



Legislation Text

File #: O18-1679, **Version:** 1

Development Permit Application No. 100886

(1106231 BC Ltd. / Mara + Natha Architecture Ltd. /

3212 - 260 Street)

Report 18-142

File CD 10-25-0044

That Council authorize issuance of Development Permit No. 100886 (as amended) to 1106231 BC Ltd., in accordance with Attachment A to this report for property located at 3212 - 260 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with
Schedule “J”;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft);
- e. All signage being in compliance with Schedule “I” and in compliance with the Township’s Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;

- c. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- e. Onsite landscaping being secured by a letter of credit at the building permit stage;
- f. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- g. 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;
- h. Payment of supplemental Development Permit application fees; and
- i. Payment of applicable Development Cost Charges and Building Permit administration fees.