

7.11 Development within Interim Land Use Corridors

Interim use areas are identified through statutory plans and other studies, and are intended to accommodate temporary non-residential development on a limited term basis. The City anticipates that development can be accommodated in these areas provided that it does not limit or impede the intended future development concepts that is – or will be – established through long-range plans.

Administrative Standards

- (1) The regulations contained within this section apply to all areas defined as Interim Use Areas by **Map 7**.
- (2) The areas shown on **Map 7** and the other regulations within this section do not change the existing Land Use Districts which apply to any of the subject properties.
- (3) Within the areas shown on Map 7, the Development Authority is given discretion to impose restrictions on where a proposed interim use can locate within the parcel. In determining such restrictions, the Development Authority shall consider:
 - (a) The nature of the proposed interim use
 - (b) The anticipated traffic and intensity of the proposed use, and
 - (c) The interim use's compatibility with surrounding parcels and land uses.
 - (d) Potential visual and nuisance impacts on surrounding properties and visual impacts with site frontage onto major transportation corridors.

Interim Land Uses

- (4) For any site identified as an Interim Use Area in Map 7, in addition to Uses allowed by the underlying District and universal Land Use Permissions defined within **Section 8.4**, the following are considered Discretionary Land Uses:

Discretionary Land Uses <i>Under authority of the Development Officer</i>	Discretionary Land Uses <i>Under authority of the Planning Commission</i>
Auctioning Service	Cannabis Facility
Commercial School	Funeral Service, Limited
Government Service	Funeral Service, General
Heavy Vehicle Sales and Leasing	Indoor Recreation, General
Indoor Recreation, Limited	Industrial Distribution
Industrial Agriculture and Production	Industrial Manufacturing and Operations
Industrial Service and Sales	Laboratory, General
Outdoor Recreation Facility	Laboratory, Limited
Public Assembly, General	Public Assembly, Major
Public Assembly, Limited	Salvage Yard
RV Storage	Special Recreation Facility
Storage Facility, Outdoor	Storage Facility, Indoor
Temporary Storage	Storage Facility, Public
Vehicle Sales and Leasing	

- (5) Notwithstanding the land uses listed above, where a land use is listed in both the existing Land Use District and the above table, the regulations of the existing District shall prevail (e.g. where a Permitted Use is listed in the existing District but is shown as a Discretionary Use above, it shall be treated as a Permitted Use).
- (6) All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw, as well as any standards within the applicable Land Use District.
- (7) The Development Authority shall not approve Discretionary Uses within these areas where such approvals would be prejudicial to the future economical subdivision, servicing, and development of the subject lands for future urban Use on a planned basis.
- (8) Development Permit for any Discretionary Use listed above shall be issued on a temporary basis for a period specified by the Development Authority and not exceeding ten (10) years. The term of the Development Permit approval shall be determined having regard to the intent of **Section 7.11 (7)** above and the staging of future servicing and development for the subject land. At the expiry of the term of the Development Permit approval, applications for renewal may be considered by the Development Authority, having regard to the same intent and considerations above, as well as any new information or updated plans respecting the subject land.

Interim Use Development Standards

(9) Notwithstanding any typical requirements within the general standards of this Bylaw, the following shall apply to any interim development pursuant to this section:

- (a) An interim development shall include a 5.0m landscape buffer adjacent to any property line that faces a road or is adjacent to a residential district, or in other locations as determined by the Development Authority where landscaping is required to properly address the interface with the adjoining property;
- (b) Within a landscape buffer defined above, the number of plantings required should be provided in accordance with the 'Industrial Districts' standard within **Section 3.6(10)** of this Bylaw. Alternate standards may be considered at the discretion of the Development Authority for the purposes of appropriately addressing edge conditions of the interim development and providing an appropriate interface with adjoining parcels and the surrounding neighbourhood;
- (c) Gravel or other similar materials may be used to provide parking or hard surfacing required for development in this district. This is intended to allow for alternate hard surfacing standards to facilitate the future removal of the development and remediation of the site for future urban uses;
- (d) Notwithstanding **Section 7.11(11)(c)**, above, hard surfacing for interim developments must still meet any applicable engineering requirements and allow for safe access to the site by users and emergency service vehicles.
- (e) The Development Authority may approve signs in accordance with the sign tables in **Section 5.7** (S.01-S.15) which apply to the underlying Land Use District.
- (f) Where not already allowed in the typical sign table and standards which apply to the site, the Development Authority may consider a Monument or Pylon Sign that otherwise meets the standards of this Bylaw as part of an interim development. Such signs shall be considered Discretionary Uses under authority of the Development Officer where they have no or exterior illumination, and Discretionary Uses under authority of the Planning Commission where they have backlit illumination, digital media, or any other sign features or purpose not otherwise stated.
- (g) The Development Authority may require a remediation plan outlining specific actions required in order to remove the interim development and return the site to its original condition, as may be required due to the term of the approved development and the staging of future servicing and development for the subject land.
- (h) In accordance with **Section 2.5.1(6)**, the Development Authority may require a performance security to be provided to secure funds necessary to remediate the site following the expiration of the approved term for an interim development.

