plan360

Municipal Plan and Zoning By-law Consolidation

Plan Merger: Major Changes

New & Modified Policies

- ✓ **1.3 Plan Goals** – Added objectives from WARP to supplement more urban-focused goals of former village
- ✓ **4.4 Village Centre Designation** – Changed designation to Town Centre (TC) on Future Land Use map
- ✓ **4.7.10 new policy on Sea Level Rise –** Added policy on residential development along river and coastal flooding to match other jurisdictions (OSC already in former village)
- ✓ **4.8 Rural Designation –** Added policies to recognize the increase in rural areas within the Town boundaries and accommodate rural uses
- ✓ **4.8.3 Infill Overlay –** Added IF zone to accommodate development on one-acre parcels on existing roads in rural area in line with Settlement pattern SPI

New Policy

4.6.5 new Light Industrial

Added policy to consider light industrial uses outside of the industrial designation through rezoning subject to conditions to accommodate rural realities

Decision Required

Rezoning with DA or Resolution **or** spot designate existing Commercial Industrial (CI) zones to Industrial and require all to go through a plan amendment to change designation

Staff Suggestion

- ✓ CI-zoned lands under WARP changed to Industrial designation on Future Land Use Map and zoned Industrial on Zoning Map. Future requests all through a plan amendment & rezoning request to be considered on their individual merit. Longer process allows for additional public engagement and encourages applicants towards Industrial designated area of former Village by Highway

New Policy: Light Industrial

New Policy

4.7.9 Mini homes

Mini-homes now considered single-detached dwellings outside of the serviceable boundary in line with other rural areas of the region.
No more new mini home parks permitted except as Dwelling groups.

Decision Required

Only allow mini homes on individual lots in former Village outside serviceable boundary **or** allow as a dwelling within the serviceable boundary too

Staff Suggestion

Allow on individual lots as an alternate form of home ownership

- ✓ Mini homes only allowed as a single detached dwelling outside servicable boundary in former Village, inside the serviceable area allowed in a dwelling group zone (mini home parks)

Policy Modification: Mini homes

New & Modified Policies (Continued)

- ✓ **4.8.1-13 Rural designation** – Added policies in line with other WARP areas
- ✓ **4.9.3 Conservation Uses** – Added new policy to include conservation lands to be zoned as OSC (One conservation-zoned property on old WARP zoning map to be converted to OSC)
- ✓ **6. Econ Devel (WARP)** – Added policies 6.4-6.6 to encourage rec/tourism in town including campgrounds in rural areas
- ✓ **7.1 Transportation** – 7.1.2 Added policy from WARP re. any new road developed in SLR Zone must be rezoned to DG (Prevents public infrastructure in vulnerable areas)
- ✓ **7.3 Water, Sewer, Storm** – Added policies about protection of water supplies (7.3.1) and controlling flood risk (7.3.2)
- ✓ 7.3.3 now requires water assessment study for campgrounds and dwelling group developments in addition to existing list.

New & Modified Policies (Continued)

- ✓ **7.6 Environment** – Added policies 7.6.5-7.6.15 from WARP on SLR and climate change adaptation
- ✓ **7.8 Land Annexation** – Removed this entire set of policies
- ✓ **8. Natural resources** – Added entire section of new policies in this section from WARP
- ✓ **9. Agriculture and Food Security** – Added an entire new suite of policies on Agriculture and food production from WARP
- ✓ **10. Heritage** – Replaced existing policy with standard language from WARP and added 2 new proposals
- ✓ **11. Particular development proposals** – Added language from WARP as a new section of proposals for Dwelling Groups (more than one building on a single lot)

Zoning By-law Merger: Major Changes

By-law Comparison: Cannabis Definitions

Current By-law	Proposed By-law
Cannabis Production Facility refers to both indoor and outdoor production Village - Only permitted in Industrial Zone WARP – Outdoor only permitted in RA Zone, indoor only permitted in CI Zone	Added or amended various definitions to bring them in line with the WARP and other merged plans for consistency. • Cannabis production (indoor) • Cannabis production (outdoor) Indoor definition includes research, testing and processing

