



## Legislation Text

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**File #:** O19-2372, **Version:** 1

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Development Permit Application No. 101002

(Davesar / 3110 - 271 Street)

Report 19-82

File CD 13-19-0320

That Council authorize issuance of Development Permit No. 101002 to Dewan Davesar for property located at 3110 - 271 Street subject to the following conditions:

- a. Building plans being in 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 Schedule “C” and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. All refuse cans to be located in an enclosure and screened to the acceptance of the Township; and
- f. Section 111.3 of the Township’s Zoning Bylaw No. 2500 being varied from a minimum 2.0 m (6.6 ft) wide landscaping area along the rear and side lot lines to permit a 1.6 m (5.2 ft) wide landscaping area on the rear and southern side lot line and 1.0 m (3.3 ft) on the northern side lot line as shown on Schedule “E”.

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. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. 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;
- d. Payment of applicable Development Cost Charges and Building Permit administration fees; and
- e. Payment of supplemental Development Permit fees.

Submissions from the public.

Explanation by the proponent.