

Fact Sheet 1

General Information

What is the Plan Mahone Bay Project?

Plan Mahone Bay was launched in 2020 when the Town of Mahone Bay contracted UPLAND Planning + Design Studio to review and update Mahone Bay's Municipal Planning Strategy and Land Use Bylaw.

How Does the Project Impact Me?

The results of Plan Mahone Bay will produce a blueprint for how the Town will grow and develop over the next decade, and beyond. The existing Municipal Planning Strategy and Land Use Bylaw have been shaping the physical environment since 2008 and will soon be updated to reflect current events and priorities. It is important that you have a voice in the creation of your Town plan and bylaw so the future of your community reflects your goals and aspirations as a place to live, work, and do business.

Community Engagement Thus Far!

Since the project's launch in 2020 the project team has been engaging with the community to understand the planning and development issues that are important to you. Previous opportunities were provided to inform the What We Heard Report and all versions of the draft documents.

PROJECT LAUNCH
+ INTERACTIVE MAP + **survey**
SCAVENGER HUNT
FOCUS GROUPS + **STAKEHOLDER INTERVIEWS**



CLICK ME!
WHAT WE
HEARD
REPORTS



DRAFT
DOCUMENTS
& DRAFT
ENGAGEMENT



CLICK ME!
CURRENT
DRAFT
DOCUMENTS

The documents are now going through the formal adoption process. **A Public Hearing will be held on December 5, 2023 at 7:00pm at the Mahone Bay Legion**, located at 21 Pond Street, to receive written and verbal submissions from the public on the proposed Bylaw and Strategy.

Any questions or written submissions should be directed to Kelly Munroe, Town Clerk, by email: clerk@townofmahonebay.ca or by calling (902) 624-8327.



For more information please visit www.planmahonebay.ca

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What Are Fact Sheets?

A lot of changes are proposed in the draft Plan and Bylaw. Fact Sheets are bite sized pieces of information highlighting what is being drafted for your community. Eight Fact Sheets have been released, and each focus on a specific topic pertaining to Mahone Bay:



GENERAL INFORMATION

Introducing Fact Sheets and why planning is important in Mahone Bay



HOUSING

Supporting housing options and affordability in Mahone Bay while balancing the need for tourism accommodations



ENVIRONMENT & CLIMATE CHANGE

Promoting adaptation and mitigation to climate change and sea level rise



HERITAGE

Reflecting the architectural built form while accommodating new and future uses



AGRICULTURE

Exploring urban agriculture as an opportunity to access healthy, local food while contributing to social and mental health



COMMERCIAL & MIXED USES

Encouraging commercial uses within the commercial core while considering appropriate commercial development outside of the core



SUBDIVISION

Exploring the relaxation of lot area and frontage requirements, and land subdivision rules to encourage development in desired areas



CHANGES SINCE LAST DRAFT

A complete list of changes that have been made since the last set of draft documents.

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What is Planning?

Planning is the process by which the Town of Mahone Bay can control the change and development of the physical environment. Planning seeks to balance the needs of people, economy, and environment by determining where certain land uses should take place and at what intensity. It plays a big role in keeping your community, Mahone Bay, safe and healthy, as well as controlling growth and making it easier and more efficient to get around and access services.

Development is the alteration of the land and a key component of the visual application of the Mahone Bay Municipal Planning Strategy and Land Use Bylaw. Subdividing land, building or altering structures, or changing or adding a use to a property are all forms of development that are impacted and guided by the Municipal Planning Strategy and Land Use Bylaw.

Why Planning Matters



It helps Mahone Bay **prepare for change**. This can be environmental change, like sea level rise, or social change, like an aging population.



It **supports Mahone Bay's community character and culture** through protecting walkability, emphasizing the water, and keeping development consistent and complementary.



It **protects special and sensitive environments** by preventing or limiting development in these areas.



It helps to **protect people** from developing in areas where the natural environment presents a high risk.



It helps to **maintain a healthy, sustainable economy** by ensuring an adequate supply of land to support economic initiatives while also supporting entrepreneurship and wayfinding.



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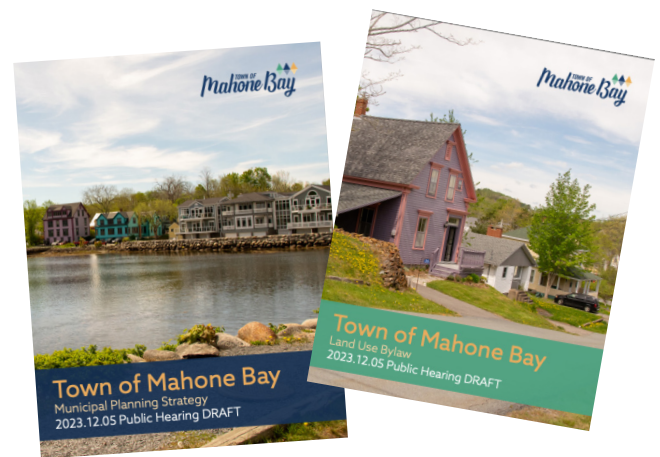
What is a Mahone Bay Municipal Planning Strategy Document?

A Municipal Planning Strategy is a legal document, adopted by Council, which establishes and contains the vision, goals, and policies that will guide growth and development of the Town over the next decade, and more.

The proposed Municipal Planning Strategy takes a high-level examination of your existing community pertaining to multiple topics, such as issues and opportunities in the community. This high-level information is used to inform the development of the Municipal Planning Strategy which is further utilized to create the Land Use Bylaw.

What is a Mahone Bay Land Use Bylaw?

A Land Use Bylaw provides the tools to implement the Municipal Planning Strategy policies. The Land Use Bylaw divides the Town into zones, each of which has an associated set of rules and regulations. These legal requirements must be met before undertaking a specific action, which in most instances is development.



How do These Documents Work Together?

The Municipal Planning Strategy sets out the future vision for the Town and the Land Use Bylaw provides the tools to achieve it. The Land Use Bylaw can only be adopted or amended to carry out the intent of the Municipal Planning Strategy. It is important that the documents are cohesive; therefore, they are developed concurrently and adopted by Council at the same time.

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