

Draft Old Town Lunenburg Heritage Conservation District Plan and By-law Frequently Asked Questions

Q: Why is the Town doing this? Why are we changing the Old Town Lunenburg Heritage Conservation District Plan and By-law?

The Town has been working to simplify heritage management regulations and rules, along with the Town's other planning documents. The Plan and By-law are updated to conform to best heritage practices, such as value-based conservation. Values-based heritage conservation is an approach that focuses on preserving the cultural significance of places. Actions are measured against whether they would undermine or enhance a place's significance. The draft Old Town Lunenburg Heritage Conservation District Plan and By-law include a new Statement of Significance that captures all the reasons Old Town Lunenburg is a National Historic Site and World Heritage Site.

Q: My property is being added to the district. Why?

Based on public feedback, staff recommends expanding the district, adding a transition area around Old Town Lunenburg. A Transition Area will provide extra protection around Old Town Lunenburg. It will also protect the entrances and exits to and from Old Town. Historic properties (character-defining or locally significant structures) in the Transition Area will be regulated under conservation guidelines. Non-historic properties (supporting structures) and new development in the Transition Area will be regulated under design guidelines. The Transition Area includes all of the World Heritage Buffer Zone.

Q: What are the differences between the buffer and transition area?

Old Town Lunenburg has a World Heritage Buffer Zone put in place by the World Heritage Committee in 2017. The purpose of a World Heritage Buffer Zone is to ensure the preservation of a site's Outstanding Universal Value by preventing or minimizing any negative impacts that may arise 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 Heritage Plan and By-law would not change the World Heritage Buffer Zone. The Town's reporting to Parks Canada will remain the same.

Currently, the World Heritage Buffer Zone is not municipally managed for heritage concerns. The new Transition Area will bring the World Heritage Buffer Zone under local heritage management, reconciling Old Town's different recognition levels: international and local. The Transition Area will offer additional safeguarding for Old Town Lunenburg, as well as its entrances and exits. Ensuring appropriate legal, regulatory, and planning measures are in place to protect and manage the World Heritage Buffer Zone effectively is considered best practice under the Operational Guidelines for the Implementation of the World Heritage Convention. Historic properties (character-defining or locally significant structures) in the Transition Area will be regulated under conservation guidelines. Non-historic properties (supporting structures) and new development in the Transition Area will be regulated under design guidelines.

Q: How was the decision made for which structures were character-defining?

Structures are character-defining if they contribute to the heritage value of the district. Some character-defining buildings contribute to the Town's colonial plan. Most character-defining structures speak to Lunenburg's vernacular architecture tradition. Locally significant structures, like the Heritage Bandstand or historic bank buildings, speak to Lunenburg's local history. These are also protected in the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. Brighter Communities and staff evaluated each property. Structures that do not contribute to Old Town's heritage value are called supporting structures, and they are regulated under design guidelines instead of conservation guidelines.

Q: Why isn't Tannery Road worth protecting?

The proposed Old Town Lunenburg Heritage Conservation District boundary includes all the resources that contribute to Old Town's national and international heritage value and a Transition Area that acts as a protective ring around Old Town. The proposed boundary encompasses the entire Old Town Lunenburg World Heritage Site and World Heritage Buffer Zone. It was felt Tannery Road does not contribute to the integrity of the World Heritage Site. The Town could explore creating a new Heritage Conservation District for Tannery Road with its own Statement of Significance, recognizing the heritage value of this area. Individual properties can be registered and protected as Municipal Heritage Properties.

Q: What requirements will there be for development in Blockhouse Hill to respect the district's heritage under the new Plan and By-law?

Blockhouse Hill is not currently protected under any municipal heritage legislation. However, it is included in the new Transition Area in the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. If passed, any new homes on Blockhouse Hill must adhere to Sections 2.3 'New Residential Buildings' and 2.5 'New Buildings in the Transition Area.' For example, buildings must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the ten closest character-defining structures. Designs need to include decorative elements inspired by those found on Old Town Lunenburg's residential character-defining structures, such as porches, brackets, cornices, verandahs, balconies, cornerboards, and window and door trim.

Q: I bought a house with vinyl siding. Can I keep it?

Under the current 2000 Lunenburg Old Town Heritage Conservation District Plan and By-law, you could replace existing vinyl siding with new vinyl siding. In the latest draft Plan and By-law, wooden clapboard or shingles must be used when replacing more than twenty percent of any exterior wall covering. All new residential and commercial buildings must have wooden clapboards or shingle siding. A new civic building may be built of brick or stone. 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.

