



Legislation Text

File #: O18-1586, **Version:** 1

Development Permit Application No. 100913

(Beedie Development Group / 5910 - 274 Street)

Report 18-129

File CD 14-08-0044

That Council authorize issuance of Development Permit No.100913 to 161884 Canada Inc. for property located at 5910 - 274 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. Section 702A.5(a) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum setback of a front lot line from 10.0m to 5.0m in the M-2A Zone as indicated in Schedule “B”;
- d. All signage being in compliance with Schedules “A” and “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- 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 indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. Registration of a cross access easement over Lot 1 and Lot 2 as shown on Schedule “B”;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. 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. Submission of a site specific on-site servicing and storm water 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. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. 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; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.