

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 6, 2017 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 100862
 (MELLIS HOLDINGS LTD. / 23166 AND 23184 FRASER HIGHWAY)

REPORT: 17-18
FILE: 10-32-0097

PROPOSAL:

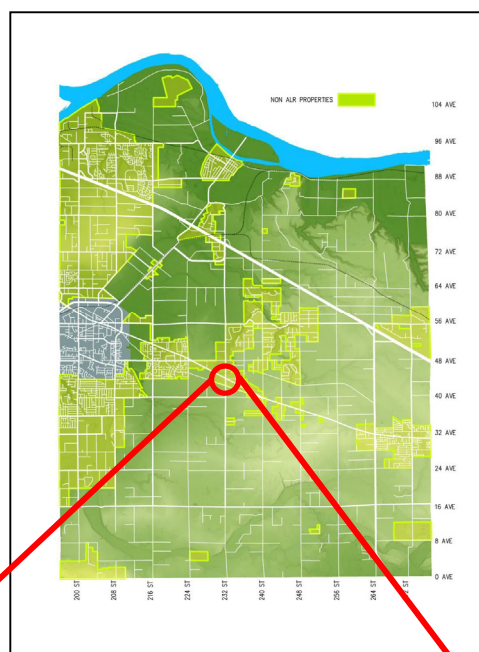
Development Permit application to facilitate development of a 1,207 m² (12,992 ft²) multi-tenant commercial building at 23166 and 23184 Fraser Highway.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100862 for property located at 23166 and 23184 Fraser Highway subject to seven (7) conditions noting eight (8) conditions to be completed prior to issuance of a Building Permit.

RATIONALE:

The proposal complies with the Rural Plan (and its Development Permit guidelines) and with the site's Service Commercial C-3 zoning.



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 100862 to Mellis Holdings Ltd. for properties located at 23166 and 23184 Fraser Highway subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “E”;
- b. Landscape plans being in substantial compliance with Schedule “F” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedule “C” and the Township’s Sign Bylaw;
- d. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turns and location of driveways on Fraser Highway and 232 Street.
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule “D”; and
- g. All outdoor storage areas being covered by a dust free surface.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

