



REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 27, 2019 – PUBLIC HEARING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101016
 (INTERFACE ARCHITECTURE INC. / 5600 BLOCK OF 272 STREET)

REPORT: 19-87
FILE: 14-08-0041

PROPOSAL:

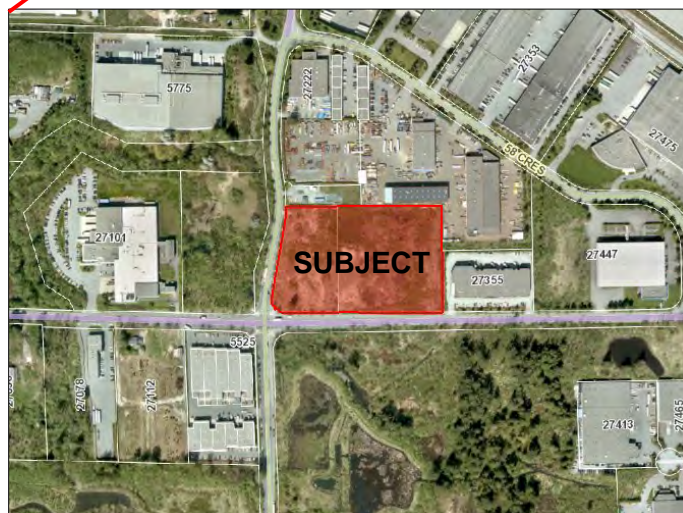
Development Permit application to facilitate the construction of a 15,079 m² (162,309 ft²) industrial building including accessory office space located in the 5600 Block of 272 Street in Gloucester.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101016 subject to eight (8) conditions, plus three (3) conditions to be applied at the Building Permit stage.

RATIONALE:

The proposal complies with the Gloucester Industrial Park Community Plan (and its Development Permit Guidelines) and with the site's General Industrial M-2A zoning.



RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101016 to Gloucester Capital Partners Ltd. for property located in the 5600 block of 272 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedule “G” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with the Township’s Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “D” through “F”;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface; and
- h. All chain link fences being black vinyl with black posts and rails.

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. Payment of supplemental Development Permit application fees;
- b. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- c. Submission of a site specific on-site servicing and stormwater management plan 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.

EXECUTIVE SUMMARY:

Interface Architecture Inc. has applied for a Development Permit to construct a 15,079 m² (162,309 ft²) industrial building including accessory office space located in the 5600 Block of 272 Street in the Gloucester industrial area. Staff are supportive of the development proposal as it conforms to the Development Permit Guidelines of the Gloucester Industrial Park Community Plan. Issuance of Development Permit No. 101016 is recommended subject to eight (8) conditions, plus three (3) conditions to be applied at the Building Permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101016 for property located in the 5600 block of 272 Street in the Gloucester industrial area.





DEVELOPMENT PERMIT APPLICATION NO. 101016
 (INTERFACE ARCHITECTURE INC. / 5600 BLOCK OF 272 STREET)
 Page 5 . . .



