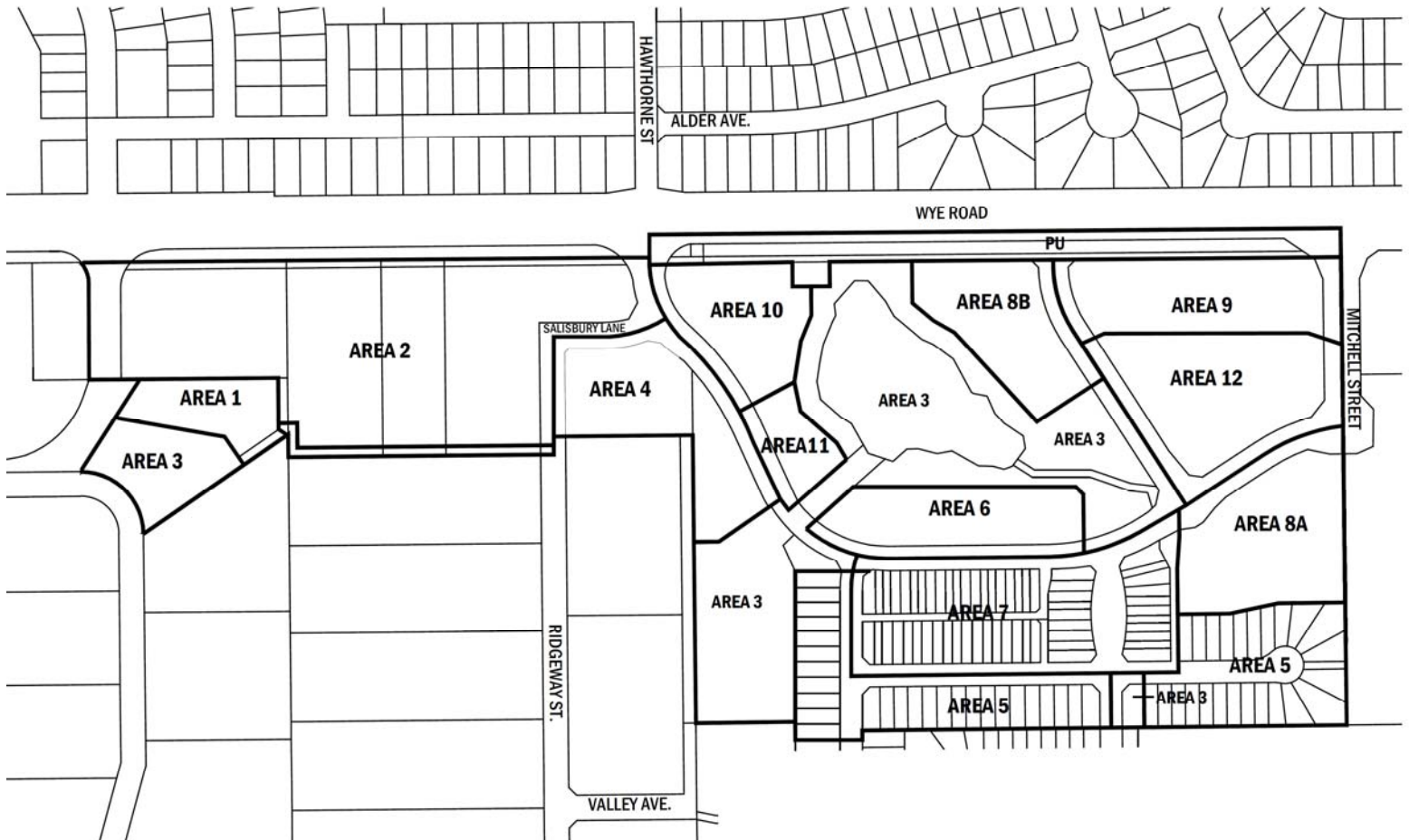


SALISBURY VILLAGE



8.21 UV4 – SALISBURY VILLAGE ZONING DISTRICT

1.0 Purpose

This District regulates Phase 1 (Wye Road Crossing) and Phase 2 (Salisbury Village) as delineated in the Salisbury Village Area Structure Plan for providing a high quality 'urban village' environment with a range of residential housing, integrated parks and open spaces, and potential for both large and small format commercial uses designed as standalone or mixed use. It also provides on-site development controls addressing aesthetics and sustainable development practices to improve occupant well-being, environmental performance and economic return of buildings.

2.0 Area of Application

This district shall apply to parts of NW and NE of Section 22-52-23-W4 located south of Wye Road, east of Ash Street and west of Mitchell Street, as illustrated on Attachment "A".

3.0 Subdivision Regulations

- 3.1.** Subdivision within the district shall conform to the boundaries of the individual development Areas as illustrated on Attachment "A", excepting that Area 5 and Area 7 shall only be subdivided per the Subdivision Regulations specified in their corresponding Area regulations;
- 3.2.** Subdivision is permitted for the creation of parcels for individual buildings within all Areas shown on Attachment "A"; however, Floor Area Ratios (FAR), site coverage, and setbacks described within this District shall be understood per the original "Area" boundary in the event of future Area subdivision.
- 3.3.** Where the subdivision is or and individual lot or bareland condominium the regulations in Section 6.2 – Municipal Services of the Strathcona County Land Use Bylaw shall apply.

4.0 Sustainability Development Regulations

4.1. Sustainable Urban Neighbourhood (SUN) Design Team

The Development Officer shall prior to the acceptance of a Development Permit application for a principal building within this district, consult with the Coordinator of the Sustainable Urban Neighbourhood (SUN) Design Team to determine if the proposed application is consistent with the district.

Should the Coordinator of the SUN Design Team deem that the application is consistent with the district the application will be reviewed by the SUN Design Team as part of the regular Development Permit application circulation process. Should the Coordinator deem that the application is inconsistent with the district the application will be reviewed by the SUN Design Team prior to acceptance of the Development Permit application.

The applicant shall submit documentation pertaining to the consistency of the application with the 12 Sustainability Themes described in the Salisbury Village Area Structure Plan and Section 5.0 – General Development Area Regulations within this District. The SUN Design Team will evaluate the development, and it is understood that not all of the 12 sustainability themes or Green Buildings and Sites regulations may be applicable to all developments.

Following review of the proposal, the SUN Design Team will provide the Development Officer with an assessment that indicates how well the proposed application performs relative to the

ASP's sustainability themes and the green buildings and sites objectives of the District. The assessment may also include recommendations for improvements.

The assessment will be provided to the applicant to advise how well they have achieved sustainability and will be used to inform the decision of the Development Officer in the application approval process.

5.0 General Development Area Regulations

5.1 Urban Design

5.1.1 Development Permit applications shall evaluate by the Development Officer in the context of the following Urban Design Regulations which shall be adhered to in preparation of the development plans for Phase 1 and Phase 2 within the urban village.

a. Green Buildings and Sites

- i. Green Building Certification is encouraged for Commercial and Multi-Family Residential buildings, and development applications shall specify how development is addressing the following green building and site considerations:
 - A. Buildings should utilize high-efficiency plumbing fixtures to reduce wastewater volumes per targets specified in the Salisbury Village Area Structure Plan.
 - B. Fundamental building elements and systems should be designed, installed, and calibrated to operate as intended using best practice commissioning procedures to verify the installation, functional performance, training and operation, and maintenance program.
 - C. Buildings should be designed to comply with minimum insulated values of R-20 for exterior walls and R-40 for roof.
 - D. Buildings should utilize a minimum of 75% highly reflective and high emissivity roofing surfaces to reduce heat affect.
 - E. Building plans material specifications should promote rapidly renewable building materials and products, made from plants typically harvested within a ten-year cycle or shorter (e.g. bamboo flooring, wool carpets, straw board, cotton batt insulation, linoleum flooring, poplar OSB, and others), by stating a realistic usage goal (% of) and identifying suppliers to support this goal.
 - F. Building mechanical systems should provide energy efficient equipment applicable but not limited to HVAC systems, hot water systems, lighting, and appliances.
 - G. Building material specifications should promote use of wood-based materials and products, certified per the Forest Stewardship Council's Principles and Criteria, by establishing a realistic project goal for FSC-certified wood products, identifying usage on the building plans, and identifying suppliers to support this goal.
 - H. Building HVAC systems design should optimize air change effectiveness and ensure comfort criteria per the standard and design of the building envelope.
 - I. Buildings should utilize, and specify in building plans, the use of low-VOC materials, paints, coatings, and carpet products.
 - J. Buildings should utilize, and specify in building plans, the use of wood and agri-fibre products that contain no added urea-formaldehyde resins

- K. Developments should seek to minimize impervious surfaces by use of smaller building footprints, bio-retention systems, porous pavement or pavers, green roofs, and rainwater capture.
 - L. Developments should seek to moderate solar heat by providing shade to private hardscape areas (e.g. courtyards, parking lots, parking structures, internal pedestrian corridors) using structures, and/or shading from tree canopies (within 10 years of landscape installation) and the use of high reflectivity and/or open grid paving materials,
 - M. Building siting should take into consideration solar benefits/opportunities, and avoiding adverse on and off site microclimatic effects related to wind and shadowing.
- ii. An Erosion and Sediment Control Plan shall be provided for Commercial and Multi-Family Residential development sites considering silt fencing, sediment traps and sediment basins during construction.
 - iii. Commercial and Multi-Family Residential developments should develop and implement a Construction Waste Management Plan quantifying material diversion goals including: the recycling and/or salvage at least 25% of construction materials (e.g. cardboard, metal, brick, concrete, plastic, clean wood, glass, and gypsum wallboard), demolition and land clearing waste; designating a specific area on the construction site for recycling; and, identifying construction haulers and recyclers to handle the designated materials.
- b. Architectural Treatment of Buildings
- i. An overall architectural theme is not prescribed for Salisbury Village; however, each individual Phase shall have a consistent architectural theme within its boundary and be compatible with the theme of an abutting Phase.
 - ii. All building facades should use compatible and harmonious exterior finishing materials.
 - iii. Building colours should be harmonious and provide visual interest in all seasons.
 - iv. Mechanical equipment on the roof of any building should be concealed by incorporating it within the building roof or by screening it in a way that is consistent with the character and finishing of the building.
 - v. Blank walls on commercial buildings that exceed a length of 12m should be avoided by articulating the facades, adding glazing where practicable and adding definition through colour or material details.
 - vi. Commercial buildings should feature doorways and windows at ground level, as well as weather protection features to provide an active, safe, and inviting *main entrance* to buildings.
- c. Building Height, Massing and Transitions
- i. Perceived height and massing should be minimized through variation in building setbacks, building orientation, roof treatment, use of glazing and articulation, the choice of exterior materials and colours, and landscaping.
 - ii. Buildings should provide a transition in height and massing in relation to the surrounding areas.
 - iii. Buildings (especially residential dwellings) should be sited and oriented to minimize their impact on other buildings, considering such things as ventilation, quiet, visual privacy, and views.

- iv. Transition should be provided to existing residence areas to reduce noise, visual sensitivities, and increase amenity by methods that may include a sound wall, earth berm, walkway, and tree/shrub planting.
- v. Phase 1 buildings should be located to reduce noise affect from Wye Road on the adjoining neighbourhood south of Wye Road.

d. Streetscape

- i. Buildings should be configured to frame views and highlight key development features that contribute to the area's Urban Village character.
- ii. Building facades for commercial and multifamily residential buildings should be oriented to front onto streets, where possible, to create an attractive public realm and provide a sense of ownership and safety for pedestrians.
- iii. Larger buildings with long street frontages should be designed with detail and articulation to create architectural interest.
- iv. Site entrances and edges should receive special design attention to help ensure the development presents an attractive and inviting face to surrounding areas.
- v. Phase 2 buildings ~~along Area 8B, and Area 9 and Area 12~~ in Areas 8B, 9 and 12, along Tisbury Street should be located and designed to encourage pedestrian activity, public interaction, and promote the area's Urban Village character.

e. Open Spaces and Pedestrian Accessibility

- i. Commercial developments shall provide convenient and attractive pathways throughout the site that shall be connected via pedestrian linkages to open spaces provided elsewhere in the Urban Village.
- ii. Commercial and multi-family residential development sites shall provide pedestrian connection(s) to nearby neighbourhood level pathways and bus stops.
- iii. The layout of parking areas in development permit applications shall specifically address the interrelation of pedestrian, vehicular, and bicycle circulation patterns in order to provide continuous, direct pedestrian access with a minimum of driveway and drive aisles crossings in all commercial areas. Treatments including raised pedestrian crossings, special paving, lights and bollards shall identify significant points of vehicle and pedestrian interfaces.
- iv. Private non-roof hardscaping areas (e.g. courtyards, parking lots, parking structures, driveways) should be shaded using canopied walkways or pergolas, high reflectivity and/or open grid paving materials, and shading from tree canopies (within 10 years of tree installation).

5.2. Recycling and Waste Reduction

- 5.2.1 Commercial and Multi-Family Residential developments should provide an easily accessible area dedicated to the separation, collection and storage of materials for recycling (at a minimum) paper, corrugated cardboard, glass, plastic and metals.
- 5.2.2 Waste management facilities for multifamily land uses shall be provided in accordance with the Strathcona County Waste Management Bylaw.

5.3. Lighting

- 5.3.1 On-site lighting should maintain safe light level criteria, recognize the winter season by way of functional and decorative lighting solutions, and avoid off-site light and night sky pollution. Technologies to reduce light pollution include full cut-off luminaries, low-reflectance surfaces and low-angle spotlights.
- 5.3.2 The maximum height of security and parking lot lighting shall be 9.0 m.

5.4. Signs

- 5.4.1 A Master Sign Plan shall be developed for each phase within the community in accordance with Section 10.9 of the Land Use Bylaw. The sign design plan will include signs for residential and commercial developments.
- 5.4.2 Portable Signs shall be prohibited within this District.
- 5.4.3 Free-standing signs shall be limited to commercial sites adjacent to Wye Road. A visual impact study of any proposed free-standing signs shall be submitted with the master sign plan addressing sign area, illumination and height to confirm that the signs have minimal impact on adjacent residential areas.

5.5. Amenity Area

- 5.5.1 Planned Townhouse and Apartment uses shall provide Amenity Area of a minimum 3.5 m² per unit for the use and enjoyment of all occupants;
- 5.5.2 Amenity Area may include any outdoor area accessible to all occupants and may include a park, garden, deck, and patio; and,
- 5.5.3 Amenity Area may not be located in a Front Yard.

