

**Bylaw 29-2023 map and text amendment to Land Use Bylaw 6-2015 (Ward 3)**

**Applicant:** Select Engineering Consultants Ltd.  
**Owner:** Salisbury East Developments Ltd.  
**Legal:** Lots 1 and 2, Plan 8720616 and Lot E, Plan 6159KS (Pt. NE 22-52-23-W4)  
**Location:** South of Wye Road and west of Range Road 232  
**From:** DC2 – Direct Control  
**To:** MU2 – Salisbury Village Mixed Use 2

**Report Purpose**

To provide information to Council to make decisions on first, second and third readings of a proposed bylaw that: a) amends Land Use Bylaw 6-2015 by adding proposed MU2 – Salisbury Village Mixed Use 2 zoning district to Part 7: Urban Service Area Zoning Districts; and b) amends Land Use Bylaw 6-2015 by rezoning approximately 3.15 hectares (7.78 acres) of land within Lot E, Plan 6159KS, Lot 1, Plan 8720616 and Lot 2, Plan 8720616 (Pt. NE 22-52-23-W4) from DC2 – Direct Control district to MU2 – Salisbury Village Mixed Use 2 zoning district.

**Recommendations**

1. THAT Bylaw 29-2023, a bylaw that amends Land Use Bylaw 6-2015 by adding MU2 – Salisbury Village district and rezoning approximately 3.15 hectares (7.78 acres) of land within Lot E, Plan 6159KS, Lot 1, Plan 8720616 and Lot 2, Plan 8720616 (Pt. NE 22-52-23-W4) from DC2 – Direct Control district to MU2 – Salisbury Village Mixed Use 2 zoning district, be given first reading.
2. THAT Bylaw 29-2023 be given second reading.
3. THAT Bylaw 29-2023 be considered for third reading.
4. THAT Bylaw 29-2023 be given third reading.

**Our Strategic Goals**

Goal 2 - Healthy and Safe Community  
Goal 3 - Responsible Development  
Governance Requirement

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

**Report**

The subject properties are located within the Compact Development Policy Area of the Municipal Development Plan (MDP) and the Mixed-Use area of the Area Structure Plan (ASP) and the proposed amendment aligns with these approved plans.

The applicant is proposing amendments to the Land Use Bylaw which, if adopted, would result in the creation of a new MU2 – Salisbury Village Mixed Use 2 zoning district and the rezoning of the subject properties to MU2. The proposed new zoning district is intended to provide opportunity for future residential and/or commercial uses in accordance with the

Salisbury Village ASP and associated technical documents. Regulations in the proposed MU2 zoning district align with ASP policies for the Mixed-Use area including:

- a) a maximum height restriction of 10.0 metres within 100 metres of the lot line abutting Range Road 232 to provide transition in height to existing residential uses on the east side of Range Road 232;
- b) a requirement for surface parking for commercial uses on the site to be at the rear of buildings or the interior of the site, or along public roads where enhanced landscaping is provided;
- c) resident parking to be on-street, underground and/or stacked parking;
- d) maximum residential density requirements for the site; and
- e) a requirement for a well-defined walkway through the site north to Wye Road to provide continuous pedestrian connectivity.

**Council and Committee History**

July 21, 2022 Council adopted Bylaw 47-2022, a revised Salisbury Village ASP.

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

March 10, 2015 Council adopted Land Use Bylaw 6-2015 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 proposed amendment has been circulated to internal departments and external agencies. No objections were received.

**Master Plan/Framework:** Salisbury Village ASP

**Communication Plan**

Newspaper advertisement, notification letters to neighboring landowners, County website.

**Enclosures**

- 1 Bylaw 29-2023
- 2 Urban location map
- 3 Location map
- 4 Air photo
- 5 Notification map