

Architecture + Heritage 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

Architecture + Heritage

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Community Input

There are diverging opinions as to how the Town should balance development, architectural character, and heritage preservation. While some respondents in early consultations commented on the need for total heritage preservation, other respondents suggested a more balanced approach that permits development while maintaining what's historically important.

What is Being Proposed

The draft Mahone Bay Municipal Planning Strategy and Land Use Bylaw propose to **continue the current Plan's approach** of using 1919 (the year the Town was incorporated) as a meaningful year for architectural character and heritage in Mahone Bay, until a comprehensive heritage analysis of the town can be conducted. However, the draft proposes to **expand the dialogue around Reconciliation** with the Indigenous community, and to **provide additional incentives to register a heritage property**.

Heritage Incentives

The draft Bylaw proposes registered heritage properties would be **eligible for relaxations of Bylaw requirements** to encourage their ongoing use and upkeep. Registered heritage properties would be exempt from minimum parking space requirements; and an additional unit would be permitted for bed and breakfast, boarding house, or converted dwelling uses.

The draft Plan also includes policy that would allow Council to consider unique proposals for the adaptive reuse of registered heritage properties, beyond what would normally be permitted by the zoning. This could provide opportunities to encourage reinvestment in such properties.

Architecture Guidance Overlay

The current Bylaw includes an "architectural control area" that requires buildings within the area to be similar to pre-1919 structures in the town in regard to building madding and architectural style and detailing.

The draft Bylaw proposes **eliminating the vague, "similar to" language and replacing it with specific, clear requirements** for architectural design within the architecture guidance area. The draft also proposes **expanding the architecture guidance area** in the vicinity of Maple Street and Pleasant Street (see map on following page). This expansion would impose architectural requirements on additional properties within the town.

Proposals that cannot meet the specific standards of the architectural guidance area and proposals for Indigenous developments could be considered by Council under policy proposed in the draft Plan.



Plan
Mahone Bay



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

For more info visit
planmahonebay.ca

Get in touch at
info@planmahonebay.ca

MAP

Architectural Control Area

SCHEDULE B LAST UPDATED 2/20/2023

NORTH SCALE 1:14,000

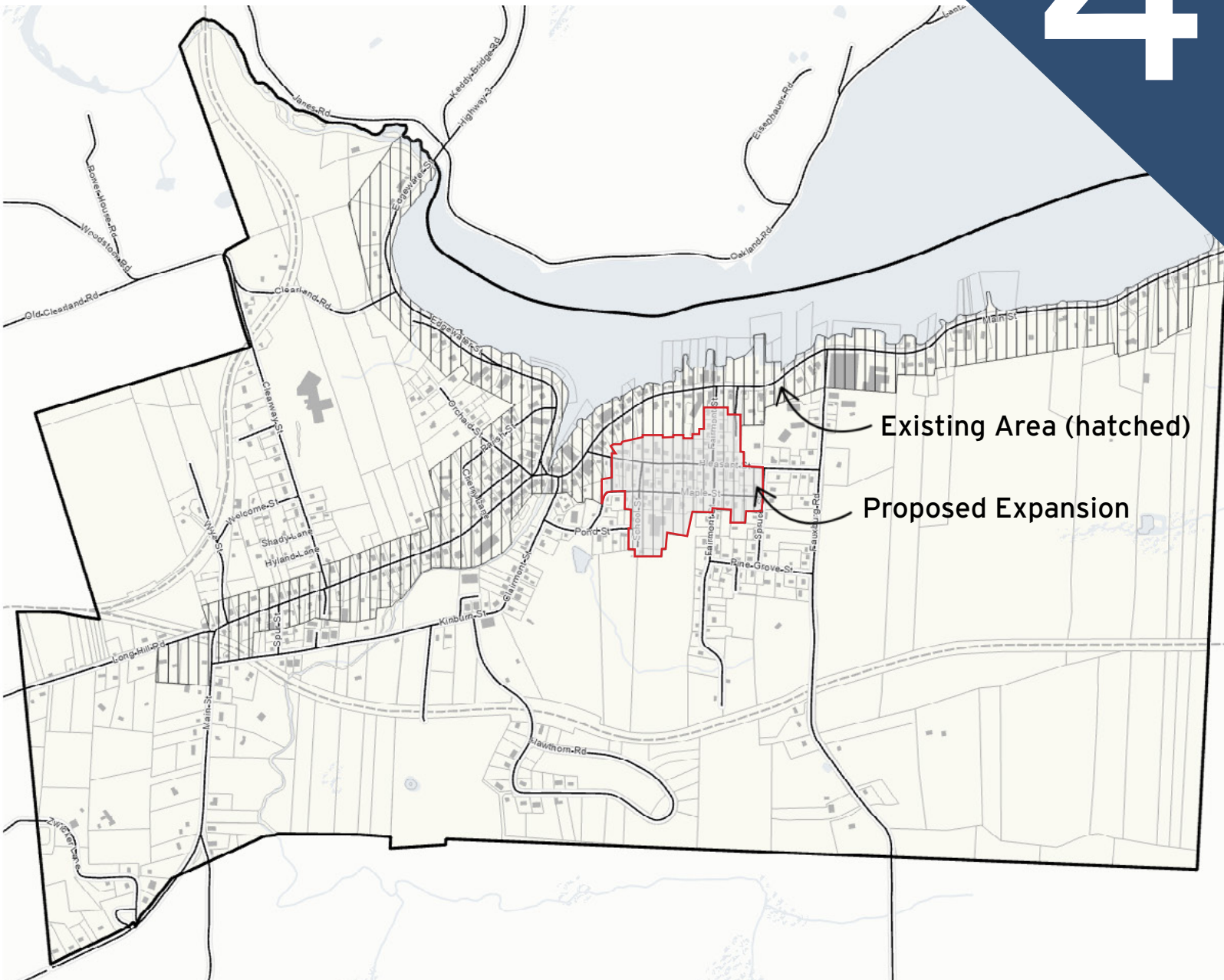
LEGEND

Architectural Control Area

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Proposed Architectural Guidance Area



Existing Area (hatched)

Proposed Expansion



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