



B. Dibben Submissio for Bylaws 47-2022 and Bylaw 49-2022

SALISBURY VILLAGE PHASE 3 (EAST)

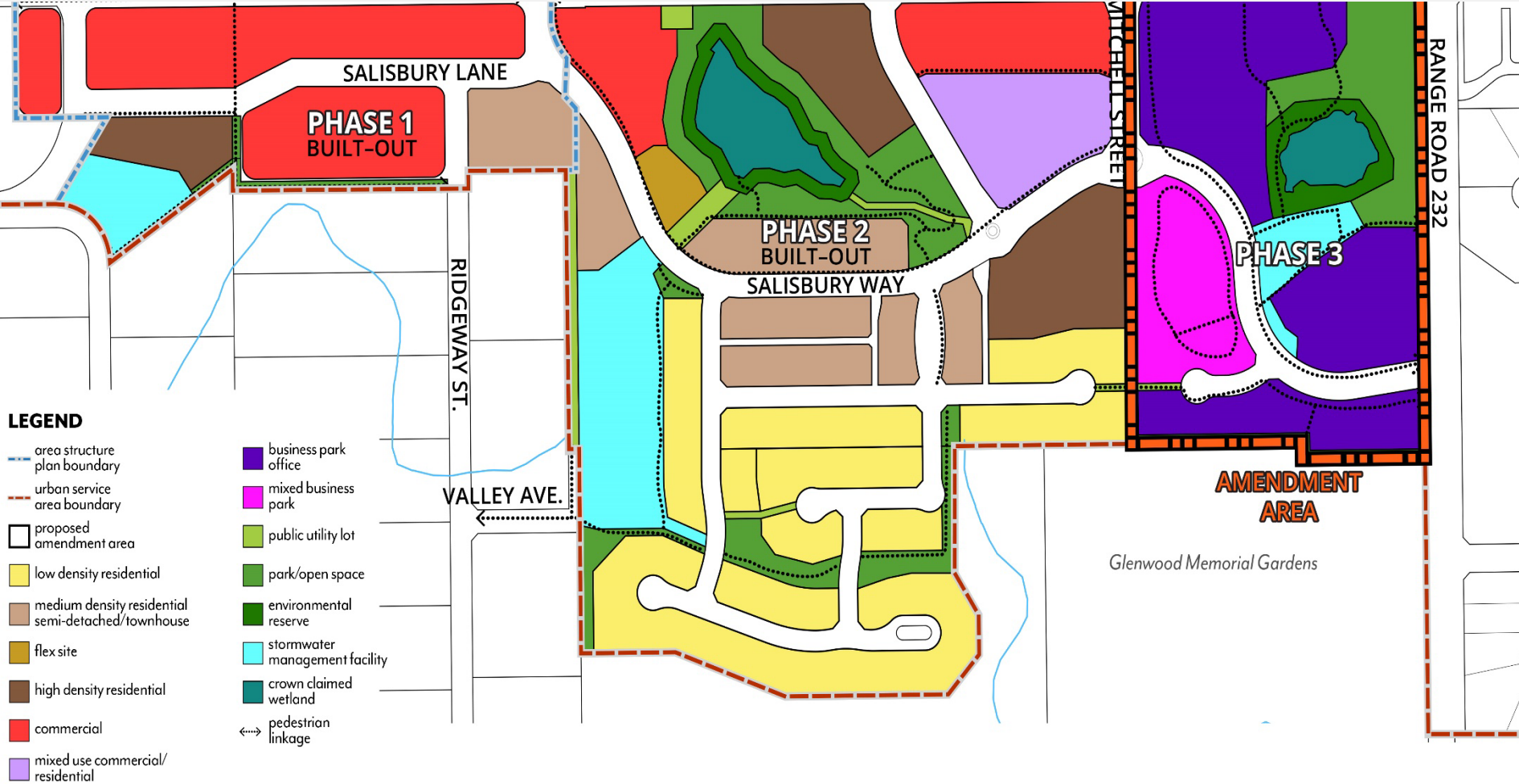
Proposed Area Structure Plan Amendment

Public Hearing
July 19, 2022