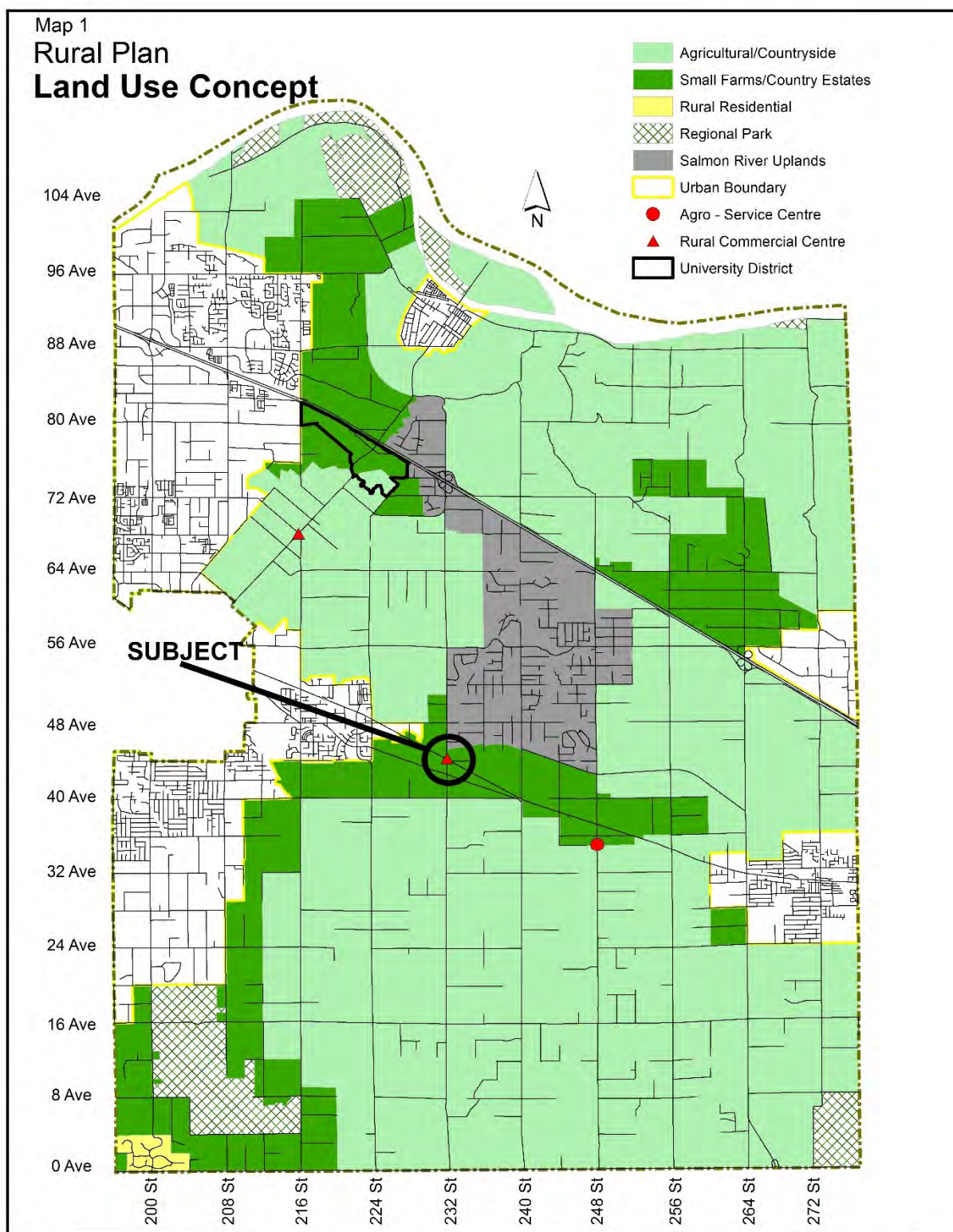
- a. Completion of a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Consolidation of the two subject properties into one lot;
- e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- f. Provision of a final tree Management Plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- g. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- h. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

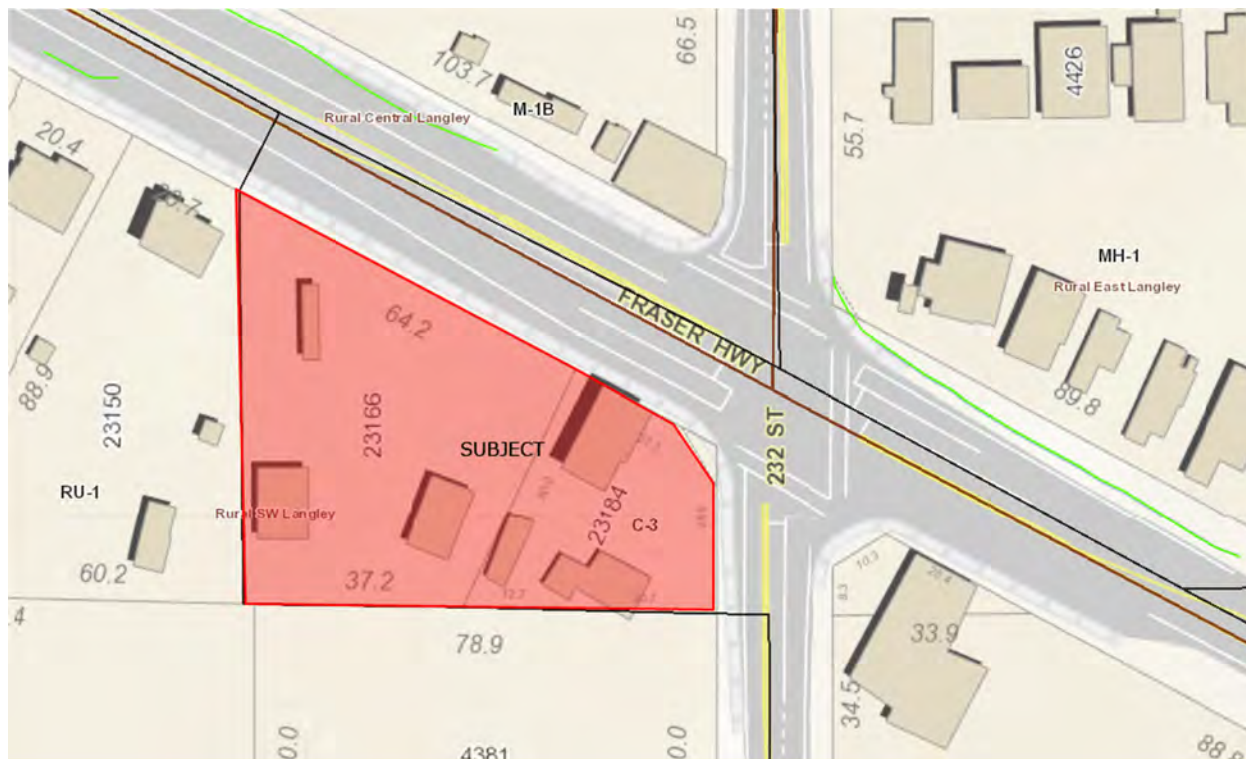
EXECUTIVE SUMMARY:

Mellis Holdings Ltd. has applied for a Development Permit for a 1,207 m² (12,992 ft²) multi-tenant commercial building at 23166 and 23184 Fraser Highway. The proposed development complies with the Rural Plan and, in staff’s opinion, its Development Permit Guidelines (see Attachment B).

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 100862 for properties located at 23166 and 23184 Fraser Highway.





ZONING BYLAW NO. 2500

DEVELOPMENT PERMIT APPLICATION NO. 100862
(MELLIS HOLDINGS LTD. / 23166 AND 23184 FRASER HIGHWAY)
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Renderings – SUBMITTED BY THE APPLICANT



SITE PLAN - PROVIDED BY THE APPLICANT

REFERENCE:

Owner / Agent:	Mellis Holdings Ltd. 23184 Fraser Highway Langley, BC V2Z 2V1
Legal Description:	Lot A Section 32 Township 10 New Westminster District Plan BCP41587 Lot 2 Section 32 Township 10 New Westminster District Plan 9339
Location:	23166 and 23184 Fraser Highway
Area:	0.40 ha (0.98 ac)
Existing Zoning:	Service Commercial Zone C-3
Rural Plan:	Rural Commercial Centre

BACKGROUND/HISTORY:

The subject site consists of two (2) properties zoned Service Commercial Zone C-3 and designated “Rural Commercial Centre” in the Rural Plan. The “Rural Commercial Centre” designation provides for retail and service commercial uses to serve the local rural area and travelling public.

A Development Permit application has been submitted allowing Council the opportunity to review the form, character, and siting of the proposed development. Council's authorization of issuance of a Development Permit is required prior to issuance of a Building Permit.

DISCUSSION/ANALYSIS:

The development proposal involves two (2) lots located at 23166 and 23184 Fraser Highway. The application proposes to replace the existing structures on the site with a 1,207 m² (12,992 ft²) multi-tenant commercial building.

The site is currently occupied by EDS Pumps and Water Treatment Ltd. (a firm involved in the sales, installation and servicing of water well pumps, treatment systems and associated products). An older two (2) storey building containing the company's offices and sales area is located in the northeast part of the eastern lot, near the Fraser Highway/232 Street intersection, with the remainder of the site used for parking, storage and several temporary modular buildings. Access is provided by driveways from Fraser Highway (in the northwest corner of the site) and 232 Street (in the southeast corner of the site).