5.6. Landscaping

- 5.6.1 Landscape plans shall include details of pavement materials, fencing, exterior lighting, street furniture, garbage and storage areas, and sizes and species of new plantings for the site. Development Officer evaluation shall have regard for the degree to which the design is consistent within the development and complementary to existing adjacent retail/commercial development.
- 5.6.2 Landscaping shall have regard to the street, buildings, and adjacent developments.
- 5.6.3 Site grading shall take into consideration existing mature tree stands, significant vegetation and preserve them wherever possible.
- 5.6.4 All required planting material shall be hardy to the Sherwood Park Region and on-site location where they are planted, and establish a diversity of year-round colour, scent, and movement.
- 5.6.5 On-site landscaping should reduce the need for irrigation by the use of climate tolerant native plants, where necessary utilise efficient irrigation systems (low-volume, drip, or computer controlled), and use of rainwater capture and re-use systems (rain barrels, cisterns).
- 5.6.6 The proportion of deciduous to coniferous trees and shrubs shall be approximately 60:40.
- 5.6.7 A minimum of one tree shall be provided per parking area island that conforms to the minimum installation size standards.

5.7. Parking and Loading

- 5.7.1 Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
- 5.7.2 Where more than one parking requirement applies to the same land use, the greater requirement shall be provided.
- 5.7.3 Where the Strathcona County Land Use Bylaw does not clearly define parking requirements for a particular development, the single use or combination of uses most representative of the proposed development shall be used by the Development Officer to determine the parking requirement.
- 5.7.4 Visitor parking shall be provided on site and shall be located in close proximity to a building entrance for safety and convenience.
- 5.7.5 Residential buildings within Areas 4, 6, 8A, 8B, and 11, shall provide resident parking internal to the residential building either in ground-level parking garages or underground parking.
- 5.7.6 Underground parking structures may encroach into and under required setbacks as long as they are not above grade and have landscape cover.
- 5.7.7 Site entrances, exits, and on-site routing of vehicles shall be located on Development Permit plans and be designed in a manner that demonstrates safe and convenient pedestrian patterns and connections to adjoining sites.
- 5.7.8 Parking areas shall be located to side or rear of buildings where possible.
- 5.7.9 On-site parking, aisles, drive-thru lanes, and similar vehicle circulation areas for commercial uses may project into a required yard to within 1.2 m of a property line.
- 5.7.10 Where parking structures are adjacent to a side or rear property line, or are located between or beside residential buildings, parking structures can be located above-grade to a maximum of 2 storeys.
- 5.7.11 The façade of a parking structure shall be complimentary to adjacent building frontages and well-integrated with the landscape design through the placement of trees and/or berms with shrub beds to reduce the scale of the building.
- 5.7.12 Where possible, parking should be shared by users with staggered peak hour demand. When reviewing Development Permit applications for uses that may operate at different times of the day or week, the Development Officer shall consider shared parking amongst uses that have staggered peak hours of parking demand.
- 5.7.13 Parking spaces for non-residential uses shall be provided on site. On-street patron parking may be considered when a development permit application is accompanied by a plan showing the number of available on street stalls located on the same side of the street, and in close proximity to the development taking into consideration on street visitor parking that may be approved for adjacent uses. On street patron parking shall not represent more than 10% of the required patron parking for the proposed development.
- 5.7.14 Reduced parking to 1.5 spaces/residential unit, or up to 90% of a uses required parking spaces/commercial building area may be considered by the Development Officer where justification is provided and it would reduce the required parking lot area.

5.8. Accessory Uses:

- 5.8.1 For the purpose of this district accessory use means a use that is ancillary, incidental or subordinate and located in the same principal building of the primary use that it is associated with.

6.0 Specific Development Area Regulations

6.1. Development Phases and Areas

6.1.1 Development Phasing - The Salisbury Village ASP defines this urban village in three Phases, and this District regulates development in Phase 1 and Phase 2.

- a. Phase 1 – Wye Road Crossing (West) - The purpose of this phase is to provide a range of arterial commercial uses that service the Salisbury Village community and Sherwood Park. The development area includes the opportunity for medium density residential development and an enhanced stormwater management facility in the southwest corner to provide a transition from the rural residential development to the south and the commercial uses to the north.
- b. Phase 2 – Salisbury Village (Central) - The purpose of this phase is to sensitively integrate an existing natural wetland area into an urban mix of commercial, and low to high density residential land uses. A central park complements the residential uses and the village commercial areas west of Mitchell Street.

6.1.2 Development Areas - This Districts two Phases are divided into eleven (11) distinct "Areas" in order to manage development. The boundaries of these Areas are shown on Attachment "A", and described below.

- a. Phase 1 – Wye Road Crossing (West)
 - Area 1 Medium Density Residential
 - Area 2 Arterial Commercial
 - Area 3 Pedestrian Corridor, Public Open Space and Public Utilities
- b. Phase 2 – Salisbury Village (Central)
 - Area 4 Medium Density Residential
 - Area 5 Low Density Residential
 - Area 6 Medium Density Residential - Townhouse
 - Area 7 Medium Density Residential - Semi-Detached/Townhouse
 - Area 8A/8B High Density Residential
 - Area 9 Village Commercial
 - Area 10 Village Commercial/Employment
 - Area 11 Village Swing Site
 - Area 12 Mixed-Use Commercial/Residential

6.2. Area 1 – Medium Density Residential

6.2.1 Purpose

The primary purpose of this development area is to accommodate medium density housing that is sensitive to the adjacent rural residential development.

6.2.2 Uses

Apartment housing
Congregate housing
Fourplex housing
Home business, minor*
Office
Personal service establishment
Semi-detached housing
Town housing

6.2.3 Discretionary Uses

Food service, specialty
Residential sales centre*
Senior citizen housing
Utility Service, minor

6.2.4 Fundamental Use Criteria

- a. The maximum floor area ratio is 1.0.
- b. The maximum site coverage is 40%.

6.2.5 Development Regulations

- a. Setbacks
 - i. The minimum building setbacks are illustrated on Area 1 Site Plan.
 - ii. The minimum building setback is 3.0 m for the site except for the west boundary along Ash Street which has a setback of 6.0 m.
 - iii. Notwithstanding Section 6.11 of the Land Use Bylaw, accessory buildings shall comply with the above-mentioned setback requirements.
- b. Building Heights
 - i. The maximum height for all principal buildings shall be 10 m, except for apartment housing which shall be 14 m.
- c. Landscaping & Fencing
 - i. Landscaping Plans for Area 1 shall include the abutting Area 3. See the landscaping provisions for Area 3 and Section 6.5 Landscaping.
 - ii. A 1.2 m chain link fence shall be constructed within the south and east boundary of Area 1 at the same time that the first development in Area 1 is proposed.
- d. Commercial Uses
 - i. Commercial uses shall only be permitted within ground floor units that front onto and have direct access to Green Street.

6.3. Area 2 – Arterial Commercial

6.3.1 Purpose

The primary purpose of this area is to provide for a range of commercial uses appropriate to the site's prominent location along the major arterial of Wye Road, with due regard for the country residential uses abutting the site to the south.

6.3.2 Uses

Business support service
 Care centre, intermediate
 Financial service
 Food service drive-in
 Food service, restaurant
 Food service, specialty
 Gas bar * and **
 Health service, minor**
 Library and exhibit
 Office
 Personal service establishment**
 Recreation, indoor**
 Retail, alcohol*
 Retail, cannabis*
(Bylaw 16-2018 – April 24, 2018)
 Retail, general
 Retail, convenience
 Service station, minor * and **
 Veterinary service, minor**
 Warehouse sales**

6.3.3 Discretionary Uses

Convenience vehicle rental**
 Drive-through vehicle service * and **
 Utility service, minor
 Vehicle sale/rental

6.3.4 Accessory to Principal Uses

Animal grooming facility
 Equipment, minor
 Greenhouse and plant nursery
 Household repair service
 Vehicle repair, minor
 Warehousing and storage

6.3.5 Fundamental Use Criteria

- a. The maximum floor area ratio is 1.0.
- b. The maximum site coverage is 40%.

6.3.6 Specific Use Regulations

The following regulations apply to uses identified by a double asterisk:

a. Animal Grooming Facility	For the purposes of this district, this use is limited to small domestic animals (livestock is prohibited)
b. Convenience Vehicle Rental	Vehicle washing facilities prohibited as a primary or accessory use.
c. Drive-through Vehicle Service	Vehicle washing facilities prohibited as a primary or accessory use.
d. Gas Bar	Vehicle washing facilities prohibited as a primary or accessory use.
e. Greenhouse and plant nursery	Primary access must be provided from within the interior of the principle building.

	Seasonal outdoor displays shall be setback from the building/enclosure frontage at the discretion of a Development Officer to ensure safe pedestrian and vehicular circulation.
f. Health Service, minor	Shall be permitted provided this use is not contained in a standalone building.
g. Personal Service Establishment	For the purpose of this district, on-site dry cleaning facilities are prohibited; a dry cleaner's drop-off outlet shall be permitted.
h. Recreation, Indoor	For the purposes of this district, uses shall be related to fitness and health centres; rifle and pistol ranges are prohibited.
i. Service Station, minor	Vehicle washing facilities prohibited as a primary or accessory use.
j. Vehicle sale/rental	Vehicle washing facilities prohibited as a primary or accessory use.
k. Veterinary Service, minor	For the purposes of this district, this use is limited to the treatment of small domestic household pets only (i.e. no horses or livestock). Overnight boarding of animals is prohibited.
l. Warehousing and Storage	Primary access must be provided from within the interior of the principle building.
	Outdoor storage shall be contained within an attractive, screened structure located next to the principle building.
	Outdoor storage materials shall be stacked to a height not exceeding the adjacent wall so as to ensure containment of goods.

6.3.7 Conditions of Land Use

- a. Seasonal outdoor displays may be permitted provided they are setback and contained, at the discretion of a Development Officer, to ensure safe pedestrian and vehicular circulation.

6.3.8 Development Regulations

- a. Setbacks
 - i. The minimum building setbacks are illustrated on Area 2 Site Plan.
 - ii. Notwithstanding Section 6.7 of the Land Use Bylaw, the minimum building setback from the edge of the petroleum product easement or right-of-way adjacent to Wye Road shall be 7.5 m.
 - iii. The minimum building setback adjacent to the west and east boundaries shall be 4.0 m.
 - iv. The minimum building setback adjacent to the south boundaries shall be 4.0 m, except as provided below.
 - v. The minimum building setback, for buildings over 6.0 m in height, is 10 m adjacent to the south boundary, where it abuts Area 3.
 - vi. The minimum building setback, for buildings 6.0 m and less in height, is 0.0 m where it abuts Area 3.
 - vii. The minimum building setback adjacent to Area 1 is 7.5 m.

- viii. Where a building abuts an internal drive aisle, a minimum setback of 1.5 m shall be required to ensure pedestrian safety and vehicular sightlines.
- b. Building Heights
- i. The maximum height for all principal buildings shall be 14 m.
 - ii. The maximum height for accessory buildings shall be 6.0 m.
- c. Lighting
- i. On-site security and parking lot lighting shall be located and arranged so that no direct rays of light are directed at any adjoining residential properties. Security lighting fixtures must be shrouded to prevent light spilling into adjacent residential yards.
 - ii. The maximum height of security and parking lot lighting shall be 9.0 m.
- d. Parking
- i. No parking shall be permitted within the minimum building setbacks from the east and west boundaries.
 - ii. Access points to parking lots shall be well spaced and clearly defined.
 - iii. Loading and receiving facilities shall be located away from the major street side of the buildings. Where this is not practical, due to a building surrounded by streets, loading and receiving facilities shall be screened from the street with landscaping features and/or architectural treatment.
- e. Landscaping
- i. Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in any application for a Development Permit.
 - ii. Landscaping Plans for Area 2 shall include the abutting Area 3.
 - iii. See the landscaping provisions for Area 3 and Section 5.6 Landscaping.
- f. Green Street
- i. Green Street is an east-west connection between Ridgeway Street and Ash Street and is planned to be provided via an internal link (private road with a public access easement) through Area 2.
 - ii. Green Street shall be developed with the first proposed principal use within Area 1 or 2.
 - iii. A public access easement shall be registered for the private road, naming the County as a third party, to the satisfaction of the Development Officer.
 - iv. The private road shall be constructed such that it appears and functions as an obvious pedestrian, bicycle, and vehicle connection between Ridgeway Street and Ash Street while incorporating pedestrian, safety and landscape features consistent with the concept of a sustainable community. These features may include:
 - Landscaping on either side of the road;
 - Safe channeling of pedestrian traffic across the street;
 - Elevated tables and traffic calming measures at pedestrian crossings;
 - Incorporating low impact development design strategies; and
 - Utilizing innovative stormwater management design
- g. Area 2A - The following regulations shall apply to Area 2A (that portion of Area 2 located south of Green Street) as shown on Area 2 Site Plan
- i. Hours of Operation: Retail operating hours shall be as follows:

Mon – Fri	7am – 11pm
Sat	8am – 8pm
Sun	9am – 8pm

- ii. The use of any outdoor address or other sound systems shall be prohibited.
- iii. All attempts will be made to mitigate the off-site noise impacts of outdoor machinery (i.e. back-up beepers on forklifts) provided such measures fall within the bounds of safety code requirements.
- iv. Deliveries shall be prohibited between 6pm and 7am.
- v. Delivery trucks shall be prohibited from idling at night (between 7pm and 7am).
- vi. A concrete retaining wall with a concrete fence on top to form a 4.2 m wall along with a landscaped berm shall be constructed inside the south boundary of Area 2A for the purposes of providing sound attenuation. This concrete fence/wall will be located adjacent to the drive aisle as shown on Area 2 Site Plan. The concrete fence/wall shall be stepped down as it approaches Ridgeway Street and shall consist of two steps: the first from 4.2 m to 3.0 m in height; the second from 3.0 m to 1.8 m in height with each step measuring 3.6 m in length for a total of 2.7 m.
- vii. A double board fence in combination with a retaining wall to form a 2.4m wall shall be constructed within the south boundary of Area 2A from the west edge of the concrete fence in vi (above) to the east edge of the proposed storage sheds, as shown on Area 2 Site Plan.
- viii. A single board fence in combination with a retaining wall to form a 2.4m wall shall be constructed adjacent to the south and west boundary of Area 2A at the rear of the storage sheds, as shown on Area 2 Site Plan.

