

AGENDA ITEM NO: 11.4.1

MEETING DATE: July 2, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Triple B Industries  
Development Variance Permit &  
Development Permit / 44361 &  
44387 Simpson Road DATE: June 18, 2025

DEPARTMENT: Planning  
DVP01493 & DP001821 PREPARED BY:  Sean Roufousse / mb

**1. SUMMARY OF ISSUE:**


The applicant is seeking to vary Zoning Bylaw standards to reduce the interior side lot line setback to facilitate a loading bay, increase the maximum percentage of any building to be used as an accessory office to permit a proposed accessory office on site, as well as waive screening between the two properties and vary landscaping standards to use of both lots as one, ultimately to facilitate an industrial development on the subject properties.

The applicant is seeking approval of the form and character of a new industrial development within the subject properties. As the properties are within Development Permit Area No. 7 (Industrial), a Development Permit is required.

**2. RECOMMENDATION:**

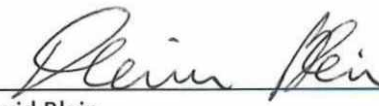
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01493 with respect to properties located at 44361 and 44387 Simpson Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Recommendation that Council approve the issuance of Development Permit DP001821 with respect to properties located at 44361 and 44387 Simpson Road subject to the conditions as stipulated within the draft Development Permit. (Presentation)

  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
David Blain  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01493 AND DEVELOPMENT PERMIT DP001821

PREPARED BY: Sean Roufosse DATE: June 18, 2025  
POSITION: Planner I DEPARTMENT: Planning

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### 1. PROPOSAL:

In summary, the proposal includes:

- three new buildings, including an office building, covered storage building, and a fabric tent;
- a loading dock structure with a raised ramp;
- retention of an existing building (512m<sup>2</sup>) with a simple industrial building design, including vertical metal siding and a neutral colour scheme;
- new free-standing and fascia signage;
- 2192m<sup>2</sup> open storage (14% of site area);
- 39 trees provided (38 required); and,
- 13 parking spaces (13 required) and 1 bicycle rack (1 required).

A separate Development Variance Permit (DVP01493) application has been submitted to vary the following standards within the Zoning Bylaw:

- reduce the required interior side lot line (ISLL) setback in the M3 Zone from 6m to 0.1m for a ramp and loading dock;
- increase the maximum gross floor area for an accessory office and sales use from 20% to 100% within one building on 44387 Simpson Road;
- waive the requirement for 2.5m tall screening for open storage areas between the subject properties;
- reduce the required landscaping within the front lot line setback of 44361 Simpson Road from 40% to 31%;
- reduce the overall site landscaping requirement for 44387 Simpson Road from 10% to 3%; and,
- reduce the extensive landscape requirement for 44387 Simpson Road from 5% to 1.7%.

Although the overall development site exceeds the minimum number of trees required (39 proposed, 38 required); as the properties are not consolidated, each property must meet the minimum bylaw requirement based on its individual lot area. As a result, the applicant is requesting that Council not enforce the Tree Management Bylaw for 44361 Simpson Road in order to provide only 12 of the 19 required trees for this property; 27 trees will be provided on 44387 Simpson Road.

As the properties have been designed to function as a single development, a covenant to guarantee reciprocal access between the two lots, including the shared use of parking as well as vehicle and pedestrian access, will be required to be registered to the titles of both properties prior to issuance of a Building Permit to ensure that the 13 required parking spots and site access are maintained between the two properties. This has been included as a recommended condition within the draft Development Permit.

## 2. DISCUSSION REGARDING VARIANCES:

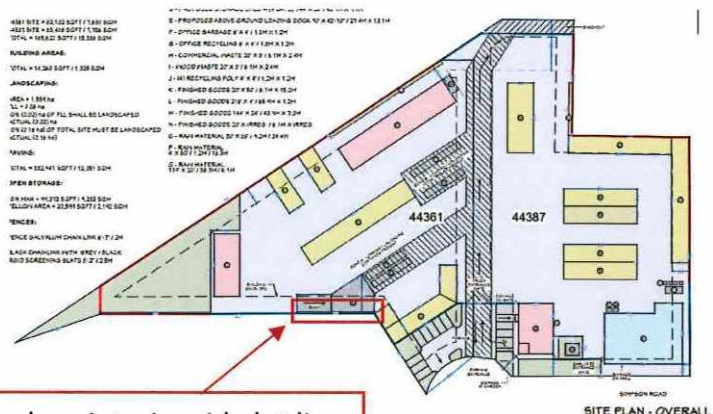
### Interior Side Lot Line Setback

The applicant seeks to reduce the ISLL setback for buildings and structures at 44361 Simpson Road from 6m to 0.1m along the southern property line, as shown in the site plan below, to facilitate the construction of a ramp and elevated loading dock. The proposed structure will be 1.3m tall, as shown in the elevation below, and its placement allows for more effective site utilization and vehicle circulation patterns, consistent with the guidelines of DPA 7. The proposed loading bay will also be screened from the adjacent property by 2.5m high fencing. Further, the applicant has engaged with the property owner of the affected property to the south (44360 Simpson Road) as well as the property to the east (44368 South Sumas Road) and received verbal support for the request from both property owners. Based on the above factors, the proposed setback reduction is considered minor in this instance and is therefore supportable.

