

**Bylaw 4-2020 Updated Salisbury Village Area Structure Plan (Ward 3)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Campbelltown Village Developments Ltd.  
**Legal Description:** Lot 2, Block 6, Plan 192 3184  
**Location:** South of Wye Road and East of Tisbury Street

**Report Purpose**

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

**Recommendation**

1. THAT Bylaw 4-2020, a bylaw that proposes to adopt an updated Salisbury Village Area Structure Plan (ASP) that:
  - changes the land use designation of Lot 2, Block 6, Plan 192 3184 from Commercial to Mixed-Use Commercial/Residential;
  - amends required text associated with the land use designation change;
  - updates the ASP format; and
  - incorporates previously adopted Bylaws 51-2015, 23-2016, 40-2016 and 3-2018,be given first reading.
2. THAT Bylaw 4-2020 be given second reading.
3. THAT Bylaw 4-2020 be considered for third reading.
4. THAT Bylaw 4-2020 be given third 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 4-2020 is to change the land use designation of Lot 2, Block 6, Plan 192 3184 (approximately 1.42 hectares or 3.52 acres) within the Salisbury Village ASP from an exclusively commercial land use designation to a newly proposed Mixed-Use Commercial/Residential land use designation. The change would enable opportunity for a mix of both commercial and residential development on the subject property.

Direction for the proposed Mixed-Use Commercial/Residential land use designation has been added to the proposed updated Salisbury Village ASP and is highlighted in Enclosure 7.

Lot 2, Block 6, Plan 192 3184 is designated within the Compact Development Policy Area of the Municipal Development Plan (MDP) Bylaw 20-2017. The policies of the Compact Development Policy Area of the MDP promote compact, mixed-use development in accordance with an ASP. The proposed ASP amendment is in conformance with the policies of the MDP.

The proposal would enable a potential for up to 200 additional dwelling units that could result in an associated increase in population of approximately 360 persons in Phase 2 of Salisbury Village. The projected increase in population associated with the proposed ASP amendment would not have an adverse effect on the existing servicing or transportation network. The proposed Mixed-Use Commercial/Residential land use designation would maintain commercial opportunity on the subject property, and it would also allow for residential development on the same property in close proximity to or contained within the same building as commercial development.

A public open house was held on July 22, 2019 for the proposed ASP amendment. One member of the public attended the open house. No significant concerns were expressed from the public following the open house.

The proposal was circulated to internal departments and external agencies and no objections were received.

County administration recommends three readings of proposed Bylaw 4-2020 as:

1. The proposal is in conformance with the policies of the Compact Development Policy Area of the MDP;
2. Proposed development on the subject lot would have the ability to connect to existing municipal servicing and utilize the existing road network, both of which have the capacity to accommodate the additional demand, thereby contributing to efficient use of municipal infrastructure;
3. No objections to the proposal were received from the public through the public process;
4. No objections to the proposal were received from internal departments or external agencies; and
5. The proposed ASP amendment aligns with the County's strategic goal of building strong communities to support the diverse needs of residents.

As part of the proposal, in consultation with administration, the applicant has taken this opportunity to include the following updates to the ASP document:

- a) References within the ASP have been updated to reflect changes that have occurred since its adoption;
- b) The ASP has been reorganized to provide for a more user-friendly document. Due to the change in organization, proposed Bylaw 4-2020 is intended to replace current Salisbury Village ASP Bylaw 51-2015; and
- c) Previously adopted amendment Bylaws 23-2016; 40-2016; and 3-2018 have been consolidated into the currently proposed ASP amendment.

Bylaw 4-2020, if adopted, would provide the statutory framework to support concurrent Bylaw 5-2020, which proposes rezoning of the subject property from "Area 9" – Village Commercial to a newly proposed "Area 12" – Mixed-Use Commercial/Residential within the UV4 Salisbury Village Zoning District of Land Use Bylaw 6-2015. Bylaw 5-2020 also includes text amendments that enable the implementation of the mixed-use site in accordance with the direction of proposed Bylaw 4-2020.

**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:** The MDP identifies Salisbury Village as Compact Development Policy Area.

**Communication Plan**

Newspaper ad, letter, website

**Enclosures**

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|---|--|
| 1 | Bylaw 4-2020   |
| 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 | Excerpt from proposed amendment to Salisbury Village ASP |
| 8 | Notification Map   |