

HERITAGE ADVISORY COMMITTEE MEETING AGENDA

TOWN OF LUNENBURG

Wednesday, October 07, 2026, at 6 pm

Council Chamber, 120 Townsend St.



NOTICE: Heritage Advisory Committee meetings are open to the public and held in Town Hall. Please use the back entrance at 120 Townsend Street.

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 Recommendation: That the Heritage Advisory Committee approve the agenda for the October 7, 2026, meeting as presented.

4. APPROVAL OF MINUTES

4.1 Recommendation: That the Heritage Advisory Committee approve the minutes of the September 09, 2026, meeting as presented.

5. NEW BUSINESS

5.1 HAC Report, Proposed alternations and additions to 222 Lincoln Street.

Recommendation: That the Heritage Advisory Committee receive the application for alterations and additions to 222 Lincoln Street for consideration and provide its comments and level of support for the proposed work.

6. ROUNDTABLE

7. NEXT MEETING

7.1 Date to be confirmed

8. ADJOURNMENT

**HERITAGE ADVISORY COMMITTEE
TOWN OF LUNENBURG**

September 9, 2026 | 6 pm

Lunenburg Town Hall - Council Chamber



Present	Councillor Alison Strachan (Chair) Councillor Renea Babineau Faune Creaser, Citizen Representative Nathalie Irving, Lunenburg Heritage Society Representative Oliver Osmond, Lunenburg Heritage Society Representative Philip Mitchell, Citizen Representative
Also present	Laura LeGresley, Heritage Officer Jamie Deans, Communications Officer
Call to Order	The Chair called the meeting to order at 6:00 p.m.
Land Acknowledgment	The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
Approval of Agenda	Moved and seconded that the Heritage Advisory Committee approve the agenda for the September 9, 2026, meeting as presented. Motion carried unanimously
Approval of Minutes	Moved and seconded that the minutes of the January 21, 2026 Heritage Advisory Committee meeting be approved. Motion carried unanimously
Declaration of Conflict of Interest	Nathalie Irving declared a conflict of interest regarding item 5.1 (Proposed alternations and additions to 125 Pelham, Knaut-Rhuland House) and removed herself from the discussion. Oliver Osmond declared that he was a member of the LHS Board when the renovations began but is no longer a board member and currently has no involvement with the matter. He therefore did not remove himself from the discussion. Councillor Strachan declared that she is a past President of the LHS and currently has no involvement with the matter. She therefore did not remove herself from the discussion.

New Business

HAC received a staff report from the Heritage Officer regarding the proposed alterations and additions to 125 Pelham, the Knaut Rhuland House.

As the applicant, the Lunenburg Heritage Society along with the architect, Gregg Munn of Munn Architecture, presented proposed alterations and additions to the Knaut Rhuland House, as part of their 'Rise for Knaut Rhuland' project to restore and rehabilitate the building.

Oliver Osmond moved that the Heritage Advisory Committee support the proposed alterations and additions at 125 Pelham, the Knaut Rhuland House. The motion was seconded by Philip Mitchell.

Motion Carried unanimously

Round Table

Members shared updates and general discussion items.

It was noted that Lunenburg Heritage Society will be holding a speaker series in months to come.

Members also noted concern around the temporary barrier that was installed on Montague Street and that heritage should be consulted when plans for a permanent barrier are presented at next budget.

Members reiterated that follow-up on previously discussed topics would be beneficial along with regular updates. It was noted that the Committee's Terms of Reference may require updating.

Adjournment

There being no further business, the Heritage Advisory Committee meeting adjourned at 7:07 p.m.

Minutes were read and approved.

Subject: Alterations and Additions to 222 Lincoln Street

From: Laura LeGresley, Heritage Officer

Date: October 7, 2026



Recommendation

That the Heritage Advisory Committee support the proposed alterations and additions to 222 Lincoln Street, with the following comments:

- [Comment regarding proposed alterations/additions]

Alternatives

That the Heritage Advisory Committee does not support the proposed alterations and additions to 222 Lincoln Street for the following reasons:

- [Reason for not supporting the proposal]

Background

222 Lincoln Street is located within the Old Town Lunenburg Heritage Conservation District (HCD) and therefore follows provisions 5.3 and 5.4 (additions and alterations to commercial character-defining structures) of the HCD Bylaw. 222 Lincoln is identified as a residential character-defining structure; however, this classification is inconsistent with the building's built form, which more closely reflect a commercial character-defining form, including its commercial storefront and overall massing. For these reasons we can evaluate 222 Lincoln as a commercial character-defining structure.

Under Section 4.2.(c)(i) of the HCD Bylaw, 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 applications to substantially alter a character-defining or locally significant structure.

