

PART 7C

UH – URBAN HOLDING ZONE

7C.1 INTENT

The Urban Holding zone is intended to:

- (a) provide for orderly transition of agricultural land to other uses in areas planned for eventual urban development;
- (b) defer urban development until the City and other local government bodies determine that adequate public facilities can be provided;
- (c) ensure that future urban development is compatible with local land use plans and policies;
- (d) provide opportunities for periodic review to determine whether all or part of the lands should be transferred to another zone; or
- (e) hold land in the floodway that is not suitable for development.

7C.1 APPLICATION

- (1) The Urban Holding zone shall apply to lands predominantly used for agricultural or open space purposes, including those located within a floodway.
- (2) The regulations, standards and requirements prescribed in Part 7C apply to all land uses, proposed land uses, development and proposed developments in the Urban Holding zone.
- (3) The requirements of Chapter 1 apply to all proposed land uses and developments in the Urban Holding zone.

7C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 7C.T1 lists building types that are permitted or discretionary in the Urban Holding zone.
- (2) Any building types other than those listed in Table 7C.T1 are prohibited in the Urban Holding zone.

TABLE 7C.T1: URBAN HOLDING ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---
T1.4	• Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---

3.2 LAND USE REQUIREMENTS

- (1) Table 7C.T2 lists land uses and land use intensities that are permitted or discretionary in the Urban Holding zone, subject to compliance with:
 - (a) the land-use specific regulations in Table 7C.T2;
 - (b) the development standards in Subpart 7C.3;
 - (c) the parking and loading requirements in Subpart 7C.6;
 - (d) the landscaping and aesthetic screening requirements of Subpart 7C.7;
and
 - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use or land use intensity listed as discretionary in Table 7C.T2, the City shall refer to the Review Criteria for discretionary uses listed in section 1E.3.4 of Chapter 1.
- (3) The following land uses are prohibited in the Urban Holding zone:
 - (a) any land use that is not listed in Table 7C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7C.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

TABLE 7C.T2: URBAN HOLDING ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Agriculture, Indoor • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Day Care”, “Institution, Education” or “Open Space, Active” land use; and</p> <p>(b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.2	<ul style="list-style-type: none"> • Agriculture, Outdoor • Drive-Through/Drive-In Accessory • Open Space, Campground 	---	Discretionary	---
T2.3	<ul style="list-style-type: none"> • Assembly, Community 	---	Discretionary	Outdoor Use Only.
T2.4	<ul style="list-style-type: none"> • Dwelling, Unit 	---	Discretionary only when accessory to a permitted or discretionary use.	The Dwelling, Unit land use shall only occur be in a Detached building.

TABLE 7C.T2: URBAN HOLDING ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.5	• Dwelling, Secondary Suite	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or,</p> <p>(ii) 80 square metres.</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified.</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

7C.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The development standards laid out in Table 7C.T3 shall apply to all permitted and discretionary buildings in the Urban Holding zone.

TABLE 7C.T3: URBAN HOLDING ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	3500 square metres
T3.2	Minimum Frontage	40 metres
T3.3	Minimum Front Yard Setback	7.5 metres
T3.4	Minimum Rear Yard Setback	8.0 metres
T3.5	Minimum Side Yard Setback	3 metres
T3.6	Minimum Total Side Yard Setback	6 metres
T3.7	Maximum Site Coverage	17 %
T3.8	Maximum Building Height	15 metres
T3.9	Maximum Floor Area Ratio	0.25

4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) Where a lot's front lot line is curved, the lot frontage shall be measured as the distance between the side lot lines along a line drawn parallel to and six metres distance from tangent to the midpoint of the front lot line as shown on Figure 7C.F1.
- (3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street as shown on Figure 7C.F2.

