

Proposed Bridgewater Business Park Expansion – Municipal Planning Strategy and Land Use By-law Amendments

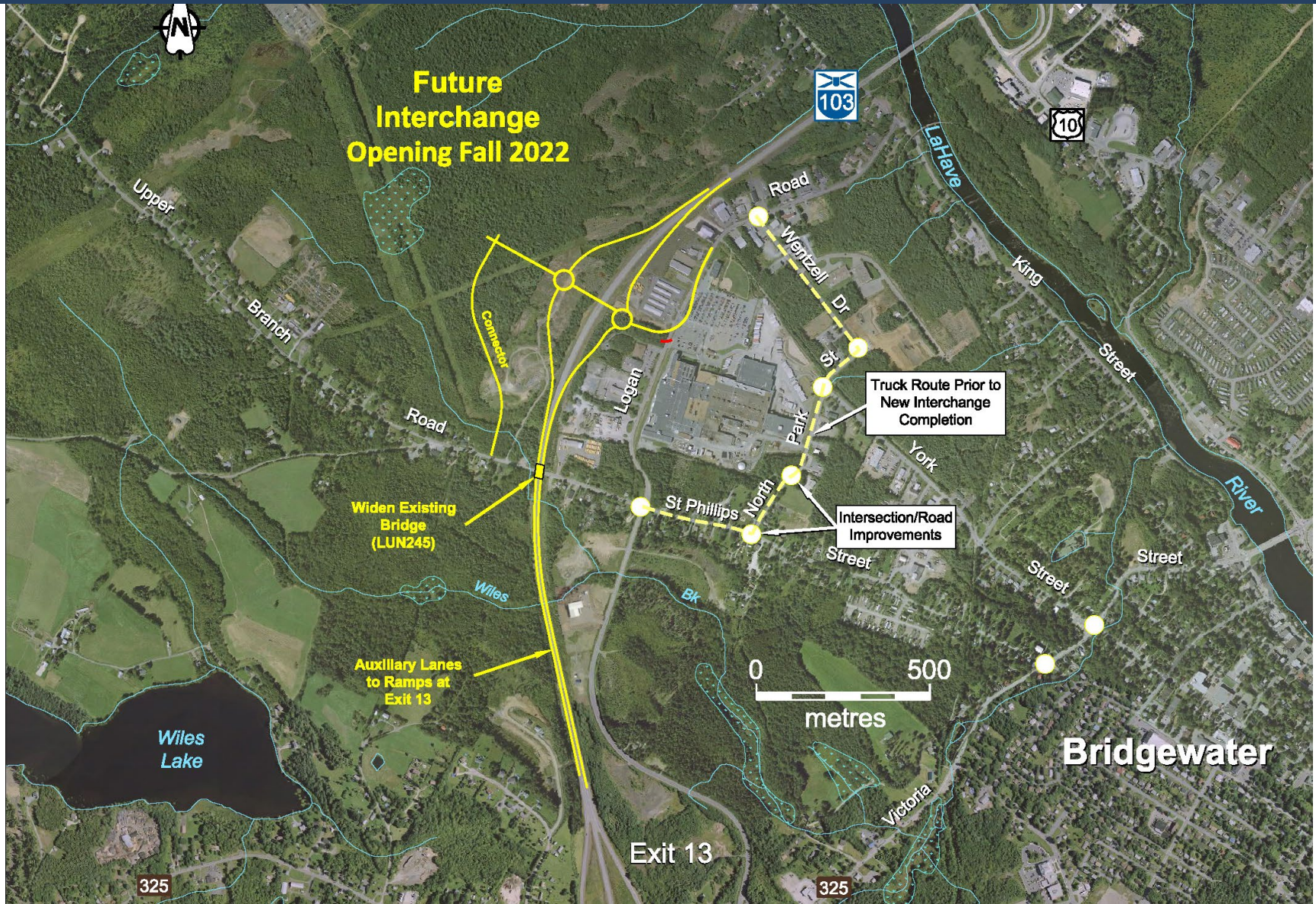
Community Development Department
March 2, 2022



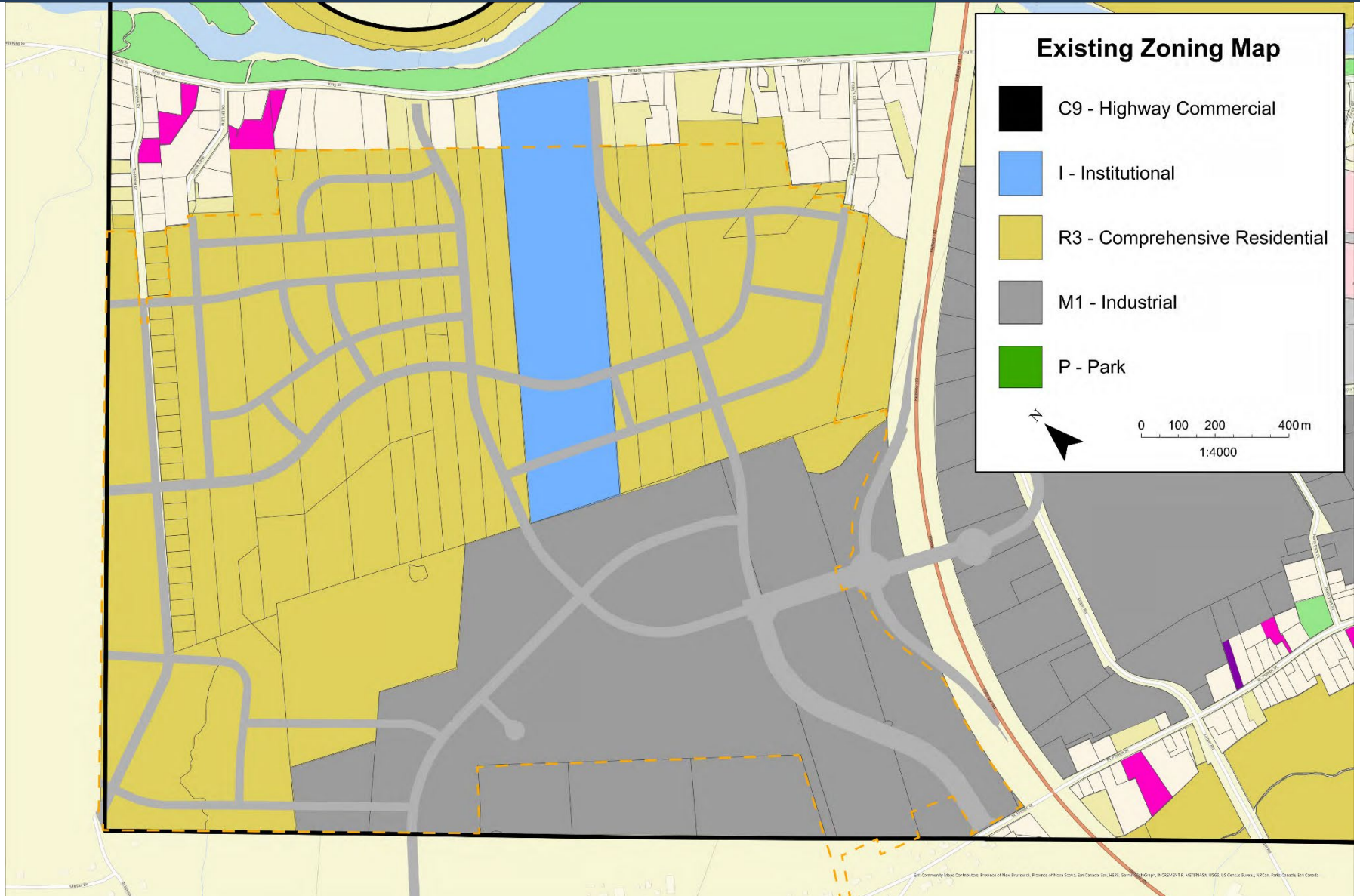
Exit 12A (Fall 2023)

- Nova Scotia Department of Transportation and Infrastructure Renewal
- Interchange off Highway 103
- Will connect the existing Bridgewater Business Park with 125 acres of developable land

