

BYLAW 29-2023
A BYLAW TO AMEND BYLAW 6-2015 THE LAND USE BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, and that a bylaw may be amended; and

The purpose of this bylaw is to amend Bylaw 6-2015 to:

- a) add a new MU2 – Mixed Use 2 zoning district to Part 7: Urban Service Area Zoning Districts; and
- b) rezone 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) to MU2 – Mixed Use 2 zoning district;

Council enacts:

Amendments 1 Bylaw 6-2015 is amended as follows:

- (a) within the chart contained in section 1.16.1., under the heading "Urban Service Area Zoning Districts", and after the row containing the text "Centennial Mixed Use 1" and before the heading "Sustainable Urban Village" adding the following text as a row in the chart:

"

Salisbury Village Mixed Use 2	MU2
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- (b) within Part 7: Urban Service Area Zoning Districts, after 7.10A MU1 – Centennial Mixed Use 1 zoning district, add 7.10B MU2 – Mixed Use 2 zoning district and before 7.11 C1 – Community Commercial zoning district as outlined on Schedule "A" attached to this bylaw;
- (c) 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) is rezoned from DC2 – Direct Control district to MU2 – Mixed Use 2 zoning district as outlined on Schedule "B" attached to this bylaw; and

(d) within Schedule 'B': Overall Zoning District Mapbooks, Urban Service Area Maps U2, U5, and U6 and Rural Area Map 52-23 R 13 be amended to reflect the change set out in section 1(c) of this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

7.10B MU2 – SALISBURY VILLAGE MIXED USE 2

7.10B.1. Purpose

To provide for pedestrian-oriented mixed-use development consisting of residential and/or commercial land uses within the boundaries of the Salisbury Village Area Structure Plan.

7.10B.2 Permitted and Discretionary Uses

Permitted Uses

Animal Grooming and Care
Business support service
Care centre, intermediate
Care centre, major
Care centre, minor
Congregate housing
Dwelling, apartment
Dwelling, townhouse
Financial service
Food service, restaurant
Food service, specialty
Government service
Laundromat
Health service, minor
Home business, minor*
Home office
Household repair service
Neighbourhood pub

Permitted Uses Cont'd

Office
Personal service establishment
Recreation, indoor
Retail, alcohol*
Retail, cannabis*
Retail, convenience
Retail, general
Veterinary service, minor

Discretionary Uses

Commercial School
Gas bar
Hotel
WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.10B.3. Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted uses or discretionary uses within this zone are:

- a) Vehicular-oriented uses shall be located a minimum of 30.0 m from the principal entrance of a building where residential use is located.
- b) Outdoor storage areas shall not be permitted.

7.10B.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.
- b) Despite 7.10B.4.a), the minimum lot width for a dwelling, townhouse shall be 5.4 m for an interior lot, 6.6 m for an end lot, and 8.4 m for a corner lot.
- c) The minimum lot depth for a dwelling, townhouse shall be 33.0 m.

7.10B.5. Development Regulations – Principal Building

- a) Setbacks
 - i) The minimum setback from a lot line shall be 4.0 m as illustrated

- in 7.10B.10.
- b) Height
 - i) The maximum height shall be 23.0 m.
 - ii) Despite Section 7.10B.5(b)(i), the maximum height shall be 10.0 m within 100 metres of the eastern lot line abutting Range Road 232.
 - c) Site Density
 - i) Area 'A' shall have a maximum of 250 residential units and Area 'B' shall have a maximum of 125 residential units as shown in 7.10B.10.
 - d) Parking, Loading and Circulation
 - i) Resident parking shall be provided by on-street, underground or stacked parking facilities, or a combination thereof.
 - ii) An internal private street may be created within the site to provide on-street parking.
 - iii) For the purpose of the MU2 - Salisbury Village Mixed Use 2 Zoning District, 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.

The internal private street shall:

- 1. Contain on-street parking along both sides of the street,
 - 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 1.2 m wide sidewalk along the entirety of both sides,
 - 4. Include a minimum 1.2 m wide landscaped area abutting the entirety of all sidewalks,
 - 5. Locate required benches, trash receptacles, bicycle parking, and lighting within the landscaped area, and
 - 6. Locate all signage outside the required 1.2 m sidewalk.
- iv) The layout of parking areas shall address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous, direct pedestrian access with driveway and drive aisle crossings. Remedial treatments such as raised pedestrian crossings, forecourts and landings, special paving, light or bollards shall be provided where a pedestrian is expected to cross a driveway or drive aisle.
- v) Surface parking areas shall be located at the rear of buildings or interior of sites.
- vi) Despite Section 7.10B.5.d)v), where enhanced landscaping is provided adjacent to a public road, a portion of surface parking may be located along Wye Road, Mitchell Street or Range Road

232.

- vii) Parking, loading and passenger drop-off areas shall be easily accessible and designed to minimize pedestrian-vehicle conflicts.
- viii) A well-defined pedestrian walkway shall be provided from an area south of the site shown on 7.10B.10 and extend north to Wye Road. This pedestrian walkway shall be a minimum width of 3.0 m and be an independent walkway within the site or incorporated into an internal private street or building sidewalk to the satisfaction of the Development Officer.
- ix) Loading and garbage collection areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent properties and from any road.

7.10B.6. Development Regulations - Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall have a minimum setback of 3.0 metres from the lot line.
- b) Accessory buildings and structures shall not exceed 4.5 m in height.

7.10B.7. Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 65%.

7.10B.8. Design Standards

Site Design

- a) Complementary and consistent signage and wayfinding materials shall be incorporated into site design to ensure clear and identifiable connections throughout the site and connecting sites.
- b) Sidewalks internal to the site shall have a minimum width of 1.2m.

