

(120H) – Notwithstanding Section 6.2, Table 6-1 of this By-law within the lands zoned Strategic Growth Area Four Zone (SGA-4) and shown as being affected by this subsection on Zoning Grid Schedule 143 of Appendix “A”, no new *residential* or other sensitive land uses shall be permitted until such time as the following conditions have been met and this holding provision has been removed by by-law:

- a) A detailed transportation (road) and vibration noise study have been completed and implementation measures addressed to the satisfaction of the *Region* and the *City*.
- b) A detailed stationary noise study has been completed and implementation measures addressed to the satisfaction of the *City*. The detailed stationary noise study shall review the potential impacts of the points of reception (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.
- c) A satisfactory Transportation Impact Study including a Safety Analysis for the proposed access and pedestrian crossing of the LRT, is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services. This Holding Provision shall not be removed until the *City* is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such Transportation Impact Study has been approved and that “acceptable arrangements” have been made for the implementation of any recommended roadworks or other improvements.
- d) An updated Functional Servicing Study and Stormwater Management Report have been completed to the satisfaction of the *Region*.
- e) Only existing buildings and structures are permitted until such time as the *Region* and/or the *City* has provided written confirmation that sufficient water supply capacity is available to service the proposed development, in accordance with any applicable water allocation by-law(s) and policies, and the holding symbol affecting these lands has been removed by bylaw.

(By-law 2026-084, S.6 – June 1, 2026)