



Document #25-120A	
Approved	TC
Date 06 Aug 25	
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Discussion Session	
Agenda	11 Aug 25
Committee	
Other	

REQUEST FOR DECISION	
SUBMITTED BY:	Jessica McDonald, Director of Community Development
PREPARED BY:	Connor MacQuarrie, Planner 1
DATE:	August 11, 2025
SUBJECT:	Exit 12A Zoning Amendments – concurrent amendments to the MPS and LUB

ORIGIN

This report originates from Council’s endorsement of the Exit 12A Concept Plan on April 14, 2025:

Motion#: 25-091

That Town Council for the Town of Bridgewater accept the proposed Exit 12A Concept Development Plan and the Phase I approach as recommended in document#24-155F, and that staff be directed to initiate necessary planning policy and by-law amendments to enable the envisioned land use development in the business park.

RECOMMENDATION

It is recommended that Town Council give second and final consideration of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to make the necessary map and text amendments to the Municipal Planning Strategy and Land Use By-law to reflect the intention of the Exit 12A Concept Development Plan as contained in Appendices F, G, H, I.

BACKGROUND

The Planning Analysis Report was received at the July 14, 2025, regular meeting of Council at which time Council for the Town of Bridgewater gave First Reading to the Municipal Planning Strategy and Land Use By-law amendments and set a date for the Public Hearing on August 11, 2025. Notice of the Public Hearing was published in the local newspaper, the South Shore Breaker, for two consecutive weeks, July 30th and August 6th; and published on the Town of Bridgewater’s website on July 24th, as required under Section 206 of the Municipal Government Act which states:

- (1) Prior to holding a public hearing required under this Part, the clerk shall provide notice of the public hearing at least fourteen days before the date of the public hearing by either

- a. placing the notice in a newspaper circulating in the municipality, inserted at least once a week, for two successive weeks; or
- b. posting the notice on the municipality's website.

(2) A notice of a public hearing posted under clause (1)(b) must include the date the notice is posted and remain posted until the public hearing has been completed.

In addition to the Town's policies within the planning documents, consideration of the proposed amendments must be given to their consistency with the provincial requirements of the Statements of Provincial Interest, Schedule B of the Municipal Government Act (MGA) related to drinking water, agricultural land, housing, infrastructure and flood risk. Staff have reviewed these policies in conjunction with the proposed text and map amendments and is confident that they meet the test of consistency with the Statements of Provincial Interest.

All statutory requirements pursuant to the Municipal Government Act have been met.

Apr 14, 2025 Concept Development Plan endorsed by Council and initiation of the proposed map and text amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB).

Apr 30, 2025 Notification on the Town website of proposed MPS and LUB amendments and public participation meeting date/time

May 7, 2025 Public Participation Meeting (PPM)

May 7, 2025 Notify adjacent municipality prior to first consideration (see Policy IM-8 reference in the Communications section of this report)

July 14, 2025 Planning analysis and PPM report submitted to Council. Council gives first consideration to the amendments and schedules a public hearing

July 24, 2025 Notice of public hearing published on the Town of Bridgewater website

July 30, 2025 First public notice re: public hearing appears in the South Shore Breaker

Aug 6, 2025 Second public notice re: public hearing appears in the South Shore Breaker

Aug 11, 2025 Public hearing and final consideration of proposed amendments

As per Section 208 of the Municipal Government Act, concurrent amendments to both the MPS and LUB are subject to review by the Provincial Director of Planning to determine if the planning documents: appear to affect a provincial interest; may not be reasonably consistent with an applicable statement of provincial interest; appear to conflict with the law; or, may conflict with the provincial subdivision regulations. These amendments have been reviewed by the Town's solicitor and are deemed not to conflict with the law or any applicable regulations.

IMPLICATIONS

Financial/ Budget

Not applicable.

Legal

The proposed amendments to the Municipal Planning Strategy and Land Use By-law have been reviewed by the Town Solicitor.

Strategic Priorities/ Work Program

Municipal Planning Strategy

Land Use By-law

Town Infrastructure Master Plan (2021)

Downtown Growth Plan: Vibrancy & Density

Diversifying Commercial Tax Base: Downtown & Exit 12A

Regional Planning & Growth Management

Accessibility/ EDI

Accessibility considerations are part of the design standards and building code and will be addressed at later stages when development is proposed and underway, not within planning policy and zoning standards.

OPTIONS

- 1) Give Second and Final Reading to the proposed amendments in Appendix F, G, H, and I; (Recommendation)
- 2) Refer the proposed MPS and LUB amendments back to staff for revision; or
- 3) Deny the proposed MPS and LUB amendments.

COMMUNICATONS

A public participation meeting was held on May 7, 2025, at Town Hall, and comments were received by staff until May 23, 2025.

A Public Hearing will be held prior to final considerations in accordance with Section 206 of the Municipal Government Act.

The Municipality of the District of Lunenburg has been notified of the proposed amendments, in accordance with policy IM-8.

Appendix A – Background undertakings informing the Concept Development Plan

Appendix B – PPM Minutes

Appendix C – Additional Public Input

Appendix D – Existing Zoning Map

Appendix E – Existing Future Land Use Map

Appendix F – Proposed Zoning Map

Appendix G – Proposed Future Land Use Map

Appendix H – Proposed Land Use By-law Amendments

Appendix I – Proposed Municipal Planning Strategy Amendments

Appendix A

Background undertakings informing the Concept Development Plan for Exit 12A expanding Business Park:

Conceptual Phase I Lots

- Infrastructure Masterplan (2021)
- Appraisal (April 2023) Research

Research

- Business Retention & Expansion (BRE) Analysis (2023-24)
- Southwest Nova BDO Zone Analysis: A Rating (2024)
- Retail Market and Accommodation Gap Analysis (March 2025)
- Clean Fuel Feasibility Study: Green Hydrogen Electrolyser (March 2025)
- NS Power Load Study (underway, June 2025)
- Wastewater Infrastructure Study: 12A capacity & onsite solutions (underway)
- Base Plan, Concept Development Plan, Contamination options (underway)
- Appraisal Update (underway)

Consultation

- 2 workshops with Council
- BACC & Industry Workshops
- Provincial Dept consultations

Appendix B- PPM Minutes

Public Participation Meeting Minutes Zoning Amendments to Exit 12A Business Park

Date: Wednesday, May 7th, 2025

Meeting Started: 6:06pm

Meeting Ended: 7:26pm

Attendees

6 members of the public (5 in-person and 1 online)

4 Staff and 1 Consultant

Attendee Questions and Comments - 1st Question Period

Question 1: Have you considered the possibility of the visitor information center being permitted in the first zone, with close access to the Highway?

Answer 1: We are looking at completely refining these lists. So, it might be that currently the visitor information center is not in this area, but if it is a use that we see as a beneficial use for a Business Park, in the Highway Commercial Zone, then it may be that it is better suited in that zone, but it could also be that it is better suited in the Downtown.

Attendee Follow-up Comment: Part of the reason I bring it up and suggest something that is visible from the highway, is that one of the concerns that we were talking about is getting people to Downtown. So, as you are developing, we do not want to divert the Downtown. If you had some sort of tourist or visitor information center that directed to the things that are happening Downtown, it could increase the number of individuals who enter Downtown.

Follow-up Answer: Absolutely, and I will say that this is really our only single pathway into town, otherwise we are going off other exits through the Municipality of The District of Lunenburg (MODL), so this is our direct pathway into the Downtown. That is a very good consideration.

Question 2: What do you mean by Display Commercial?

Answer 2: Think about the existing uses past exit 12. This could include things like R.V. sales and other things that need a big lot for storage.

Attendee Follow-up: So, a lot of big products outside?

Follow-up Answer: Yes, things that people are not going to be buying every day, they might have a few customers a day since it is a larger scale purchase. Something like manufactured

homes for sale is a good example of Display Commercial use. The distinction between the Highway Service Commercial and the Highway Display Commercial is that in Display Commercial you are not going to see a lot of customers coming into those shops every day, unlike a hotel or a gas station. These display uses will still be visible from the highway, but they will be tucked back off the highway.

Question 3: Has there been any thought put into safety and emergency services since there will be a substantial amount of business and commercial grade development that will put a substantial amount of pressure on the current structure of the emergency services. Is there any thought of potentially putting a second fire station, or fire and police combination station out there?

Answer 3: I personally have not had that on my radar, however a dispatch center or something could be suited for out there. We have looked at EHS, so that is a good point.

Attendee Follow-up Comment: You are going to need one, the current system is already under pressure, and you (the Town of Bridgewater) want to increase the population.

Follow-up Answer: Yes, and there is a review underway on Town facilities such as fire, police, and their stations, among others. As part of this process, through our implementation policy, the adequacy of services does not just relate to service infrastructure (pipes in the ground, sewer, and water) it also relates to emergency services. There are check-ins and contacts typically with BPS (Bridgewater Police Services) and the Fire Chiefs, to ask specific questions prior to the main report that goes to the Council.

In addition to that, there has been a lot of work lately connecting with emergency services to talk about population growth and projected growth. So that is a great comment, and it is something that is being incorporated more throughout the planning phase. Including that lens in the notes, and it is something that we will discuss further here with staff, but emergency services are a big part.

Question 4: Is the town trying to bring in repetitive business and create competition for the existing businesses?

Answer 4: As part of the preliminary research a retail gap analysis was conducted and part of that was to make sure we did not hollow out our Downtown.

Attendee Follow-up Comment: Looking more at the building supply industry, looking between Buck's, Gow's, Kent's, and the two Castle's, I do not personally feel like a big box chain is necessary to have here (Home Depot). Our population's age is not getting younger and there already is competition for workers creating a lot of stress on our preexisting local home improvement stores which are currently showing support for the Community.

Follow-up Answer: That is a major consideration as we move forward, we are really looking at trying to align our uses with what we do not already have.

There was an intention as this plan was developed. You could develop it specifically to make it supportive of the surrounding areas (such as exit 12), but it would also be possible to destroy the downtown area, but this town really wants to make sure the businesses stay and are not moving out.

Question 5: Thinking about green energy, what type of uses are you thinking there? Can you give me some ideas?

Answer 5: We are currently in talks with a few companies to understand more about clean technology. There is a public report, staff will send it to you.

Question 6: When and if these get amended will they apply to the whole town, or just the 12A area?

Answer 6: If these amendments get made, they will apply to all the areas with that specific zoning. For the Highway Commercial zone, there is currently only one which is in this area, and if we amend the Industrial zone then all the areas zoned as Industrial throughout the town would be changed as well.

Question 7: Is this the point where we can talk about the uses that we would like to see here?

Answer 7: Yes, it is, do you have some ideas?

Attendee Follow-up Comments:

(1) Bigger conference room opportunities at Exit 12A would be nice. In Bridgewater there are not enough conference spaces that are large enough to accommodate many events, and in Cookville, the Best Western is too small. So, a conference room (in a hotel possibly), being right on the highway would be optimal. Any big event would benefit from that, Best Western holds 250-300 people and is getting too small.

(2) Although I do not know how good an idea it is to go shopping at this location, if it is there, a higher-end shopping area would be nice. Home Sense, Nordstrom, kids brand, specialty retail? The US does that a lot on the highways.

Follow-up (2) Answer: The issue is that it is hard to make specific permitted uses for this case since there is a catchall retail use. To really target a specific type of retail would be challenging since we cannot deny them if it is a permitted use, in this case, retail is seen as retail. When we

think about zoning, we need to think about zoning beyond the first point of sale, thinking about 10 years in the future.

Attendees **discussed** that they did not want to see any more Dollarstores or Pizza Restaurants.

Question 8: Can there be an art classification?

Answer 8: Yes, that is an opportunity since we do have the ability to create specific permitted uses to incorporate the desired outcome.

Attendee Comment: Art and craft supply stores would be nice to have. There are many artists on the South Shore, but currently no local store.

Discussion happened between attendees around the topic of different outcomes this Business Park and zoning amendments could create for not just Exit12A but also Downtown. One attendee mentioned how it could be nice to see areas that are currently occupied by NS Power and Kal Tire become available if they could move to the Business Park where the attendee believes that they would be better suited. This move would make room for more suitable uses in the Downtown area and the core of Bridgewater.

Question 9: What is the green color on the map, Park?

Answer 9: The green represents a buffer area from the water course and possible wetlands.

Question 10: What about family entertainment centers such as Mini Putting Courses? Where could they go, in the red?

Answer 10: Currently that would fall under the entertainment land use. Part of the process is to consider all the uses in the zoning there now and the ones we hear about tonight and consider them all.

Discussion sparked between attendees about the possibility of an indoor beach volleyball court. Noting that this would be a use that has a big display area and a big event space which people could see from the highway. Attendees agreed that there are a lot of cool ideas that are visible from highways.

Question 11: Is the brown color on the map the display lands?

Answer 11: Yes, that brown color is Display Commercial. At either end of Enterprise Drive.

Discussion and conversations happened between attendees and staff about any already interested parties, and what those interested parties' type of zones would be. The staff explained that currently there are a lot of people who have inquired about the area but explained that they could not speak about any of that at this Public Participation Meeting. As for the type of interest, staff explained that they would primarily fall within the Industrial and Highway Commercial areas.

Staff explained that there is a longer, ongoing process to get to the procurement and selling process of the land. There are a lot of pieces to this puzzle. We get to hear from you, the community, and what you see.

Question 12: While looking at putting in the infrastructure (such as roads), are you looking at using green energy?

