Maitland Heritage Conservation District Review

Public Hearing
October 28, 2026

EAST HANTS

Background

- In 1995 Maitland was declared Nova Scotia's first Heritage Conservation District (HCD).

- After a comprehensive review, amendments to the Heritage Conservation Plan and Bylaw were approved by Council in 2018.

- A cycle of regularly reviewing bylaws enables these documents to reflect current legislation and the current community needs. It's been over 7 years since the Heritage Conservation District Plan and Bylaw was amended and planning staff recommend that now is an appropriate time to undertake a review of the Plan, Bylaw and Design Guidelines.

- First reading was given to the proposed amendments at the September 2026 Council meeting.


Maitland Heritage Conservation District
Maitland Heritage Conservation District
Highway 215
Maple St
Cedar Rd
Ferry Lane
Academy St

Review Requirements

The Nova Scotia Heritage Conservation District Regulations set out the requirements for adoption of amendments to a Heritage Conservation District Plan and Bylaw. These requirements include:

1. Adoption of a public participation program; and

2. Undertake background studies – The Minister has reviewed the information submitted and has determined that as the review is minor in nature, the requirement for studies has been waived.

Proposed Amendments

Full details of the amendments (amendment sheets) are included in the staff report. The amendments include:

- Removal of Brick as a material that the design guidelines currently encourage for new buildings in the Heritage District.

- Additional guidelines regarding signage. The additional guidelines would include expanding the materials which are permitted. Currently only wood signage is permitted

- Providing images to identify the fences types which are already permitted (to provide clarity).

Proposed Amendments continued.

- Requiring a certificate of appropriateness for accessibility ramps into buildings and adding design guidelines for the ramps. The certificate of appropriateness will enable the Heritage Officer to discuss options for the work with the property owner. The priority should be the accessibility of the building for people with disabilities but having the discussion with the heritage officer is important to ensure that the heritage value is also considered, where possible.

A Certificate of Appropriateness does not require an application fee and is a straight forward process. The ramp would require a building permit so the requirement for a Certificate of Appropriateness should not add any additional delay to the construction of the ramp. Staff see the benefit to the heritage district from this element of the proposed amendments.

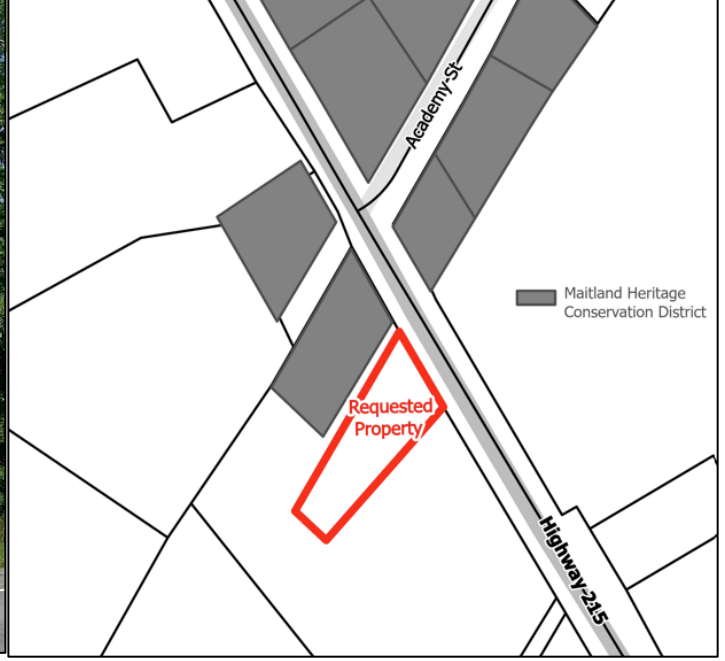
Wheel Chair Ramps



Preferred Style







Proposed Amendments

A request has been received from the owner of 8894 Highway 215, Maitland to be included in the Heritage District Boundary. A photo of the dwelling has been provided by the property owner. According to the property owner the house was built by Lockhart Lawrence, brother of W.D. Lawrence. The house is estimated to be 162 years old.

This building has historical importance due to the age, provides a link to the shipbuilding heritage of the village and forms an important part of the character of the community. Staff recommend amending the Heritage Conservation District Boundary to include 8894 Highway 215, Maitland. The requested property is identified on the map above.

Public Participation Program

Section 6 of the Regulations requires that a Council shall adopt, by resolution, a public participation program. Council approved the public participation program in January 2026.

- Letters were sent to each owner of property within the Maitland Heritage Conservation District asking for comments and any requested changes. No responses were received.

- Letters were sent to owners of property in Maitland which are not included in the district. Letters were sent to 60 owners of property. Responses were received from 4 property owners. One of these letters included a request to include their property in the district.

- The municipal website and social media were used to seek input from the wider community.

Public Participation Program

- In addition to the Council approved public participation program, there is a requirement under the Heritage Conservation District Regulations to hold a Public Hearing before the adoption of the amendments.
  - A notice has been placed in the October 7th and October 13th editions of the Chronicle Herald.
  - A letter has also been mailed to owners of property within the district, advising of the date, time and location for the public hearing.

Conclusion

A review of the Maitland Heritage Conservation District Plan, Bylaw and Design Guidelines has been undertaken. Amendments are proposed to all 3 documents, along with the addition of a property into the Heritage Conservation District. All of the proposed amendments will help to maintain the heritage character of the District.

Planning staff are recommending approval of the proposed amendments.