



## Legislation Text

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**File #:** O20-3832, **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. 101173

(Vesta Properties (Latimer) Ltd. Phase 6 / 20020 - 84 Avenue)

Report 20-134

File CD 08-26-0217

That Council authorize issuance of Development Permit

No. 101173 to Vesta Properties (Latimer) Ltd. for property located at 20020 - 84 Avenue 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", and in compliance with the Township's Street Tree and Boulevard Plantings Policy and Age Friendly Amenity Area Requirements to the acceptance of the General Manager of Engineering and Community Development;

- 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 General Manager of Engineering and Community Development;

- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by architectural treatments;
- e. All refuse areas to be located within buildings and / or in enclosures 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. On-site landscaping to be secured by letter of credit at building permit stage;

- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.