Answer 12: If a business wants to install solar power, it is something we want to permit through by-laws. It is up to the Council to invest in green and renewable energy and how they can incorporate it into developments. The Council is very accepting of the green energy systems.

Question 13: Is C9 the first area of consideration?

Answer 13: We are looking at doing them all concurrently.

Question 14: Is there going to be a committee that will go through and decide on the types of permitted uses since there are so many?

Answer 14: By using the strategic direction from the Council, we will work through the permitted uses. No committee, this would be a staff led process to come to the list that they recommend and then finally, Councils' decision. Trying to get as much community input as possible.

Discussion around the fact everything (uses) must be permitted somewhere.

Discussion between attendees and staff continued about the several types of uses and businesses that they would like to see more generally in Bridgewater. An attendee mentioned that they would like to see a drycleaner somewhere in the Town, this discussion then brought forward the

idea of having a drop-off and pick-up location in the Downtown (mall) while the location they dry-clean at would be in the Business Park at Exit 12A.

The attendee then mentioned how it would be better to look at the list and say what we want to see in Downtown, and the rest would be the ones we would like to see out in the Business Park, which staff agreed with mentioning it does make sense to imagine it like that.

Staff proceeded to talk about how Exit 12A would be a suitable location to use as a new employment center too. Along those lines a different attendee mentioned that uses should not have to be separate. Staff informed the public about secondary uses, and that they do exist.

The **discussion** continued with the possibility of having a truck wash in the Business Park. The attendee explained that this is a larger car wash that could accommodate big transport trucks such as the 18-wheelers. This location would be good for this use since there would be trucks nearby and provide complementary use for the surrounding businesses.

Question 15: Is there an opportunity to court specific businesses? If so, when does that happen?

Answer 15: The zoning dictates what we can have. Until we know what we have, we cannot put out the servicing sign. A market analysis needs to be conducted as well. The Council will evaluate the proposals, based on various criteria. Overall, until we know everything, we cannot officially court anyone.

Follow-up Comment: Sometime in the fall?

Follow-up Answer: Yes, sometime in the fall after a marketing analysis is complete.

Question 16: Are there other additional public opportunities later in the process?

Answer 16: There would be future Council meetings, or you can stay connected with Myself (Nick), Connor, or Donna. Most of the upcoming Council meetings will have lots of valuable information.

Discussion occurred between attendees and staff that it would be good to have a central spot where staff can share information, for the pieces that can be public knowledge, it would be good for everyone to know and see. Staff are not against the idea of having a committee type of process for this project. To form something official, a larger scale more comprehensive group of individuals. Having as much community input as possible would be ideal.

Appendix C- Additional Public Input

1. Civic Address: 30 Virginia lane Italy cross

Comments:

It looks as though highway commercial includes restaurants(bakery?) which is fantastic!
This new area could be a great place for current small businesses to purchase land to expand and grow their current business!

2. Civic Address: 163 Haven Dr., Bridgewater, NS

Comments:

Irving Big Stop off exit 12a.

Family style restaurants.

Fast food restaurants like Burger King and Mary Brown Chicken.

Large industry besides Micheline Tire.

3. Bridgewater and Area Chamber of Commerce

Comments:

C9 Commercial Zone

- A large conference centre/hotel (larger conference space than Best Western) to attract large Awards events, trade show/conferences, Christmas Craft Shows... and provide accommodations for visitors to the larger industrial companies that will exist
- Visitor Information Centre and wayfinding signage to downtown Bridgewater \

DISPLAY Highway Zone

- Warehouse indoor sport centres: beach volleyball, golf, tennis, rock climbing walls (attract visitors, tournaments and great for locals)
- Designer Clothing & Home Goods Outlet (i.e. DSW, Club Monaco, RW&Co, Michaels, Home Sense...)
- Art Supplies Store - large, full range offering (like a DeSerres)

LIGHT INDUSTRIAL Zone

- Distribution Centres
- Emergency Services
- Industrial Repair Services
- Dry cleaning services
- Manufactured Homes - Production Facility *
- Manufacturing, Processing & Assembly

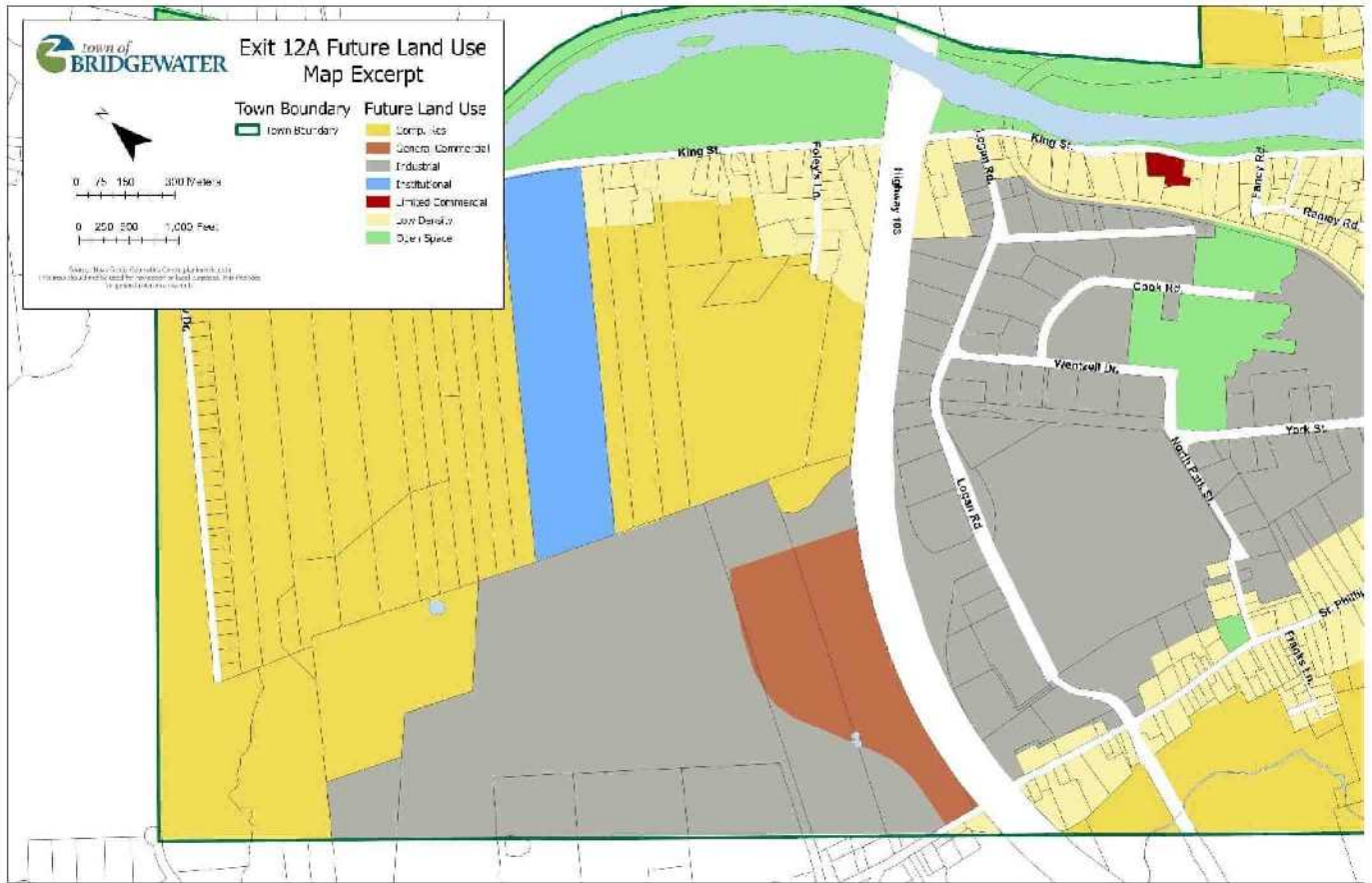
- Public Works Facilities
- Research Facilities *
- Solar Energy Stations
- Transportation & Trucking facilities
- Warehouses, Depots and Storage Facilities

** the federal gov't has identified these are important for growth*

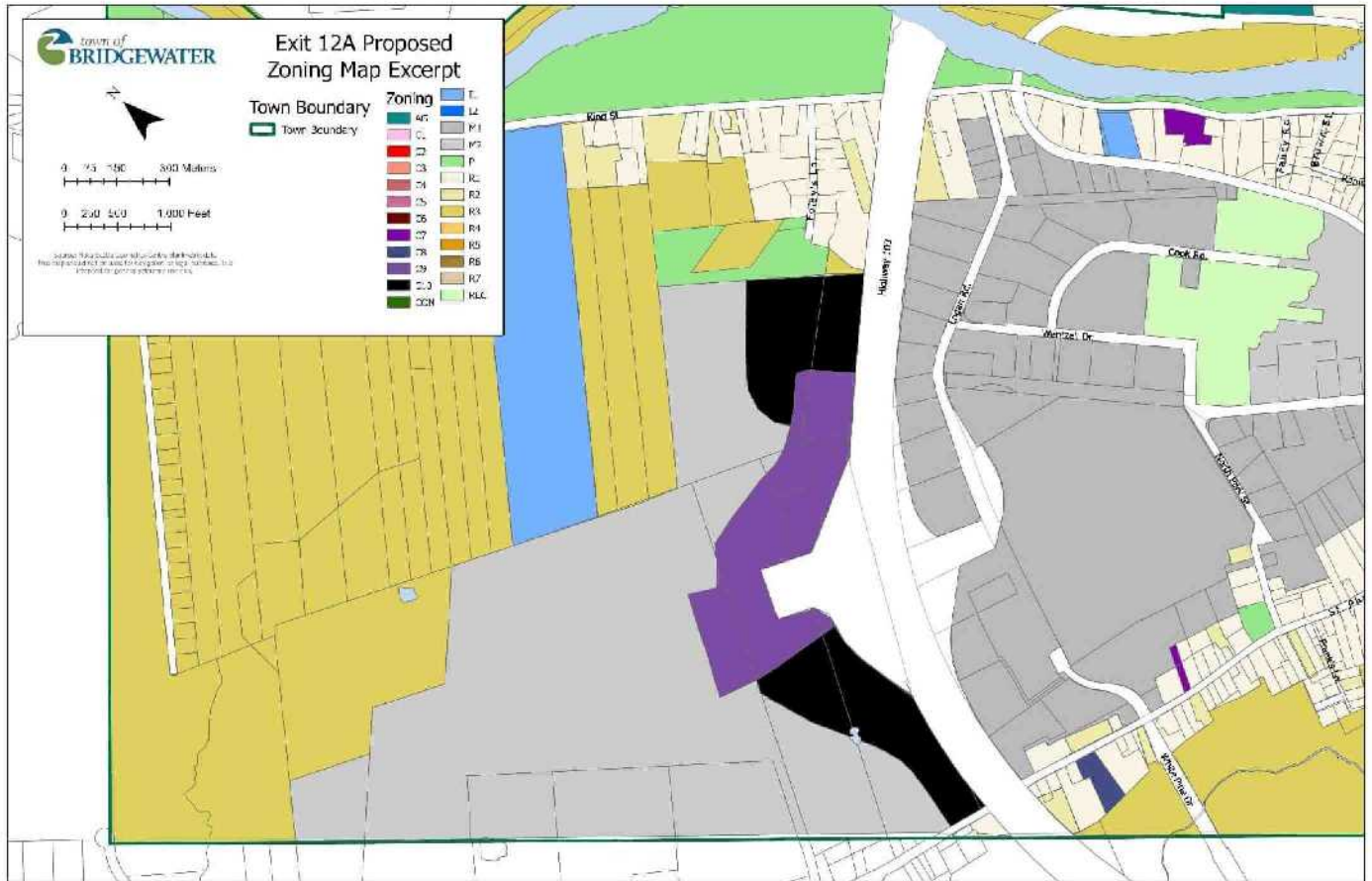
ATTRACT to Downtown/within Bridgewater:

- sit-down restaurants
- pubs
- Dry cleaning
- specialty shops like cheese, meats, imported goods
- micro-breweries/pub
- higher end gift shops/ local artisans
- art supplies shop with framing service/offer classes
- art galleries
- public art/ an art installation that Bridgewater can become known for
- yoga studio

Appendix E– Existing Future Land Use Map (FLUM)



Appendix F— Proposed Zoning Map



Appendix H- Proposed Municipal Planning Strategy (MPS) Amendments

Additions have been highlighted

Removals have been struck out

6.5.4 Highway Commercial (C9) Zone

Bridgewater is growing and expanding. Exit 12A connects the existing Bridgewater Business Park with 125 acres of developable land north of Highway 103. The new diamond interchange ties directly into Logan Road and creates opportunity for local commercial and industrial retail expansion and relocation. The purpose of the Highway Commercial (C9) Zone is to facilitate efficient, rapid development, that promotes sound urban design geared towards the travelling public in the more visible areas surrounding Exit 12A. The creation of the Highway Commercial (C9) Zone will enhance Bridgewater's role as a regional employment and service centre and will help mitigate potential future land use and service infrastructure conflicts.

6.6 Highway Commercial Designation

The Highway Commercial Designation applies to lands located in proximity to the Exit 12A interchange of Highway 103 and within the Bridgewater Business Park. This designation is intended to support commercial development that capitalizes on high visibility, excellent vehicular access via Highway 103. It plays a vital role in accommodating growth, enhancing Bridgewater's role as a regional service and employment hub, and creating a visually attractive and economically productive gateway into the Town.

