Legislation Text

File #: O20-3152, **Version:** 1

Development Permit Application No. 101123

(OCG Holdings Ltd. / 5075 - 275 Street)

Report 20-10

File CD 14-05-0071

That Council authorize issuance of Development Permit No. 101123 to OCG Holdings Ltd. for property located at 5075 - 275 Street, subject to the following conditions, to the acceptance of the Township

of Langley General Manager of Engineering and Community Development:

a.   Building plans being in substantial compliance with Schedules "A" through "C";

b.   Landscape plans being in substantial compliance with

Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy;

c.   Rooftop mechanical equipment to be screened from view by compatible architectural treatments;

d.   All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;

e.   All chain link fences being black vinyl with black posts and rails;

f.   Comply with all conditions of Restrictive Covenant BA602672; and

g.   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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

a.   Submission of a site specific on-site storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;

b.   Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;

c.   On-site storm water detention and infiltration facilities including legal documents in accordance with Section D10 from the Subdivision and Development Servicing Bylaw; and

d.   Payment of applicable Development Cost Charges, Building Permit administration fees and

supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.