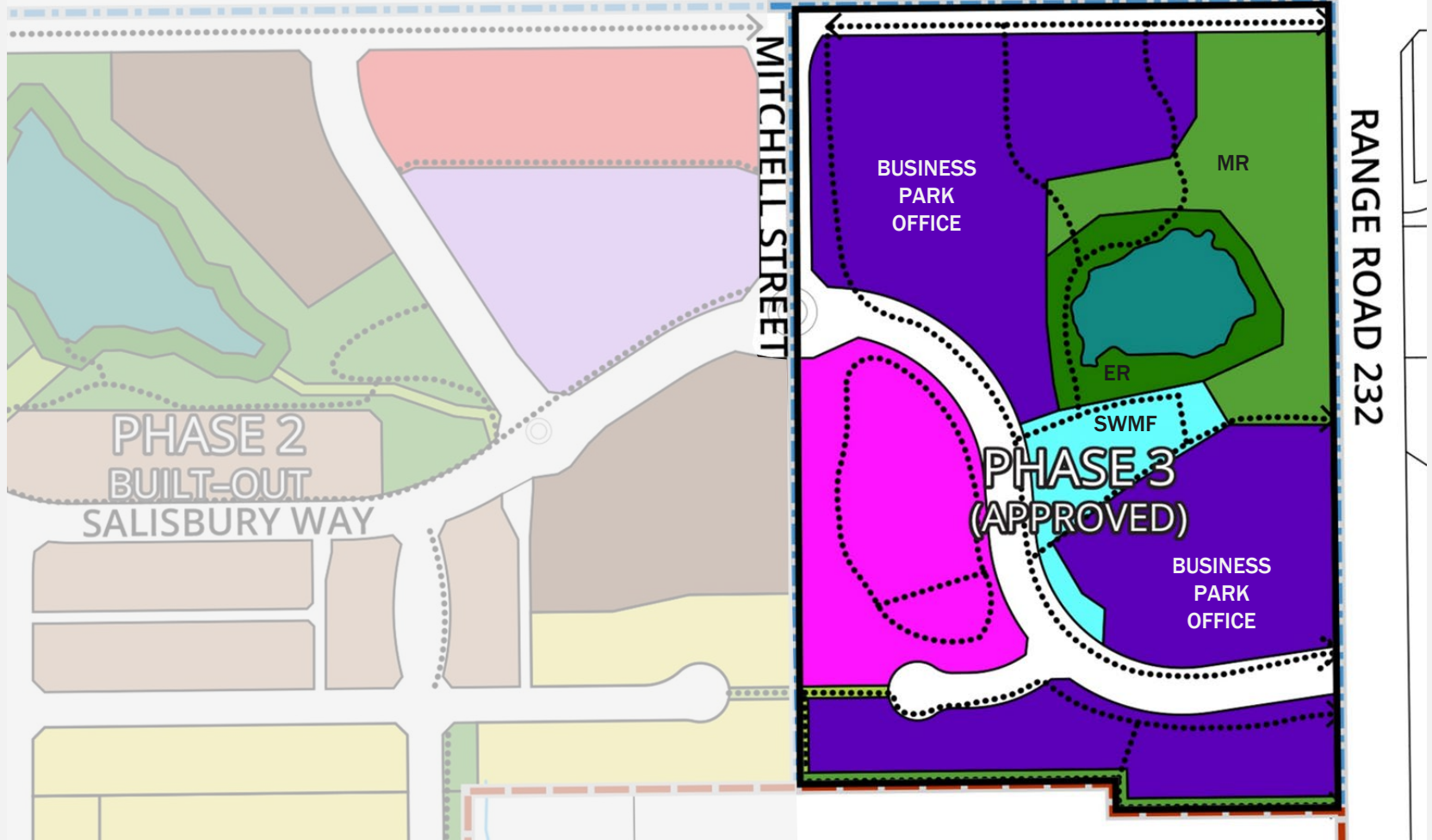
CONTEXT



APPROVED AREA STRUCTURE PLAN



APPROVED AREA STRUCTURE PLAN



PROPOSED LAND USES



Trails



Building height limited to 2 Storeys (10 m)

