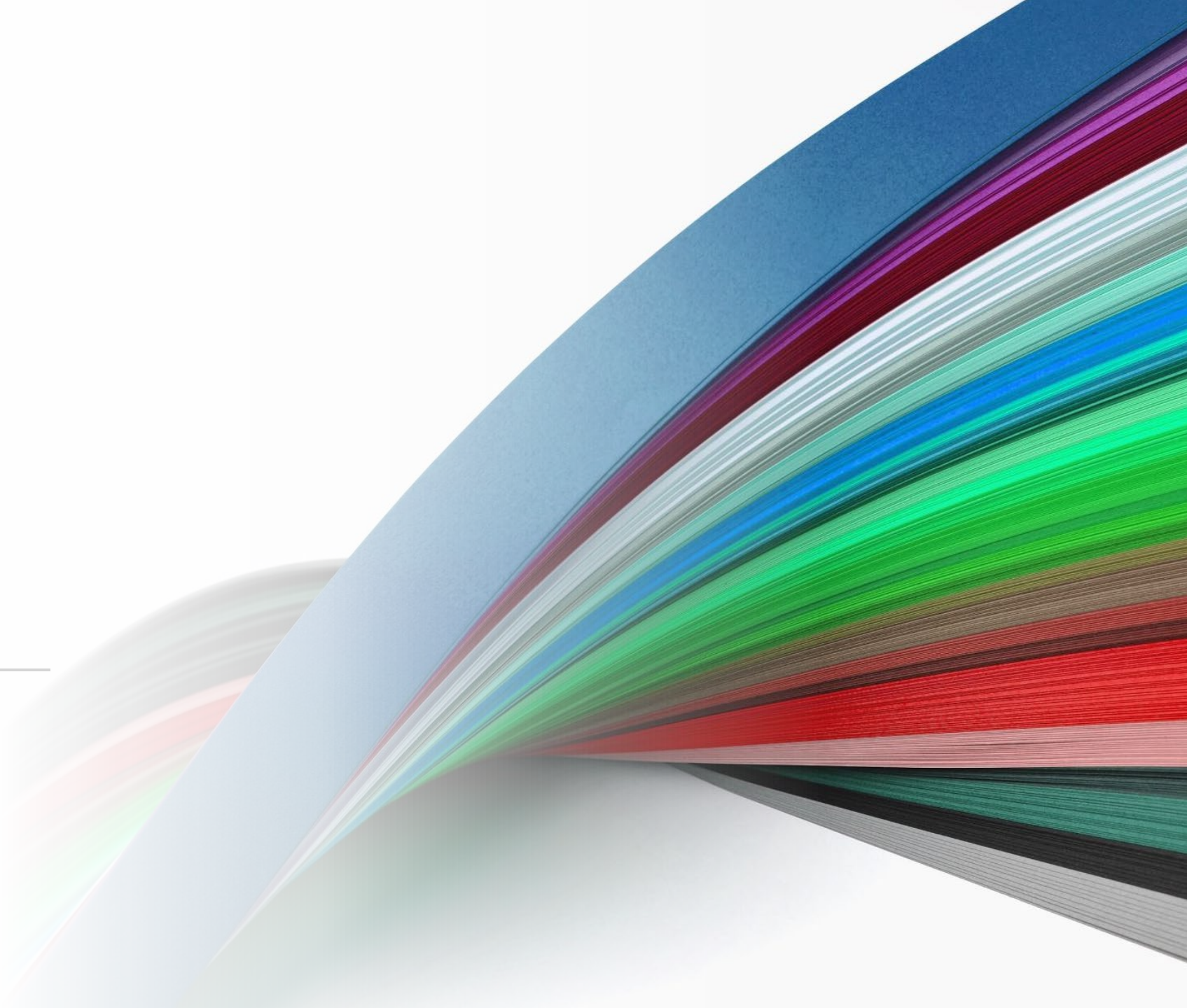


Planning for Berwick's Future

March 27, 2024 Public
Engagement Session

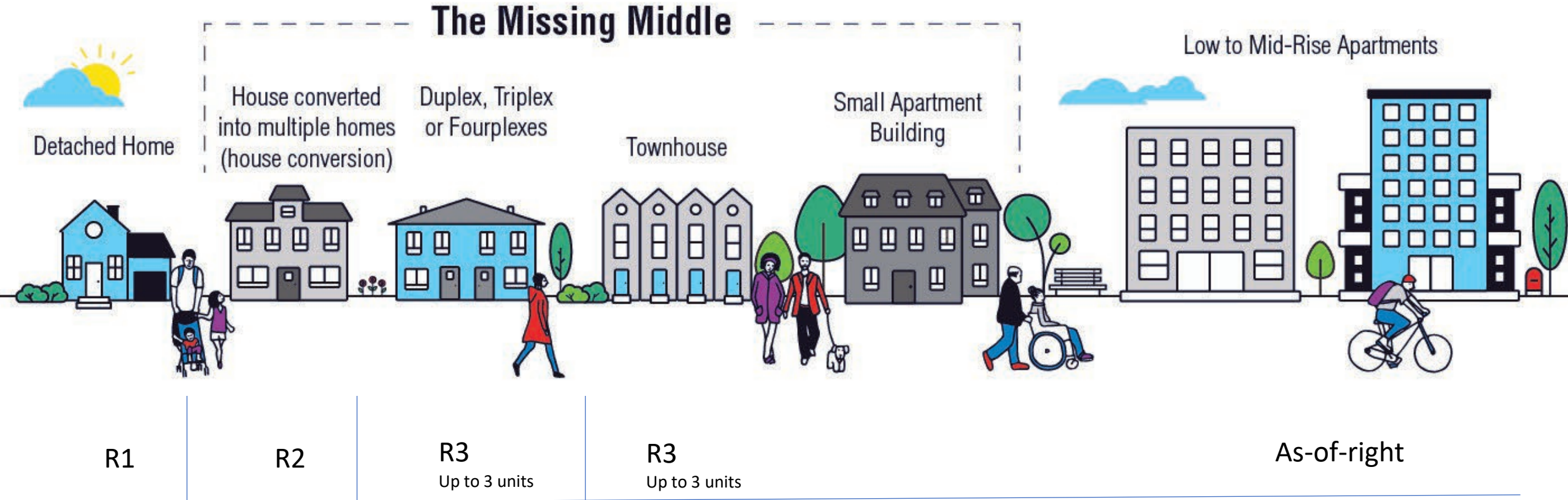


Gentle increases in density



The Missing Middle

Residential Units by zone in current bylaw



R1/R2/R3 —————>

By Development Agreement

Proposed Residential Units by zone



R2 Zoning

- 2 main units as of right
- 4 units by site plan approval

R3 and R4 Zones

- 10 or more units in R4 zone by DA
- 7-9 units in the R3 and R4 zone by site plan approval