ELEVATION - SOUTH FACING MIDDLE OFFICE
 Scale: NTS



PERSPECTIVE VIEW - SOUTHWEST CORNER
 Scale: NTS



PERSPECTIVE VIEW - SUN SHADES ON SOUTH FACADE
 Scale: NTS



PERSPECTIVE VIEW - VIEWING WEST
 Scale: NTS

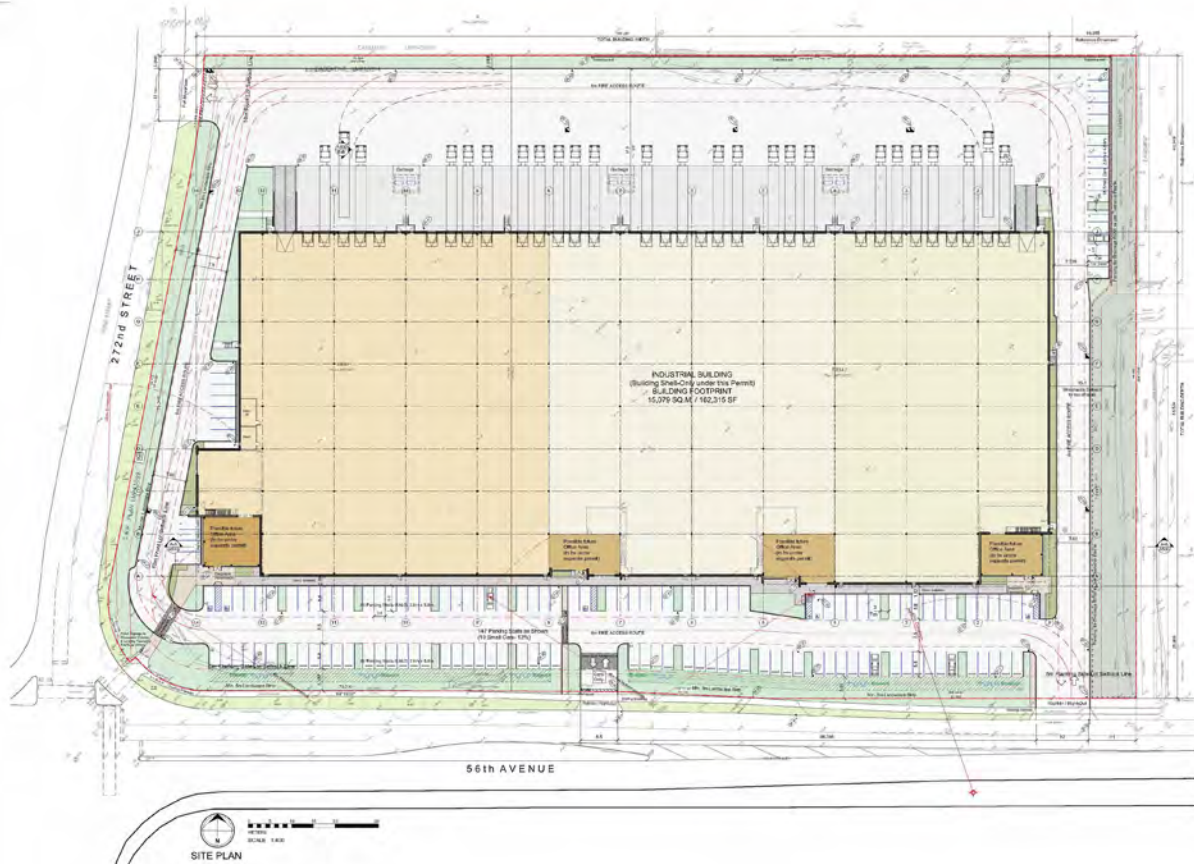


PERSPECTIVE VIEW - SOUTHEAST CORNER
 Scale: NTS



PERSPECTIVE VIEW - SOUTHWEST CORNER
 Scale: NTS

RENDERINGS - SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Gloucester Capital Partners Ltd. 5343 Westhaven Wynd West Vancouver BC V7W 3E8
Agent:	Interface Architecture Inc. 230 – 11590 Cambie Road Richmond BC V6X 3Z5
Legal Description:	Lot 1 Section 8 Township 14 New Westminster District Plan EPP89549
Location:	5600 Block of 272 Street
Area:	3.32 ha (8.2 ac)
Gloucester Industrial Park Plan:	Service Commercial / Service and General Industrial
Existing Zoning:	General Industrial Zone M-2A

BACKGROUND/HISTORY:

The subject site is designated Service Commercial / Service and General Industrial in the Gloucester Industrial Park Community Plan. The subject site was rezoned to General Industrial Zone M-2A as part of two rezoning applications in 2007 (RZ100259 and RZ100260). The subject site previously consisted of two (2) parcels which were consolidated in March 2019.

The applicant has applied for a Development Permit to construct a 15,079 m² (162,309 ft²) industrial building with accessory office space.

As the subject site is designated a mandatory Development Permit area in the Gloucester Industrial Park Community Plan, Council is provided the opportunity to review the form, character and siting of the proposed development. Issuance of a Development Permit is required prior to issuance of a Building Permit.

DISCUSSION / ANALYSIS:

The subject site is zoned General Industrial Zone M-2A, designated Service Commercial / Service and General Industrial in the Gloucester Industrial Park Community Plan.

In accordance with Council's policy, a site plan, building elevations and a landscape plan have been submitted detailing the proposed development's form, character and siting. Proposed Development Permit No. 101016 is provided as Attachment A to this report. Development Permit guidelines relevant to the site are contained in the Gloucester Industrial Park Community Plan (see Attachment B).

