



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 December 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #18-33
BYLAW 14032, AMENDMENT BYLAW NO. 16/2019
Riverbend Business Park Phase 2
Final Adoption

ADDRESS: 8351 Fraser Reach Court

LEGAL: Lot 4, DL 167, Group 1, NWD Plan EPP67256

FROM: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park - Lot 4" prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 June 10;
- b) Public Hearing held on 2019 June 25;
- c) Second Reading given on 2019 July 08; and,
- d) Third Reading on 2019 October 07.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
- Section 219 Covenant respecting floodproofing requirements;
 - Section 219 Covenant respecting the submitted geotechnical report;
 - Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system;
 - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities; and,
 - Section 219 Covenant ensuring Leadership in Energy and Environmental Design certification.
- *The requisite easements, covenants and statutory rights-of-way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption and the required funds to guarantee this provision have been deposited.*
- e. The provision of facilities for cyclists in accordance with Section 5.6 of the rezoning report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 September 30 agreeing to meet this prerequisite.*
- f. The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2019 September 30 committing to implement the solid waste and recycling provisions.*
- g. The submission of a detailed Comprehensive Sign Plan in accordance with the guidelines of the Master Plan.
- *An approvable detailed comprehensive sign plan has been achieved.*

h. The review of on-site industrial loading facilities by the Director Engineering.

- *A suitable on-site industrial loading facility has been approved by the Director Engineering.*

i. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.

- *The required deposit has been made to meet this prerequisite.*

j. The deposit of the applicable Regional Transportation Development Cost Charge.

- *The applicable Regional Transportation Development Cost Charge for 2019 is \$0.00 per sq. ft. of floor area, therefore, no deposit is required.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2019 December 16.


E.W. Kozak, Director
PLANNING AND BUILDING

SMN:rh

cc: City Manager