



## Legislation Text

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**File #:** O19-2516, **Version:** 1

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Development Permit Application No. 101084

(TDL Group Corp. / 5100 Block of 272 Street)

Report 19-110

File CD 14-05-0099

That Council authorize issuance of Development Permit No.101084 to TDL Group Corp. for property located in the 5100 block of

272 Street, subject to the following conditions:

- a. Section 702A.6 - Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum height from 12 m to 12.52 m in the M-2A Zone as indicated in Schedules "A" through "G";
- b. Building plans being in substantial compliance with Schedules "A" through "G";
- c. Landscape plans being in substantial compliance with  
Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- d. Provision of a 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. All signage being in compliance with Schedules "A" and "C", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- f. Comply with all conditions of Restrictive Covenant BB0880062;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "F";
- h. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- i. All chain link fences being black vinyl with black posts and rails; and
- j. 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; and
- f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.