The application is being brought forward to the Heritage Advisory Committee for consideration given that the proposed alterations are substantial (affecting character defining elements) and given the prominent location of 222 Lincoln within the Commercial Area of the Heritage Conservation District. The Committee's consideration of this application is therefore intended to provide heritage review and an opportunity for the Committee to express its support or non-support for the proposed work.

222 Lincoln does not currently have a formally adopted Statement of Significance. However, its heritage value can be understood through the following character-defining elements:

- Form, scale, and massing, including its flat-roofed, three-storey commercial form
- Principal façade parapet, including the ornamental cornice and decorative frieze.
- Large one-over-one windows with transoms on the second and third storeys, which contribute to the building's historic commercial character
- Mid-Century Modern storefront, which represents a later phase in the building's evolution and contributes to its layered architectural character.

Discussion:

The proposed alterations have been reviewed against the 2024 Lunenburg Heritage Conservation District By-law.

Accessible entrance

The removal of two existing windows and six basement windows are proposed to accommodate a new accessible ramp and double-door entrance. Though the blocking of historic windows is usually prohibited, in this case it is required to install the ramp and improve accessibility and therefore is permitted under Section 5.4.1(a). Similarly, staff consider the replacement of the two main floor windows with a double door to be permitted to accommodate accessibility.

Section 5.3.4 addresses additions, including new doors, to commercial character-defining structures and prohibits modern door styles, such as those incorporating non-traditional glazing patterns or diagonal moulding patterns. A fully glazed door, where designed with a simple configuration and without non-traditional glazing or moulding patterns, would not appear to be prohibited by this provision.

The proposed wood ramp is consistent with the By-law's requirements for materiality.

East façade window

Blocking of the window is proposed to accommodate the interior layout. While this alteration would generally be prohibited under Section 5.4.2(h), Section 5.4.1(a) permits alterations where they are necessary to meet applicable fire and building permit requirements.

West façade window

Blocking of the window is proposed to accommodate an interior fire escape and required fire rating around the stairwell. Usually this would be prohibited under Section 5.4.2(h) however, as the alteration is necessary to meet fire and life-safety requirements, it is permitted under Section 5.4.1(a).

Principal elevation door and transom

Replacement of the secondary door is permitted under Section 5.4.1(e), as the proposed door is physically, visually, and stylistically compatible with the character-defining building and complements the existing storefront.

The addition of the transom is considered restoration of a historic storefront element and is therefore permitted under Section 5.3.1(f).

Flanking elevation door

Replacement of the secondary door on the flanking elevation is supportable in principle and is compatible with the storefront and other secondary door. While the proposed door style does not directly reflect the original heritage character of the character-defining building, the building has evolved over time, including through changes to the storefront. Staff consider the proposed door to be compatible with this evolved character, as required by Section 5.4.1(e).

Heat pumps

The proposed heat pumps, located on the side elevation with privacy screening, are permitted under Section 6.5. The screening will help minimize the visibility of the equipment from the public realm.

Overall, the proposed alterations are generally consistent with the By-law and support the continued use of the building while addressing accessibility, fire safety, and building servicing needs.