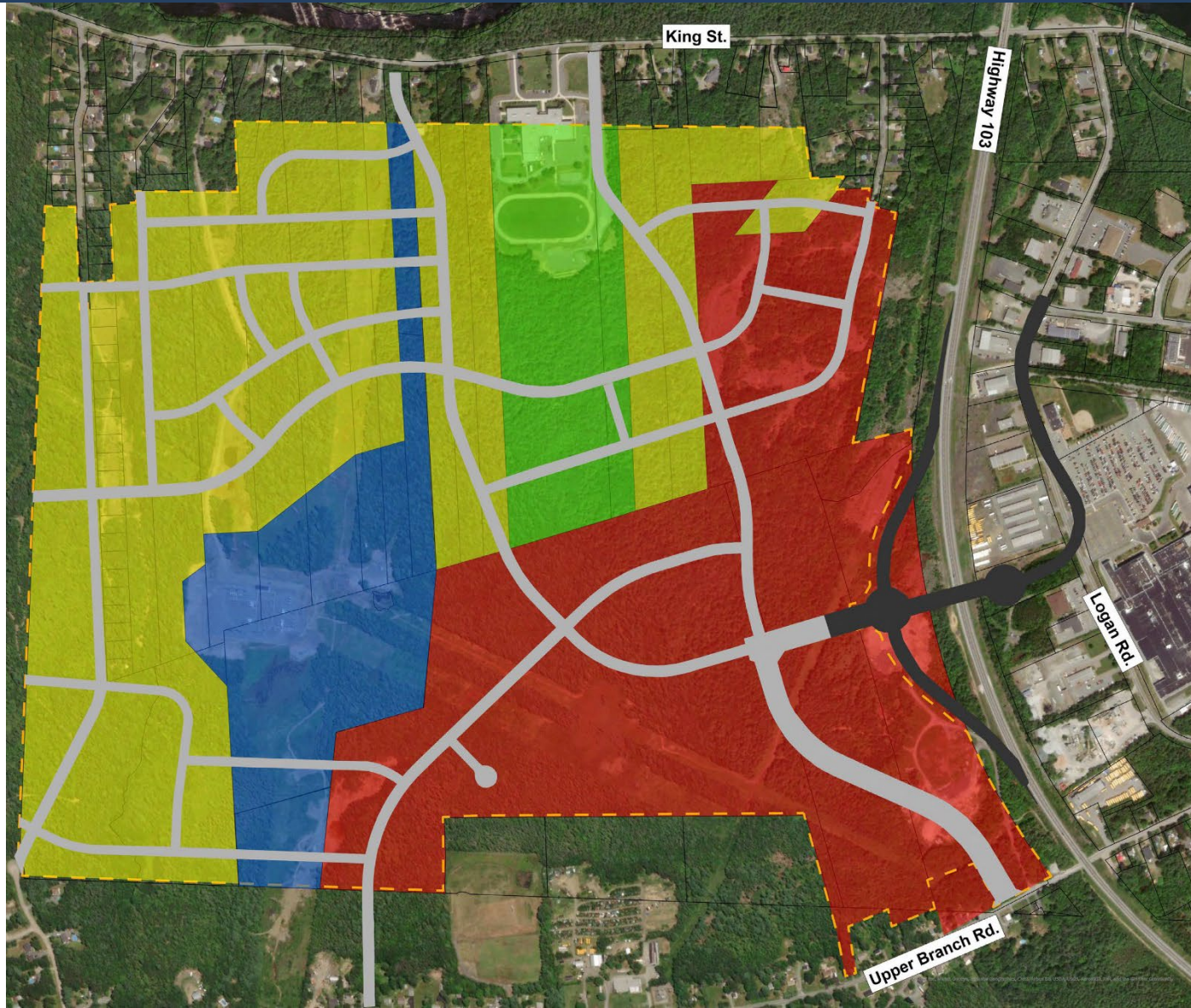
Exit 12A



Existing Zoning



Existing Land Ownership



Exit 12 A Land Ownership

- Project Boundary
- Municipal Boundary
- TOB Owned Land
- Nova Scotia Power Land
- MODL Owned Land
- Privately Owned Land



0 125 250 500 m

Scale: 1:4,000

Highway Commercial (C9) Zone

Intention

- To efficiently facilitate development geared towards the travelling public in the more visible areas surrounding the new exit.

Mechanism

- Site Plan Approval Process

Highway Commercial (C9) Zone

Site Plan Approval

- Assures compliance with use, built form, and design requirements of the Town's Land Use By-law
- Requires a detailed site plan (including landscaping and parking) and building elevation drawings
- Staff review against LUB and grant approval if conditions are deemed satisfactory

Highway Commercial (C9) Zone

Proposed Permitted Uses

- Automobile Sales & Rental
- Drive-through Facilities (Regulated by MPS & LUB)
- Gas Stations
- Hotels
- Motels
- Restaurants
- Retail