### Rendering of Proposed Loading Bay



## Proposed Site Plan



To reduce interior side lot line setback from 6m to 0.1m

### Accessory Office and Sales

The applicant is requesting a variance to allow an increase to the gross floor area permitted for accessory office and sales within 1 of the 4 buildings on 44387 Simpson Road from 20% to 100%, as it is intended to be used exclusively as office space. The proposed office building is 202m<sup>2</sup> and the building will contain supporting uses for the proposed business including a reception area, board room and offices as well as facilities for workers on-site, including a lunch room, first aid room, washrooms and a locker room.

Given that the site will be used for storage and general manufacturing associated with Linwood Homes, and the office building takes up just 15% of the gross floor area of all buildings between the two properties, the variance is considered supportable in this instance.

In support of the proposal and to ensure the construction of a standalone office building does not result in commercial creep into an established industrial area, the applicant has confirmed the

In support of the proposal and to ensure the construction of a standalone office building does not result in commercial creep into an established industrial area, the applicant has confirmed the property will be occupied by a single tenant (Linwood Homes). As such, the applicant has registered a restrictive covenant on title limiting the use of 44387 Simpson Road to a single tenant to ensure the proposed office space is used specifically in association with an industrial business operating on site, thereby preventing the office being used as a standalone commercial office space.

**Screening and Landscaping:**

The applicant requests the following variances to the landscaping and screening standards within the Zoning Bylaw:

- waive the screening requirement for open storage areas between the subject properties;
- reduce the front lot line setback landscaping requirement for 44361 Simpson Road from 40% to 31%;
- reduce the overall site landscaping requirement for 44387 Simpson Road from 10% to 3%; and,
- reduce the extensive landscape requirement for 44387 Simpson Road from 5% to 1.7%.

The proposed variances, as detailed above, are only required as a result of the applicant's choice to maintain the development as 2 separate properties. As the site is designed to function as one property, and the Zoning Bylaw landscaping and screening standards are achieved based on a review of the overall development, the proposed reductions are considered to be minor in nature and will result in no impact on the appearance or function of the site or surrounding area.

**3. DEVELOPMENT PERMIT CONSIDERATIONS:**

As demonstrated by the attached checklist evaluation for DPA 7, the proposed development complies with the majority of the Industrial Design Guidelines, although specific departures have been noted and are further detailed below. For information, a copy of the proposed site plan, landscape plan, colour elevations is attached.

The Design Guidelines for DPA 7 are intended to facilitate an attractive industrial development through the use of high-quality materials and attractive design. In this instance, of the three proposed buildings, one is a pre-fabricated fabric structure, comprised of white fabric over a metal frame and anchored to concrete blocks. Another is comprised of black and grey finished metal. Both include uninterrupted roof lines and minimal surface articulation. While the designs of these structures are inconsistent with the Design Guidelines, these buildings are located to the rear of the development, screened from view from the street by ample landscaping and the proposed office building.

The proposed office building at the front of the lot incorporates high-quality materials and contains significant building articulation. This structure and the proposed front lot line landscaping contribute to an attractive streetscape and effectively divert attention away from the buildings to the rear of the site. The fabric and metal buildings are further screened from view by the adjacent rail line to the north and 2.5m screening on all property lines. For these reasons, the proposed departures to the Design Guidelines for the structures located to the rear of the site can be supported.