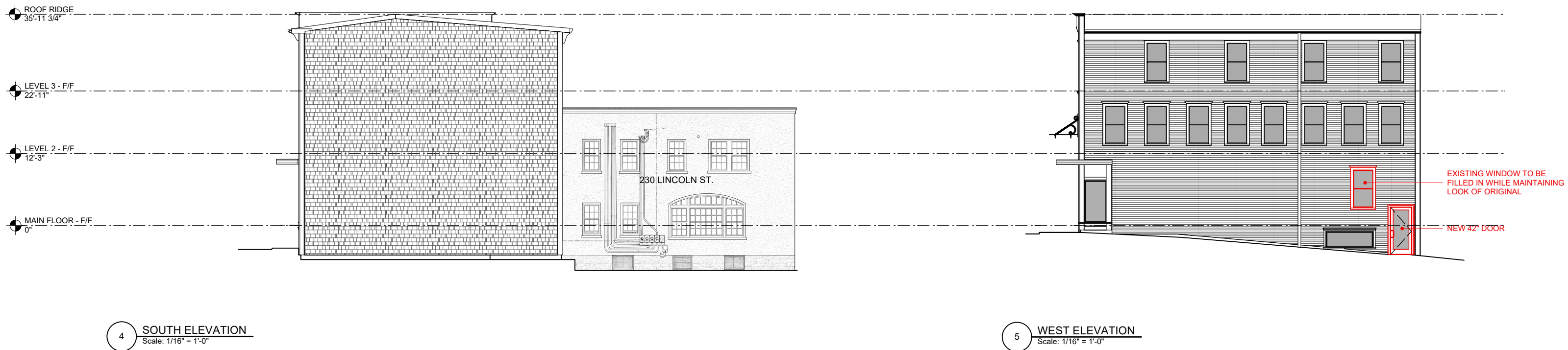
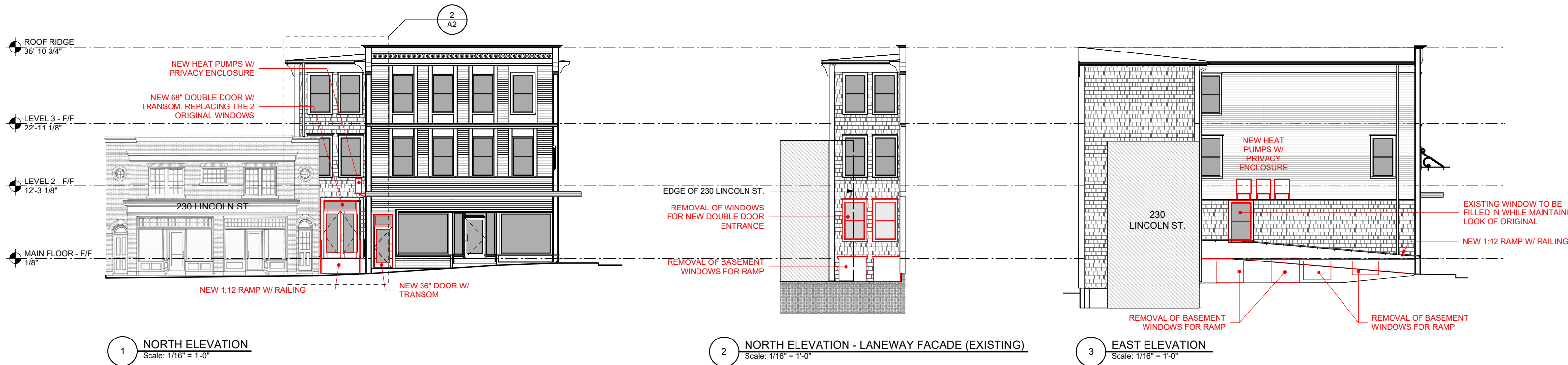
Relevant Legislation