6.4. Area 3 – Pedestrian Corridor, Public Open Space and Public Utilities

6.4.1 Purpose

The purpose of this development area is to provide space for utility operations, parks, and pedestrian linkages. A 7.5m pedestrian corridor, with trail, serves as a buffer between the existing rural residences and the commercial development in Phase 1. Park spaces in the form of municipal reserves allow residents, workers and visitors to the area opportunities to enjoy active and passive recreation and the natural wetland. The area provides for two storm water management facilities in the form of enhanced storm ponds complete with trails and rest areas.

6.4.2 Uses

Flea Market for the purposes of a Farmer's Market
Park
Recreation, Community
Recreation, Indoor
Recreation, Outdoor
Recycling Drop-Off
Utility Service, Minor

6.4.3 Fundamental Use Criteria

- a. The pedestrian corridor shall be a minimum of 7.5 m in width as shown on Attachment "B" Area 3 (Phase 1) Site Plan.
- b. The public open spaces will provide unstructured space for recreation or culture, open turf fields with planted buffers to the adjoining residential uses, trails, seating and viewing platform, natural and manicured landscaping, and a natural water feature.
- c. The public utilities will be in the form of two storm water management ponds with enhanced landscaping, trails and viewing areas that add to the openness of the development and provide additional passive recreation space.

6.4.4 Development Regulations

- a. Pedestrian Corridor
 - i. The development of the pedestrian corridor, in Phase 1 shall be completed at the same time as the first development is proposed in the phase and it shall include a 3.0 m wide asphalt pathway as shown on Attachment "B" Area 3 (Phase 1) Site Plan.
- b. Public Open Space
 - i. The development of the public open space areas in Phase 2 including the parks and wetland shall be completed with the Phase 2 subdivision.
 - ii. A 1.5 m wide granular trail shall be developed within the municipal reserve area on the south side of the central wetland in Phase 2 as shown on Attachment "B" Area 3 (Phase 2) Site Plan.
 - iii. A 3.0 m wide asphalt trail shall be developed in the municipal reserve south of the storm water management facility in Phase 2 as shown on Attachment "B" Area 3 (Phase 2) Site Plan.
 - iv. A trail through the public utility lot separating Areas 6 & 11 in Phase 2 as shown on Attachment "B" Area 3 (Phase 2) Site Plan shall be completed

- when the central park area develops. The alignment and surface details of this trail will be determined at time of development.
- v. The developer shall provide a separate plan for the central park in Phase 2 prior to development. Plans shall include an open space for gathering and outdoor special events and programs.
 - vi. An additional allocation of municipal reserve at 3% of developable area, per the Municipal Government Act, is to be provided by upgraded amenities and park enhancements within Phase 2 in lieu of land. These enhancements shall have a value equal to or exceeding the appraised market value of the additional 3% of developable lands of Phase 2 and may include: additional park/playground upgrades, additional landscaping upgrades, a plaza/gazebo and/or viewing platform development, wayfinding signage, and lighting within the Phase 2 open space areas.
- c. Storm Water Management Facilities
- i. The development of the storm water management facility in Phase 1 shall be completed at the same time as the first development is proposed in either Area 1 or Area 2.
 - ii. A 1.5 m wide gravel trail shall be constructed around the storm water management facility in Phase 1 as shown on Attachment "B" Area 3 (Phase 1) Site Plan.
 - iii. A seating area shall be developed on the north side of the storm water management facility in Phase 1.
 - iv. The development of the storm water management facility in Phase 2 and access to it shall be completed as per the Development Agreement.
 - v. The maintenance access to the storm water management facility in Phase 2 as shown on Attachment "B" Area 3 (Phase 2) Site Plan shall include a grass paving structure of sufficient strength and width to support heavy maintenance vehicles.
 - vi. A 3.0 m wide asphalt trail shall be developed within the east edge of the storm water management facility in Phase 2 as shown on Attachment "B" Area 3 (Phase 2) Site Plan.
 - vii. Additional tree plantings shall be grouped adjacent to the storm water management facility in Phase 2 to provide screening of existing residential uses.
- d. Fencing & Landscaping
- i. Notwithstanding Section 7.0 of the Land Use Bylaw, the following shall apply to Area 3 as shown on Attachment "B" Area 3 (Phase 1) Site Plan and Area 3 (Phase 2) Site Plan.
 - ii. A 2.4 m double board wood fence shall be constructed along the south boundary of Area 3 where it abuts Lot 21, Plan 4382 MC (see Attachment "B" Area 3 (Phase 1) Site Plan).
 - iii. A chain link fence shall be erected along the south boundary of Area 3 where it abuts Lot 3, Plan 6428 KS. The chain link fence shall match the existing fence on Lot 3, Plan 6428 KS (see Attachment "B" Area 3 (Phase 1) Site Plan).
 - iv. Trees and shrubs shall be planted on either side of the trail at a rate of a minimum of 1 tree and 1 shrub per 5.0 m of linear trail. Trees may be grouped to provide screening of adjacent land uses.
 - v. All trees and shrub planting shall conform to the following:
 - The proportion of the deciduous to coniferous trees shall be approximately 60:40

- Deciduous trees shall be at least 60 mm calliper.
- Coniferous trees shall have a minimum height of 2.5 m
- Deciduous shrubs shall have a minimum spread of 450 mm
- Coniferous shrubs shall have a minimum height of 450 mm.

6.5. Area 4 –Medium Density Residential

6.5.1 Purpose

The purpose of this development area is to allow for a combination of residential housing options that provide a transition in density and height from the adjacent country residential dwellings to the south. The units are intentionally oriented to the street to create an urban feel in the neighbourhood.

6.5.2 Uses

Apartment Housing
Duplex Housing
Fourplex Housing
Home Business, Minor*
Residential Sales Centre*
Semi-Detached Housing
Senior Citizen Housing
Town housing
Utility Service, Minor

6.5.3 Development Regulations

a. Setbacks

- i. The building setbacks are illustrated on Attachment "B" - Area 4 Site Plan.
- ii. The minimum building setback is 1.2 m and the maximum building setback is 6.0 m along Salisbury Way, Salisbury Lane and Ridgeway Street. The 1.2 m minimum setback creates a buffer zone to accommodate design elements (either landscape or architectural) that help transition the interface and provide a physical delineation between public and private space. Elements that may be included, but are not limited to are shrubs, planters, benches, building monument signage, all with a maximum height restriction of 0.9 m.
- iii. For buildings adjacent to the south boundary of Area 4 where it abuts Lot 16, Plan 6428KS, the minimum building setback is 10.0 m.
- iv. For buildings adjacent to the west boundary of Area 4 where it abuts Valley Avenue, the minimum building setback is 3.0 m.
- v. The minimum building setback is 3.0 m along the property boundary shared with the stormwater management facility, except it is 12.5 m along this boundary as shaded on the Area 4 Site Plan for the purpose of enhancing the land use transition between Lot 1, Plan 6426KS. This shaded area shall only be utilized for amenity space, landscaping, and/or parking.

b. Density

- i. The maximum Density shall be 40 units per net residential hectare.

c. Site Coverage

- i. The maximum site coverage is 35%.

d. Building Heights

- i. A maximum building height of 10.0 m and a minimum building height of 4.0 m for principal buildings located in the south portion of the site as shown on Area 4 Site Plan.

- ii. A maximum building height of 17.0 m and a minimum building height of 4.0 m for principal buildings located in the north portion of the site as shown on Area 4 Site Plan.
- e. Landscaping and Fencing
 - i. Site grading shall consider the preservation, where possible, of the mature tree stands on this site and in particular those trees that are located adjacent to the south boundary of Area 4 abutting Lot 16, Plan 6428KS.
 - ii. A 2.15m single board wood fence shall be built within the west boundary of Area 4 where it abuts Valley Avenue (see Attachment D).
 - iii. A 1.2 m decorative metal fence shall be built within the south property line of Area 4 where it abuts the stormwater management facility (see Attachment D).
- f. Parking Requirements
 - i. Apartments shall provide resident parking internal to the building by use of underground parking.
- g. Accessory Buildings
 - i. Accessory structures shall conform to the architectural design and finish of the principal building.
- h. Urban Design
 - i. Medium Density Residential - Semi-Detached/Town Housing units in Phase 2, Area 4 shall be located to the minimum front yard setback abutting Salisbury Way to the greatest extent possible, and these units shall be accessed by a rear garage or internal parking area.
 - ii. Contemporary architectural design is required in Phase 2, Area 4.

6.6. Area 5 – Low Density Residential

6.6.1 Purpose

The purpose of this district is to provide for single detached dwellings or semi-detached dwellings on individual lots. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting.

6.6.2 Uses

-Dwelling, family care*
Dwelling, single
Semi-detached housing
Group home, minor
Home business, minor*
Home business, major*
Residential sales centre*

6.6.3 Subdivision Regulations

- a. Dwelling, Single minimum lot width is 10.6 m, except it is 13.0 m for a corner lot.
- b. Dwelling, Semi-Detached minimum lot width is 7.6 m for each internal dwelling and 11.6 m for each corner dwelling.
- c. Lot width is measured at 9.0 m from the front property line.
- d. The minimum lot depth is 32.0 m
- e. Within this area, a minimum of 25% of the Dwelling, Single lots must be in a range of 12.2 m to 13.6 m lot widths.

6.6.4 Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment "B" - Area 5 Site Plan.
 - ii. The minimum front yard is 5.5 m.
 - iii. The minimum side yard is 1.2 m, except it is 3.0 m from a flanking public road other than a lane. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m.
 - iv. Where a common wall of semi-detached housing is located on a mutual side lot line, the side yard is 0.0 m.
 - v. If the doors of a garage face a road, they shall be setback at least 6.0 m from the lot line.
 - vi. The minimum rear yard is 7.5 m.
- b. Building Height
 - i. The maximum building height is 10.0 m.
- c. Site Coverage
 - i. The maximum site coverage is 42.5%.
- d. Density
 - i. The maximum density is 25 units per net residential hectare.

- e. Accessory Structures
 - i. Accessory structures shall conform to the architectural design and finish of the principal building.
- f. Other Regulations
 - i. There shall be a minimum of 1.83 m frontage of the first storey of a dwelling, other than a garage, exposed to the street.
 - ii. A driveway for a front attached garage should not be more than the width of the garage's façade.
 - iii. Architectural quality shall be increased by creating greater variation in design between individual units, and by consistently applying the chosen architectural theme to the units.
 - iv. The impacts of a single dwelling front attached garage on the pedestrian streetscape shall be minimized by utilizing one of the following design solutions:
 - A. A front attached garage shall not project more than 1.0 m from the front façade of the dwelling;
 - B. A habitable second storey shall cover the entirety of the width and a minimum of 75% of the total length of the portion of the front attached garage that extends beyond the front façade of the dwelling;
 - C. Despite Section 6.6.4.f.i, there shall be a minimum of 2.44 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. The entirety of the frontage shall include a covered front veranda; or
 - D. An alternate solution to the satisfaction of the Development Officer.
(Bylaw 37-2016 – Sept 13, 2016)
 - v. Contemporary architectural design is required in Phase 2.

6.7. Area 6 – Medium Density Residential - Townhouse

6.7.1 Purpose

The purpose of Area 6 is medium density residential uses in the form of planned semi-detached and townhousing sites and apartment housing. All semi-detached housing, townhousing or apartment units abutting a public roadway shall be street-oriented to reinforce the area's 'urban village' character. Units may also be oriented to face the Area 3 public open space. *(Bylaw 19-2016 – Jun 21, 2016)*

6.7.2 Uses

Apartment housing
Home Business, Minor*
Town housing
Residential sales centre*
Semi-detached housing

(Bylaw 19-2016 – Jun 21, 2016)

6.7.3 Development Regulations

a. Setbacks

- i. The building setbacks are illustrated on Attachment "B" - Area 6 Site Plan.
- ii. The minimum building setback is 4.5 m along Salisbury Way.
- iii. The minimum side yard setback is 3.0 m.
- iv. The minimum rear yard setback is 3.0 m.

b. Building Heights

- i. The maximum heights for principal buildings shall be 12.0 m.

c. Site Coverage

- i. The maximum site coverage is 50%.

d. Density

- i. The minimum density is 35 units per hectare. *(Bylaw 19-2016 – Jun 21, 2016)*
- ii. The maximum density is 60 units per hectare.

e. Parking

- i. Apartments shall provide resident parking internal to the building by use of underground parking.

f. Accessory Buildings

- ii. Accessory structures shall conform to the architectural design and finish of the principal building.

g. Urban and Site Design

- i. Semi-detached housing, Town House or Apartment housing shall be sited to the greatest extent possible fronting Salisbury Way to reinforce street-oriented character of the area; *(Bylaw 19-2016 – Jun 21, 2016)*

- ii. Semi-detached housing, Town House units shall have a front door entrance located on the building's façade for units located along Salisbury Way;
(Bylaw 19-2016 – Jun 21, 2016)
- iii. Semi-detached housing, Town House units or Apartment housing with a building façade oriented toward the Municipal Reserve area shall provide: visually interesting architectural enhancements; appropriate glazing to support opportunity for providing "eyes on the park"; and, allow for walkout access from Town Housing units to the trails system; and, *(Bylaw 19-2016 – Jun 21, 2016)*
- iv. Contemporary architectural design is required in Phase 2.

6.8. Area 7 – Medium Density Residential – Semi-Detached/Townhouse**6.8.1 Purpose**

The purpose of Area 7 is for medium density residential land use that may be in the form of fee-simple street-oriented townhousing and/or semi-detached housing all with lane access. Townhousing shall be located along Salisbury Way to reinforce the area's 'urban village' character, and semi-detached housing may be utilised to provide a desirable transition between townhousing and single-detached housing.

6.8.2 Uses

Home business, minor*
Home business, major*
Residential sales centre*
Semi-detached housing
Town housing

6.8.3 Subdivision Regulations

- a. The minimum lot width for a town housing parcel with a lane is 6.0 m for an internal lot, and 9.1 m for a corner lot.
- b. The minimum lot width for a semi-detached parcel with a lane is 7.6 m, except it shall be 9.1 m for a corner lot.
- c. The minimum lot depth is 34 m.

6.8.4 Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment "B" - Area 7 Site Plan.
 - ii. The minimum front yard is 4.5 m.
 - iii. The minimum side yard for a corner lot is 3.0 m, and for an internal lot the minimum side yard is 1.2 m.
 - iv. The minimum rear yard is 7.5 m.
 - v. Where overhead doors of a garage face a lane and they shall be a minimum 1.0 m from the rear lot line; or, where an overhead garage door faces a public roadway other than a lane they shall be a minimum 6.0 m from the front lot line.
- b. Building Height
 - i. The maximum building height is 10.0 m.
- c. Site Coverage
 - i. The maximum site coverage is 55%.
- d. Density
 - i. The minimum density is 30 units/ha.
 - ii. The maximum density is 40 units/ha.
- e. Accessory Structures
 - i. Accessory structures shall conform to the architectural design and finish of the principal building.

