

Minutes of a **Public Hearing** held on Tuesday, November 19, 2024, at 11:00 a.m., at the Municipal Administration Building, 752 St. George St. Annapolis Royal, N.S.

Present: District 1 – Karie-Ann Parsons-Saltzman, present
District 2 – Jesse Hare, present
District 3 – Dustin Enslow, Deputy Warden, present
District 4 – Charles “Chuck” Cranton, present
District 5 – Lynn Longmire, present
District 6 – Jon Welch, present
District 7 – Ted Agombar, present
District 8 – Nile Harding, present
District 9 – Gail “Gidget” Oxner, present
District 10 – Brian “Fuzzy” Connell, present
District 11 – Diane Le Blanc, Warden, present

Also Present: CAO Chris McNeill; Administrative Clerk – Municipal Clerk Office Kelly Kempton; Director of Planning and Inspection Services Linda Bent; Communications Coordinator Nadine McCormick; Manager of Information and Technology Ben Olsen; and 2 members of the public.

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council via oral submissions concerning, solely, the application before Council. This Public Hearing was called in accordance with Section 16 of the Nova Scotia *Heritage Property Act*. At the end of the public hearing, the Public Hearing will be closed and Council will return to its regular session of Council.

Before Municipal Council agrees to deregister a property that is in the Annapolis County Municipal Registry of Heritage Properties, a public hearing is held where the registered property owner is given the opportunity to make comments to Council regarding the heritage deregistration.

The purpose of this Public Hearing is to discuss heritage deregistration of the Captain James Anthony House with the property owner, who is requesting municipal heritage property deregistration for 1625 Granville Road in the community of Port Wade (PID No 05096599), more commonly known as the Captain James Anthony House Property.

The Warden explained that Municipal Council also uses this time to explain what heritage deregistration means and to ensure that the property owner is aware of, and in complete agreement with, the deregistration of their property as a municipal heritage property.

The Warden requested all questions and comments throughout the hearing be addressed to her as the Chair.

New Business

Re: Captain James Anthony House, Property Deregistration Application

Presentation by Staff

Director of Planning and Inspection Services Linda Bent provided an overview of the application request and specifics as follows:

- An application was received for consideration of deregistration of the Captain James Anthony House property located at 1625 Granville Road, Port Wade and removal from the Registry of Municipal Heritage Properties.
- Highlights were given from the staff report submitted to Committee of the Whole at the September 10, 2024, meeting for reference.

Acknowledgement of Property Owner, Robert Kahn by the Warden

The Warden announced that she would now have acknowledgement of the property owner, Robert Kahn. Heritage deregistration is a legal process enabled through Section 16 of the *Provincial Heritage Property Act*.

The Warden asked the property owner: *“Do you understand that should Municipal Council agree, by motion, to deregister the property; it will not longer be registered as a municipal heritage property and will be removed from the Annapolis County Municipal Registry of Heritage Properties. Do you acknowledge, understand and accept these conditions of municipal heritage registration?”* Property owner, Robert Kahn, responded: *“Yes I do.”* The Warden asked if there were any other comments he wished to make.

Mr. Kahn thanked Council for entertaining his request. He explained that his heritage goes back a long way in Annapolis County. His grandmother was raised in Granville Ferry. His mother purchased this house close to 40 years ago. She passed away 11 years ago leaving the house to Mr. Kahn. He has come up every summer and maintains the property. Mr. Kahn expressed his surprise at the information he received from his insurance agent this past summer. The house had been plagued in 1995, but he doesn't believe his mother let the insurance company know this. Mr. Kahn's insurance agent told him that insurance companies are reducing risks where they can. As his property is seasonal and over 17km from a fire station they feel that Mr. Kahn will be dropped as a client when they find out his property is a heritage property. To insure the property with a different company it will cost Mr. Kahn an additional \$2000. He believed this left him vulnerable and does not wish to be without insurance. He stated that it's a small house on a small lot. He has no plans to expand and plans to leave the property to his children one day. Mr Kahn mentioned that he doesn't know of any tax reductions, etc that occur for owning heritage properties.

Call for Oral Presentations (open discussion from the floor – public)

The Warden called for representation from the floor regarding the application. No presentations were offered by members of the public.

