



Legislation Text

File #: O16-2598, **Version:** 1

Development Permit Application No. 100828

(Demers Investments Ltd. / 27200 Block of 48 Avenue)

Report 16-89

File CD 14-05-0093

That Council authorize issuance of Development Permit No. 100828 to Demers Investments Ltd. for property located in the 27200 block of 48 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “E”;
- 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 Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Section 702 A.5 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum side lot line setback abutting a flanking street (to the west) from 5.0 metres to 0.6 metres and the minimum front lot line setback (to the north /northeast) from 10.0 metres to 5.0 metres as indicated on Schedule “B”;
- f. Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres to 0 metres along the western lot line as shown on Schedule “E”; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres to the area as shown on Schedule “E”;
- g. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. All outdoor storage areas being covered by a dust free surface;

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. 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;
- 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 Township.
- d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- e. Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.