

Heritage Advisory Committee  
June 18, 2025

**HALIFAX**

Item 9.1.3

# **HRTG-2025-01168**

## **Substantial Alteration to 7895 Highway 7, Musquodoboit Harbour**

**Request to make substantial alterations to a registered heritage property.**

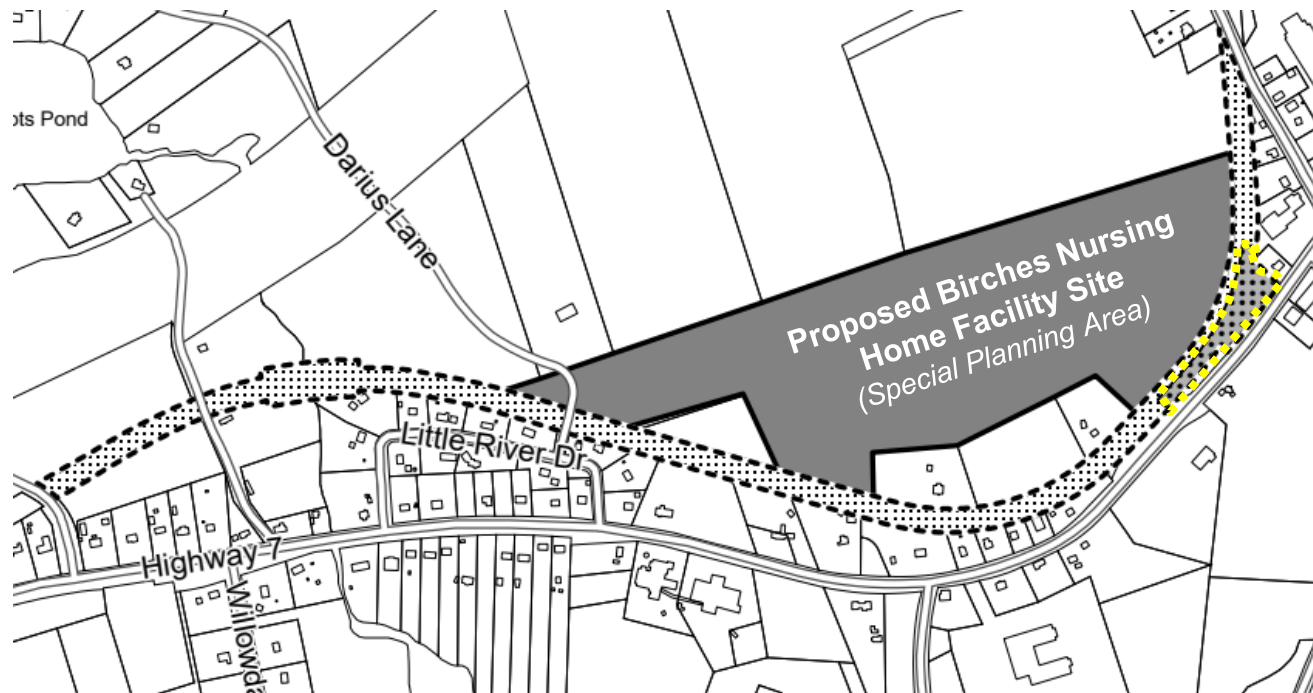
# Location

## Applicant:

Harbour Garden  
Village

## Location:

7895 Highway 7,  
Musquodoboit  
Harbour



Map 1 – Location Map

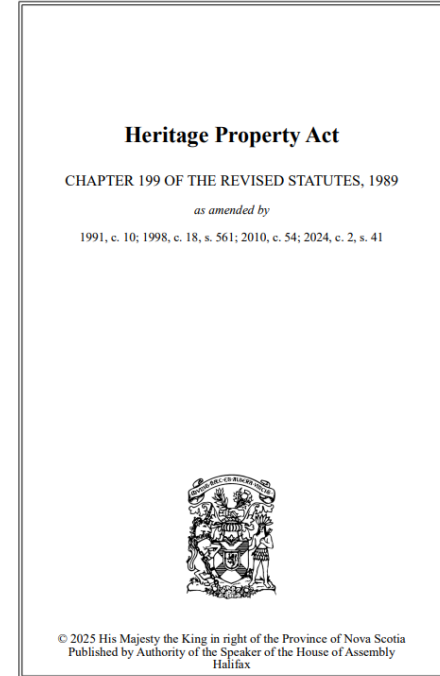
# Substantial Alteration Legislation

The *Heritage Property Act* defines a **substantial alteration** as:

“any action that affects or alters the character-defining elements of a property”

