

# Proposed changes to Recreation (Rec) Zone

Community Development

First Reading

January 11, 2021

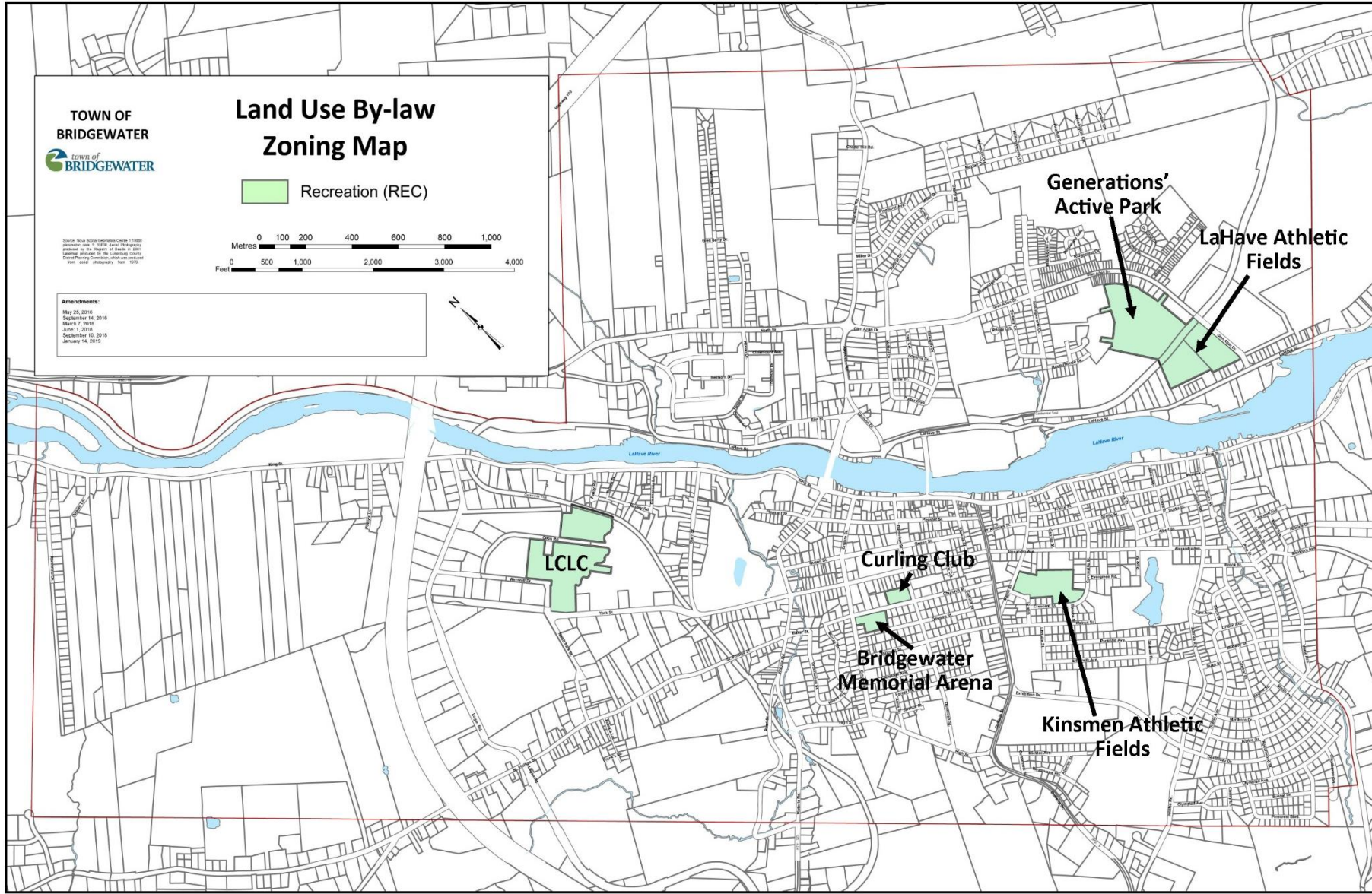


# Current Recreation (Rec) Zone

- 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.



# Current 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.



# Amended Recreation (Rec) Zone

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



# 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

# 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 details 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



# MPS & LUB

- MPS sets policies for land use
- LUB sets out rules of how to achieve policy



- 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



- 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 first consideration to the proposed MPS and LUB text amendment
- Schedule a Public Hearing for February 8, 2021



# Next Steps

1. Public Participation Meeting
2. (notification by mail to adjacent properties, 1 week notice in the local paper)
3. Planning Analysis Report to Council and draft amendments
4. **First Reading of amendments**
5. **Next:** Public Hearing (2 weeks notice in newspaper)
6. Second Reading of proposed amendments
7. Provincial review of amendments (30 days)
8. Publication of amendments