Adjacent Uses:

North:	Industrial properties (including a Township of Langley owned property) designated Service & General Industrial in the Gloucester Industrial Park Community Plan and zoned Heavy Industrial Zone M-3;
South:	56 Avenue, beyond which is property designated Golf Course in the Gloucester Industrial Park Community Plan and zoned Rural Golf Course Zone RU-10 and currently under application (ToL Project No. 14-05-0094 / Beedie Development Group);

East: Industrial properties designated Service & General Industrial in the Gloucester Industrial Park Community Plan and zoned Heavy Industrial Zone M-3; and

West: 272 Street, beyond which is property designated Park / Buffer / Conservation in the Gloucester Industrial Park Community Plan and zoned Civic Institutional Zone P-1.

Development Permit:

The applicant proposes an industrial building with accessory office space located on the site, with parking proposed on the south, east and west sides of the building and a loading area on the north portion of the site.

Exterior finishing of the building consists largely of tilt up concrete walls, with cast-in reveal lines, painted grey with contrasting dark grey and light grey accents. Prefinished metal is used as a secondary material to add visual interest. Individual unit entrances include variation in materials, colours, and glazing to highlight the entrances and break up the mass of the building. The west, south and east elevations include glazing (with aluminium sunshades), concrete fins, and varied colours and materials.

Loading bay doors (34 proposed on the north building elevation) are proposed to be screened from 272 Street by landscaping.

As a condition of the Development Permit, refuse bins are to be located in an enclosure and screened to the acceptance of the Township. A condition of the Development Permit has been included requiring the screening of rooftop mechanical equipment.

The proposal in staff's opinion is in compliance with the Development Permit Guidelines (Attachment B) of the Gloucester Industrial Park Community Plan and with the General Industrial Zone M-2A provisions concerning use, site coverage (45%) and building setbacks.

Access and Parking:

Access to the site is proposed to be provided by three (3) driveways accessed from 272 Street and 56 Avenue. The 272 Street driveway will be used by trucks accessing the loading area. The 56 Avenue driveways are limited to right in / right out movements by an existing covenant.

A total of 148 parking spaces are proposed (101 required) for the development in compliance with the requirements of the Township's Zoning Bylaw.

Signage:

The applicant does not currently propose any signage. Future signage is required to comply with the Township's Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B).

Servicing:

Full urban services exist to the subject site. As a condition of Building Permit, a site-specific on-site servicing plan and storm water management plan, in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township is required. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Tree Protection:

Two (2) significant trees were identified on the site with none proposed for retention. As part of the Development Permit application, the applicant proposes to provide 246 replacement trees, as required by the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). A total of 66 trees are proposed to be planted on site, with funds for the remaining

tree replacement requirement secured for tree planting on identified public lands. Final tree replacement plans are subject to the final acceptance of the Township.

Landscaping:

In accordance with the Zoning Bylaw, the 272 Street and 56 Avenue frontages includes a 5 m (16.4 ft) landscaping buffer consisting of trees and shrubs. The north lot line includes the provision of 3 m (9.8 ft) depth landscaping buffer consisting of groundcover, shrubs and trees. Land along the east lot of the property is currently protected by two non-disturbance restrictive covenants which ensure the landscaping will be kept in its natural state. Specific landscaping treatment is proposed on the southwest portion of the site to acknowledge the pedestrian entrance.

Environmental Considerations:

A portion of the lands adjacent to the easterly property line accommodate a drainage channel that is protected via restrictive covenant. The proposal's site design has been developed in compliance with the restrictive covenant.

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, Schedule 3 of the OCP, 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, sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and above-noted restrictive covenant satisfies the objectives of the Sustainability Charter.

POLICY CONSIDERATIONS:

The proposed development complies with the site's Service Commercial / Service & General Industrial designation in the Gloucester Industrial Park Community Plan, and the existing General Industrial Zone M-2A requirements. The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan (Attachment B).

Staff have notified adjacent property owners that this Development Permit application is being considered at the May 27, 2019 meeting, and they may attend and speak to the matter should they deem it necessary.

Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101016 – Schedules A to G

ATTACHMENT B Gloucester Industrial Park Plan – Development Permit Guidelines

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101016

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Gloucester Capital Partners Ltd.

