



Legislation Text

File #: O16-2597, **Version:** 1

Development Permit Application No. 100834

(High Noon Investment Corp. / Klondike Cold Storage /
5775 - 272 Street)

Report 16-91

File CD 14-07-0041

That Council authorize issuance of Development Permit No. 100834 to High Noon Investment Corporation for the property located at

5775 - 272 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “D”;
- b. Landscape plans being in substantial compliance with
Schedule “E” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with the Schedules “A” through “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Provision of 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 Township;
- 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;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;
- h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
- i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules “A” through “D”;
- j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of
43 parking spaces as shown in Schedule “B”;

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. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Payment of supplemental Development Permit application fees and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.