

Maitland Plan, Bylaw and Design Guidelines Proposed Draft Amendments - January 2026

To understand the amendments in full context, it is recommended that the amendments be read in conjunction with the existing Plan, Bylaw and Design Guidelines.

Green text = proposed additions to document

Red strikethrough text = proposed deletion within the document

Part 1: Plan

1.5.3 Certificate of Appropriateness required for certain types of development Policy 3

It shall be a policy of Council to require a Certificate of Appropriateness for the following types of development within the Heritage Conservation District:

2. any alteration to an existing building where the alteration is visible from an adjacent public street or road, including but not limited to:
 - (a) Any addition, including new porches, verandas, balconies, **accessibility ramps** and exterior stairs;

1.5.23 Accessibility Ramps

Older buildings are often not accessible to some people with physical disabilities. Ramps to the building entrances may provide an accessible access to these buildings but these ramps may come at the expense of impacting the character of the heritage building. In circumstances where a ramp is required, the accessibility of the building to people with disabilities shall be the priority but the protection of the character of the heritage building should be a consideration.

New accessibility ramps shall be designed to meet the needs of people with disabilities so that they are functional and usable.

Policy 22

It shall be a policy of Council to require a Certificate of Appropriateness for accessibility ramps which are visible from a public street or road. Design Guidelines shall be included in the Heritage Conservation District Bylaw to ensure that, where possible, new ramps shall be designed to preserve the character of the heritage building.

Part 2: Bylaw

2.2 Types of development for which a Certificate of Appropriateness shall be required
Prior to any work commencing, a Certificate of Appropriateness shall be required for the following types of development within the Heritage Conservation District:

5. Substantial alterations to an existing building which are visible from an adjacent street or road, excluding the exceptions in subsection 2.3 of this Section, but including:

- i) Accessibility ramps with respect to location, style, materials of the ramp and the removal of parts of the existing structure.

Part 3: Design guidelines

3.2 New Freestanding Construction

1. New freestanding construction will be required to be compatible with the character of adjacent properties and the streetscape. This means adhering to the general character of the surrounding neighborhood with regards to lot patterns, heights, massing, setback, building scale, and exterior materials.
2. New construction should be a product of its own time and not pretend to be historic by incorporating historic detail that is inappropriate in contemporary

construction. New design may be a contemporary interpretation of historic forms and styles, but attempts to replicate historic buildings are discouraged.

3. Nineteenth century buildings have survived until today in large part due to their use of quality natural materials such as brick, stone and wood. These materials will be encouraged in new construction. High quality and durable materials are encouraged, ensuring they age well and contribute to the long-term character of the District.
4. Maintaining the height and rhythm of the existing streetscape, as described herein, will unify the District. Blank façades that face the street or are easily visible from the public realm are discouraged.

3.5 Design Guidelines for Signs

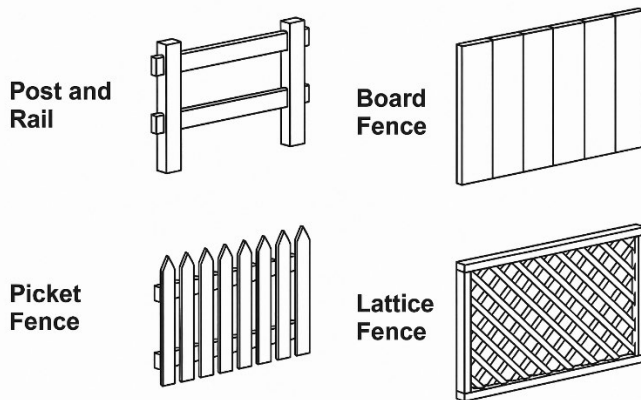
The Land Use Bylaw regulates signs with respect to size, locations, and safety. The following design standards supplement the Land Use Bylaw for properties located in the Heritage Conservation District.

1. New signs shall be designed in a manner which respects and reinforces the architecture of the building with which they are associated. Signage which is compatible with nearby buildings helps to create visual unity within the Heritage Conservation District.
2. Signs such as name and address signs, building identification signs, no trespassing signs, traffic regulation or parking signs, plaques denoting historic significance, etc., shall be relatively small in relation to the building to which they are attached or with which they are associated.
3. New signs should present clear, concise information in a simple manner.
4. Signs shall not obscure architectural details, including, but not limited to cornices or the tops of the windows, cornices or trim details.

3.5.2 Permitted Materials

1. New signs shall be constructed of wood, metal or synthetic materials made to replicate the appearance of wood or metal and may have painted, carved or raised lettering.
2. High quality and durable materials are recommended, ensuring they age well.

3.6.2 Permitted fence types: (following image proposed to be added to clarify which fence types are already permitted)



3.8 Accessibility Ramps

When designing an accessibility ramp, consideration shall be given to Accessibility Standards of Canada or alternative Nova Scotia accessibility standards. The following design standards shall also apply to accessibility ramps.

1. New accessibility ramps shall be designed to meet the needs of people with disabilities so that they are functional and usable.

2. Where appropriate, and where it respects the dignity of people with disabilities, the location of the ramp should be designed to have the least impact on the main façade of the building.
3. Any posts above the top rail shall be capped.
4. Any steps shall include closed risers.
5. Any area underneath the ramp deck shall have a wooden apron screen.
6. Railings require a top and bottom rail with vertical balusters

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