

APPENDIX "F" - HOLDING PROVISIONS FOR SPECIFIC LANDS

109. Notwithstanding Section 17 of this Bylaw, within the lands zoned D-6 and shown as being affected by this Subsection on Schedule 84 of Appendix "A":

- i) No residential use shall be permitted until a detailed transportation (road) and stationary noise study has been completed and implementation measures recommended to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review stationary noise sources in the vicinity of the site, the potential impacts of noise (e.g. HVAC systems) on the on-site sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.
- ii) No development on the lands shall occur until such time as an Urban Design Brief is approved by the City's Director of Planning demonstrating a high quality of urban design that contributes positively to the public realm and streetscapes with adequate onsite amenity.

(By-law 2023-162, S.5)