

BYLAW 5-2020

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

AS:

A. it is deemed advisable to amend the Land Use Bylaw;

THEREFORE, Council enacts as follows:

1. THAT Bylaw 6-2015, as amended, is hereby further amended by:

- a. Within Part 8, Section 8.21, sub-section 5.1.1.d.v., deleting "along Area 8B, and Area 9, the 'main street'" and replacing with "in Areas 8B, 9 and 12, along Tisbury Street,".
- b. Within Part 8, Section 8.21, sub-section 6.1.2.b., after
"Area 11 Village Swing Site",
adding the following:
"Area 12 Mixed-Use Commercial/Residential"
- c. Within Part 8, Section 8.21, deleting 6.10.5.a.ii. and replacing with the following:
"ii. The minimum building setback is 3.0 m along Tisbury Street and adjacent to Area 12."
- d. Within Part 8, Section 8.21, replacing "Main Street" with "Tisbury Street" throughout sub-section 6.10.5.e.
- e. Within Part 8, Section 8.21, after Subsection 6.12. Area 11 - Village Swing Site, adding 6.13. Area 12 – Mixed-Use Commercial/Residential as outlined on Schedule "A" attached hereto.
- f. By rezoning approximately 1.43 hectares (3.53 acres) of land in Lot 2, Block 6, Plan 192 3184 from UV4 Salisbury Village Zoning District "Area 9" to UV4 Salisbury Village Zoning District "Area 12" as outlined on Schedule "B" attached hereto.
- g. Within Part 8, by amending the reference map immediately preceding Section 8.21, showing the different areas of the UV4 Salisbury Village Zoning District, to reflect the change set out in Section 1.f of this bylaw.
- h. Within Part 8, Section 8.21, by amending ATTACHMENT "A" – SPECIFIC DEVELOPMENT AREAS to reflect the change set out in Section 1.f of this bylaw.
- i. Within Part 8, Section 8.21, deleting ATTACHMENT "B" in its entirety and replacing it with ATTACHMENT "B" as outlined in Schedule "C" attached hereto.
- j. Within Part 8, Section 8.21, deleting ATTACHMENT "C" TRAIL PLAN in its entirety and replacing it with ATTACHMENT "C" TRAIL PLAN as outlined in Schedule "D" attached hereto.

- k. Within Part 8, Section 8.21, deleting ATTACHMENT "D" FENCING PLAN in its entirety and replacing it with ATTACHMENT "D" FENCING PLAN as outlined in Schedule "E" attached hereto.
- l. By amending Land Use District Maps: Urban Service Area U2 and U6 and Land Use District Map: Rural Service Area R13 to reflect the change set out in Section 1.f of this bylaw.

Read a first time this _____ day of _____, 2020.

Read a second time this _____ day of _____, 2020.

Read a third this _____ day of _____, 2020.

Signed this _____ day of _____, 2020.

Mayor

Director, Legislative and Legal Services

6.13. Area 12 –Mixed-Use Commercial/Residential

6.13.1 Purpose

The purpose of this development area is to provide opportunities for residential apartment development, commercial development or mixed-use development consisting of a combination of residential and commercial uses. Building orientation and parking areas will support pedestrian- friendly “main street” design and a pedestrian link will be provided from this development area into the park located west of the site.

6.13.2 Uses

Animal Grooming and Care
Business support service
Care centre, intermediate
Care centre, major
Care centre, minor
Congregate housing
Dwelling, apartment
Financial service
Food service, restaurant
Food service, specialty
Government service
Health service, minor
Home business, minor*
Home office
Household repair service

Laundromat
Neighbourhood pub
Office
Personal service establishment
Retail, alcohol*
Retail, convenience
Retail, general
Retail, second-hand
Veterinary service, minor

6.13.3 Fundamental Use Criteria

- a. The commercial components within a mixed-use building shall be designed and located to minimize any impacts on the residential component of the development related to noise, traffic circulation or loss of privacy.

6.13.4 Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment “B” - Area 12 Site Plan.
 - ii. The minimum building setback is 3.0 m along Mitchell Street, Salisbury Way, Tisbury Street and adjacent to Area 9.
 - iii. Buildings should be sited along Tisbury Street or Salisbury Way at the minimum front setback where possible to a maximum of 12 metres from the property line.
 - iv. Projections from buildings such as awnings, signs, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features shall not encroach over a property line.
- b. Density
 - i. The maximum Density shall be 140 units per net residential hectare.

- c. Site Coverage
 - i. The maximum site coverage is 65%.
- d. Building Heights
 - i. The maximum building height shall be a maximum 24.0 metres.
- e. Parking Requirements
 - i. Resident and employee parking shall be provided through underground, stacked, or on-street parking or a combination thereof.
 - ii. An internal private street may be created within the site to provide additional on-street parking. The internal private street shall:
 - 1. Be limited to parallel and/or angle parking;
 - 2. Have marked pedestrian crossings that are located in a manner that provides continuous pedestrian connectivity of sidewalks and to primary building entrances;
 - 3. Include a minimum 1.2m wide sidewalk along both sides of the entire internal private street;
 - 4. Include a minimum 1.2 m wide landscaped area abutting the entirety of all sidewalks;
 - 5. Provide wheel stops for every parking space along the internal private street, where a minimum 1.2 m wide landscaped area is not located between the sidewalk and the internal private street, to prevent vehicular encroachment onto the sidewalks;
 - 6. Locate required benches, trash receptacles, bicycle parking, and lighting within the landscaped area; and
 - 7. Locate all signage outside the required 1.2 m sidewalk.
 - iii. The Development Officer may, at their discretion, vary the residential parking regulations if the developer demonstrates, to the satisfaction of the Development Officer, a reduced demand for parking through the introduction of a travel demand management program, which includes effective strategies, such as, a car share program and access to transit service within 30.0 m of this development, or a parking study prepared by a qualified professional.
 - iv. Parking should be setback from the street at the rear of buildings or interior of sites and be designed with landscaped areas.
 - v. Loading and storage areas shall be located at the rear or sides of the building(s) and shall be screened from view from any adjacent sites or public roadways.
- f. Accessory Buildings
 - i. Accessory structures shall conform to the architectural design and finish of the principal building, and shall not exceed 4.5m in height.
 - ii. Accessory structures shall have a setback of 3.0 metres from the property line or principal building.
- g. Urban Design
 - i. Development abutting Tisbury Street and/or Salisbury Way shall encourage pedestrian activity, public interaction, and urban village character by use of a combination of the following design considerations:
 - 1. Building facades should achieve a minimum of 75% frontage along Tisbury Street and Salisbury Way.
 - 2. Buildings along Tisbury Street or Salisbury Way shall conform to Section 5.1 of this Bylaw.

3. Corner Buildings should be treated as community focal points and shall conform to Section 5.1 of this Bylaw.
4. Buildings shall front onto Tisbury Street and/or Salisbury Way, or be designed to appear to front onto Tisbury Street and/or Salisbury Way, to create an attractive public realm through the use of the following design elements:
 - a. Facades and rooflines on the sides of buildings facing Tisbury Street shall convey permeability to the street by use of architectural elements that may include entrances, glazing, changes in materials, building articulation and variations that will reduce perceived mass and linearity of larger buildings.
 - b. Buildings exteriors should form a continuous edge along the street with no single exterior treatment being longer than 12 metres. Longer façade lengths should be interrupted by variations in planes (recessing or extending of façade) or changes in materials.
 - c. Building exteriors should be provided with openings that are proportionate and at regular intervals to create harmony, rhythm, and balance in overall design.
 - d. Large welcoming display windows and/or well defined entryways with openings (windows, glass facades, and entryways) should cover a minimum 30% of a building façade.
5. Restaurants should establish patio areas or wrap around the building.
6. Commercial advertising shall be sensitive to and supportive of Street character.
7. On-site walkways shall provide connectivity to neighbourhood sidewalks, trails and site amenities from building entrances.

6.13.5 Definitions

For the purpose of Salisbury Village Zoning District Area 12, an INTERNAL PRIVATE STREET means a privately owned and operated vehicular transportation connection, which resembles a public street with pedestrian facilities on both sides and is located on a privately owned lot

7.0 Other Regulations

- 7.1** In addition to the regulations listed in the district, permitted and discretionary uses are subject to the applicable regulation contained within this Bylaw, unless such regulation is specifically excluded or modified by the Urban Village Zoning District.
- 7.2** A Development Officer shall consider and decide upon all development permit applications within this District.



