

Bylaw 1-2018 Map Amendment to Land Use Bylaw 6-2015 (Ward 3)

**Owners:** Campbelltown Village Developments Ltd.  
**Applicants:** Select Engineering Consultants Ltd.  
**Legal Description:** Lot 1, Block 9, Plan 162 0919  
**Location:** South of Wye Road; West of Range Road 232  
**From:** PS Public Services  
**To:** R1A – Single Detached Residential A  
R1C – Single Detached Residential C  
PR – Recreation  
PU – Public Utilities

### **Report Purpose**

To provide information to Council to make a decision on first and second readings of a bylaw that proposes to rezone approximately 3.34 hectares (8.25 acres) in Lot 1, Block 9, Plan 162 0919 from PS Public Services to R1A - Single Detached Residential A, R1C - Single Detached Residential C, PR - Recreation and PU - Public Utilities.

### **Recommendations**

1. THAT Bylaw 1-2018, a bylaw that proposes to rezone approximately 3.34 hectares (8.25 acres) in Lot 1, Block 9, Plan 162 0919 from PS Public Services to R1A - Single Detached Residential A, R1C - Single Detached Residential C, PR - Recreation and PU - Public Utilities, be given first reading.
2. THAT Bylaw 1-2018 be given second reading.

### **Council History**

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

### **Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

**Governance:** The Public Hearing will provide Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** The proposal provides further residential opportunity next to the amenities provided for within Salisbury Village and adds to a large trail loop within Salisbury Village to promote a healthy and active community. In this way, the proposal supports the strategic goals of building strong neighbourhoods/communities to support the diverse needs of our residents and ensuring facilities are available and accessible to residents.

**Culture:** n/a

**Environment:** n/a

### **Other Impacts**

**Policy:** SER-008-022 "Redistricting Bylaws"

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the LUB.

**Interdepartmental:** The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

**Summary**

Bylaw 1-2018 proposes to amend the zoning on the subject lands in Phase 2, Stage 3D of Salisbury Village to allow for approximately 39 single-detached residential lots, as well as public utility and municipal reserve (MR) lots which will complete a trail loop that extends throughout Phase 2 of the Salisbury Village Area Structure Plan (ASP). The MR lot proposed along the south-west boundary of the development area is intended to provide a 12 metre buffer and transition between the country residential properties to the west and the single detached residential lots proposed in this phase of Salisbury Village.

This proposal is in accordance with Bylaw 3-2018, a text amendment to the Salisbury Village ASP, which has been proposed concurrently with Bylaw 1-2018. A concurrent subdivision application for the subject lands has also been submitted.

The landowner will be required to enter into a Development Agreement to address the financial obligations of the required on-site and off-site construction for the development area, prior to Bylaw 1-2018 being considered for third reading.

**Communication Plan**

Newspaper advertisement, letters to applicant and adjacent landowners

**Enclosures**

- 1 Bylaw 1-2018
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map