

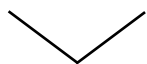
Fact Sheet 2

Housing

The information on this Fact Sheet comes from the Background Report and the What We Heard Report. To read these documents, [please click here.](#)

Income Ratio

20% earn more than \$100,000



24% earn less than \$30,000

Household

Average household size in 2021:

Mahone Bay **1.9**
Lunenburg Co. **2.2**
Province **2.3**



Household Income

\$60,746



Province

\$54,833



Lunenburg
County

\$53,035



Mahone
Bay

Housing Stock



Single detached dwellings make up the majority of Mahone Bay's housing.

63% of Mahone Bay's housing stock is owner-occupied and **37%** is rental units.

Affordability

Spending more than 30% of household income is considered the threshold of housing affordability. Mahone Bay households spend, on average, far more of their income on housing than other residents of Nova Scotia or Lunenburg County.

34% Mahone Bay **21.6%** Lunenburg County **18.7%** Province

What is Being Proposed

The Town of Mahone Bay Municipal Planning Strategy and Land Use Bylaw will support housing development and housing options. The aim is to expand housing options, including affordability and supportive housing.

The Plan intends to address impact of Short-term Rentals on the local housing stock by limiting where they are permitted, and requiring them to meet Land Use standards.

More Residential Zones

The proposed Plan will **expand the number of Residential Zones**, each of which has its own characteristics and requirements. This will increase housing options.

- Residential Core
- Residential General
- Residential Multi-Unit
- Residential Unserviced

Fact Sheet 2

Housing

Short-term Rentals (AIRBNB, ETC.)

Are proposed to have **clear regulations**:

- only one per lot
- ★ only in the owner's primary residence
- ★ not permitted in an accessory dwelling
- ★ permitted in Commercial Zones with a development permit
- ★ In commercial zones they are permitted to be standalone (i.e. it does not need to be in the owner's primary residence) and are not permitted on the first floor

New provincial regulations that require registration of short-term rentals will enable the Town to identify where these businesses are located.

New Zone

A new **Residential Multi-Unit Zone** is proposed to encourage higher density at appropriate locations in the Town (see next page for proposed locations). The zone will permit 3 to 8 dwellings units, and more than 8 with an approved site plan.

Please note: This fact sheet was updated on November 17, 2023.

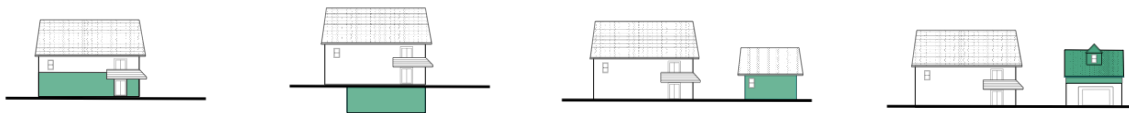
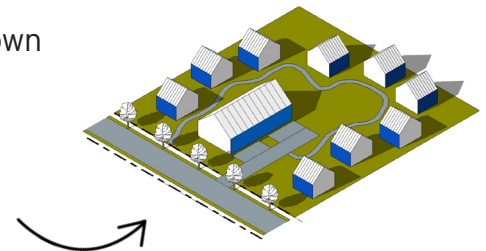
The ★ symbol highlights any revisions made to the documents between the March draft and the current draft.

Housing Choice

A diversity of housing choices are proposed in the Plan so that the Town may accommodate the housing needs of all residents.

Grouped Dwellings are proposed to be permitted in residential zones as an additional method to encourage housing options and affordability.

Accessory Dwellings are proposed be permitted in residential zones, up to 70 square metres in floor area, as an additional method to encourage housing affordability and density.