Outcome

Greater delineation between intensive processing and seasonal harvest

✓ Follow Former Village Regulations – indoor or outdoor only allowed in Industrial zone, any new proposed locations not in an industrial zone trigger Municipal Plan & Rezoning to Industrial

Current By-law	Proposed By-law
Access does not differentiate between municipal and provincial roads	New language requiring access permit on non-municipal roads

Outcome

- ✓ By-law better reflects delegation of responsibilities between provincial and municipal roads

By-law Comparison: Scope

Current By-law	Proposed By-law
N/A	Added language about development on Crown Land as per WARP *"In any zone, all development on Crown land must comply with Section 129 of the Act."*

Outcome

✓ Reinforces compliance with Community Planning Act

By-law Comparison: Permitted Uses

Current By-law	Proposed By-law
Unserviced minimum lot sizes only specified within Highway Commercial, Industrial, Community Use and Open Space Conservation Zones (4704m²)	Added generic lot size requirement for anything unserviced other than what is listed in zones

Outcome

- ✓ Extends unserviced lot size requirements to additional zones in a uniform manner

By-law Comparison: Lot Sizes

Current By-law	Proposed By-law
No current minimum dwelling sizes in Village of Salisbury Zoning By-law	Added size of dwellings from WARP: *"No dwelling unit may have a floor area less than* ~~*a) 32 square metres, in the case of a bachelor apartment; or*~~ *b) 45 square metres in the case of any other dwelling unit"*

Outcome

- ✓ Sets a minimum dwelling size (building footprint) throughout Town of Salisbury boundaries of 45 sq m = 484 sq ft

By-law Comparison: Size of Dwellings

Current By-law	Proposed By-law
Rural Zone within the Village of Salisbury had a height limit of 11m	Added provision that size and height limits to do not apply to accessory building in Agriculture, Rural, Resource Development or Intensive Resource Development zones as per WARP

Outcome

- ✓ Better accounts for rural development that now occurs in the Town of Salisbury's post-reform boundaries (e.g. grain silos).

By-law Comparison: Accessory Buildings

Current By-law	Proposed By-law
Fencing general and zone-specific provisions in Residential, Commercial and Industrial Zones	**Fencing** Fencing provision exemptions for agriculture uses
Development near Agricultural Areas N/A	**Development near Agricultural Areas** Introducing setbacks and reciprocal setbacks near agricultural operations

Outcome

- ✓ Fencing provisions from former Village of Salisbury will not inhibit agricultural uses that span the Town of Salisbury
- ✓ Setbacks ensure greater compatibility between agricultural uses and their surroundings

Fencing + Setback changes for Agricultural uses

Current By-law	Proposed By-law
Only allowed under WARP outside Village of Salisbury (except industrial) i.e. shipping containers	Restricted in serviced areas while allowed in unserviced areas

Outcome

Maintains similar use patterns under consolidated By-law

- ✓ Allow shipping containers as accessory buildings in Rural, Agriculture, Resource Development, IRD or Industrial zones (areas outside serviceable boundary)

By-law Comparison: Vehicle Bodies

By-law Comparison: Parking Standards

Current By-law	Proposed By-law
Village of Salisbury Zoning By-law prescribes parking standards for different uses	Parking lot standards limited to lots in the Serviceable Boundary Maintains WARP multi-unit requirements

Outcome

- ✓ Maintains similar parking standards between former Village and WARP under consolidated By-law. Propose reducing multi unit to 1.25 spaces/ unit

Current By-law	Proposed By-law
2-unit dwellings permitted in all zones	Permitted only as secondary suites in main dwelling (not in accessory building) Permitted as secondary uses in RR, and RA zones

Outcome

Prevents excessive development in unserviced areas in line with SPI

- Just stating that currently serviced areas of Village allows 2 unit dwellings as-of-right,
- New by-law proposes to only allow 2 units as a secondary use in the RR and RA zones (former unincorporated)

By-law Comparison: Accessory Dwelling Units

Current By-law

Generic “Home Occupation” term includes those located within the house AND within accessory structures

- Those within homes cannot exceed **35%** of floor area (max430 sq ft)