The Nova Scotia Heritage Property Act

The Old Town Lunenburg Heritage Conservation District Bylaw

Attachments

Attachment A – Proposed Alterations and Additions

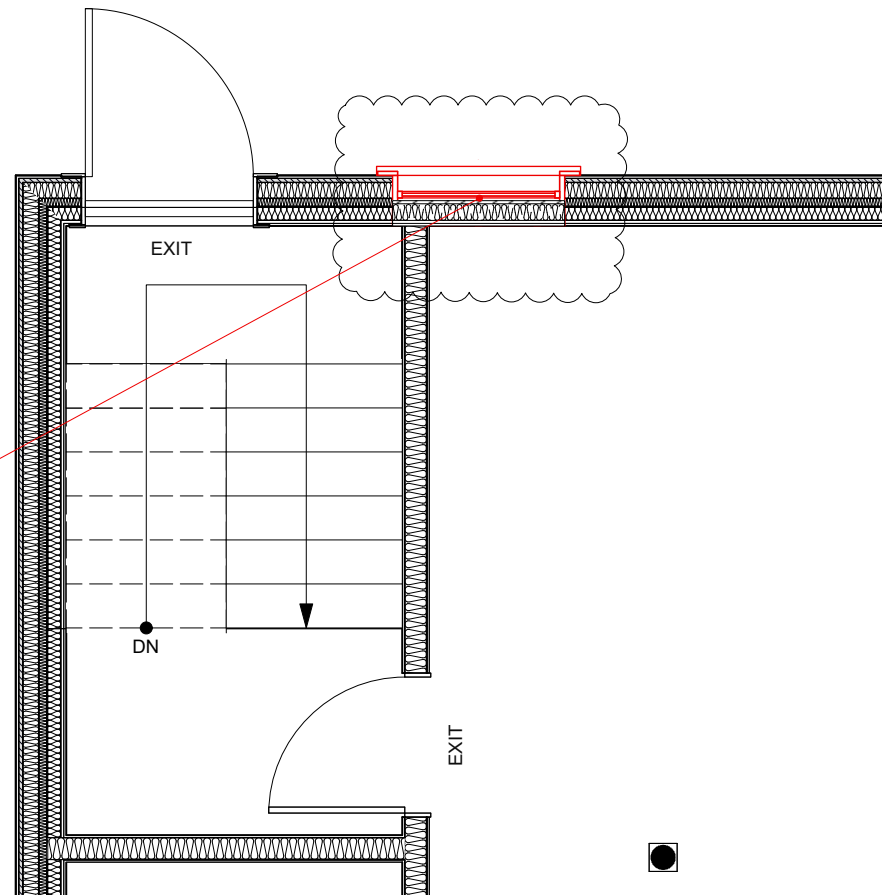




EXISTING WINDOW TO BE FILLED IN WHILE MAINTAINING LOOK OF ORIGINAL

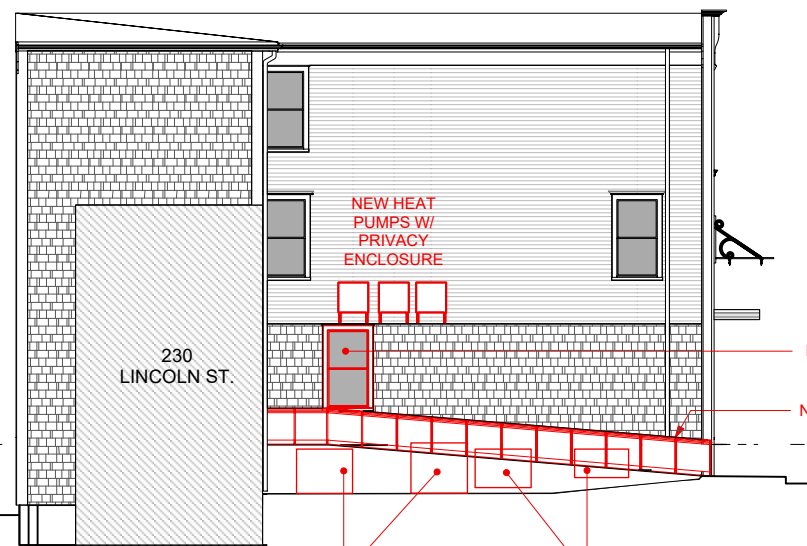
NEW 42" DOOR W/ TRANSOM

1 WEST ELEVATION
Scale: 1/16" = 1'-0"



DN

EXIT



NEW HEAT PUMPS W/ PRIVACY ENCLOSURE

230 LINCOLN ST.

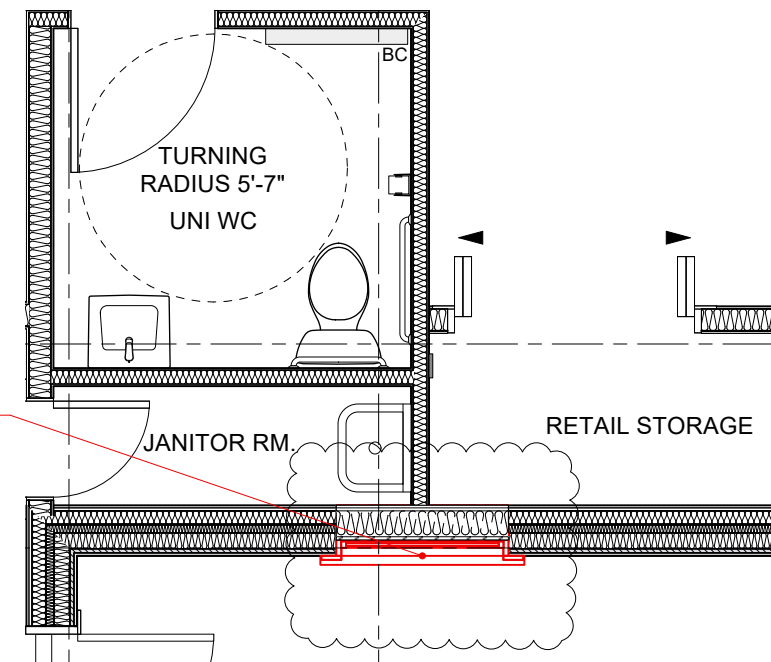
REMOVAL OF BASEMENT WINDOWS FOR RAMP

REMOVAL OF BASEMENT WINDOWS FOR RAMP

EXISTING WINDOW TO BE FILLED IN WHILE MAINTAINING LOOK OF ORIGINAL

NEW 1:12 RAMP W/ RAILING

2 EAST ELEVATION
Scale: 1/16" = 1'-0"

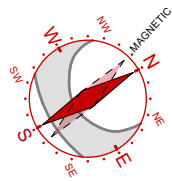


TURNING RADIUS 5'-7"
UNI WC

BC

JANITOR RM.

RETAIL STORAGE



CERTIFICATE OF APPROPRIATENESS

16 SEPT 2026

SOLTERRE INC.
222 LINCOLN ST.
LUNENBURG
NOVA SCOTIA

PROJECT NO.
2606

MAIN
FLOOR PLAN

1/8" = 1'

A3