- Requires a ground water assessment. Other criteria include compatibility criteria and design.

Frontage
Reduced to 60 ft

Slight reduction
Current bylaw requires 80 feet of frontage but can be reduced by DA

R2
Max 4 units in R2

Future Residential
Allows for rezoning

Promoting housing choice and affordability

Restricts units
Gentle increase in units in existing neighbourhoods

Residential/Agriculture
Responds to request to allow development in existing agricultural areas

Shared housing

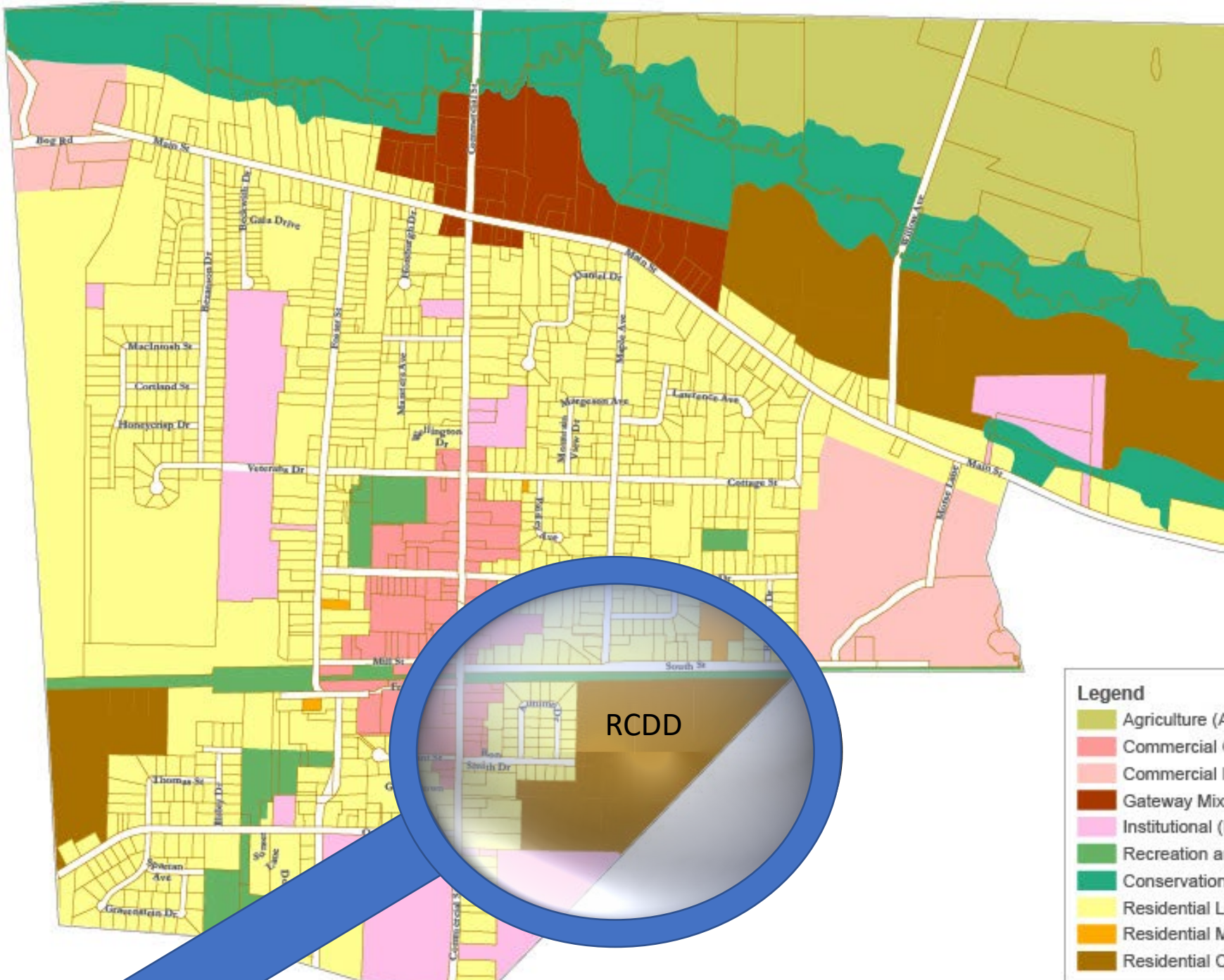
Large Vacant parcels
Requires detailed planning

