



Legislation Details (With Text)

File #: O16-2597 **Version:** 1 **Name:**
Type: Report **Status:** Passed
File created: 9/14/2016 **In control:** Township Council
On agenda: 9/19/2016 **Final action:** 9/19/2016
Title: Development Permit Application No. 100834
(High Noon Investment Corp. / Klondike Cold Storage /
5775 - 272 Street)
Report 16-91
File CD 14-07-0041

Sponsors:

Indexes:

Code sections:

Attachments: 1. E.3_cd DP High Noon Investments.pdf

Date	Ver.	Action By	Action	Result
9/19/2016	1	Township Council	Authorized Issuance	

Development Permit Application No. 100834

(High Noon Investment Corp. / Klondike Cold Storage /

5775 - 272 Street)

Report 16-91

File CD 14-07-0041

That Council authorize issuance of Development Permit No. 100834 to High Noon Investment Corporation for the property located at

5775 - 272 Street, subject to the following conditions:

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

b. Landscape plans being in substantial compliance with

Schedule “E” 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 the Schedules “A” through “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;

d. Provision of 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;

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 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;
- h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
- i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules "A" through "D";
- j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of
43 parking spaces as shown in Schedule "B";

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 to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- 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. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Payment of supplemental Development Permit application fees and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.