



Legislation Text

File #: O17-153, **Version:** 1

Development Permit Application No. 100862

(Mellis Holdings Ltd. / 23166 and 23184 Fraser Highway)

Report 17-18

File CD 10-32-0097

That Council authorize issuance of Development Permit No. 100862 to Mellis Holdings Ltd. for properties located at 23166 and

23184 Fraser Highway 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 “F” 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 Schedule “C” and the Township’s Sign Bylaw;
- d. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turns and location of driveways on Fraser Highway and 232 Street.
- 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 outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on
Schedule “D”; and
- g. 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. Completion of a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. 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;
- 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. Consolidation of the two subject properties into one lot;
- e. 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;
- f. Provision of a final tree Management Plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- g. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- h. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.