R1A

WYE RD (HWY 630)

PU

UV4 "Area 9"

UV4 "Area 8B"

TISBURY ST

UV4 "Area 9"
to
UV4 "Area 12"

MITCHELL ST

UV4 "Area 3"

SALISBURY WY

DC2

UV4 "Area 6"

UV4 "Area 8A"

UV4 "Area 7"

UV4 "Area 5"

AMENDMENT MAP

LOT 2, BLOCK 6,
PLAN 192 3184

FROM : UV4 "Area 9"- Salisbury Village Zoning District (Village Commercial)
TO: UV4 "Area 12"- Salisbury Village Zoning District (Mixed-Use Commercial/Residential)

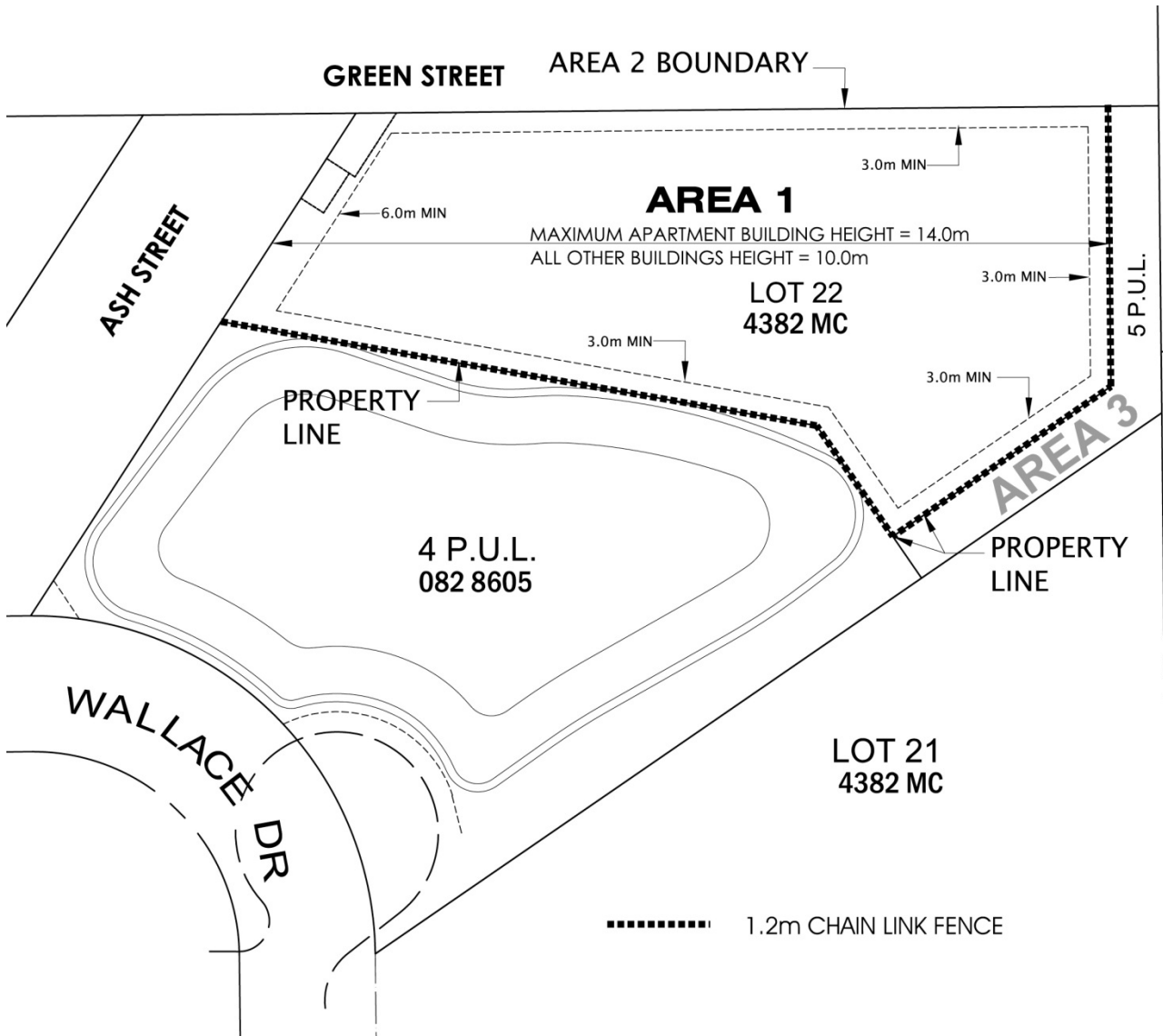


AREA OF PROPOSED REZONING
APPROX. 1.42 ha (3.52 ac)

