



## Legislation Text

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**File #:** O20-3831, **Version:** 1

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Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Development Permit Application No. 101148

(Dialog Design / 19705 Fraser Highway)

Report 20-132

File CD 08-10-0061

That Council authorize issuance of Development Permit No. 101148 for a new proposed exterior oriented food and beverage precinct at the north end of Willowbrook Mall located at 19705 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with  
Schedule "B";
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to  
the acceptance of the General Manager of Engineering and  
Community Development;
- d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively  
screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened  
to the acceptance of the General Manager of Engineering and  
Community Development.

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. Payment of applicable Development Cost Charges, Supplemental Development Permit Fees and Building Permit Administration Fees;
- 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 General Manager of Engineering and Community Development; and
- 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 General Manager of Engineering and Community Development.