

An aerial photograph of a town, likely Bridgewater, showing a river flowing through the center. The river is flanked by dense forests with trees in various shades of autumn (orange, yellow, green). On the left bank, there are several buildings, including a prominent white church with a steeple. On the right bank, there is a large industrial or commercial area with a large white building and a parking lot filled with cars. A bridge crosses the river in the middle distance. The sky is overcast with grey clouds.

677 LaHave Street

**Proposed Rezoning, First Reading
July 12, 2021**



Application

- › An application was received on May 12, 2021 for a rezoning of the property located at 677 LaHave Street,
- › Current zoning is General Commercial (C5), and the owners are requesting to rezone the property to Two Unit Residential (R2).
- › The rezoning is to enable the subdivision of three (3) separate lots for single unit dwelling or two unit dwelling development.



Subject Property

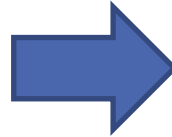
- › The property is located on LaHave Street and abuts the LaHave River. The property was formerly the site of the Crouse & Choat warehouse, but is currently vacant as the structure was demolished in 2010.



Proposed Rezoning

General Commercial (C5)

- › Broad range of commercial uses in high-volume traffic areas, primarily on entryways into Bridgewater.



Two-unit Residential (R2)

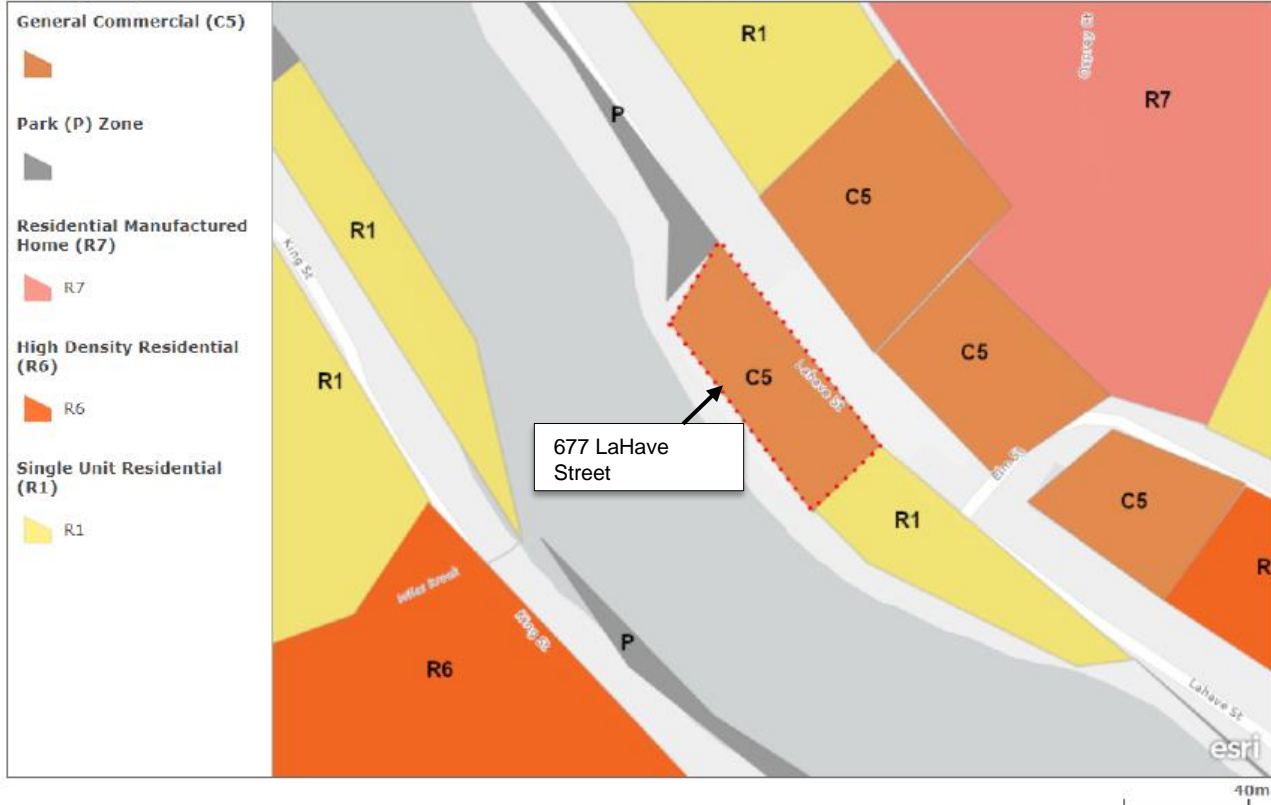
- › Accommodates single unit dwelling, two-unit dwellings (duplex) and semi-detached two-unit dwellings on same or separate lot.

Municipal Planning Strategy and Land Use Bylaw

- › The **Municipal Planning Strategy (MPS)** outlines general permissions of each zone and policies that shape development. It encourages mix of land uses, compact development and densification, range of housing options, improved appearance of built form, and improved pedestrian experience
- › The **Land Use Bylaw** carries out the intent of the Municipal Planning Strategy through specific municipal regulations for things such as permitted land uses, property setback requirements, landscaping requirements, and sign requirements.

