

Application: MPS & LUB Amendment to Recreation (Rec) Zone

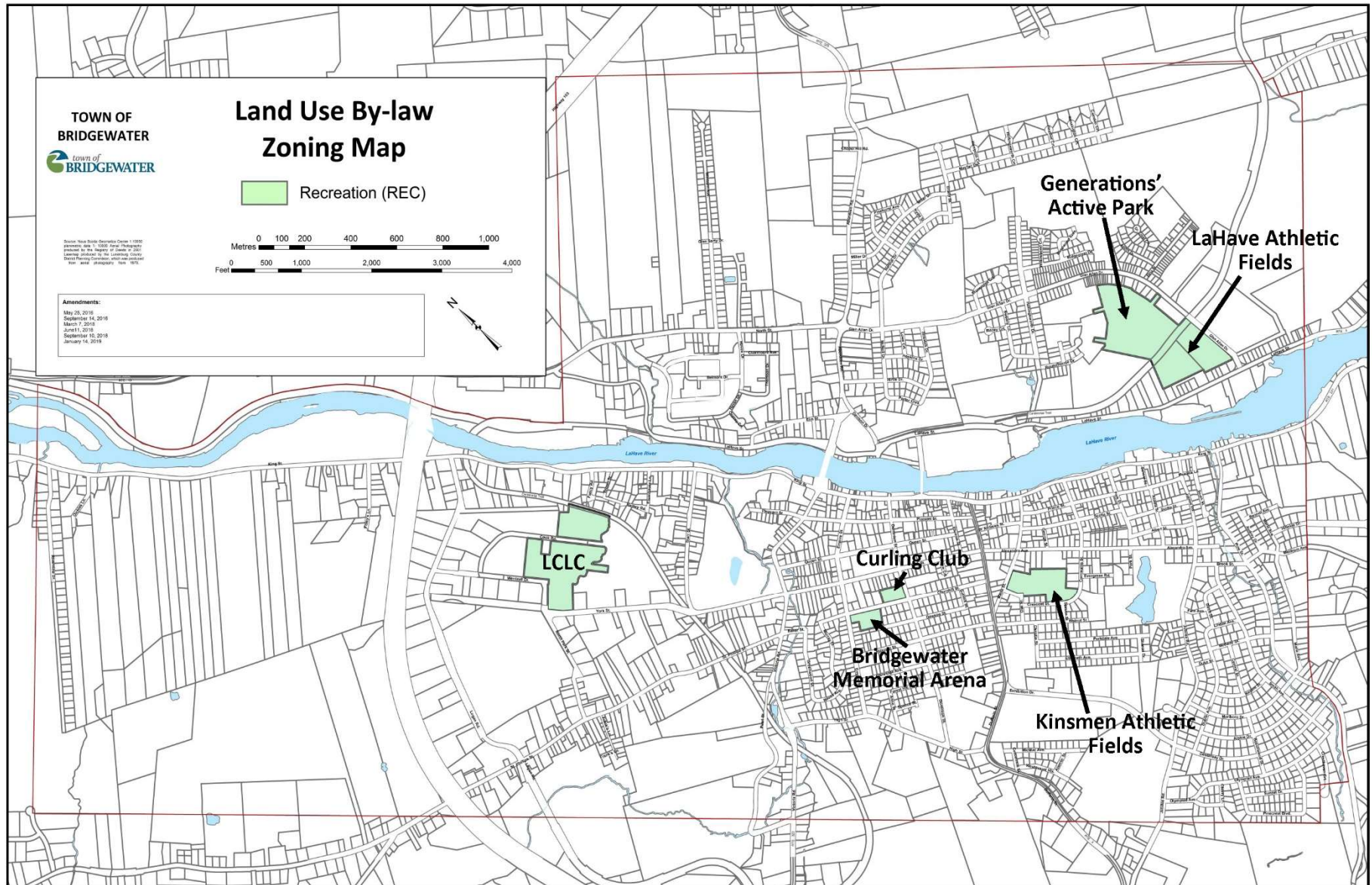
Community Development
Second Reading and Public Hearing
February 8, 2021



Current Recreation (Rec) Zone

- 8 properties with Recreation Zoning
- Intent of the Recreation Zone
 - accommodates land for recreation and organized sport activities and distinguishes lands from traditional park space and conservation land.

Recreation (Rec) Zone



Proposal

- Amend uses permitted by Site Plan Approval for Recreation (Rec) zoned properties to include:
 - Park Facilities
 - Transit Facilities
- Concurrent amendments to MPS and LUB

Proposal

- **Transit Facility** | an indoor and/or outdoor facility that is used by a municipal government's transit service for vehicle storage and maintenance, exclusive of automobile repair services.
- **Parks Facility** | an indoor and/or outdoor facility that is used by a municipal government for parks equipment storage, maintenance, and repair.

Current Authorized Uses

- Community Gardens
- Cultural Facilities
- Interpretative Centres
- Leash Free Dog Parks
- Libraries
- Marinas
- Community Centres
- Markets, Exhibitions, Trade Shows & Fairs
- Outdoor Recreational Uses
- Parks
- Recreation Facilities
- Visitor Information Centres

Amended Recreation (Rec) Zone

- Permitted uses as-of-right:
 - Current authorized uses
- Permitted uses by Site Plan Approval:
 - Transit Facilities
 - Parks Facilities

Why These Changes?

- Applicant expressed need for Parks operations to make use of the site for offices and storage, and for Bridgewater Transit operations to store vehicles

Site Plan Approval Process

- Allows municipalities to gain control over the site characteristics of a development such as the location of buildings, parking, walkways, landscaping etc.
- Can ensure that proposed permitted uses in the Recreation (Rec) Zone remain compatible with surrounding land uses

- 5 out of 15 MPS Objective Statements are applicable
 - Parks and Transit Facilities do not pose a conflict with existing surrounding land uses
 - Proposed changes would increase land use diversity
 - Maximize existing facility
 - Support preservation of historic building
 - Does not compromise existing parks and open space network

Policy

- IM-6 is required for LUB amendments
- Commercial and residential policies will be met through a Site Plan Approval process

Public Participation Meeting

- Held on Dec 9 at 6pm virtually
- 2 members of the public attended
- Concerns and support were received via email
- Concerns regarding allowance of Transit and Parks Facilities at existing park sites

Recommendation

- Council give second and final consideration to the amendments to the Municipal Planning Strategy for R

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- Council give second and final consideration to the amendments to the Municipal Planning Strategy and Land use Bylaw for the Recreation (Rec) Zone.

Next Steps

- Amendments reviewed by Provincial Director of Planning
- 30 days for review
- Notice of amendments published in newspaper