

**Bylaw 3-2018 – Text Amendment to Salisbury Village Area Structure Plan
Bylaw 51-2015 (Ward 3)**

Owners: 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 provide information to Council to make a decision on a bylaw that proposes to amend the text of the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015, as amended, by removing specific references to zoning districts for low-density residential development in Phase 2, Stage 3.

Recommendations

1. THAT Bylaw 3-2018, a bylaw that proposes to amend the text of the Salisbury Village ASP Bylaw 51-2015, as amended, by removing specific references to zoning districts for low-density residential development in Phase 2, Stage 3, be given first reading.
2. THAT Bylaw 3-2018 be given second reading.
3. THAT Bylaw 3-2018 be considered for third reading.
4. THAT Bylaw 3-2018 be given third reading.

Council History

September 13, 2016 – Council adopted Salisbury Village ASP Amendment No. 2 Bylaw 40-2016.

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

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

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 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 lands are located within Compact Development Policy Area of Municipal Development Plan Bylaw 20-2017.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan.

Interdepartmental: n/a

Summary

Section 2.4.1.2 of the Salisbury Village ASP currently states that single-detached units in Phase 2, Stage 3 will utilize the R1C Single Detached Residential C district of Land Use Bylaw 6-2015. However, the developer has proposed that nine of the 39 single-detached residential lots in Stage 3D be rezoned to the R1A Single Detached Residential A district to accommodate a product that is suited to the R1A district rather than the R1C district.

The intent of Bylaw 3-2018 is to amend the text of the Salisbury Village ASP, as amended, to allow for flexibility by removing specific references to zoning districts in Section 2.4.1.2 for low-density residential development in Phase 2, Stage 3 of Salisbury Village. Stage 3D is the final stage of Phase 2, Stage 3 of Salisbury Village, and the only area remaining to be rezoned for development.

The proposed text amendment to the ASP does not alter density in Salisbury Village. Section 1.8.3.8 of the ASP states that Phase 2, Stage 3 of Salisbury Village may utilize standard land use districts within Land Use Bylaw 6-2015, and the proposed amendment is in conformance with this statement. It should also be noted that, with the exception of Section 2.4.1.2, the ASP does not make reference to specific zoning districts for residential or commercial development in Salisbury Village.

The proposal is to delete the applicable text in Section 2.4.1.2. of the ASP to remove the requirement for semi-detached units to be districted R2A Semi-Detached Residential and for single detached units to be districted R1C Single Detached Residential C district.

Bylaw 1-2018, a concurrently proposed rezoning bylaw, proposes that the residential lots in Stage 3D of Salisbury Village be rezoned from PS Public Services to R1A Single Detached Residential A and R1C Single Detached Residential C districts.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Bylaw 3-2018
- 2 Strikethrough version showing proposed text amendment
- 3 Urban Location Map
- 4 Location Map
- 5 Air Photo
- 6 Notification Map