The application proposes the replacement of the current site improvements with a new building to be partially occupied by EDS Pumps and Water Treatment Ltd., with the remaining portion leased out to other tenants.

A rendering, site plan, building elevations, and landscape plans have been submitted detailing the proposed development's form, character and siting. Proposed Development Permit No. 100862 is provided as Attachment A to this report.

Adjacent Uses:

Surrounding land uses include:

- North: Fraser Highway, beyond which are properties zoned Service Industrial Zone M-1B, designated "Rural Commercial Centre" in the Rural Plan;
- South: A property zoned Rural Zone RU-1, designated "Small Farms / Country Estates" in the Rural Plan;
- East: 232 Street beyond which is a property zoned Service Commercial Zone C-3 and designated "Rural Commercial Centre" in the Rural Plan.
- West: A property zoned Rural Zone RU-1, designated "Small Farms / Country Estates" in the Rural Plan.

Development Permit:

The application proposes a multi-tenant commercial building located in the centre of the site, with parking proposed along the north, south and east portions of the site. A loading area proposed on the south side of the building will not be visible from Fraser Highway.

The exterior finishing of the proposed building consists of concrete tilt up panels with 'build outs' clad in a variety of accent materials and colours to add relief and definition to the north, east and west elevations and to accentuate the entries to the lease spaces. The proposed building incorporates a gray, black, brown, and blue colour scheme.

As a condition of the Development Permit, refuse bins are to be located in an enclosure and screened to the acceptance of the Township as shown in Development Permit Schedule "D". As the building has a flat roof, a condition has been included in the Development Permit requiring the screening of rooftop mechanical equipment.

The proposal complies with the site's Service Commercial C-3 zoning with respect to lot coverage (21.7%), height (7.3 m / 24 ft) and building setbacks.

Access and Parking:

Access to the site is proposed to continue from the current driveways on Fraser Highway (in the northwest corner of the site) and 232 Street (in the southeast corner of the site). As a Development Permit condition, a restrictive covenant will be registered to restrict turning to right in / out movements at both access points.

A total of 43 parking spaces are proposed (17 required) for the development, which provides 26 parking spaces in excess of the Zoning Bylaw's minimum requirements.

Signage:

The building elevation plans include seven (7) fascia signs on the north, east and west building elevations. No freestanding signage is proposed. All signage will need to comply with the Township's Sign Bylaw, Development Permit Guidelines of the Rural Plan, and Schedule 'C' of the proposed Development Permit No. 100862.

Exterior Lighting:

As the subject site abuts rural lands to the south, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required to the issuance of a Building Permit.

Tree Protection and Landscaping:

There are no significant trees on the site. As part of the Development Permit application, the applicant proposes to provide 30 replacement trees as required by the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection). Final tree replacement plans are subject to the final acceptance of the Township. A final landscape plan to the acceptance of the Township is required prior to the issuance of the Building Permit.

The proposed landscaping consists of a mixture of deciduous and evergreen trees and shrubs along all property lines. Chain link fencing currently in place is proposed to remain along the west and south edges of the development, but will be removed along the Fraser Highway and 232 Street frontages. The proposal meets Zoning Bylaw landscaping requirements.

Servicing:

The applicant is to complete a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Streamside Protection Bylaw, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. Full urban services exist to the subject site. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the site.

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POLICY CONSIDERATIONS:

The proposed development complies with the site's Rural Commercial Centre land use designation and the Service Commercial C-3 zone provisions.

Staff have notified adjacent property owners that this Development Permit application is being considered at the March 6, 2017 meeting, and they may attend and speak to the matter should they deem it necessary.