FILE NUMBER: 4070-2019A011

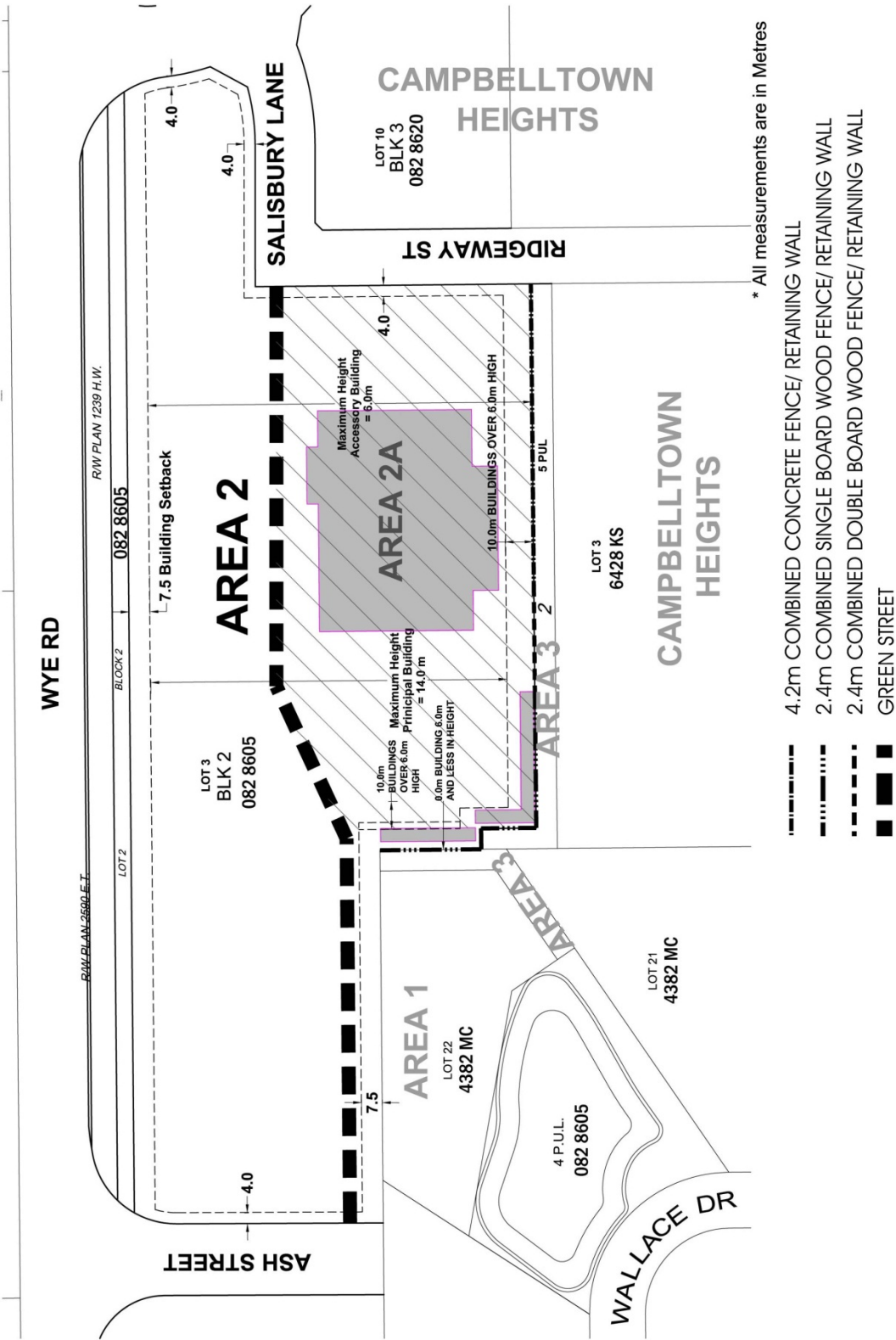
AREA 1 SITE PLAN

ATTACHMENT "B"
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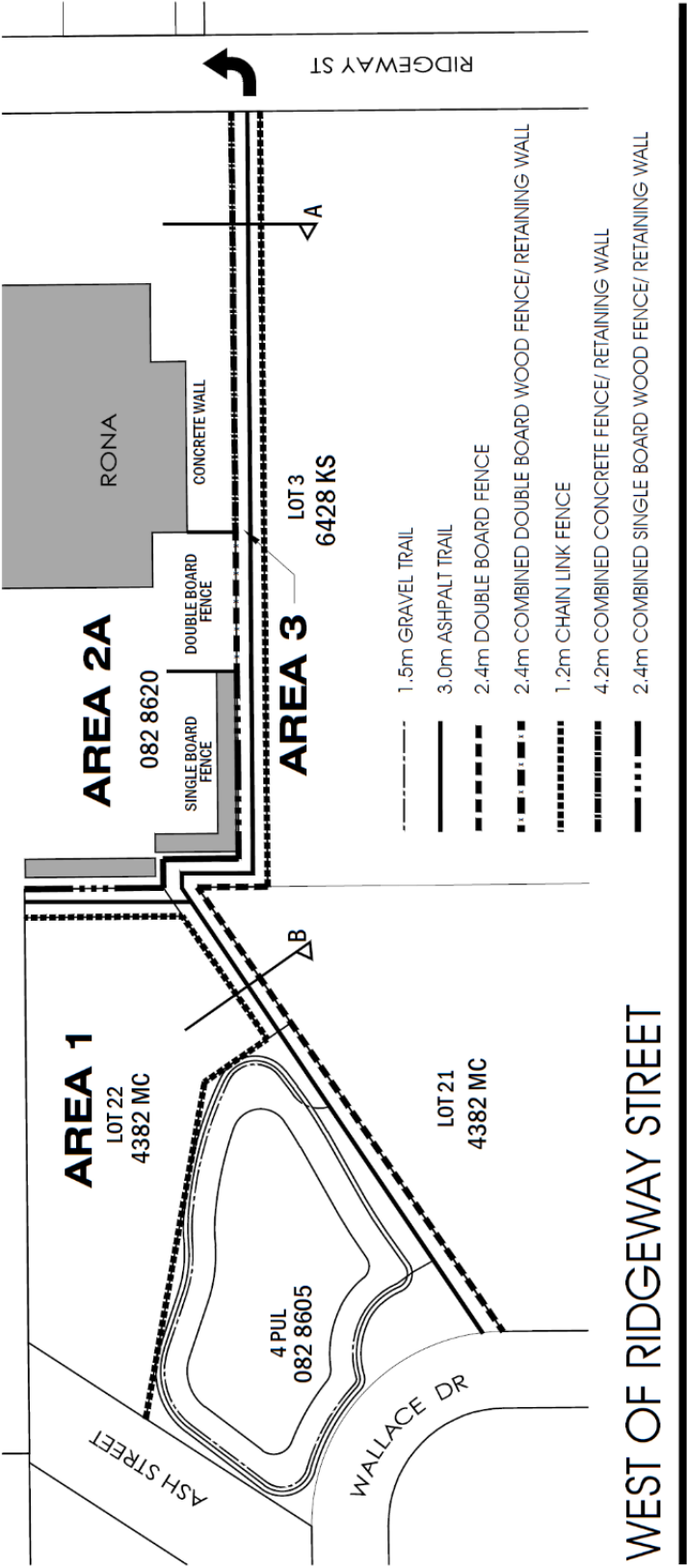
AREA 2 SITE PLAN

ATTACHMENT "B"
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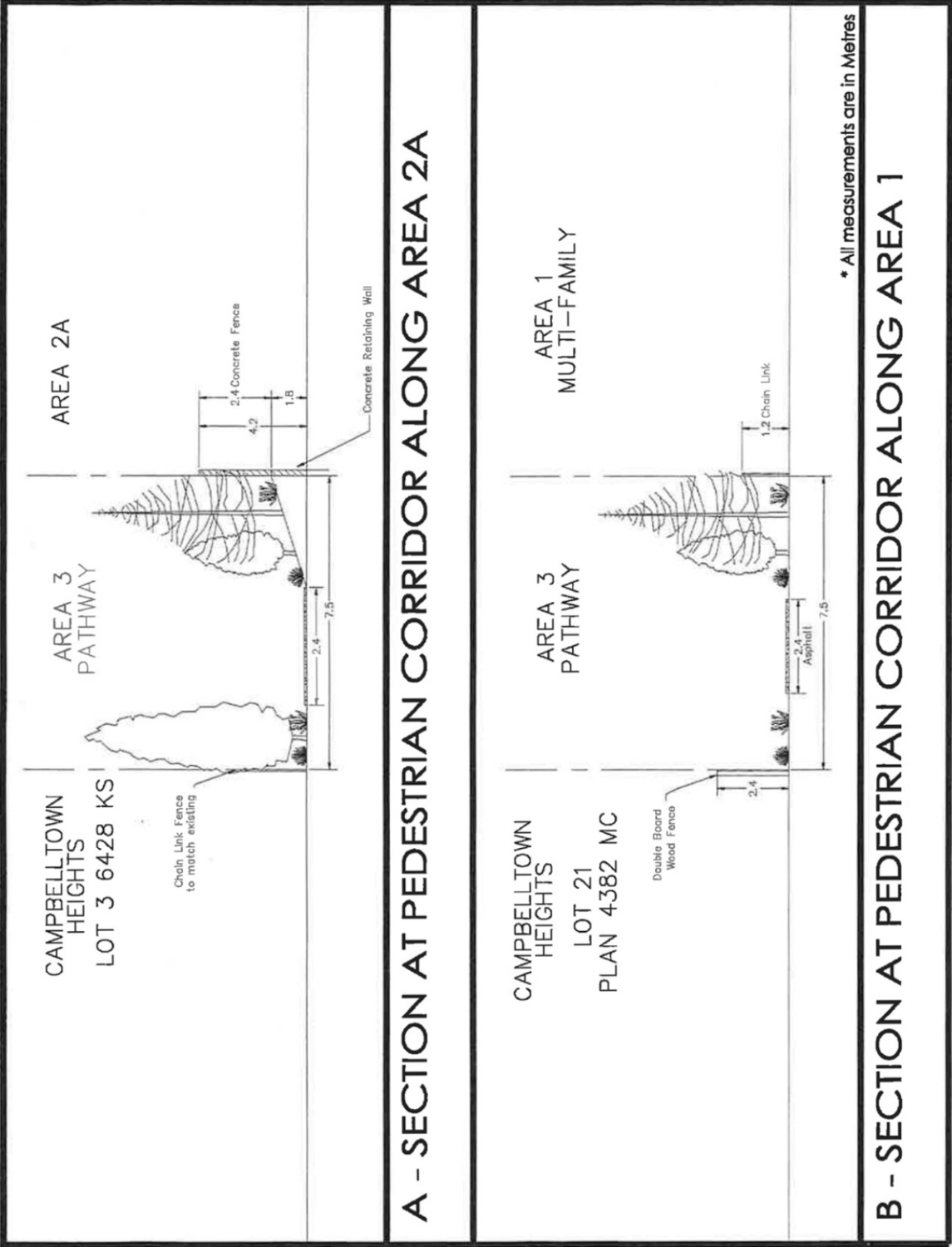
AREA 3 (Phase 1) SITE PLAN

ATTACHMENT "B"
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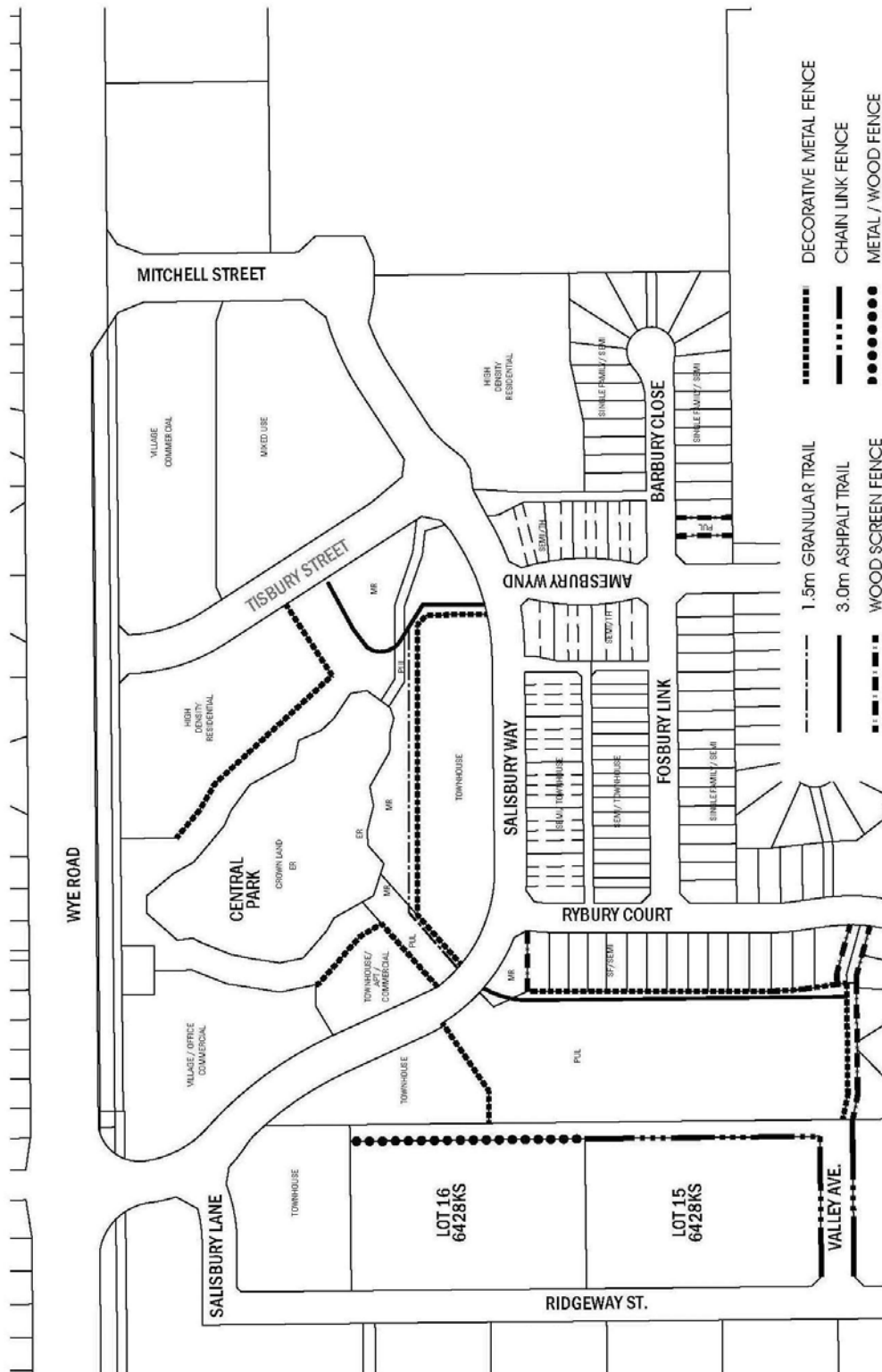