The area encompasses lands located immediately adjacent to Exit 12A and Logan Road, as well as lands located further into the Business Park, typically with less direct exposure to Highway 103. This designation recognizes the varying commercial development potential across the area, due to differences in sightlines, access, and land conditions.

In recognition of the strategic commercial development described above, Town Council has established the Highway Service Commercial (C9) Zone and the Highway Display Commercial (C10) Zone, as follows:

6.6.1 Highway Service Commercial (C9) Zone

The Highway Service Commercial (C9) Zone is strategically located adjacent to Exit 12A and the entrance to the Bridgewater Business Park, offering optimal visibility and direct access to Highway 103. This area is well suited for high-turnover, service-oriented commercial uses that cater to the travelling public.

The purpose of this zone is to support development that leverages the unique locational advantages of high visibility and highway connectivity. It is intended to facilitate efficient vehicular access, support tourism and local commerce, and provide essential services to both residents and visitors.

Site Plan Approval is used as the sole development process within the zone to encourage thoughtful site design. Urban design within this zone should reflect the prominence of its gateway location, contributing to an attractive and functional entry point into Bridgewater's commercial and industrial lands.

6.6.2 Highway Display Commercial (C10) Zone

The Highway Display Commercial (C10) Zone applies to lands further from the Exit 12A interchange, situated deeper within the Bridgewater Business Park along Enterprise Drive. While still visible from key travel routes, these areas offer reduced sightline prominence compared to the adjacent Highway Service Commercial zone. As such, they are better suited for display-based commercial activities and lower-intensity service uses.

This zone supports uses that benefit from visibility but do not rely on immediate highway access. Some lands within this zone also contain environmental constraints, such as contaminated soils, which make them less suitable for intensive retail or residential development. The purpose of the Highway Display Commercial (C10) Zone is to accommodate these specific commercial uses in a way that complements nearby service and industrial development, while encouraging remediation and productive reuse of underutilized land.

Site Plan Approval is used as the sole development process within the zone to encourage thoughtful site design. Urban design within this zone should reflect the area's importance as a key commercial node and the primary trading area within the Business Park.

Policy Amendments

Policy G-15: It shall be a policy of Council to establish design, setback, and screening requirements for stacking and queue lanes associated with all drive-through facilities in the LaHave Commercial (C2) Zone, Urban Commercial (C3) Zone, Group Commercial (C4) Zone, and the Highway Service Commercial (C9) Zone in accordance with the Land Use By-law.

Policy G-33: It shall be a policy of Council to permit "small-scale" wind turbines, with a maximum of capacity of 2 - 100 kilowatts per turbine, as-of-right in only the following zones, subject to the size, location, setback, noise, and maintenance requirements of the Land Use By-law:

- a) Industrial (M1) Zone;
- b) Light Industrial (M2) Zone;
- c) Agricultural (AG) Zone;
- d) Recreation (REC) Zone; and
- e) Institutional (I1) Zone; and
- f) Highway Service Commercial (C9) Zone; and
- g) Highway Display Commercial (C10) Zone

Policy C-3: It shall be a policy of Council to permit mixed commercial/residential development in all commercial areas, excluding the General Commercial (C5) Zone, and the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone in accordance with the Land Use By-law.

Policy C-9: It shall be the policy of Council to adopt urban design requirements for the Historic Downtown Commercial (C1) Zone, and the LaHave Commercial (C2) Zone, the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone to enhance the arrangement, appearance and functionality of the area.

Policy C-57: It shall be the policy of Council to establish a Highway Commercial (C9) Zone and associated zone standards in the Land Use By-law, in accordance with the Zoning Map of the Land Use By-law.

Policy C-57: It shall be the policy of Council to designate as Highway Commercial the areas shown on Map 2 - Future Land Use.

Policy C-58: It shall be the policy of Council to permit the following developments by site plan approval in the Highway Commercial (C9) Zone:

- a. Commercial developments or additions to established commercial developments, as outlined in the Land Use By-law; and
- b. new drive-through facilities, in accordance with the criteria outlined in the Land Use By-law.

Policy C-58: It shall be the policy of Council to establish a Highway Service Commercial (C9) Zone and associated zone standards in the Land Use By-law, in accordance with the Zoning Map of the Land Use By-law.

Policy C-59: It shall be the policy of Council to permit the following developments **as-of-right** in the Highway Service Commercial (C9) Zone, up to a maximum of 930m² (10,010ft²):

- a) Developments listed in Section 5.10.1 of the Land Use By-law.

Policy C-60: It shall be the policy of Council to permit the following developments by site plan approval in the Highway Service Commercial (C9) Zone:

- a. Commercial developments or additions to established commercial developments, as outlined in the Land Use By-law;

Policy C-61: It shall be a policy of Council to establish urban design requirements for all new development in the Highway Service Commercial (C9) Zone to promote consistency in the built form and enhanced architectural detailing within the gateway of the Bridgewater Industrial Park, in accordance with the Land Use By-law.

Policy C-62: It shall be the policy of Council to establish a Highway Display Commercial (C10) Zone and associated zone standards in the Land Use By-law, in accordance with the Zoning Map of the Land Use By-law.

Policy C-63: It shall be the policy of Council to permit the following developments **as-of-right** in the Highway Display Commercial (C10) Zone, up to a maximum of 930m² (10,010ft²):

- a) Developments listed in Section 5.11.1 of the Land Use By-law.

Policy C-64: It shall be the policy of Council to permit the following developments by site plan approval in the Highway Commercial (C10) Zone:

- a. Commercial developments or additions to established commercial developments, as outlined in the Land Use By-law.

Policy C-65: It shall be a policy of Council to establish urban design requirements for all new development in the Highway Display Commercial (C10) Zone to promote consistency in the built form and architectural detailing within proximity of the gateway of the Bridgewater Industrial Park, in accordance with the Land Use By-law.

6.67 Commercial Development Agreement Policies

Policy M-2: It shall be the policy of Council to encourage new industrial development in Bridgewater by supporting the Bridgewater Development Association's efforts to market and sell land in the Bridgewater Business Park for development purposes.

8.2.2 Business Park Expansion

In 1988, an undeveloped tract of land north of Highway 103 was re-designated and rezoned to industrial to serve as a reserve for the long-term expansion of the Business Park. ~~With approximately 10 existing industrial uses in existence in Bridgewater, representing less than 15% of the total land area zoned for industrial purposes, Council in collaboration with the Bridgewater Development Association may wish to consider re-designating and rezoning some of this land for other purposes in the future. Until then, Council shall maintain the industrially zoned land north of Highway 103 as a reserve to accommodate industrial expansion, should the serviced portion of the Business Park reach its capacity.~~ Following the development of the Exit 12A interchange, the undeveloped tract of land was partially redesignated and rezoned to Highway Commercial adjacent to the interchange, while the remainder of land was rezoned as Light Industrial (M2) Zone. The rezoning to Light Industrial will avoid the creation of non-conformities in the existing Business Park while enabling a wide range of uses through as-of-right and site plan development processes.

~~Currently, there is no future street plan for undeveloped land in Bridgewater north of Highway 103.~~ While there was intention to complete a Future Streets Master Plan, the Town Infrastructure Master Plan (2021) was created to avoid a piecemeal and fragmented approach to development, which leads to connectivity issues and inefficient use of infrastructure and land. Council shall require the development of a "Future Streets Master Plan" to ensure that future collector and arterial streets are integrated with Bridgewater's existing street network in a well-planned manner. Council shall require the completion of this Master Plan prior to the development of new streets on industrial designated or zoned land north of Highway 103.

Policy M-4: Prior to permitting the construction of new streets on vacant industrial designated and zoned land north of Highway 103, it shall be the policy of Council to require the completion

of a Future Streets Master Plan/~~Master Infrastructure Plan~~, in collaboration with the Town's Engineering and Planning Departments.

Policy M-10: It shall be a policy of Council to permit the following developments as-of-right in the Light Industrial (M2) Zone up to a maximum of 4,645m² (49,998ft²) in gross floor area:

a) New industrial developments and additions to existing industrial developments, including those listed in the Land Use By-law Section 7.3.1. ~~But not limited to:~~

- ~~(i) Animal hospitals & veterinaries;~~
- ~~(ii) Crematoria;~~
- ~~(iii) Distribution centres;~~
- ~~(iv) Emergency services;~~
- ~~(v) Industrial repair shops;~~
- ~~(vi) Manufacturing, processing & assembly;~~
- ~~(vii) Open storage and display of goods, excluding scrap materials;~~
- ~~(viii) Public works depots;~~
- ~~(ix) Recreation facilities;~~
- ~~(x) Transport and trucking facilities;~~
- ~~(xii) Warehouses, depots & storage facilities; and~~
- ~~(xiii) Wholesale establishments; and~~

b) ~~Compatible commercial developments or~~ Additions to established commercial developments, as outlined in the Land Use By-law:

Policy M-11: It shall be the policy of Council to consider only by development agreement proposals for any development permitted as-of-right in the Light Industrial (M2) Zone, in excess of 4,645m² (49,998ft²) in gross floor area, in accordance with Policy MDA-1. permit the following developments by site plan approval in the Light Industrial (M2) Zone:

a. New development and additions to existing development permitted as-of-right in the Light Industrial (M2) Zone in excess of 4,645m² (49,998ft²) in gross floor area, in accordance with Section 7.1.2.

Policy M-12: It shall be a policy of Council to consider only by development agreement in areas zoned Light Industrial (M2) proposals for open storage of scrap materials including, but not limited to, auto bodies and auto parts, in accordance with Policy MDA-1.:

- a) Open storage of scrap materials including, but not limited to, auto bodies and auto parts, in accordance with Policy MDA-1
- b) Any industrial or commercial use identified as being considered to be hazardous or having the potential for creating land use conflict, in accordance with Policy MDA-1. Such uses include but are not limited to those uses found in Section 7.3.3.c of the Land Use By-law.

Appendix I - Proposed Land Use By-law (LUB) Amendments

Additions have been highlighted

Removals have been struck-out

3.1 General Provisions for All Zones

3.1.6 Temporary Uses Permitted

g. In addition to d., e., and f. shipping containers shall be regarded as temporary structure, with or without a permanent foundation, in all zones except the C10, M1 and M2 Zones.

3.1.27 Fencing

Fences shall be permitted in all zones provided that they meet the following requirements:

a. The construction of all fences shall satisfy the conditions listed in the following table:

Table B: Fencing				
Zone	Development Permit	Max Height in Front and Flankage Yards	Max Height in Rear and Side Yards	Opaque Fences *
All Residential Zones Res. Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8)	Always Required	1.2m (4ft)	2.5m (8ft)	Only Permitted in Side and Rear Yards
His. Downtown Com. (C1) LaHave Commercial (C2) Urban Commercial (C3) Highway Commercial (C9) Services	Always Required	1.2m (4ft)	3m (10ft)	Only Permitted in Side and Rear Yards
Institutional (I1) Res. Institutional (I2) Highway Commercial (C10) Display	When Fence Exceeds 1.8m (6ft) in Height	3m (10ft)	3.75m (12ft)	Permitted in Any Yard
Industrial (M1) Light Industrial (M2)	Not Required	No Limit	No Limit	Permitted in Any Yard
All Other Zones	When Fence Exceeds 1.8m (6ft) in Height	2.5m (8ft)	3.75m (12ft)	Only Permitted in Side and Rear Yards

3.1.32 Wind Turbines

Two classifications of wind turbines shall be permitted in the Town of Bridgewater:

- b. Small-scale wind turbines, with a maximum of capacity of 2-100 kilowatts per turbine, shall be permitted in the Agricultural (AG) Zone, Industrial (M1) Zone, Light Industrial (M2) Zone, Institutional (I1) Zone, the Recreation (REC) Zone, the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone subject to the following requirements:

3.1.31 Commercial Telecommunications Towers

- a. Commercial telecommunications towers shall be strongly discouraged in all residential zones, the Historic Downtown Commercial (C1) Zone, the LaHave Commercial (C2) Zone, the Urban Commercial (C3) Zone, the Restricted Commercial (C6) Zone, and the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone; and

3.2 Parking & Loading Areas

3.2.3 Minimum Parking Requirements

Table D: Minimum Parking Requirements

Table D: Minimum Parking Requirements		
Category 1	Vehicle Parking Requirements	Bicycle Parking Requirements
Crematoria Manufacturing, Processing & Assembly Manufactured Home Sales & Repair Recycling Depots Breweries, Wineries, & Distilleries	1 space for every 100m ² (1,076ft ²) of gross floor area	1 space for every 500m ² (5,382ft ²) of gross floor area
Distribution Centres Wholesale Establishment Transportation & Trucking Facilities	1 space for every 200m ² (2,153ft ²) of gross floor area	
Self-Storage Facilities Warehouses, Depots & Storage Facilities	1 space for every 250m ² (2,691ft ²) of gross floor area	
Agricultural Uses Breweries Christmas Tree Yards Forestry Activity Harvesting Outdoor Storage Sewage Treatment Facility Refineries Wood Debarking & Chipping Operations	1 space for every 3 employees	1 space for every 10 employees
Category 2	Vehicle Parking Requirements	Bicycle Parking Requirements
Car Wash Facilities Equipment Sales & Rental Vehicle Sales & Rental Public Works Facilities	1 space for every 75m ² (807ft ²) of gross floor area	1 space for every 500m ² (5,382ft ²) of gross floor area
Animal Kennels & Shelters Automobile Repair Services Automobile Sales & Rental Equipment Sales & Rental Garages Gas Stations Industrial Repair Shop	1 space for 50m ² (539ft ²) of gross floor area	1 space for every 500m ² (5,382ft ²) of gross floor area
Bus Terminals	5 spaces	1 space for every 200 m ² (2,152.8ft ²) of gross floor area
Taxi Operations Catering Establishment	1 space per taxi operator 1 space per employee	1 space for every 200 m ² (2,152.8ft ²) of gross floor area