Development Permit Application Requirements

(10) As part of a Development Permit application within this district, a Development Concept plan shall be provided and should detail the following information to the satisfaction of the Development Authority:

- (a) A site plan for the proposed development showing all buildings and structures, landscaped and parking areas, and emergency access routing;
- (b) A context plan showing the public roads, environmental features, and land uses on surrounding parcels within 100m of the site;
- (c) Photos showing current conditions of the site and surrounding features;
- (d) A Fire Safety Plan outlining safety measures during construction as well as after the site is in use and occupied. This plan should address items such as controlling fire hazards in and around any buildings as well as maintaining facilities provided for occupant safety.
- (e) Any Interim roadways and servicing infrastructure required for the proposed development;
- (f) A remediation plan which will outline the anticipated location and timing of future urban development and demonstrate how the proposed interim development can either be integrated with future development plans, or removed and the site remediated to allow for future development to occur.

(11) Without limiting the general considerations outlined in Section 2.4.3(4) of this Bylaw, when reviewing a Development Permit application for a Discretionary Use in this district the Development Authority may request and, if requested, shall have regard to the following items:

- (a) Emergency Service access and provision of services for the site, including water supply, access to the site and any buildings or structures, and fire safety considerations in building siting, orientation, and design.
- (b) An Environmental Site Assessment Report prepared in accordance with the requirements outlined in Section 2.3.5 (Supporting Plans and Documents);

- (c) The future subdivision and site design, as may be known through established CASP and NSP documents, so that the proposed interim development aligns with future prospective development and can facilitate a transition to urban development when required;
- (d) A market study prepared to the satisfaction of the Development Authority demonstrating that any proposed commercial or industrial uses will not have a negative impact on uses within established commercial areas of the City.

[Bylaw B-29/2020](#)

7.12 Driveways and Parking Areas

- (1) Driveways shall be designed to allow safe and efficient movement of vehicles to and from the intersecting street.
- (2) For all housing types where access is provided from a public street at the front of the property to a garage, notwithstanding the minimum setback requirements of the applicable residential district, a minimum setback of 6.0 metres is required from the face of a garage door to the back of sidewalk, or back of curb on streets where no sidewalk is provided.
- (3) In residential districts where a property with front-drive access is adjacent to a public space or public utility lot, the driveway must be placed on the side of the property furthest from the adjacent public space or public utility lot, to the satisfaction of the Development Authority;
- (4) In residential districts where front driveways are permitted, the width of a driveway shall not exceed the width of the garage or, other than for a pie lot, extend into a required side yard setback.
 - (a) Notwithstanding the provision above, a front driveway may be permitted to be widened up to 0.6m on the side opposite of the front entry where the lot is 10.36m wide or greater.
 - (b) Notwithstanding the provision above, a front driveway may be permitted to be widened where it forms part of a contiguous walkway for pedestrian movement within the site, provides a minimum setback of 3.0 metres from the front lot line.
 - (c) Notwithstanding the provision above, a second driveway may be permitted on corner lots where the second driveway is not contiguous to the driveway servicing the front attached garage, provides access to the rear yard only, is provided in a location deemed appropriate to the Development Authority, and has received Development Permit approval.
- (5) Driveway entrances for residential properties providing width to allow three contiguous (side-by-side) parking spaces may be permitted only on sites that have an authorized three car garage structure in place.
- (6) The Development Authority may direct the removal or alteration of any driveway (including any abandoned driveway location) which has not:
 - (a) Received Development Permit approval under this Bylaw, or other administrative approval or exemption prior to the adoption of this Bylaw;
 - (b) Been installed or altered in accordance with the applicable approval or exemption listed above;
 - (c) Been maintained in a good service condition to the satisfaction of the Development Authority.

7.13 Easements

Subject to the terms in a utility easement, no structure other than a fence shall be constructed or placed on a utility easement unless:

- (1) Written consent has been obtained from the person for which the use the utility easement has been granted; and
- (2) The proposed structure does not restrict access to the utility easement for the purpose of installation and maintenance of the utility in the opinion of the Development Authority.

7.14 Fencing and Screening

Fence requirements and standards:

- (1) No person shall construct a fence or wall on public property. This does not apply to sound fences or other City infrastructure and projects.
- (2) Within a Corner Visibility Triangle this area nothing is to be erected, placed, planted or allowed to grow in such manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.
- (3) In Residential Districts: