



File No. 66520-35 Bridgetown 2025-MPS-LUB-001: Bridgetown Land Use Bylaw and Secondary Planning Strategy Housekeeping Amendments (Text amendments)

BACKGROUND

Planning Documents are living documents and as the community grows and evolves, and as external economic, environmental and social conditions and constraints change, or new trends within the development community unfold, or to accommodate a specific development proposal of significant community benefit, there may be need for municipal staff and Council to carefully consider amendments to the Policy Statements of the Secondary Planning Strategy and/or revisions to the requirements of the Land Use Bylaw.

Inconsistencies, typographical errors, duplications, omissions and areas that would benefit from clarity within the planning documents are sometimes identified. These are generally termed 'housekeeping amendments' since they do not change the intent or application of the planning documents. Staff have identified such amendments within the Bridgetown Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB).

Attached to this report are the list of proposed housekeeping amendments to the LUB identified in Appendix A and proposed amendments to the MPS identified in Appendix B. Each appendix lists the section or policy as currently written and proposes alternative text that would replace what is currently in the LUB or MPS. Rationales applied to the proposed amendments are:

- Clarity – addition or amendment of text that makes the policy or regulatory direction clearer
- Consistency – an amendment that makes the policy or regulation more consistent with the planning documents, or other municipal or provincial program, by-law or regulation

Appendix A: Housekeeping Amendments to Bridgetown Land Use By-law

Section	Delete /Add	Replace with	Rationale
Definitions	add	69. SECONDARY SUITE means a single-unit dwelling accessory to the main residential use, either attached or located within the main residential building or detached or located within an accessory structure, often referred to as an in-law suite, basement apartment, or backyard suite.	Clarity
4.17	<p>Accessory Buildings</p> <p>4.17.1 Accessory uses, buildings and structures shall be permitted in any zone within the Town of Bridgetown but shall not:</p> <p>(a) be used for human habitation except where a dwelling is a permitted accessory use;</p>	<p>Accessory Buildings</p> <p>4.17.1 Accessory uses, buildings and structures shall be permitted in any zone within the Town of Bridgetown but shall not:</p> <p>(a) be used for human habitation except where a dwelling is a permitted accessory use unless permitted by Section 4.31;</p>	Clarity
4.31	add	<p>Secondary Suites</p> <p>A dwelling unit in the form of a secondary suite, inside or attached to the main residential building or in the form of a separate structure, shall be permitted as an accessory use to a single or two-unit residential dwelling in the R1, R2 and R3 Zones and must meet the main use setback requirements for the zone in which the lot is located. A lot may have a maximum of one secondary suite with a maximum gross floor area of 80 m2 (860 ft2).</p>	Clarity & Consistency

4.32	add	Cemeteries Existing cemeteries shall be permitted in all zones. New cemeteries in the R1, R2 and R3 zones shall not be required to meet the lot size and frontage requirements of the zone in which they are located but shall have a minimum of 6m (20ft) road frontage.	Clarity
Definition	add	37. INSTITUTIONAL USE means the use of land or building by any governmental body or agency to provide service on behalf of government, and shall include an organized body or society promoting a particular purpose with no intent of profit, such as but not limited to community centre, cultural centres, food banks, public educational and learning centres such as but not limited to schools, colleges and universities and visitor or information centres, but shall not include a utility, a club, commercial community centre, commercial school or place of worship.	Clarity
Definition	add	10. CEMETERY means land primarily used for internment of human or animal remains and where chapels, churches, funeral homes, columbarium, crematoria and related facilities may be incorporated as accessory uses.	Clarity
Definition	10. CHURCH means a building dedicated to religious worship and includes a church hall, church auditorium, Sunday School, parish hall and day care facility operated by the church.	60. PLACE OF WORSHIP means a community service building or complex of buildings dedicated to religious worship or institutions including but not limited to churches, chapels, temples, synagogues,	Clarity

		mosques, convents, and monasteries. A hall, administration office, residency for the clergy, cemetery, and day nursery operation for the congregation are considered accessory uses.	
Definition	80. VETERINARY ESTABLISHMENT means the premises where animals, birds or other livestock are treated or treated and kept for monetary gain.	80. VETERINARY ESTABLISHMENT / ANIMAL HOSPITAL means a facility for the medical care and treatment of animals including provisions for their overnight accommodation and includes any associated outdoor facilities such as kennels, pens, runs and enclosures.	Clarity
8.1	Uses Permitted No development permit shall be issued in a Residential Light Density Zone (R1) except for one or more of the following uses:	Uses Permitted No development permit shall be issued in a Residential Light Density Zone (R1) except for one or more of the following uses: cemeteries subject to 4.32 institutional use subject to 15.2	Clarity
9.1	Uses Permitted No development permit shall be issued in a Residential Multiple (R2) zone except for one or more of the following uses:	Uses Permitted No development permit shall be issued in a Residential Multiple (R2) zone except for one or more of the following uses: cemeteries subject to 4.32 churches, places of worship and religious institutions subject to 15.2 institutional use subject to 15.2	Clarity
10.1	Uses Permitted	Uses Permitted	Clarity

	<p>No development permit shall be issued in a Residential Rural (R3) zone except for one or more of the following uses:</p>	<p>No development permit shall be issued in a Residential Rural (R3) zone except for one or more of the following uses:</p> <p>cemeteries subject to 4.32 churches, places of worship and religious institutions subject to 15.2 institutional use subject to 15.2</p>	
12.1	<p>Uses Permitted</p> <p>No development permit shall be issued in a Downtown Commercial (C1) zone except for one or more of the following uses:</p>	<p>Uses Permitted</p> <p>No development permit shall be issued in a Downtown Commercial (C1) zone except for one or more of the following uses:</p> <p>animal hospitals or veterinary establishments institutional use</p>	Clarity

Appendix B: Housekeeping Amendments to Bridgetown Secondary Planning Strategy

Section	Delete	Replace with	Rationale
6.23	add	It shall be the policy of Council to permit a secondary structure containing no more than one dwelling unit on the same lot as an existing residential use where the added structure can be accommodated on the available property.	Clarity & Consistency
6.24	add	It shall be the policy of Council to allow existing and permit new institutional uses and cemeteries in the residential designation.	Clarity
6.25	add	It shall be the policy of Council to allow existing and permit new places of worship in the R2 and R3 zones.	Clarity
7.2	The downtown commercial area shall be primarily a retail and service area, including offices, stores, places of entertainment and institutions. The area shall be oriented for the convenience of pedestrians, with the emphasis on high density commercial developments including the multiple use of buildings and provision of off-street parking. The designated commercial area shall be zoned for commercial and institutional uses. Existing residential uses shall be zoned as provided in Policy 6.19, and additional dwelling units shall be permitted within the commercial zone as provided in Policies 6.20 and 6.21.	The downtown commercial area shall be primarily a retail and service area, including offices, stores, places of entertainment, veterinary establishments and institutions. The area shall be oriented for the convenience of pedestrians, with the emphasis on high density commercial developments including the multiple use of buildings and provision of off-street parking. The designated commercial area shall be zoned for commercial and institutional uses. Existing residential uses shall be zoned as provided in Policy 6.19, and additional dwelling units shall be permitted within the commercial zone as provided in Policies 6.20 and 6.21.	Clarity
8.1	It shall be the policy of Council to permit existing institutional uses to continue in the designated downtown commercial area.	It shall be the policy of Council to permit existing and new institutional uses to continue in the designated downtown commercial area.	Clarity