Address: 5343 Westhaven Wynd
West Vancouver BC V7W 3E8

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 1 Section 8 Township 14 New Westminster District Plan
EPP89549

CIVIC ADDRESS: 5600 block of 272 Street

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 compliance with Schedules "A" through "F";
 - b. Landscape plans being in substantial compliance with Schedule "G" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
 - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 - d. All signage being in compliance with the Township's Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "D" through "F";
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - g. All outdoor storage areas being covered by a dust free surface; and
 - h. All chain link fences being black vinyl with black posts and rails.

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. Payment of supplemental Development Permit application fees;
 - b. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
 - c. Submission of a site specific on-site servicing and stormwater management plan 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.
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 enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

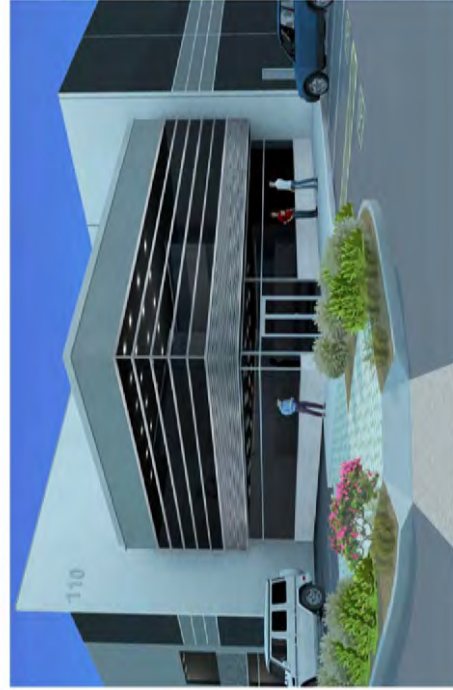
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Renderings
SCHEDULE B	Renderings
SCHEDULE C	Site Plan
SCHEDULE D	Building Elevations
SCHEDULE E	Building Elevations
SCHEDULE F	Building Elevations
SCHEDULE G	Landscape Plan



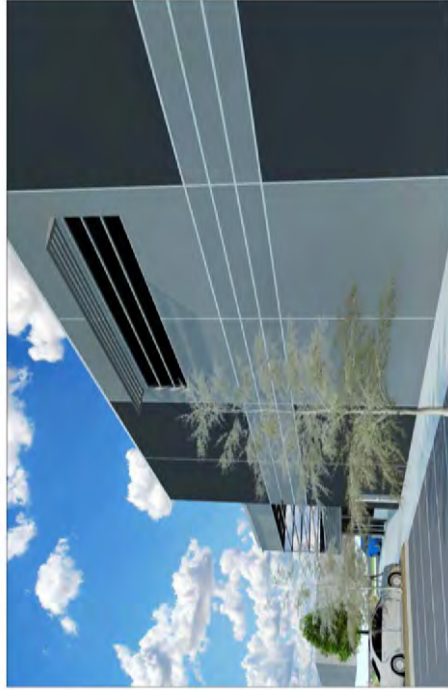
ELEVATION- SOUTH-FACING MIDDLE OFFICE
Scale: 1/8"=1'-0"



PERSPECTIVE VIEW - SOUTHWEST CORNER
Scale: 1/8"=1'-0"



PERSPECTIVE VIEW - SUN SHADES ON SOUTH FACADE
Scale: 1/8"=1'-0"



PERSPECTIVE VIEW VIEWING WEST
Scale: 1/8"=1'-0"

SCHEDULE A RENDERINGS



PERSPECTIVE VIEW- SOUTHEAST CORNER
Scale: 1/4" = 1'-0"



PERSPECTIVE VIEW- SOUTHWEST CORNER
Scale: 1/4" = 1'-0"