### Summary and CPTED Review

In support of the application, the applicant has also submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *AMR Systems Ltd.* A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	✕ not included in the design
Natural Access Control	<ul style="list-style-type: none"><li>✓ Landscaping, fencing, and clearly defined parking stalls along the frontage of Simpson Road easily directs visitors to the appropriate areas on site.</li><li>✕ Signage to direct truck access to the appropriate entrance for larger vehicles and deliveries.*</li></ul>	
Natural Surveillance	<ul style="list-style-type: none"><li>✓ Attractive landscaping will cause people to take notice of the site while driving by, increasing the sense of “eyes on the street”.</li><li>✓ Windows and glazing in new buildings support the sense of “eyes on the street” and increase the effectiveness of natural surveillance.</li><li>✓ Buildings should be sufficiently lit to mitigate nuisance behaviour and deter unwanted users.**</li></ul>	
Territoriality	<ul style="list-style-type: none"><li>✓ Landscaping will instill a sense of pride and ownership over the space.</li><li>✓ Fencing also helps create a sense of ownership, which will reduce loitering and vandalism.</li></ul>	
Maintenance	<ul style="list-style-type: none"><li>✓ Continued maintenance and property management, including the upkeep of landscaping, and repair of vandalism, will help reduce unwelcome activity on the subject property.***</li></ul>	
<p>* A recommended condition that signage be included directing trucks to the appropriate location on site has been included.</p> <p>** A recommended condition to provide a detailed lighting plan at the time of Building Permit has been included.</p> <p>*** To be maintained by the property owner.</p>		

#### 4. DESIGN REVIEW ADVISORY COMMITTEE:

The Design Review Advisory Committee (DRAC) reviewed the subject Development Permit application and associated variances on February 18, 2025, and made the following recommendations:

*There was no quorum during the time DP001821 was reviewed. Those members present had a discussion and noted no concerns with the staff recommendations and suggested additional conditions for Council consideration:*

1. *that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas, and elevations of the building;*
2. *that all open storage uses shall be bound by screening not less than 2.5m in height, except for points of access or egress or where bounded by a building;*
3. *that a reciprocal parking and access agreement for vehicle/pedestrian access and movement between properties, be registered to the titles of the properties at 44361 and 44387 Simpson Road in advance of Building Permit issuance;*
4. *that signage be included directing trucks to the appropriate location on the subject properties;*
5. *that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping; and,*
6. *that an irrigation system be included into the landscaped areas along the front lot line of the site.*

The applicant was present at the meeting and agreeable to the conditions.

#### 5. FACTORS:

##### 5.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

OCP: "General Industrial".

Land Use: One existing industrial building on 44387 Simpson Road (to be retained), and open storage of building materials on both properties (to be screened).

Community Engagement: The applicant spoke with affected properties outlining the proposed redevelopment and variance to ISLL setbacks. The applicant has received support from 44360 Simpson Road, the property most affected by the variance. A copy of the engagement summary has been included as part of the official record.

##### 5.2 Neighbourhood Character

The subject properties are located within the Legacy Pacific industrial park near the Vedder and Sardis neighbourhoods. They are bordered to the northwest by the southern rail line right of way and by industrial properties in the M3 (General Industrial) Zone to the south and east. The industrial park itself is primarily surrounded by properties in the AL (Agricultural Lowland) Zone, within the Agricultural Land Reserve (ALR).

### 5.3 Technical Issues

Floodplain:	The subject properties are located outside of the floodplain and are not subject to the Floodplain Regulation Bylaw.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of, the subject properties.
Geotechnical:	The subject properties are not subject to any known geotechnical hazards or earthquake-related risks.
Ministry of Environment (MOE):	On May 20, 2025, MOE provided a limited approval to permit the issuance of Development Permit (DP001821). Prior to issuance of the associated Building Permit, further MOE review and/or approval will be required.

### 6. CONDITIONS OF ISSUANCE:

Staff support the requested variances as proposed by the applicant and recommend approval of the draft DVP and DP, subject to the conditions as stipulated within the draft Development Variance Permit and Development Permit.

### 7. RECOMMENDATION & SUBSTANTIATION:

#### Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01493 with respect to properties located at 44361 and 44387 Simpson Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Recommendation that Council approve the issuance of Development Permit DP001821 with respect to properties located at 44361 and 44387 Simpson Road subject to the conditions as stipulated within the draft Development Permit. (Presentation)

#### Substantiation:

The requested variances are supportable in this instance, as the proposed setback variance has received support from the affected neighbour and is expected to have minimal impact. Further, relating to the use of a building entirely for an accessory office, the applicant has registered a covenant limiting the use of 44387 Simpson Road to a single tenant, which limits any potential commercial encroachment into industrial areas. The remaining variances to screening and landscaping pose no impact to the surrounding area as the sites will function as one, and when viewed overall, the development meets landscaping and screening Zoning Bylaw standards.



Further, the proposed industrial development is largely consistent with the Design Guidelines for Development Permit Area No. 7 through consideration of the relationship between buildings and open space, circulation patterns, design compatibility with surrounding buildings and streets, effective integration of open space and buildings and by locating open storage areas behind landscaping and buildings.