- f. Other Regulations
 - i. Vehicle access shall only be from a rear lane for a dwelling along Salisbury Way.
 - ii. Contemporary architectural design is required in Phase 2.

6.9. Area 8A/8B – High Density Residential**6.9.1 Purpose**

This area comprises two low rise apartment sites located in close proximity to the primary commercial site and the central open space. These higher density residential nodes provide a strong urban character in the centre of the overall area, and may support limited mixed use development. Residents here will support the urban village commercial in terms of both potential employees and a local consumer market.

6.9.2 Uses

Apartment Housing
Home Business, Minor*
Laundromat
Personal Service Establishment
Retail, Convenience
Residential Sales Centre*

6.9.3 Development Regulations**a. Setbacks**

- i. The building setbacks are illustrated on Attachment "B" - Area 8A and 8B Site Plan.
- ii. The minimum building setback shall be 4.5 m along Salisbury Way in Area 8A and along Tisbury Street in Area 8B, with a maximum building setback of 7.6 m for buildings along these streets.
- iii. The minimum building setback in Area 8A abutting low & medium density residential uses and in Area 8B along Wye Road is 7.5 m.
- iv. The minimum building setback is 3.0 m on all remaining borders in Area 8A and 8B not regulated above.

b. Building Heights

- i. The maximum height for principal buildings shall be 16 m.
- ii. The minimum building height is 7.5m.
- iii. Area 8A buildings shall not exceed 7.5 m in height within 15.0 m of a property line that abuts a low density residential use in Phase 2.

c. Site Coverage

- i. The maximum site coverage is 50%.

d. Density

- i. The maximum density is 125 units per hectare

e. Landscaping & Fencing

- i. Landscaping Plans for Area 8B shall include the abutting Area 3.
- ii. Fencing within the south boundary of Area 8B shall be a metal fence located within the property boundary (see Attachment D).

f. Parking Requirements

- i. Residential buildings within Areas 8A and 8B shall provide resident parking internal to the residential building either in ground-level parking garages or underground parking.

- g. Accessory Structures
 - i. Accessory structures shall conform to the architectural design and finish of the principal building.
- h. Mixed Use Within Buildings
 - i. Commercial or office or residential uses are permitted on any floor, but no floor may contain a mix of residential/commercial uses.
 - ii. No commercial/office use will be permitted above a residential floor.
 - iii. Residential uses within a mixed use building shall be separated from commercial/office uses by way of separate entrances and lobby areas.
- h. 'Main Street' Design
 - i. Developments shall encourage pedestrian activity, public interaction, and urban village character by siting buildings along the site perimeter abutting Tisbury Street in a manner that will minimize setback to the road right-of-way.
 - ii. A minimum of 30% of the length of available street frontage along Salisbury Way or Tisbury Street shall be encouraged to be fronted by buildings.
- i. Other Regulations
 - i. Projections from buildings such as awnings, sign, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features shall not encroach over a property line.
 - ii. Contemporary architectural design is required in Phase 2.

6.10. Area 9 – Village Commercial

6.10.1 Purpose

The purpose of this development area is to provide a range of commercial uses for meeting the needs of the local residential community. The creation of local employment opportunities close to residential development will promote the neighbourhood goal of an interactive and sustainable mixed-use community. Building orientation and parking areas will support pedestrian friendly “main street” design and provide a view corridor and pedestrian link into the village’s major park located west of the site.

6.10.2 Uses

Animal Grooming Facility
Business Support Service
Care Centre, Intermediate
Care Centre, Major
Care Centre, Minor
Custom Workshops
Financial Service
Food Service, Restaurant
Food Service, Specialty
Gas Bar*
Government Service
Health Service, Minor
Hotel
Household Repair Service
Laundromat
Library and Exhibit

Neighbourhood Pub
Office
Personal Service Establishment
Recreation, Indoor
Retail, Alcohol*
Retail, Convenience
Retail, General
Veterinary Service, Minor
Warehouse Sale
Sign Type A, B, C, D, E, F

6.10.3 Accessory Uses

Equipment, Minor**
Convenience Vehicle Rental**

6.10.4 Specific Use Regulations

The following regulations apply to uses identified by a double asterisk:

i. Equipment, Minor	For the purposes of this district, there is no outside display of products.
ii Convenience Vehicle Rental	Surface parking spaces may be considered.
	Parking for an accessory use shall be in accordance with the parking regulations.”

6.10.5 Development Regulations

a. Setbacks

- i. The building setbacks are illustrated on Attachment “B” - Area 9 Site Plan.
- ii. The minimum building setback is 3.0 m ~~on both Salisbury Way and along the Main Street~~ along Tisbury Street and adjacent to Area 12.
- iii. The minimum building setback along Wye Road is 7.5 m, and along Mitchell Street the minimum building setback is 3.0 m.

- 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. Building Heights
 - i. The maximum height for principal buildings is 14.0 m.
 - ii. The minimum building height is 7.5 m.
- c. Site Coverage
 - i. The maximum site coverage is 55%.
- d. Accessory Structures
 - i. Accessory structures in shall conform to the regulations for non-residential buildings, and shall not exceed 4.5m in height.
 - ii. Accessory structures shall conform to the architectural design and finish of the principal building.
- e. ~~Main Street~~ Tisbury Street and Urban Design
 - i. Development abutting the ~~Main Street~~ Tisbury Street 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 the ~~Main Street~~ Tisbury Street.
 - 2. Buildings should be sited at the minimum front setback along the ~~Main Street~~ Tisbury Street; however, parts of buildings may be setback slightly line for visual interest or to accommodate outdoor social activities (outdoor cafes, patios, displays, and street furniture).
 - 3. Buildings along the ~~Main Street~~ Tisbury Street shall incorporate high standards in materials and architecture.
 - 4. Corner Buildings located along ~~Main Street~~ Tisbury Street should be treated as community focal points and be of higher design quality.
 - 5. Buildings shall front onto ~~Main Street~~ Tisbury Street, or be designed to appear to front onto ~~Main Street~~ Tisbury Street, to create an attractive public realm through the use of the following design elements:
 - a. Facades and rooflines on the sides of buildings facing ~~Main Street~~ 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 abutting ~~Main Street~~ Tisbury Street 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 along ~~Main Street~~ Tisbury Street.

6. Restaurants located along ~~the Main Street~~ Tisbury Street should establish patio areas or wrap around the building toward ~~the Main Street~~ Tisbury Street.
7. Commercial advertising shall be sensitive to and supportive of ~~the Main Street Tisbury Street~~ character.
- ii. Commercial buildings along ~~Salisbury Way and~~ Mitchell Street shall be sited to the greatest extent possible along the Area 9 periphery to reinforce the street-oriented character of the urban village;
- iii. Contemporary architectural design is required in Phase 2.

6.11. Area 10 – Village Commercial/Employment

6.11.1 Purpose

The purpose of this development area is to encourage and maintain the continuity of the Phase 1 commercial uses located along Wye Road. The combination of local employment opportunities in close proximity to residential development will promote the neighbourhood goal of an interactive and sustainable mixed-use community.

6.11.2 Uses

Animal Grooming Facility	Office
Business Support Service	Personal Service Establishment
Care Centre, Intermediate	Recreation, Indoor
Care Centre, Major	Retail, Alcohol*
Convenience Vehicle Rental	Retail, Cannabis*
Custom Workshops	<i>(Bylaw 16-2018 – April 24, 2018)</i>
Financial Service	Retail, Convenience
Food Service, Restaurant	Retail, General
Food Service, Specialty	Veterinary Service, Minor
Gas Bar*	Warehouse Sales
Health Service, Minor	
Government Service	
Hotel	
Household Repair Service	
Laundromat	
Library and Exhibit	
Neighbourhood Pub	

6.11.3 Accessory Uses

Equipment, Minor**

6.11.3 Specific Use Regulations

The following regulations apply to uses identified by a double asterisk:

i. Equipment, Minor	There shall be no outside display of products.
---------------------	--

6.11.4 Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment "B" - Area 10 Site Plan.
 - ii. The minimum building setback is 4.0 m along Salisbury Way.
 - iii. The minimum building setback is 7.5 m adjacent to Wye Road.
 - iv. The minimum building setback is 3.0 m on the borders with Area 11, the Gate Station, and along the municipal reserve.
- b. Building Heights
 - i. The maximum height for a principal building in this area is 14.0 m, and the minimum height is 6.0 m.
- c. Site Coverage
 - i. The maximum site coverage is 55%.

- d. Accessory Structures
 - i. Accessory structures shall conform to the regulations for non-residential buildings, and shall not exceed 4.5m in height.
 - ii. Accessory structures shall conform to the architectural design and finish of the principal building.
- e. Urban Design
 - i. Commercial buildings shall be sited to the greatest extent possible along Salisbury Way to reinforce the street-oriented character of the urban village.
 - ii. Contemporary architectural design is required in Phase 2

6.12. Area 11 – Village Swing Site**6.12.1. Purpose**

The purpose of Area 11 is to provide a swing site for development of either medium density residential, or high density residential, or village commercial use to add flexibility in addressing future area demand. Land use in any of these three forms is compatible within the area's overall mixed use character. Whether the area develops as one of townhousing, low-rise apartments, or commercial use the part of the development that abuts a public roadway shall be street-oriented to reinforce the 'urban village' character.

6.12.2. Uses – Residential

Apartment Housing
Home Business, Minor*
Town housing
Residential sales centre*

6.12.3. Uses – Commercial

Animal Grooming Facility
Business Support Services
Care Centre, Intermediate
Care Centre, Major
Convenience Vehicle Rental
Custom Workshops
Education, Private
Education, Public
Financial Service
Flea Market
Food Service, Restaurant
Food Service, Specialty
Gas Bar
Government Service
Health Services, Minor
Hotel

Household Repair Service
Laundromat
Library and Exhibit
Neighbourhood Pub
Office
Personal Service Establishment
Private Club
Recreation, Indoor
Religious Assembly, Minor*
Retail, Alcohol*
Retail, Cannabis*
(Bylaw 16-2018 – April 24-2018)
Retail, Convenience
Retail, General
Retail, Second Hand
Veterinary Service, Minor
Warehouse Sales

6.12.4. Development Regulations**a. Setbacks**

- i. The building setbacks are illustrated on Attachment "B" - Area 11 Site Plan.
- ii. The minimum building setback is 4.0 m along Salisbury Way.
- iii. The minimum building setback is 3.0 m on the borders with Area 10, the southerly public utility lot, and along the municipal reserve.

- b. Medium Density Residential Option
 - i. Refer to Section 5.6 – Area 6 - Medium Density Residential Town House, for all applicable development regulations, excepting setbacks, where this area is developed exclusively for Town Housing.
- c. High Density Residential Option
 - i. Refer to Section 5.8 – Area 8A/8B - High Density Residential, for all applicable development regulations, excepting setbacks, where this area is developed exclusively for Apartments.
- d. Commercial Option
 - i. Refer to Section 5.10 – Area 10 – Village Commercial/Employment, for all applicable development regulations, excepting setbacks, where this area is developed exclusively for commercial use.

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

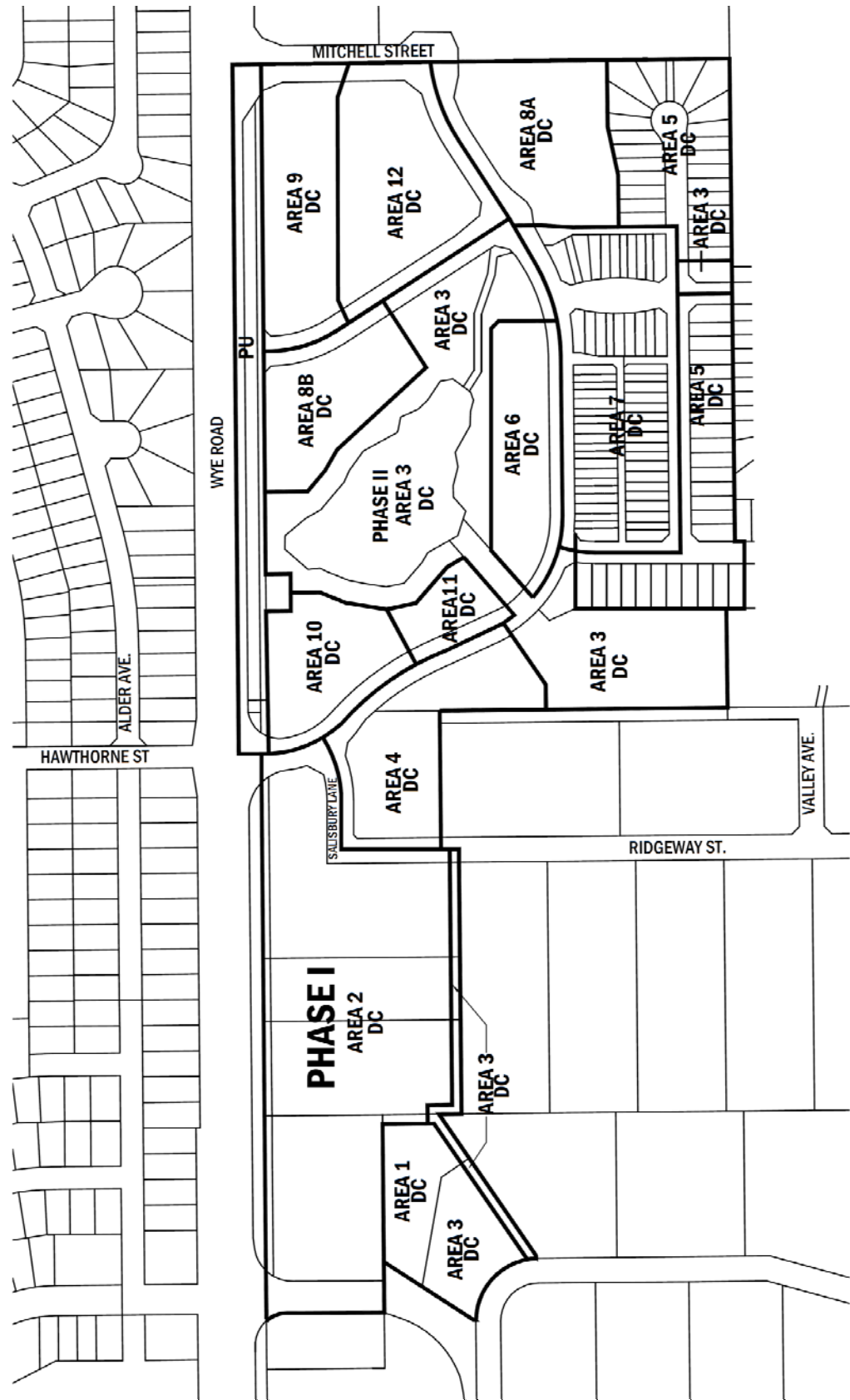
For the purpose of Salisbury Village Zoning District Area 12, an INTERNAL PRIVATE STREET means a privately owned and operated vehicular transportation connection, which resembles a public street with pedestrian facilities on both sides and is located on a privately owned lot

