

Planning Advisory Committee Meeting

April 1, 2025

Town of Berwick Council Chambers

6:30 pm

PAC Meeting Agenda

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Approval of the Minutes**
 - March 4, 2025 PAC Meeting
- 4. New Business**
 - MPS/LUB Plan Update
- 5. Information**
 - Activity Report – March 2025 (*if available*)
- 6. Adjournment**

To:	Jen Boyd
From:	Chrystal Fuller
Date:	2025-02-11
Re:	Plan Review - Phase 2
cc:	Town Council - Town of Berwick

Background

Council initiated a Municipal Planning Strategy and Plan Review in 2023. It included two rounds of public engagement, meetings with staff, Council, and other community organizations, and the production of draft documents, which were presented to the Planning Advisory Committee (PAC). PAC provided a positive recommendation to Council, which then gave first reading and scheduled a public hearing.

The public hearing was well attended, and one main concern emerged: the proposed changes to the R-1 zone (see the previous report provided to Council summarizing the public hearing comments). Ultimately, Council decided not to approve the MPS and LUB until the concerns relating to the R-1 zone were resolved.

Next Steps

The draft MPS and LUB presented to Council received a high level of support aside from the R-1 issue. Staff, along with Council and PAC, invested a great deal of time into drafting the previous MPS and LUB. However, Council wishes to reconsider the R-1 changes.

Therefore, staff are proposing a process that would retain of the text from previous draft as written and create additional policies and supportive mapping to essentially leave some areas of town within a single unit dwelling zone, similar to the existing R-1. Other small adjustments may be made to the draft, but the primary focus will be on maintaining the policy intent of the R-1 zone in limited areas within the Town.

The suggested process:

- **Planning Advisory Committee Meeting - April 2025:** PAC will receive a briefing about the draft documents. The documents will be adjusted to maintain a single unit zone, similar to the existing R-1 zone in certain areas of Berwick. PAC will have input into these areas that should retain the single unit dwelling zoning.
- **Public Meeting - Late April/Early May 2025:** This public meeting will allow for comments on the draft documents, particularly where the single unit zoning is reinstated in limited areas of the town.

- **PAC Meeting - May 2024:** PAC will review the revised documents and make a recommendation to Council regarding first reading.
- **Council First Reading - June 2024**
- **Public Hearing and Second Reading - July 2024**

This schedule will allow Council to have the updated documents considered by July. It is important for Council to understand that to achieve the July date, the scope of the changes is limited to the R-1 related changes, except for minor corrections or adjustments.

Deliverables:

- Presentations for 2 PAC meetings
- 1 public meeting (Town Hall style) that will present revised a zoning map and policies to maintain a low density, R-1 type zone in some areas of town.
- Attendance and presentations at First Reading, Public Hearing and Second Reading
- Draft MPS and LUB for PAC comments
- Final draft of the MPS and LUB for Council for First Reading

Costing:

The cost for this phase is \$12,000 plus HST, mileage and other approved disbursements, such as printing. This price does not include mail outs, additional public meetings or PAC meetings, and the additional drafts of the documents. Cost of public meetings and advertisements are the responsibility of the Town.

