

Fact Sheet 8

Draft Updates

This Fact Sheet provides a list of all changes made between the March draft and current draft documents. Thank you to everyone who participated and shared their feedback!

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.

Municipal Planning Strategy Updates

- Minor text corrections and edits for clarity [throughout]
- Updated list of Council and PAC members and staff
- Added context about the Subdivision Bylaw [1.1]
- Added MODL to [1.5.1]
- Added policy links in [1.5]
- Added description of draft plan engagement [2.3.2]
- Added link to relationship with MODL in description of infrastructure [4.3]
- Added clarity around extent of protected watershed regulations for Oakland Lake [4.3.1]
- Added support for working with MODL to protect the Town's drinking water [Policy 4-8]
- Corrected references to Architectural Control Overlay [throughout]
- Added context around 2023 flooding to description of need for a stormwater management by-law [4.5.3]
- Removed reference to 1919 as a benchmark for architectural controls [4.9.1]
- Added recognition of potential for archaeological artefacts [4.9.1]
- Removed prohibition on mini homes and mobile homes in Architectural Control Overlay [former Policy 4-76]

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Municipal Planning Strategy Updates (continued)

- Added policy for adaptive reuse of former institutional buildings by development agreement [4.10.2 and Policy 4-91]
- Removed references to industrial expansion from Unserviced Designation [former policy 5-37]
- Added policy for specific requirements when consulting with adjacent municipalities [Policy 6-5]
- Added policy to address development agreement applications that are currently underway [6.4.4 and Policy 6-23]
- Removed “negative impacts on viability of existing businesses” from list of criteria to be considered by Council during Bylaw amendments or development agreement applications [former Policy 6-23(f)xvii]
- Added policy for public participation program [6.8.3 and Policy 6-37]
- Updated Schedule ‘A’ (Future Land Use Map) to enable consideration of a future commercial node at the intersection of Main Street and Clearway Street.

Land Use Bylaw Updates

- Minor text corrections and edits for clarity [throughout]
- Added implementation for Policy 4-91 (adaptive reuse of former institutional buildings) [s5.5]
- Corrected references to “Architectural Control Area” versus “Architectural Guidance Area” [throughout]
- Removed prohibition on mini homes and mobile homes in Architectural Control Area [former 5.5.3]
- Removed references to the year 1919 in architectural standards and replaced with “authentic to the period in which it was constructed” [5.6.4]
- Added a requirement for new main buildings in the Architectural Control Area to be rectangular for their principal component [5.6.6].
- Added a maximum ratio of width-to-depth (or vice versa) for buildings in the Architectural Control Area [5.6.7]

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Land Use Bylaw Updates (continued)

- Clarified architectural materials [5.6.9]
- Permit solar collectors on public-facing roofs in the Architectural Control Area as long as they are flat to the roof [5.6.12]
- Allowed for shallower roofs in the commercial areas of the Architectural Control Area [5.6.15]
- Refined provisions for windows in the Architectural Control Area [5.6.16 through 5.6.18]
- Added clearer link to Indigenous development policy in Architectural Control Area [5.6.19]
- Allow stand-alone (i.e. not primary residence) short-term rentals in commercial zones as long as they are not on the ground floor [5.45.1]
- Prohibit short-term rentals in accessory dwellings [5.45.2(c)]
- Broadened side yard exemptions for attached buildings [5.46]
- Removed prohibition on signage for urban agricultural uses [former 5.51.2]
- Permit keeping of bees, rabbits, and chickens in all zones, not just residential [5.51.3]
- Increased parking requirement for dwellings on streets that cannot accommodate on-street parking [Table 6-1(i) and Appendix 'A']
- Increased the number of bed and breakfast sleeping units permitted as-of-right in residential zones, commercial zones, from 4 to 6 [8.2 and 9.2]
- Added "government buildings and uses" to uses permitted in residential zones [8.2]
- Added "emergency services" to uses permitted in the Residential Multi-unit Zone [8.2]
- Clarified requirements for ground floor commercial uses in commercial zones [9.1.6]
- Permit standalone multi-unit dwellings and grouped dwellings in the rear yard of commercial buildings in commercial zones [9.1.10 and 9.2]
- Allow standalone multi-unit dwellings in commercial zones by development agreement [9.3]
- Allow nursing homes in Commercial General Zone by development agreement [9.3]
- Added requirement for commercial and industrial development on PID 60419538 to proceed only by development agreement [10.2.2]

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Land Use Bylaw Updates (continued)

- Added “government buildings and uses” to uses permitted in Unserviced Zone [11.2]
- Changed “commercial parking lot” to “parking lot” in list of uses permitted in Open Shoreline Zone and Institutional Zone [12.2 and 14.2]
- Deleted “existing residential uses” from Parks and Open Space Zone [former 13.1.2]
- Added “government buildings and uses” to uses permitted in Parks and Open Space Zone [13.2]
- Added parking lots as a use permitted by site plan approval in the Parks and Open Space Zone [13.2]
- Updated definitions of:
 - Carport
 - Dwellings, Multi-unit
- Updated Schedule ‘B’ (Architectural Control Overlay) to:
 - Be easier to read
 - Remove 26 Maple Street
 - Generally clean up alignment with property lines
- Updated Schedule ‘C’ (Watercourses) to more accurately reflect real-world conditions
- Added Parks and Open Space Zone to PID 60373503
- Added Institutional Zone to a portion of PID 60602315
- Added Residential Multi-unit Zone to:
 - PID 60609773
 - PID 60375383
 - PID 60375300
 - PID 60685732
 - PID 60481934
 - PID 60420544
 - PID 60653417
 - A portion of PID 60374618
 - PID 60729316
 - PID 60373321

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