7.0 Other Regulations

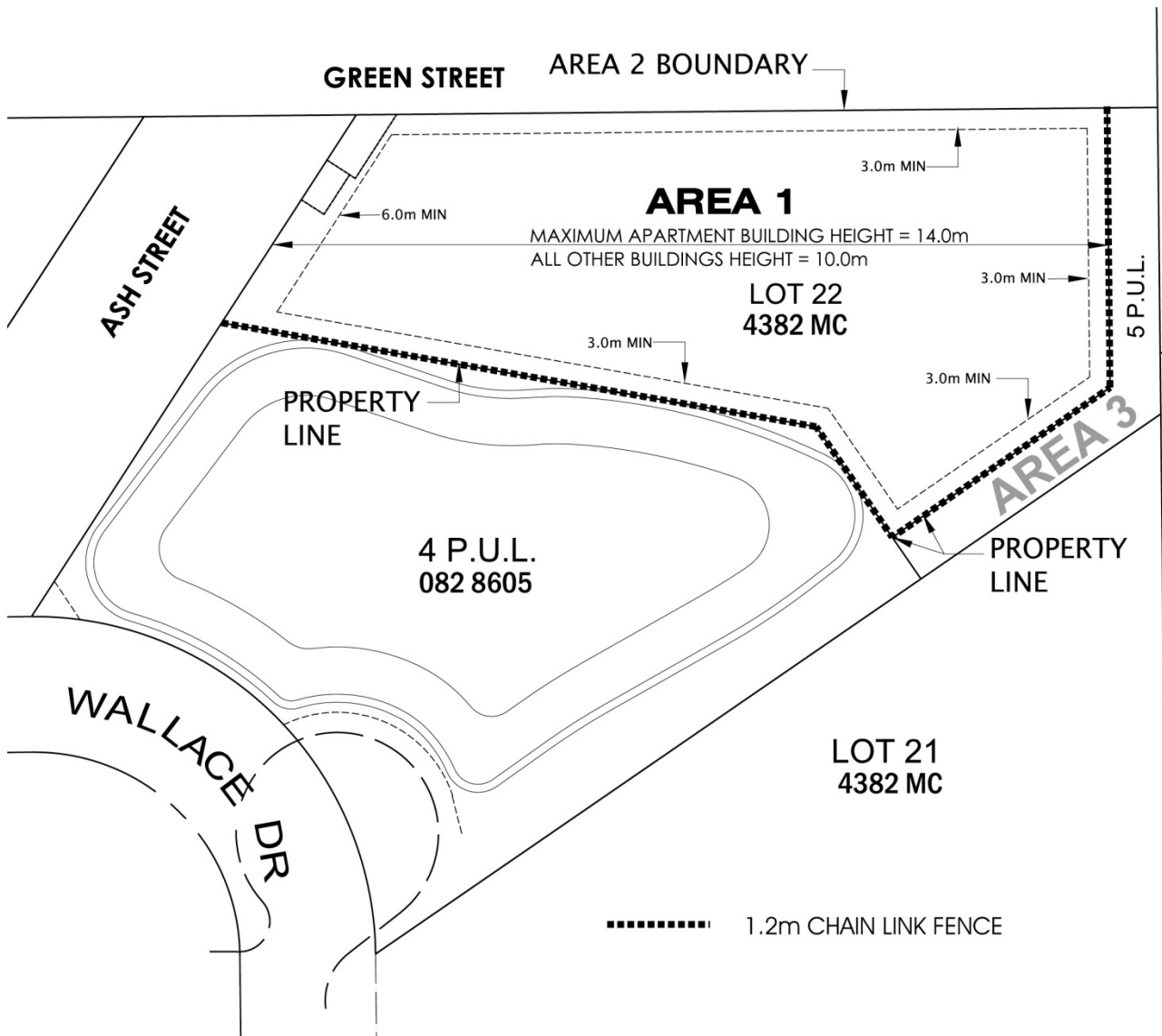
- 7.1 In addition to the regulations listed in the district, permitted and discretionary uses are subject to the applicable regulation contained within this Bylaw, unless such regulation is specifically excluded or modified by the Urban Village Zoning District.
- 7.2 A Development Officer shall consider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

ATTACHMENT "A"

