

APPENDIX A

Proposed Amendments to the Municipal Planning Strategy (2014)

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

It is recommended that the Town of Bridgewater’s Municipal Planning Strategy be amended as follows.

Policy OS-13 The following Developments shall be permitted as-of-right in the Recreation (REC) Zone subject to the requirements of this By-law:

- a) Community Centres
- b) Community Gardens
- c) Cultural Facilities
- d) Interpretative Centres
- e) Leash Free Dog Parks
- f) Libraries
- g) Marinas
- h) Markets, Exhibitions, Trade Shows & Fairs
- i) Outdoor Recreational Uses
- j) Parks
- k) Recreation Facilities
- l) Visitor Information Centres

Policy OS-13 A It shall be a policy of Council to permit the following developments by site plan approval in the Recreation (REC) Zone

- a) Parks Facility
- b) Transit Facility

PUBLIC PARTICIPATION MEETING conducted on:

December 7, 2020

FIRST READING conducted on:

January 11, 2021

PUBLIC HEARING conducted on:

SECOND & FINAL READING conducted on:

Proposed Amendments to the Land Use Bylaw

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

It is recommended that the Town of Bridgewater's Land Use By-law be amended as follows. The following section of the Land-use Bylaw should be added: 9.2.1 Site Plan Criteria for Development; 9.2.3 Developments by Site Plan; and Section 11 Definitions. The following provisions in Section 9.2 Recreation (REC) of the Land Use By-law should be amended to reflect new numbering: 9.2.1 2 Permitted Developments and 9.2.2 Zoning Standards.

9.2.1 Site Plan Criteria for Development

The following site plan criteria apply to all new development that is permitted through the site plan approval process in the Recreation (REC) 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;
- l. The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;
- m. All signage shall be designed and constructed according to the signage requirements listed in Section 3.3;

9.2.1 2 Permitted Developments

The following Developments shall be permitted as-of-right in the Recreation (REC) Zone subject to the requirements of this By-law:

- Community Centres

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

9.2.3 Developments by Site Plan

- a) Transit Facility
- b) Parks Facility

9.2.4 Zoning Standards

The following requirements apply to all developments permitted as-of-right in the Recreation (REC) Zone:
REC Recreation Zone

- Minimum front yard 3m (10ft)
- Minimum rear yard 4m (13ft)
- Minimum side yard 1.5m (5ft)
- Minimum flankage yard 3m (10ft)
- Maximum building height 10m (33ft)
- Minimum lot area 650m² (6,997ft²)
- Minimum lot frontage 21m (69ft)

Section 11: Definitions

Transit Facility | an indoor and/or outdoor facility that is used by a municipal government’s transit service for vehicle storage and maintenance, exclusive of automobile repair services of transit vehicles.

Parks Facility | an indoor and/or outdoor facility that is used by a municipal government for parks equipment storage, maintenance, and repair.

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