

**Bylaw 40-2016 Text Amendment to Salisbury Village Area Structure Plan Bylaw 51-2015 (Ward 3/6)**

**Owner:** Campbelltown Village Developments Ltd.  
**Applicant:** Strathcona County  
**Legal Description:** Pt. NE 22-52-23-W4  
**Location:** South of Wye Road; West of Range Road 232

**Report Purpose**

To give three readings to a bylaw that proposes to amend the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015 to enable consideration of a variety of building design strategies to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2, Stage 2 of the Salisbury Village ASP.

**Recommendations**

1. THAT Bylaw 40-2016, a bylaw that proposes to amend the Salisbury Village ASP Bylaw 51-2015 to enable consideration of a variety of building design strategies to minimize impacts of the front attached garages of single dwellings on the pedestrian streetscape within Phase 2, Stage 2 of the Salisbury Village ASP, be given first reading.
2. THAT Bylaw 40-2016 be given second reading.
3. THAT Bylaw 40-2016 be considered for third reading.
4. THAT Bylaw 40-2016 be given third reading.

**Council History**

November 3, 2015 – Council adopted the Salisbury Village ASP Bylaw 51-2015.

June 21, 2016 - Council adopted Salisbury Village ASP Amendment No. 1 Bylaw 23-2016.

**Strategic Plan Priority Areas**

**Economy:** n/a

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** SER-008-007 "Area Concept Plans/Area Structure Plans". The subject parcel is located within Urban Village Policy Area of Municipal Development Plan 1-2007.

**Legislative/Legal:** The *Municipal Government Act* provides Council with the authority to pass a bylaw to amend the Salisbury Village ASP.

**Interdepartmental:** n/a

## **Summary**

The purpose of Bylaw 40-2016 is to allow for flexibility in the design of front attached garages of single dwellings in Phase 2 Stage 2 of the Salisbury Village ASP while ensuring that their impact on the pedestrian streetscape is minimized.

The proposal is to amend the Salisbury Village ASP to:

1. change the text in Section 2.4.1.1. to remove the requirement for single detached units to be one or two storeys in height; and
2. replace the specific design strategies (recessing the garages below grade, rotating garage doors 90 degrees or front-drive access) listed within Sections 2.4.1.1. and Section 2.4.5. of the ASP with a general statement that single-detached units must incorporate strategies that minimize impacts of the front attached garages on the pedestrian streetscape.

The impetus for the proposed amendment resulted from the review of a number of development permit applications for single dwellings within Area 5 of Salisbury Village. Through the review process it was determined that the existing policies in the ASP specified design strategies that were impractical in some cases due to the lot sizes and configurations. These strategies ultimately limited design choices for single dwellings that reduced the ability to create diversity of housing within the area.

The amendment would allow for the consideration of a wide variety of design strategies that could minimize the impact of front attached garages on the pedestrian streetscape in Phase 2 Stage 2 of Salisbury Village. The amendment also ensures that appropriate dwelling design can be achieved without limiting the variety of housing type. Allowing a variety of appropriate design solutions to address the impact of front attached garages on the pedestrian streetscape provides the opportunity for innovation as well as a greater diversity of choice in the design of single dwellings which contributes to a positive pedestrian streetscape.

Bylaw 37-2016, a concurrently proposed text amendment to Land Use Bylaw 6-2015, would reflect the proposed changes to the ASP.

## **Communication Plan**

Newspaper advertisement, letter

## **Enclosures**

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Salisbury Village ASP Bylaw 40-2016
5. Bylaw 40-2016
6. Air Photo