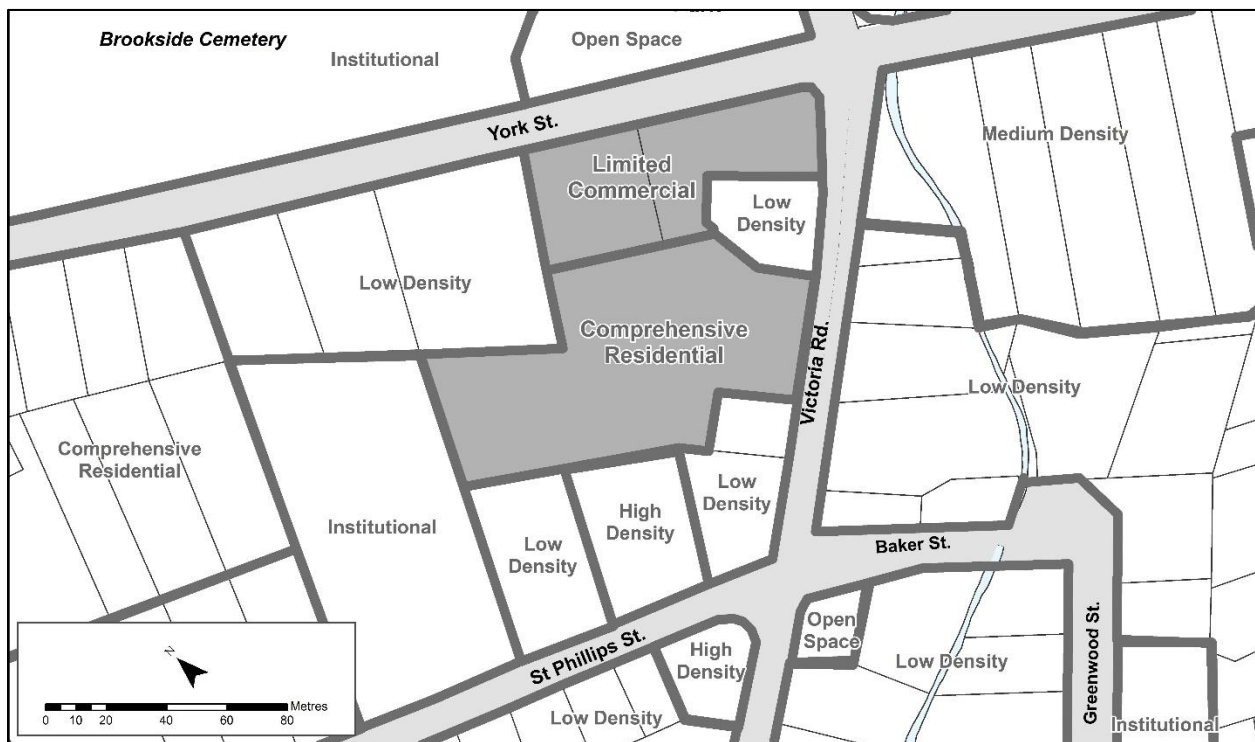


# Appendix F – Proposed Amendments to the MPS and LUB

## Proposed amendments to the Town of Bridgewater Municipal Planning Strategy (2014):

**NOTE:** The proposed amendments are shown below. Underlined text is to be added. Strikethrough text is to be removed.

1. That the following land use designation change be made to **Map 2 – Future Land Use Map** to redesignate 144 Victoria Road from Low Density Residential to Comprehensive Residential and to redesignate 229 York Street and 126 Victoria Road from Low Density Residential to Limited Commercial.



2. That the following underlined text be added to **Section 6.5.2 Neighbourhood Commercial (C7) Zone** and any sections renumbered accordingly:

**Policy C-53:** It shall be a policy of Council to consider the following developments by **development agreement** in the Neighbourhood Commercial (C7) Zone:

- a. Multi-unit residential development up to a maximum of four units where more than 70% of the ground floor is used for commercial purposes (not exceeding 350m<sup>2</sup> (3,767ft<sup>2</sup>) in gross floor area), in accordance with Policy CDA-3.

**Policy C-53A:** The existing vacant properties at 229 York Street (PID 60592342) and 126 Victoria Road (PID 60592359) are a suitable location for either mixed use residential/neighbourhood commercial development or residential and commercial in single use individual developments. It shall be the policy of Council to consider the following developments by **development agreement** on the site formed by PID Nos. 60592342 and 60592359, as of *(insert effective date of this amendment)*, 2019, in the Neighbourhood Commercial (C7) Zone:

- a) Multi-unit residential to a maximum of 16 dwelling units, and neighbourhood commercial development to a maximum of 1,400 m<sup>2</sup> (15,069 ft<sup>2</sup>), in accordance with Policy CDA-3.