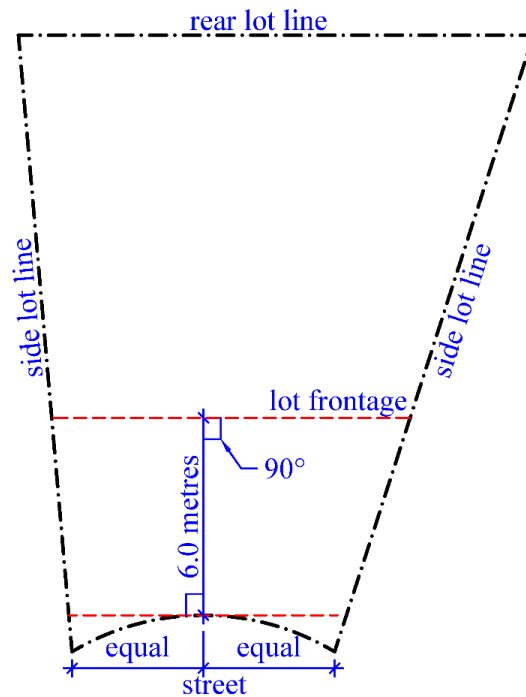


Figure 7C.F1: Minimum Lot Frontage on a Curved Front Lot

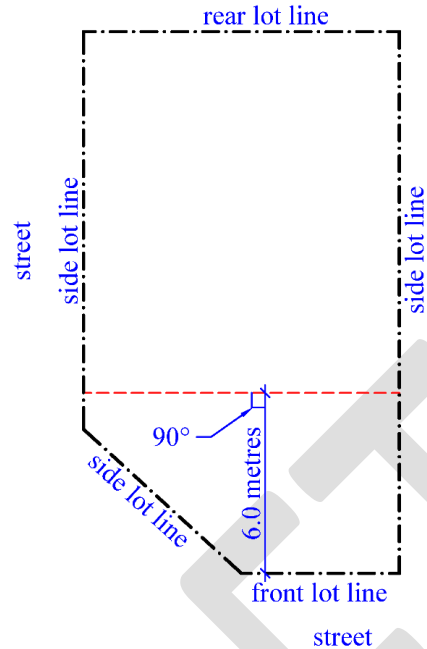


Figure 7C.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7C.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

TABLE 7C.T4: URBAN HOLDING ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yard • Flankage Side Yard • Rear Yard 	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> • Front Yard 	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7C.4.4(2), the maximum building height prescribed in Table 7C.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7C.4.4(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7C.T3.

- (2) Notwithstanding subsection 7C.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Urban Holding zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:
 - (a) the accessible building entrance, where one exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in Subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

- (a) an area provided to meet the total site landscaped area; or
- (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 7C.T5 apply to development in the Urban Holding Zone.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7C.T5: URBAN HOLDING ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle Stalls Required
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.
T5.2	All other land uses	One stall is required per 175 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7C.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.

- (4) Notwithstanding subsections 7C.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 motor vehicle parking stalls that are developed on a lot, whether to meet the parking requirement in Table 7C.T5 or not, the developer shall develop either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 7C.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The following land uses in the Urban Holding zone require a minimum total site landscaping area of ten per cent:
 - (a) Public Use, General; and
 - (b) Assembly, Community.
- (2) The following land uses in the Urban Holding zone do not require landscaping:

- (a) Agriculture, Indoor
 - (b) Drive-Through/Drive-In Accessory
 - (c) Open Space, Active; and
 - (d) Open Space, Campground,
- (3) The landscaping requirements are for a principle use only.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all development in the Urban Holding zone:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and
- (c) a minimum of one shrub per 40 square metres of required site landscaped is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or in shrub beds.
- (2) The total site landscaping area, as required by subsection 7C.7.1(1), may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 7C.F3);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7C.F3 may be subject to additional landscaping requirements.

- (4) Boulevard areas shall only be used to fulfil the total site landscaping area upon the approval of the Development Officer.