SPECIFIC DEVELOPMENT AREAS

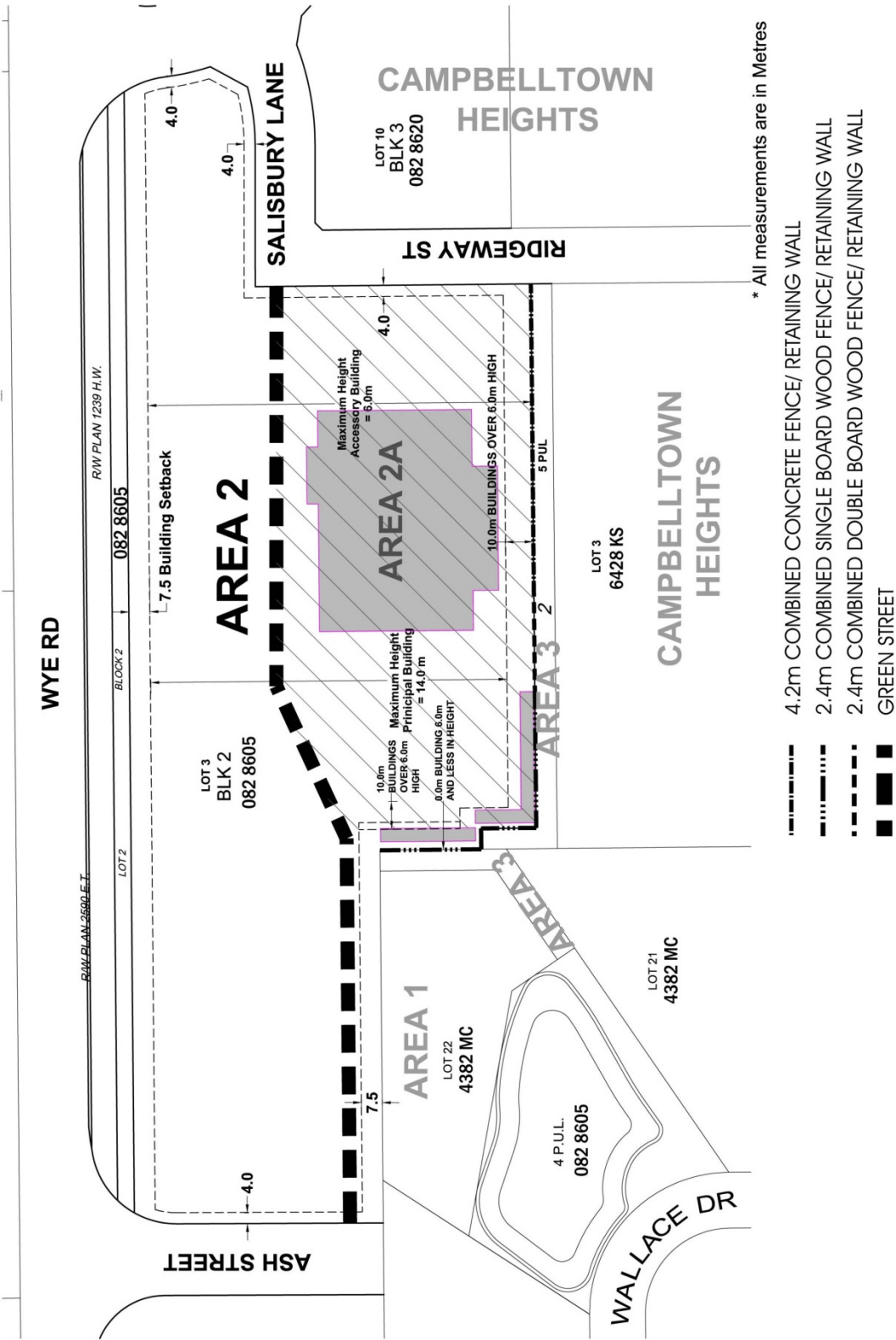


AREA 1 SITE PLAN

ATTACHMENT "B"
Page 1 of 15

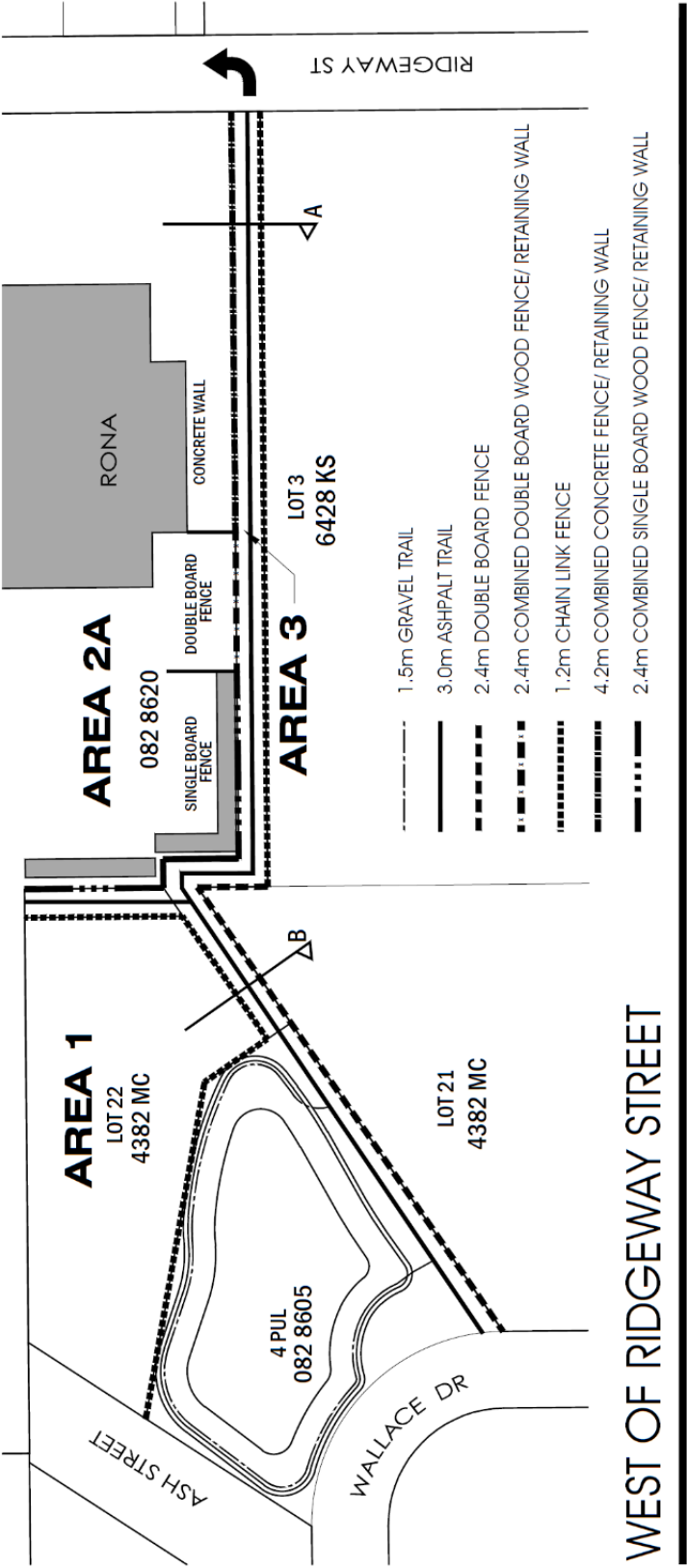
AREA 2 SITE PLAN

ATTACHMENT "B"
Page 2 of 15



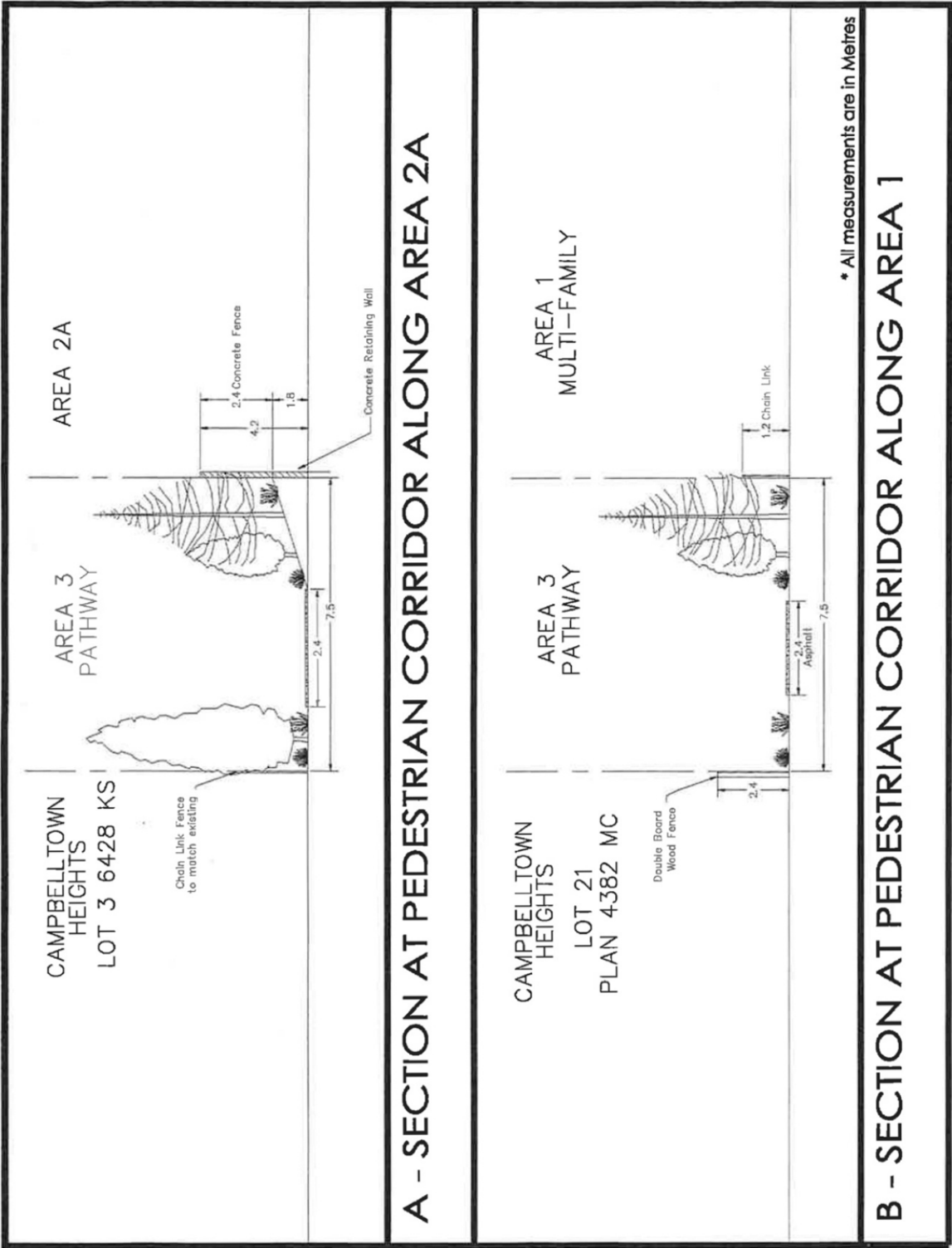
AREA 3 (Phase 1) SITE PLAN

ATTACHMENT "B"
Page 3 of 15



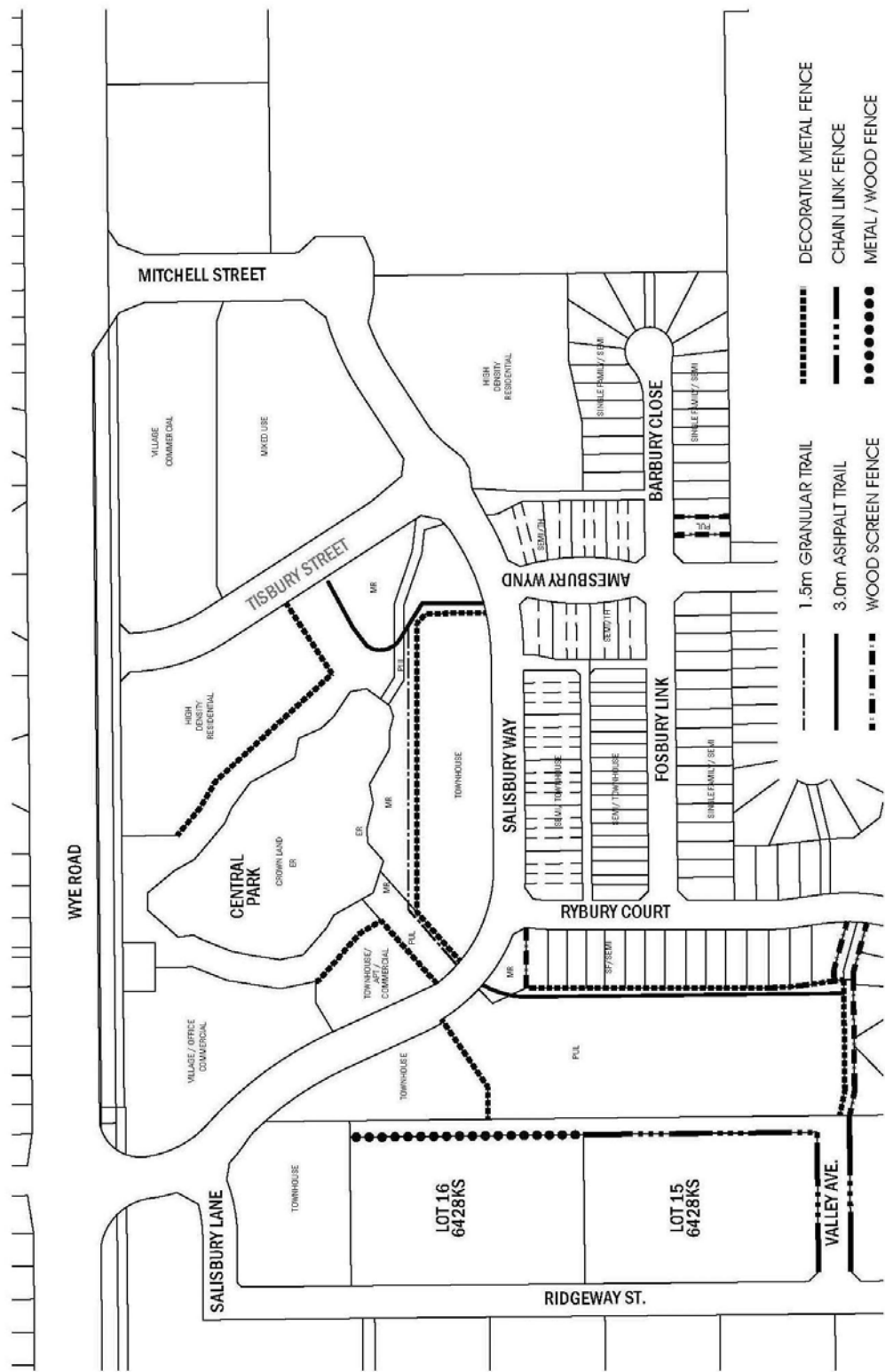
AREA 3 (PHASE 1) SECTIONS

ATTACHMENT "B"
Page 4 of 15

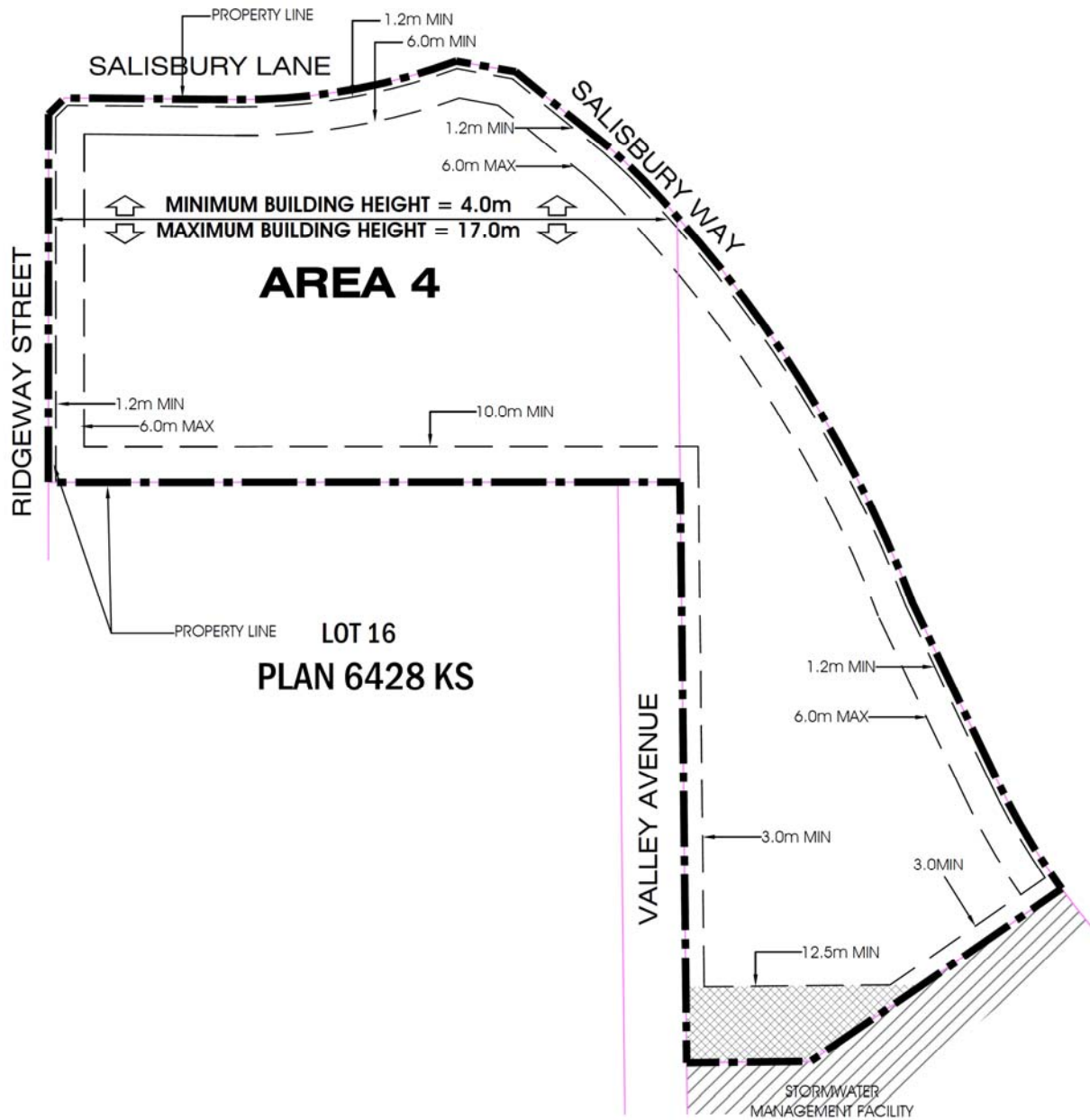


AREA 3 (Phase 2) SITE PLAN

ATTACHMENT "B"