Berwick Plan Review Update 2025

Town of Berwick

PAC Presentation

April 01st, 2025

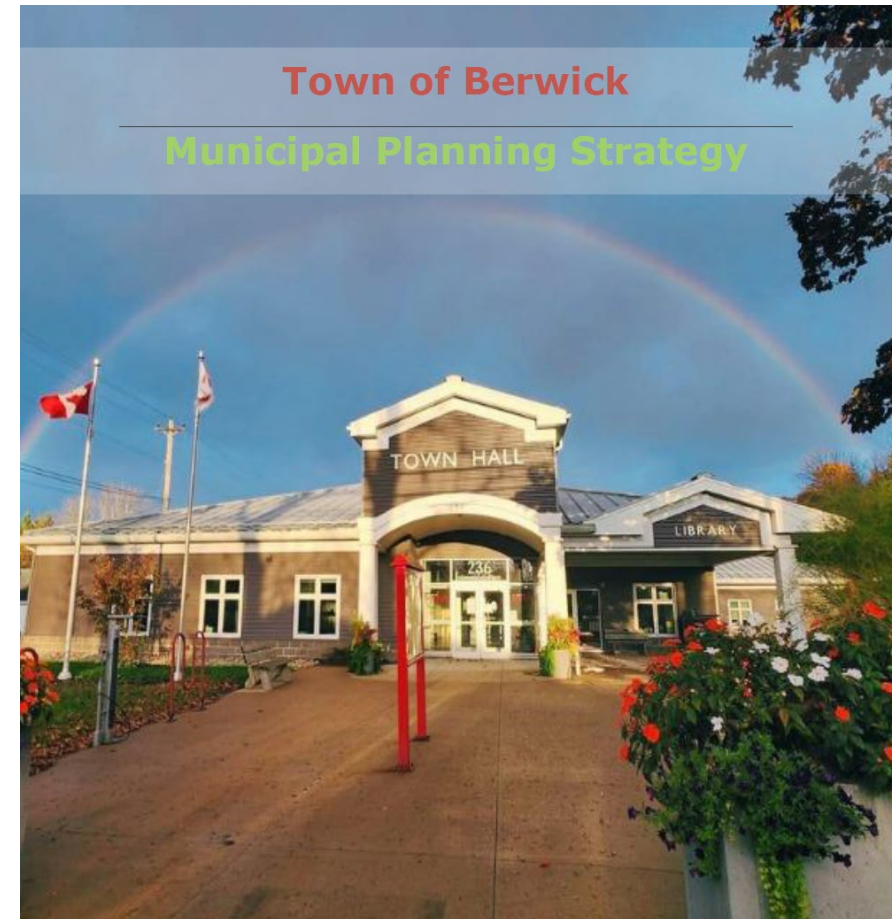
Planner Chrystal Fuller, MCIP, LPP



Background: Plan Review

- **Key Policy Directions**

1. Encourage commercial & mixed-use development
2. Street classification system
3. Gently densify the residential zones










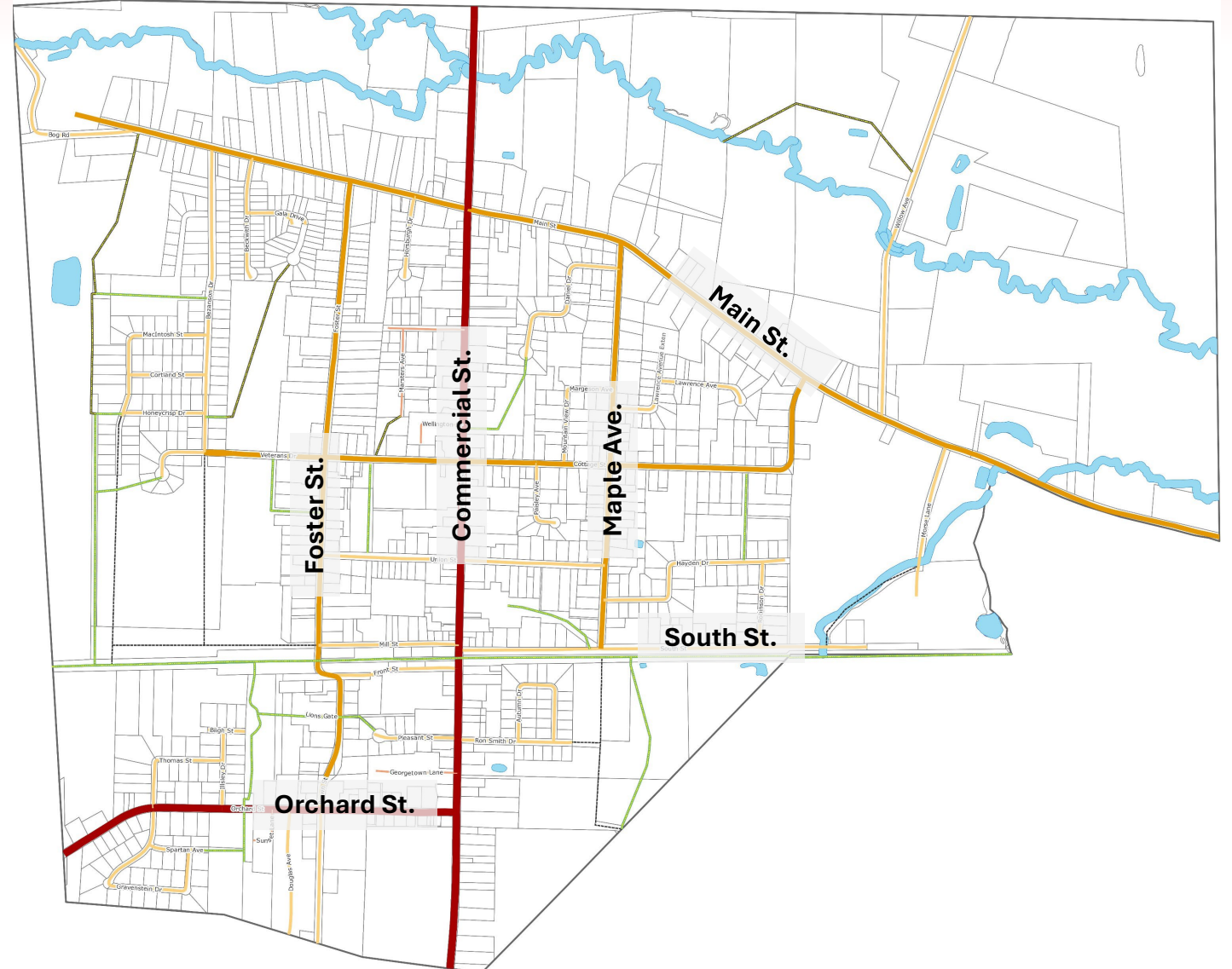
Commercial & Mixed Use

- Reduce the parking requirements for C1 zone by half
- Encourage commercial floor development
- Street design policies to promote walkable community
- Mixed-use development up to five stories by DA



Street Classification

-  Collector
-  Major Street
-  Local Street
-  Private Driveway
-  Future streets
-  Trail
-  Future Trail

