



Salisbury Municipal Plan Public Presentation

October 13, 2020 Council Meeting
(previously presented on February 24, 2020)



Land Use Planning By-laws

- ▶ 2 main By-laws used in land use planning:
 - ▶ Municipal Plan and
 - ▶ Zoning By-law
- ▶ **Municipal Plan** is the primary by-law containing policies that reflect the present and long-term land use goals and vision of the Village.
- ▶ **Zoning By-law** directs and protects day-to-day & future development of the municipality. Contains the regulations used to implement the policies and proposals of the Municipal Plan.
- ▶ Review of these documents occurs every 5-10 years – current By-law adopted in 2008

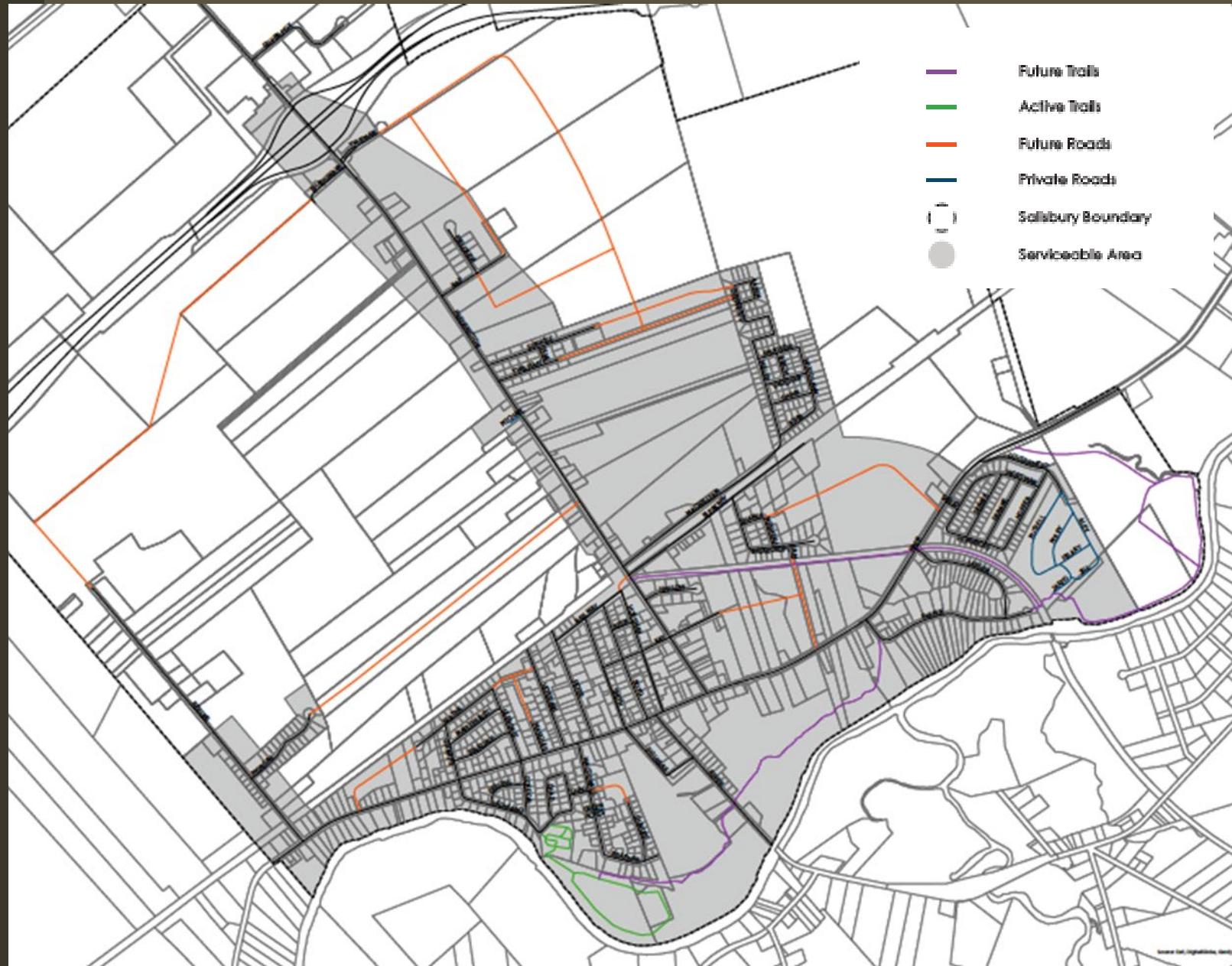


Municipal Plan & Zoning Changes

- ▶ Main change is format and streamlining of documents – more usable, removal of duplication and inconsistencies (terminology)
- ▶ Addresses/incorporates amendments rezonings and text amendments since 2008
- ▶ 6 key areas:
 - ▶ municipal services,
 - ▶ flood risk areas and the environment,
 - ▶ separation of industrial and highway commercial uses,
 - ▶ agricultural activities within the Village,
 - ▶ cannabis production, and
 - ▶ new development along the railway