AREA 3 (PHASE 1) SECTIONS

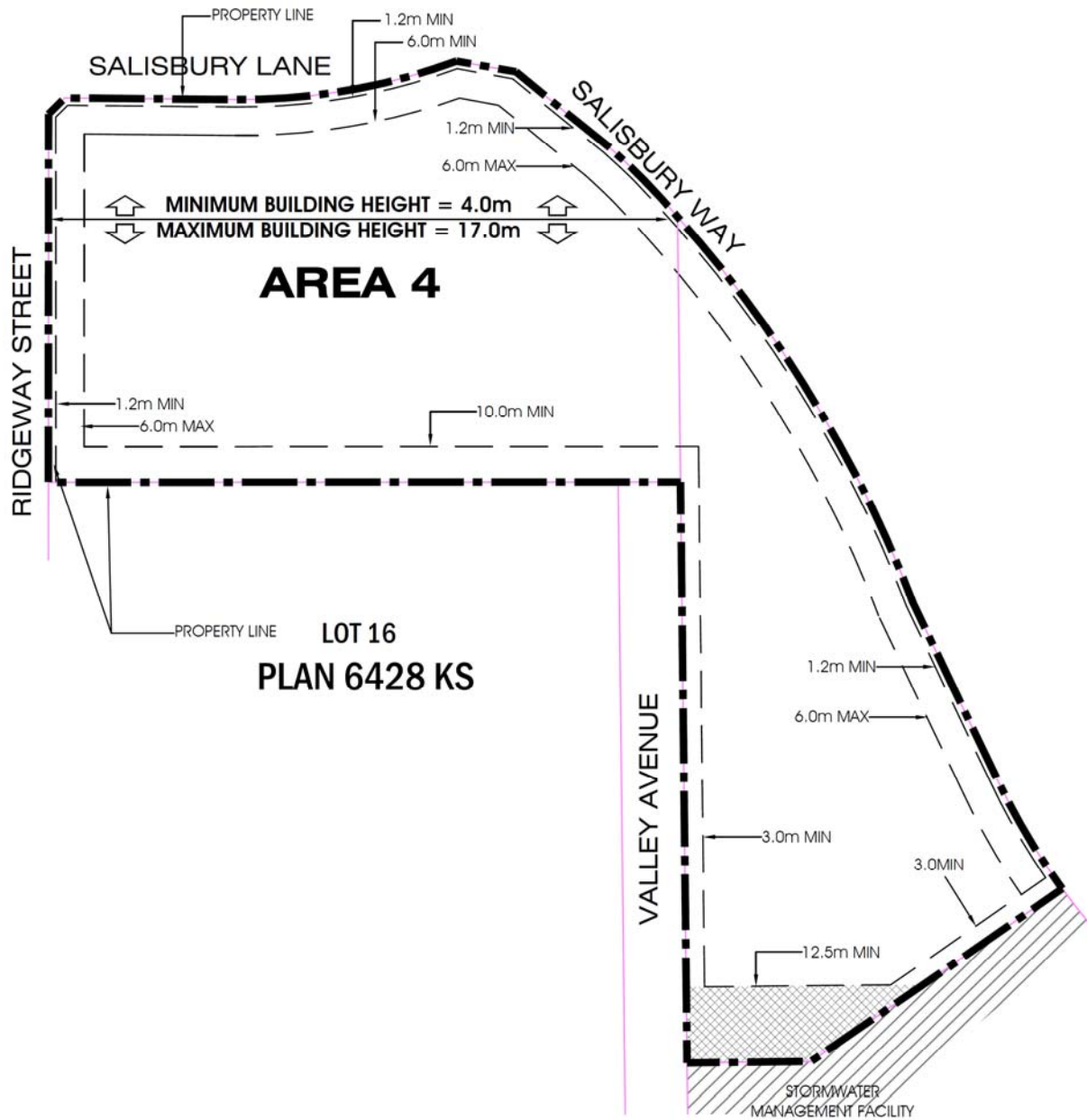
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ATTACHMENT "B"
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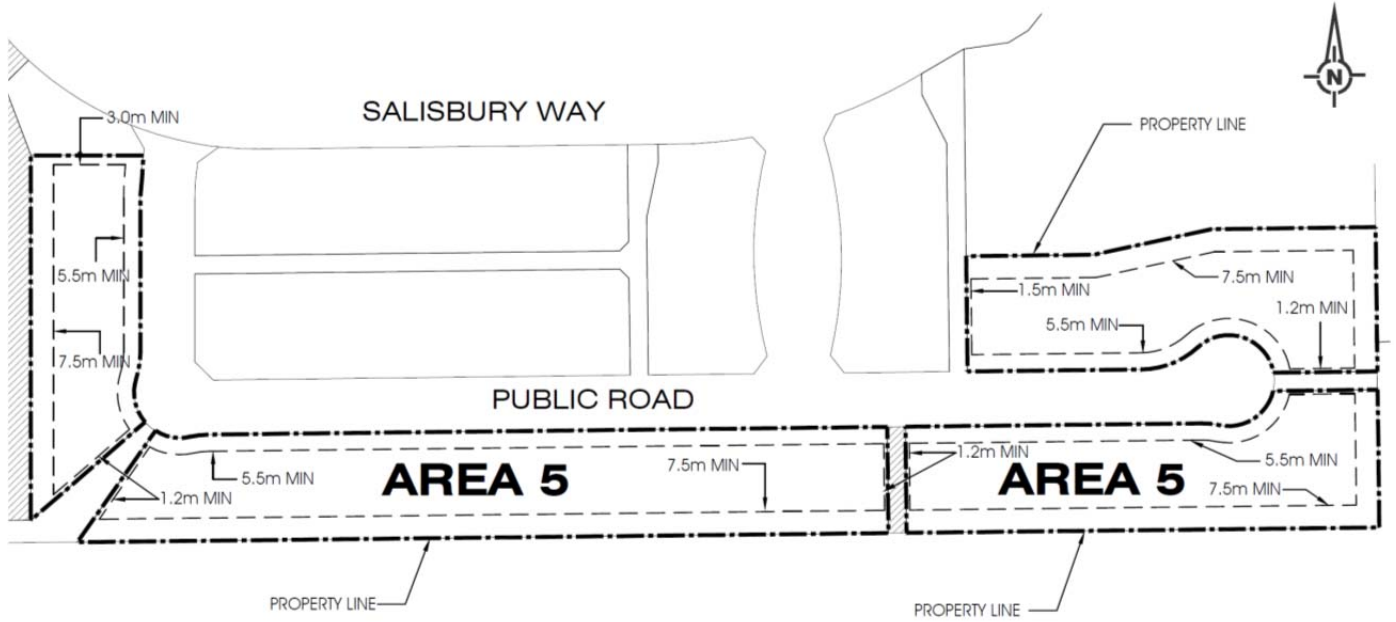