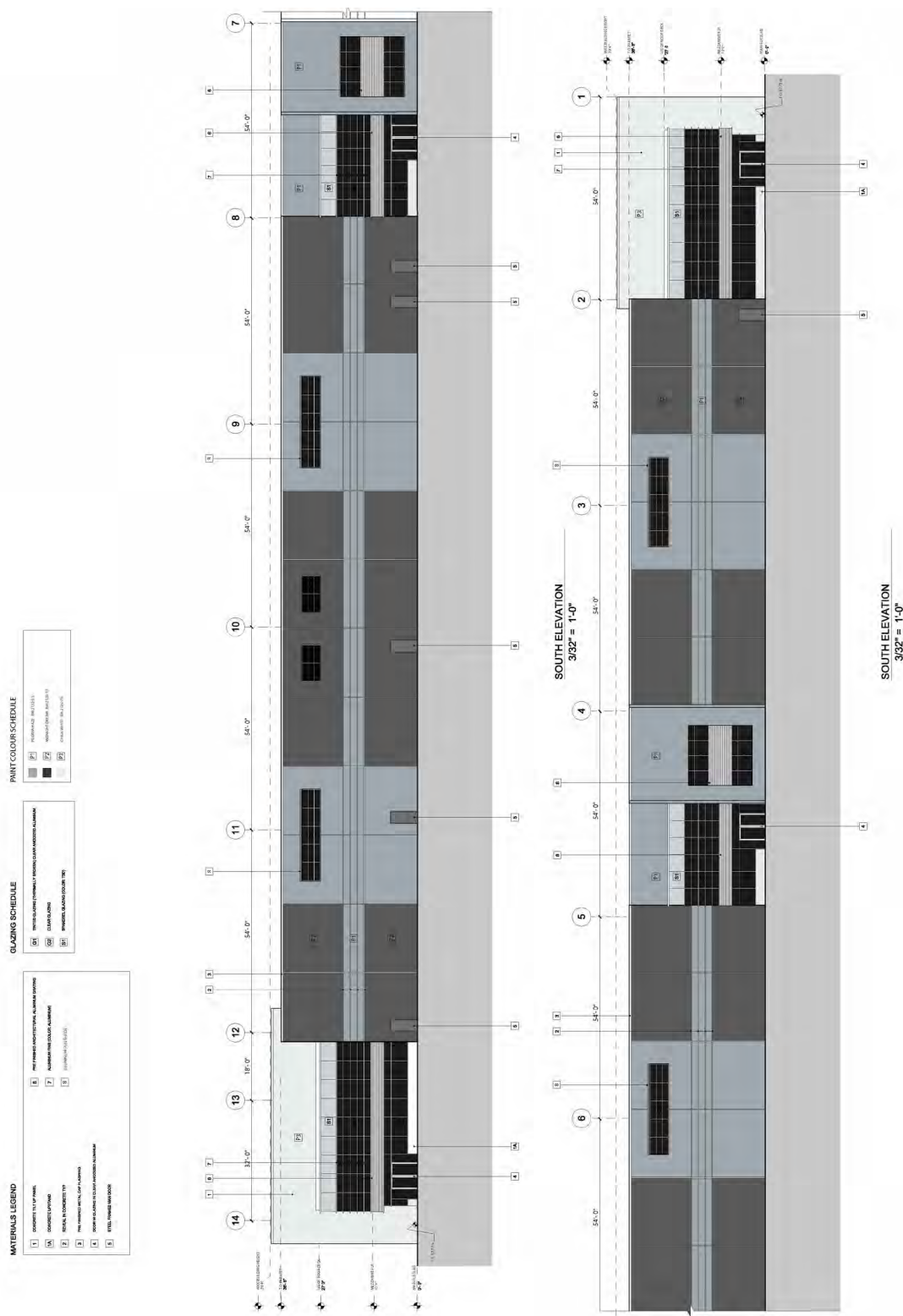
SCHEDULE B RENDERINGS

SCHEDULE C SITE PLAN

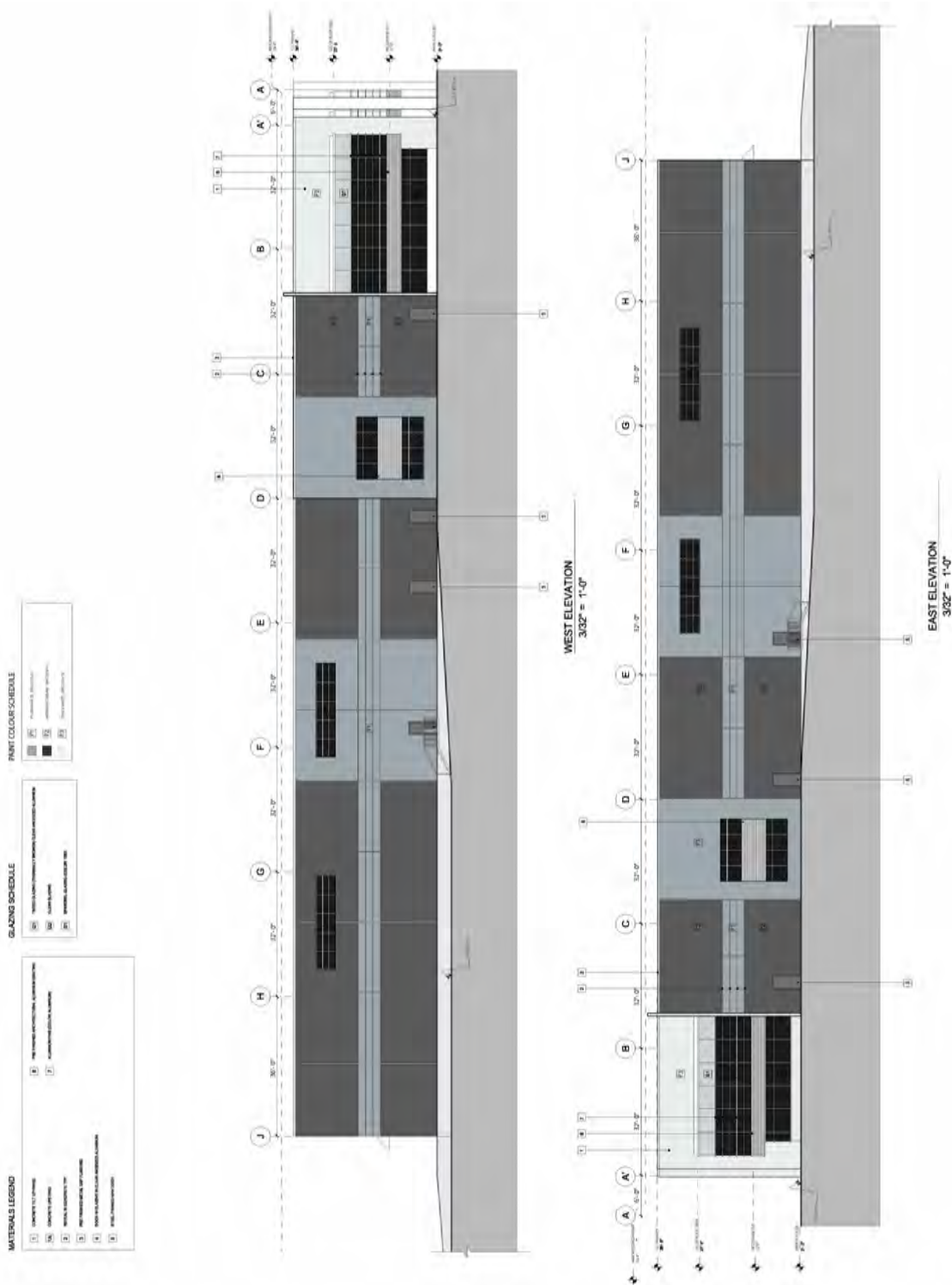


Est. 1873

SCHEDULE D BUILDING ELEVATIONS



J.1 - Page 16



