritage Conservation District. If ABCO could wait until the new By-Law is in effect (which I am assured they cannot) their problem would be solved.

Because the HAC is anxious to preserve the basic principle of the integrity of the ACA while being sensitive to ABCO's need for significant expansion, the motion to recommend the denial of their application included "the proviso that the use of metal cladding be permitted under the revised Heritage Conservation District Plan and Bylaw for industrial buildings in New Town Waterfront Buildings Area, where it is fitting with surrounding buildings." At its January 20th meeting the HAC agreed to the following additions to the proposed new Heritage By-Law, specifically designed to meet ABCO's present and possible future needs:

“4.13 Metal Cladding in the Tannery Road Waterfront Buildings Area

Notwithstanding anything contained in Schedule “D” Design Guidelines of this By-law, metal cladding may be used on industrial buildings located in the Tannery Road Waterfront Buildings Area located in New Town as shown on the Waterfront Buildings Area Map provided the metal cladding materials have a matte dark or medium-toned colour. Exposed bare metal cladding, bright reflective shiny metal, and light coloured metal cladding materials shall be prohibited. For the sake of clarity, this provision does not apply to those buildings located in the Bluenose Drive Waterfront Buildings Area located in Old Town as shown on the Waterfront Buildings Area Map.”

“4.14 New Industrial Buildings in the Tannery Road Waterfront Buildings Area : (New Provision)

Notwithstanding anything contained in Part 4.3 of this By-law new industrial buildings located in the Tannery Road Waterfront Buildings Area located in New Town as shown on the Waterfront Buildings Area Map may receive a Certificate of Appropriateness by the Heritage Officer without a Public Hearing process provided the development conforms with all other provisions of this By-law. For the sake of clarity, this provision does not apply to those buildings located in the Bluenose Drive Waterfront Buildings Area located in Old Town as shown on the Waterfront Buildings Area Map.”

ABCO has asked that all six of its adjoining properties should be removed from the ACA. There is no possible justification for this request; retaining several of them within the ACA does not inhibit in any way the company's intended expansion of its manufacturing facility. The two houses, 57 and 61 Tannery Road, should remain within the ACA. The purpose of the HCD and ACA is as much about total streetscape as it is about the character and preservation of the defining features of individual buildings. Tannery Road has some of the oldest houses and barns within the town and it is important that all the properties directly abutting this road should be retained within the ACA.

ABCO has revealed recently that it has plans for the construction of a craft brewery and pub on the point of land, lot 5 on the map at schedule B of the PAC's agenda package for the January 13th meeting, PID no. 60386018. The drawings and plans for this

development were on display at ABCO's recent open day and have been printed, in part, in the local paper. It is very evident (confirmed in a conversation with the architect) that the design is intended to conform to the Heritage By-Law guidelines. This one of ABCO's properties is the most prominent in the view across the harbour from the Old Town waterfront and in the view (enjoyed by many visitors, often by the coach load) from further along Tannery Road. It is important that this particular property remain within the ACA and the very fact that the proposed development of it is intended to conform to the Heritage guidelines reinforces this point. The adjoining property between this and Tannery Road (lot 1, PID no. 60053188) should also remain within the ACA. It is almost as prominent in the view as the one on which the brewery is planned. ABCO's current desire to enlarge its existing manufacturing building does not involve this property. And there will be nothing to prevent ABCO making a new use of this entirely vacant property once the new By-Law is in effect; they just have to conform to the usual application process. Similarly I do not believe there is a case for removing the very small lot 6, PID no. 60672839) from the ACA.

This leaves the much more difficult question of the remaining larger property, lot 2, PID no. 60053196. Here some suitable compromise needs to be found. Ideally the proposed new Heritage By-Law should now be approved and put into effect as quickly as possible, and that would solve ABCO's difficulty. But I am aware that the company wants the freedom to expand its manufacturing facility more quickly than that. I have wondered about the possibility of allowing the *temporary* removal of this property from the ACA, bringing it back into the controlled area when the new By-Law becomes effective, but I am advised that there are legal barriers to this possibility. It was also suggested, when this was being discussed at the HAC, that a new separate building could be constructed very close to the existing facility (more square feet could be permitted in a stand-alone building than in an addition), with the intention that this and the existing manufacturing facility could be joined together once the new By-Law is in effect. There is a stronger case for allowing this one property to be removed from the ACA than there is for any of the others. But this property does also include Camp Norway, which has considerable historical significance, and is an important part of the Tannery Road streetscape. A suggestion has been made that only the portion of this property nearest to the harbour should be removed from the ACA, while keeping Camp Norway within it. Is this a possible compromise?

