



Legislation Text

File #: O21-4457, **Version:** 1

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. 101021

(Infinity Properties Ltd. / 7500 Block of 197 Street)

Report 21-59

File CD 08-22-0086

That Council authorize issuance of Development Permit No. 101021 to Infinity Properties Ltd. for property located in the 7500 Block of

197 Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building and signage 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 Planting Policy and Age Friendly Amenity Area requirements; and
- 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);

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;

- d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD);
- e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
- f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
- g. On-site landscaping to be secured by letter of credit at building permit stage;
- h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- i. Payment of supplemental development permit application fees and building permit administration fees.