

Bylaw 52-2015 Amendment to Land Use Bylaw 6-2015 (Ward 6)

Owner: Campbelltown Village Developments Ltd.
Applicant: Select Engineering Consultants Ltd.
Legal Description: Lot 1, Block 9, Plan 162 0919 (NE 22-52-23-W4)
Location: South of Wye Road; west of Range Road 232
From: PS Public Services District
To: PR Recreation District
PU Public Utilities District
R1C Single Detached Residential C District
R2A Semi Detached Residential District
UV4 Salisbury Village Zoning District "Area 5"

Report Purpose

To give third reading to a bylaw as amended that proposes to rezone approximately 3.7 hectares (9.1 acres) of land in Lot 1, Block 9, Plan 162 0919 from PS Public Services District to PR Recreation District, PU Public Utilities District, R1C Single Detached Residential C District, R2A Semi Detached Residential District and UV4 Salisbury Village Zoning District "Area 5" to allow for consideration of future residential development.

Recommendations

1. THAT Bylaw 52-2015 be amended by removing a portion of Lot 1, Block 9, Plan 162 0919 from the area proposed to be rezoned, resulting in a reduction in the approximate area to be rezoned from 7.1 hectares to 3.7 hectares (17.6 acres to 9.1 acres).
2. THAT Bylaw 52-2015 be amended by rezoning half of a proposed lot (approximately 0.06 acres) that lies within Lot 1, Block 9, Plan 162 0919 to UV4 Salisbury Village Zoning District "Area 5" to match the existing zoning of the north half of that proposed lot which lies within Pt. NE 22-52-23-W4.
3. THAT Bylaw 52-2015, a bylaw that proposes to rezone approximately 3.7 hectares (9.1 acres) of land in Lot 1, Block 9, Plan 162 0919 from PS Public Services District to PR Recreation District, PU Public Utilities District, R1C Single Detached Residential C District, R2A Semi Detached Residential District and UV4 Salisbury Village Zoning District "Area 5" to allow for consideration of future residential development be given third reading, as amended.

Council History

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

October 20, 2015 – Council adopted Salisbury Village Area Structure Plan Bylaw 51-2015.

October 20, 2015 – Council held a public hearing and gave first reading to Bylaw 52-2015.

November 3, 2015 – Council gave second reading to Bylaw 52-2015

Strategic Plan Priority Areas

Economy: The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

Governance: The Public Hearing on October 20, 2015, provided Council with the opportunity to receive public input prior to making a decision on the proposed amendment.

Social: The proposal meets Social strategic goals by providing further residential opportunity next to the amenities provided for within Salisbury Village and adds to a large trail loop within Salisbury Village to promote a healthy and active community.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-022 "Redistricting Bylaws"

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

When Council gave first and second reading to Bylaw 52-2015 it proposed to rezone approximately 7.1 hectares (17.6 acres) of land in Lot 1, Block 9, Plan 162 0919 from PS Public Services District to PR Recreation District, PU Public Utilities District, R1C Single Detached Residential C District and R2A Semi Detached Residential District.

Bylaw 52-2015 is now proposed to be amended at the request of the applicant by removing a portion of Lot 1, Block 9, Plan 162 0919 from the bylaw which results in:

- the area proposed to be rezoned being reduced to 3.7 hectares (9.1 acres); and
- half of a proposed lot (approximately 0.06 acres) that lies within Lot 1, Block 9, Plan 162 0919 to be rezoned to UV4 Salisbury Village Zoning District "Area 5" to match the existing zoning of the north half of that proposed lot which lies within Pt. NE 22-52-23-W4.

Reducing the area to be rezoned would enable the developer further time to evaluate the exact lot sizes that are desired within the area prior to rezoning the entire area as originally proposed.

The amendment proposes to change the zoning on the subject lands to allow for approximately 24 single-detached residential lots, 18 semi-detached residential lots and a linear municipal reserve strip to enable a pocket park and contribute to an ultimate trail loop throughout the entire Phase 2 of the Area Structure Plan, as well as an expansion to the storm water management facility. The proposed amendment is in accordance with the Salisbury Village Area Structure Plan and County regulations and policies.

The landowner has entered into a Development Agreement to address the financial obligations of the required on-site and off-site construction for the development area.

Communication Plan

Letter to landowner

Enclosures

- 1 Urban Location Map
- 2 Location Map
- 3 Bylaw 52-2015 with proposed amendments for third reading
- 4 Bylaw 52-2015, as amended, including rezoning map
- 5 Air Photo