Call for Questions or Comments from Council Members

The Warden called for questions or comments from councillors and recognized Councillor Longmire.

- Councillor Longmire expressed how sorry she was that Mr. Kahn is facing this challenge. Stated that insurance companies are changing, and she has had to shop outside Annapolis Royal for her own insurance. She suggested perhaps a broker instead of an agent would be a better choice. Councillor Longmire was heartbroken and felt this matter is speaking for many in the future

The Warden recognized Councillor Agombar to speak

- Councillor Agombar asked what risks the insurance companies are looking at.
- Mr. Kahn stated that his property is a seasonal property and over 17kms away from the fire station. His insurance agent in Annapolis Royal was very clear that insurance companies are getting very selective due to damages from fires, floods, etc. He told his agent that he would not plan to rebuild as it is if something were to happen.
- CAO explained that even if a client doesn't plan to rebuild as it is, the insurance company must recognize that they are entitled to rebuild to the current state.

The Warden recognized Councillor Oxner to speak

- Councillor Oxner asked if there were any reassurances from the insurance company that the cost will change if the house is deregistered.
- Mr. Kahn explained that the insurance company didn't have any record that his property was a heritage property. His agent felt that when they found out they would drop him as a client. Mr. Kahn expressed his feeling of exposure now if anything were to happen to the house.

The Warden recognized Councillor Hare to speak

- Councillor Hare mentioned that he is in the sawmill business and the materials needed to rebuilt these types of houses are available. He also mentioned that he is happy to heard the Mr. Kahn has no intention of selling; he likes to see properties passed down to the next generation.

The Warden recognized Councillor Welch to speak

- Councillor Welch asked if any grants were available.
- Linda Bent replied that provincial grants are available through Heritage and Cultural.

The Warden recognized Councillor Longmire to speak

- Councillor Longmire asked when properties are registered as heritage if they get added to a provincial list.
- Linda Bent responded that they go on our municipal list. The property owner can take it a step further to be added as a provincial heritage property, but it takes 2-3 years.

The Warden recognized Councillor Welch to speak

- Councillor Welch asked if the County goes out looking for heritage properties and do we let property owners know that insurance could be an issue.
- Linda Bent stated that property owners initiate the process of becoming heritage properties. Insurance will be mentioned from now on.

The Warden recognized Councillor Connell to speak followed by Councillor Cranton

- Councillor Connell wondered where these grants are from the province and where there are three levels of plaquing if all level could apply for the grants. Councillor Connell stated that it's a shame that owning a heritage property brings burdens to the owners.
- Councillor Cranton asked if Mr. Kahn understands that these grants will no longer be available if he deregisters his property; as Mr. Kahn had previously mentioned that he hadn't known about the provincial grants.
- Mr. Kahn replied that his property is a small, isolated house. He didn't feel he would qualify to receive many grants.
- Linda Bent explained that provincial grants would cover maintenance and be for a minimal amount.

The Warden recognized Deputy Warden Enslow to speak followed by Councillor Agombar

- Deputy Warden Enslow thanked Mr. Kahn for meeting with Council. He mentioned that he has just done a quick online search and there are multiple grants available. He advised Mr. Kahn that he could potentially apply for these grants.
- Councillor Agombar asked if Ms. Bent knew if the property had to be provincially registered.
- Linda Bent replied that you do not.

The Warden recognized Councillor Welch to speak

- Councillor Welch asked if heritage properties received any discount on their taxes.
- Linda Bent answered that they do not receive a discount on their municipal taxes.
- Deputy Warden Enslow mentioned that when he clicked further on website that municipal heritage properties can apply for them.
- Councillor Hare reminded Council that these grants are not to cover the cost of insurance.

Next Steps

Director of Planning and Inspection Services L. Bent stated that when the public hearing is complete, council would add an item to the agenda. If affirmative, they would make a motion to deregister the Captain James Anthony House property and remove it from the Annapolis County Municipal Registry of Heritage Properties and deposit a Notice of Deregistration in the Registry of Deeds.

Closing Comments

Warden LeBlanc thanked attendees. This concluded business for the public hearing, and it was declared adjourned at 11:44 a.m.

Warden

Recording Secretary, Administrative
Clerk – Municipal Clerk Office