Up to 10 bedrooms
Permitted in all residential zones

Planning
Large parcels must have detailed planning to maximize land base

North arrow and scale bar (0 to 600 meters).
 Scale 1:4,500
 Coordinate System: NAD 1983 CSRS UTM Zone
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS
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 Approved by Council on [blank] Last Update Date: [blank]

- Agriculture (A1)
- Commercial General (C1)
- Commercial Industrial (C2)
- Gateway Mixed Use (GMI1)



N

0 100 200 400 600 Meters

Scale 1:4,500

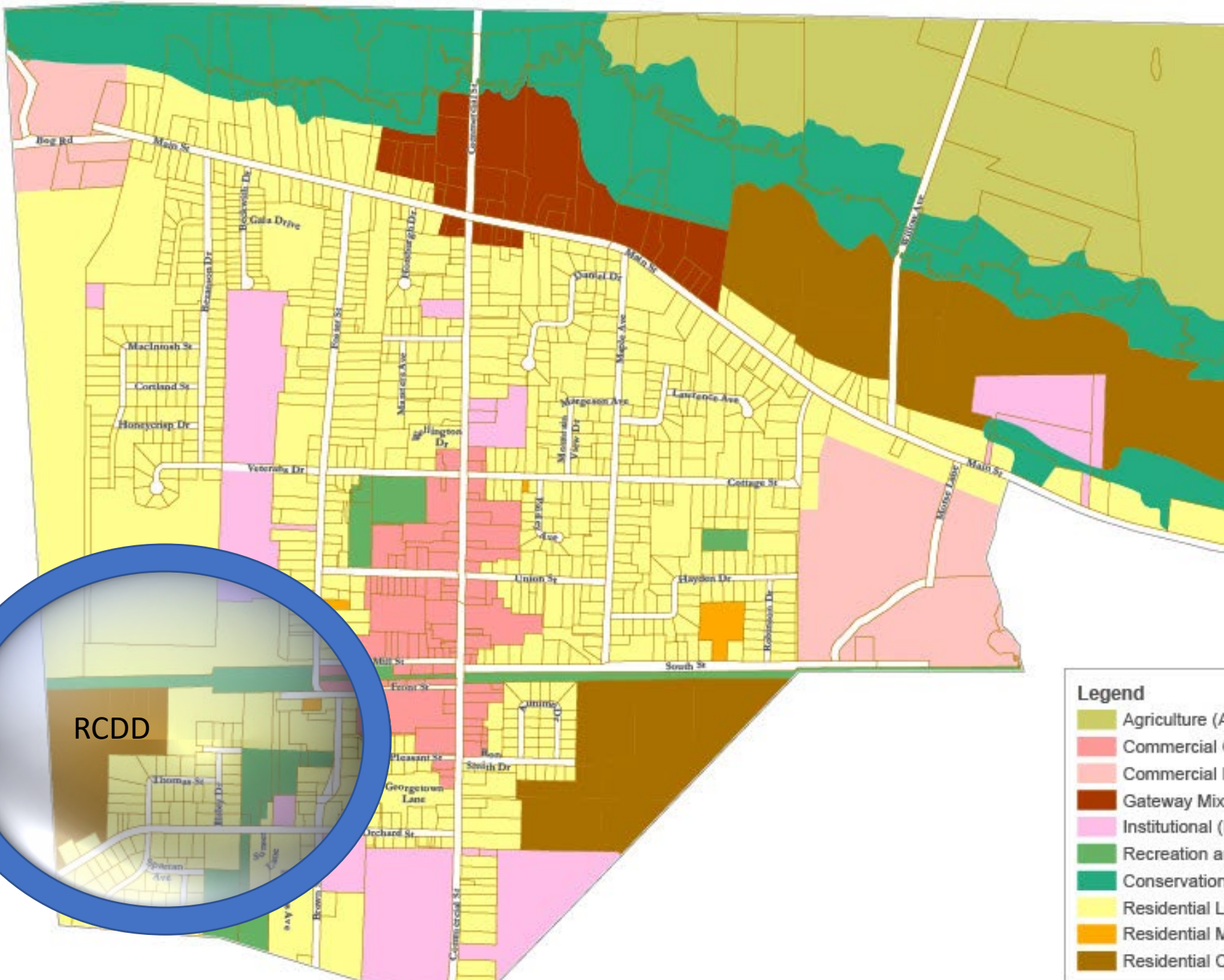
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Legend