## 8. DEVELOPMENT PERMIT AREA NO. 7 DESIGN GUIDELINE CHECKLIST:

	Design Guidelines	Yes/No	Comments
<b>1.</b>	<b>Building form and character</b>		
<b>1.1</b>	All structures are comprehensively planned and architecturally coordinated	Yes	Structures on the property are comprehensively planned in relation to the site layout, and architectural coordination is consistent with other industrial sites.
<b>1.2</b>	Consideration is given to relationship between buildings and open space, circulation patterns, and design compatibility with surrounding buildings and streets	Yes	Buildings, storage, open space, and maneuvering aisles are well planned and compatible with surrounding buildings and streets.
<b>1.3</b>	Buildings are oriented toward the street with an emphasis on glazing, and designed to create visually enhanced streetscapes	Yes	The main office building is oriented towards the street, with large, peaked windows for a proposed board room facing Simpson Road. An existing building, not subject to this application, also frames the street. The remaining buildings are oriented towards the center of the site to facilitate easy access and clear natural access control.
<b>1.4</b>	Building design, materials, exterior finishes and landscaping support the creation of an attractive, high quality estate industrial environment	Partial	<p>The proposed site office offers a high-quality fronting façade, including coloured accents, finished metal, wood and stone. Landscaping along the street also enhances the overall visual appeal of the development.</p> <p>The proposed storage buildings, comprised of finished metal and weatherproof fabric, will be screened by 2m high screening. The orientation of the proposed office building and existing industrial building act to screen these buildings from the front lot line.</p>
<b>1.5</b>	Building design, layout, siting, landscaping, screening and buffering are designed to mitigate noise from Hwy#1 and between industrial/commercial uses	Yes	Landscaping and screening is expected to limit noise between industrial uses.
<b>1.6</b>	Buildings on corner lots, or fronting more than one road, give design consideration to each frontage	N/A	
<b>1.7</b>	Low profile building designs are incorporated, particularly adjacent to Hwy#1	Yes	The proposed buildings are low profile and are not adjacent to Highway 1.



1.8	Box-like structures with little surface articulation and long expanses of uninterrupted roof lines are avoided	Partial	<p>The main office building on site offers significant surface articulation and a high-quality design</p> <p>The existing building along the front lot line, consists of finished metal, which offers texture to the façade; however, includes uninterrupted roof lines and minimal surface articulation.</p> <p>Proposed storage buildings do not have significant surface articulation and contain long expanses of uninterrupted roof lines; however, they are in keeping with the overall architecture of the neighbourhood and are sufficiently screened as to not detract from the visual appeal of the property from the street</p>
1.9	Loading bays and service compounds are screened or minimally visible from the public view	Yes	2.5m tall screening will be provided to limit exposure to loading bays.
1.10	Materials are of high quality, untreated or unfinished concrete, metal and/or prefabricated metal structures are not used	Partial	<p>The proposed office building uses high-quality materials, light grey stone, grey panel siding, “Old Cherry” lap siding and stained timber.</p> <p>However, the proposal also includes a white prefabricated structure, anchored to concrete blocks, and a structure comprised mainly of black and grey treated metal. As the two buildings are screened from view by the surrounding landscaping, and are sited at the rear of the property, the proposed materials will not have an impact on the visual appeal of the property from the street.</p>
1.11	Roof top equipment is positioned to minimize exposure or properly screened	N/A	No roof top equipment is proposed.
1.12	Public entrance is clearly identified and accessible from the street	Yes	The proposed office building has a clear public entrance which is accessible from the street.
1.13	Garish or neon colours are not used	Yes	Garish and neon colours are not used.
2.	<b>General</b>		
2.1	Buildings and open space are well integrated, Minimize untreated space	Yes	All space is treated with paving, and open space is integrated through the incorporation of designated areas for open storage.
2.2	Vehicle and pedestrian routes are clearly defined	Yes	Pedestrian routes are defined in the parking lot, including with crosswalks and clear pathways, while vehicle routes are designated within the site. Pedestrian paths are not designated throughout the rear of the site; however, the storage buildings are not expected to receive large numbers of public pedestrian traffic.
2.3	Garbage and recycling facilities located away from street and screened from public view	Yes	Garbage and recycling facilities are located away from the street and screened from public view as the whole site is screened