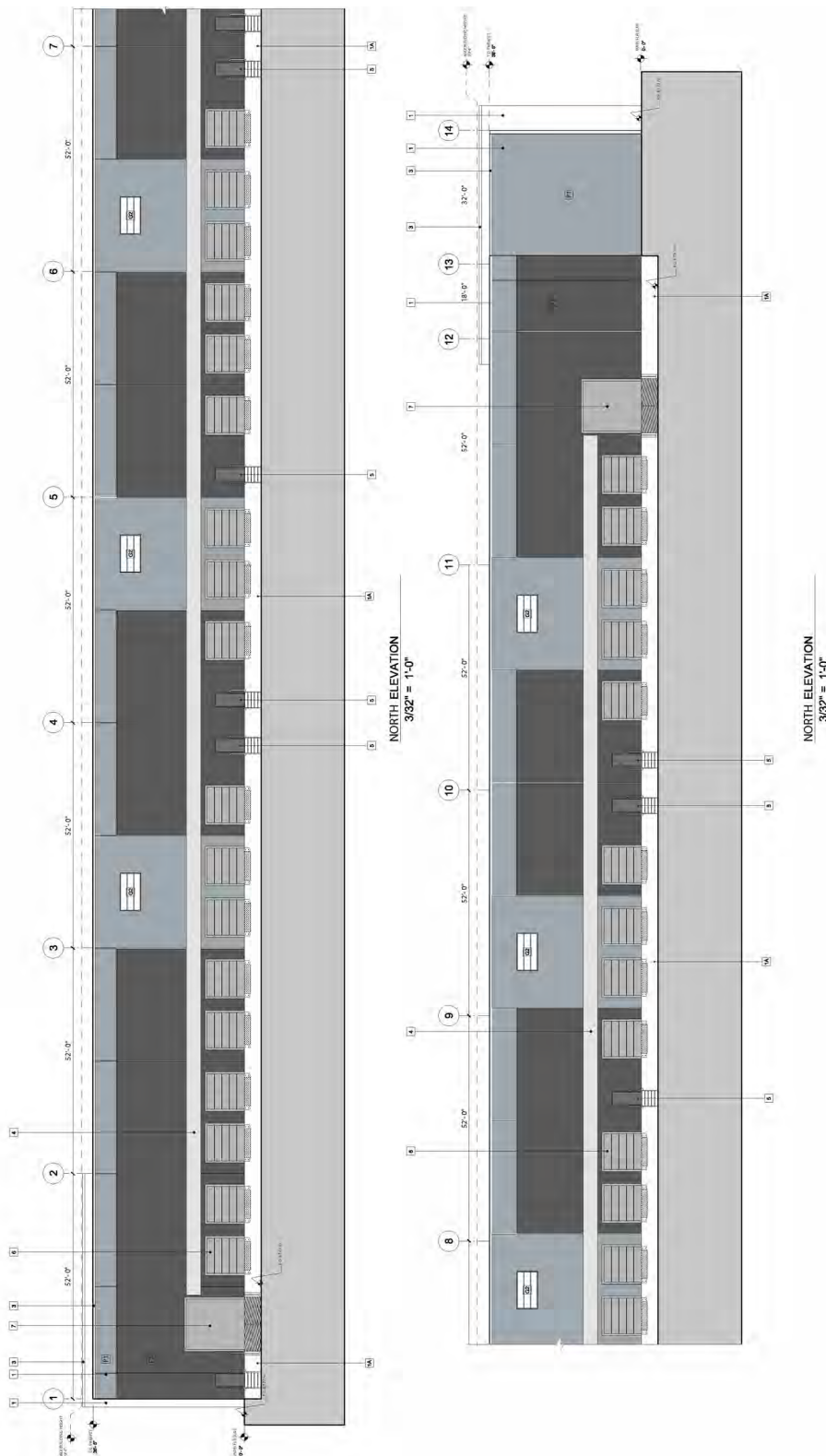
SCHEDULE F BUILDING ELEVATIONS

J.1

MATERIALS LEGEND	
1	CONCRETE TYPED PANEL
2	CONCRETE INFILL
3	BRICK
4	BRICK
5	BRICK
6	BRICK
7	BRICK
8	BRICK
9	BRICK
10	BRICK
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12	BRICK
13	BRICK
14	BRICK
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98	BRICK
99	BRICK
100	BRICK