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- Gateway Mixed-Use (GMU1)
- Institutional (I1)
- Recreation and Open Space (OS1)
- Conservation (OS2)
- Residential Low-Density (R2)
- Residential Medium-Density (R3)
- Residential Comprehensive Development District (RCDD)



0 100 200 400 600 Meters

Scale 1:4,500

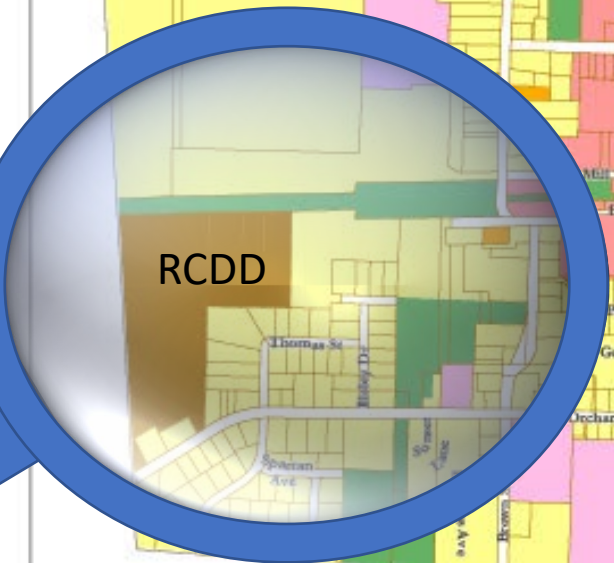
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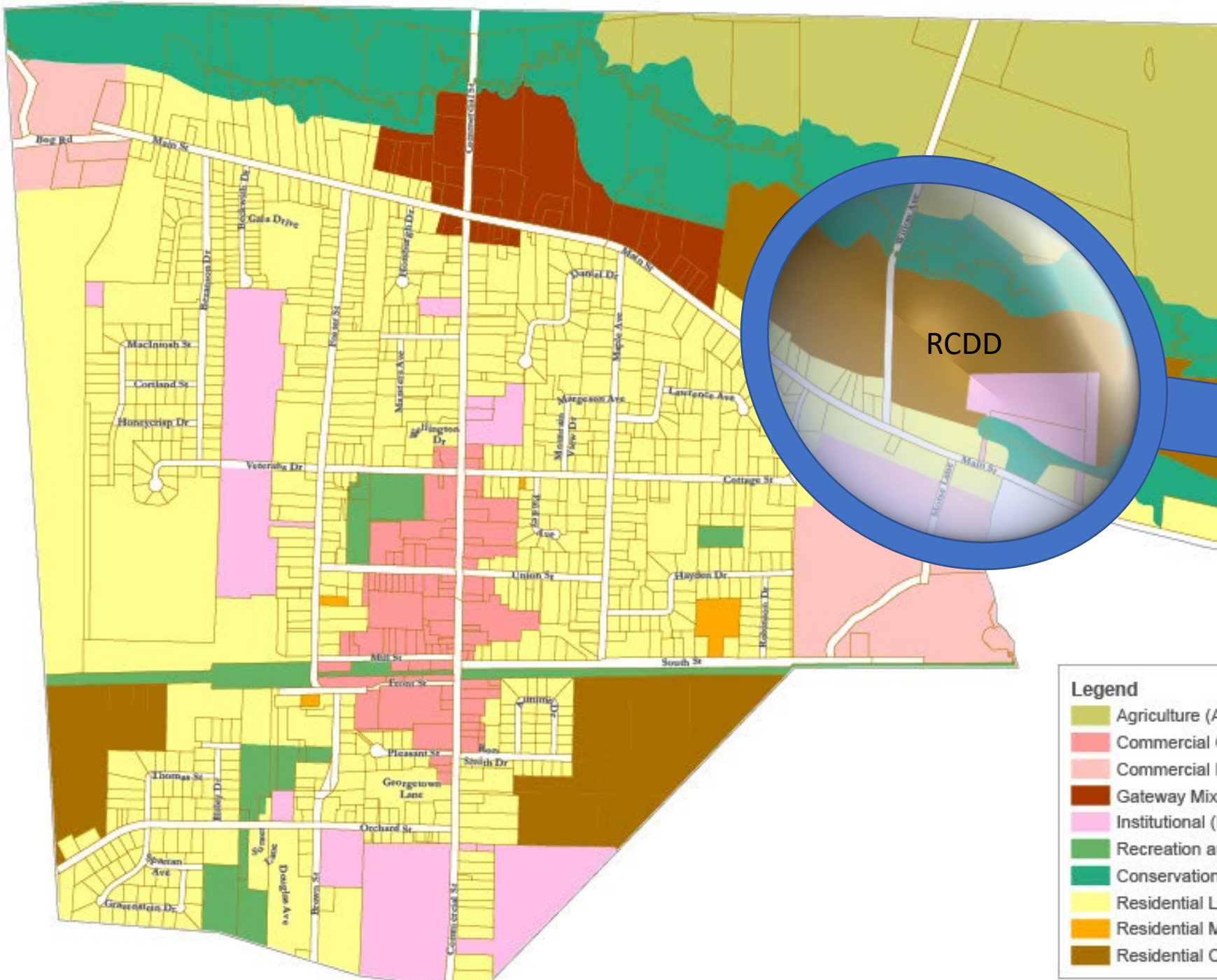
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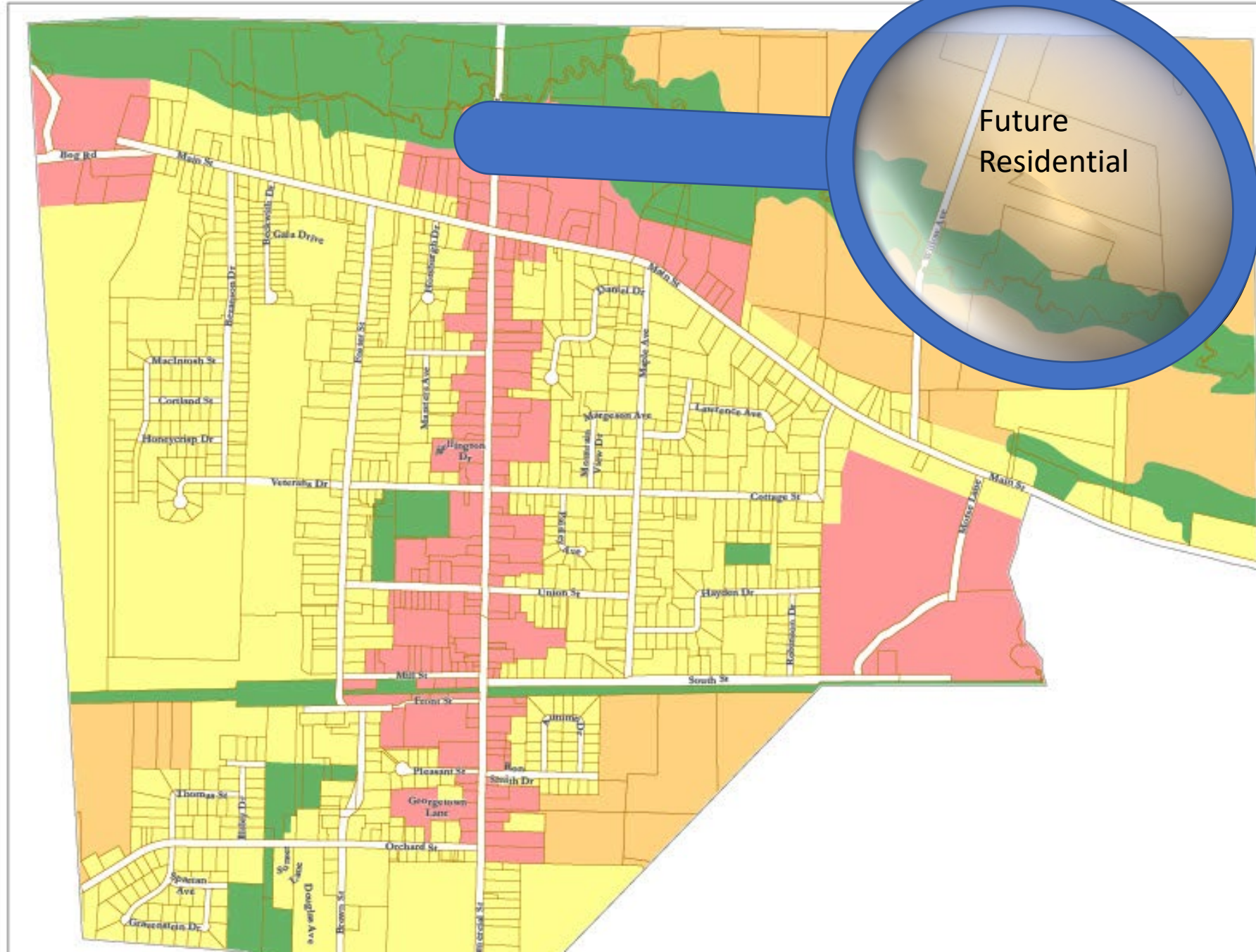