<b>3.</b>	<b>Parking</b>		
<b>3.1</b>	Parking provided at back and side of property	Yes	Parking is provided along the side of the proposed office. Due to the nature of the site, providing parking within the back and side of the site is impractical.
<b>3.2</b>	Parking and loading areas facilitate safe and efficient vehicle and pedestrian movement	Yes	Clear vehicle aisles on site offer a clear pathway for commercial vehicles and prevent pedestrian-vehicle conflicts.
<b>3.3</b>	Parking areas screened from street	Partial	The proposed landscaping seeks to soften the impact of parking along the fronting road, however, no formal screening is provided between parking areas and the street.
<b>4.</b>	<b>Screening &amp; Landscaping</b>		
<b>4.1</b>	Berms, shrubs, beds, low walls and plantings used to screen unaesthetic features	Yes	Shrubs and landscape beds are used along the front lot line to reduce the impact of unaesthetic features.
<b>4.2</b>	Landscaping creates visual interest along the street frontage and entire development with variety throughout the year	Yes	Landscaping contains a variety of species of plants, including some deciduous and coniferous trees, and an array of grasses and shrubs.
<b>4.3</b>	Landscaping creates an attractive high-quality development	Yes	Street frontage contains considerable amounts of high-quality landscaping features, including trees and shrubs.
<b>4.4</b>	Street trees along road frontage are in compliance with the Tree Management Bylaw	Yes	All trees, including street trees, comply with the Tree Management Bylaw.
<b>4.5</b>	Landscaping includes decorative fence design (black chain-link fencing hidden within landscaping may be provided, plain chain-link fencing along street frontage is avoided)	Yes	Black chain-link fencing including privacy slats is provided along the road frontage to provide the required screening for open storage.
<b>4.6</b>	Natural vegetation or berming adjacent to Hwy#1 not removed unless approved by Development Permit	N/A	
<b>4.7</b>	Adjacent to Hwy#1, where no vegetation exists or, vegetation that is permitted to be altered, is replaced by a combination of landscaping and berming	N/A	
<b>4.8</b>	Outside storage areas are screened. Screening along Hwy#1 does not compromise the visibility of the building(s) on site.	Yes	The subject property will be surrounded by chain-link fences, including privacy slats to provide the 2.5m tall screening required for open storage.
<b>5.</b>	<b>Lighting</b>		
<b>5.1</b>	Adequate lighting of all pedestrian and vehicle movement areas to ensure security and public safety	Yes	A recommended condition has been included to require a detailed lighting plan prior to the issuance of a Building Permit.
<b>6.</b>	<b>Crime Prevention Through Environmental Design (CEPTD)</b>		
<b>6.1</b>	Application of CEPTD principals for building design, lighting, signage, etc	Yes	A recommended condition has been included to require a detailed lighting plan prior to the issuance of a Building Permit.

<b>7.</b>	<b>Public Open Space and Recreational Pathways</b>		
<b>7.1</b>	Open space areas should be designed for passive and active recreational opportunities for employees	Yes	A gazebo and small woodlot has been incorporated into the design and will be beneficial for employee use.
<b>7.2</b>	Outside employee amenity area provided (an encouragement)	Yes	As above.
<b>7.3</b>	Secure bicycle storage provided (an encouragement)	Yes	Bicycle storage in the form of a bike rack has been provided
<b>8.</b>	<b>Outdoor Storage</b>		
<b>8.1</b>	Outdoor storage areas should be located at the rear or side of the building and visually buffered.	Yes	Outdoor storage areas are in the center of the property and at the rear of the site office. 2.5m screening in the form of a chain-link fence with privacy slats will be included as part of the development.
<b>9.</b>	<b>Signage</b>		
<b>9.1</b>	Signage is architecturally coordinated with the overall design of the building and landscaping	Yes	Signage is attractive and coordinated with the overall design of the building and landscaping. A recommended condition has been included that requires signage be included directing trucks to the appropriate location on the subject property.
<b>9.2</b>	Complies with the Sign Bylaw	Yes	Proposed free standing signage is compliant with the Sign Bylaw. Fascia signage is not regulated within the Sign Bylaw or DPA 7.

## 9. SOURCES OF INFORMATION:

- Development Permit Application (DP001821) – May 6, 2024
- Development Application Review Team (DART) Minutes – August 1, 2024
- Development Variance Permit Application (DVP01493) – March 5, 2025

### Attachments

- Applicant's Public Engagement Summary

Location Map



Ortho Photo



### Applicant's Engagement Summary

## Development Application – Public Engagement Summary

Page \_\_\_\_ of \_\_\_\_

Application Number: DP 001821

**Property Address(es):** 44361 Simpson Rd. Chilliwack, BC V2R 5M3

**Applicant Contact Information:** Linwood Homes - Dylan Read 604 946 5430 ext.126 - dread@linwoodhomes.com

**Purpose:** The purpose of this application is to To reduce the setback for buildings and structures from 6m to 0m to facilitate a raised loading bay and ramp

*The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

[illegible]

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.