Zoning & Land Use

Zoning Map



Future Land Use Map

Future Land Use Map



40m

Public Participation Meeting

- › Public participation meeting was held on June 23, 2021, at 6:00pm in Council Chambers at Town Hall.
- › One member of the public in attendance.
- › Concern that the Town would consider a rezoning to allow residential in any area known for flooding, potentially putting future occupants at-risk.
- › Suggested properties on LaHave River at risk of flooding be rezoned to the Conservation (CON) Zone.
- › Attendee experiences flooding on their own property and requires several sump pumps to keep basement dry.

Objective Statements

2. Control land use and development in a manner that will minimize conflicts between land uses and in a manner that is compatible with the town's service infrastructure.
3. Mix compatible land uses to promote diverse and convenient neighbourhoods.
4. Encourage compact development to maximize the town's shared infrastructure and to promote healthy, close-knit neighbourhoods.
6. Enable the development of a full range of housing options so that all people can live out their lives in Bridgewater.
7. Control land use and development in a manner that will preserve, enhance and protect the natural environment.

IM-6

Sanitary & Wastewater

- Wastewater Betterment Bylaw applies to any proposed development

Transportation & Parking

- Proposed development is located on an Arterial Street intended for higher traffic volumes and is adequate to support the intended use.
- Recommended that sidewalk and curb be extended northly such that these properties would have adequate access.

Environmental Constraints

- Environmental Constraints map identifies property slopes less than 20% & flood risk at 65% probability with 100-year storm with 2.2.m storm surge.
- Adequate engineering and environmental controls will be necessary for the development.



LaHave River Development Agreement Area (LRDAA)

- › Established in 1997, this overlay adds additional regulations on development located within LRDAA
- › Council must refer to the Integrated River Coastal Hydrodynamic Flood Risk Mapping of the LaHave River Estuary and Town of Bridgewater (2013) study when approving development agreements in the LRDAA to ensure flooding and erosion risks are reasonably mitigated
- › Development on the LaHave River is subject to flood risk mitigation measures and setbacks from the river



LaHave River Development Agreement Area (LRDAA)

- › 677 LaHave Street is located within the LaHave River Development Agreement Area
- › Prior to any development taking place, the owner will be required to go through a development agreement process for an agreement that adheres to the policies in the LRDAA
- › Application proposes a change in what uses may be developed but does not require a development agreement

LaHave River Development Agreement Area (LRDAA)

- › Consistency with Downtown and Waterfront Master Plan.
- › Flood risk mitigation plan by a qualified expert.
- › Ensure no anticipated flooding and erosion in according with the Environmental Constraints Map of the MPS.
- › Include measures to maintain or enhance healthy soils and soil which serve the riparian functions of the riverbank.
- › Functional integration with abutting properties re: vehicle access, pedestrian movement, parking, servicing maintenance, emergency access.
- › Buffers and screening for abutting Conservation (CON) Zone.
- › Integration of landscaping, site planning building design/orientation contribute positively to streetscape and riverscape.
- › Landscaping plan showing prevention of erosion.



Policy EM-7

- › “It shall be a policy of Council to establish minimum development setbacks from all significant watercourses in the Land Use By-law, in accordance with Map 6 -Environmental Constraints, to help minimize flooding, pollution, sedimentation and erosion.”

Downtown & Waterfront Master Plan



Guiding Principle

Sustainability: “The ecology of the LaHave River should be enhanced, addressing implications of sea level rise and climate change. Best practices for stormwater management should be integrated into the urban design, assisting with rainwater run-off and erosion mitigation”

Downtown & Waterfront Master Plan



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Summary of Analysis

- › Concerns raised during the Public Participation Meeting around flood risk to development located on the LaHave River are addressed through the LaHave River Development Agreement Area process
- › According to existing policies, development is permitted in the LaHave River Development Agreement Area if certain criteria are met.
- › Further, the proposed development meets the Future Land Use designation for property and other policies of the Municipal Planning Strategy.

Plan Review Process

- › Revisions to the LaHave River Development Agreement Area to address flood risk concerns can be undertaken during the planned review process for the Municipal Planning Strategy.
- › The Town's Municipal Planning Strategy was adopted by Council in 2014. Municipal staff conduct technical 'in-house' reviews of strategies on a regular basis and forward proposed changes to Council for consideration.
- › Community Development staff will initiate this process in the next year or two.
- › The requirements of the LaHave River Development Agreement Area will be reviewed during this process. A public consultation process will be undertaken as part of this process.

Recommendation

- Council give first consideration to the proposed map amendment of the Land Use By-law
- Schedule a Public Hearing for August 9, 2021

Process

June 14 | Preliminary Report to Council ✓

June 23 | Public Participation Meeting ✓

July 14 | Planning analysis report and First Reading of amendments

Aug 9 | Public Hearing and Second Reading of amendments

TBD | Publication of amendments starts 14 day appeal period to UARB