**Policy CDA-3:** It shall be a policy of Council to ensure that the following criteria are met when Council is considering proposals for neighbourhood commercial development by development agreement:

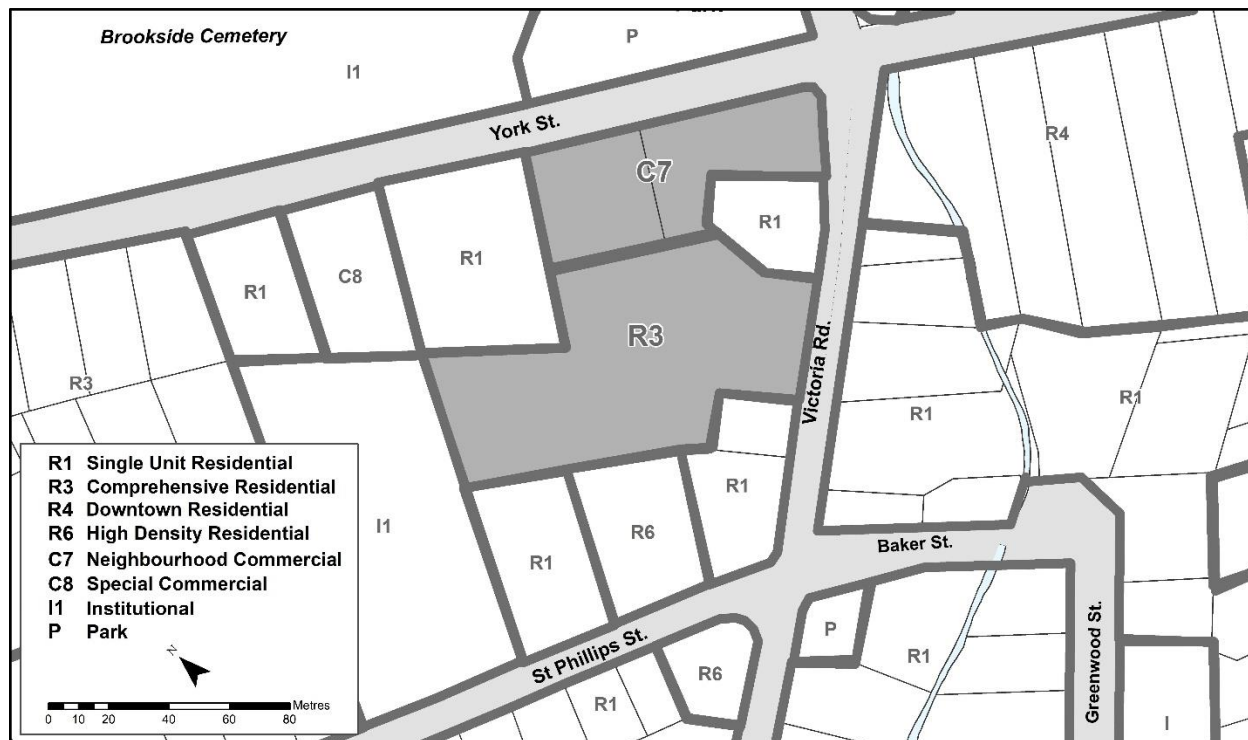
- a) The development is "neighbourhood service" oriented;
- b) The development favours active transportation access over vehicles, with a focus on pedestrian walkways, sitting areas and bicycle parking;
- c) Except for PID No. 60592342, the development shall be located on a corner lot where two arterial and/or collector roads intersect, or where an arterial and/or collector road intersects with the Centennial Trail;
- d) All signage shall be reasonably consistent with the requirements of the Land Use By-Law; and
- e) For the site formed by PID Nos. 60592342 and 60592359, the development consists of mixed-use buildings, or single use buildings, with a maximum of 4 dwelling units and a maximum of 350 m<sup>2</sup> for commercial purposes in any individual building;
- f) The development is in accordance with Policy IM-6.

<b>PUBLIC PARTICIPATION MEETINGS</b> conducted on:	July 25, 2018 November 14, 2018
<b>FIRST READING</b> conducted on:	, 2018
<b>PUBLIC HEARING</b> conducted on:	, 2018
<b>SECOND &amp; FINAL READING</b> conducted on:	, 2018

# Proposed amendments to the Town of Bridgewater Land Use By-Law (2014):

**NOTE:** The proposed amendments are shown below. Underlined text is to be added. Strikethrough text is to be removed.

1. That the following land use zone change be made to the **Land Use By-law Zoning Map** to rezone 144 Victoria Road from I1 (Institutional) to R3 (Comprehensive Residential); and to rezone 229 York Street and 126 Victoria Road from I1 (Institutional) to C7 (Neighbourhood Commercial).



2. That the following underlined text be added to **Section 5.8.4 of the Land Use Bylaw** and any sections renumbered accordingly:

5.8.4 (e) Multi-unit residential development up to four units where a minimum of 70% of the gross ground floor area, up to a maximum of 350 m<sup>2</sup> (3,767ft<sup>2</sup>) is used for commercial purposes in accordance with MPS Policy CDA-3.

5.8.4 (f) For the site formed by PID Nos. 60592342 and 60592359, multi-unit residential to a maximum of 16 dwelling units, and neighbourhood commercial development to a maximum of 1,400 m<sup>2</sup> (15,069 ft<sup>2</sup>), in accordance with Policies C-53A and CDA-3.

<b>PUBLIC PARTICIPATION MEETINGS</b> conducted on:	July 25, 2018 November 14, 2018
<b>FIRST READING</b> conducted on:	, 2018
<b>PUBLIC HEARING</b> conducted on:	, 2018
<b>SECOND &amp; FINAL READING</b> conducted on:	, 2018