

Bylaw 37-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 3)

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 text of UV4 Salisbury Village Zoning District Area 5 within Land Use Bylaw 6-2015 to revise the building design requirements within Salisbury Village Area 5 to reduce the impact of front attached garages on the pedestrian streetscape.

Recommendations

1. THAT Bylaw 37-2016, a bylaw that proposes to amend the text of UV4 Salisbury Village Zoning District Area 5 within Land Use Bylaw 6-2015 to revise the building design requirements within Salisbury Village Area 5 to reduce the impact of front attached garages on the pedestrian streetscape, be given first reading.
2. THAT Bylaw 37-2016 be given second reading.
3. THAT Bylaw 37-2016 be considered for third reading.
4. THAT Bylaw 37-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

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 Land Use Bylaw text 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-008-022 "Redistricting Bylaws"

Legislative/Legal: The *Municipal Government Act* provides Council the authority to pass a bylaw to amend the Land Use Bylaw

Interdepartmental: n/a

Summary

The proposed text amendment to Land Use Bylaw 6-2015 is to revise the current building design requirements that are intended to minimize the impacts of front attached garages on the pedestrian streetscape within Salisbury Village.

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

The proposed 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 ensures that a design can be achieved that is appropriate for each lot. Allowing a variety of appropriate design solutions provides the opportunity for innovation as well as a greater diversity of choice in the design of single dwellings that contributes to a positive pedestrian streetscape.

The proposed amendment also adds clarity to some of the existing design strategies to allow for easier interpretation and to provide clearer direction to a builder and Development Officer.

Bylaw 40-2016, a concurrently proposed text amendment to the Salisbury Village Area Structure Plan (ASP), is intended to enable consideration of a variety of design solutions 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.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Land Use Bylaw 6-2015
5. Bylaw 37-2016
6. Air Photo Bylaw