

# Fact Sheet 3

## Environment and Climate Change

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

“The diversity and accessibility of the natural environment is one of the most attractive and desirable aspects of living in Mahone Bay.” Engagement Participant

### Concerns

**93%** of respondents were either concerned or very concerned with coastal erosion.

**90%** of respondents were either concerned or very concerned with coastal flooding.

### Concerns

Environmental topics were 4 of the top 5 concerns for the community.

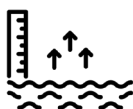
Coastal Erosion



Coastal Flooding



Sea Level Rise



Forest Health



### What is Being Proposed

The Town of Mahone Bay Municipal Planning Strategy and Land Use Bylaw drafts would **maintain and enhance the quality of the environment** while considering the changing climatic conditions brought on by the climate crisis. The Town may face more severe storms, higher sea levels, coastal erosion, and more frequent flooding; the proposed plan would consider the environmental impact on humans, buildings, and other infrastructure. Emphasis would be placed on protecting the environment while also protecting human development from potentially hazardous areas.

### New Zone

The proposed zoning would be updated **from two environment zones to three zones**. The new proposed zone would **focus on conservation** by restricting the uses to structures owned or installed by the Town.

- Open Shoreline Zone
  - Park Zone
- 
- Open Shoreline Zone
  - Park Zone
  - Conservation Zone

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### Conservation Use

A **definition** would be added to increase comprehension. Conservation Use would mean “the use of land intended for the protection and preservation of water, soil, plants, and animals”. Conservation is proposed to be **permitted in all zones** and not require a development permit. This would make it easier for environment conservation.

### Water

The proposed Plan would keep the **Open Shoreline** zoning and restrictions to ensure the community retains water access. The draft Bylaw would also retain the **Watercourse Buffer** to protect the sensitive environment from development.

### Coastal Elevation

New construction within a **flood risk area** would require a minimum floor level for habitable areas of **3.5 metres**, relative to the Canadian Geodetic Vertical Datum of 2023.

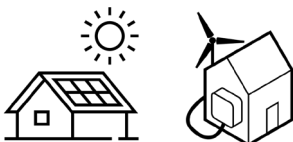
### Lot Coverage

A **maximum lot coverage** of 40% to 50%, zone dependent, is proposed in the Bylaw draft to ensure lots have proper drainage and water source rejuvenation.

### Sustainability

The draft Plan and Bylaw would support sustainability by promoting **local, small scale green energy**. Residents would be permitted to improve their green energy use while following proposed restrictions on sizes and locations on a lot. The draft Bylaw would include rules to ensure green energy does not detract from the enjoyment of the environment.

**Electric vehicle charging stations** are proposed to be permitted.



### Stormwater and Trees

To help prevent flooding through **proper drainage** solutions, the Plan proposes to support rooftop gardens and permeable pavements.

Disturbed land that does not form part of a development would be required to be **restored** at a minimum with grass, ground covers, or nature meadow mixtures.

**Tree Identification and Replacement** would be required when residential development coverage is greater than 20%. Trees with a diameter of **30 cm or greater would need to be replaced**.

If the trees cannot be replaced on the lot, the Development Officer could require the trees be planted elsewhere in the Town.

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](mailto:clerk@townofmahonebay.ca) or by calling (902) 624-8327.