

Fact Sheet 7

Subdivision

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

Some respondents want the Mahone Bay Plan to support greater flexibility when subdividing land to enable small home development and the use of land that is otherwise challenging to develop.

What is Being Proposed

The general direction in the draft is to enable efficient use of land in the town, while having a thoughtful and sustainable approach to sewer, water, and roads.

Lot Standards

Some zones are proposed to have reduced lot standards. For example, the proposed Residential Core Zone has a minimum lot size of 450 square metres and minimum lot frontage of 12 metres, compared to 650 square metres and 21 metres in the Residential Zone in the existing Bylaw.

The draft Bylaw also contains exemptions to enable the development of existing undersized lots if the owner can provide proof of legal access (e.g. an easement or right-of-way) to the lot.

Servicing and Roads

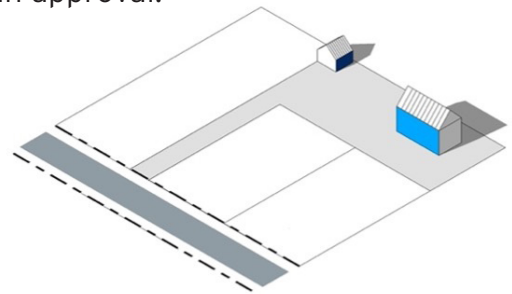
The draft Bylaw would require new development to connect to sewer where sewer is available. The draft also proposes prohibiting development on new private roads (i.e. requiring frontage on a public road or existing private road).

Connectivity

The draft Plan contains policy support for road reserves and pedestrian connections to enhance connectivity between subdivisions.

Flag Lots

Flag lot development, sometimes known as “backlot development”, is a style of subdivision and development where an existing large lot that is only developed in the front portion is subdivided to enable development behind the existing structure - or vice versa. The resulting lot created through this style of development often resembles a flag and flagpole. The draft Bylaw would enable development on flag lots, subject to site plan approval.



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.