-25%WARP

- Excludes vehicle repair shops

Proposed By-law

Home occupations: Generic/umbrella term

Home-based business: in the house, cannot exceed 35% of home’s floor area (max430 sq ft)

Home industry: in accessory building, includes vehicle repair shop

Outcome

- ✓ Encourages separation of intensive nuisance-generating home industries from serviced village area while permitting them in rural areas, requires addition of definitions.
- ✓ Decide if want vehicle repair shops in serviced zones as home industry – only in rural zone

By-law Comparison: Home Occupations

New Zones

- ✓ ADDED WARP Agricultural (A) Zone
- ✓ ADDED WARP Intensive Resource Development (IRD) Zone to Salisbury
- ✓ ADDED Rural Residential (RR) Zone for established 1-acre residential uses in unserviced areas
- ✓ ADDED SLR Overlay Zone to Salisbury information
- ✓ ADDED Infill Overlay (IF) Zone to provisions

ADDED Dwelling Group (DG) Zone to provisions – use for former mobile home

Zone Changes

- ✓ CHANGED Residential Use (RU) to Residential Serviced (RS) Zone
- ✓ CHANGED Village Centre (VC) to Town Centre (TC) Zone
- ✓ CHANGED Salisbury Intensive Resource Development Zone (IRD) to RD with permitted uses under WARP provisions
- ✓ CHANGED CONS land of WARP to OSC Zone (1 property)

New Zones + Zone Changes

New + Modified Definitions

- ✓ **Dwelling** – WARP included Mobile/Mini Homes (would allow on individual lots including serviced if left in definition – only on rural lots
- ✓ **High Impact entertainment use** – to distinguish between racetracks and amusement parks
- ✓ **Home Based business** & **Home industry** – definitions added for in-home versus in accessory structure
- ✓ Manufactured to **mini home** – to avoid confusion over prefabbed dwellings.

Billboard signs – did not allow in village, WARP allowed offsite signage but when Salisbury new entity became a Town the DTI Highway Advertisement regulations do not apply. Use former Village signage regulations which do not allow offsite signage, does allow businesses to place wider range of signage on their businesses and have directional signage on site

- ✓ **3.30 Camps** – Added as per WARP
- ✓ **3.31 Kennels** – Added as per WARP
- ✓ **3.32 Campgrounds** – Added as per WARP

Lot Size Review

Salisbury Public Sewer Private water	Single Unit Dwelling	Two Unit Dwelling, Residential Care Facilities Institutional & Recreation Uses	Semi-detached Dwelling	Multiple Unit Dwelling
Minimum Lot area	1207.7 m^2 (12,999.68 ft^2)	1363 m^2 (14,671.3 ft^2)	681.5 m^2 (7,335.6 ft^2)	1545 m2 (16,630.4 ft2)+ 102 m2(1,097.9 ft2)/dwelling unit over 4
Minimum Lot frontage	30.5 m (100 ft)	30.5 m (100 ft)	15.25 m (50 ft)	36 m (118 ft) + 1.5m (4.9 ft) /dwelling unit over 4
Minimum Front or Flankage Yard	12 m (39.3 ft)	12 m (39.3 ft)	12 m (39.3 ft)	12 m (39.3 ft)
Minimum Rear Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)
Minimum Side Yard				4.6 m (15 ft) or ½ height of the main building (the greater of) 4.6 m (15 ft) or ½ height of the main building (the greater of)
one side other side	3 m (9.8 ft) 1.2 m (4 ft)	4.6 m (15 ft) 1.2 m (4 ft)	4.6 m (15 ft) 0m (common wall)	
Maximum Building Height	11 m (36 ft)	11m (36 ft)	11 m (36 ft)	15 m (50 ft)
Maximum Lot Coverage	50%	50%	50%	50%

WARP Public Sewer Private water	Single unit	2 unit	3 unit	Multi unit
Minimum Lot area	672m2	1022m2	1363m2	1545m2 +102m2/ea unit over 4
Minimum Lot frontage	23 m	27m	32m	36m +1.5m unit over 6
Minimum Depth	30 m	30m	30m	30 m

- Going with the lot sizes of the former Village, Agreed to add proposal to Plan for Council to review the rational behind the lot size discrepancies.

Lot size – Add proposal to review