		1 space for every 3 employees
Category 3	Vehicle Parking Requirements	Bicycle Parking Requirements
Building Supply Stores Garden & Nursery Sales Hospitals Household Repair Shops Laundromats & Dry Cleaners Printing Establishments Research Facilities	1 space for 40m ² (431ft ²) of gross floor area	1 space for every 500m ² (5,382ft ²) of gross floor area
Animal Hospitals & Veterinaries Clubs Dog Grooming Dressmaking & Tailoring Emergency Services Visitor Information Centres Wineries and Micro-Breweries	1 space for 35m ² (377ft ²) of gross floor area	1 space for every 500m ² (5,382ft ²) of gross floor area
Courthouses Cultural Facilities (excluding auditoriums and theatres) Postal Services Studios	1 space for 35m ² (377ft ²) of gross floor area	1 space for every 250m ² (2,691ft ²) of gross floor area
Category 4	Vehicle Parking Requirements	Bicycle Parking Requirements
Dwellings (< 4 dwelling units)	0.5 spaces per dwelling / rental unit in the C1 Zone 1 space per dwelling / rental unit in all other zones	0.5 space per dwelling / rental unit
Dwellings (4 or more dwelling units)	0.5 spaces per dwelling unit in the C1 Zone 1.25 spaces per dwelling unit in all other zones	0.5 space per dwelling unit
Home Based Businesses, as outlined in Section 3.1.24 (Excluding Bed & Breakfasts and Daycares & Nursery Schools)	1 space in addition to the space(s) required for the dwelling unit(s)	N/A
Bed & Breakfasts Inns Hotels Motels	1 space per rental unit	1 space per 10 rental units
Hostel	0.25 spaces per bed	1 space per 10 beds

Day Cares & Nursery Schools	1 space per 3 children	0.25 space per employee, up to a maximum of 3 spaces
Residential Care Facility, Group Homes, and Homes for Special Care	0.5 spaces for each unit / bed	0.25 space per employee, up to a maximum of 3 spaces
Category 5	Vehicle Parking Requirements	Bicycle Parking Requirements
Elementary Schools	1.5 spaces per classroom	2 spaces per classroom
High Schools	4 spaces per classroom	
Colleges Employment & Industrial Training	8 spaces per classroom	
Category 6	Vehicle Parking Requirements	Bicycle Parking Requirements
Libraries	1 space for 30m ² (322ft ²) of gross floor area	1 space for every 150m ² (2,153ft ²) of gross floor area
Bakeries Clinics Convenience Stores Financial Institutions Personal Service Shops Offices Retail Sales	1 space for 30m ² (322ft ²) of gross floor area	1 space for every 250m ² (2,691ft ²) of gross floor area; minimum of 2 spaces
Category 7	Vehicle Parking Requirements	Bicycle Parking Requirements
Auditoriums Arena Cinemas Theaters Places of Assembly Places of Entertainment Places of Worship Recreational Facility	With fixed seats: 1 space per 5 seats With bench space: 1 space per 3m (9.8ft) of bench length Open Areas: 1 space for 35m ² (377ft ²) of gross floor area	1 space for every 250m ² (2,691ft ²) of gross floor area
Bowling Alleys Curling Rinks	4 spaces per bowling lane / curling sheet	1 space for every 250m ² (2,691ft ²) of gross floor area
Funeral Homes	1 space per 5 seats of the chapel, or 1 space for 30m ² (322ft ²) of gross floor area, whichever is greatest. A minimum of 10 spaces are required.	1 space for every 500m ² (5,382ft ²) of gross floor area

Gyms & Fitness Centres	1 space for 20m ² (215ft ²) of gross floor area	1 space for every 150 m ² (1,615ft ²) of gross floor area
Beverage Rooms & Lounges Restaurants	1 space for 20m ² (215ft ²) of gross floor area	1 space for every 250 m ² (2,691ft ²) of gross floor area
Marinas	1 space per berth / anchorage	0.25 space per berth / anchorage

3.2.5 Design Standards for Vehicular Parking Areas

When five or more off-street vehicular parking spaces are provided, the parking area and its features shall satisfy the following requirements:

a. Surfacing:

- i. The parking area shall be provided with a stable surface treated to prevent the raising of dust or loose particles, except in the Historic Downtown Commercial (C1) Zone, the LaHave Commercial (C2) Zone, and the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone where a parking area shall have a permanent hard surface;

Table H: Maximum Length of Parking Rows	
Zone	Maximum Length
All Residential Zones	
Historic Downtown Commercial (C1) Zone	
Urban Commercial (C3) Zone	
Restricted Commercial (C6) Zone	10 contiguous spaces per row
Neighbourhood Commercial (C7) Zone	
Special Commercial (C8) Zone	
Highway Commercial (C9) Zone	
LaHave Commercial (C2) Zone	
Institutional (I1) Zone	
Residential Institutional (I2) Zone	16 contiguous spaces per row
Recreational (REC) Zone	
Highway Service Commercial (C9) Zone	
Group Commercial (C4)	
General Commercial (C5)	24 contiguous spaces per row
Highway Display Commercial (C10) Zone	

Industrial (M1) Zone	No limit
Light Industrial (M2) Zone	

3.3 Signs

3.3.3 Prohibited Signs

- m. Banners in residential zones, the Historic Downtown Commercial (C1) Zone, LaHave Commercial (C2) Zone, Urban Commercial (C3) Zone, Restricted Commercial (C6) Zone, Neighbourhood Commercial (C7) Zone, Special Commercial (C8) Zone, ~~Highway Commercial (C9) Zone~~, Institutional (I1) Zone, Residential Institutional (I2) Zone, and Conservation (CON) Zone unless erected by a government body, or under the direction of such a body;
- n. Temporary ground signs and changeable copy signs in the Historic Downtown (C1) Commercial Zone, LaHave Commercial (C2) Zone, Restricted Commercial (C6) Zone, Neighbourhood Commercial (C7) Zone, Special Commercial (C8) Zone, and ~~Highway Commercial (C9) Zone~~; and
- o. Vinyl signs and corrugated plastic signs in residential zones, the Historic Downtown Commercial (C1) Zone and the Restricted Commercial (C6) Zone.

3.3.4 Permitted Number of Signs

- a. Commercial Signage:
 - i. The following table denotes the maximum number and type(s) of commercial signage that a business premise may erect, in accordance with Sections 3.3.5 through 3.3.8:

Table J: Permitted Signage for a Business Premise					
Maximum Number of Signs by Type					
Permitted In	Projecting Wall Sign (S. 3.3.5)	Canopy Sign (S. 3.3.6)	Flat Fixed Wall Sign (S. 3.3.7)	Ground Sign (S.3.3.8)	Total # of Permitted Signs
Home Based Businesses	One	n/a	One	One	One Sign
Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8)	One	Two	Two	One	Two Signs
Historic Downtown Commercial (C1)	One	Two	Two	n/a	Three Signs
LaHave Commercial (C2) Urban Commercial (C3) Institutional (I1) Residential Institutional (I2) Recreational (REC)	One	Three	Three	One	Three Signs

General Commercial (C4) Group Commercial (C5) Highway Service Commercial (C9) Highway Display Commercial (C10) Industrial (M1) Light Industrial (M2)	One	Four	Four	One	Four Signs
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Exceptions:

- Excluding home based businesses, a business premise that is located on a corner lot shall be permitted to erect one additional sign, if at least one sign fronts onto each abutting public right-of-way;
- Regardless of the number of on-site business premises, the maximum number of ground signs per lot shall be equal to or less than the number of public right-of-ways that the lot abuts. In these instances, each ground sign shall front onto a different public right-of-way, and each sign may have advertising for more than one business premise; and
- The number of temporary ground signs, portable signs, window signs, and banners shall be regulated independent of this table, in accordance with Sections 3.3.9 through 3.3.12.

3.3.5 Projecting Wall Signs

Projecting wall signs shall adhere to the following requirements:

Table K: Projecting Wall Signs		
Permitted In	Dimensions	General Requirements
Home Based Businesses	Sign faces shall not exceed 0.3m ² (3ft ²) in area	A projecting wall sign shall have a maximum of two sign faces.
Historic Downtown (C1) LaHave Commercial (C2) Urban Commercial (C3) Group Commercial (C4) General Commercial (C5) Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8) Highway Service Commercial (C9) Highway Display Commercial (C10) Institutional (I1) Residential Institutional (I2) Recreational (REC) Industrial (M1) Light Industrial (M2)	Sign faces shall not exceed 2m ² (22ft ²) in area	No projecting wall sign shall be erected less than 3m (9.8ft) from grade. A projecting wall sign shall be placed at a right angle to the building face to which it is attached, except where it is erected on the corner of a building which faces corner lot. No projecting wall sign shall project over a public street beyond the curb, or into the corner vision triangle. No projecting wall sign shall swing freely on its supports without the installation of a suitable catch, chain, or other control device. Signs in the Historic Downtown (C1) Commercial Zone shall adhere to the signage design requirements outlined in Section 3.3.13.

3.3.6 Canopy Signs

Canopy signs shall adhere to the following requirements:

Table L: Canopy Signs		
Permitted In	Dimensions	General Requirements
Historic Downtown (C1) LaHave Commercial (C2) Urban Commercial (C3) Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8) Highway Service Commercial (C9) Highway Display Commercial (C10) Institutional (I1) Residential Institutional (I2) Recreational (REC)	Sign area shall occupy no more than 75% of the canopy face upon which it is attached.	No canopy sign shall be erected less than 3m (10ft) from grade. No canopy sign shall project over a public street beyond the curb line, or into the corner vision triangle. No canopy sign shall extend beyond the extremities of the canopy face. A canopy sign shall not be permitted on a canopy which has deteriorated and become unsightly. All such canopy signs shall be removed. Signs in the Historic Downtown (C1) Commercial Zone shall adhere to the signage design requirements outlined in Section 3.3.13.
Group Commercial (C4) General Commercial (C5) Industrial (M1) Light Industrial (M2)	N/A	

3.3.7 Flat Fixed Wall Signs

Flat fixed wall signs shall adhere to the following requirements:

Table M: Flat Fixed Wall Signs		
Permitted in	Dimensions	General Requirements
Home Based Businesses	Signs shall not exceed 0.3m ² (3ft ²) in sign area	A flat fixed wall sign shall be parallel to the wall upon which it is attached.
Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8)	Signs shall not exceed 0.46m ² in area for each linear metre (or 1.5ft ² for each linear foot) of the premise's exterior length, up to a maximum sign area of 2.3m ² (25ft ²).	A flat fixed wall sign shall not extend beyond the extremities of the wall upon which it is attached. Signs in the Historic Downtown (C1) Commercial Zone shall adhere to the signage design requirements outlined in Section 3.3.13.
Historic Downtown (C1) LaHave Commercial (C2) Urban Commercial (C3) Institutional (I1) Residential Institutional (I2) Recreational (REC)	Signs shall not exceed 0.62m ² in area for each linear metre (or 2ft ² for each linear foot) of the premise's exterior length.	

Group Commercial (C4) General Commercial (C5) Highway Service Commercial (C9) Highway Display Commercial (C10)	Signs shall not exceed 0.93m ² in area for each linear metre (or 3ft ² for each linear foot) of the premise's exterior length.	
Industrial (M1) Light Industrial (M2)	N/A	

3.3.8 Ground Signs

Ground signs shall adhere to the following requirements:

Table N: Ground Signs		
Permitted In	Dimensions	General Requirements
Home Based Businesses	Sign faces shall not exceed 0.3m ² (3ft ²) in area. Signs shall not exceed 1.5m (5ft) in height.	A ground sign shall have a maximum of two sign faces. A ground sign shall be setback a minimum of 1m (3ft) from any public right-of-way or common lot boundary.
Conservation (CON) Park (P)	Sign faces shall not exceed 1.2m ² (13ft ²) in area. Signs shall not exceed 2m (7ft) in height.	A ground sign or portion thereof shall not extend into a corner vision triangle. Ground signs located in the LaHave Commercial (C2), Urban Commercial (C3), Group Commercial (C4), General Commercial (C5), Highway Service Commercial (C9), Highway Display Commercial (C10), Industrial (M1), and Light Industrial (M2) Zones may extend over a driveway, on-site parking area, walkway, or trail if the clearance between the bottom of the sign and the ground is a minimum of 3m (10ft).
Res. Zones, in accordance with Section 3.3.4.b.ii Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8) Institutional (I1) adjacent to Local Streets Residential Institutional (I2)	Sign faces shall not exceed 2.3m ² (25ft ²) in area. Signs shall not exceed 4m (13ft) in height.	In the Institutional (I1) Zone, signs larger than 2.3m ² (25ft ²) in area or taller than 4m (13ft) in height shall be located only adjacent to an Arterial or Collector Street.
Recreational (REC) Institutional (I1) adjacent to Arterial or Collector Streets	Sign faces shall not exceed 3.7m ² (40ft ²) in area. Signs shall not exceed 4m (13ft) in height.	
LaHave Commercial (C2) Urban Commercial (C3)	Sign faces shall not exceed 6m ² (65ft ²) in area. Signs shall not exceed 6m (20ft) in height.	
Group Commercial (C4) General Commercial (C5)	Sign faces shall not exceed 9m ² (97ft ²) in area. Signs shall not exceed 8m (26ft) in height.	
Industrial (M1) Light Industrial (M2) Highway Service Commercial (C9) Highway Display Commercial (C10)	Sign faces shall not exceed 19m ² (205ft ²) in area. Signs shall not exceed 10m (33ft) in height.	