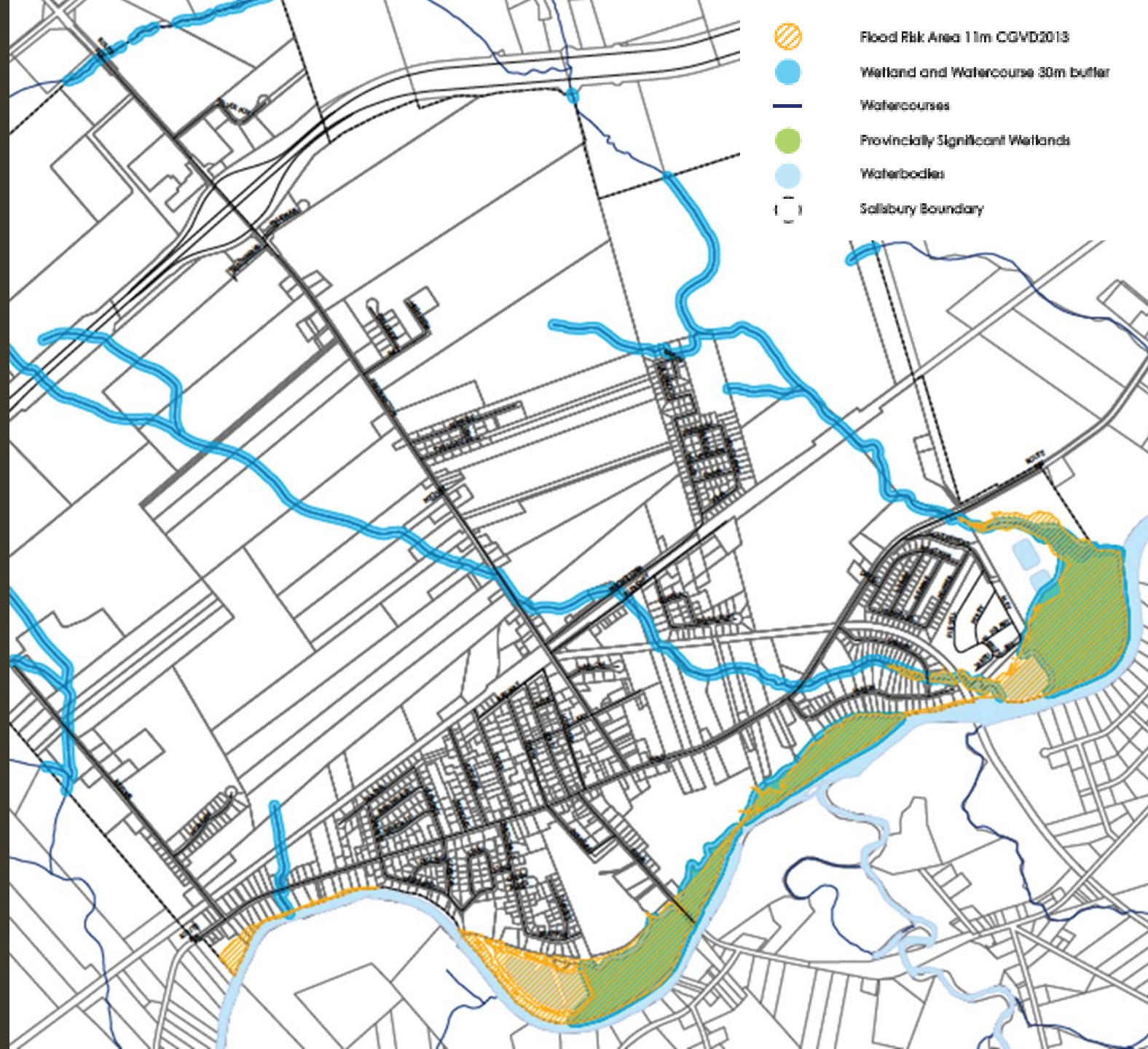
Municipal Services

- No public water system (cost prohibitive)
- **Serviceable Boundary** (direct development, gravity flow public sewer, limits expensive infrastructure)
- **Future road connections** (ensure future connectivity, secondary access points)
- **Future trail systems** (active living in community, connectivity to areas, tool for considering LPP)



