

Bylaw 38-2016 Text Amendment to Land Use Bylaw 6-2015 (Ward 6)

Owner: Campbelltown Village Developments Ltd.
Applicant: Select Engineering Consultants Ltd.
Legal Description: Lot 1, Block 9, Plan 162 0919
Location: South of Wye Road, West of Range Road 232

Report Purpose

To give three readings to a bylaw that proposes to add a regulation to the R1C Single Detached Residential C district to increase the maximum width for an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan to 7.92 m.

Recommendations

1. THAT Bylaw 38-2016, a bylaw that proposes to add a regulation to the R1C Single Detached Residential C district to increase the maximum width for an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan to 7.92 m, be given first reading.
2. THAT Bylaw 38-2016 be given second reading.
3. THAT Bylaw 38-2016 be considered for third reading.
4. THAT Bylaw 38-2016 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

Bylaw 38-2016 proposes to amend the text in Land Use Bylaw 6-2015 to add a regulation to the R1C Single Detached Residential C district that allows the maximum width of an attached garage to be 7.92 m (26 ft) for single dwellings located within Phase 2 of the Salisbury Village Area Structure Plan (ASP).

To achieve a variety of housing choices in accordance with the Salisbury Village ASP, a range of single dwelling lot sizes within the same block have been proposed as part of a subdivision application within Stage 3 of Salisbury Village.

A portion of lots sizes are in conformance with the proposed R1C Single Detached Residential C zoning district for the subject area that has previously received two readings as part of Bylaw 52-2015. The R1C zoning district requires that the maximum width of an attached garage shall be 7.32 m (24 ft). Given the typically smaller lot widths in the R1C zoning district, this regulation is included to ensure that there is enough room between driveways on narrower lots to provide on-street parking as well as to reduce potential for driveway conflicts between abutting lots.

However, a number of larger lots are also mixed throughout this area of Salisbury Village and are more comparable to the larger lot sizes found within the R1B Single Detached Residential B zoning district. The R1B zoning district does not include a maximum garage width since they are wide enough that the same concerns about on-street parking and driveway conflicts between abutting lots are typically alleviated.

The developer would like to provide opportunity for a single dwelling design that can incorporate a slightly wider garage to facilitate additional storage ability. To accommodate this opportunity without spot zoning each individual lot, Bylaw 38-2016 is proposing that the maximum garage width for the proposed R1C zoning specifically within Salisbury Village Phase 2 is increased to 7.92 m (26 ft). The proposed amendment would allow for the consideration of proportionally wider garages on the wider lots in Salisbury Village Phase 2 under the R1C zoning. The existing regulations within the R1C zoning district combine so that larger garages are still not facilitated on narrower lots, therefore the concerns regarding on-street parking and driveway conflicts between abutting lots are still addressed if the subject proposal is adopted.

Communication Plan

Newspaper advertisement, letter

Enclosures

1. Urban Location Map
2. Location Map
3. Notification Map
4. Proposed Text Amendment to Land Use Bylaw 38-2016
5. Bylaw 38-2016
6. Air Photo