Some way needs to be found of enabling ABCO to expand its current facility that stops well short of allowing all six properties to be removed from the ACA. ABCO's problem is a purely temporary one; they cannot wait for the new Heritage By-law to come into effect. But if even one of their six properties is removed from the ACA, this will be for all time. It makes little sense to try to solve a temporary problem with a solution that will stand for ever. To remove well over seven acres of land adjoining the harbour from the ACA would be to undermine the whole concept of the ACA and HCD.

Oliver R. Osmond

My name is Nathalie Irving, 297 Pelham Street
Madame Chair the Mayor and Members of Town Council, Thank you for your time today.

Additional information about myself: I am Chair of the Lunenburg Heritage Society, a member of the Town of Lunenburg Heritage Advisory Committee, and a Professional Engineer.

I would like to share a few thoughts with respect to ABCO Industries' application to amend the Municipal Planning Strategy Map 2 Future Land Use Map by removing six of their properties on Tannery Road from the Architectural Control Area.

The Lunenburg Heritage Society wishes to express concern over this request and asks council to refuse the application request. This site holds significance to the heritage of this town with its built heritage of Camp Norway and as part of the historic working waterfront. Understanding that the town does not control the water rights and that our World Heritage Site designation has no bearing on these properties, to treat these properties without consideration to their historical significance would be unwise ... this is not just another commercial zone...

Personally, I am concerned over the various proposals presented to council for this property during and previous to this application. I do not feel that they have any bearing in your decision today because, to my knowledge, none have been approved and none have been taken off the table. Without the protection of the Architectural Control Area designation the door opens wider to almost **anything** with a marine industrial or commercial **component** being approved. The success of this business is important to me as a Lunenburg resident because of the jobs and innovation that it brings to this town, however, that does not excuse Council or ABCO Industries from taking the necessary steps to preserve these properties. The promise of the current ownership to not make modifications to the Camp Norway structures is **NOT** sufficient for protection.

If council does not feel that it is pertinent to retain the current boundaries of the Municipal Planning Strategy Map 2 Future Land Use Map, then I would like to see a compromise, ideally through negotiations between the Town of Lunenburg and ABCO Industries: this does not have to be an all or nothing situation. The decision does not have to be made today. The properties include residential buildings and the Camp Norway structure and these, at a minimum, should be protected.

Thank you for your time.

**COUNCIL MEETING AND PUBLIC HEARING
MAY 5, 2020**

COMMENTS RECEIVED VIA CHAT:

From [Ken](#) to [All panelists](#):

My name is Ken Eisner.

I am an employee of ABCO Industries and a lifelong resident of the Town of Lunenburg residing on Kissing Bridge Road.

I support ABCO's request for removal from the Architectural Control Area.

An expansion of ABCO Industries will have an immense positive economic effect for the Town of Lunenburg.

New jobs, sustainability of a "working" waterfront, and a forward thinking vision for the future will provide immediate and

long lasting benefits for all stakeholders.

Thank you.

From [Tyler.Smith](#) to [All panelists](#):

I strongly support this project. It would be generating many jobs for people with various skills in our town for years to come. This is beneficial for many

various skills in our town for years to come. This is beneficial for many generations to come. It is expanding a long-time local company that has supported our families for many years and many more to come. One key advantage to ABCO compared to some other larger companies in our town is their business cannot be picked up or moved away from our town easily. We must think about this as a long-term investment for our town and not just as a short-term concern for a few individuals. These jobs and expansions are much more fixed than a few other companies that also employ many people in our town. One key point from Project Lunenburg is we want to embrace change and attract younger residents and families. Change is healthy, change is progress. Tyler Smith 217 Centennial Avenue

From [Kaseytrix77](#) to All panelists:

My name is Andrew Miller, I live on 177 Creighton st. I would like to say I am here to support ABCO's request to expand. I am an employee of ABCO in the shipping/receiving department. I deal with all materials coming in and out. Since I have worked here I have been asking for more room/space to organize our materials, because we are running out of space. Also I think change is a good thing, and moving forward we need change to expand our town and families that live here.

