



## Legislation Text

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**File #:** O16-2595, **Version:** 1

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Development Permit Application No. 100827

(Sarahbond Investments Ltd. / 4061 - 200 Street)

Report 16-90

File CD 07-34-0063

That Council authorize issuance of Development Permit

No. 100827 to Sarahbond Investments Ltd. for property located at 4061- 200 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “C”;
- b. All signage being in compliance with Schedules “A” and “C”, and in compliance with the Township’s Sign Bylaw;
- c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- d. 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. 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 Township;
- b. Provision of a pedestrian connection from the building to  
41 Avenue including necessary boulevard landscaping removal and replacement; and
- c. Payment of supplemental development permit application and building permit administration fees.

Submissions from the public.

Explanation by the proponent.