

**Bylaw 23-2016 Amendment to Salisbury Village Area Structure Plan Bylaw 51-2015  
– Ward 3**

<b>Owners:</b>	Campbelltown Village Developments Ltd.
<b>Applicant:</b>	Select Engineering Consultants Ltd. (Brenda Peters)
<b>Legal Description:</b>	Lot 15 Block 3 Plan 1522100
<b>Location:</b>	South of Wye Road; West of Range Road 232
<b>From:</b>	Medium Density Residential - Townhouse
<b>To:</b>	Medium Density Residential – Semi-Detached/Townhouse

**Report Purpose**

To give three readings to a bylaw that proposes to amend the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015 to change the land use designation and associated text for approximately 0.93 hectares (2.30 acres) of land from Medium Density Residential - Townhouse Policy Area to Medium Density Residential - Semi-Detached/Townhouse Policy Area.

**Recommendations**

1. THAT Bylaw 23-2016, a bylaw that proposes to amend the Salisbury Village ASP Bylaw 51-2015 to:
  - a) amend Figure 4 titled Development Concept to change the policy area designation for approximately 0.93 hectares (2.30 acres) of land from Medium Density Residential - Townhouse Policy Area to Medium Density Residential - Semi-Detached/Townhouse Policy Area and delete and replace Section 2.4 – Residential to incorporate the text changes associated with the updated policy area designation; and
  - b) delete and replace Table 2: Phase 2 Land Use Statistics and Table 4: Overall Land Use Statistics to incorporate the change in policy area designation for approximately 0.93 ha (2.30 acres) of land from Medium Density Residential - Townhouse Policy Area to Medium Density Residential - Semi-Detached/Townhouse Policy Area.be given first reading.
2. THAT Bylaw 23-2016 be given second reading.
3. THAT Bylaw 23-2016 be considered for third reading.
4. THAT Bylaw 23-2016 be given third reading.

**Council History**

November 3, 2015 – Council adopted the Salisbury Village Area Structure Plan Bylaw 51-2015

**Strategic Plan Priority Areas**

**Economy:** The proposal continues to support the strategic priority area of effective and efficient municipal infrastructure as it utilizes the existing infrastructure capacity.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

**Social:** The proposal meets the social strategic goals by providing a diversity of housing types for further residential opportunity.

**Culture:** n/a

**Environment:** n/a

### **Other Impacts**

**Policy:** SER-008-007 "Area Concept Plans/Area Structure Plans". The subject parcel is located within Urban Village Policy Area of Municipal Development Plan 1-2007.

**Legislative/Legal:** The *Municipal Government Act* provides Council with the authority to pass a bylaw to amend the Salisbury Village Area Structure Plan.

**Interdepartmental:** The proposal has been circulated to internal County departments and external agencies.

### **Summary**

The purpose of proposed Bylaw 23-2016 is to enable the development of both townhouses and semi-detached dwellings on the subject lot within the Salisbury Village ASP which currently does not contemplate semi-detached dwellings. With the inclusion of semi-detached dwellings, the updated policy area designation and associated text changes provide the opportunity for an increased mix in the diversity of housing types within the urban village.

The proposed amendment does not affect the ASP's conformance with the Capital Region Growth Plan. The overall dwelling units per net residential hectare would decrease from 55.5 to 55.3; however, the density of Salisbury Village continues to significantly exceed the Capital Region Growth Plan's required density target of a minimum of 30 units per net residential hectare.

As part of Bylaw 23-2016, Table 2: Phase 2 Development Statistics and Table 4: Overall Development Statistics are also proposed to be amended to reflect the updated policy area designation. Further, the Low Density Residential Land Use Statistics in Table 4 do not reflect the ASP's current Development Concept. In this regard, the changes to the low density statistics in Table 4 will also bring the statistical numbers in alignment with the current Development Concept.

A concurrent amendment to the Land Use Bylaw 6-2015 is being proposed to reflect these proposed changes to the ASP.

### **Communication Plan**

Newspaper ad, letter

### **Enclosures**

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Existing ASP Map Designations
- 5 Proposed ASP Map Designation
- 6 Proposed Text Amendments to Salisbury Village ASP
- 7 Bylaw 23-2016
- 8 Air Photo

