Legislation Details (With Text)

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Title:	Development Permit Application No. 100905 (Ice Development Ltd. / Janda Group Holdings Inc. / 20178 - 96 Avenue) Report 18-134 File CD 08-35-0198				
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Attachments:	1. C.2 cd Janda Group Holdings - ICE Dev.pdf				

Date	Ver.	Action By	Action	Result
9/17/2018	1	Township Council	Authorized Issuance	

Development Permit Application No. 100905

(Ice Development Ltd. / Janda Group Holdings Inc. /

20178 - 96 Avenue)

Report 18-134

File CD 08-35-0198

That Council authorize issuance of Development Permit

No.100905 to Janda Group Holdings Inc. for property located at 20178 - 96 Avenue, subject to the following conditions:

a. Building plans being in compliance with Schedules “A” through “G”;

b. Landscape plans being in substantial compliance with

Schedule “H”;

c. Section 914.4b of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a setback of 2.2 metres from the rear lot line as indicated on Schedule “C”;

d. Section 914.5 of the Township of Langley Zoning Bylaw 1987

No. 2500 being varied to permit a maximum height of 16.8 metres to accommodate four storeys as shown on Schedule “D”;

e. 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

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(Schedule I - Tree Protection), to the acceptance of the Township;

f. All signage being in compliance with Schedules “A”, “D” and “F” and the Township’s Sign Bylaw;

g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in substantial compliance with Schedule ”E”; and

h. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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. 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;

c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

d. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;

e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

f. 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; and

g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

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