Q: Can I install a heat pump at my house?

Like all mechanical and electrical equipment, heat pumps cannot be located on the front or principle building façade under the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. If the heat pump is visible from the public realm, like a street or sidewalk, it must be screened with a fence, garden trellis, outbuilding, or evergreen landscaping. Heat pump piping must be painted the same color as the building.

Q: Will subdivision be allowed in Old Town under the new regulations?

Yes. The draft Old Town Lunenburg Heritage Conservation Plan and By-law do not affect whether you can subdivide a property. Subdividing property is handled under the Town's Subdivision By-law, which is available here: <https://townoflunenburg.ca/strategy-and-by-laws.html>.

Q: Will this affect my taxes?

No, the Heritage Conservation District Plan and By-law do not affect tax rates. Your taxes will not change if the Plan and By-law are adopted.

Q: How is this plan different from what is already in place?

This table of the most notable similarities and differences was prepared for reference to ease public review. It does not capture every similarity and difference between documents. You are encouraged to refer to the complete current and draft Old Town Lunenburg Heritage Conservation District Plans and By-laws and do your own review.

| Existing | Draft |
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| Strengthened and new provisions | |
| Absent | New statement of significance for Old Town Lunenburg Heritage Conservation District. |
| Absent | New guidelines on maintenance and repair. |
| 1.1 New buildings constructed within the old town heritage conservation district shall be compatible with nearby, substantially intact, pre-1940 buildings | Clarification on what properties contribute to the district's heritage value (character-defining), which are supporting, and which are locally significant. |

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| | <p>New statements of significance for civic and ecclesiastic character-defining structures.</p> <p>New definitions of compatible and distinguishable.</p> |
| 3.1.4 Commercial Buildings, under Form Other Forms includes Lunenburg's two historic bank buildings. | Lunenburg's two historic banks are categorized as locally significant and cannot be referenced to inspire new commercial construction. This is because they are not vernacular structures. |
| 1.1 New buildings constructed within the Old Town Heritage Conservation District shall be compatible with nearby, substantially intact, pre-1940 buildings | New structures must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures. 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. New buildings in the district must be compatible with Lunenburg's character-defining structures of the same type, whether civic, commercial, residential, or marine-industrial. Specific guidelines are provided for each new building type. For example, new civic buildings must 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 (Section 2.1.1). |
| Absent | Additions to Character-Defining Structures – Rooftop Decks are prohibited on principal roofs. |
| 8.1 Permitted fence types – include wooden post and iron pipe fences | 6.1 (Guidelines) Fences – wooden post and iron rail fences are no longer permitted. |
| Absent | 6.2 (Guidelines) Retaining Walls – ideally, retaining walls should not distract from surrounding character-defining buildings and |

should be less than 1.2 meters (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 timber are preferred. Taller retaining walls are discouraged but are allowed within the district to ensure public safety, accessibility, and the longevity of existing buildings.

Outbuildings – Need for a Certificate of Appropriateness is determined by size. No provision against prefabricated structures.

6.0 Outbuildings and Accessory structures – new outbuildings of more than 80 sq. Ft. Ground floor area requires a certificate of appropriateness and shall be designed in a style similar or complementary to that of the primary building with which they are visually associated. This can be most easily accomplished through a similarity of roof pitch, window design, and exterior cladding materials. Similarity of paint colour can also help to integrate an outbuilding with the primary building. New outbuildings shall be clad in wooden clapboards, wooden shingles, or wooden board and batten siding. Vinyl and aluminum siding shall not be permitted. New outbuildings with a ground floor area of 80 sq. Ft. or less are regarded as minor structures for which no certificate of appropriateness shall be required, in accordance with section 3.2 of the conservation by-law, but such structures should preferably be of a design similar or complementary to the primary building. Prefabricated metal or plastic storage sheds are discouraged.

7.19 Alterations to Outbuildings - Applications for alterations to outbuildings shall be guided by this section (section 7.0) while recognizing that outbuilding architecture is utilitarian rather than formal and that the guidelines will need to be applied with flexibility. Generally, outbuildings may be added to or altered in a manner consistent with their existing style and materials, and subject to the basic requirements for compatibility of materials (wooden cladding) and

Outbuildings – Need for a certificate of appropriateness is not determined by size. Prefabricated metal and plastic sheds are prohibited outside the waterfront area.

6.3 (Guidelines) Outbuildings

- All outbuildings, including but not limited to sheds and garages, must be physically, visually, and stylistically compatible with and subordinate to the property's main building.
- Outbuildings must 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.
- New outbuildings in all areas except the waterfront must be clad in wooden clapboard or shingles or otherwise match the cladding present on the existing main building. Materials other than wood are permitted for windows, doors, and roofs.
- Prefabricated metal or plastic storage sheds are prohibited outside the waterfront area.