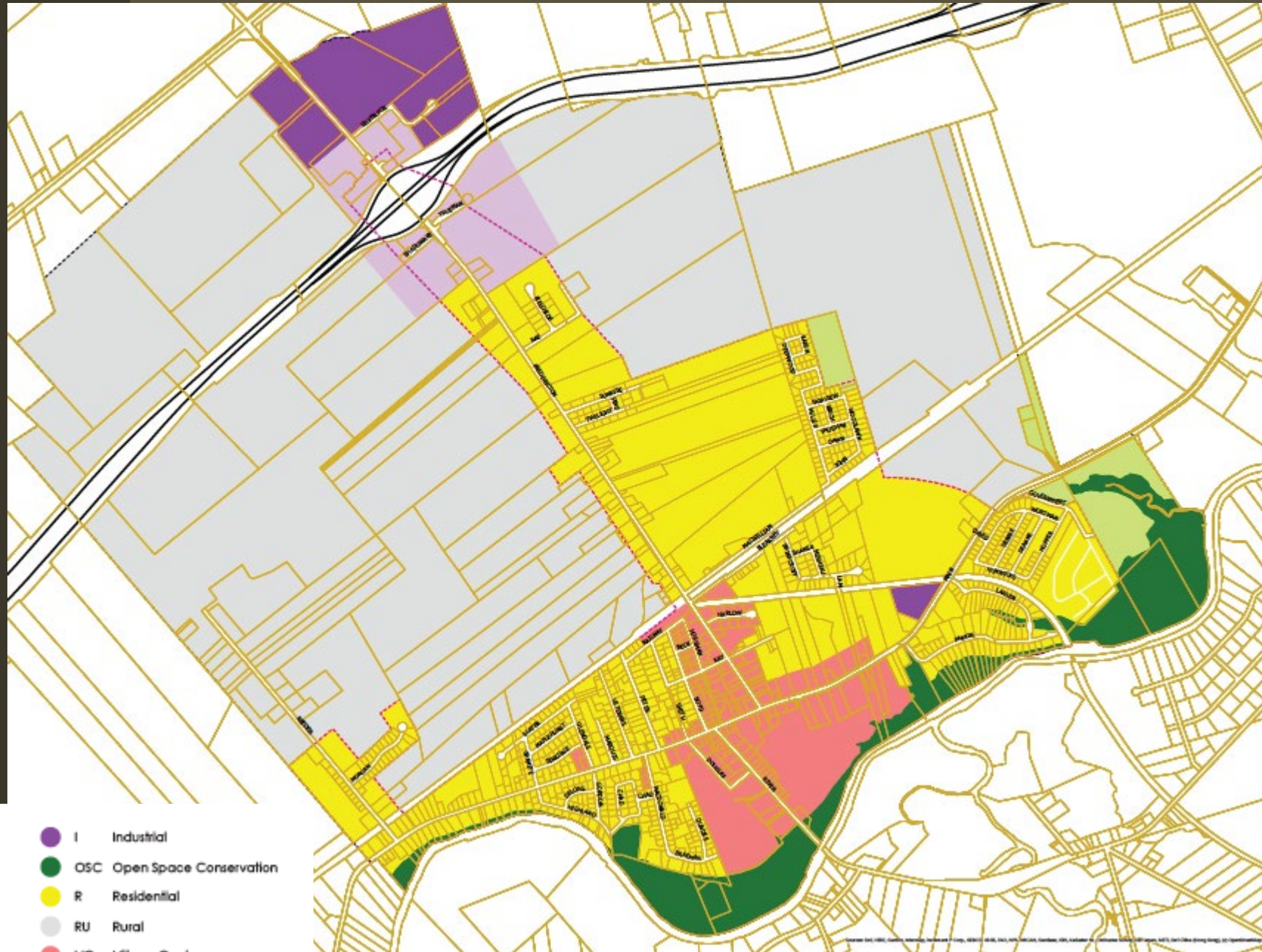
Flood Risk Areas & Environment

- Hydrographic map
- Identify area along Petitcodiac River subject to flooding base on climate change data
- Identify the 30m buffer along water courses



Future Land Use

- ▶ 2 new designations: Industrial and Open Space Conservation
- ▶ Modify designations northern Fredericton Road reflect Serviceable Boundary
- ▶ Village centre expanded as policies permit institutional and existing industrial to continue in area
- ▶ Agricultural uses still permitted in the Rural designation – outside serviceable boundary



	Serviceable Area		I Industrial
	Parcels		OSC Open Space Conservation
FLU_2020			R Residential
L_Use			RU Rural
	C Commercial		VC Village Centre
	CU Community Use		



New Land Use Activities Addressed

- ▶ Cannabis production – Industrial designation/zoning only
- ▶ New development along the railway – setbacks from the railway, exemptions proposed for existing lots that are unable to meet setback requirements