Page 5 of 15

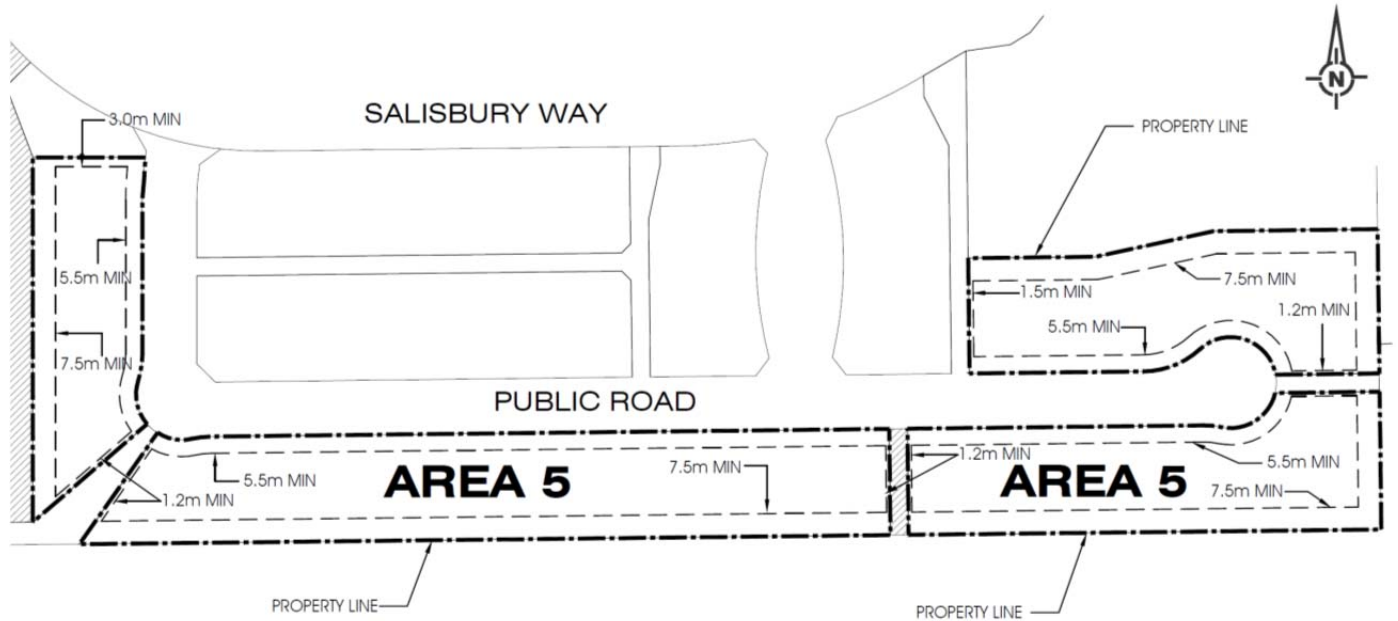


AREA 4 PLAN

ATTACHMENT "B"
Page 6 of 15

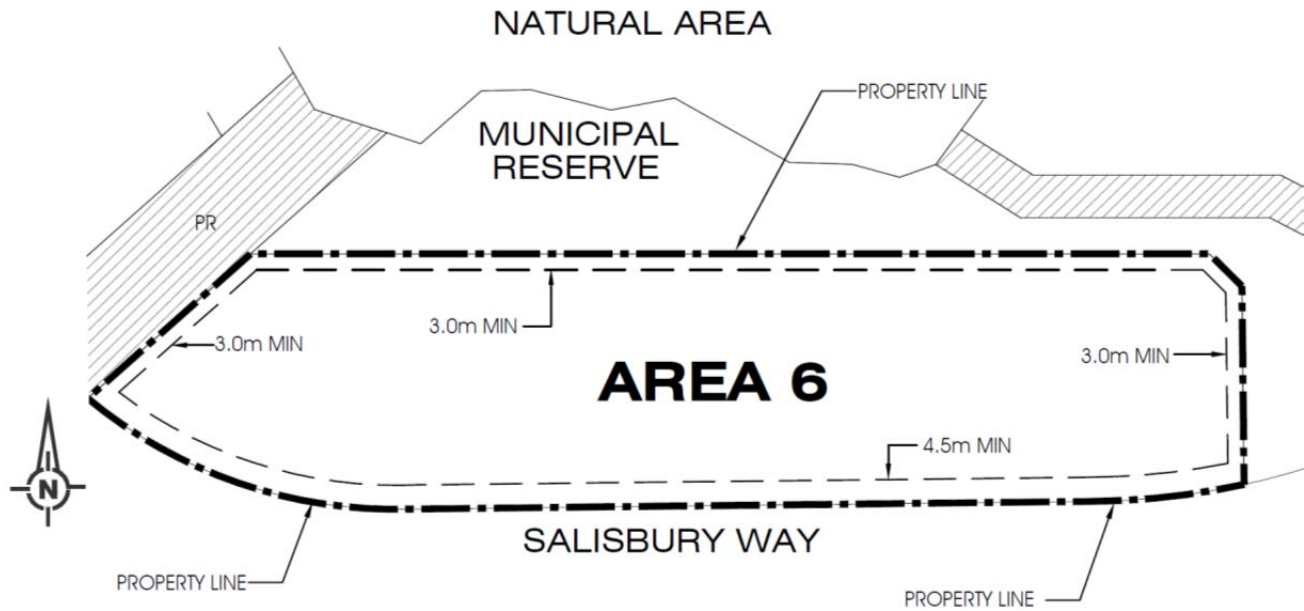
AREA 5 SITE PLAN

ATTACHMENT "B"
Page 7 of 15



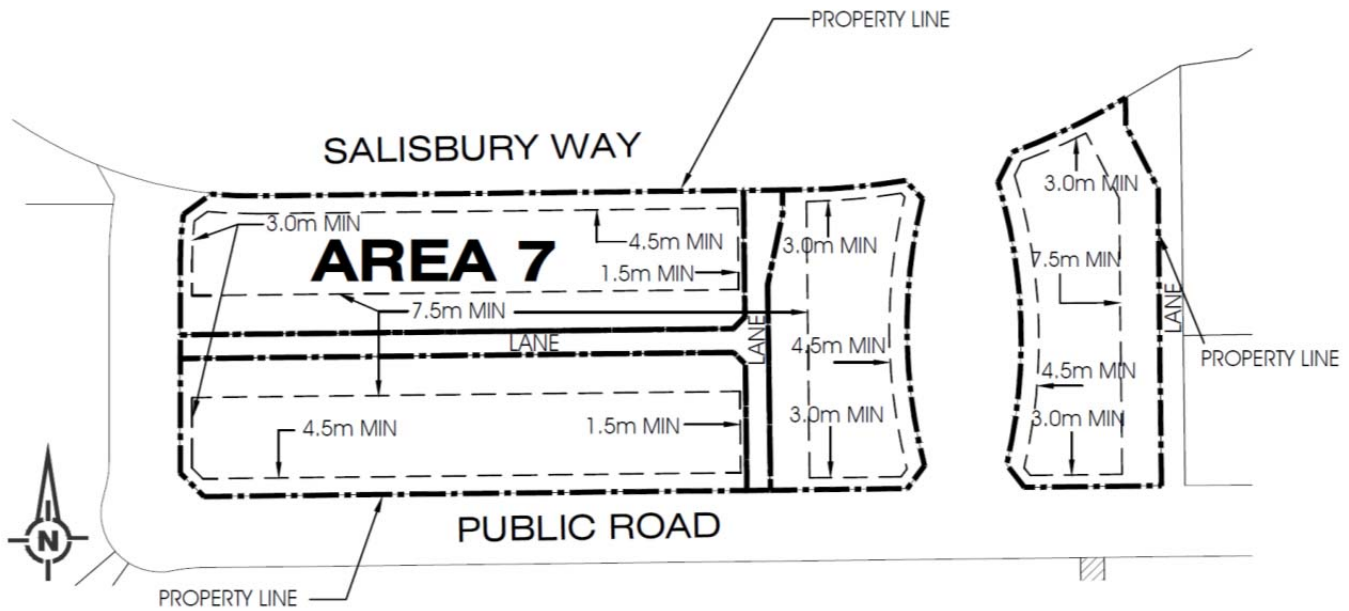
AREA 6 SITE PLAN

ATTACHMENT "B"
Page 8 of 15

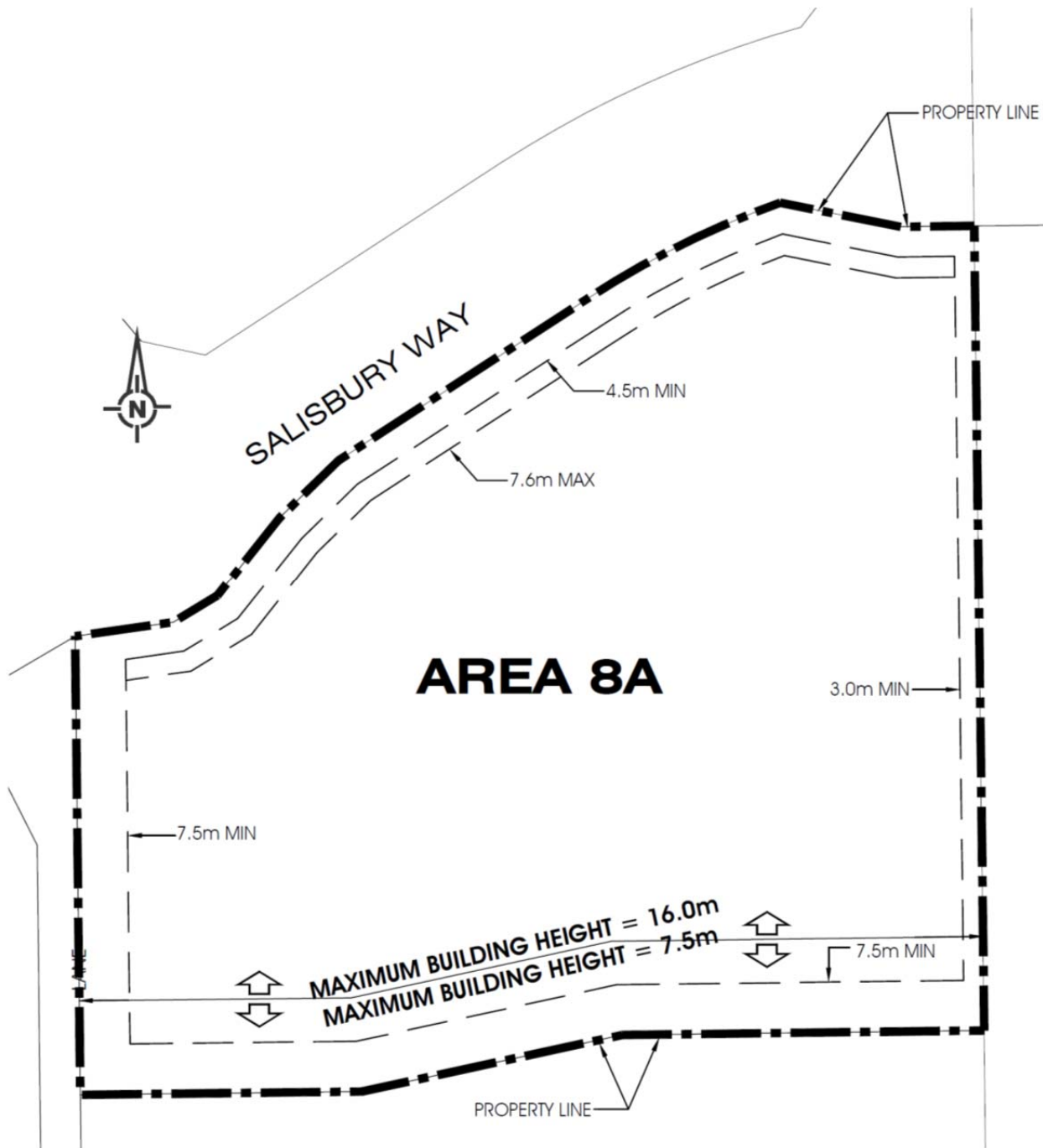


AREA 7 SITE PLAN

ATTACHMENT "B"
Page 9 of 15



AREA 8A SITE PLAN

ATTACHMENT "B"
Page 10 of 15

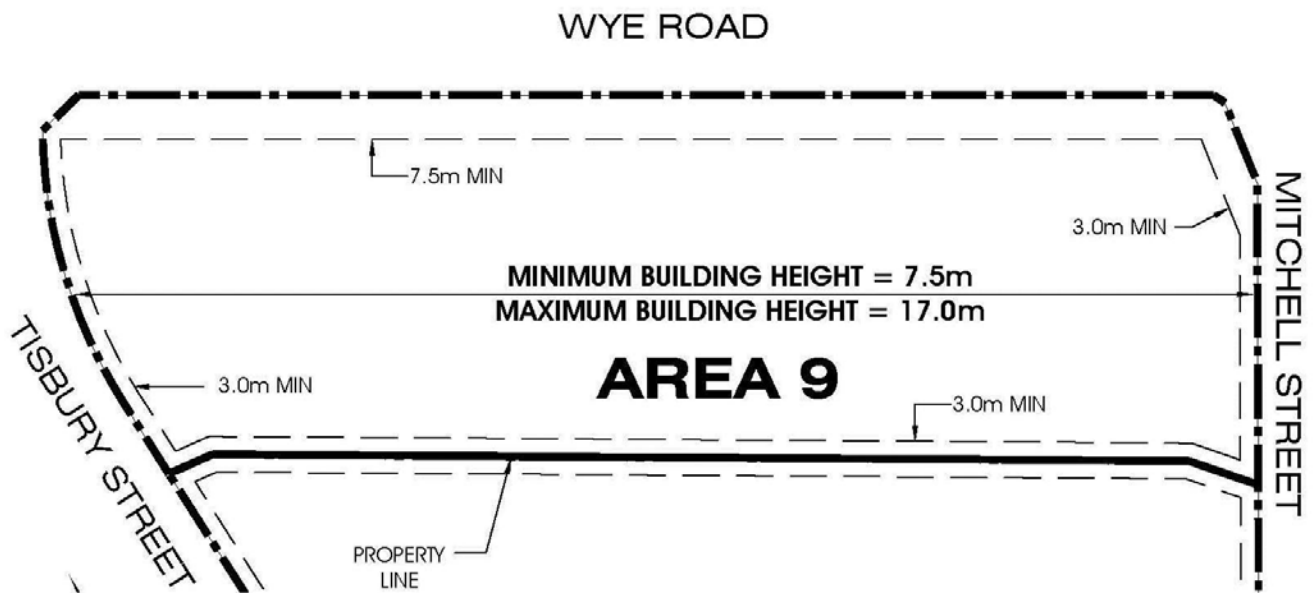
AREA 8B SITE PLAN