3.3.9 Temporary Ground Signs

Temporary ground signs shall adhere to the following requirements:

Table O: Temporary Ground Signs		
Permitted In	Dimensions	General Requirements
LaHave Commercial (C2) Urban Commercial (C3) Group Commercial (C4) General Commercial (C5)	Signs shall not exceed 4.5m ² (48ft ²) in area.	A maximum of one temporary ground sign shall be permitted per lot in the applicable zones.
Highway Service Commercial (C9) Highway Display Commercial (C10)	Signs shall not exceed 3m (10ft) in height.	A temporary ground sign shall not be in place for longer than one period of 90 consecutive days during a 12 month period.
Institutional (I1) Industrial (M1) Light Industrial (M2) Recreational (REC)		A temporary ground sign shall have a maximum of two sign faces.
		A temporary ground sign shall be setback a minimum of 1.5m (5ft) from any public right-of-way or common lot boundary.
		A temporary ground sign or portion thereof shall not extend into a corner vision triangle, or over a driveway, on-site parking area, walkway, or trail.

3.3.11 Window Signs

Window signs shall adhere to the following requirements:

Table Q: Window Signs		
Permitted In	Dimensions	General Requirements
Historic Downtown (C1) LaHave Commercial (C2) Urban Commercial (C3) Institutional (I1) Residential Institutional (I2) Recreational (REC) Restricted Commercial (C6) Neighbourhood Commercial (C7) Special Commercial (C8)	Signs shall be placed or painted on the interior or exterior of a glass window or door provided that they cover no more than 40% of the window in which it is placed. The letter height of window sign shall not exceed 200mm.	Window signs shall only be permitted on the ground floor level of a building. Window signs shall only include the business name, logo, or description of the products sold or services provided.
Group Commercial (C4) General Commercial (C5) Highway Service Commercial (C9) Highway Display Commercial (C10)	Signs shall be placed or painted on the interior or exterior of a glass window or door provided that they cover no more than 60% of the window in which it is placed. The letter height of window sign shall not exceed 300mm.	

3.3.12 Banners

Banners shall adhere to the following requirements:

Table R: Banners		
Permitted In	Dimensions	Requirements
Recreational (REC) General Commercial (C4) Group Commercial (C5) Industrial (M1) Light Industrial (M2) Highway Service Commercial (C9) Highway Display Commercial (C10)	<p>Banners shall not exceed 0.62m² in area for each linear metre (or 2ft² for each linear foot) of the premise's exterior length.</p> <p>When a banner isn't secured to a building façade, it shall not exceed 2m² (21.5ft²) in area.</p>	<p>No more than two banners shall be permitted on a lot at any given time.</p> <p>A banner shall be securely attached between two poles, or to a building or structure.</p> <p>A banner or portion thereof shall not extend over any public right-of-way, walkway, or into a corner vision triangle.</p> <p>A banner shall not be permitted to deteriorate and become unsightly. All such banners shall be removed.</p>

SECTION 5: COMMERCIAL ZONES

5.1 General Provisions for All Commercial Zones

5.1.1 Abutting Yard Requirements

When a property in the Historic Downtown Commercial (C1) Zone, LaHave Commercial (C2) Zone, Urban Commercial (C3) Zone, General Commercial (C4) Zone, the Group Commercial (C5) Zone, or the Highway Service Commercial (C9) Zone, or the Highway Display Commercial (C10) Zone abuts any non-commercial zone, excluding an industrial zone and the Agricultural (AG) Zone, the following abutting yard requirements shall apply to the commercial property:

- a. The commercial property's minimum abutting side and rear yard setbacks from the primary structure shall be determined using Table S-1;

Table S-1: Abutting Yard Setbacks

Abutting Zone	Historic Downtown (C1)	LaHave (C2)	Urban (C3)	Group (C4)	General (C5)	Highway Service Commercial (C9)	Highway Display Commercial (C10)
High Density Residential (R6)	N/A	N/A	6m (20ft)	15m (49ft)	15m (49ft)	15m (49ft) 20m (65ft)	20m (65ft)
All Other Residential Zones	6m (20ft)*	15m (49ft)*	6m (20ft)	25m (82ft)	25m (82ft)	25m (82ft)	25m (82ft)
Inst. (I1) and Res. Inst. (I2)	N/A	N/A	6m (20ft)	15m (49ft)	15m (49ft)	15m (49ft)	15m (49ft)
Recreation (REC)	N/A	N/A	6m (20ft)	15m (49ft)	15m (49ft)	15m (49ft)	15m (49ft)
Park (P)	N/A	N/A	6m (20ft)*	25m (82ft)*	25m (82ft)*	15m (49ft)*	15m (49ft)*
Conservation (CON)	N/A	N/A	6m (20ft)*	29m (95ft)*	29m (95ft)*	29m (95ft)*	29m (95ft)*

*Minimum abutting yard setback requirements are waived in the LaHave River Development Agreement Area

Table S-2: Abutting Yard – Vegetative Buffer & Fencing Requirements

Requirement	Historic Downtown (C1)	LaHave (C2)	Urban (C3)	Group (C4)	General (C5)	Highway Service Commercial (C9)	Highway Display Commercial (C10)
Minimum Buffer Width	3m (10ft)	6m (20ft)	3m (10ft)	6m (20ft)	6m (20ft)	6m (20ft) 10m (33ft)	10m (33ft)
Minimum Opaque Fence / Berm Height	1.5m (5ft)	1.8m (6ft)	1.5m (5ft)	2m (76.6ft)	2m (76.6ft)	2m (76.6ft)	2m (6.6ft)

5.1.4 Site Plan Criteria for Development in Commercial Zones

The following site plan criteria apply to all new development that is permitted through the site plan approval process in any commercial zone. No development permit shall be issued for development that is inconsistent with these criteria, in addition to applicable zone standards and all other requirements of this By-law:

k. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer, in accordance with the Town's standards for stormwater management;

5.10 Highway **Service** Commercial (C9) Zone

5.10.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 930m² (10,010ft²) in gross floor area, shall be permitted as-of-right in the Highway Display Commercial (C9) Zone subject to the requirements of this By-law:

- Additions to existing developments permitted through Section 5.10.2; and
- Structures that are accessory to existing developments permitted through Section 5.10.2;

5.10.2 Permitted Developments by Site Plan Approval

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments shall be permitted by site plan approval in the Highway Commercial (C9) Zone subject to the requirements of this By-law, including the site plan criteria outlined in Section 5.1.4:

- ~~Automobile sales & rental;~~
- Drive-through facilities, ~~in accordance with Section 5.1.5;~~
- Gas stations;
- Hotels;
- Motels;
- **Places of Entertainment**
- Restaurants;

- **Visitor Information Centre;**

- Retail Sales.

5.10.3 Zoning Standards

The following requirements apply to all developments permitted as-of-right or by site plan approval in the Highway **Service** Commercial (C9) Zone:

Highway Service Commercial Zone	
Maximum front yard	17m (55ft)
Minimum front yard	Nil
Minimum rear yard	4m (13ft)
Minimum side yard	3m (10ft)
Minimum flankage yard	3m (10ft)
Maximum building height	None
Minimum lot area	None
Minimum lot frontage	12m (39ft)

5.10.4 Special Requirements

- a. Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36.
- b. All new development in the Highway Service Commercial (C9) Zone shall adhere to the urban design requirements listed in Section 5.10.4.

5.10.5 Urban Design Requirements

All new development abutting Enterprise Drive in the Highway Service Commercial (C9) Zone shall adhere to the following urban design requirements before a development permit is issued:

Building Orientation & Entryways

- i) The primary façade and at least one principal entrance shall be oriented toward Enterprise Drive;

- ii) Where a site abuts or has direct sightlines from Highway 103, the building shall incorporate architectural features (e.g. signage, window glazing, articulation, material variation) on the highway-facing façade.
- iii) The primary entrance shall be directly connected to a sidewalk, public walkway, land- or hard-scaped open space, where applicable;
- iv) Buildings located on corner lots shall incorporate enhanced architectural treatment on both street-facing façades. This includes at least two of the following:
 - i. Wrap-around signage
 - ii. Window articulation or larger display windows on both façades
 - iii. An angled or recessed corner entrance
 - iv. Roofline or parapet features that highlight the corner

Building Facades & Windows

- i) At least one sign shall be orientated towards all abutting public streets to enhance the public façade(s);
- ii) Public façades without windows and doors are prohibited. Windows and doors shall occupy no less than 25% of a building's ground floor public façade(s). Windows and doors shall occupy no less than 15% of a building's public façade(s) above the first storey;
 - 1. Where a building's internal use or operational requirements make it impractical to meet minimum window or door transparency requirements, the Development Officer shall relax the requirements, provided that the façade includes at least two (2) of the following mitigation measures:
 - a. Material variation;
 - b. Vertical or horizontal articulation;
 - c. Decorative lighting or wall-mounted fixtures;
 - d. Integrated public art, murals, or wall treatments; or
 - e. Canopies, awnings, or other pedestrian scale elements;
- iii) Façade elements, such as windows, doors, canopies, dormers, trim, signage, etc., shall be aligned and positioned in an organized manner to create a visually pleasing public façade;
- iv) The orientation of key architectural features—such as entrances, windows, and display areas—shall address Enterprise Drive, Logan Road North, and Highway 103, where applicable.

5.11 Highway Display Commercial (C10) Zone

5.11.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 930m² (10,010ft²) in gross floor area, shall be permitted as-of-right in the Highway Display Commercial (C10) Zone subject to the requirements of this By-law:

- Additions to existing developments permitted through Section 5.11.2; and
- Structures that are accessory to existing developments permitted through Section 5.11.2;

5.11.2 Permitted Developments by Site Plan Approval

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments shall be permitted by site plan approval in the Highway Display Commercial (C10) Zone subject to the requirements of this By-law, including the site plan criteria outlined in Section 5.1.4:

- Automobile Sales & Rental
- Building Supply Store
- Drive-through Facilities
- Place of Entertainment
- Equipment Sales & Rental
- Farm Equipment Sales and Rental
- Garden & Nursery Sales
- Home Improvement Centre
- Liquor and Cannabis Retail Sales
- Manufactured Home Sales & Repair
- Outdoor Recreation Retail
- Vehicle Sales & Rental
- Household Repair Services
- Emergency Services
- Contractor Offices

5.11.3 Zoning Standards

The following requirements apply to all developments permitted as-of-right or by site plan approval in the Highway Display Commercial (C10) Zone:

C10	Highway Display Commercial Zone
Minimum front yard	Nil

Minimum rear yard	4m (13ft)
Minimum side yard	3m (10ft)
Minimum flankage yard	3m (10ft)
Maximum building height	None
Minimum lot area	None
Minimum lot frontage	12m (39ft)

5.11.4 Special Requirements

- a. Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36.
- b. All new development in the Highway Display Commercial (C10) Zone shall adhere to the urban design requirements listed in Section 5.11.4.

5.11.5 Urban Design Requirements

All new development abutting Enterprise Drive in the Highway Display Commercial (C10) Zone shall adhere to the following urban design requirements before a development permit is issued:

Building Orientation & Entryways:

- i) The primary façade and at least one principal entrance shall be oriented toward Enterprise Drive, where applicable;

Building Façades & Windows:

- i) At least one sign shall be orientated towards Enterprise Drive and Highway 103 to enhance the public façade(s), where applicable;
- ii) Public façades without windows and doors are prohibited. Windows and doors shall occupy no less than 25% of a building's ground floor public façade(s). Windows and doors shall occupy no less than 15% of a building's public façade(s) above the first storey;

1. Where a building's internal use or operational requirements make it impractical to meet minimum window or door transparency requirements, the Development Officer shall relax the requirements, provided that the façade includes at least one (1) of the following mitigation measures:
 - a. Material variation;
 - b. Vertical or horizontal articulation;
 - c. Decorative lighting or wall-mounted fixtures;
 - d. Integrated public art, murals, or wall treatments; or
 - e. Canopies, awnings, or other pedestrian scale elements;
- iii) Façade elements, such as windows, doors, canopies, dormers, trim, signage, etc., shall be aligned and positioned in an organized manner to create a visually pleasing public façade; and
- iv) Buildings on a corner lot shall incorporate design elements and forms that emphasize the importance of the corner on a streetscape.

