

Minutes of a **Public Hearing** held on Tuesday, March 18, 2025, at 11:08 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; Planner Jeremy Banks; Director of Planning and Inspection Services Linda Bent; Manager of Planning Barbara Boateng; Communications Coordinator Nadine McCormick; Manager of Information and Technology Ben Olsen; Director of Community Development Debra Ryan and 4 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 William Letteney House with the property owner, who is requesting municipal heritage property deregistration for 5365 Granville Road in the community of Granville Ferry (PID 05110010) more commonly known as the William Letteney 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: Deregistration William Letteney House, Granville Ferry

Presentation by Staff

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

- An application for received for consideration of deregistration of the William Letteney House property located at 5365 Granville Road, Granville Ferry and removal from the Registry of Municipal Heritage Properties.
- Highlights were given from the staff report submitted to Committee of the Whole at the January 14, 2025, meeting for reference.

Acknowledgement of Property Owner, Michael Lewin by the Warden

The Warden announced that she would now have acknowledgement of the property owner, Michael Lewin. 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 no 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, Michael Lewin, responded: *“Yes I do.”* The Warden asked if there were any other comments he wished to make.

Mr. Lewin stated that he felt he was a statistic in a greater issue. He noted that he purchased the house because he fell in love with its history. Mr. Lewin commented that the financial burden of the insurance does not parallel with the true nature of the house. He stated that it is designed to be lived in, not sit and look pretty.

Call for Oral Presentations for those who registered at the door

The Warden called for oral presentations from those who had registered at the door.

Laura Boyko stated that she is Mr. Lewin’s realtor and friend. She noted that her client deeply respects the heritage of the home; but the property’s heritage designation has made it very difficult to sell. Ms. Boyko noted that the insurance premium is over \$5000.00 per year. She mentioned that they are currently uninsured. Ms. Boyko felt that buyers who can afford this home will not be able to afford the insurance. She mentioned that deregistration of the home would not erase the house’s historical value; it would remove the administrative barrier that is preventing the sale of the property. She felt buyers would appreciate the history of the house. Ms. Boyko stated that she felt if heritage properties were to be preserved there needs to be support for the homeowners who take on the responsibility of them. She encouraged Council to move forward with the deregistration of this heritage property.

The Warden called for further 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 to speak.

Councillor Longmire thanked Mr. Lewin for his heartfelt words. She acknowledged the changes with insurance premiums. Councillor Longmire agreed that a house should be lived in and thrive. She stated that it is sad that we have come to a place where insurance can dictate what people can and cannot do.

The Warden recognized Councillor Oxner to speak.

Councillor Oxner mentioned that she had reached out to her own insurance company asking why heritage properties are penalized. She explained that the answer she was given was that the house would have to be taken back to the original if something were to happen to it. Councillor Oxner expressed that her hope is that someone will love and maintain this property as the current owners have.

The Warden recognized Councillor Welch to speak.

Councillor Welch stated that he understands the value of preserving our history. He noted that a plaque on the side of a building is not enough to warrant the cost that some must absorb in their homes. He felt that until there is some sort of balance, he does not understand why anyone would want to register their home as a heritage property. He appreciated why Mr. Lewin wanted to deregister his home.

The Warden recognized Councillor Cranton to speak.

Councillor Cranton agreed with all his fellow councillors had stated. He pointed out that when people move here the historic value will draw them regardless of whether the property is registered or not. He noted that deregistration does not jeopardize the historic value; it removes the unnecessary administrative barriers.

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 William Letteney 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 11:23 a.m.

Warden

**Recording Secretary, Administrative
Clerk – Municipal Clerk Office**