

Commercial and Mixed Use 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)

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Community Input

The initial community input about commercial uses was typically positive and encouraging of economic growth while protecting the character of the community.

Growth and Promotion

Initial engagement participants provided numerous ideas regarding commercial uses:

1. Promote a variety of year-round shops and services.
2. Encourage green businesses, tech businesses, and home-based businesses.
3. Explore areas for commercial expansion in a thoughtful, transparent manner rather than resorting to “spot zoning” on a case-by-case basis.
4. Encourage mixed-use development.

What is Being Proposed


The Mahone Bay draft Municipal Planning Strategy and Land Use Bylaw aim to **encourage commercial** uses and development in appropriate locations and at an appropriate scale.

The draft Bylaw also includes proposed revisions to the uses permitted in commercial zones to allow a wider range of commercial uses while still being mindful of the appropriateness of various commercial uses.

Zoning

The Mahone Bay draft Land Use Bylaw proposes to **reduce the number of commercial zones** compared to the existing Bylaw. The intent is to allow appropriate commercial uses up-front, rather than requiring a rezoning from one commercial zone to another.

1. Commercial Zone
2. Harbourfront Commercial Zone
3. Restricted Commercial Zone
4. Commercial Shoreline Zone

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1. Commercial Zone
 2. Commercial General Zone



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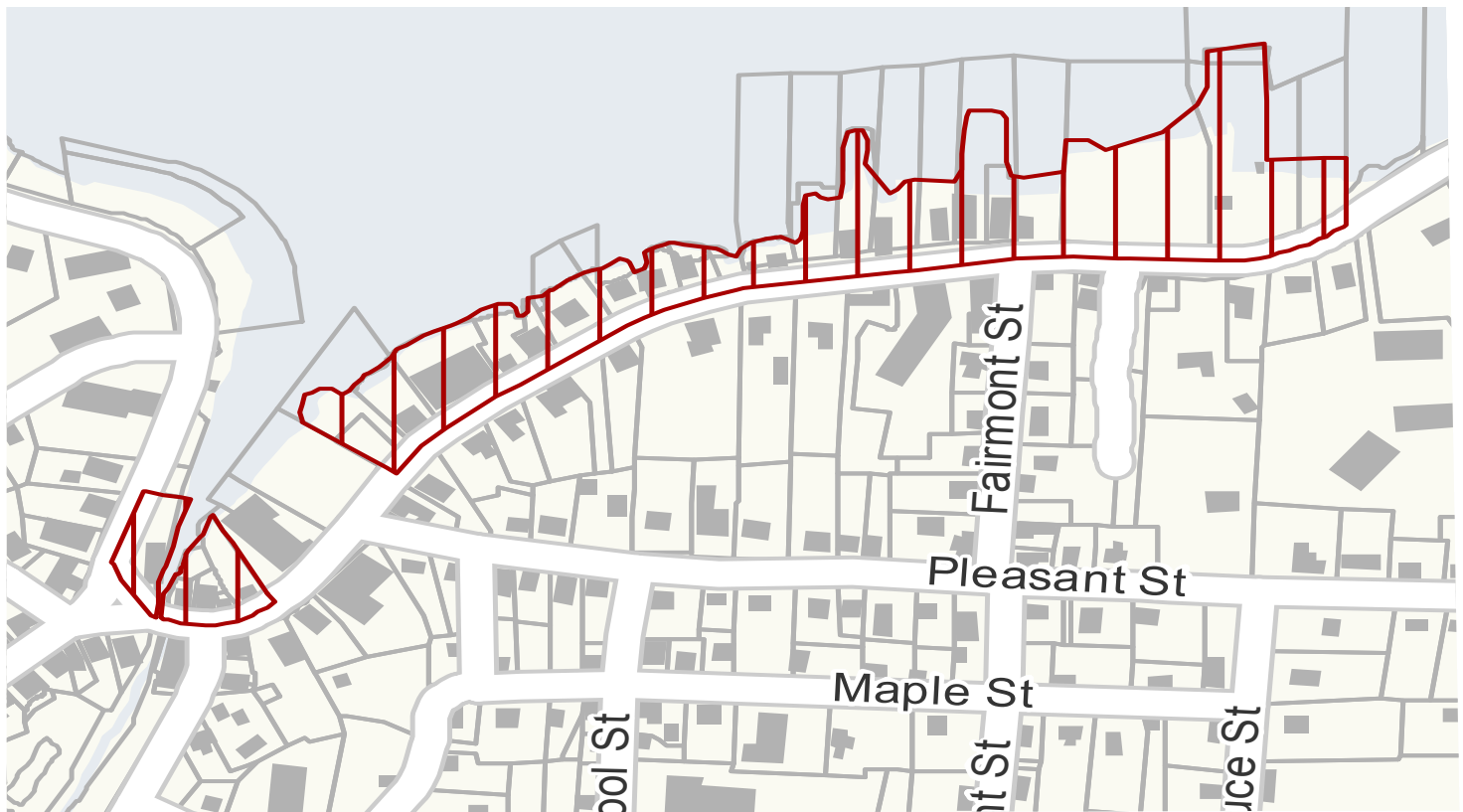
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Parking Exemptions