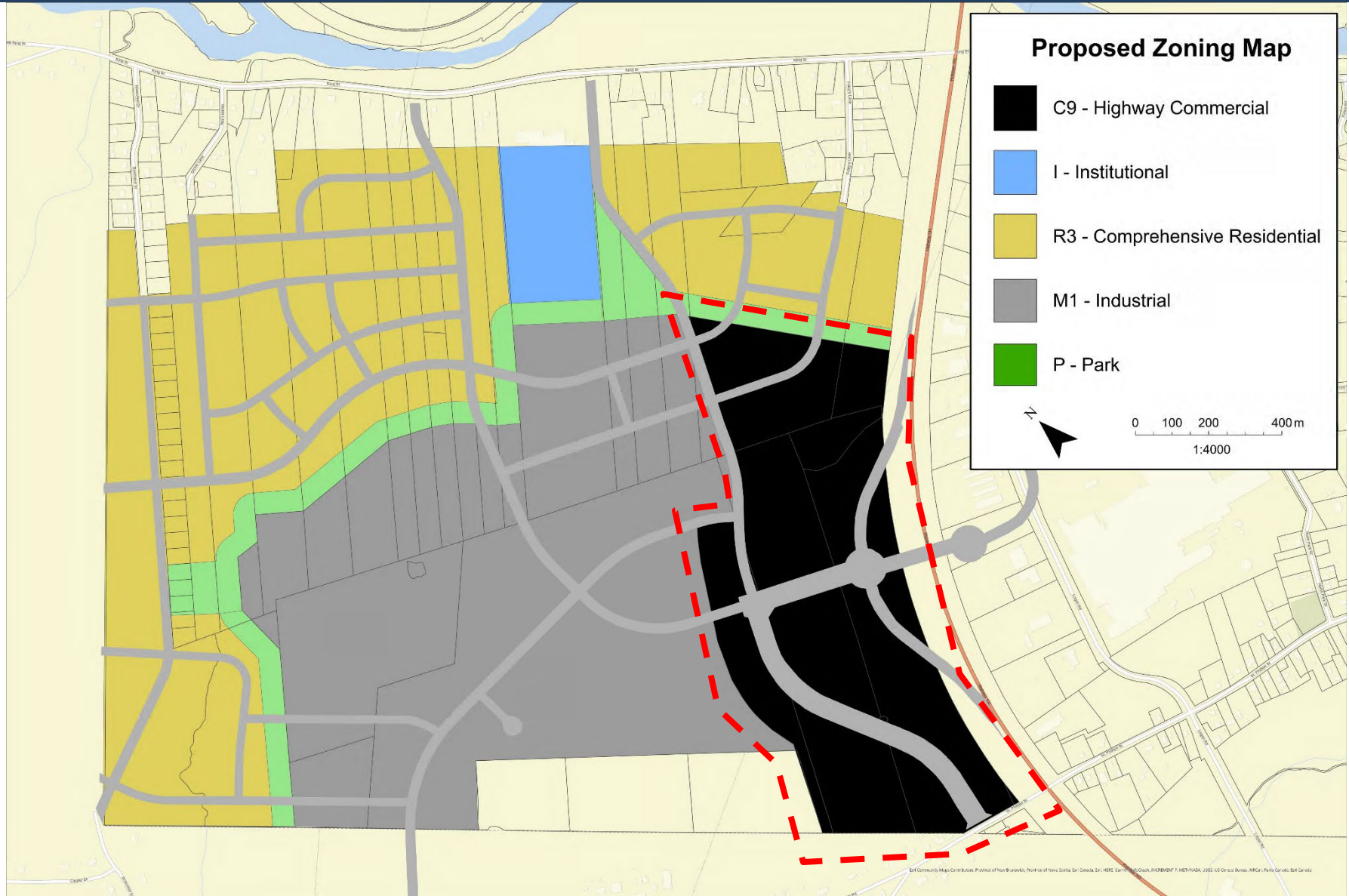
*Opportunity for light industrial development in the land behind the proposed zone

Highway Commercial (C9) Zone

Proposed Land Use By-law Zoning Standards

C9	Highway Commercial Zone
Maximum front yard	15m (50ft)
Minimum front yard	Nil
Minimum rear yard	4m (13ft)
Minimum side yard	4m (13ft)
Minimum flankage yard	4m (13ft)
Maximum building height	None
Minimum lot area	None
Minimum lot frontage	12m (39ft)

