

Bylaw 22-2018 text amendment to Land Use Bylaw 6-2015 (Ward 3)

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

Report Purpose

To provide information to Council to make a decision on first, second, and third readings of a bylaw that proposes to amend the text of the R1A Single Detached Residential A Zoning District in Land Use Bylaw 6-2015 to add development restrictions for two proposed lots in Phase 2, Stage 3D of the Salisbury Village Area Structure Plan (ASP).

Recommendations

1. THAT Bylaw 22-2018, a bylaw that proposes to amend the text of the R1A Single Detached Residential A Zoning District in Land Use Bylaw 6-2015 to add development restrictions for two proposed lots in Phase 2, Stage 3D of the Salisbury Village ASP, be given first reading.
2. THAT Bylaw 22-2018 be given second reading.
3. THAT Bylaw 22-2018 be considered for third reading.
4. THAT Bylaw 22-2018 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 amendment.

Social: The proposal would result in transition treatment between low-density residential development in Salisbury Village and country residential development in the adjacent neighbourhood of Campbelltown Heights. By reducing the impact of new urban development on existing country residential development, the proposal supports the strategic goals of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend Land Use Bylaw 6-2015.

Interdepartmental: n/a

Summary

The purpose of Bylaw 22-2018 is to amend the text of the R1A Single Detached Residential A Zoning District in Land Use Bylaw 6-2015 to add development restrictions for two proposed lots in Phase 2, Stage 3D of the Salisbury Village ASP, as shown in Attachment "A" in Enclosure 2.

The subject area is located within the Low Density Residential area of the Salisbury Village ASP. A portion of Phase 2, Stage 3D of the Salisbury Village ASP is located adjacent to existing country residential development in the neighbourhood of Campbelltown Heights to the west. The proposed text amendment is to add development restrictions for a principal dwelling on proposed Lots 27 and 28 in Phase 2, Stage 3D, which are closest to the existing country residential development to the west. The proposed site-specific development restrictions would:

- a) limit principal dwellings on the two lots to single-storey bungalows with a lower maximum height than typically permitted in the R1A Zoning District; and
- b) require an increased minimum setback from the dwelling to the rear lot line than typically required in the R1A zoning district.

There is a proposed strip of municipal reserve between proposed Lots 27 and 28 in Salisbury Village and the adjacent country residential development in Campbelltown Heights. Incorporating site-specific regulations into the R1A Zoning District of Land Use Bylaw 6-2015 would allow the County to ensure that additional transition treatment is provided between the country residential development and future residential development on proposed Lots 27 and 28 in accordance with the Residential Specific Urban Design Guidelines of the Salisbury Village ASP.

Communication Plan

Newspaper advertisement, letters to applicant and adjacent landowners

Enclosures

- 1 Bylaw 22-2018
- 2 Proposed Text Amendments to Land Use Bylaw 6-2015
- 3 Urban Location map
- 4 Location Map
- 5 Air Photo
- 6 Notification map