Council's consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 100862 and Schedules "A" through "F"

ATTACHMENT B Development Permit Area 'B' Rural Commercial / Industrial Guidelines

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100862

This permit is issued this _____ day of _____, 2017 to:

1. NAME: Mellis Holdings Ltd.

ADDRESS: 23184 Fraser Highway
Langley, BC V2Z 2V1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot A Section 32 Township 10 New Westminster District Plan
BCP41587
Lot 2 Section 32 Township 10 New Westminster District Plan
9339

CIVIC ADDRESS: 23166 and 23184 Fraser Highway

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in substantial compliance with Schedules "A" through "E";
 - b. Landscape plans being in substantial compliance with Schedule "F" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
 - c. All signage being in compliance with Schedule "C" and the Township's Sign Bylaw;
 - d. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turns and location of driveways on Fraser Highway and 232 Street.
 - e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
 - f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule "D"; and
 - g. All outdoor storage areas being covered by a dust free surface.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Completion of a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Consolidation of the two subject properties into one lot;
- e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;

- f. Provision of a final tree Management Plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
 - g. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
 - h. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a Schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2017.

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building Elevations
SCHEDULE D	Floor Plan and Garbage Enclosure Plan
SCHEDULE E	Colour and Material Board
SCHEUDLE F	Landscape Plan

EDS PUMPS

23184 & 23166 FRASER HIGHWAY, LANGLEY, B.C.



EDS PUMPS 23184 & 23166 FRASER HIGHWAY, LANGLEY, B.C.



EDS PUMPS
23184 & 23166 FRASER HIGHWAY, LANGLEY, B.C.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

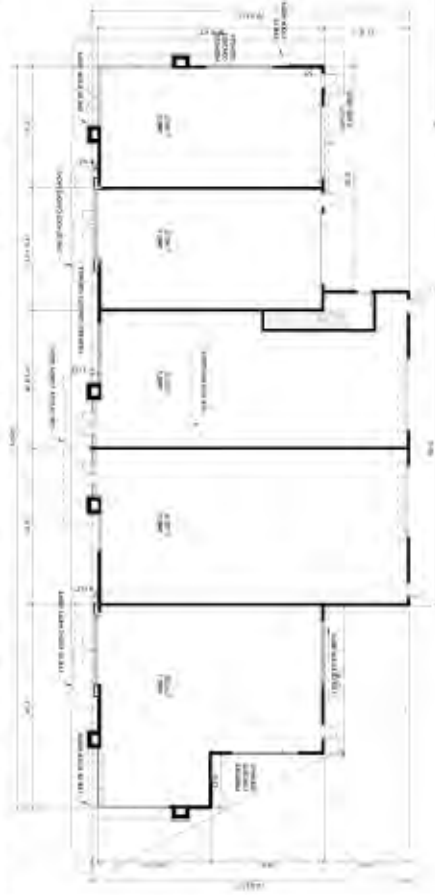
WEST ELEVATION

SD4-0

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EDS PUMPS

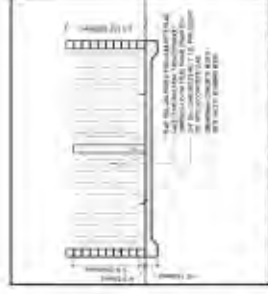
23184 & 23166 FRASER HIGHWAY, LANGLEY, B.C.



