

Fact Sheet 4

Architecture and Heritage

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

Community Input

There are diverging opinions as to how the Town should balance development, architectural character, and heritage preservation. While some respondents in early consultations commented on the need for total heritage preservation, other respondents suggested a more balanced approach that permits development while maintaining what's historically important.

What is Being Proposed

The draft MPS and LUB propose to remove the current Plan's approach of using 1919 as the historic benchmark for alterations until a comprehensive heritage analysis of the Town can be conducted. The draft also proposes to expand the dialogue around Reconciliation with the Indigenous community, and to provide additional incentives to register a heritage property. ★

Heritage Incentives

The draft Bylaw proposes registered heritage properties would be **eligible for relaxations of Bylaw requirements** to encourage their ongoing use and upkeep. Registered heritage properties would be exempt from minimum parking space requirements; and an additional unit would be permitted for bed and breakfast, boarding house, or converted dwelling uses.

The draft Plan also includes policy that would allow Council to consider unique proposals for the adaptive reuse of registered heritage properties, beyond what would normally be permitted by the zoning. This could provide opportunities to encourage reinvestment in such properties.

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.

Architecture Control Overlay (ACO) ★

The current Bylaw includes an "architectural control area" that requires buildings within the area to be similar to pre-1919 structures in the town in regard to building massing and architectural style and detailing.

The draft Bylaw proposes to remove the "pre-1919" language around alterations or additions to structures in the ACO and replace it with "in a manner that is authentic to the period in which it was constructed". This acknowledges the range of architectural styles and ages within the ACO. The draft also proposes expanding the ACO in the vicinity of Maple Street and Pleasant Street (see map on following page). ★

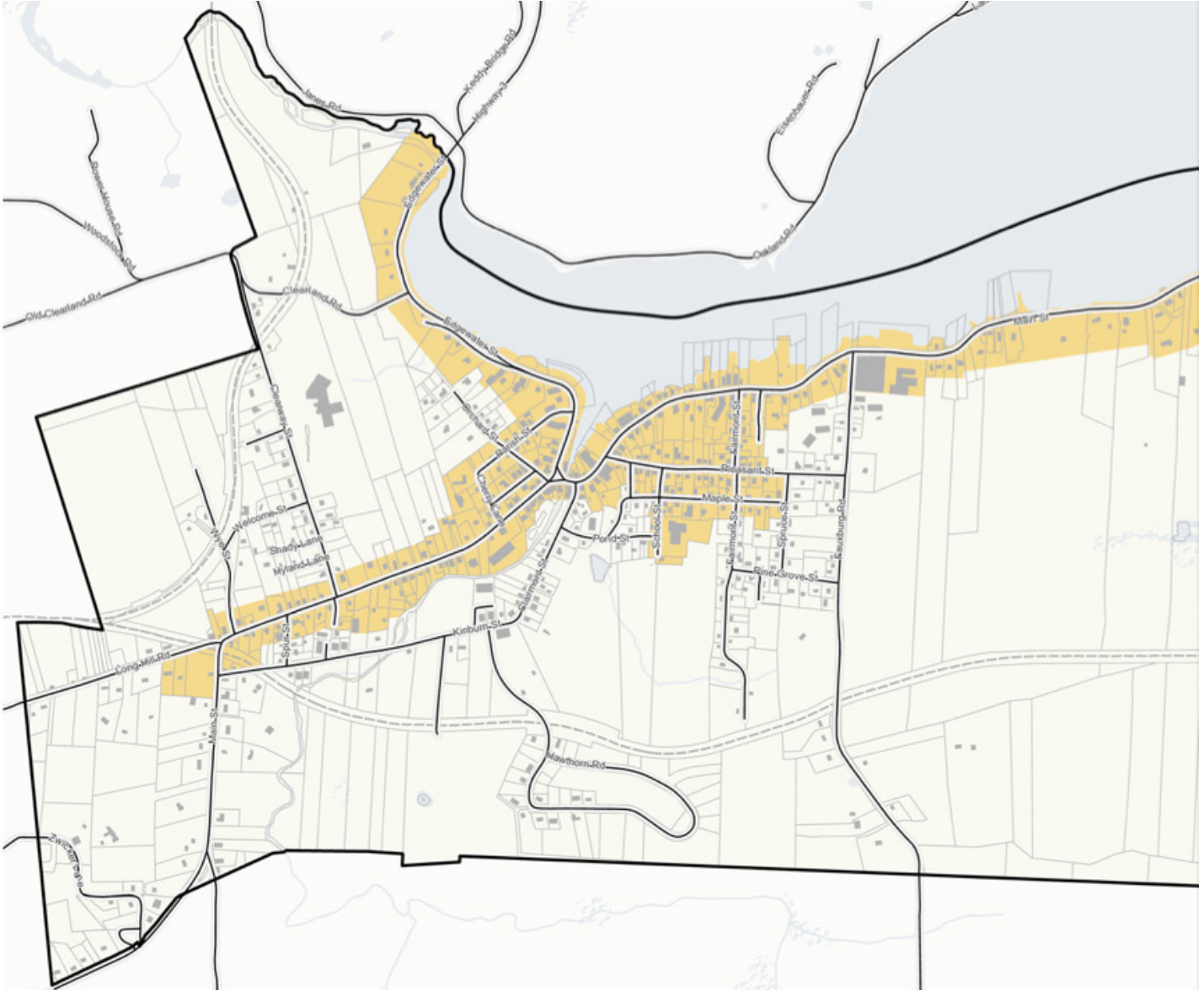
In addition, the draft Bylaw allows solar shingles in the ACO on the front facade and has removed language prohibiting mini and mobile homes and added a regulation for width-to-depth ratio or depth-to-width ratio in the ACO to maintain the character of the area. ★

Proposals that cannot meet the specific standards of the architectural control area and proposals for Indigenous developments could be considered by Council under policy proposed in the draft Plan.

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Proposed Architectural Control Overlay ★



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.