



## Legislation Details (With Text)

<b>File #:</b>	O21-4516	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Report	<b>Status:</b>		Passed	
<b>File created:</b>	6/8/2021	<b>In control:</b>		Township Council	
<b>On agenda:</b>	6/14/2021	<b>Final action:</b>		6/14/2021	
<b>Title:</b>	Development Permit Application No. 101188 (Qualico Developments (Vancouver) Inc. / 20500 Block of 78 Avenue) Report 21-67 File CD 08-23-0201				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. E.1 cd DP 101188 Qualico.pdf

Date	Ver.	Action By	Action	Result
6/14/2021	1	Township Council	Authorized Issuance	

Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Development Permit Application No. 101188

(Qualico Developments (Vancouver) Inc. /

20500 Block of 78 Avenue)

Report 21-67

File CD 08-23-0201

That Council authorize issuance of Development Permit No. 101188 to Qualico Developments (Vancouver) Inc. for properties located

in the 20500 block of 78 Avenue to the acceptance of the

General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

a. Building plans being in substantial compliance with Schedule "A";

b. Landscape plans being in substantial compliance with

Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy.

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. 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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
- d. Registration of a restrictive covenant:
  - prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
- e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
- f. Registration of a party wall and common element maintenance agreement on the title of all lots;
- g. Registration of an easement securing the required visitor parking spaces; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.