Proposed Zoning Map

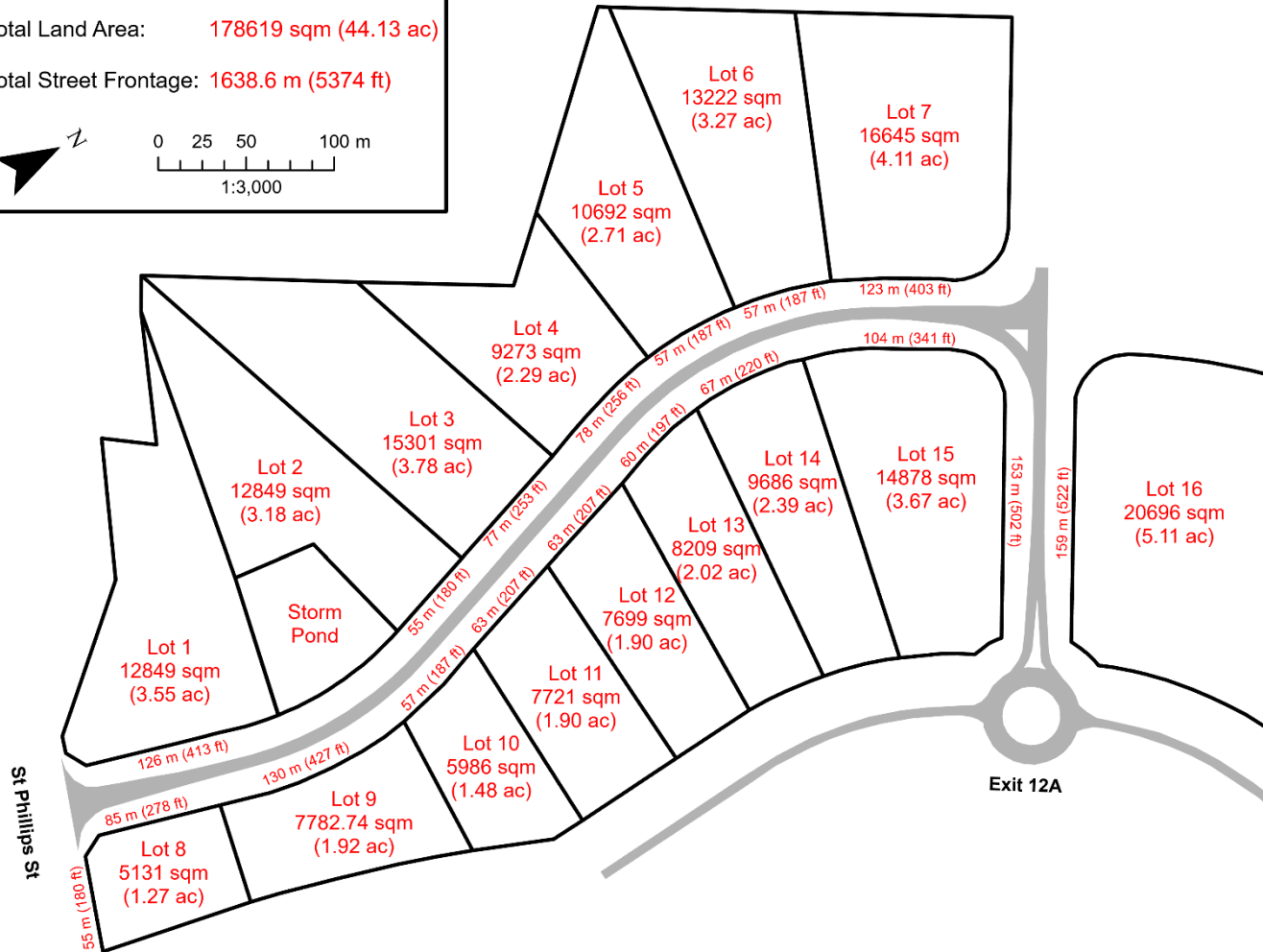
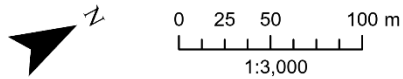


Conceptual Lot Layout and Sizing

Conceptual Lot Layout

Total Land Area: 178619 sqm (44.13 ac)

Total Street Frontage: 1638.6 m (5374 ft)



Next Steps

1. Preliminary Memo to Council
2. **Public Participation Meeting (March 2nd)**  **We are here**
3. Planning analysis report to Council and first reading of proposed amendments  **Next Step**
4. **Public Hearing**
5. Second Reading of amendments (same date as Public Hearing)
6. Review by Provincial Director of Planning
7. Publication of amendments (amendments in effect)

****Red** stages provide opportunity for public comment or comments welcome to Nick Brown at nick.brown@bridgewater.ca or 902-541-4369

To be notified of the Public Hearing please contact Administrative Assistant Kayla Byrne at kayla.byrne@bridgewater.ca or 902-543-2274

Proposed Zoning Map

