

Bylaw 19-2016 Amendment to Land Use Bylaw 6-2015 – Ward 3

Applicant: Select Engineering Consultants Ltd. (Brenda Peters)
Owners: Campbelltown Village Developments Ltd.
Legal Description: Lot 15, Block 3, Plan 1522100 and Pt. NE 22-52-23-W4
Location: South of Wye Road; West of Range Road 232

Report Purpose

To give three readings to a bylaw that proposes to amend Land Use Bylaw 6-2015 to:

- a) rezone approximately 0.1 hectare (0.25 acre) within NE 22-52-23-W4 from UV4 – Salisbury Village Zoning District Area 3 (Pedestrian Corridor, Public Open Space and Public Utilities) to UV4 – Salisbury Village Zoning District Area 5 (Low Density Residential) to align the zoning with the adopted Salisbury Village Area Structure Plan Bylaw 51-2015; and
- b) amend the text of UV4 – Salisbury Village Zoning District Area 6 to reduce the minimum density regulation from 45 units per hectare to 35 units per hectare and to add semi-detached housing to the listed uses.

Recommendations

1. THAT Bylaw 19-2016, a bylaw that proposes to amend Land Use Bylaw 6-2015 to:
 - a) rezone approximately 0.1 hectare (0.25 acre) within NE 22-52-23-W4 from UV4 – Salisbury Village Zoning District Area 3 to UV4 – Salisbury Village Zoning District Area 5 to align the zoning with the adopted Salisbury Village Area Structure Plan Bylaw 51-2015; and
 - b) add semi-detached housing to the listed uses in UV4 – Salisbury Village Zoning District Area 6; and
 - c) reduce the minimum density regulation from 45 units per hectare to 35 units per hectare for UV4 – Salisbury Village Zoning District Area 6;be given first reading.
2. THAT Bylaw 19-2016 be given second reading.
3. THAT Bylaw 19-2016 be considered for third reading.
4. THAT Bylaw 19-2016 be given third reading.

Council History

March 10, 2015 – Council adopted Land Use Bylaw 6-2015, with an effective date of May 11, 2015.

Strategic Plan Priority Areas

Economy: n/a

Governance: The Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed Land Use Bylaw text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods/communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 “Redistricting Bylaws”

Legislative/Legal: The *Municipal Government Act* provides Council the authority to pass a bylaw to amend the Land Use Bylaw.

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

Summary

Bylaw 19-2016 is being proposed to achieve three amendments within UV4 Salisbury Village Zoning District.

The first amendment is in response to the recently adopted expansion of the Salisbury Village Area Structure Plan (ASP) Bylaw 51-2015 to increase the ASP area to the south. To facilitate the expansion to the south a reconfiguring to the land uses within the initial north portion of the ASP was required to provide the necessary roadway connections. As a result of the reconfiguration a 0.1 hectare (0.25 acre) area within NE 22-52-23-W4 is proposed to be rezoned from UV4 – Salisbury Village Zoning District Area 3 (Pedestrian Corridor, Public Open Space and Public Utilities) to UV4 – Salisbury Village Zoning District Area 5 (Low Density Residential) to align the zoning with the adopted ASP.

The remaining two amendments within proposed Bylaw 19-2016 are to allow for consideration of the development of approximately 10 semi-detached housing units and 23 townhousing units within Area 6 of the UV4 – Salisbury Village Zoning District. Specifically, the second amendment is to add semi-detached housing to the list of uses within Area 6 as semi-detached housing is not currently a listed use within Area 6.

The third amendment is to reduce the minimum density requirement in Area 6 from 45 units per hectare to 35 units per hectare to enable the subject area to provide semi-detached housing and still meet the density requirements. The inclusion of semi-detached housing along with the reduction in density is an acceptable change considering the increased mix and diversity of housing types that would be provided within this specific area of the Urban Village.

Bylaw 23-2016, a concurrently proposed amendment to the Salisbury Village ASP, proposes to change the designation of the subject parcel from Medium Density Residential – Townhouse to Medium Density Residential – Semi-detached/Townhouse along with associated text amendments.

Communication Plan

Newspaper advertisement, letter

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Notification Map
- 4 Proposed Map Amendment
- 5 Proposed Text Amendment
- 6 Bylaw 19-2016
- 7 Air Photo

