Bylaw 47-2022 Revised Salisbury Village Area Structure Plan (Ward 3)

Legal Description: Lots 1 and 2, Plan 8720616 and Lot E, Plan 6159KS
Location: South of Wye Road and west of Range Road 232

Report Purpose
To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that replaces the existing Salisbury Village Area Structure Plan with an Area Structure Plan that includes a revised land use concept for Phase 3 of the Area Structure Plan area and related changes to the text.

Recommendations
1.   THAT Bylaw 47-2022, a bylaw that revises and replaces the existing Salisbury Village Area Structure Plan, be given first reading.

2.   THAT Bylaw 47-2022 be given second reading.

3.   THAT Bylaw 47-2022 be considered for third reading.

4.   THAT Bylaw 47-2022 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 47-2022 is to amend the text and maps specifically affecting Phase 3 of the Salisbury Village Area Structure Plan (ASP). Phases 1 and 2 have already been developed. The proposal revises the land use concept for Phase 3 by changing the Business Park Office and Mixed Business Park uses to Mixed Use, Low Density Residential and Medium Density Residential land uses. This change would enable a mix of both commercial and residential development in Phase 3, providing continuity with adjacent urban village development in Phase 2.

The proposal would allow for a mix of residential densities and housing types for households with varying income levels, housing needs and lifestyles. In addition, the proposed mixed-use area creates the potential for medium or high-density residential development with main-floor commercial, which would result in higher densities and opportunities for residents to have their day-to-day needs met within the urban village. The proposal includes policies intended to continue to develop a walkable and connected community with convenient access to services in Phase 3.

The proposal reorganizes municipal reserve areas as well as a reconfiguration of the road network and stormwater management facility in Phase 3 to accommodate the change in land uses. Higher-density residential land uses, standalone commercial uses and/or higher-density residential with main-floor commercial uses are proposed in the north portion of Phase 3, along Wye Road. This location would provide visibility and convenient access to the commercial development in the mixed-use area. Policies have been included in the ASP to limit the maximum height of buildings within 100 m of Range Road 232 to 10 m to provide adequate transition to the existing residential development to the east of the plan area.

Lower-density residential land uses are proposed in the south portion of Phase 3, providing a transition to existing low-density residential uses to the west and the funeral home and cemetery to the south. Figures within the ASP have been updated based on the revised land uses.

Technical studies including a Geotechnical Report, a Traffic Impact Assessment, a Noise Impact Assessment, an Environmental Site Assessment, a Biophysical Assessment and an Engineering Design Brief were submitted with this revised ASP application.

Public engagement was conducted in accordance with the approved Public Engagement Plan, which allowed in-person public meetings to be substituted with virtual meetings due to Covid-19. Two virtual meetings were held in January and July 2022. Concerns expressed by adjacent landowners were primarily in relation to the potential impact of the proposal on traffic safety and volumes on Range Road 232 as well as potential removal of trees along Range Road 232 to accommodate the proposed development.

Lots 1 and 2, Plan 8720616 and Lot E, Plan 6159KS are designated within the Compact Development Policy Area of the Municipal Development Plan (MDP) Bylaw 20-2017. The proposal is in conformance with the policies of the Compact Development Policy Area of the MDP, which promotes compact, mixed-use development in accordance with an ASP.

As part of the proposal, in consultation with administration, the applicant has taken the 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; and
b) goals, objectives, and policies have been provided and the ASP has been reorganized to better align with the requirements of the Statutory Plan Terms of Reference.

Bylaw 47-2022, if adopted, would provide the statutory framework to support concurrent Bylaw 49-2022, which would rezone portions of Lot 1 and 2, Plan 8720616.

Council and Committee History

January 21, 2020	Council adopted Bylaw 4-2020, an updated Salisbury Village ASP.
January 23, 2018	Council adopted Bylaw 3-2018, a bylaw amending the Salisbury Village ASP.
September 13, 2016	Council adopted Bylaw 40-2016, a bylaw amending the Salisbury Village ASP.
June 21, 2016	Council adopted Bylaw 23-2016, a bylaw amending the Salisbury Village ASP.
November 3, 2015	Council adopted Bylaw 51-2015, the Salisbury Village ASP.

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Other Impacts
Policy: Statutory Plans Procedure
Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, adopt a statutory plan.
Financial/Budget: n/a
Interdepartmental: The application was circulated to internal departments and external agencies.
Master Plan/Framework: Salisbury Village is designated within the Compact Development Policy Area of the Municipal Development Plan.

Communication Plan
Newspaper advertisements, letters to applicant and adjacent landowners, Strathcona County website.

Enclosures

1	Bylaw 47-2022
2	Urban location map
3	Location map
4	Air photo
5	Proposed Revised ASP Land Use Concept
6	Existing ASP Land Use Concept
7	Existing Salisbury Village ASP
8	Notification map

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