**City of Chilliwack**  
**Notice of Public Information Meeting**  
**Council Chambers**  
**8550 Young Road, Chilliwack BC V2P 8A4**

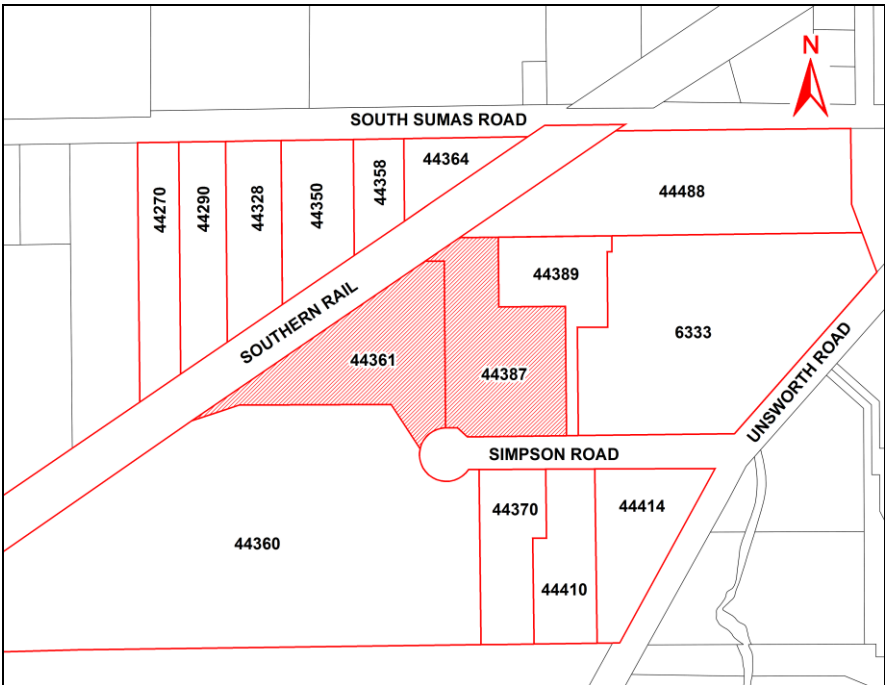
**When:** Wednesday, July 2, 2025 at 4:00 PM  
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](https://chilliwack.com/live)

**Development Variance Permit (DVP01493)**

**Locations:** 44361 and 44387 Simpson Road

**Applicant:** Linwood Homes Ltd.

**Purpose:** To vary Zoning Bylaw standards to reduce the interior side lot line setback to facilitate a loading bay, increase the maximum percentage of any building to be used as an accessory office to permit a proposed accessory office on site, as well as waive screening between the two properties and vary landscaping standards to use of both lots as one, ultimately to facilitate an industrial development on the subject properties, as shown on the included map.



**How to share your feedback:**



Attend the Public Information Meeting in person (8550 Young Road)

Mail or email our Legislative Services Department:



Mail: 8550 Young Road, Chilliwack BC V2P 8A4  
Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Submissions will be accepted until 4:00 PM on July 1, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, June 18, 2025 and Wednesday, July 2, 2025 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer



## Development Application – Public Engagement Summary

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Application Number: DP 001821

**Property Address(es):** 44361 Simpson Rd. Chilliwack, BC V2R 5M3

**Applicant Contact Information:** Linwood Homes - Dylan Read

**Purpose:** The purpose of this application is to To reduce the setback for buildings and structures from 6m to 0m to facilitate a raised loading bay and ramp

*The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

[illegible]

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.





## SCHEDULE "A"

### CITY OF CHILLIWACK

#### DEVELOPMENT VARIANCE PERMIT NO. DVP01493

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to facilitate an industrial development, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.** 025-490-320  
**Legal Description:** LOT 8 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN BCP1225  
**Address:** 44361 SIMPSON ROAD

**Parcel Identifier No.** 026-975-408  
**Legal Description:** LOT 9 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN BCP28469  
**Address:** 44387 SIMPSON ROAD

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following sections of "Zoning Bylaw 2020, No. 5000" are varied as stated:

*Section 10.04(7)(a) within the M3 (General Industrial) Zone is varied by reducing the interior side lot line setback from 6m to 0.1m to facilitate the construction of a loading bay and ramp.*

*Section 4.06(4)(a)(i) within the General Provisions is varied by increasing the maximum percentage of the gross floor area within a building, allocated to accessory office and sales, from 20% to 100% for one building within 44387 Simpson Road.*

*Section 4.09(3)(a) within the General Provisions is varied by waiving the requirement for 2.5m tall screening between 44387 and 44361 Simpson Road.*

*Section 4.09(2)(c)(i)(A)(I) within the General Provisions is varied by reducing the required landscaping within the front lot line setback of 44361 Simpson Road from 40% to 31%.*

*Section 4.09(2)(c)(i)(B)(I) within the General Provisions is varied by reducing the overall site landscaping requirement for 44387 Simpson Road from 10% to 3%.*