AREA 4 PLAN

ATTACHMENT "B"
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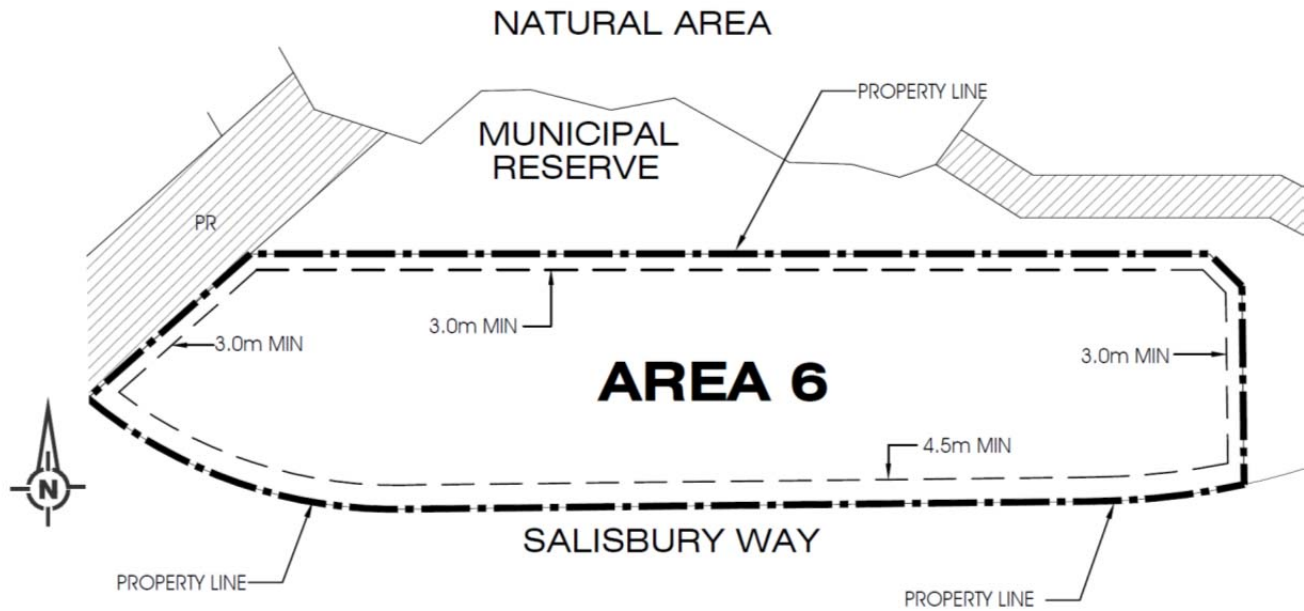
AREA 5 SITE PLAN

ATTACHMENT "B"
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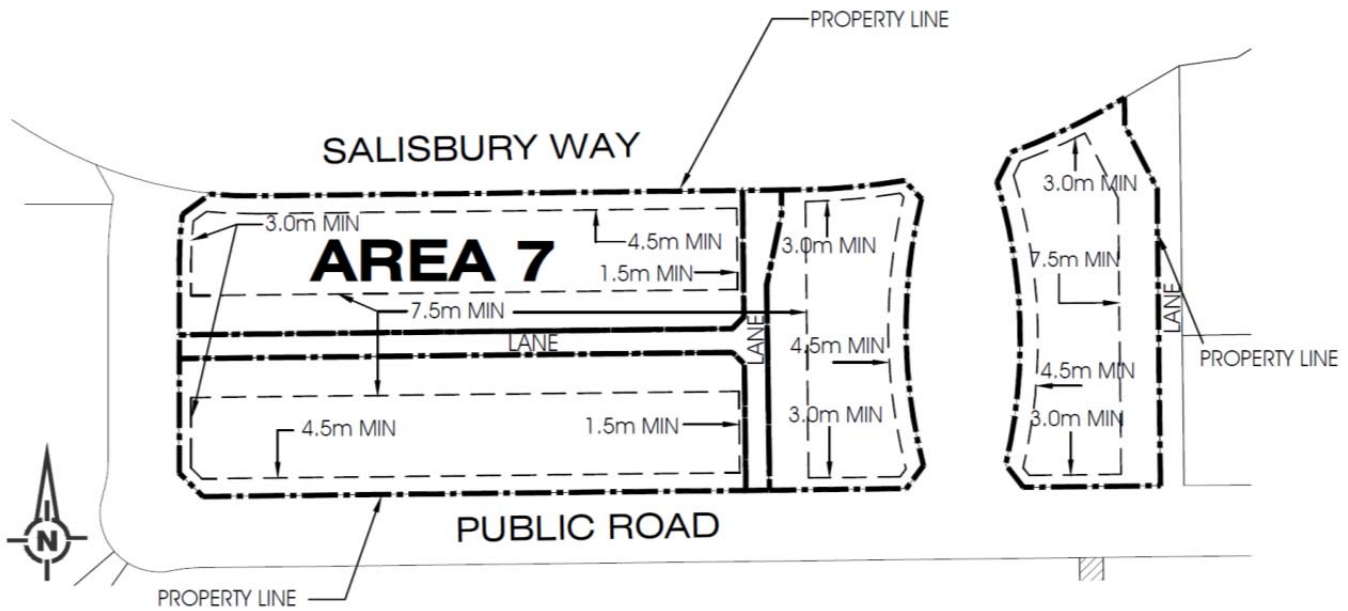
AREA 6 SITE PLAN

ATTACHMENT "B"
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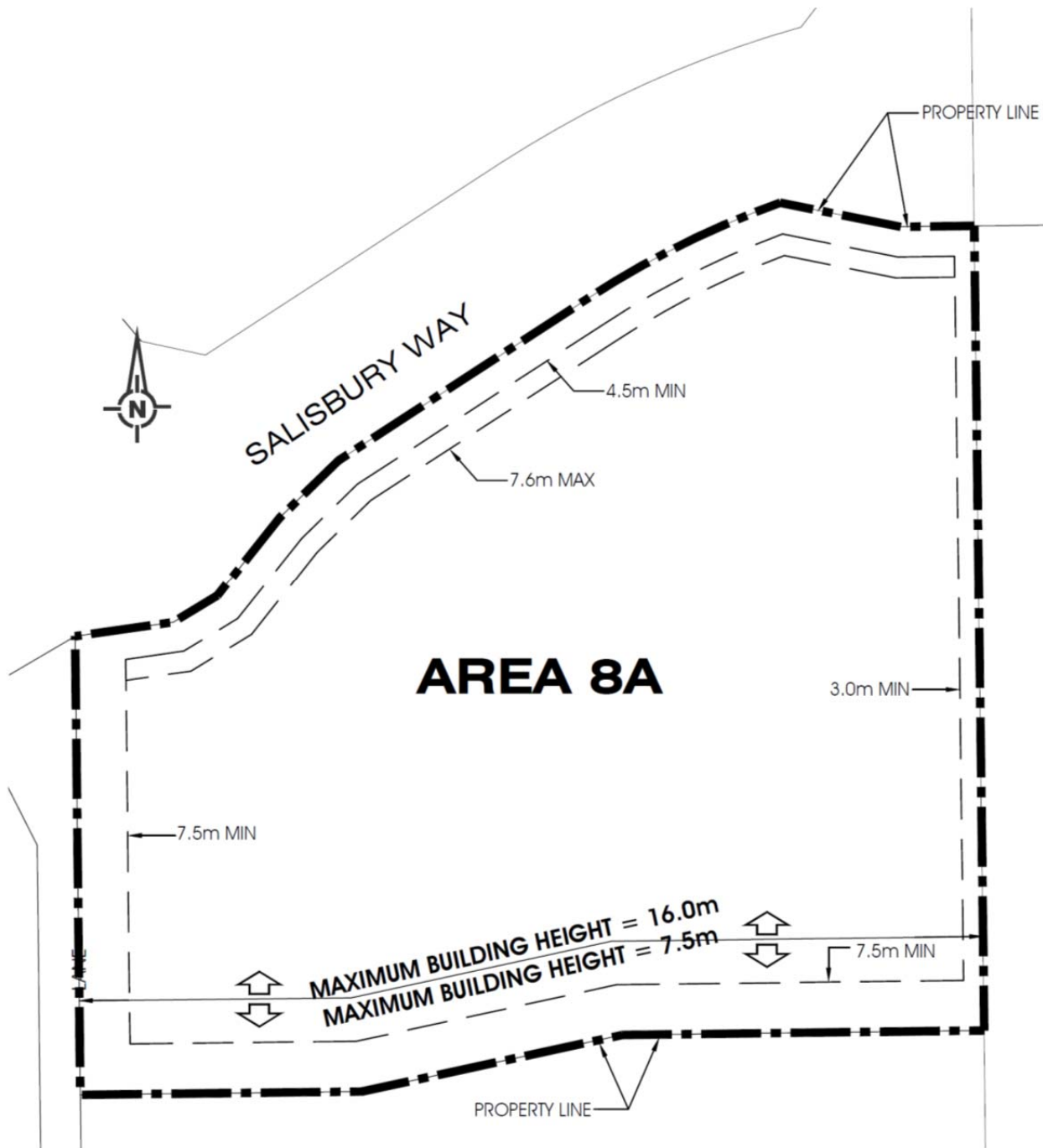