The *Heritage Property Act* defines **character-defining elements** as:

“the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value”



# Heritage Value

- Arts-and-crafts station building and wooden station platform constructed c.1918
- Remaining track segment from original rail line constructed c.1916
- This rail line from Woodside to Upper Musquodoboit was constructed to bolster exports from the port of Halifax
- The line improved the transport of goods in the region and increased populations of the Eastern Shore and Musquodoboit Valley



# Site Context

- The subject property was registered in 2003
- The lands registered include both the railway museum property and the historic rail right-of-way (Musquodoboit Trailway)
- Most of the historic rail line has been removed and converted to a trail
- The only remaining portion of the original rail line is the portion located on the Railway Museum property



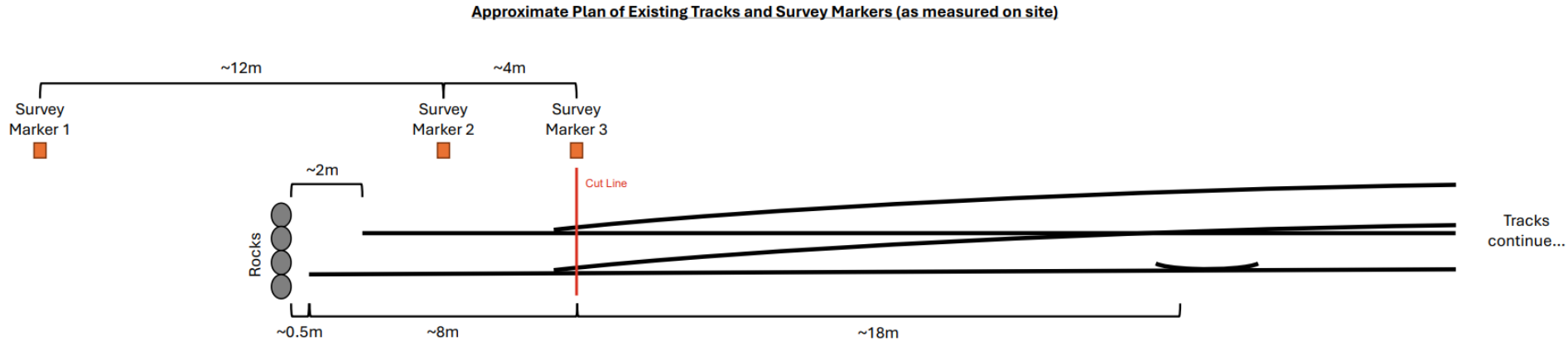
# Application

## Proposal:

The applicant is proposing to remove a portion of the track, approximately 8 metres in length, from the southern end of the remaining track segment of the historic railway line, as depicted in Attachment B.

Based on measurements taken from aerial pictometry, this would equate to a roughly 3.6% reduction in the track segment's total length of approximately 220 metres.

