

Amendments to Special Commercial (C8) Zone

Community Development Department
January 25, 2020



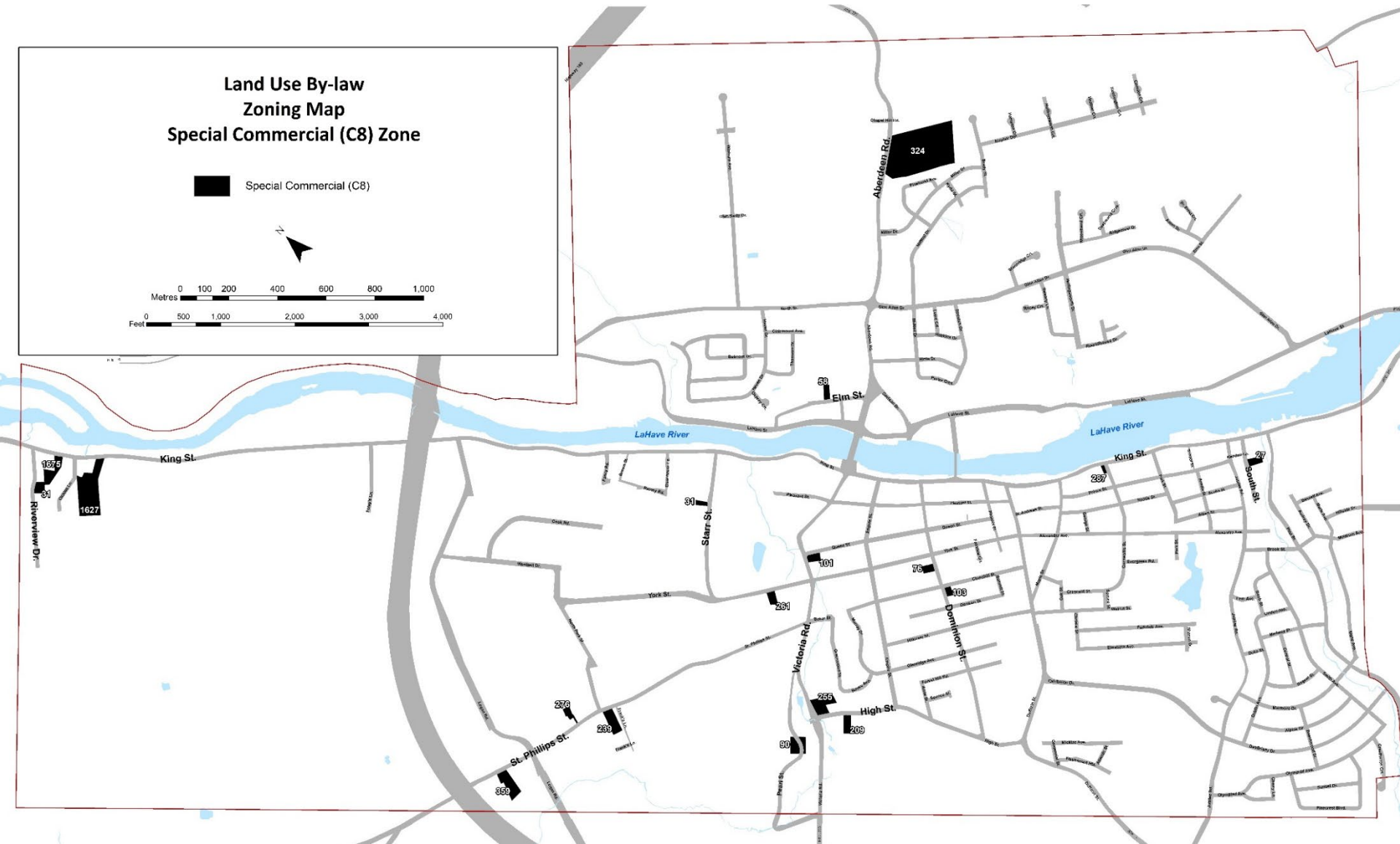
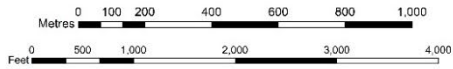
Application

- Amend Municipal Planning Strategy (MPS) and Land Use By-law (LUB)
- Permit additional commercial uses by development agreement
- Reason for amendment: provide greater flexibility to properties that have limited permitted uses

C8 Zone

Land Use By-law Zoning Map Special Commercial (C8) Zone

Special Commercial (C8)



- Contains properties with commercial uses in residential areas
- Uses were established before zoning
- Controls are in place to reduce conflict in residential areas
- Council has ability to rezone if commercial use is discontinued

Current Permitted Uses

As-of-right	With conditions*	By development agreement*
<ul style="list-style-type: none">• Single unit dwellings• Two-unit dwellings• Site-specific commercial use	<ul style="list-style-type: none">• Home based businesses• Residential conversions up to three units	<ul style="list-style-type: none">• Expansion of building or use• Multi-unit residential (up to 4 units/acre)• Collective residential (up to 4 units/acre)• Inns in pre-1975 buildings

* In accordance with policies

Proposed Permitted Uses

- In existing buildings:
 - Craft workshop
 - Dog grooming
 - Dressmaking & tailoring
 - Galleries
 - Household repair services
 - Offices
 - Personal service shops
 - Retail sales up to 1000sq ft (corner lots of arterial or collector streets, immediate residential area as service area)
 - Studios

Why these uses?

- Returning to 1997 uses
- They are less impactful commercial uses
- Similar to Restricted Commercial (C6) Zone
 - Commercial abutting residential with increased setbacks
 - Limits commercial uses
 - Limits size of building additions
- Similar to home-based businesses

Why by development agreement (DA)?

- Variety of C8 Zone properties
- Permitted by development agreement in 1997
- Increased control to support compatibility and infrastructure capacity
- Properties designated primarily as residential, not commercial
- If a change of use were requested the application would go through the Town's Development Agreement criteria and process

Options Considered

- Came from inquiry re: 287 King Street
- Analyzed option to rezone to Residential Commercial (C6) Zone
- Analyzed option to amend as-of-right permission for C8 Zone (Table T)
- Analyzed option to rezone all C8 Zone properties

Public Meetings

For property owners

- November 18, 2020
- 3 attendees
- Main topics:
 - List of uses
 - Timeline of DA

For public

- November 25, 2020
- 3 attendees
- Main topics:
 - Impact to adjacent properties
 - Burden of DA
 - Expansion of residential uses

- Minimize conflict between land uses
- Compatibility with infrastructure
- Promote diverse and convenient neighbourhoods
- Support a range of transportation options
- Preserve, enhance and protect natural environment

Proposed Amendments

- Adding list of proposed uses to LUB and MPS
- Changing CDA-5(a) so that any new building or expansion of a building can add up to 40% of the gross floor area of existing building no matter surrounding zoning
- Permit residential additions as-of-right rather than by DA

Recommendation

- That Town Council for the Town of Bridgewater give first consideration to the amendments to the Municipal Planning Strategy and Land Use By-law as contained in Appendix A for the Special Commercial (C8) Zone
- That Town Council schedule a Public Hearing during the regularly scheduled meeting on February 22, 2021.

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