

**Bylaw 5-2020 Map and text amendment to Land Use Bylaw 6-2015 (Ward 3)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Campbelltown Developments Ltd.  
**Legal Description:** Lot 2, Block, 6, Plan 192 3184  
**Location:** South of Wye Road and east of Tisbury Street  
**From:** UV4 Salisbury Village Zoning District "Area 9"  
**To:** UV4 Salisbury Village Zoning District "Area 12"

**Report Purpose**

To provide information to Council to make a decision on first, second and third readings of a bylaw that proposes to amend Land Use Bylaw 6-2015 to allow for consideration of future mixed-use development within Salisbury Village.

**Recommendations**

1. THAT Bylaw 5-2020, a bylaw that proposes to amend Land Use Bylaw 6-2015 to:
  - add "Area 12" – Mixed-Use Commercial/Residential to the UV4 Salisbury Village Zoning District
  - amend associated regulation of "Area 9"
  - rezone Lot 2, Block 6, Plan 192 3184 from UV4 Salisbury Village Zoning District "Area 9" to UV4 Salisbury Village Zoning District "Area 12"be given first reading.
2. THAT Bylaw 5-2020 be given second reading.
3. THAT Bylaw 5-2020 be considered for third reading.
4. THAT Bylaw 5-2020 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 subject property is located within the Compact Development Policy Area of the Municipal Development Plan (MDP) and within the boundaries of the Salisbury Village Area Structure Plan (ASP). Concurrent Salisbury Village ASP Bylaw 4-2020 proposes to amend the ASP to change the land use designation of the subject property from Commercial to Mixed Use, which supports the proposed amendment to the Land Use Bylaw.

The purpose of Bylaw 5-2020 is to amend Land Use Bylaw 6-2015 to:

- Provide regulation that facilitates mixed-used development on the subject property through the addition of "Area 12" – Mixed-Use Commercial/Residential to the UV4 Salisbury Village Zoning District
- amend associated regulation of "Area 9" to enable the addition of proposed "Area 12"
- rezone Lot 2, Block 6, Plan 192 3184 from UV4 Salisbury Village Zoning District "Area 9" to UV4 Salisbury Village Zoning District "Area 12"

all of which would allow for consideration of future mixed-use development on the subject property.

The proposed amendments to the LUB would implement the intent of the concurrently proposed addition of the Mixed-Use land use designation to the Salisbury Village ASP by providing opportunities for residential apartment development, commercial development or mixed-use development consisting of a combination of residential and commercial uses. The proposed regulations in "Area 12" will ensure that building orientation and site design will contribute to the pedestrian-friendly "main street" design within Salisbury Village as envisioned in the policies of both the MDP and the concurrently proposed updated Salisbury Village ASP bylaw.

### **Council and Committee History**

March 10, 2015      Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015

### **Other Impacts**

**Policy:** n/a

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

**Interdepartmental:** The proposed amendment 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**

- |   |  |
|---|--|
| 1 | Bylaw 5-2020   |
| 2 | Proposed text amendment with strikethrough and shading |
| 3 | Urban location map                                     |
| 4 | Location map   |
| 5 | Air photo  |
| 6 | Notification map                                       |