GLAZING SCHEDULE	
1	WHITE GLASS (STANDARD) SINGLE GLASS WINDOW ALUMINUM
2	WHITE GLASS (STANDARD) DOUBLE GLASS WINDOW ALUMINUM
3	WHITE GLASS (STANDARD) TRIPLE GLASS WINDOW ALUMINUM
4	WHITE GLASS (STANDARD) QUAD GLASS WINDOW ALUMINUM
5	WHITE GLASS (STANDARD) PENT GLASS WINDOW ALUMINUM
6	WHITE GLASS (STANDARD) HEX GLASS WINDOW ALUMINUM
7	WHITE GLASS (STANDARD) SEPT GLASS WINDOW ALUMINUM
8	WHITE GLASS (STANDARD) OCT GLASS WINDOW ALUMINUM
9	WHITE GLASS (STANDARD) NONET GLASS WINDOW ALUMINUM
10	WHITE GLASS (STANDARD) DEC GLASS WINDOW ALUMINUM
11	WHITE GLASS (STANDARD) UNDEC GLASS WINDOW ALUMINUM
12	WHITE GLASS (STANDARD) DUODEC GLASS WINDOW ALUMINUM
13	WHITE GLASS (STANDARD) TREDEC GLASS WINDOW ALUMINUM
14	WHITE GLASS (STANDARD) QUADREDEC GLASS WINDOW ALUMINUM
15	WHITE GLASS (STANDARD) QUINTREDEC GLASS WINDOW ALUMINUM
16	WHITE GLASS (STANDARD) SEXREDEC GLASS WINDOW ALUMINUM
17	WHITE GLASS (STANDARD) SEPTREDEC GLASS WINDOW ALUMINUM
18	WHITE GLASS (STANDARD) OCTODEC GLASS WINDOW ALUMINUM
19	WHITE GLASS (STANDARD) NONADEC GLASS WINDOW ALUMINUM
20	WHITE GLASS (STANDARD) VIGINTI GLASS WINDOW ALUMINUM
21	WHITE GLASS (STANDARD) TRIGINTI GLASS WINDOW ALUMINUM
22	WHITE GLASS (STANDARD) QUADRIGINTI GLASS WINDOW ALUMINUM
23	WHITE GLASS (STANDARD) QUINGENTI GLASS WINDOW ALUMINUM
24	WHITE GLASS (STANDARD) SEXCENTI GLASS WINDOW ALUMINUM
25	WHITE GLASS (STANDARD) SEPTINGENT GLASS WINDOW ALUMINUM
26	WHITE GLASS (STANDARD) OCTINGENT GLASS WINDOW ALUMINUM
27	WHITE GLASS (STANDARD) NONINGENT GLASS WINDOW ALUMINUM
28	WHITE GLASS (STANDARD) MILLE GLASS WINDOW ALUMINUM

PAINT COLOUR SCHEDULE	
1	WHITE
2	BLACK
3	RED
4	BLUE
5	GREEN
6	BROWN
7	GRAY
8	PINK
9	PURPLE
10	YELLOW
11	CYAN
12	MAGENTA
13	TEAL
14	NAVY
15	CRIMSON
16	VIOLET
17	INDIGO
18	SLATE
19	SLATE
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100	SLATE





3.0 DEVELOPMENT STRATEGY

There is no need for the Township Of Langley to consider expansion of services to the subject area to permit industrial development. Development of services to the areas and consideration of zoning of properties in the area to industrial and commercial uses will only be considered on the basis of a comprehensive development for the subject lands. The Township Of Langley will not be developing capital expenditure programs for the subject area and considers the area unsuitable for industrial and commercial uses until municipal water and sewage systems are developed and a program to upgrade the drainage system, roadways and park requirements is proposed and adopted. Development of services will only proceed on the property owners request and agreement to pay the cost of developing services.

4.0 DEVELOPMENT PERMIT GUIDELINES

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25/06/9

In a Development Permit Area, before a building permit may be obtained, a Development Permit must first be issued by Council. Council may set forth conditions under which development may take place that may be in addition to normal zoning requirements and the developer's Statutory Building Scheme registered as a charge against the lands pursuant to Section 216(1) of the Land Title Act.

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;
- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;
- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;
- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;
- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;
- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;
- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;
- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;
- Building plans submitted in support of a Development Permit shall:
 - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;
 - Be prepared by an architect registered in B.C.;
 - Include a coloured rendering or perspective drawing and typical building elevations;
 - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;
 - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;
- Complement the objective of creating an attractive, high quality industrial environment;
- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;
- Be prepared by a landscape architect registered in B.C.;
- Include a detailed plant list, quantity and sizing of plant material;
- Include fencing design, material and specifications;
- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);
- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;
- At the building permit stage, be secured by a letter of credit;
- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;
- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;

#3850
19/07/99

- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;
- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5m;
- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;
- Berms, where required, shall be a minimum of 1.8m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;
- Adjacent to the street (other than the No. 1 Highway) a minimum 5m wide landscape area is required;
- Adjacent to residential or rural areas, a minimum 10m wide landscape area/buffer is required, plus a 1.8m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;
- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;
- Outside storage areas are to be screened; and
- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

Sign plans submitted in support of the Development Permit application shall:

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;
- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;
- Complement the building's design scheme;
- Involve only one free-standing sign containing only the corporate names and street numbers on its face;
- No illuminated sign creating a glare or reflection on any building or street shall be permitted;
- Signs shall only identify those businesses located within the building itself.