The following do not require a certificate of appropriateness:

- Pet houses and children's play structures;
- Canvas and plastic tarp buildings on lots directly abutting Lunenburg's harbour located in the marine industrial (MI) zone, subject to the requirements of the land use by-law, for the enclosure of ships, vessels and other marine-related

maximum floor area and height (750 sq.ft. And 22 ft. Respectively, as established under the land use by-law).

equipment and accessory components;
and

- Temporary structures erected for temporary use pursuant to the Town's Land Use By-law.

Absent

6.6 (Guidelines) Solar Panels and Alternative Energy Generation Mechanisms – solar panels and other green technology improve sustainability and are encouraged within the district. Four roof-mounted solar panels are permitted and more may be approved.

2.10 Windows – ...squarer proportions may be appropriate in some circumstances, particularly on houses modelled on early 20th century styles.

2.3.3, 5.3.3, 5.5.3 Windows and Doors – Square or horizontally orientated are only permitted on non-principal façades to accommodate internal functions such as kitchens and bathrooms.

2.16 Roofs and Chimneys – Metal roofing should not be used in new houses unless it has a dark or medium-toned paint finish, i.e., without exposed metal.

2.2.5, 2.3.5 Materials – 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 must have snow guards. Corrugated metal roofs are prohibited.

Absent

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, and an urban community designed for, marine activities. Maintaining this culture is essential, and nowhere is this more paramount than in the Waterfront Area. Development in this area must balance preserving the historical evidence of Lunenburg's long cultural ties to the sea, particularly maritime character-defining structures, and allowing the working waterfront to thrive.

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| | <p>2.4 New Marine-Industrial Construction – New marine-industrial construction should support Lunenburg's ongoing marine culture.</p> <p>5.7 Additions to Marine-Industrial Character-Defining Buildings – Restoring missing features that support traditional practices is encouraged.</p> <p>5.8 Alterations to Marine-Industrial Character-Defining Buildings – 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.</p> |
| Absent | 1.5, 2.2, 2.3, and 5 Documentation – New construction and interventions on existing properties should be assiduously documented. |
| Section 1.0 (By-law) – Eleven definitions | Appendix I – Fifty-Two definitions, including new definitions of, for example, vernacular, neo-vernacular, compatible and distinguishable. These concepts are crucial to conserving Old Town Lunenburg. |
| Weakened provisions or eliminated provisions | |
| <p>4.8 (By-law) Types of development requiring public hearing –</p> <p>.1 demolition of removal of any pre-1940 building or any post-1940 building subject to demolition control identified on Schedule A, Heritage Conservation District Map;</p> <p>.2 new residential buildings containing three or more dwelling units;</p> <p>.3 new commercial, industrial, institutional or public buildings</p> | <p>8.1 (By-law) Developments Requiring a Public Hearing –</p> <p>(a) Applications to demolish or remove a character-defining or locally significant structure.</p> |
| 4.5 Wharves – Old wharves constructed of wooden pilings are an important component of the historic character of the old town waterfront. New wharves constructed in this setting should | Absent |

preferably be built using traditional methods. Where more modern methods are used, e.g. Reinforced concrete, then the new wharf should be faced with wooden materials so as to fit in visually with surrounding older established wharfs

4.4 Materials – New waterfront buildings shall preferably be clad in wooden shingles or wooden board siding, on traditional models. Steel siding may be appropriate provided that it is painted or factory finished. Exposed concrete or concrete block is considered incompatible with the Old Town waterfront industrial building tradition and is strongly discouraged. However, fibre-cement board cladding may be appropriate where it replicates the appearance of traditional wooden siding. Vinyl and aluminum siding shall not be permitted.

7.18 Alterations to waterfront industrial buildings – alterations to waterfront industrial buildings shall be guided by section 4.1 (guidelines for new waterfront buildings), section 7.1 (guidelines for alterations to exterior surface materials). Essentially, additions and alterations to existing waterfront buildings are freely permitted provided that they fit with the existing form and character of the building and satisfy the basic requirements for compatibility of materials (wooden cladding) and maximum height (45 ft. As established under the land use by-law)

Illustrations – Throughout document

2.4 New Marine-Industrial Construction – 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.

5.8 Alterations to Marine-Industrial Character-Defining Building – Every effort must 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.

Absent. However, staff intend to produce an illustrated version for residents.