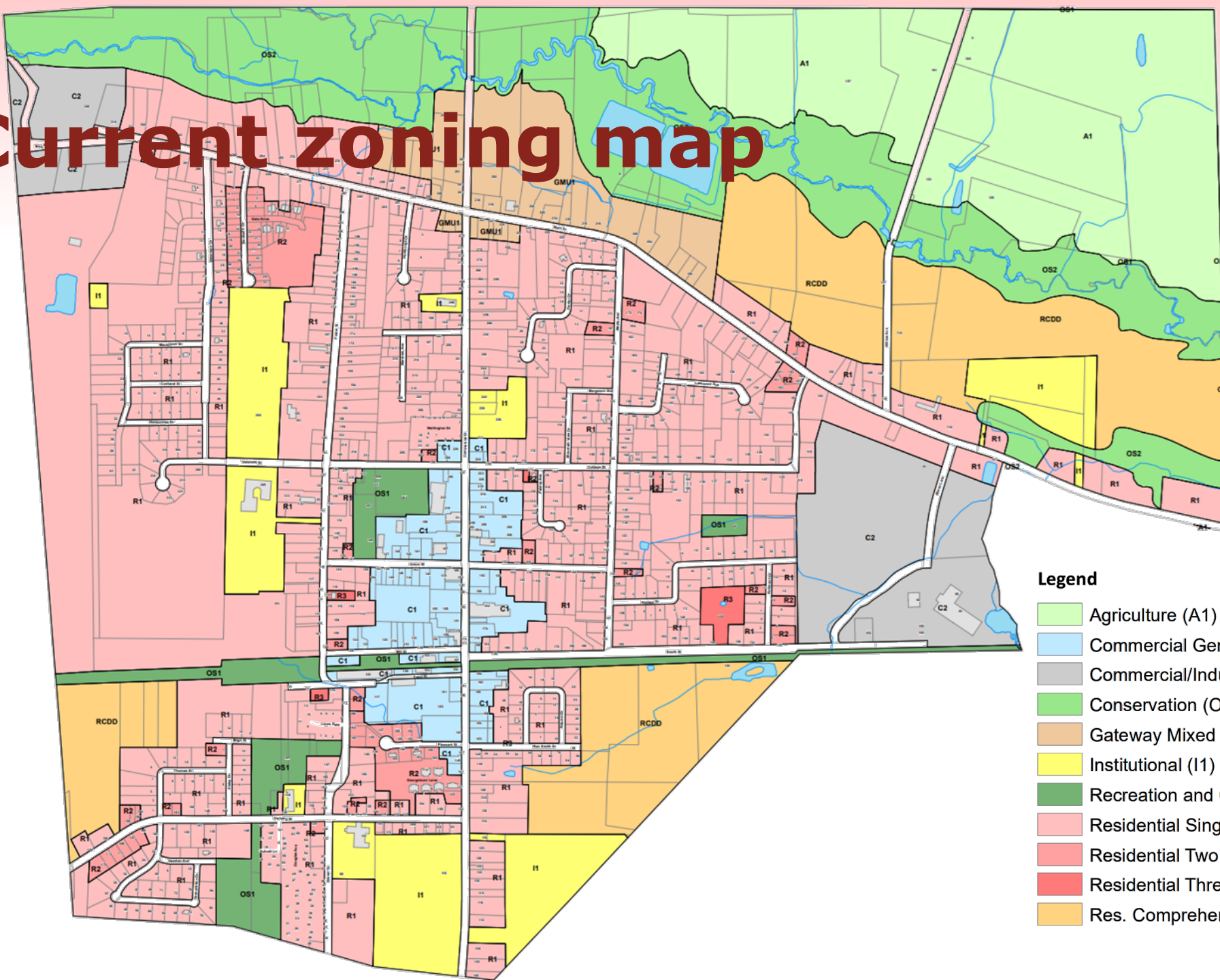


Gently Densifying

- New zoning system based on benchmark densities
- **Remove R1 zone**, add R4 zone
- As-of-right multi-unit dwelling development in R3 & R4 zone.
- Site Plan Approval & Development Agreement for diverse different housing forms

Development Rights under the Proposed Zonings			
	R2	R3	R4
As-of-right	Low Density	Med Density: 6 units	Med Density: 6 units
Site Plan Approval	3- & 4-unit Dwellings	6-unit Grouped Dwelling	Up to 9-unit apartment
Development Agreement	N/A	N/A	10+ units
Benchmark Densities	4 – 12 units per acre	15 – 16 units per acre	16-18 units per acre