1ST FLOOR PLAN



GARBAGE ENCLOSURE PLAN



GARBAGE ENCLOSURE ELEVATION



2ND FLOOR PLAN

SD3-0

SCHEDULE D FLOOR PLAN AND GARBAGE ENCLOSURE PLAN

EDS PUMPS

23184 & 23166 FRASER HIGHWAY, LANGLEY BC

CONCRETE BOARD SMOOTH PANEL SINKING (W/EGG TRIM ALUM. REVEALS)
- BENJAMIN MOORE COLOUR: CARIBBEAN AZURE 2059-20

CONCRETE BOARD FACED BOARD
- JAMES FARBER COLOUR: RED GRAY

CONCRETE BOARD SMOOTH PANEL SINKING (W/EGG TRIM ALUM. REVEALS)
- JAMES FARBER COLOUR: MONTEREY TANPE

HORIZONTAL METAL CLADDING
- LAKSHMI 6 V GROOVE COLOUR: SLATE CHERRY

CONCRETE TILT UP PANELS
- METAL COLOUR: GETTINGBORG GRAY HC 107

GARAGE ENCLOSURE COLOUR
- BENJAMIN MOORE COLOUR: GETTINGBORG GRAY HC 107

METAL COLOUR
- COLOUR: STRENGTHENED BLACK

METAL COLOUR
- LAKSHMI 6 V GROOVE COLOUR: C. CHAMBERLAIN

MATERIAL LEGEND	
1	CONCRETE TILT UP PANELS - GETTINGBORG GRAY HC 107
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KEYSTONE
ARCHITECTURE

METAL COLOUR
- GENTEK APPROVED COLOUR: BLACK

EXTERIOR METAL COLOUR
- COLOUR: FANTASY COLOUR: GRAY HC 107

CONCRETE TILT UP PANELS
- GENERAL: FANTASY COLOUR: GRAY HC 107

EXTERIOR INSULATION AND FINISH SYSTEM (EPSI) PAINTED
- GENERAL: FANTASY COLOUR: GRAY HC 107

GARAGE ENCLOSURE CONCRETE MASONRY UNITS
- GENERAL: FANTASY COLOUR: GRAY HC 107

SCHEDULE E COLOUR AND MATERIAL BOARD

9.1 DEVELOPMENT PERMIT AREA 'B' – RURAL COMMERCIAL/INDUSTRIAL

- 9.3.1 Commercial and industrial uses in the rural area are designated Development Permit areas under Section 488 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of commercial and industrial development. These areas are shown as Development Permit Area B on Maps 2, 3 and 4.
- 9.3.2 The objectives of Development Permit Area B are to enhance the appearance of commercial and industrial development, ensure that such development is compatible with the rural setting and reduce conflicts with adjacent uses.
- 9.3.3 The guidelines for Development Permit Area B are:
- (a) Building design, materials and exterior finish and landscaping shall support the creation of an attractive commercial/industrial development compatible with a rural environment.
 - (b) New development should be designed to integrate with and be compatible with adjacent existing development with respect to building siting, design and exterior finish, landscaping and design of parking areas. Buildings of heritage value should be restored where possible to their original character. Buildings adjacent to heritage buildings should be designed in a manner that will complement the heritage character of the area.
 - (c) Additions to existing buildings should take into account an upgrading of the general appearance of the development with particular attention to landscape improvements.
 - (d) The use of smooth surfaced, light coloured building materials, finished and painted "tilt-up" concrete panels, acrylic stucco, cedar siding, glazing, brick, or baked enamel finished metal siding or panels is encouraged. The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted.
 - (e) Building elevations fronting and visible to the road are encouraged to include offices, showrooms, pitched roofs and decorative design elements, and shall not include overhead bay doors. Building elevations that are visible from adjacent roads should be finished and treated similarly to the front. Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building or parapets extended to conceal such equipment.
 - (f) Buildings shall be designed and sited to screen unsightly elements such as storage, shipping and loading areas, transformers and meters, bay doors and garbage receptacles from public view. Where this is not possible, landscaping shall be used to screen such elements.
 - (g) Landscaping shall be required to enhance the appearance of the development and screen buildings, parking, loading and storage areas and garbage receptacles from abutting non-commercial or non-industrial uses. A landscaping plan shall be submitted as part of a development permit application.
 - (h) Parking areas shall be screened with buildings, landscaping or low walls.
 - (i) Signs should be designed so that they are compatible with building design and materials. Individual signs should be consolidated where possible.
 - (j) Access and egress points should be clearly visible. Shared accesses and linked parking areas are encouraged.
 - (k) Consideration shall be given to maintaining the character of heritage buildings and areas.