ATTACHMENT "B"
Page 11 of 15



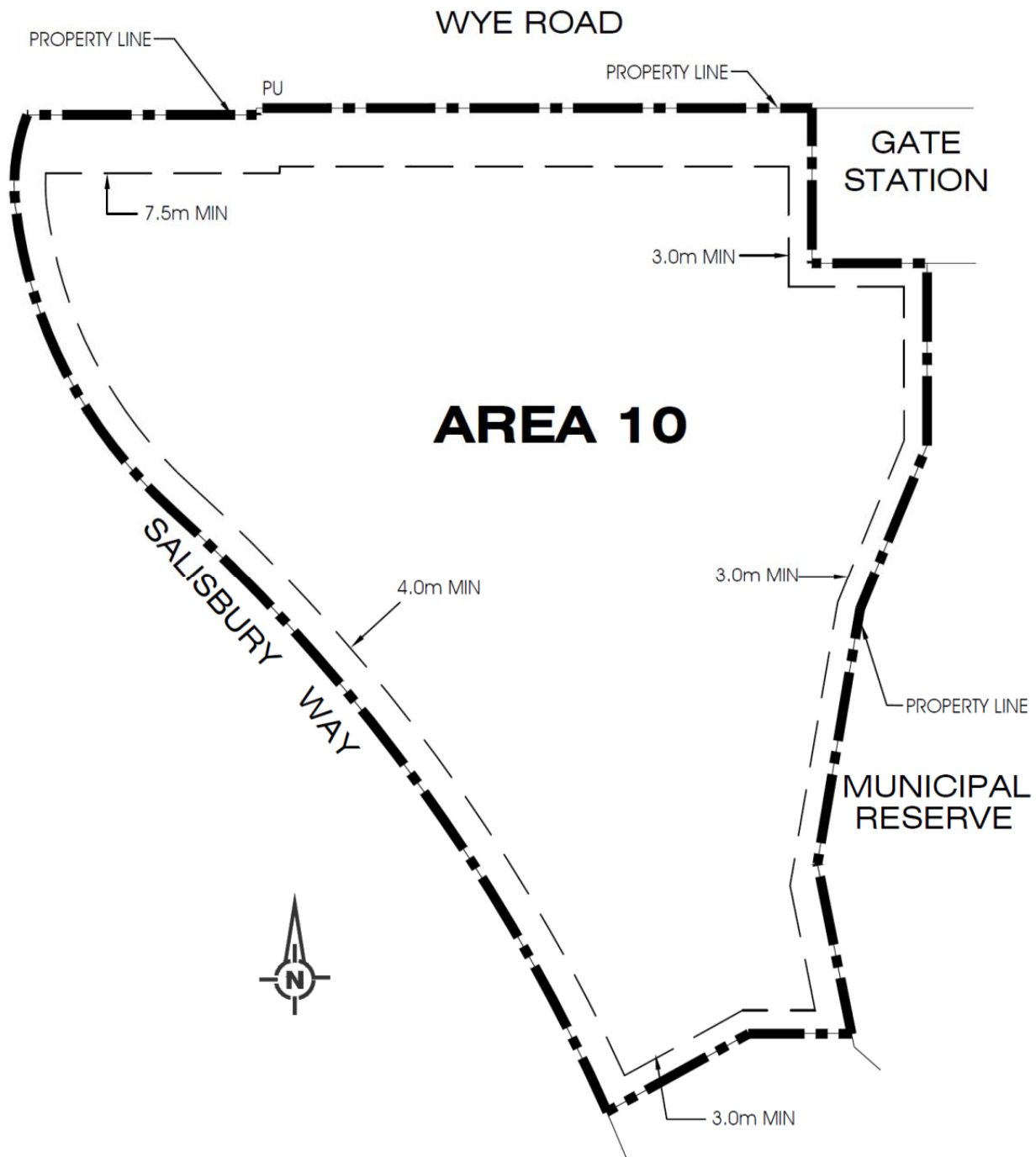
AREA 9 SITE PLAN

ATTACHMENT "B"
Page 12 of 15



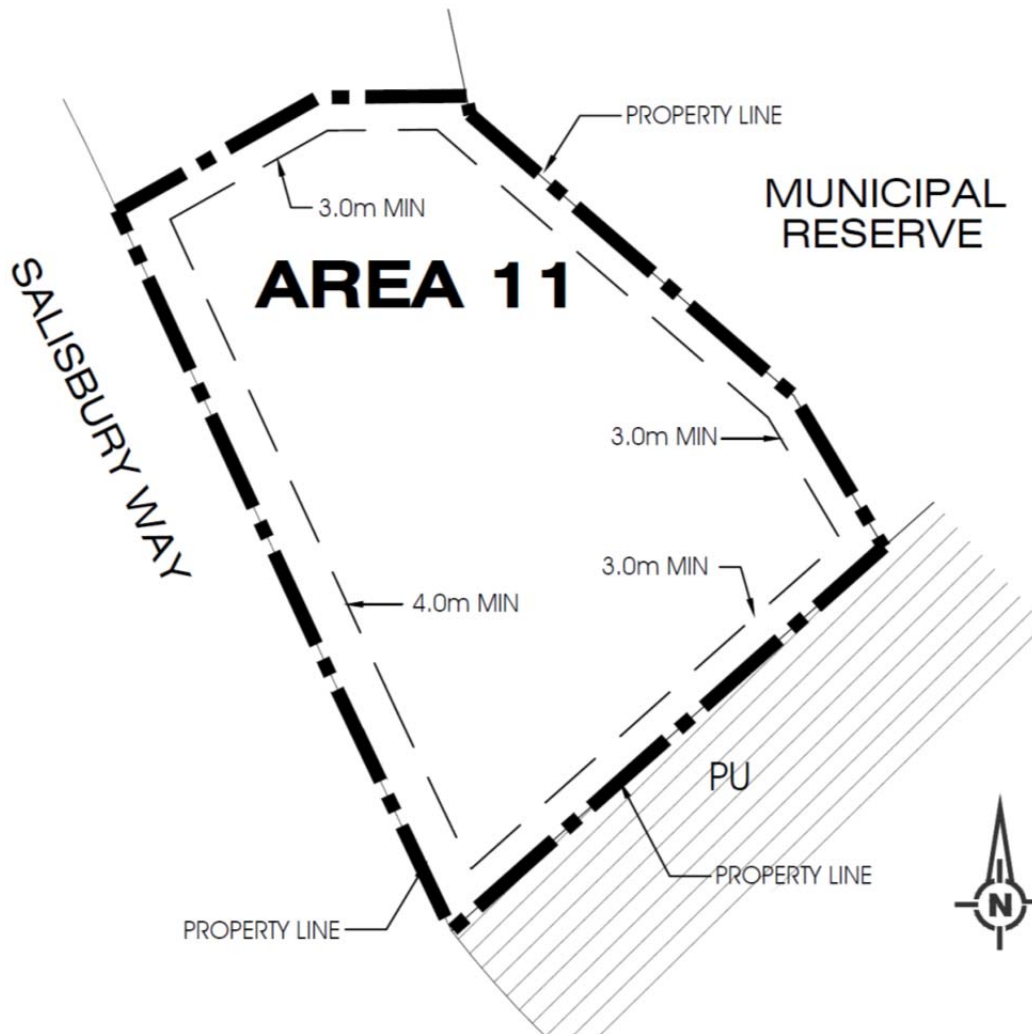
AREA 10 SITE PLAN

ATTACHMENT "B"
Page 13 of 15



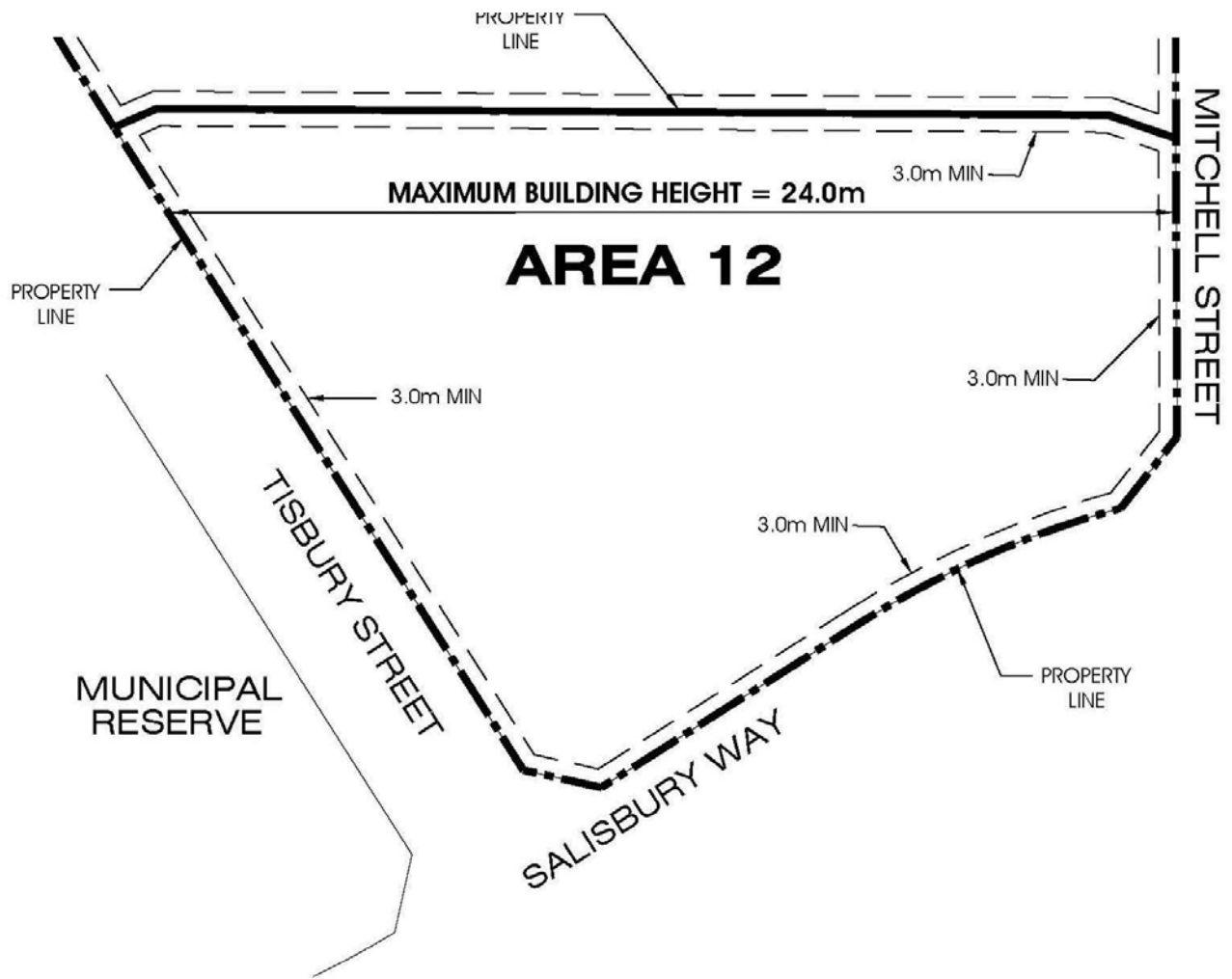
AREA 11 SITE PLAN

ATTACHMENT "B"
Page 14 of 15

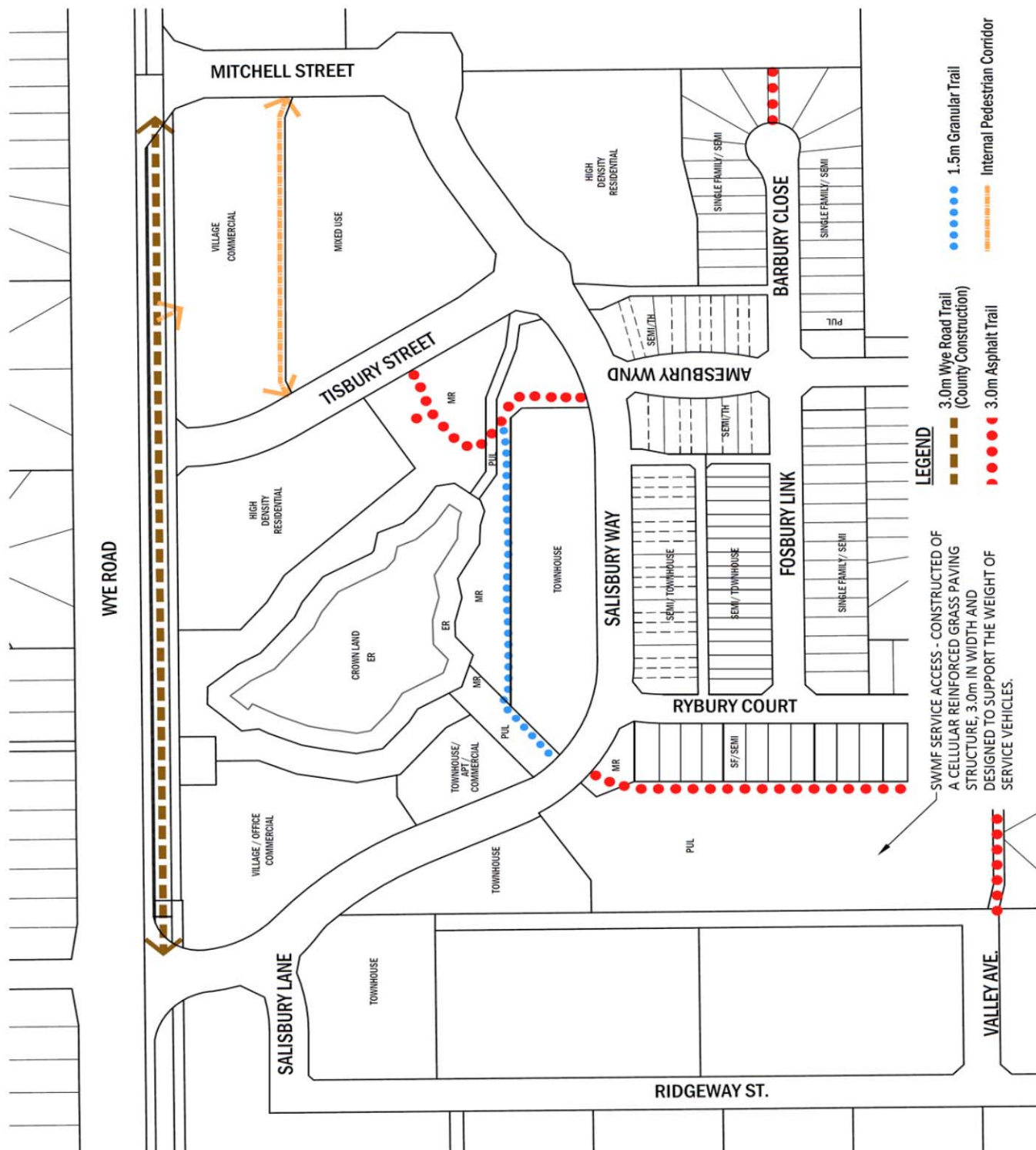


AREA 12 SITE PLAN

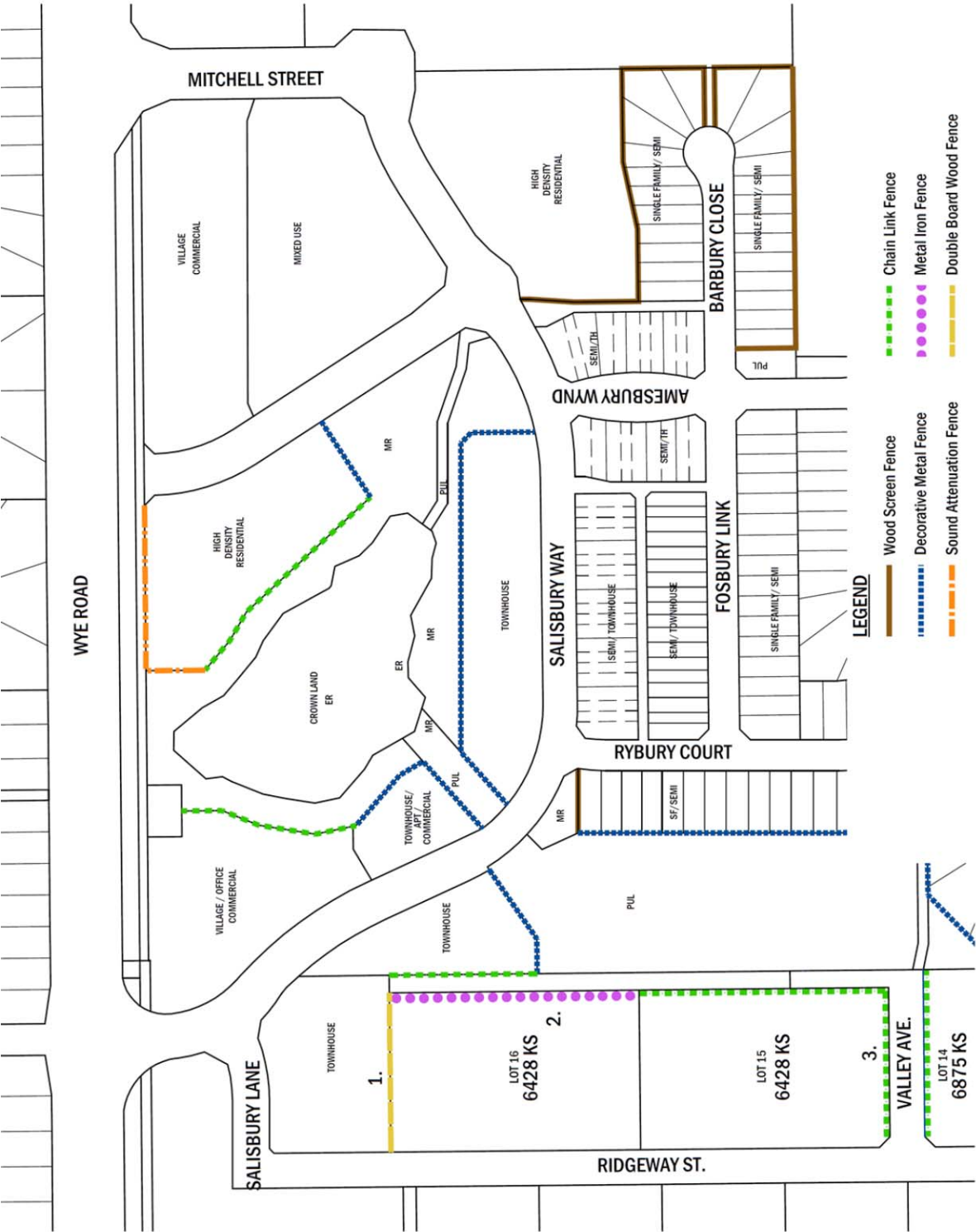
ATTACHMENT "B"
Page 15 of 15



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