

Plan Mahone Bay

Draft Updates

On December 5th, 2023 Council hosted a Public Hearing to hear feedback on the proposed Municipal Planning Strategy and Land Use Bylaw. Thank you to everyone who participated.

Council considered the public feedback and has made changes to the documents in response. This sheet summarizes the changes. The updated documents are now going through the formal adoption process. **A Public Hearing will be held on January 31, 2024 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. The storm date is February 1st at the same time and location.

Any questions or written submissions should be directed to Kelly Munroe, Town Clerk, by email: clerk@townofmahonebay.ca or by calling (902) 624-8327.

Parking Updates

- Extended the parking exemption to the entirety of the Commercial Core Zone [MPS Policy 4-22 and LUB Section 6.3].
- Deleted Schedule 'D' (Parking Exemption Overlay) from the Land Use Bylaw as the above change made it unnecessary.
- Removed Hedge Row from Land Use Bylaw Appendix 'A' (Areas of Increased Parking Requirements).

Livestock Updates

- Created a new land use definition to accommodate "Hobby Livestock Buildings":
Hobby Livestock Building means a building or structure for the shelter of horses, ponies, sheep, goats, fowl, cows, or swine and with a gross floor area not exceeding 200.0 square metres.
- Permitted hobby livestock buildings as a use in the Residential Unserviced Zone on lots larger than 10,000 square metres (1 hectare / 2.47 acres) [LUB Sections 11.2 and 11.3].

Pedestrian Updates

- Added "pedestrian-friendly development" as a goal in the Municipal Planning Strategy [MPS 3.2].
- Strengthened provisions for requiring pedestrian connections when approving development via site plan approval [LUB clauses 16.1.1(n) and 16.2.1(n)].

Plan Mahone Bay

Draft Updates

Residential Updates

- Permitted standalone residential buildings in the rear yard of commercial buildings in the Commercial Core Zone by site plan approval [LUB subsections 9.1.10 and 9.2.1].
- Made minor tweaks to lot size requirements for triplexes, multi-unit dwellings, and grouped dwellings in the Residential General Zone and Residential Multi-unit Zone to ensure lots are not created that cannot be used for other purposes. The minimum lot size for three units is now 500 square metres instead of 3 x 165 square metres in the Residential General Zone and 400 square metres instead of 3 x 125 square metres in the Residential Multi-unit Zone [LUB subclauses 8.4.2(a)i and 8.5.2(a)i].
- Reduced the minimum roof slope for properties in the Residential Multi-unit Zone affected by the Architectural Control Overlay from 6:12 to 2:12 [LUB subsection 5.6.15].

Mapping Updates

- Changed zoning on PIDs 60373073, 60530607, 60373065, 60373057, and 60526696 (south end of Fairmont Street) from Residential General to Residential Unserviced.
- Changed zoning on portions of PIDs 60373438, 60373412, and 60642584 (534 and 538 Main Street) from Commercial Core to Residential Multi-unit.
- Corrected Schedule 'B' (Architectural Control Overlay) to include PID 60373313 (16 Hedge Row) in the overlay.
- Updated Schedule 'C' (Watercourses) to include stream from Jubilee Park pond to Ernst Brook, and to include stream on north side of Longhill Road and Main Street in vicinity of Wye Street.

Other Updates

- Clarified conditions around reasonable times for right-to-entry for inspecting dwellings [LUB section 4.2].