**DRAFT**

***Section 4.09(2)(c)(i)(B)(II) within the General Provisions is varied by reducing the area extensively planted with trees and shrubs for 44387 Simpson Road from 5% to 1.7%.***

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
  - a) that the development be in accordance with the plans found in Schedule "A".
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

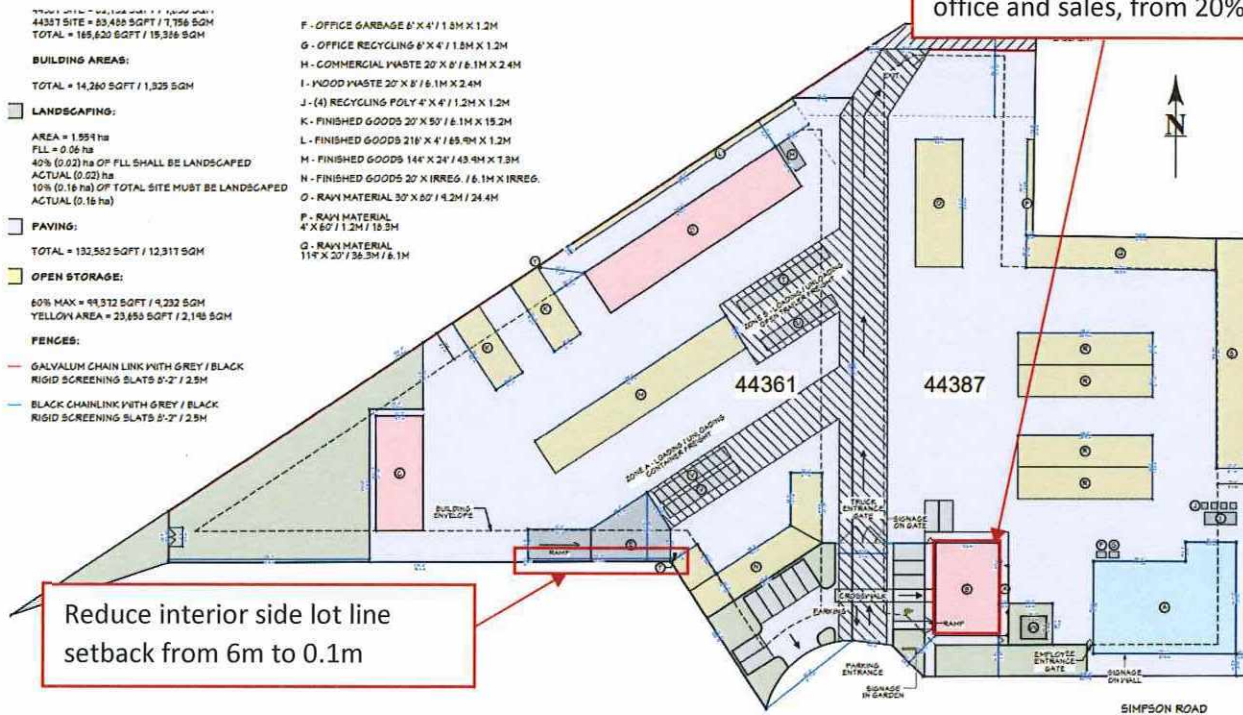
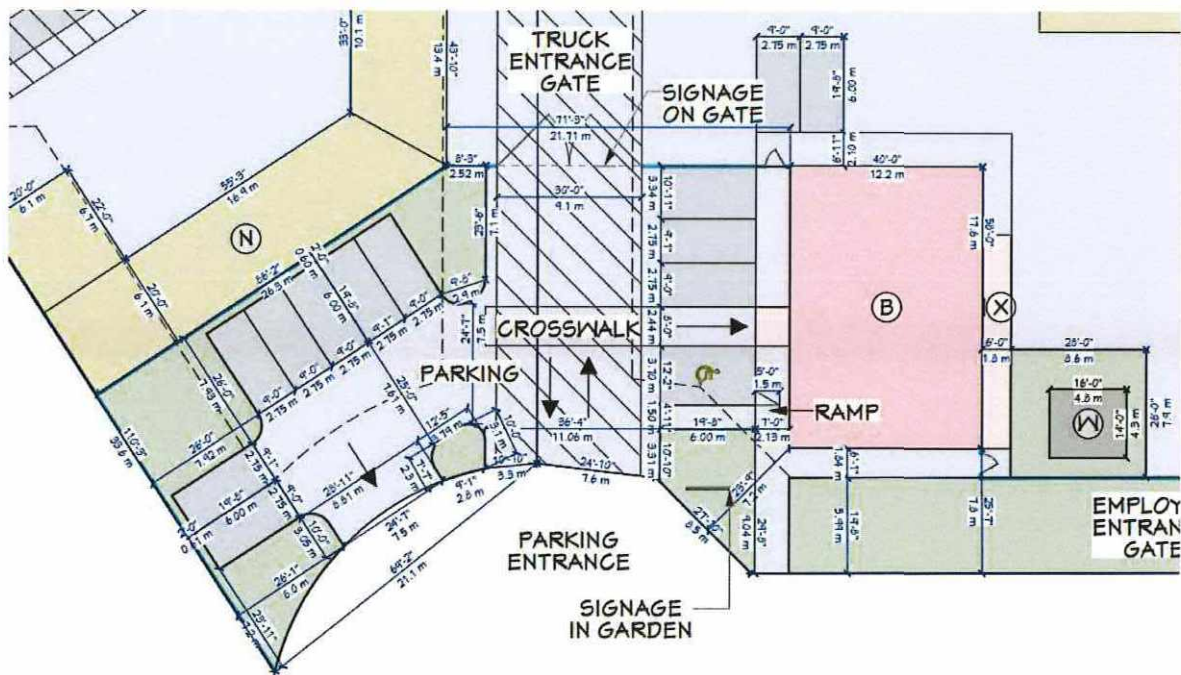
APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_, 2025.

