

Bylaw 49-2022 Map Amendment to Land Use Bylaw 6-2015 (Ward 3)

Legal Description:	Lots 1 and 2, Plan 8720616
Location:	South of Wye Road and west of Range Road 232
From:	DC2 – Direct Control zoning district
To:	R1C – Single detached Residential C R2A – Semi-Detached Residential R2C – Lane Specific Residential R3 – Low to Medium Density Multiple Residential PR – Recreation PU – Public Utilities PC – Conservation zoning districts

Report Purpose

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 8.27 hectares (20.44 acres) of land within Lots 1 and 2, Plan 8720616 from DC2 – Direct Control zoning district to R1C - Single Detached Residential C zoning district; R2A - Semi-Detached Residential zoning district; R2C - Lane Specific Residential zoning district; R3 - Low to Medium Density Multiple Residential zoning district; PR – Recreation zoning district; PU – Public Utilities zoning district; and PC - Conservation zoning district in accordance with concurrently proposed Bylaw 47-2022, the revised Salisbury Village Area Structure Plan.

Recommendations

1. THAT Bylaw 49-2022, a bylaw that amends Land Use Bylaw 6-2015 by rezoning approximately 8.27 hectares (20.44 acres) of land within Lots 1 and 2, Plan 8720616 from DC2 – Direct Control zoning district to R1C - Single Detached Residential C zoning district; R2A - Semi-Detached Residential zoning district; R2C - Lane Specific Residential zoning district; R3 - Low to Medium Density Multiple Residential zoning district; PR – Recreation zoning district; PU – Public Utilities zoning district; and PC - Conservation zoning district, be given first reading.
2. THAT Bylaw 49-2022 be given second reading.
3. THAT Bylaw 49-2022 be considered for third reading.
4. THAT Bylaw 49-2022 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 proposed rezoning would allow for consideration of future low to medium-density residential development and a stormwater management facility on the subject properties, in addition to supporting dedication of municipal reserve and environmental reserve that would be required at the time of future subdivision of the lands.

The subject properties are 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).

The proposed amendment to Land Use Bylaw 6-2015 is in accordance with concurrently proposed Bylaw 47-2022, the revised Salisbury Village ASP.

Bylaw 49-2022 would implement the intent of the concurrently proposed revisions to the Salisbury Village ASP relating to Phase 3, by providing opportunities for low to medium-density residential development in a portion of the Phase 3 area.

Council and Committee History

January 21, 2020 Council adopted Bylaw 4-2020, an updated Salisbury Village ASP.

September 5, 2017 Council adopted Bylaw 20-2017, the MDP.

March 10, 2015 Council adopted Bylaw 6-2015, the Land Use Bylaw, 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.

Financial/Budget: n/a

Interdepartmental: The application was circulated to internal departments and external agencies.

Master Plan/Framework: Salisbury Village ASP

Communication Plan

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

Enclosures

1	Bylaw 49-2022
2	Urban location map
3	Location map
4	Air photo
5	Notification map