AREA 7 SITE PLAN

ATTACHMENT "B"
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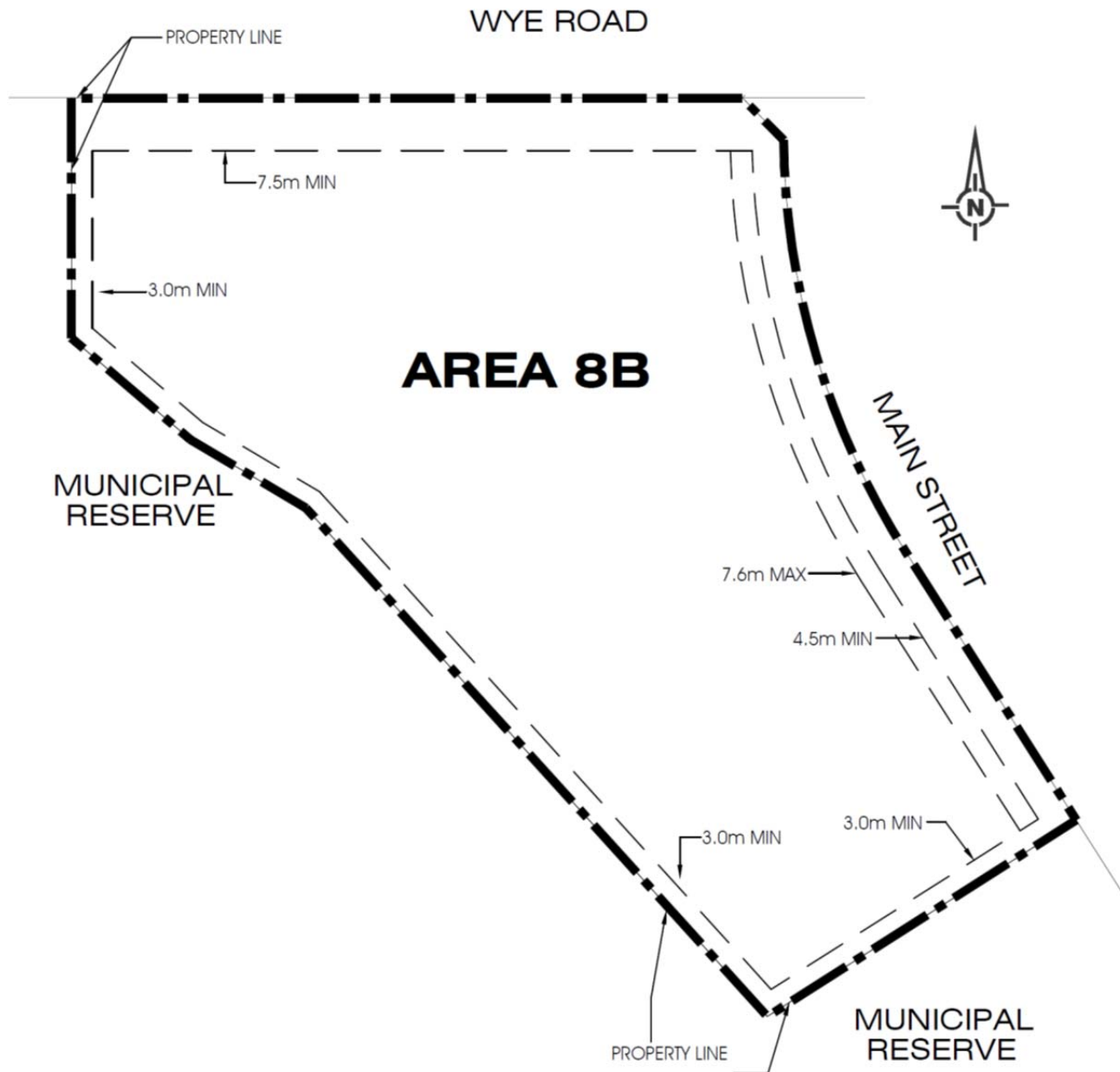


AREA 8A SITE PLAN

ATTACHMENT "B"
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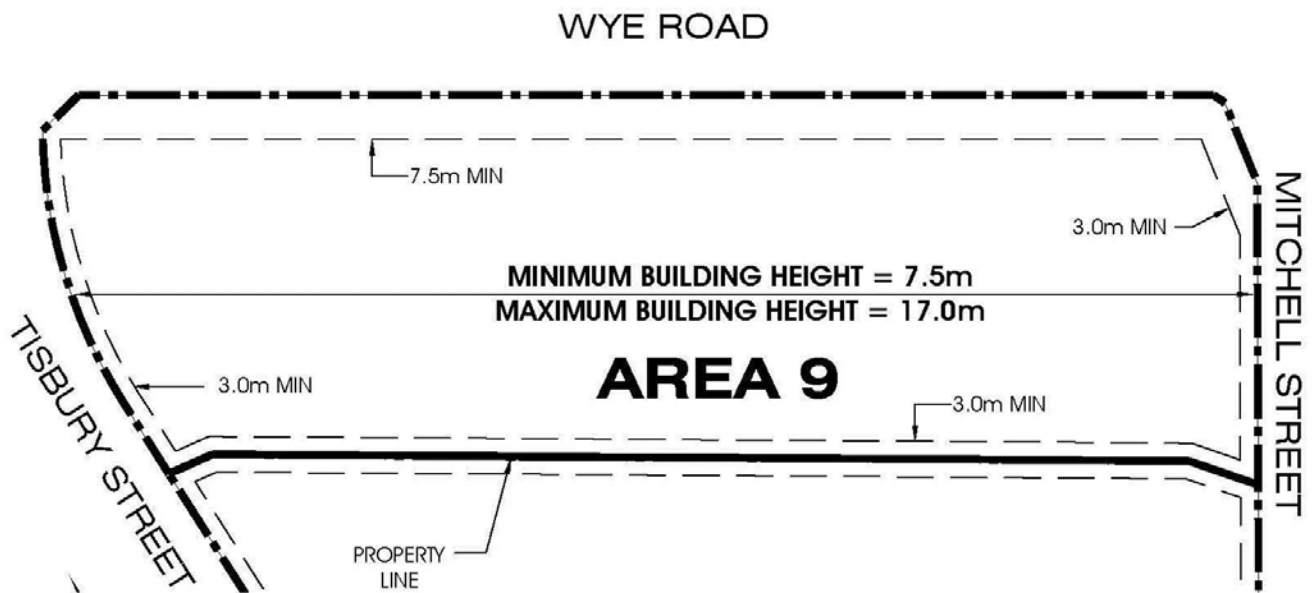
AREA 8B SITE PLAN