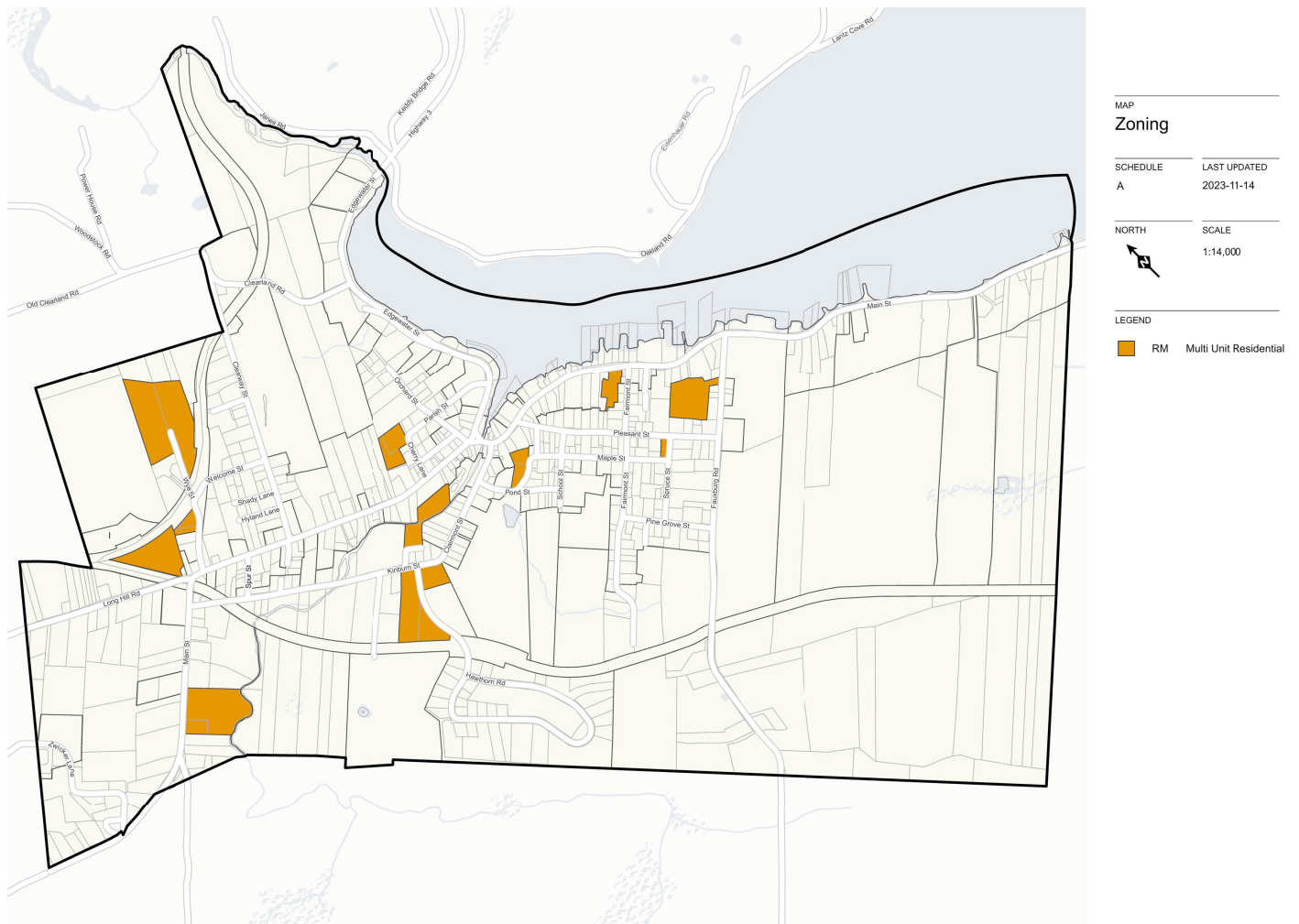


Supportive Housing developments are treated like any other residential dwelling of a similar scale. These facilities will be permitted in residential zones and the institutional zone. These housing options will provide alternative living arrangements and non-medical care for people who need additional living support.

Fact Sheet 2

Housing

Proposed Multi Unit Residential Zone Locations ★



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.