SECTION 7: INDUSTRIAL ZONES

7.1 General Provisions for All Industrial Zones

7.1.1 Abutting Zone Requirements

Where the Industrial (M1) Zone or the Light Industrial (M2) Zone abuts a residential zone, institutional zone, Conservation (CON) Zone, and Park (P) Zone the following abutting yard requirements shall apply to the industrial zoned lot:

- a. The industrial property's abutting side and/or rear yard setbacks shall be 25m (82ft);
- b. The industrial property shall have a vegetated buffer that is a minimum of 15m (49ft) wide and extends the full width of the abutting side and rear yard. The vegetated buffer shall be landscaped with evergreen trees or shrubs, and other vegetation to effectively screen views from the abutting property in all seasons, as outlined in Section 7.1.1.d;
- c. ~~The vegetated buffer:~~
 - i. ~~Shall be designed to provide a continuous screen within three years of its initial installation that is equally effective during all seasons;~~
 - ii. ~~Shall be well maintained so that it provides adequate screening, and does not pose a threat to public safety or become unsightly over time;~~
 - iii. ~~Shall consist of existing trees and vegetation, where possible; and~~
 - iv. ~~May incorporate additional landscaping features and fencing, in addition to vegetation, where necessary, to provide appropriate screening; and~~

The industrial property shall have an opaque fence or berm located no less than 0.6m (2ft) from the lot line and within the limits of the vegetated buffer, at a minimum height of 2m (6.6ft);
- d. ~~No structures, driveways, traffic lanes, parking spaces, loading areas, and the open storage and outdoor display of goods shall be permitted within the vegetated buffer.~~

The vegetated buffer:

 - v. Shall be designed to provide a continuous screen within three years of its initial installation that is equally effective during all seasons;
 - vi. Shall be well maintained so that it provides adequate screening, and does not pose a threat to public safety or become unsightly over time;
 - vii. Shall consist of existing trees and vegetation, where possible; and
 - viii. May incorporate additional landscaping features and fencing, in addition to vegetation, where necessary, to provide appropriate screening; and
- e. No structures, driveways, traffic lanes, parking spaces, loading areas, and the open storage and outdoor display of goods shall be permitted within the vegetated buffer.

7.1.2 Site Plan Criteria for Development in Industrial Zones

The following site plan criteria apply to all new development that is permitted through the site plan approval process in any industrial zone. No development permit shall be issued for development that is inconsistent with these criteria, in addition to applicable zone standards and all other requirements of this By-law:

a. The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood, including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;

b. The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;

c. The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;

d. The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;

e. Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;

f. The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;

g. The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;

h. The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;

i. The location of all existing easements shall be identified;

j. The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;

k. The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer, in accordance with the Town's standards for stormwater management;

l. The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood; and

m. All signage shall be designed and constructed according to the signage requirements listed in Section 3.3;

7.2 Industrial (M1) Zone

7.2.2 Developments Permitted by Development Agreement

The following developments shall be permitted by Development Agreement in the Industrial (M1) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined the Municipal Planning Strategy:

- a. New developments listed in Section 7.2.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy MDA-1;
- b. Additions greater than 2,323m² (25,005ft²) to existing development listed in Section 7.2.1, in accordance with MPS Policy MDA-1; and
- c. All other industrial uses, including but not limited to those that are considered to be hazardous or those that have the potential to create substantial land use conflicts, in accordance with MPS Policy MDA-1. Such uses include, **but are not limited to:**

- Breweries
- Butchers & Slaughterhouses
- Concrete Production
- Fish Meal Production
- Indoor Shooting Ranges
- Metal Corrosion Treatment Facilities
- Open Storage of Scrap Materials
- Penal Institutions
- Petroleum Bulk Storage Plants, excluding associated office buildings and accessory uses
- Pulp & Paper Mills
- Race Tracks
- Refineries
- Tanneries
- Warehousing and Distribution of Hazardous Substances
- Wood Debarking & Chipping Operations
- Wood Preservation Facilities

7.3 Light Industrial (M2) Zone

7.3.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum gross floor area of 4,645m² (49,998ft²), shall be permitted as-of-right in the Light Industrial (M2) Zone subject to the requirements of this By-law:

- ~~Adult Entertainment~~
- Animal Hospitals & Veterinaries
- Animal Kennels & Shelters
- ~~Automobile Sales & Rental~~
- Automobile Repair Services
- Building Supply Store
- Bus Terminals
- Car Wash Facilities
- Contractor Office*
- ~~Christmas Tree Yards~~
- ~~Clubs~~
- ~~Community Centres~~
- Daycares & Nursery Schools
- Distribution Centres
- ~~Dog Grooming~~
- Emergency Services
- Employment and Industrial Training*
- Equipment Sales & Rental
- ~~Funeral Homes~~
- ~~Garages~~
- Garden & Nursery Sales
- ~~Gas Stations~~
- Gyms & Fitness Centres
- ~~Hotels~~
- Household Repair Services
- Industrial Repair Services
- Laundromats & Dry Cleaners
- ~~Manufactured Home Sales & Repair~~
- Manufacturing, Processing, & Assembly
- ~~Motels~~
- ~~Offices~~
- Open Storage and Display of Goods, excluding scrap materials
- ~~Parking Lots & Facilities~~
- ~~Personal Service Shops~~
- Places of Entertainment
- Printing Establishments
- Public Works Facilities
- ~~Recreation Facilities~~

- Recycling Depots
- ~~Restaurants~~
- Research Facilities
- Self-Storage Facilities
- Solar Energy Stations
- Sewage Treatment Facility
- ~~Tailoring & Dressmaking~~
- Sustainable Energy Systems
- Taxi Operations
- Transportation & Trucking Facilities
- Vehicle Sales & Rental
- ~~Visitor Information Centre~~
- Warehouses, Depots & Storage Facilities
- Wholesale Establishments
- ~~Wineries & Microbreweries~~
- Wineries, Breweries and Distilleries

7.3.2 Developments Permitted by Development Agreement Permitted Developments by Site Plan Approval

The following uses are permitted by Development Agreement in the Light Industrial (M2) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined the Municipal Planning Strategy:

- a. All developments listed in Section 7.3.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy MDA-1;
- b. Open storage of scrap materials, in accordance with MPS Policy MDA-1 of the Municipal Planning Strategy; and
- c. Wood debarking and chipping operations, in accordance with MPS Policy MDA-1 of the Municipal Planning Strategy. Wood debarking and chipping operations located in close proximity to harvesting operations do not require a development agreement.

The following developments shall be permitted by site plan approval in the Light Industrial (M2) Zone subject to the requirements of this By-law, including the site plan criteria outlined in Section 7.1.2:

- a. New developments and additions to existing development listed in Section 7.3.1 that exceed 4645m² (49,998ft²) in gross floor area;

7.3.3 Developments Permitted by Development Agreement

The following uses are permitted by Development Agreement in the Light Industrial (M2) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined the Municipal Planning Strategy:

- a. Open storage of scrap materials, in accordance with MPS Policy MDA-1 of the Municipal Planning Strategy; and
- b. Any commercial or industrial use identified as being considered to be hazardous or having the potential to create substantial land use conflicts, in accordance with MDA-1 of the Municipal Planning Strategy. Such uses include but are not limited to:
 - Breweries
 - Butchers & Slaughterhouses
 - Concrete Production
 - Fish Meal Production
 - Indoor Shooting Ranges
 - Metal Corrosion Treatment Facilities
 - Penal Institutions
 - Petroleum Bulk Storage Plants, excluding associated office buildings and accessory uses
 - Pulp & Paper Mills
 - Race Tracks
 - Refineries
 - Tanneries

- Warehousing and Distribution of Hazardous Substances
- Wood Debarking & Chipping Operations
- Wood Preservation Facilities

7.3.34 Zoning Standards

The following requirements apply to all developments permitted as-of-right in the Light Industrial (M2) Zone:

M2	Light Industrial Zone	
	Minimum front yard	3m (10ft)
	Minimum rear yard	4m (13ft)
	Minimum side yard	4m (13ft)
	Minimum flankage yard	3m (10ft)
	Maximum building height	14m (46ft)
	Minimum lot area	930m ² (10,010ft ²)
	Minimum lot frontage	30m (98ft)

7.3.45 Special Requirements

Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36.

Section 11: Definitions

Liquor and Cannabis Retail Sales | a retail establishment authorized by the Province of Nova Scotia for the sale of liquor and/or cannabis products to the public for off-site consumption. This use may include the ancillary sale of related products such as accessories or merchandise, provided such items are clearly incidental and subordinate to the principal use.

Outdoor Recreation Retail | a retail establishment primarily engaged in the sale, rental, and/or repair of equipment, apparel, and accessories designed for outdoor recreational activities such as hiking, camping, paddling, hunting, fishing, climbing, and similar pursuits. This use may include accessory functions such as equipment servicing, rentals, educational programs, and indoor demonstration areas, provided they are incidental and subordinate to the principal retail operation.

Office | a room or rooms where business may be transacted, a service performed or consultation given, including but not limited to physicians, surgeons, dentists, lawyers, architects, engineers, accountants, real estate agents, insurance agents, photographers, optometrists, chiropractors, eye specialists and similar uses, and may include retail sales or dispensing of goods associated with and incidental to the main use.

- **Personal Office** | a work space within a dwelling unit with no public accessibility, no warehousing of saleable goods, and no employees who are not resident in the dwelling.

- **Contractor Office** | a place of business operated by a member of a skilled trade, including but not limited to electricians, carpenters, masons, plumbers, HVAC technicians, roofers, and landscapers, where administrative functions such as project coordination, client consultation, and office-based work are conducted. A contractor office may include limited indoor storage of tools, equipment, or materials used in the trade, but does not include on-site manufacturing, large-scale warehousing, or outdoor storage unless otherwise permitted in the zone.

Existing Definition: Building Supplies Store | a building or part of a building where construction materials and equipment are offered for sale or rental:

Building Supplies Store | a retail establishment primarily engaged in the sale of building materials, tools, hardware, paint, plumbing, electrical supplies, and other construction-related products.

Home Improvement Centre | a large-format retail store that includes the sale of building materials and hardware and may also include a broader range of household goods such as appliances, home décor, seasonal items, and garden products. Such establishments may include warehouse-style storage, contractor services, and tool rental.

Gas Station | a building or part of a building primarily used for the retail sale of fuel, oil, and automobile related products. A gas station may also include electric vehicle (EV) charging stations, a car wash and a retail or convenience store component.

Employment and Industrial Training | a facility primarily intended to provide hands-on training, instruction, or certification in skilled trades, technical fields, or job-specific competencies directly related to industrial, commercial, or construction sectors. This use may include classroom instruction, workshops, simulators, or labs designed to replicate workplace environments.

Appendix J – MPS & LUB Amendments in By-law Form

Title: Amendments to the Municipal Planning Strategy and Land Use By-law By-law (2014)

Legislative authority: Municipal Government Act, Section 205

Be it enacted by the Council of the Town of Bridgewater, under the authority of Section 205 of the Municipal Government Act, as follows:

This By-law is titled Municipal Planning Strategy and Land Use By-law By-law (2024)

Purpose

The purpose of these amendments is to accommodate a newly created designation and zone; rezone the lands surrounding the Exit 12A interchange; and amend the permitted uses for those zones, to strategically zone the area for sale and development of the lands.

Part 1: Amendments to the Municipal Planning Strategy (2014)

Section 6 Commercial Development is amended by:

Removing Section 6.5.4 Highway Commercial (C9) Zone.

Adding Section 6.6 Highway Commercial Designation.

Adding Section 6.6.1 Highway Service Commercial (C9) Zone

Adding Section 6.6.2 Highway Display Commercial (C10) Zone

Removing Policy C-57

Removing Policy C-58

Re-adding Policy C-57

Re-adding Policy C-58

Adding Policy C-59

Adding Policy C-60

Adding Policy C-61

Adding Policy C-62

Adding Policy C-63

Adding Policy C-64

Adding Policy C-65

Renumber Section 6.6 “Commercial Development Agreement Policies” to Section 6.7

Section 6.6 Highway Commercial Designation is amended by:

Adding the following preamble text:

“The Highway Commercial Designation applies to lands located in proximity to the Exit 12A interchange of Highway 103 and within the Bridgewater Business Park. This designation is intended to support commercial development that capitalizes on high visibility, excellent vehicular access via Highway 103. It plays a vital role in accommodating growth, enhancing Bridgewater’s role as a regional service and employment hub, and creating a visually

attractive and economically productive gateway into the Town.

The area encompasses lands located immediately adjacent to Exit 12A and Logan Road, as well as lands located further into the Business Park, typically with less direct exposure to Highway 103. This designation recognizes the varying commercial development potential across the area, due to differences in sightlines, access, and land conditions.

In recognition of the strategic commercial development described above, Town Council has established the Highway Service Commercial (C9) Zone and the Highway Display Commercial (C10) Zone, as follows:”

Section 6.6.1 Highway Service Commercial (C9) Zone is amended by:

Adding the following preamble text:

“The Highway Service Commercial (C9) Zone is strategically located adjacent to Exit 12A and the entrance to the Bridgewater Business Park, offering optimal visibility and direct access to Highway 103. This area is well suited for high-turnover, service-oriented commercial uses that cater to the travelling public.

The purpose of this zone is to support development that leverages the unique locational advantages of high visibility and highway connectivity. It is intended to facilitate efficient vehicular access, support tourism and local commerce, and provide essential services to both residents and visitors.

Site Plan Approval is used as the sole development process within the zone to encourage thoughtful site design. Urban design within this zone should reflect the prominence of its gateway location, contributing to an attractive and functional entry point into Bridgewater’s commercial and industrial lands.”

Section 6.6.2 Highway Display Commercial (C10) Zone is amended by:

Adding the following preamble text:

“The Highway Display Commercial (C10) Zone applies to lands further from the Exit 12A interchange, situated deeper within the Bridgewater Business Park along Enterprise Drive. While still visible from key travel routes, these areas offer reduced sightline prominence compared to the adjacent Highway Service Commercial zone. As such, they are better suited for display-based commercial activities and lower-intensity service uses.

This zone supports uses that benefit from visibility but do not rely on immediate highway access. Some lands within this zone also contain environmental constraints, such as contaminated soils, which make them less suitable for intensive retail or residential development. The purpose of the Highway Display Commercial (C10) Zone is to accommodate these specific commercial uses in a way that complements nearby service and industrial development, while encouraging remediation and productive reuse of underutilized land.