Current zoning map

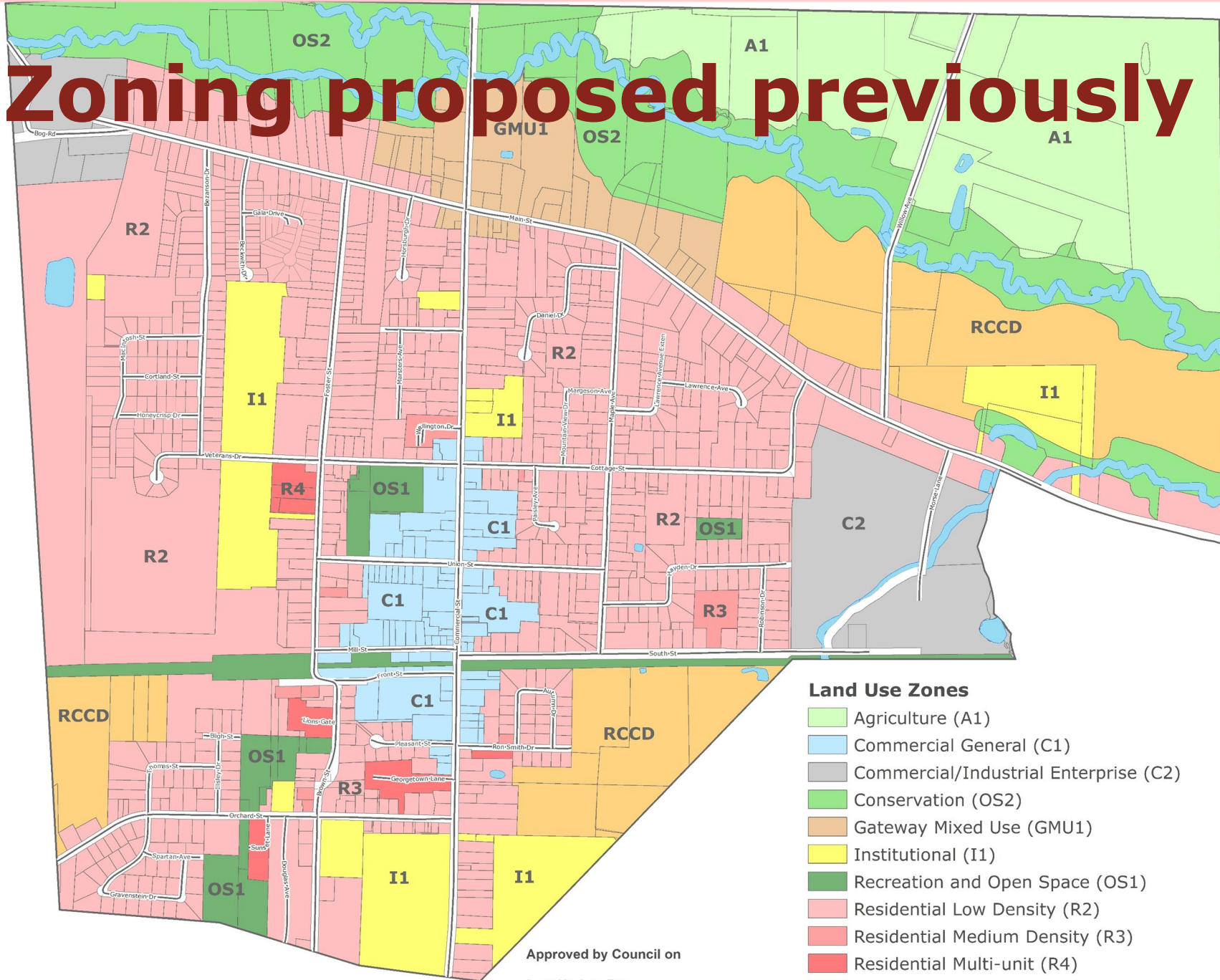


Legend

- Agriculture (A1)
- Commercial General (C1)
- Commercial/Industrial Expansion (C2)
- Conservation (OS2)
- Gateway Mixed Use (GMU1)
- Institutional (I1)
- Recreation and Open Space (OS1)
- Residential Single Unit (R1)
- Residential Two Unit (R2)
- Residential Three Unit (R3)
- Res. Comprehensive Development District (RCDD)

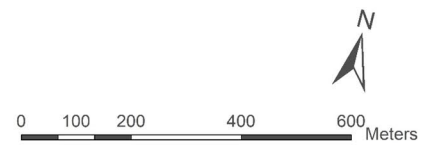
Zoning proposed previously

DRAFT



Land Use Zones

- Agriculture (A1)
- Commercial General (C1)
- Commercial/Industrial Enterprise (C2)
- Conservation (OS2)
- Gateway Mixed Use (GMU1)
- Institutional (I1)
- Recreation and Open Space (OS1)
- Residential Low Density (R2)
- Residential Medium Density (R3)
- Residential Multi-unit (R4)
- Residential Comprehensive Development District (RCCD)



Scale 1:4,394

Prepared by BCP

Coordinate System: NAD 1983 CSRS UTM Zone 20N
Projection: Transverse Mercator
Datum: North American 1983 CSRS

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Approved by Council on
Last Update Date:

Concerns with the Draft Plans

- Public Hearing: July 07th, 2024
- Main concerns was regarding the change to R-1
- Council did not give second reading

Key Concerns From the Residents	
<ul style="list-style-type: none">• Removing R1 zone	<ul style="list-style-type: none">• Loss of Community Character
<ul style="list-style-type: none">• Flooding	<ul style="list-style-type: none">• Density & Infrastructure capacity
<ul style="list-style-type: none">• Traffic volume	<ul style="list-style-type: none">• Impacts on Property Tax

Council reinitiating Plan Review

Focus for PAC

Council is seeking focused input from PAC and the public on the issues related to R-1 zoning changes only.

