

## Housing Facts

The information on this Fact Sheet comes from the Background Report and the What We Heard Report (click on the report names to view them).

# FACT SHEET Housing

# 2

### Income Ratio

**20%** earn more than \$100,000

**24%** earn less than \$30,000

### Household

Average household size in 2021:

Mahone Bay **1.9**  
Lunenburg Co. **2.2**  
Province **2.3**



### Household Income

\$60,746



Province

\$54,833



Lunenburg  
County

\$53,035



Mahone  
Bay

### Housing Stock



**63%** of Mahone Bay's housing stock is owner-occupied and **37%** is rental units.

Single detached dwellings make up the majority of Mahone Bay's housing.

### What is Being Proposed

The Town of Mahone Bay Municipal Planning Strategy and Land Use Bylaw will support housing development and housing options. The aim is to expand housing options, including affordability and supportive housing.

The Plan intends to address impact of Short-term Rentals on the local housing stock by limiting where they are permitted, and requiring them to meet Land Use standards.

### Affordability

Spending more than 30% of household income is considered the threshold of housing affordability. Mahone Bay households spend, on average, far more of their income on housing than other residents of Nova Scotia or Lunenburg County.

**34%**  
Mahone Bay

**21.6%**  
Lunenburg County

**18.7%**  
Province

### More Residential Zones

The proposed Plan will **expand the number of Residential Zones**, each of which has its own characteristics and requirements. This will increase housing options.

- Residential Core
- Residential General
- Residential Multi-Unit
- Residential Unserviced



**Read and Comment** about the drafts at <https://planmahonebay.ca/documents>

For more info visit [planmahonebay.ca](http://planmahonebay.ca)

Get in touch at [info@planmahonebay.ca](mailto:info@planmahonebay.ca)

## Short-term Rentals (AIRBNB, ETC.)

Are proposed to have **clear regulations:**

- only one per lot,
- only in, or on the same lot as, the owner's primary residence

New provincial regulations that require registration of short-term rentals will enable the Town to identify where these businesses are located.

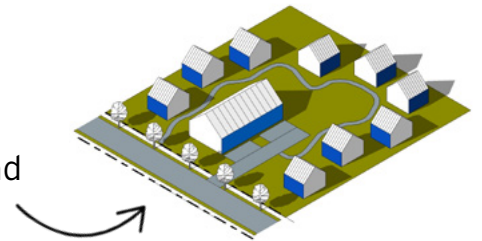
## New Zone

A new **Residential Multi-Unit Zone** is proposed to encourage higher density at appropriate locations in the Town (see next page for proposed locations). The zone will permit 3 to 8 dwellings units, and more than 8 with an approved site plan.

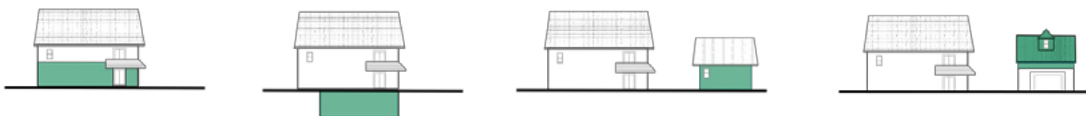
## Housing Choice

A diversity of housing choices are proposed in the Plan so that the Town may accommodate the housing needs of all residents.

**Grouped Dwellings** are proposed to be permitted in residential zones as an additional method to encourage housing options and affordability.



**Accessory Dwellings** are proposed be permitted in residential zones, up to 70 square metres in floor area, as an additional method to encourage housing affordability and density.



**Supportive Housing** developments are treated like any other residential dwelling of a similar scale. These facilities will be permitted in residential zones and the institutional zone. These housing options will provide alternative living arrangements and non-medical care for people who need additional living support.