ATTACHMENT "B"
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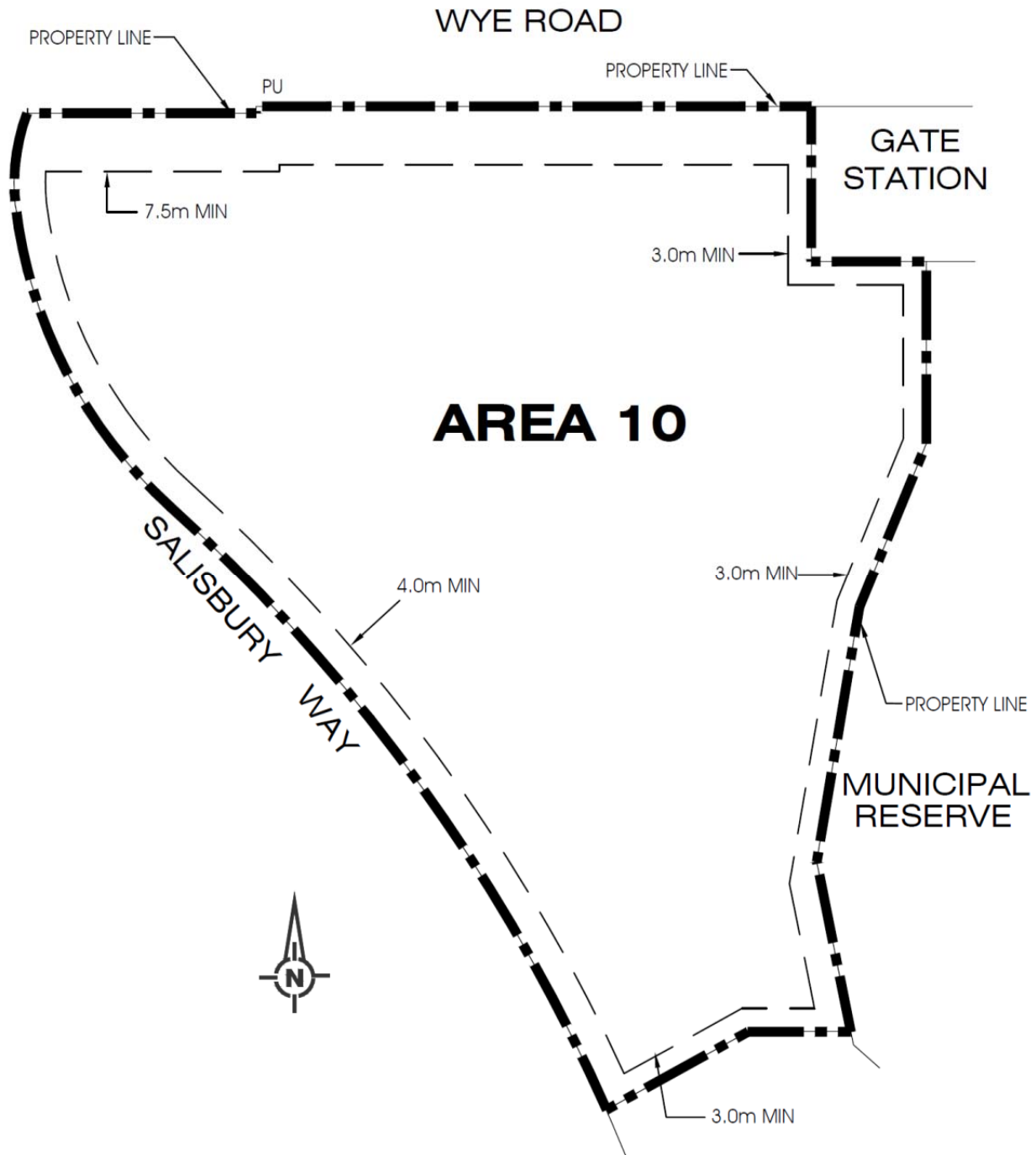
AREA 9 SITE PLAN

ATTACHMENT "B"
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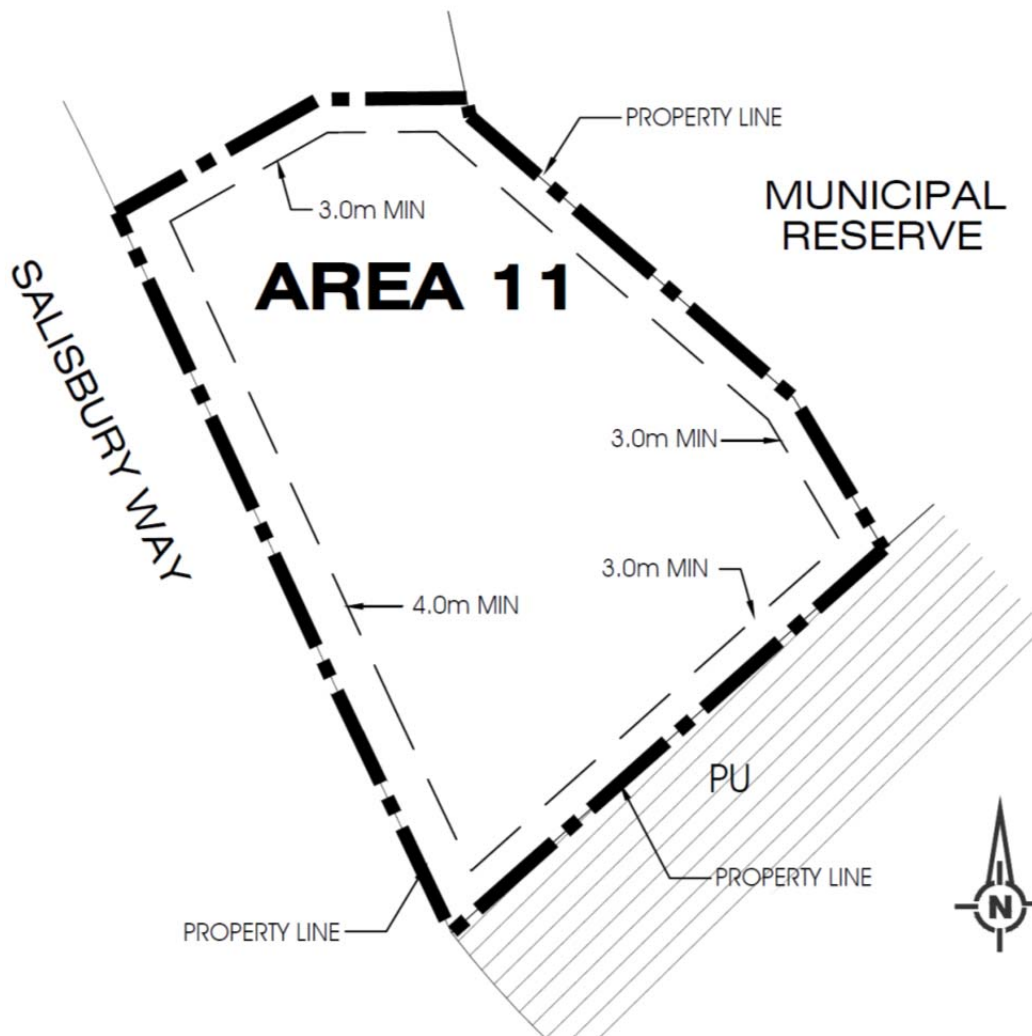
AREA 10 SITE PLAN

ATTACHMENT "B"
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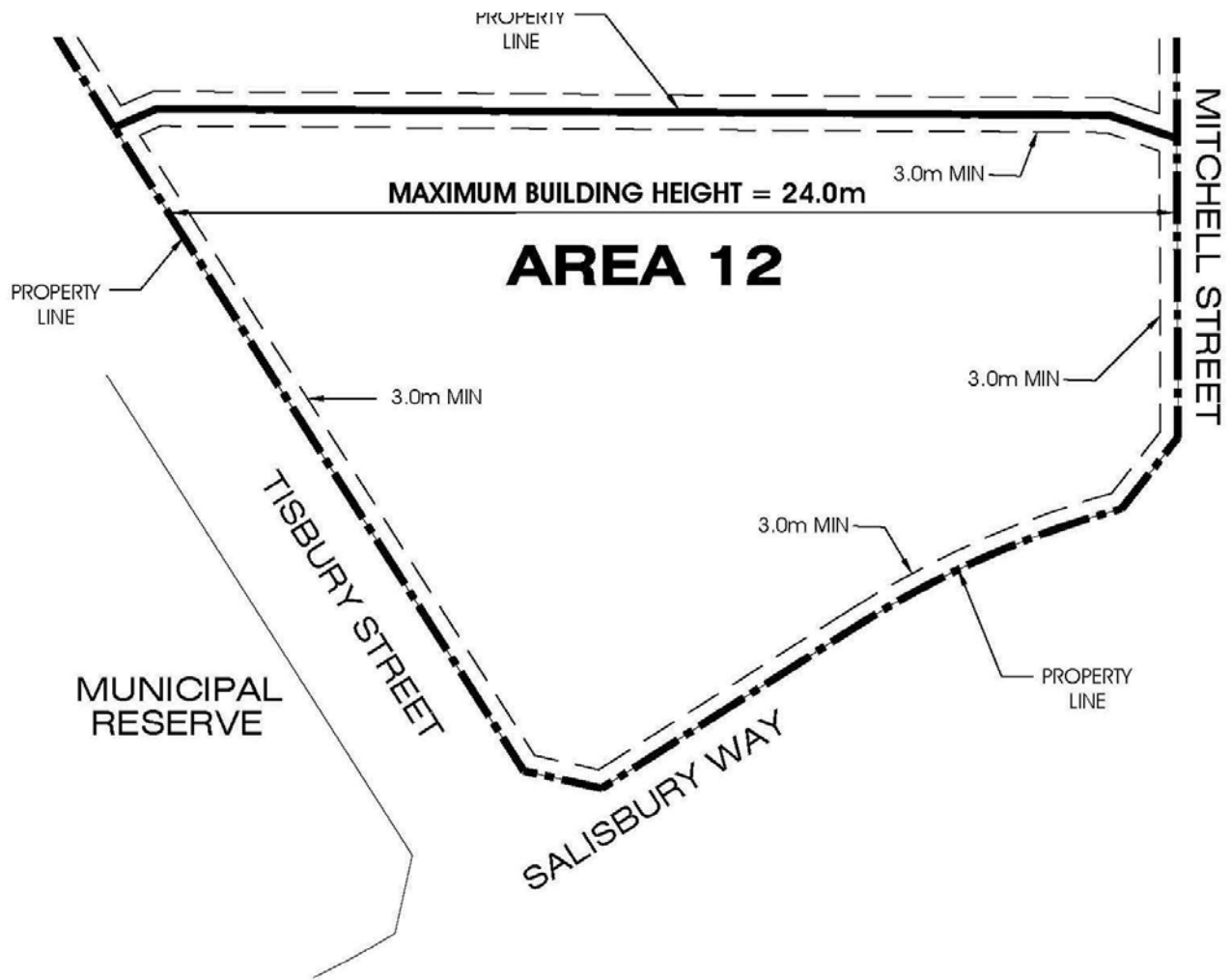
AREA 11 SITE PLAN