Potential Zones for discussion:

Restricted Residential (will apply to limited neighbourhoods in town)

Residential - (will replace the R-2 from previous version)

Mixed residential (will replace R-3 from previous version)

Growth Residential (replaces R-4)

Restricted Residential Zone

- Analysis: distribution of properties that have a single-unit dwelling in Berwick
- Identified R1 zoned properties with single-unit dwellings.
- Require directions to decide the two Low-density zones



Gentle increases in density



The Missing Middle

Proposed Residential Units by zone

The Missing Middle



RR ZONE

- SUD
- Accessory

Res Zone

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

Mixed and Growth Zones

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

Medium Residential Density: 12 - 16 Units per Acre

Residential Zone

As-of-right:
Low Density

Site-plan Approval:
Three- & fourplex,
townhouse, grouped
dwelling

Mixed Zone

As-of-right:
Medium Density:
Six-unit apartment &
townhouse

Site-plan Approval:
Six-unit grouped dwelling

Growth Zone

As-of-right:
Medium Density:
Six-unit apartment

Site-plan Approval:
Medium-high density:
Nine-unit apartment

Development Agreement:
Ten or more units

16.34 Units per Acre

17.82 Units per Acre

15.37 Units per Acre

16 Units per Acre

12 Units per Acre

15.37 Units per Acre

7.26 Units per Acre

7.26 Units per Acre

As-of-right

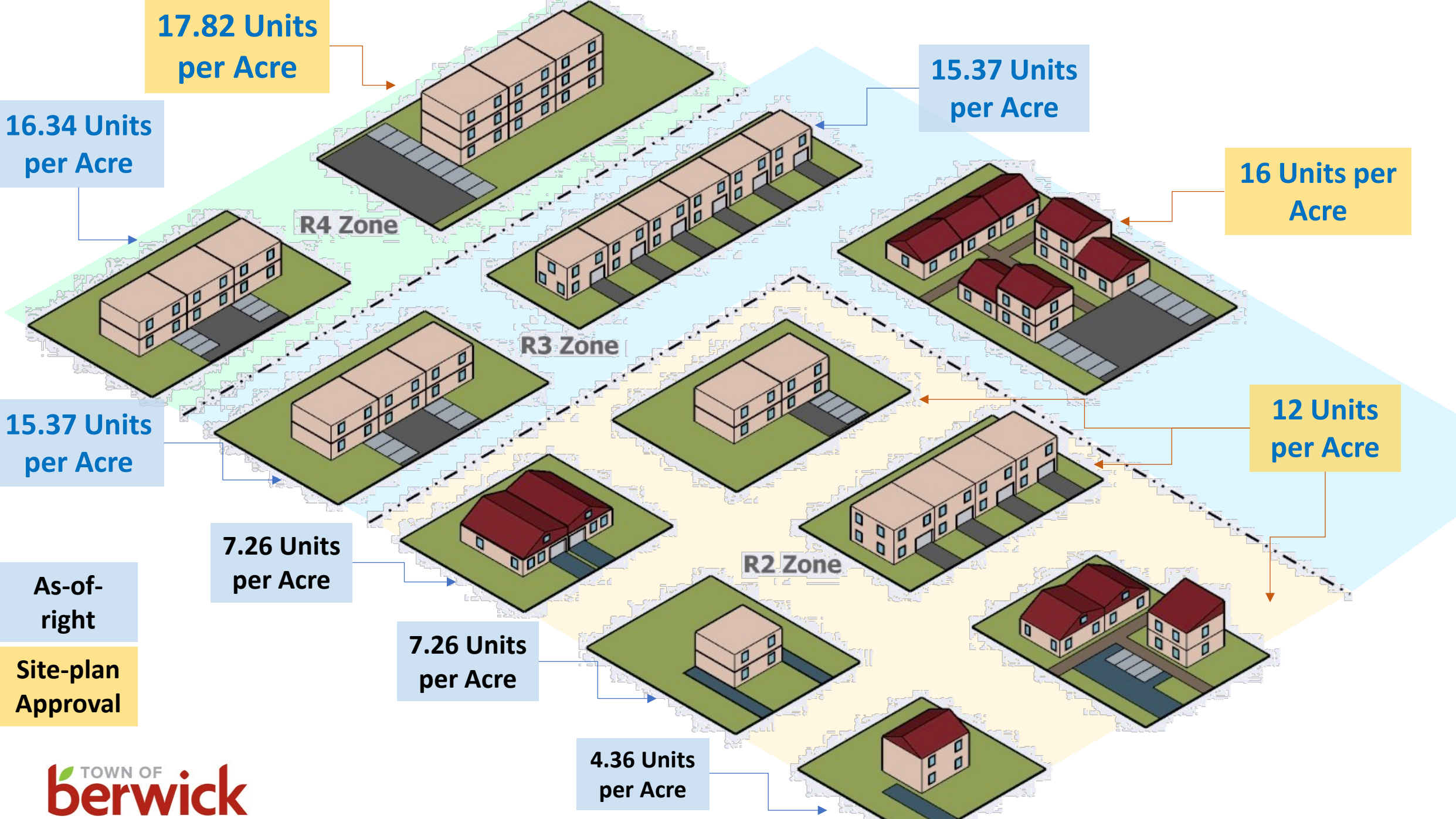
Site-plan Approval

4.36 Units per Acre

R4 Zone

R3 Zone

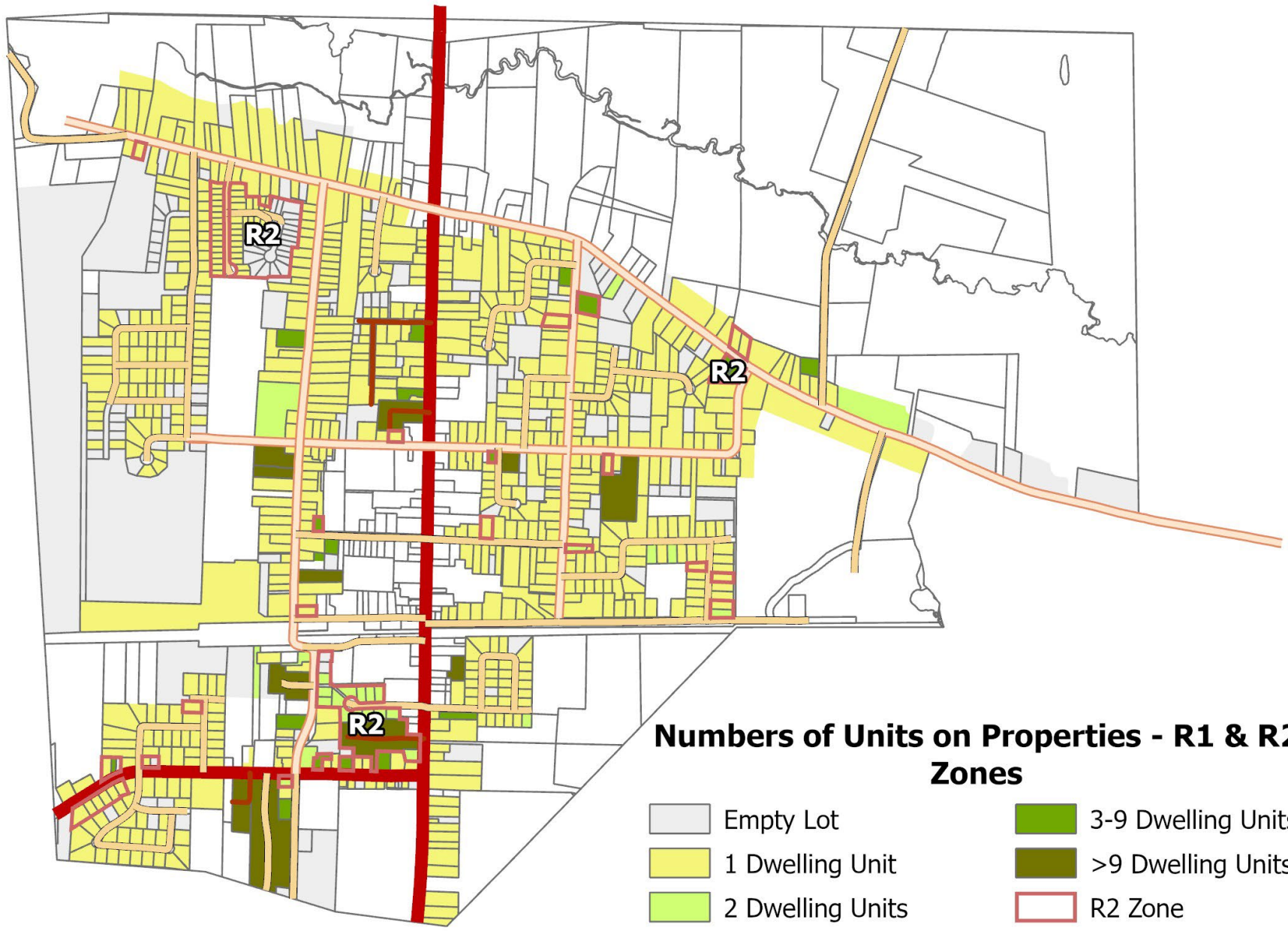
R2 Zone



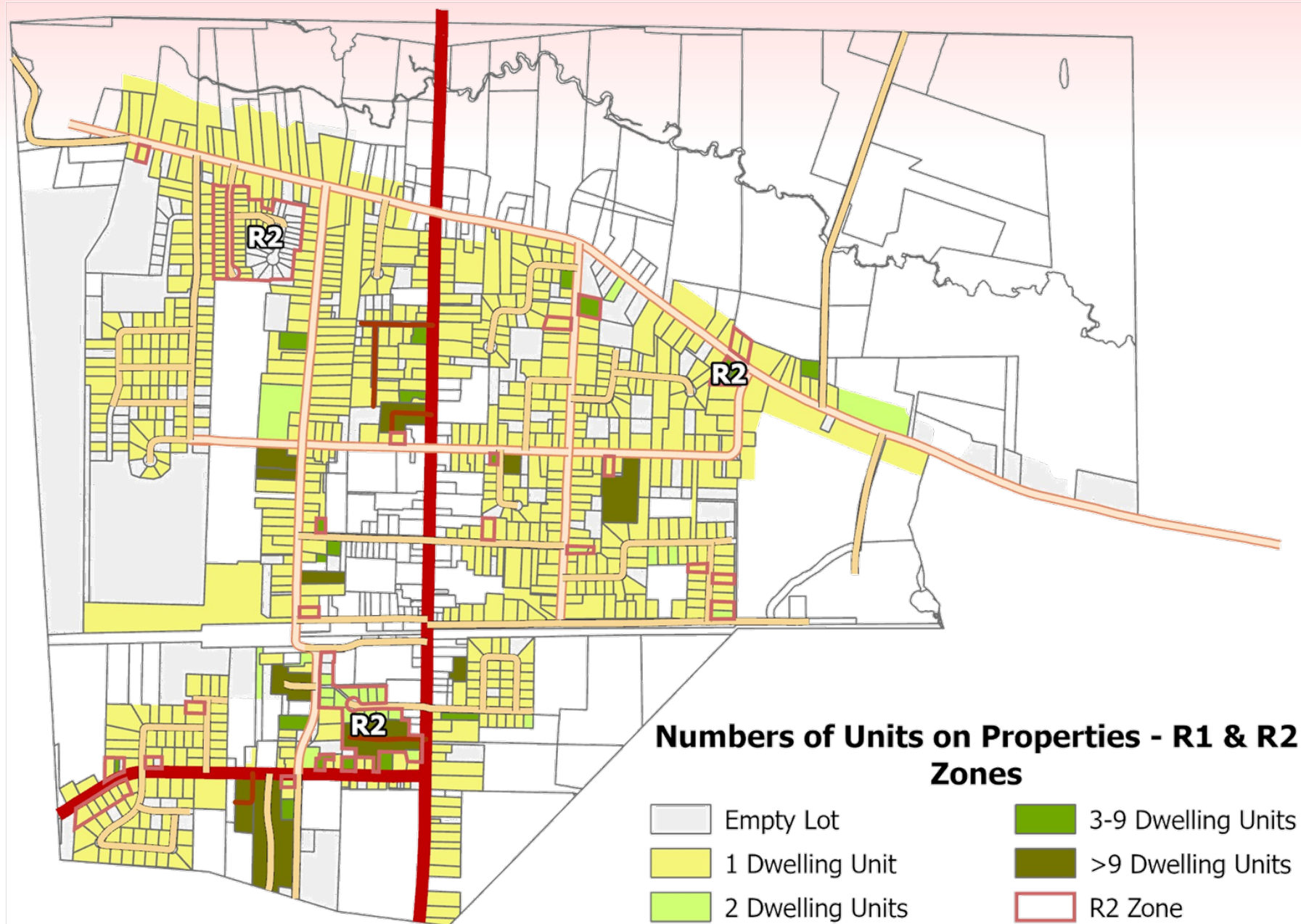
1. R1 & R2 Zoned Properties

2. Number of Dwelling Units

3. Distribution of Single-unit Dwellings



Where to designate the Residential Low-density Area



Approval Process