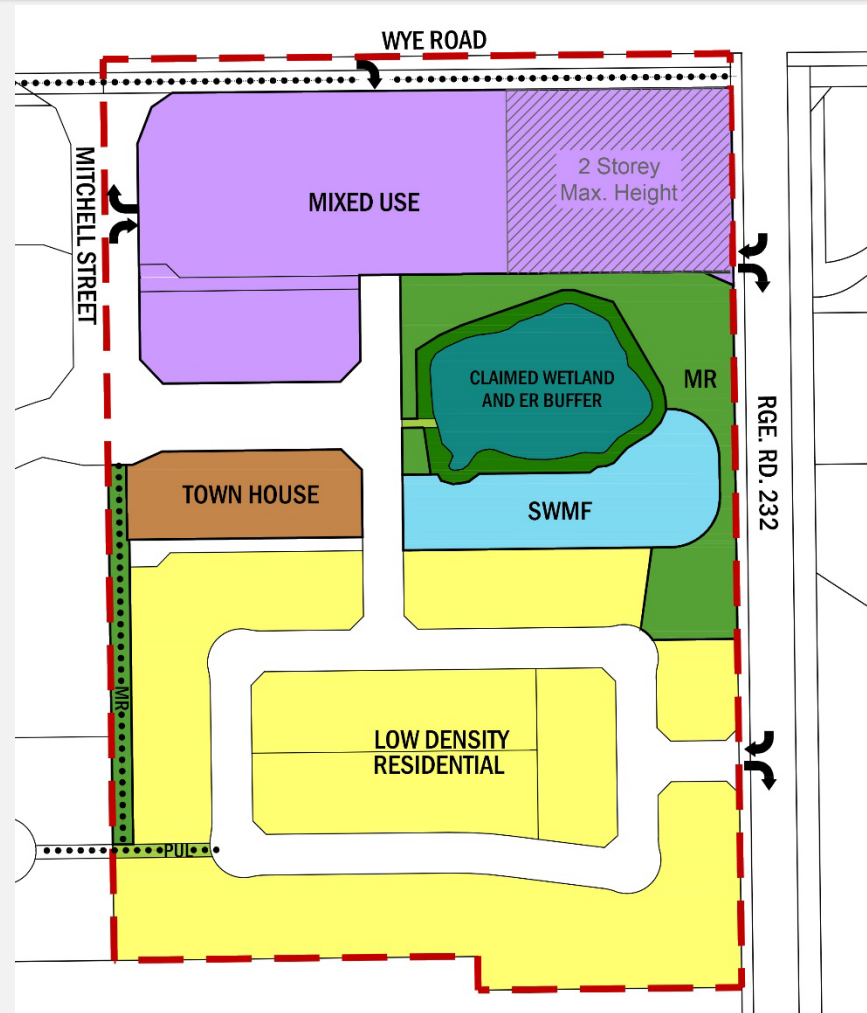
Proposed access points:



Potential right in only



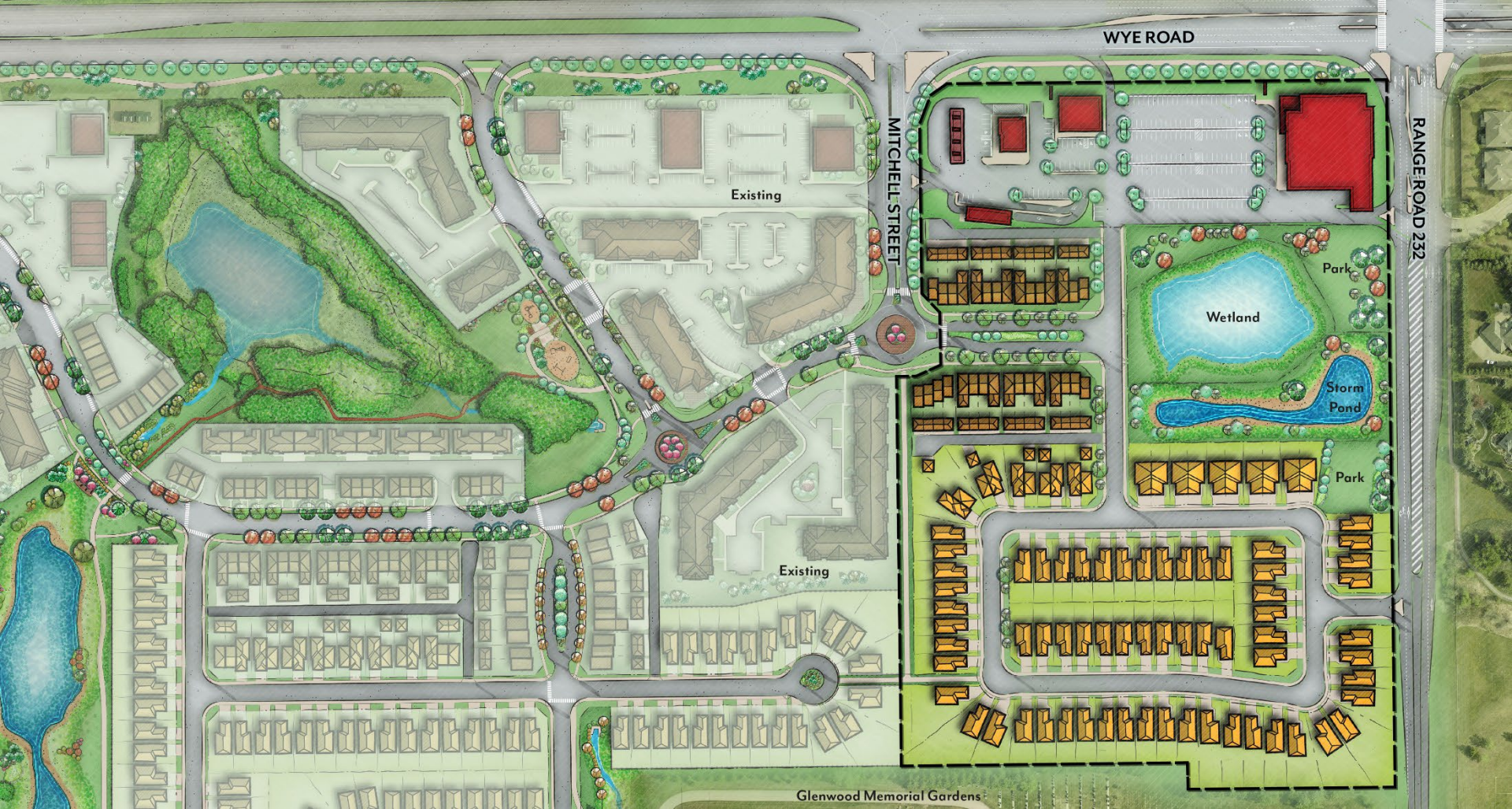
Potential right-in/
right-out only



WHY THE CHANGE – AMENDMENT RATIONALE

- 13 years old
- Good idea – not market supportive
- Reflects today's needs and wants
- Flows with existing Salisbury Village
- Allows for a 1-stage development
- Respects setbacks and heights in current plan

CONCEPTUAL SITE PLAN



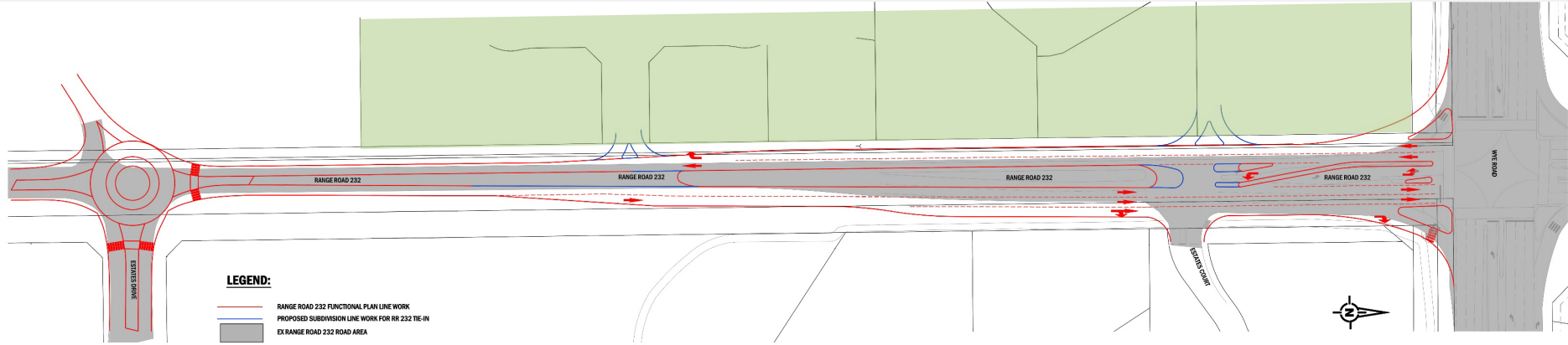
EXAMPLES OF BUILT FORM



OPEN SPACE & WETLAND



CONCEPT FUNCTIONAL PLAN



POTENTIAL INTERSECTION

