



## Legislation Text

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**File #:** O19-2636, **Version:** 1

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Development Permit Application No. 101066

(Gateway 200 Business Park Ltd. / 19864 - 84 Avenue)

Report 19-137

File CD 08-27-0065

That Council authorize issuance of Development Permit

No. 101066 to Gateway 200 Business Park Ltd., for property

located at 19864 - 84 Avenue, subject to the following conditions:

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

b. Landscape plans being in substantial compliance with

Schedule “G” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;

c. 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;

d. All signage being in compliance with Schedule “H” and the Township’s Sign Bylaw;

e. Rooftop mechanical equipment to be 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 chain link fences being black vinyl with black posts and rails;

h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 2.0 metre depth in landscaping area along the interior side lot line in a commercial zone to permit a

1.85 metre depth in landscaping area as shown in Schedule “G”, and along the rear lot line to permit a varying depth from 2.0 metre to

0.6 metre as shown in Schedule “G”; 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. Issuance of Energy Conservation and GHG Emissions Reduction Development Permit No. 101067;
- 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. 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;
- e. 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;
- f. Protection of existing neighbouring trees and construction of retaining walls along side lot lines in compliance with required geotechnical and arborist reports;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.