Site Plan Approval is used as the sole development process within the zone to encourage thoughtful site design. Urban design within this zone should reflect the area's importance as a key commercial node and the primary trading area within the Business Park."

Policy G-15 is amended by:

Adding "Service" after 'Highway' and before 'Commercial (C9) Zone'

Policy G-33 is amended by:

Adding "Service" after 'Highway' and before 'Commercial (C9) Zone'

Adding subsection g, "Highway Display Commercial (C10) Zone"

Policy C-3 is amended by:

Removing "and" after 'General Commercial (C5) Zone' and before 'Highway Commercial (C9) Zone'

Adding ", the" after 'General Commercial (C5) Zone' and before 'Highway Commercial (C9) Zone'

Adding "Service" after 'Highway' and before 'Commercial (C9) Zone'

Adding "and the Highway Display Commercial (C10) Zone" after 'Highway Service Commercial (C9) Zone,' and before 'in accordance with the Land Use By-law'

Policy C-9 is amended by:

Removing "and" after 'Historic Downtown Commercial (C1) Zone'

Adding ", the Highway Service Commercial (C9) Zone, and the Highway Display Commercial (C10) Zone" after 'the LaHave Commercial (C2) Zone' and before 'to enhance the arrangement'

Policy C-57 is amended by:

Adding the following text:

"It shall be the policy of Council to designate as Highway Commercial the areas shown on Map 2 - Future Land Use."

Policy C-58 is amended by:

Adding the following text:

"It shall be the policy of Council to establish a Highway Service Commercial (C9) Zone and associated zone standards in the Land Use By-law, in accordance with the Zoning Map of the Land Use By-law."

Policy C-59 is amended by:

Adding the following text:

"It shall be the policy of Council to permit the following developments **as-of-right** in the Highway Service Commercial (C9) Zone, up to a maximum of 930m² (10,010ft²):

- a) Developments listed in Section 5.10.1 of the Land Use By-law."

Policy C-60 is amended by:

Adding the following text:

"It shall be the policy of Council to permit the following developments by site plan approval in the Highway Service Commercial (C9) Zone:

Commercial developments or additions to established commercial developments, as outlined in the Land Use By-law;”

Policy C-61 is amended by:

Adding the following text:

“It shall be a policy of Council to establish urban design requirements for all new development in the Highway Service Commercial (C9) Zone to promote consistency in the built form and enhanced architectural detailing within the gateway of the Bridgewater Industrial Park, in accordance with the Land Use By-law.”

Policy C-62 is amended by:

Adding the following text:

“It shall be the policy of Council to establish a Highway Display Commercial (C10) Zone and associated zone standards in the Land Use By-law, in accordance with the Zoning Map of the Land Use By-law.”

Policy C-63 is amended by:

Adding the following text:

It shall be the policy of Council to permit the following developments **as-of-right** in the Highway Display Commercial (C10) Zone, up to a maximum of 930m² (10,010ft²):

- a) Developments listed in Section 5.11.1 of the Land Use By-law.

Policy C-64 is amended by:

Adding the following text:

“It shall be the policy of Council to permit the following developments by site plan approval in the Highway Commercial (C10) Zone:

- a. Commercial developments or additions to established commercial developments, as outlined in the Land Use By-law.”

Policy C-65 is amended by:

Adding the following text:

“It shall be a policy of Council to establish urban design requirements for all new development in the Highway Display Commercial (C10) Zone to promote consistency in the built form and architectural detailing within proximity of the gateway of the Bridgewater Industrial Park, in accordance with the Land Use By-law.”

Policy M-2 is amended by:

Striking out “the Bridgewater Development Association’s” after ‘by supporting’ and before ‘efforts to market and sell land’

Section 8.2.2 Business Park Expansion is amended by:

Striking out “With approximately 10 existing industrial uses in existence in Bridgewater, representing less than 15% of the total land area zoned for industrial purposes, Council in collaboration with the Bridgewater Development Association may wish to consider re-designating and rezoning some of this land for other purposes in the future. Until then, Council shall maintain the industrially zoned land north of Highway 103 as a reserve to accommodate industrial expansion, should the serviced portion of the Business Park reach its capacity.” after ‘the long-term expansion of the Business Park.’ and before ‘Following the development of the Exit 12A interchange’

Policy M-4 is amended by:

Adding “/Master Infrastructure Plan,” after ‘Future Streets Master Plan’ and before ‘in collaboration with the Town’s Engineering and Planning Departments’

Policy M-10 is amended by:

Adding “those listed in the Land Use By-law Section 7.3.1” after ‘including’ and before ‘but not limited to:’

Striking out “but not limited to:

- (i) Animal hospitals & veterinaries;
- (ii) Crematoria;
- (iii) Distribution centres;
- (iv) Emergency services;
- (v) Industrial repair shops;
- (vi) Manufacturing, processing & assembly;
- (vii) Open storage and display of goods, excluding scrap materials;
- (viii) Public works depots;
- (ix) Recreation facilities;
- (x) Transport and trucking facilities;
- (xii) Warehouses, depots & storage facilities; and
- (xiii) Wholesale establishments; and”

Removing subsection b “Compatible commercial developments or Additions to established commercial developments, as outlined in the Land Use By-law.”

Policy M-11 is amended by:

Striking out the following text “consider only by development agreement proposals for any development permitted as-of-right in the Light Industrial (M2) Zone, in excess of 4,645m² (49,998ft²) in gross floor area, in accordance with Policy MDA-1.”

Adding the following text “permit the following developments by site plan approval in the Light Industrial (M2) Zone: a. New Development and additions to existing development permitted as-of-right in the Light Industrial (M2) Zone in excess of 4,645m² (49,998ft²) in gross floor area, in accordance with Section 7.1.2.” after ‘It shall be the policy of Council to’

Policy M-12 is amended by:

Striking out “open storage of scrap materials including, but not limited to, auto bodies and auto parts, in accordance with Policy MDA-1.

Adding “:” after ‘in areas zoned Light Industrial (M2), proposals for’

Adding subsection (a) and (b):

“a) Open storage of scrap materials including, but not limited to, auto bodies and auto parts, in accordance with Policy MDA-1

b) Any industrial or commercial use identified as being considered to be hazardous or having the potential for creating land use conflict, in accordance with Policy MDA-1. Such uses include but are not limited to those uses found in Section 7.3.3.c of the Land Use By-law.” after “in areas zoned Light Industrial (M2), proposals for:”

Part 2: Amendments to the Land Use Bylaw (2014)

Section 3.1.6 Temporary Uses Permitted, subsection (g) is amended by:

Replacing “.” with “, in all zones except the M1 and M2 Zones.” after ‘with or without a permanent foundation’

Section 3.1.27 Fencing, Table B is amended by:

Inserting “Service” between ‘Highway’ and ‘Commercial (C9)’; and

Inserting “Highway Display Commercial (C10)” in the ‘zone’ column, below ‘Res. Institutional (I2)’

Section 3.1.32 Wind Turbines, subsection b is amended by:

Removing “and” before ‘the Highway’;

Inserting “Service” between ‘Highway’ and ‘Commercial (C9)’; and

Inserting “and the Highway Display Commercial (C10) Zone”

Section 3.1.31 Commercial Telecommunications Towers, subsection a is amended by:

Removing “and” before ‘the Highway’;

Inserting “Service” between ‘Highway’ and ‘Commercial (C9)’; and

Inserting “and the Highway Display Commercial (C10) Zone”

Section 3.2.3 Minimum Parking Requirements, Table D is amended by:

Adding “Breweries, Wineries, & Distilleries” under the Category 1 heading, in the first row, following ‘Recycling Depots’;

Adding “Transportation & Trucking Facilities” under the Category 1 heading, in the second row following ‘Wholesale Establishment’;

Adding “Sewage Treatment Facility” under the Category 1 heading, in the fourth row, following ‘Outdoor Storage’;

Adding “Animal Kennels & Shelters” under the Category 2 heading, in the second row, before ‘Automobile Repair Services’;

Adding “Industrial Repair Shop” under the Category 2 heading, in the second row, following “Gas Stations”

Adding a new, fourth row, under the Category 2 heading;

Adding “Taxi Operations” under the Category 2 heading, in the fourth row;

Adding “1 space per employee” under the Category 2 heading and the ‘Vehicle Parking Requirement’ column;

Adding “1 space for every 3 employees” under the Category 2 heading and the ‘Bicycle Parking Requirements’ column, within the fourth row;

Adding “Catering Establishment” under the Category 2 heading, after “Taxi Operations”;

Adding “Research Facilities” under the Category 3 heading, in the first row, after ‘Printing Establishments’

Adding “Employment & Industrial Training” under the Category 5 heading, in the third row, after “Colleges”

Section 3.2.5 Design Standards for Vehicular Parking Areas, subsection a, sub-subsection i is amended by:

Adding “(C2)” after ‘the LaHave Commercial’ and before ‘Zone’

Removing “and” before ‘the Highway Commercial (C9) Zone’

Adding “Service” after ‘the Highway’ and before ‘Commercial (C9) Zone,’

Adding “, and the Highway Display Commercial (C10) Zone” after ‘Highway Service Commercial (C9) Zone’ and before ‘where a parking area shall have a permanent hard surface’.

Section 3.2.5 Design Standards for Vehicular Parking Areas, Table H is amended by:

Adding “Highway Service Commercial (C9) Zone” following “Recreational (REC) Zone”

Adding “Highway Display Commercial (C10) Zone” following “General Commercial (C5)”

Section 3.3.3 Prohibited Signs, subsection m is amended by:

Removing “Highway Commercial (C9) Zone,”

Section 3.3.3 Prohibited Signs, subsection n is amended by:

Removing “, and Highway Commercial (C9) Zone”

Section 3.3 Signs, Table J is amended by:

Adding “Service” under the ‘Permitted In’ column, in the fifth row, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, in the fifth row, after ‘Highway Service Commercial (C9)’ and before ‘Industrial (M1)’

Section 3.3.5 Projecting Wall Signs, Table K is amended by:

Adding “Service” under the ‘Permitted In’ column, in the second row, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, in the second row, after ‘Highway Service Commercial (C9)’ and before ‘Institutional (I1)’

Section 3.3.6 Canopy Signs, Table L is amended by:

Adding “Service” under the ‘Permitted In’ column, in the first row, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, in the first row, after ‘Highway Service Commercial (C9)’

Section 3.3.7 Canopy Signs, Table M is amended by:

Adding “Service” under the ‘Permitted In’ column, in the fourth row, before ‘Commercial (C9)’ and after ‘Highway’

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, in the fourth row, after ‘Highway Service Commercial (C9)’

Section 3.3.8 Ground Signs, Table N is amended by:

Adding “Service” under the ‘Permitted In’ column, seventh row, before ‘Commercial (C9)’ and after ‘Highway’;

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, seventh row, after ‘Highway Service Commercial (C9)’;

Adding “Service” under the ‘General Requirements’ column, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10),” under the ‘General Requirements’ column, after ‘Highway Service Commercial (C9)’ and before ‘Industrial (M1)’;

Section 3.3.9 Temporary Ground Signs, Table O is amended by:

Adding “Service” under the ‘Permitted In’ column, first row, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, first row, after ‘Highway Service Commercial (C9)’;

Section 3.3.11 Window Signs, Table Q is amended by:

Adding “Service” under the ‘Permitted In’ column, second row, before ‘Commercial (C9)’ and after ‘Highway’; and

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, second row, after ‘Highway Service Commercial (C9)’;

Section 3.3.12 Banners, Table R is amended by:

Adding “Highway Service Commercial (C9)” under the ‘Permitted In’ column, first row, after ‘Light Industrial (M2)’;

Adding “Highway Display Commercial (C10)” under the ‘Permitted In’ column, first row, after “Highway Service Commercial (C9)”

Section 5: Commercial Zones is amended by:

Adding “Section 5.11 Highway Display Commercial (C10) Zone”

Section 5.1.1 Abutting Yard Requirements is amended by:

Removing “or” before “the Highway Commercial (C9) Zone”

Adding “Service” after “the Highway” and before “Commercial (C9) Zone”

Adding “, or the Highway Display Commercial (C10) Zone” after “the Highway Service Commercial (C9) Zone” and before “abuts any non-commercial”

Section 5.1.1 Abutting Yard Requirements, Table S-1 is amended by:

Adding “Service” in the heading row, seventh column after “Highway” and before “Commercial (C9)”

Striking out “15m (49ft)” in the first row (R6), seventh column (C9);

Adding “20m (65ft)” in the first row (R6), seventh column (C9);

Adding a new, eighth column with the heading “Highway Display Commercial (C10)”;

Adding “20m (65ft)” in the first row (R6), under the eighth column (C10);

Adding “25m (82ft)” in the second row (all other residential zones), under the eighth column (C10);

Adding “15m (49ft)” in the third row (I1 & I2), under the eighth column (C10);

Adding “15m (49ft)” in the fourth row (REC), under the eighth column (C10);

Adding “15m (49ft)” in the fifth row (P), under the eighth column (C10); and

Adding “29m (95ft)” in the sixth row (CON), under the eighth column (C10).