From [Scott Robertson](#) to All panelists:

Hello Council and residents of Lunenburg, I am Scott Robertson of 173 Green St and a 29 year resident and employee of ABCO. I am the Production Manager that Jason spoke of and reiterate what both Jason and Ken mentioned. Additionally the career I have had at ABCO allowed me and wifie Patti to move here and raise two children while supporting the town, schools, hospital in many ways as does many other existing and hopefully new employees that will be required in the future.
respectively Scott Robertson

From [Shauna Miller](#) to All panelists:

My name is Shauna Miller and I live at 177 Creighton Street. I am in support of removing ABCO's 6 properties from the ACA. I believe this is very beneficial for the town as it is creating year round employment within the town, something Lunenburg is lacking. I cannot wrap my head around the thought that people do not want a business in Lunenburg to expand. Lunenburg needs more year round thriving businesses this is a great opportunity for that to happen.

From [Patti Robertson](#) to All panelists:

My family has been part of the ABCO family for almost 30 years. Not on only have they been a tremendous employer they are supportive of our community in so many ways. ABCO employees join for the long run and this truly says something about the employer they are

From [Dan Hayward](#) to All panelists:

Hi I'm Dan Hayward;
I live at 258 Green Street and I am an employee at ABCO. I support ABCO's request for removal from the Architectural Control zone. I see every day the stuff we do here and can only imagine what we'll be able to do with more space. One thing that is very important to me as a "Lunenburger" is being able to work where I live, ABCO provides this. I'm sure I am not the only one with this mindset. This would add lots of new job opportunities for locals and growth for the town.
Thank you!

From [Terry Lantz](#) to All panelists:

Terry Lantz, I live at 49 McKenzie St. in regards to the ABCO Expansion I fully support the growth of the industry in the town of Lunenburg and the expansion of AbCO. We need the industrial manufacturing, this creates new jobs, with this possibly additional housing needs and many other spin offs. It also creates additional tax base to help with any future infrastructure projects.

From [Valerie Rowlands](#) to All panelists:

Your Worship, Councillors and Ms. Sutherland - I am Valerie Rowlands of 159 Prince Street, Lunenburg. I support ABCO's request for removal from the Architectural Control Zone. A long-time resident of the Town and employee of Atlantic Bridge Co Ltd/ABCO Industries - I can attest to the importance of maintaining the element of heritage. However, industrialists often acquire property in close proximity with expectations of development. This period of COVID-19 emphasizes the significance of hard industry within the area. As important as tourism is to our area, it needs to be backed by progressive industry.

From [Linda Mills](#) to All panelists:

I am Linda Mills. I live at 112 Hopson St.. I support ABCO's request for this change. I moved to Lunenburg in November of 2018. I love the heritage character of the town but I also love the fact that is a working community, not just a tourist destination. As the future of tourism is less sure than it was in the past, it is even more important that the town remove unnecessary impediments to future expansion.

From [Valerie Rowlands](#) to All panelists:

Often, in business, timing is everything. I continue to be employed by ABCO now under ownership by the Huskilson family. All indications from my perspective is that their developments will be conducted in a tasteful, well planned manner.

From [Graham](#) to [All panelists](#):

My name is Graham Gerhardt, President of ABCO Industries Inc. Not a resident of Lunenburg but an ABCO employee for over 30 years and a property owner on Tannery road. From tenants, employees, fellow workers, ABCO local customers, previous councillor's families, current and retired Lunenburg business persons I have had calls, emails and discussions supporting ABCO's request for removal from the Architectural Control zone (ability to expand). In closing previous and we are confident future council member will support ABCO as this was and plans to be our proud home. We therefore ask the current council for their full support and trust in ABCO's request and our building/growth decisions. ABCO will provide jobs but mostly new technologies so we can win boat building and food machinery contracts to maintain our company and continue to support local businesses, charities and make Lunenburger's proud of having ABCO in their town. Thank you to all.

From [Faune Creaser](#) to [All panelists](#):

Hello, this is Faune Creaser, 22 Young St. I think there is some perception that people are not in favor of ABCO's expansion. While I cannot speak for all, certainly anyone I have spoken to is very much in favor of the Town allowing ABCO to expand their current facility. I know I am. The issue is opening up their lands beyond the plant PID lot to possibilities that will affect the look of the point, Lot 1 on your diagram. Let ABCO expand their building but not the ability to control the look of future expansion on the point of land we will all be looking across at as we use the Lunenburg waterfront already enhanced for that purpose.

From [Anke](#) to [All panelists](#):

I am Anke Holm, Living in 71 Hopson. I attended the recent open house of and was very impressed. I am for the oproposed extensinon.