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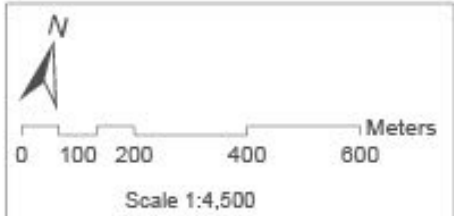
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-  Recreation and Open Space (OS1)
-  Conservation (OS2)
-  Residential Low-Density (R2)
-  Residential Medium-Density (R3)
-  Residential Comprehensive Development District (RCDD)



Legend

- Commercial
- Environment
- Future Residential
- Residential

Continues to be zoned Agriculture but allow for rezoning to another zone



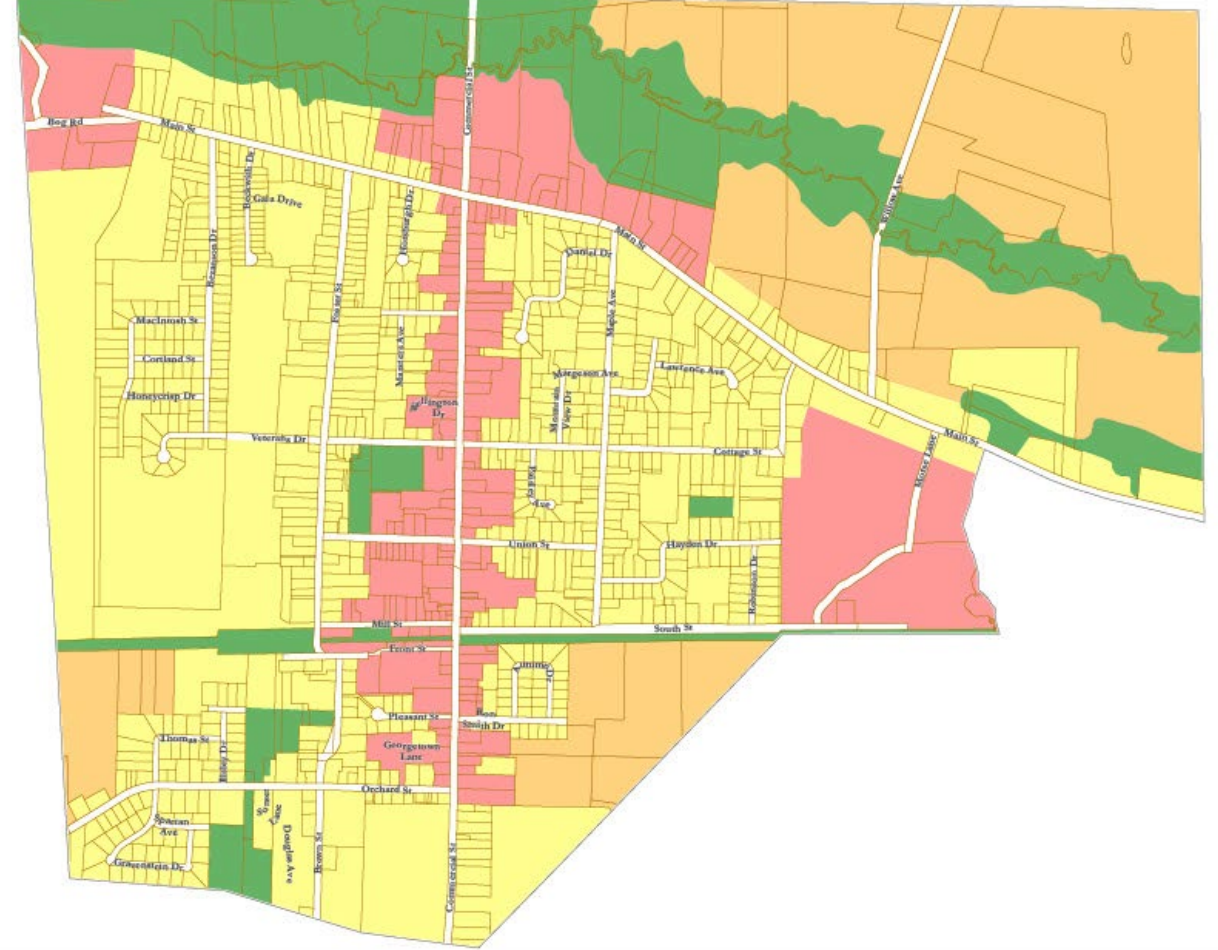
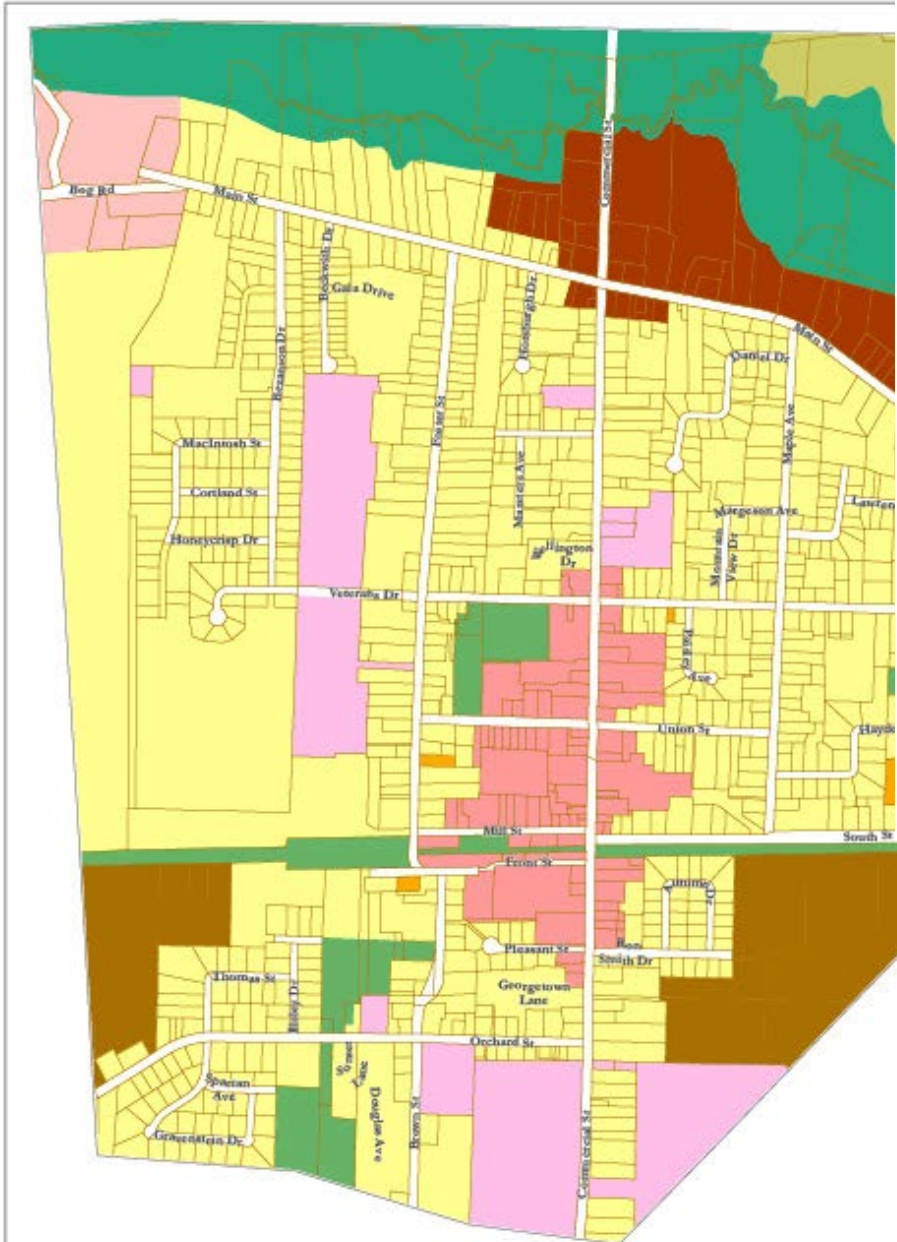
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ZONING MAP