Section 5.1.1 Abutting Yard Requirements, Table S-2 is amended by:

Adding “Service” after ‘Highway’ and before ‘Commercial (C9)’ within the header row;

Replacing “7ft” with “6.6ft” in the ‘Minimum Opaque Fence Height’ row, under the Group (C4) column;

Replacing “7ft” with “6.6ft” in the ‘Minimum Opaque Fence Height’ row, under the General (C5) column

Replacing “6m (20ft)” with “10m (33ft)” in the ‘Minimum Buffer Width’ row, under the ‘Highway Service Commercial (C9)’ column;

Replacing “7ft” with “6.6ft” in the ‘Minimum Opaque Fence Height’ row, under the ‘Highway Service Commercial (C9)’ column

Adding new column titled “Highway Display Commercial (C10)”

Adding “10m (33ft)” in the ‘Minimum Buffer Width’ row, under the ‘Highway Display Commercial (C10)’ column;

Adding “2m (6.6ft)” in the ‘Minimum Opaque Fence Height’, under the ‘Highway Display Commercial (C10)’ column

Section 5.1.4 Site Plan Criteria for Development in Commercial Zones, subsection k is amended by:

Adding “, in accordance with the Town’s standards for stormwater management;” after ‘are approved by the Town Engineer’

Section 5.10 Highway Commercial (C9) Zone is amended by:

Adding “Service” after ‘Highway’ and before ‘Commercial’ in the zone title;

Adding “Section 5.10.1 Permitted Developments”

Re-number “Section 5.10.1 Permitted Developments by Site Plan Approval” as “Section 5.10.2 Permitted Developments by Site Plan Approval”

Re-number “Section 5.10.2 Zoning Standards” as “Section 5.10.3 Zoning Standards”

Re-number “Section 5.10.3 Special Requirements” as “Section 5.10.4 Special Requirements”

Adding “Section 5.10.5 Urban Design Requirements”

Section 5.10.1 Permitted Developments by Site Plan Approval is amended by:

Adding the following text:

“In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 930m² (10,010ft²) in gross floor area, shall be permitted as-of-right in the Highway Display Commercial (C9) Zone subject to the requirements of this By-law:

- Additions to existing developments permitted through Section 5.10.2; and
- Structures that are accessory to existing developments permitted through Section 5.10.2;”

Section 5.10.2 Permitted Developments by Site Plan Approval is amended by:

Striking out subsections a through g, as follows:

- a) Automobiles sales & rental;
- b) Drive-through facilities, in accordance with Section 5.1.5;
- c) Gas stations;
- d) Hotels;
- e) Motels;
- f) Restaurants; and
- g) Retail Sales.

Adding the following text, after ‘site plan criteria outlined in Section 5.1.4’:

- Drive-through facilities;
- Gas stations;
- Hotels;
- Motels;
- Places of Entertainment;
- Restaurants; and
- Visitor Information Centre;

Section 5.10.3 Zoning Standards is amended by:

Adding “Service” after ‘Highway’ and before ‘Commercial (C9) Zone’;

Removing first row, “Maximum Front Yard, 17m (55ft)”;

Section 5.10.4 Special Requirements is amended by:

Removing the following text “Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36.”

Adding subsection (a) “Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36”

Adding subsection (b) “All new development in the Highway Service Commercial (C9) Zone shall adhere to the urban design requirements listed in Section 5.10.4.”

Section 5.10.5 Urban Design Requirements is amended by:

Adding the following text:

“All new development abutting Enterprise Drive in the Highway Service Commercial (C9) Zone shall adhere to the following urban design requirements before a development permit is issued:

Building Orientation & Entryways

- v) The primary façade and at least one principal entrance shall be oriented toward Enterprise Drive;
- vi) Where a site abuts or has direct sightlines from Highway 103, the building shall incorporate architectural features (e.g. signage, window glazing, articulation, material variation) on the highway-facing façade.
- vii) The primary entrance shall be directly connected to a sidewalk, public walkway, land- or hard-scaped open space, where applicable;
- viii) Buildings located on corner lots shall incorporate enhanced architectural treatment on both street-facing façades. This includes at least two of the following:

- i. Wrap-around signage
- ii. Window articulation or larger display windows on both façades
- iii. An angled or recessed corner entrance
- iv. Roofline or parapet features that highlight the corner

Building Facades & Windows

- v) At least one sign shall be orientated towards all abutting public streets to enhance the public façade(s);
- vi) Public façades without windows and doors are prohibited. Windows and doors shall occupy no less than 25% of a building’s ground floor public façade(s). Windows and doors shall occupy no less than 15% of a building’s public façade(s) above the first storey;
 - 1. Where a building’s internal use or operational requirements make it impractical to meet minimum window or door transparency requirements, the Development Officer shall relax the requirements, provided that the façade includes at least two (2) of the following mitigation measures:
 - a. Material variation;
 - b. Vertical or horizontal articulation;
 - c. Decorative lighting or wall-mounted fixtures;
 - d. Integrated public art, murals, or wall treatments; or
 - e. Canopies, awnings, or other pedestrian scale elements;
- vii) Façade elements, such as windows, doors, canopies, dormers, trim, signage, etc., shall be aligned and positioned in an organized manner to create a visually pleasing public façade;
- viii) The orientation of key architectural features—such as entrances, windows, and display areas—shall address Enterprise Drive, Logan Road North, and Highway 103, where applicable.

Section 5.11 Highway Display Commercial (C10) Zone is amended by:

Adding “Section 5.11.1 Permitted Developments”

Adding “Section 5.11.2 Permitted Developments by Site Plan Approval”

Adding “Section 5.11.3 Zone Standards”

Adding “Section 5.11.4 Special Requirements”

Adding “Section 5.10.5 Urban Design Requirements”

Section 5.11.1 Permitted Developments is amended by:

Adding the following text:

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 930m² (10,010ft²) in gross floor area, shall be permitted as-of-right in the Highway Display Commercial (C10) Zone subject to the requirements of this By-law:

- Additions to existing developments permitted through Section 5.11.2; and
- Structures that are accessory to existing developments permitted through Section 5.11.2;

Section 5.11.2 Permitted Developments by Site Plan Approval is amended by:

Adding the following text:

“In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments shall be permitted by site plan approval in the Highway Display Commercial (C10) Zone subject to the requirements of this By-law, including the site plan criteria outlined in Section 5.1.4:

- Automobile Sales & Rental;
- Building Supply Store;
- Drive-through Facilities;
- Place of Entertainment;
- Equipment Sales & Rental;
- Farm Equipment Sales and Rental;
- Garden & Nursery Sales;
- Home Improvement Centre;
- Liquor and Cannabis Retail Sales;
- Manufactured Home Sales & Repair;
- Outdoor Recreation Retail;
- Vehicle Sales & Rental;
- Household Repair Services;
- Emergency Services; and
- Contractor Offices;”

Section 5.11.3 Zoning Standards is amended by:

Adding the following text and table:

“The following requirements apply to all developments permitted as-of-right or by site plan approval in the Highway Display Commercial (C10) Zone:

Minimum Front Yard – Nil
Minimum Rear Yard – 4m (13ft)
Minimum Side Yard – 3m (10ft)
Minimum Flankage Yard – 3m (10ft)
Maximum Building Height – None
Minimum Lot Area – None
Minimum Lot Frontage – 12m (39ft)”

Section 5.11.4 Special Requirements is amended by:

Adding subsection (a) “Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36”

Adding subsection (b) “All new development in the Highway Display Commercial (C10) Zone shall adhere to the urban design requirements listed in Section 5.11.4.”

Section 5.11.5 Urban Design Requirements is amended by:

Adding the following text:

“All new development abutting Enterprise Drive in the Highway Display Commercial (C10) Zone shall adhere to the following urban design requirements before a development permit is issued:

Building Orientation & Entryways:

- ii) The primary façade and at least one principal entrance shall be oriented toward Enterprise Drive, where applicable;

Building Façades & Windows:

- v) At least one sign shall be orientated towards Enterprise Drive and Highway 103 to enhance the public façade(s), where applicable;
- vi) Public façades without windows and doors are prohibited. Windows and doors shall occupy no less than 25% of a building’s ground floor public façade(s). Windows and doors shall occupy no less than 15% of a building’s public façade(s) above the first storey;
 - 1. Where a building’s internal use or operational requirements make it impractical to meet minimum window or door transparency requirements, the Development Officer shall relax the requirements, provided that the façade includes at least one (1) of the following mitigation measures:
 - a. Material variation;

- b. Vertical or horizontal articulation;
 - c. Decorative lighting or wall-mounted fixtures;
 - d. Integrated public art, murals, or wall treatments; or
 - e. Canopies, awnings, or other pedestrian scale elements;
- vii) Façade elements, such as windows, doors, canopies, dormers, trim, signage, etc., shall be aligned and positioned in an organized manner to create a visually pleasing public façade; and
- viii) Buildings on a corner lot shall incorporate design elements and forms that emphasize the importance of the corner on a streetscape.”

Section 7.1.1 Abutting Zone Requirements is amended by:

In subsection b, replacing “;” with “. The vegetated buffer shall be landscaped with evergreen trees or shrubs, and other vegetation to effectively screen views from the abutting property in all seasons as outlined in Section 7.1.1d;”

Renumbering subsection c, as subsection d.

Adding a new subsection c, as follows:

“The industrial property shall have an opaque fence or berm located no less than 0.6m (2ft) from the lot line and within the limits of the vegetated buffer, at a minimum height of 2m (6.6ft)”.

Section 7.1.2 Site Plan Criteria for Development in Industrial Zones, subsection (k) is amended by:

Adding “, in accordance with the Town’s standards for stormwater management;” after ‘are approved by the Town Engineer’

Section 7.2.2 Developments Permitted by Development Agreement, subsection (c) is amended by:

Replacing “:” with “, but are not limited to:”

Section 7.3 Light Industrial (M2) Zone is amended by:

Renumbering Section 7.3.2 “Developments Permitted by Development Agreement” to “7.3.3 Developments Permitted by Development Agreement”

Renumbering Section 7.3.3 “Zoning Standards” to “7.3.4 Zoning Standards”

Renumbering Section 7.3.4 “Special Requirements” to “7.3.5 Special Requirements”

Adding “7.3.2 Permitted Developments by Site Plan Approval”

Section 7.3.1 Permitted Developments is amended by:

Striking out the following:

- “Adult Entertainment;
- Christmas Tree Yards;
- Clubs;
- Community Centres;
- Dog Grooming;
- Funeral Homes;
- Garages;
- Gas Stations;
- Hotels;
- Manufactured Home Sales & Repair;
- Motels;
- Offices;
- Parking Lots & Facilities;
- Personal Service Shops;
- Recreation Facilities;
- Restaurants;
- Tailoring & Dressmaking;
- Visitor Information Centre; and
- Wineries & Microbreweries”

Adding the following:

- “Contractor Office;
- Employment and Industrial Training;
- Places of Entertainment;
- Solar Energy Stations;
- Sustainable Energy Systems; and
- Wineries, Breweries, and Distilleries”

Section 7.3.2 Permitted Developments by Site Plan Approval is amended by:

Adding “The following developments shall be permitted by site plan approval in the Light Industrial (M2) Zone subject to the requirements of this By-law, including the site plan criteria outlined in Section 7.1.2:

New developments and additions to existing development listed in Section 7.3.1 that exceed 4645m² (49,998ft²) in gross floor area;”

Section 7.3.3 Developments Permitted by Development Agreement is amended by:

Striking out subsection (a) “All developments listed in Section 7.3.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy MDA-1;”

Striking out subsection (d) “Wood debarking and chipping operations, in accordance with MPS Policy MDA-1 of the Municipal Planning Strategy. Wood debarking and chipping operations located in close proximity to harvesting operations do not require a development agreement. ”

Re-lettering subsection(s) (b) and (c), to subsection(s) (a) and (b)

Section 11 Definitions is amended by:

Adding the following definition:

“Liquor and Cannabis Retail Sales | a retail establishment authorized by the Province of Nova Scotia for the sale of liquor and/or cannabis products to the public for off-site consumption. This use may include the ancillary sale of related products such as accessories or merchandise, provided such items are clearly incidental and subordinate to the principal use.”

Adding the following definition:

“Outdoor Recreation Retail | a retail establishment primarily engaged in the sale, rental, and/or repair of equipment, apparel, and accessories designed for outdoor recreational activities such as hiking, camping, paddling, hunting, fishing, climbing, and similar pursuits. This use may include accessory functions such as equipment servicing, rentals, educational programs, and indoor demonstration areas, provided they are incidental and subordinate to the principal retail operation.”

Adding the following definition:

“Home Improvement Centre | a large-format retail store that includes the sale of building materials and hardware and may also include a broader range of household goods such as appliances, home décor, seasonal items, and garden products. Such establishments may include warehouse-style storage, contractor services, and tool rental.”

Adding the following definition:

“Employment and Industrial Training | a facility primarily intended to provide hands-on training, instruction, or certification in skilled trades, technical fields, or job-specific competencies directly related to industrial, commercial, or construction sectors. This use may include classroom instruction, workshops, simulators, or labs designed to replicate workplace environments.”

Adding the following definition under the Office definition heading:

“Contractor Office | a place of business operated by a member of a skilled trade, including but not limited to electricians, carpenters, masons, plumbers, HVAC technicians, roofers, and landscapers, where administrative functions such as project coordination, client consultation, and office-based work are conducted. A contractor office may include limited indoor storage of tools, equipment, or materials used in the trade, but does not include on-site manufacturing, large-scale warehousing, or outdoor storage unless otherwise permitted in the zone.”

Replace the definition for Building Supplies Store, with:

“a building or part of a building where construction materials and equipment are offered for sale or rental” with “a retail establishment primarily engaged in the sale of building materials, tools, hardware, paint, plumbing, electrical supplies, and other construction-related products.”

Adding to the definition for Gas Station, “electric vehicle (EV) charging stations,” after ‘A gas station may also include’ and before ‘a car wash’