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



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MAP  
Zoning

SCHEDULE A  
LAST UPDATED 4/5/2023

NORTH  
SCALE 1:14,000

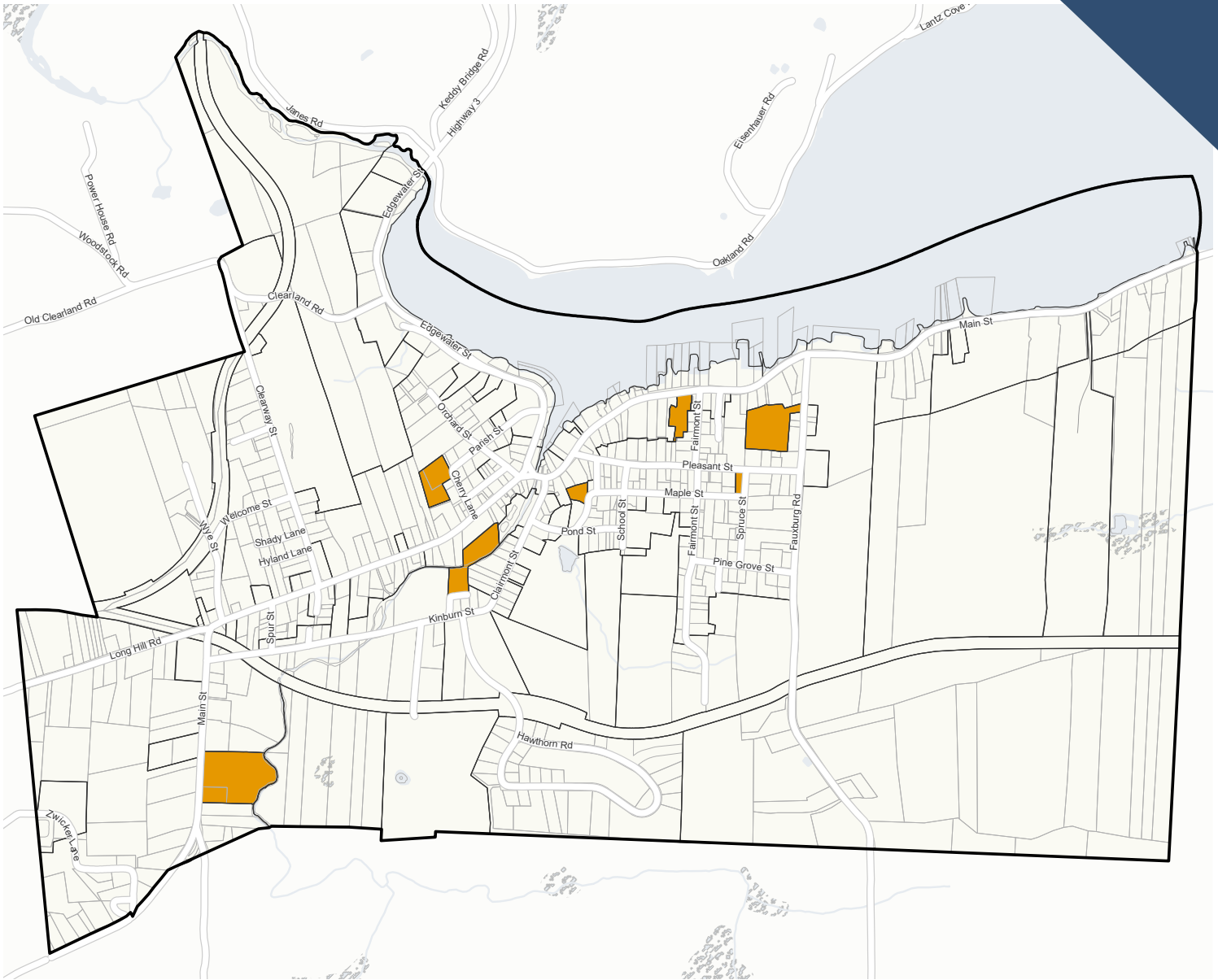


LEGEND  
RM Multi Unit Residential

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## Proposed Multi Unit Residential Zone Locations



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