LAND



- Legend**
- Commercial General (C1)
 - Environmental (E1)
 - Future (F1)
 - Residential (R1)

N

0 100 200

Scale 1:4,000

Coordinate System: NAD
 Projection: Transverse Mercator
 Datum: North American 1983

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Encouraging
More
Commercial
Development

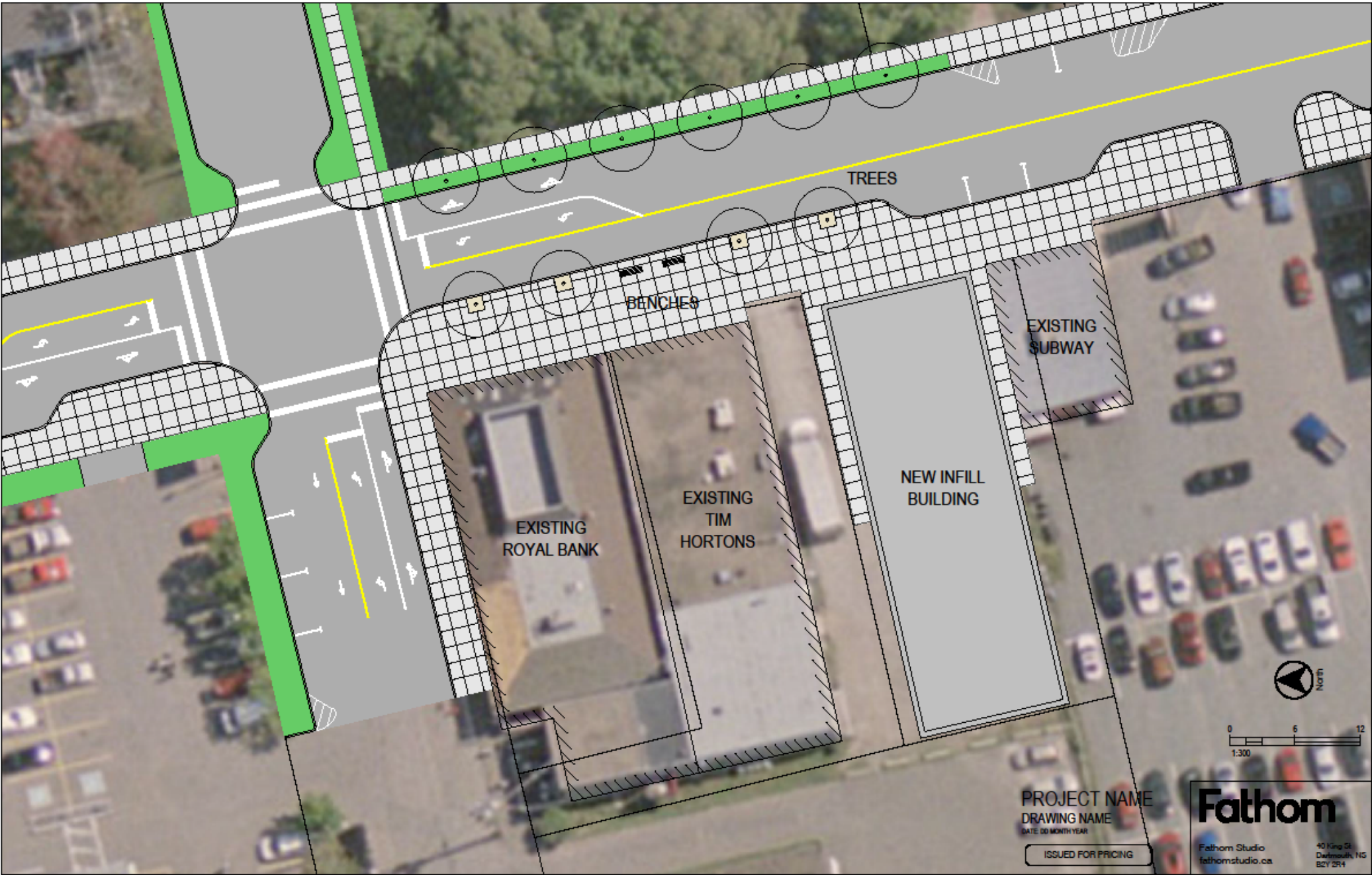




Commercial Street (360)

Union Street

Union Street



PROJECT NAME
DRAWING NAME
DATE: 00 MONTH YEAR

ISSUED FOR PRICING

Fathom
Fathom Studio
fathomstudio.ca
40 King St
Dartmouth, NS
B2Y 2R4



Tim Hortons

Salzman's CARPET & TILE
538-3737

RETAIL

SUBWAY



Tim Hortons

Salzman's CARPET & TILE
538-3737

RETAIL

SUBWAY

BRICK

How the Plan encourages Commercial?

01

Reduce Parking

0.5 spaces per residential unit
(reduced from 1 or 1.5)

1 parking space per 300
square feet of floor area (no
change)



02

Heights

Allows up to 5 stories of
residential – must provide a
hydrological study and
compatibility of design



03

Mixed Use

Encourages the development
of ground floor commercial
with residential above.

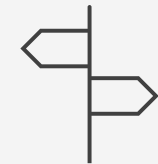
Promotes walkability and
density in areas with sidewalks
and services.



04

New Areas

Allows for rezoning of a small
area of Commercial Street
from residential to commercial
subject to criteria



Other changes



Other changes



Floodplains

Establishing a watercourse setback

01



Site Plans

Allow for some development by site plan approval

02



DA's

Reduced dependance of DA's

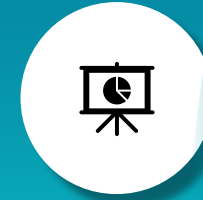
03



Admin

New definitions, adjustments to make the documents more readable and easy to understand

04



Transportation Map

Create a street hierarchy and link it to where more density can be encouraged

05



Rezoning

To create new criteria for rezonings.

06



Next Steps



PAC – April 5th



**Revise
Documents**



**1st Reading –
April***



**Public Hearing/
Second Reading-
May***



**Provincial
Review**

* Subject to Council schedule