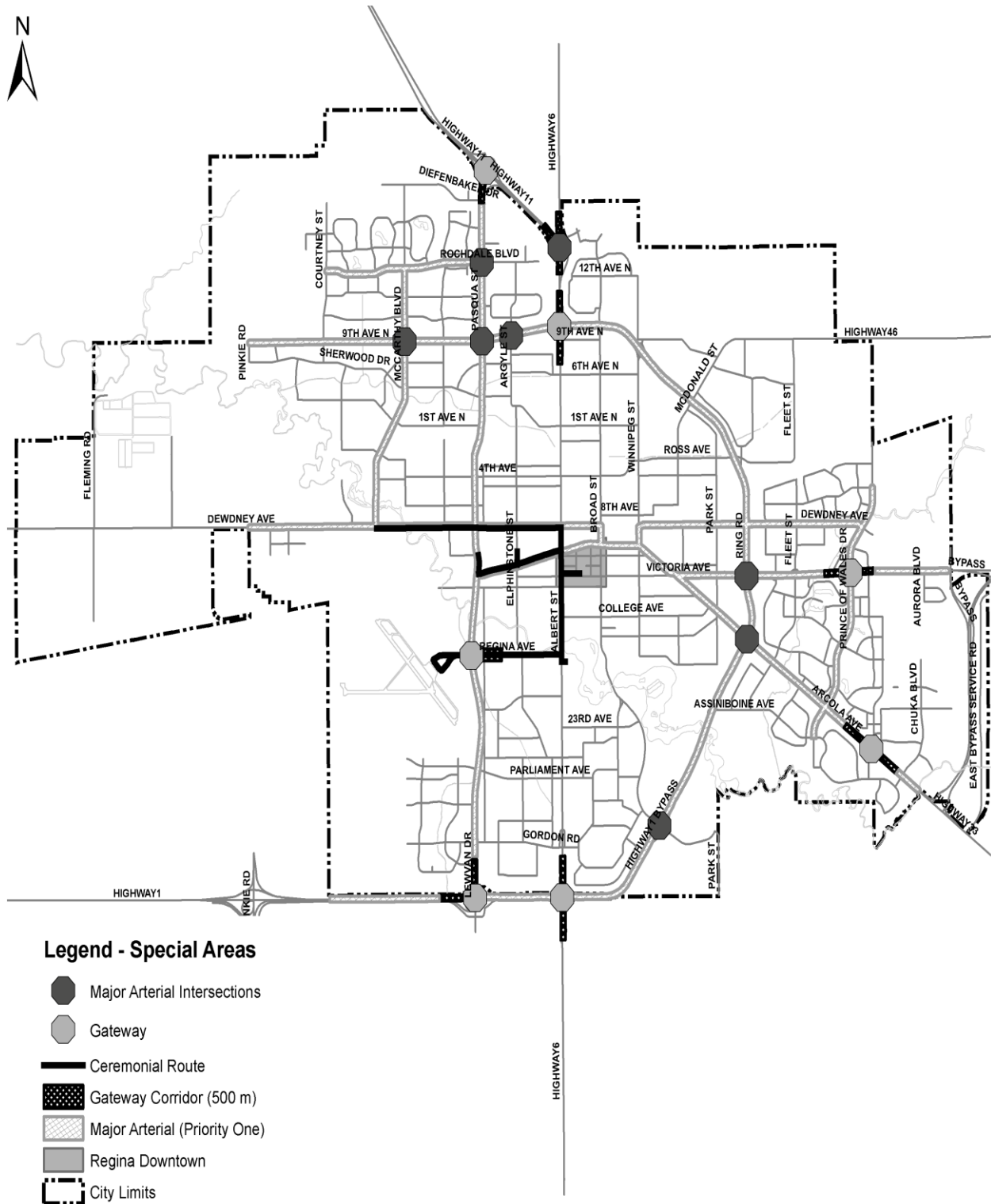


Figure 7C.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Urban Holding zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any maneuvering area or loading/unloading bay.