Most non-residential uses along the water side of **Main Street** would be exempt from the parking requirements set out in the draft Bylaw.

The purpose of the exemption would be to **incentivize** businesses to locate on Main Street, where commercial uses are desired, but where the size and location of existing buildings makes it difficult to provide the number of parking spaces the Bylaw would typically require.



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Home-Based Business

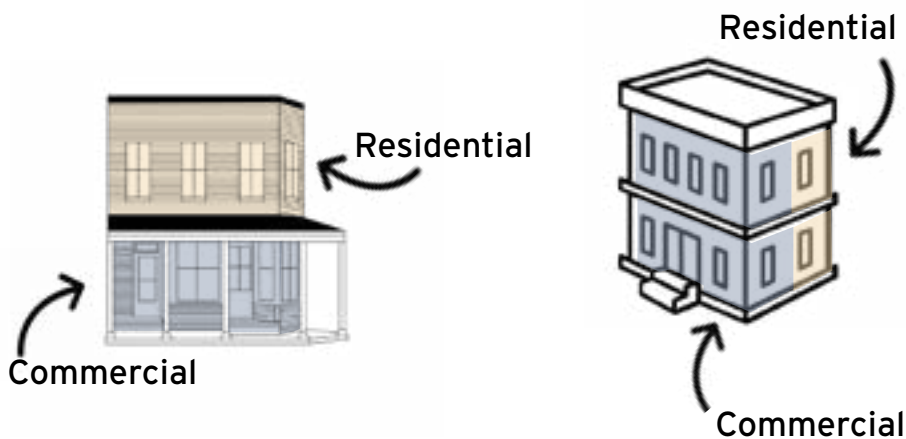
The draft Plan and Bylaw propose to encourage a diversity of business activities and scales by continuing to permit home-based businesses, including those in outbuildings.

These would continue to have size limits, but the maximum floor area is proposed to increase from 25% of the home area or 46 square metres to 25% of the home area or 50 square metres to better align with the *Building Code*.

Mixed-use Development

The draft Plan and Bylaw include provisions that are proposed to **make it easier to achieve mixed-use development** in Mahone Bay. Mixed-use is often characterized by businesses or commercial space on the main floor, and residential units on the upper floor. Some such developments currently exist in the Town, such as the Mahone Bay Trading Company building.

The exiting Bylaw limits the number of dwelling units in a mixed-use building to four in the Commercial Zone, which applies to much of downtown. The current Harbourfront Commercial Zone (on the water side of Main Street) is also limited to four, but more can be considered by Council by development agreement. The proposed Bylaw would **eliminate the cap on the number of dwelling units in mixed-use buildings**. However, such buildings would still be **required to have non-residential uses on the ground floor frontage** to promote a lively streetscape in the town's commercial areas.



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the Project Website and Town Facebook Page!



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