

Minutes of a **Public Hearing** held on Tuesday, May 20, 2025, 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 via Teams
District 8 – Nile Harding, present
District 9 – Gail “Gidget” Oxner, excused
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; Student Cherron Baker; Director of Planning and Inspection Services Linda Bent; Director of Finance Angela Anderson; Systems Network Coordinator Carter Hazel; Communications Coordinator Nadine McCormick; It Intern Leon Wasiliew 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 is to discuss heritage registration with James & Christine Povah, who are requesting municipal heritage property registration for 8 Clementsport Road, Clementsport (PID 05103155) more commonly known as the Ditmars House. At the end of the public hearing, the Public Hearing will be closed and Council will return to its regular session of Council. The Warden requested all questions and comments throughout the hearing be addressed to her as the Chair.

New Business

Re: Ditmars House – Property Registration Application

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 consideration of including the James & Christine Povah property located at 8 Clementsport Road, Clementsport in the Registry of Municipal Heritage Properties was received on October 21, 2024.
- The Planning Advisory Committee met on January 7, 2025, following an investigation by staff on the property. The property scored 78 points out of 100 based on a detailed review of the specifics of the application and the local community history. This places the property in a category denoting “a priority in the registration process.”

Acknowledgement of Property Owner by the Warden

The Warden announced that she would now have acknowledgement of the property owner. Heritage registration is a legal process enabled through the provincial *Heritage Property Act*. The Ditmars House property is deemed to be significant to Annapolis County by being identified for its historical and cultural value.

The identification process is called registration, which in itself is a legal device that offers protection against substantial alterations or demolition of a registered heritage property. An encumbrance, by way of the Notice of Registration, is placed on the property and registered in the Registry of Deeds. Thus, any substantial change to the exterior of the property requires the approval of Annapolis County Municipal Council before any work is begun. The Warden asked the property representatives: *“Do you acknowledge, understand and accept these conditions of municipal heritage registration?”*

Property Owners, James Povah, responded: *“Yes I do.”* The Warden asked if there were any other comments he wished to make.

Mr. Povah stated that the reason they want to register their home as a municipal heritage property is that they do not want to see the house modernized. It is a beautiful old house and they wish to see it remain as such.

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 Welch to speak.

Councillor Welch asked if this was the only designated historical property in the Clementsport area.

Director of Planning and Inspection Services Linda Bent noted that Saint Edwards has a provincial designation to her knowledge.

Councillor Welch thanked the applicant for preserving their home. He noted that it is a beautiful house. He stated that he sees them as stewards of these properties.

Warden LeBlanc agreed with Councillor Welch’s statement.

The Warden recognized Councillor Longmire to speak.

Councillor Longmire stated that she thought Councillor Welch had a great statement regarding being stewards not owners of these properties. She agreed that maintaining the history of this beautiful property is imperative to its future. She thanked the owner for being a good steward. She liked that the insurance challenges had been spoken of. She encouraged the owners to use any provincial grants available.

Next Steps

Director of Planning and Inspection Services Linda Bent explained that after the Public Hearing is complete Council would add an item to the agenda and if affirmative would make a motion to include the Ditmars House property in the Annapolis County Municipal Registry of Heritage Properties and deposit a Notice of Registration in the Registry of Deeds.

Closing Comments

Warden LeBlanc thanked attendees. This concluded business for the public hearing, and it was declared adjourned at 11:13 a.m.

Warden

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