ATTACHMENT "B"
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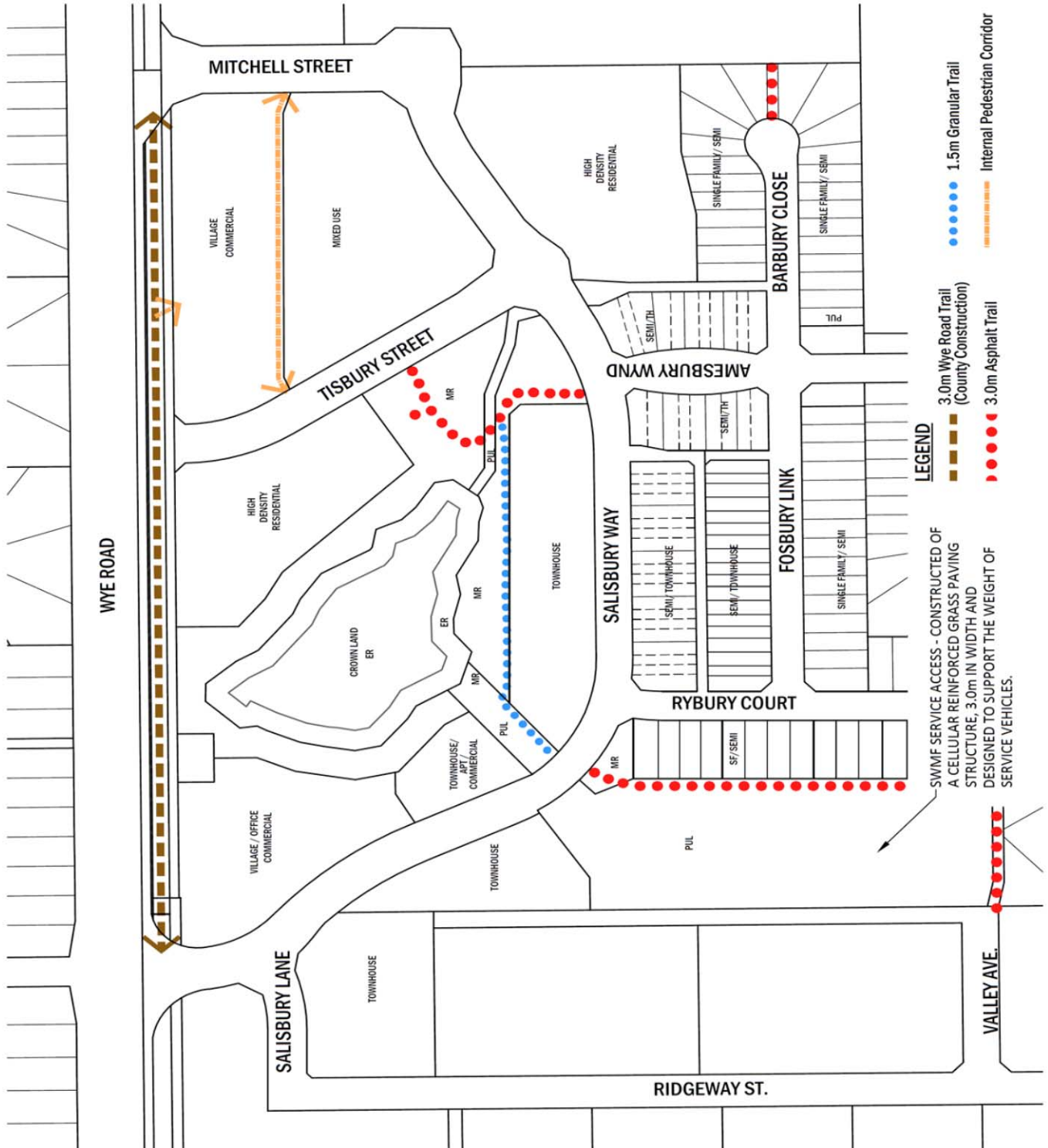


AREA 12 SITE PLAN

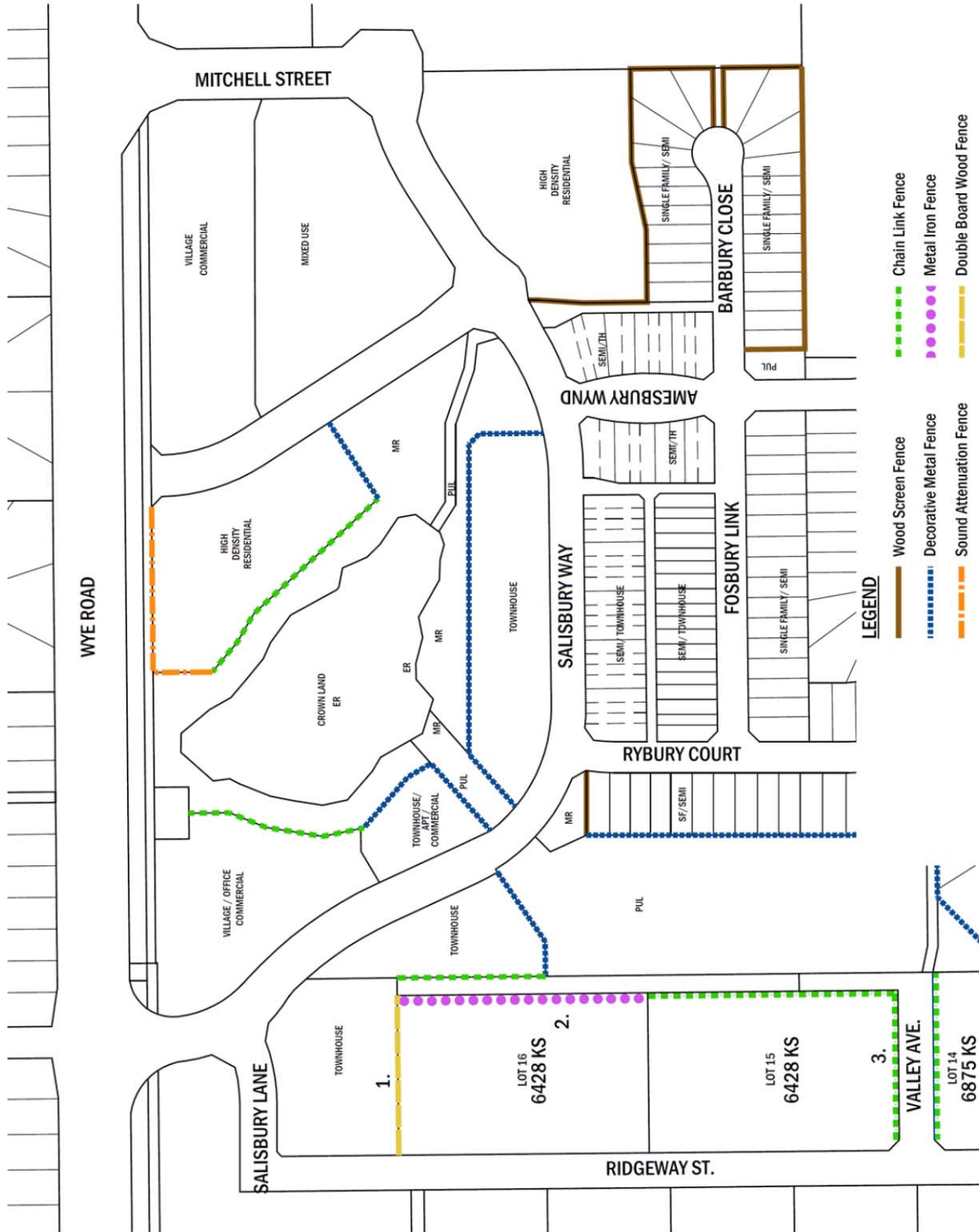
ATTACHMENT "B"
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ATTACHMENT "C"
TRAIL PLAN



ATTACHMENT "D"
FENCING PLAN



- 1 - The Developer shall install a 7.0 ft double board wood fence along the north boundary of Lot 16, Plan 6428KS
- 2 - The Developer shall install a 5.0 ft high metal iron fence along the east boundary of Lot 16, Plan 6428KS
- 3 - The Developer shall install a 6.0 ft chain link fence along the east and south boundaries of Lot 15, Plan 6428KS and along the north boundary of Lot 14, 6875KS