# Application



Attachment B showing the portion of track (left of cut-line) to be removed

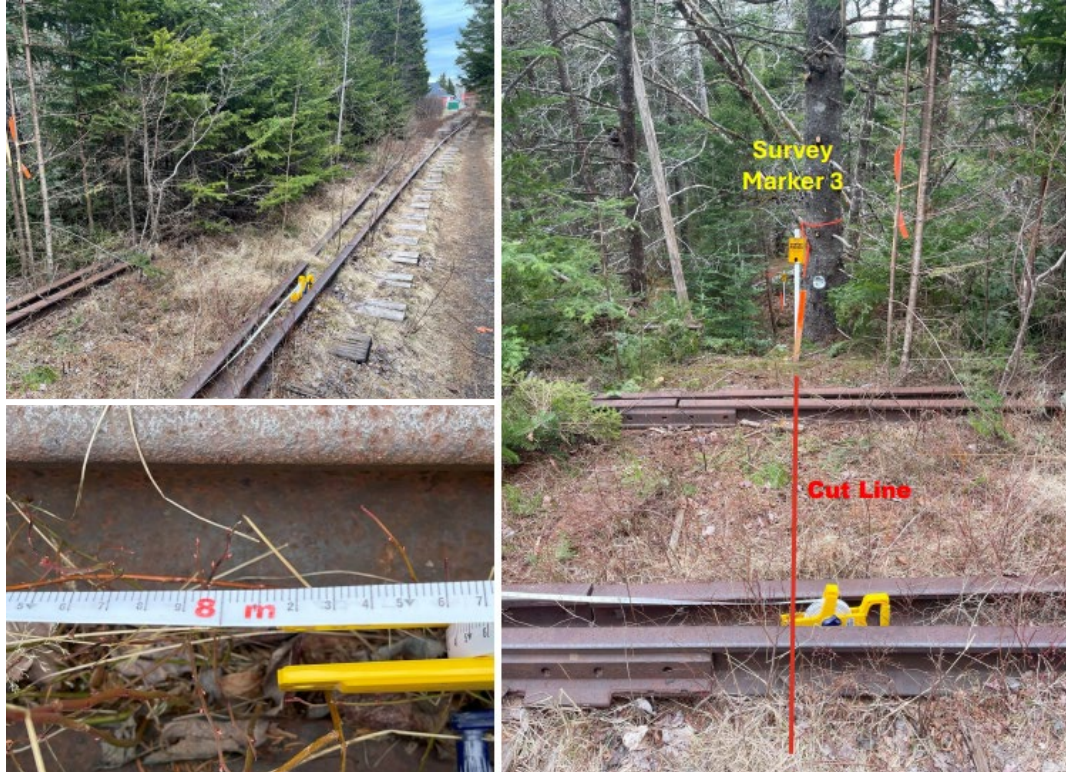


# Application





# Application



# Development Context

- The proposed Birches Nursing Home replacement facility is located immediately north of the Musquodoboit Railway Museum
- To accommodate the Birches Nursing Home, the applicant is required to provide a common shared driveway as secondary access, which must cross the registered heritage property
- This access and related re-grading of the land necessitates the removal of a small (approximately 8-metre) portion of the remaining track segment

# ***Standards and Guidelines***

## **Standard 1:**

- The proposed alteration conserves the heritage value of the registered heritage property by altering as few character defining elements as possible with as minimal of an intervention as possible, in accordance with Standards 3 and 7
- The location of the rail line and its spatial relationship to other elements, such as the station building, remains unchanged

# ***Standards and Guidelines***

## **Standard 3:**

- The common shared driveway is a requirement for safe access and egress
- The applicant, the Nova Scotia Department of Public Works, and HRM staff reviewed access requirements and alternative placements, and the proposed is the most appropriate location
- Constructing this driveway to municipal standards involves re-grading the embankment and removing a small portion of the remaining track
- The proposed alteration is both necessary and minimal, striking a balance between technical requirements of the proposed development and protection of heritage value

# ***Standards and Guidelines***

## **Standard 7:**

- The impact is minimal both in terms of impacting only one character-defining element and by limiting the removal of materials to only 8 metres (3.6% of the track's total length)
- Overall form and layout of the track will remain unchanged, with the convergence of the through-track and siding-track remaining readily identifiable
- The cut rail pieces and the wooden ties will be stored on-site as opposed to disposing of them
- The work will be documented and recorded on file

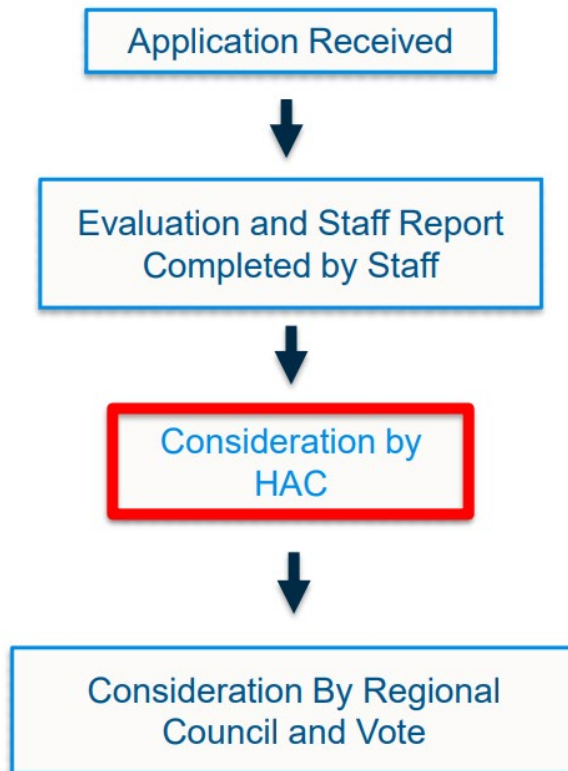


# Conclusion

- The proposed alteration is both necessary and minimal
- The property's heritage value and heritage integrity is conserved
- The alteration will be documented and the materials removed will be retained on-site
- Staff therefore recommend approval of this application



# Process



# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipally registered heritage property 7895 Highway 7, Musquodoboit Harbour, as set out in this report.

Heritage Advisory Committee  
June 18, 2025

**HALIFAX**

**Thank You**