



Legislation Text

File #: O19-2704, **Version:** 1

Development Permit Application No. 101120

(WD Retail Inc. / 20121 Willowbrook Drive)

Report 19-142

File CD 08-11-0075

That Council authorize issuance of Development Permit No. 101120 to WD Retail Inc., for property located at 20121 Willowbrook Drive, 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 Schedules “E” through “G” 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 the Schedule “C” and the Township’s Sign Bylaw;
- d. Provision of 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. Section 601.4 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum front lot line building setback from 7.5 metres to 2.79 metres and 3.13 metres as indicated on Schedule “A”;
- f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- 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. On-site landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Payment of applicable Development Cost Charges and Building Permit administration fees; and
- d. Payment of supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.