

# FACT SHEET

## General Info

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### What is the Plan Mahone Bay Project?

Plan Mahone Bay was launched in 2020 when the Town of Mahone Bay contracted UPLAND Planning + Studio to review and update Mahone Bay's Municipal Planning Strategy and Land Use Bylaw.

### How Does the Project Impact Me?

The results of Plan Mahone Bay will produce a blueprint for how the Town will grow and develop over the next decade, and beyond. The existing Municipal Planning Strategy and Land Use Bylaw have been shaping the physical environment since 2008 and will soon be updated to reflect current events and priorities. It is important that you have a voice in the creation of your Town plan and bylaw so the future of your community reflects your goals and aspirations as a place to live, work, and do business.

### Community Engagement Thus Far!

Since the project's launch in 2020 the project team has been engaging with the community to understand the planning and development issues that are important to you. Previous opportunities were provided in phase one of community engagement to inform the What We Heard Report and the Draft Documents.

**PROJECT LAUNCH**  
+ INTERACTIVE MAP + **survey**  
SCAVENGER HUNT  
**FOCUS GROUPS** + **stakeholder interviews**



click me!  
**WHAT WE HEARD REPORT**

The Town has released drafts of the new Municipal Planning Strategy and Land Use Bylaw. We are entering the second phase of community engagement to ensure everyone has the opportunity to view and comment on the draft planning documents.

Upcoming  
open house

**Draft Plan Engagement will consist of Fact Sheets and Open Houses!**  
**Wednesday, May 10, 2023 - 7:00pm to 9:00pm**  
**at the Community Hall, 41 Hawthorn Road**



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**Read and Comment** about the drafts at  
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For more info visit  
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Get in touch at  
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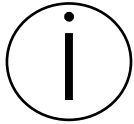
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### What are Fact Sheets?

A lot of changes are proposed in the draft Plan and Bylaw. Fact Sheets are bite sized pieces of information highlighting what is being drafted for your community. Seven Fact Sheets will be released, and each will focus on a specific topic pertaining to Mahone Bay:



#### GENERAL INFORMATION

Introducing Fact Sheets and why planning is important in Mahone Bay



#### HOUSING

Supporting housing options and affordability in Mahone Bay while balancing the need for tourism accommodations



#### ENVIRONMENT & CLIMATE CHANGE

Promoting adaptation and mitigation to climate change and sea level rise



#### HERITAGE

Reflecting the architectural built form while accommodating new and future uses



#### AGRICULTURE

Exploring urban agriculture as an opportunity to access healthy, local food while contributing to social and mental health



#### COMMERCIAL & MIXED USES

Encouraging commercial uses within the commercial core while considering appropriate commercial development outside of the core



#### SUBDIVISION

Exploring the relaxation of lot area and frontage requirements, and land subdivision rules to encourage development in desired areas

**Fact Sheets will be posted each Monday on the Project Website and Town Facebook Page!**



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# WHAT IS PLANNING?

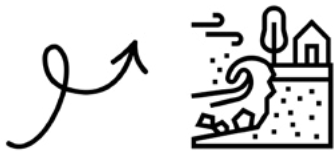
**Planning** is the process by which the Town of Mahone Bay can control the change and development of the physical environment. Planning seeks to balance the needs of people, economy, and environment by determining where certain land uses should take place and at what intensity. It plays a big role in keeping your community, Mahone Bay, safe and healthy, as well as controlling growth and making it easier and more efficient to get around and access services.

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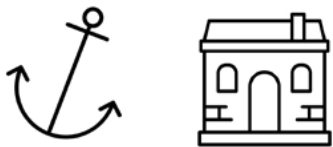
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**Development** is the alteration of the land and a key component of the visual application of the Mahone Bay Municipal Planning Strategy and Land Use Bylaw. Subdividing land, building or altering structures, or changing or adding a use to a property are all forms of development that are impacted and guided by the Municipal Planning Strategy and Land Use Bylaw.

## Why Planning Matters



It helps Mahone Bay **prepare for change**. This can be environmental change, like sea level rise, or social change, like an aging population.



It **supports Mahone Bay's community character and culture** through protecting walkability, emphasizing the water, and keeping development consistent and complementary.



It **protects special and sensitive environments** by preventing or limiting development in these areas.



It helps to **protect people** from developing in areas where the natural environment presents a high risk.



It helps to **maintain a healthy, sustainable economy** by ensuring an adequate supply of land to support economic initiatives while also supporting entrepreneurship and wayfinding.



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### What is a Mahone Bay Municipal Planning Strategy Document

A Municipal Planning Strategy is a legal document, adopted by Council, which establishes and contains the **vision, goals, and policies that will guide growth and development** of the Town over the next decade, and more.

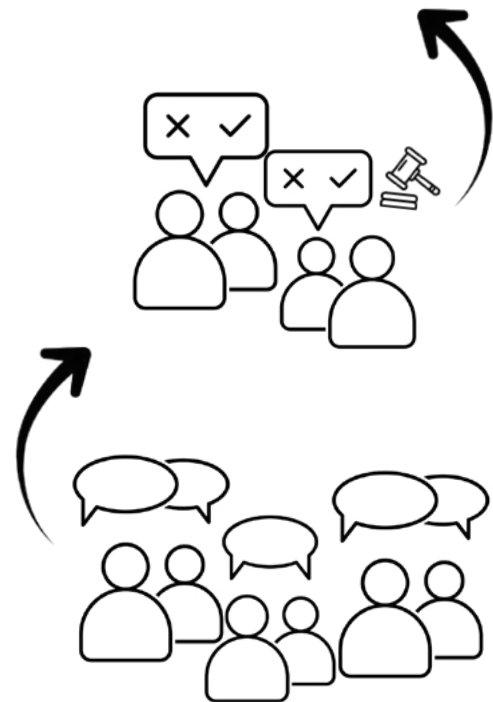
The proposed Municipal Planning Strategy takes a high-level examination of your existing community pertaining to multiple topics, such as **issues and opportunities in the community**. This high-level information is used to inform the development of the Municipal Planning Strategy which is further utilized to create the Land Use Bylaw.

### What is a Mahone Bay Land Use Bylaw

A Land Use Bylaw provides the tools to implement the Municipal Planning Strategy policies. The Land Use Bylaw divides the Town into zones, each of which has an associated set of rules and regulations. These legal requirements must be met before undertaking a specific action, which in most instances is development.

### How do These documents Work Together

The Municipal Planning Strategy sets out the future vision for the Town and the Land Use Bylaw provides the tools to achieve it. The Land Use Bylaw can only be adopted or amended to carry out the intent of the Municipal Planning Strategy. It is important that the documents are cohesive; therefore, they are developed concurrently and adopted by Council at the same time.



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