



## Legislation Text

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**File #:** O17-355, **Version:** 1

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Development Permit Application No. 100877

(Weston Foods (Canada) Inc. / 5345 - 275 Street)

Report 17-53

File CD 14-05-0096

That Council authorize issuance of Development Permit

No. 100877 to Weston Foods (Canada) Inc. for the property located at 5345 - 275 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “C”;
- b. Landscape plans being in substantial compliance with  
Schedule “D” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a 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;
- d. All signage being in compliance with the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- 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 storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 3.0 metre in depth landscaping area along the rear and interior side lot line in an industrial zone to permit a 1.5 metre in depth landscaping area as shown in Schedule “D”.

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. Payment of supplemental Development Permit application fees and Building Permit administration fees;

- 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. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Submissions from the public.

Explanation by the proponent.