Building Design

- a) Awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features may project up to 1.2 m into the minimum building setback.
- b) Mechanical equipment on the roof of any building shall be incorporated into the roof or all sides screened in a manner that is consistent with the character and finish of the building.
- c) Horizontal stretches of uninterrupted façade shall not exceed 12.0 m in length.
- d) All building facades shall include design elements, materials, and articulation that reduces the perceived mass of the building façade and adds architectural interest. Blank walls are not permitted on any façade of a building.
- e) Mixed-use commercial/residential buildings shall:
 - i) Create the appearance of regularly spaced frontages, and
 - ii) Include storefront windows.
- f) Accessory buildings and structures shall conform to the architectural design and finish of the principal building.

7.10B.9. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

WYE ROAD

RGE. RD. 232

MITCHELL STREET

4.0m Building Setback Line

Area 'B'

Approx. 1.31 ha
Max. 125 Units

4.0m Building Setback Line

Area 'A'

Approx. 1.37 ha
Max. 250 Units

LEGEND

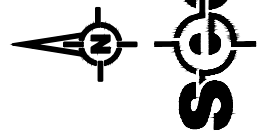
10.0m Maximum Building Height

23.0m Maximum Building Height

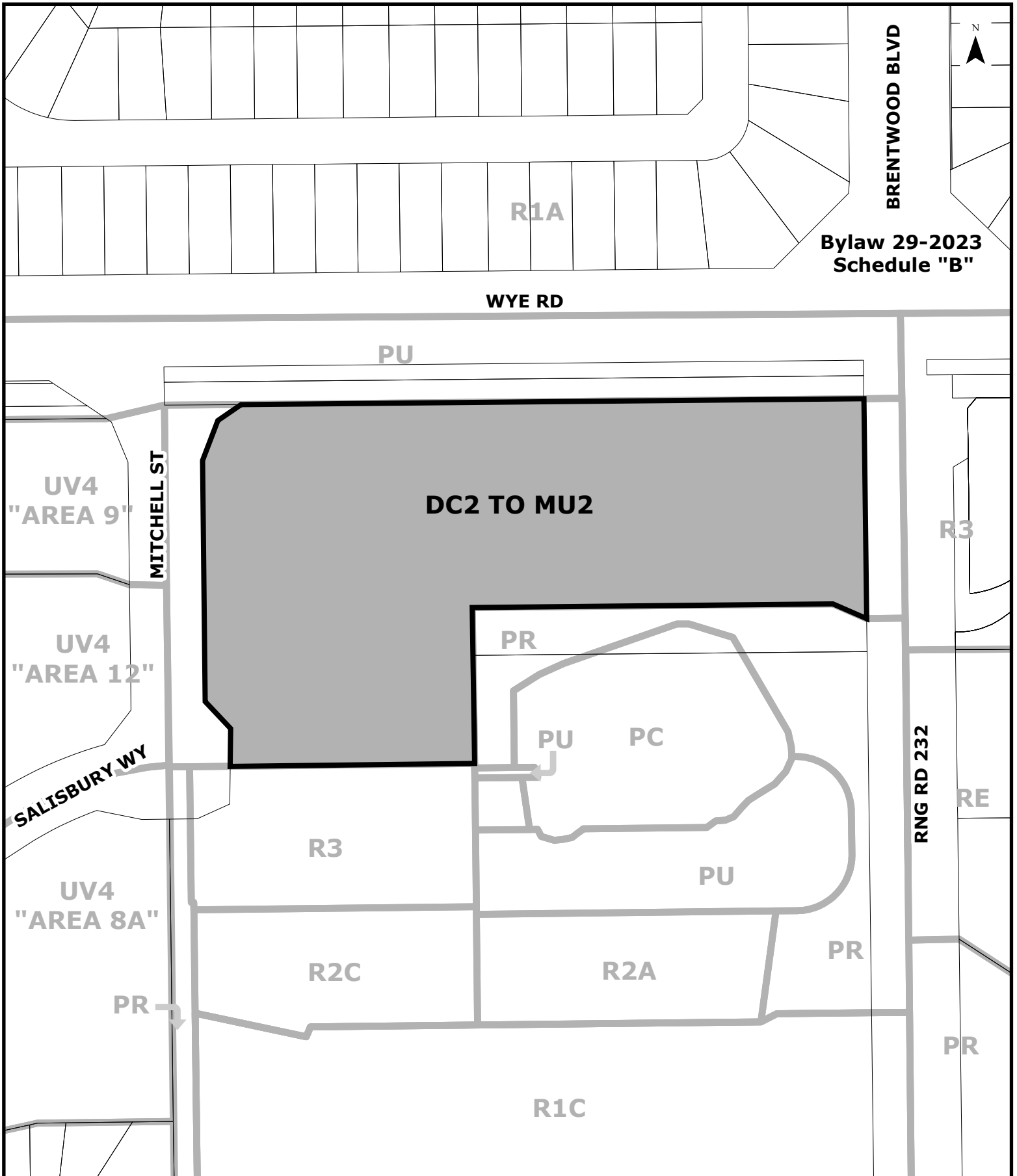
3.0m Pedestrian Connectivity

NOTE: Access locations and pedestrian connectivity are subject to change based on detailed engineering design.

SCALE 1:1500




7.10B.10 MU2 SITE PLAN
PHASE 3
SALISBURY VILLAGE



AMENDMENT MAP

**LOTS 1 & 2, PLAN 8720616
& LOT E, PLAN 6159KS**

FROM : DC2 - Direct Control District
TO: MU2 - Mixed Use 2 District

 AREA OF PROPOSED REZONING
APPROX. 3.15 ha (7.78 ac)

FILE NUMBER: 2022A006

 **STRATHCONA
COUNTY**
DATE DRAWN: Jun 06, 2023