



Legislation Text

File #: O16-2658, **Version:** 1

Development Permit No. 100799

(Kerr Properties / 20083 - 40 Avenue)

Report 16-105

File CD 07-35-0150

That Council authorize issuance of Development Permit No. 100799 to Kerr Properties 002 Ltd. for property located at 20083 - 40 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “G”;
- b. On-site landscape plans being in substantial compliance with Schedule “I” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Fascia signage being in compliance with Schedules “C”, “D” and “F”; freestanding signage being in compliance with Schedule “H”; and all signage being in compliance with the Township’s Sign Bylaw;
- d. Registration of a restrictive covenant to prohibit driveways from being less than 15 metres from the projected lot lines of the intersection of 40 Avenue and 200B Street;
- e. All rooftop mechanical equipment to be screened or integrated with the roof form in a manner consistent with the overall architecture of the building; and
- f. 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. 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;
- c. On-site landscaping being secured by a letter of credit at the building permit stage;
- d. Provision of a 5.0 m wide road right-of-way along the full frontage on 40 Avenue;
- e. Provision of a 1.0 m wide road right-of-way along the full frontage on 200B Street;
- f. Provision of a 5.0 m by 5.0 m corner truncation at the corner intersection of 40 Avenue and 200B Street; and

g. Payment of supplemental development permit fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.