

**Bylaw 21-2019 updated Salisbury Village Area Structure Plan (Wards 3 and 6)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Campbelltown Village Developments Ltd.;  
Robert and Arlie Anderson; and  
Strathcona County  
**Legal Description:** Lot 2, Block 4, Plan 152 2100;  
Lot 16, Plan 6428 KS; and  
Lot 14 PUL, Block 4, Plan 112 0565  
**Location:** West of Salisbury Way and South of Wye Road

**Report Purpose**

To provide information to Council to make a decision on first reading of a bylaw that proposes to adopt an updated Salisbury Village Area Structure Plan (ASP).

**Recommendation**

1. THAT Bylaw 21-2019, a bylaw that proposes to adopt an updated Salisbury Village Area Structure Plan (ASP) that would:
  - expand the boundary of the ASP to incorporate approximately 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS and designate it as High Density Residential;
  - re-designate Lot 2, Block 4, Plan 152 2100 from Medium Density Residential – Semi/Townhouse to High Density Residential;
  - re-designate a portion of Lot 14PUL, Block 4, Plan 112 0565 from Public Utility Lot to High Density Residential;
  - include associated text amendments required to achieve the above;
  - update the ASP format; and
  - incorporate previously adopted Bylaws 51-2015, 23-2016, 40-2016 and 3-2018,be given first reading.

**Our Prioritized Strategic Goals**

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

**Report**

The primary purpose of Bylaw 21-2019 is twofold:

1. to include 1.34 hectares (3.31 acres) of land in Lot 16, Plan 6428KS in the Salisbury Village ASP boundary and to designate it as High Density Residential; and
2. to re-designate the ASP policy area of Lot 2, Block 4, Plan 152 2100 from Medium Density Residential – Semi/Townhouse to High Density Residential and to re-designate a portion of Lot 14 PUL, Block 4, Plan 112 0565 from Public Utility Lot to High Density Residential.

The proposals would provide the statutory framework to enable consideration of a future Land Use Bylaw (LUB) amendment intended to allow for consideration of seniors' housing development on the three subject lots, which are proposed to be consolidated into a single site in the future to achieve this purpose. As part of the proposed update to the Salisbury Village ASP, some formatting updates to the ASP document are also proposed, as well as inclusion of previous bylaws into the main ASP document.

Lot 16, Plan 6428KS is currently designated within the Country Residential Policy Area of the Municipal Development Plan (MDP) Bylaw 20-2017 and within the High Density area of the Country Residential Area Concept Plan (ACP) Bylaw 58-2011. Concurrent Bylaw 19-2019 proposes to amend the MDP to incorporate Lot 16, Plan 6428KS into the Urban Service Area – Sherwood Park boundary and to re-designate it within the Compact Development Policy Area. Concurrent Bylaw 20-2019 proposes to amend the ACP to remove this lot from its boundaries, in order to facilitate the proposed ASP amendments.

Lot 2, Block 4, Plan 152 2100 and Lot 14 PUL, Block 4, Plan 112 0565 are currently designated as Medium Density – Semi/Townhouse and Public Utility Lot Policy Areas, respectively, in the Salisbury Village ASP. All three of the subject lots are proposed to be designated as High Density Residential Policy Area in the ASP, which would require any proposed development on these lots to achieve a minimum density of 90 units per net residential hectare and a maximum density of 125 units per net residential hectare.

Public open houses were held on January 8, 2019 and May 22, 2019 for all three of the proposed statutory plan amendments (MDP, ACP and ASP). Attendees provided comments in opposition to and in support of the proposed amendments. Some of the primary concerns expressed by those opposed to the proposal were with respect to traffic safety issues resulting from increased traffic through the neighbouring country residential subdivision of Campbelltown Heights, as well as the perceived encroachment of urban development into Campbelltown Heights and the resultant effects on its country residential character.

The applicant is proposing that the only public road access to the seniors housing site be from Salisbury Way. Strathcona County Emergency Services requires an emergency access from Ridgeway Street, which would be used solely for emergency purposes. Based on review of the proposal and the associated Trip Generation Assessment submitted by the applicant, County departments have confirmed that the existing road network has capacity to support the proposal and the proposal would not result in an increase in traffic on Ridgeway Street in the neighbouring country residential development.

The applicant is proposing to retain the tree stand on the west boundary of Lot 16, Plan 6428KS to provide a buffer between the proposed seniors' housing development and existing country residential development to the west. Based on feedback received at the two public open houses from neighbouring residents, County administration has requested that the applicant propose additional detailed mitigation measures to limit the impact of the proposed urban development on neighbouring country residential development. However, details of these measures will be incorporated into a future LUB amendment.

The applicant will be required to finalize the details of the mitigation measures and other development regulations within the future LUB amendment to County administration's satisfaction prior to the LUB amendment being forwarded to Council for a public hearing and consideration of first reading. Residents who wish to speak to Council on the detailed development regulations for the site would have the opportunity to do so at the public hearing for the proposed LUB amendment. Should Council give the MDP, ACP and ASP amendments first reading, they would only be brought back to Council for second and third readings once the proposed LUB amendment has received a public hearing and if it receives first reading.

County administration can recommend first reading of proposed Bylaw 21-2019 as:

1. The proposal would result in a logical extension of the Salisbury Village ASP boundary, given that Lot 16, Plan 6428KS abuts the existing ASP boundary;
2. Proposed development on the subject lots would have the ability to connect to existing municipal servicing along Salisbury Way;
3. Proposed public road access to the site will be limited to Salisbury Way; the existing road network has capacity to support future development of the site, and no increase in traffic would occur on Ridgeway Street;
4. The public will have an opportunity to speak directly to the specific details of the proposed development as part of a future public hearing for the LUB amendment prior to the proposed MDP, ACP and ASP being forwarded for consideration of adoption; and
5. The proposed seniors' housing development aligns with the County's strategic goal of building strong communities to support the diverse needs of residents.

**Council and Committee History**

January 23, 2018	Council adopted the Salisbury Village ASP amending Bylaw 3-2018
September 13, 2016	Council adopted the Salisbury Village ASP amending Bylaw 40-2016
June 21, 2016	Council adopted the Salisbury Village ASP amending Bylaw 23-2016
November 3, 2015	Council adopted the Salisbury Village ASP Bylaw 51-2015

**Other Impacts**

**Policy:** Statutory Plans Procedure.

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

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

**Master Plan/Framework:** Lot 16, Plan 6428KS is currently designated within the Country Residential Policy Area and Lot 2, Block 4, Plan 152 2100 and Lot 14 PUL, Block 4, Plan 112 056 are currently designated within the Compact Development Policy Area of the MDP. Concurrent Bylaw 19-2019 proposes to re-designate Lot 16, Plan 6428KS to the Compact Development Policy Area of the MDP.

**Communication Plan**

Newspaper ad, letter, website

**Enclosures**

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| 1 | Bylaw 21-2019                                      |
| 2 | Urban Location Map                                 |
| 3 | Location Map                                       |
| 4 | Air Photo  |
| 5 | Existing Salisbury Village ASP Development Concept |
| 6 | Proposed Salisbury Village ASP Development Concept |
| 7 | Notification Map                                   |