ISSUED THIS \_\_\_\_ DAY OF \_\_\_, 2025

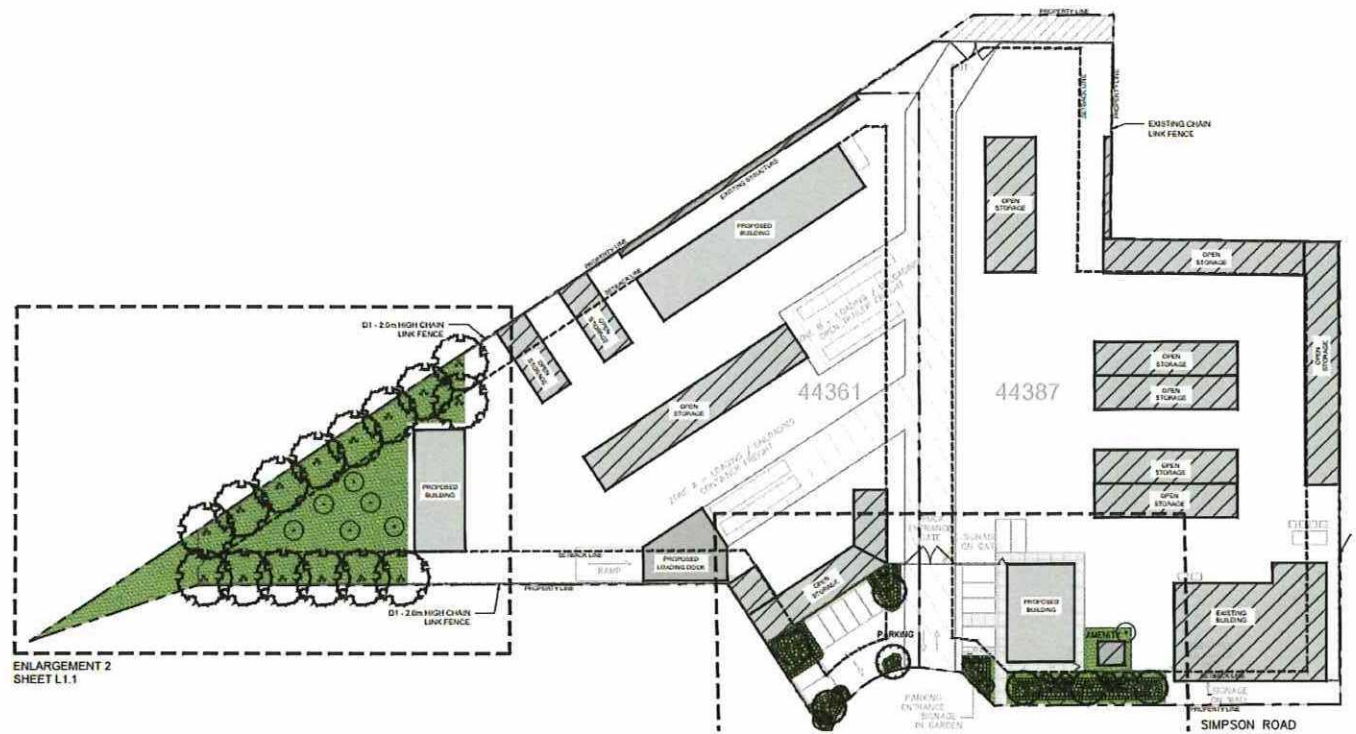
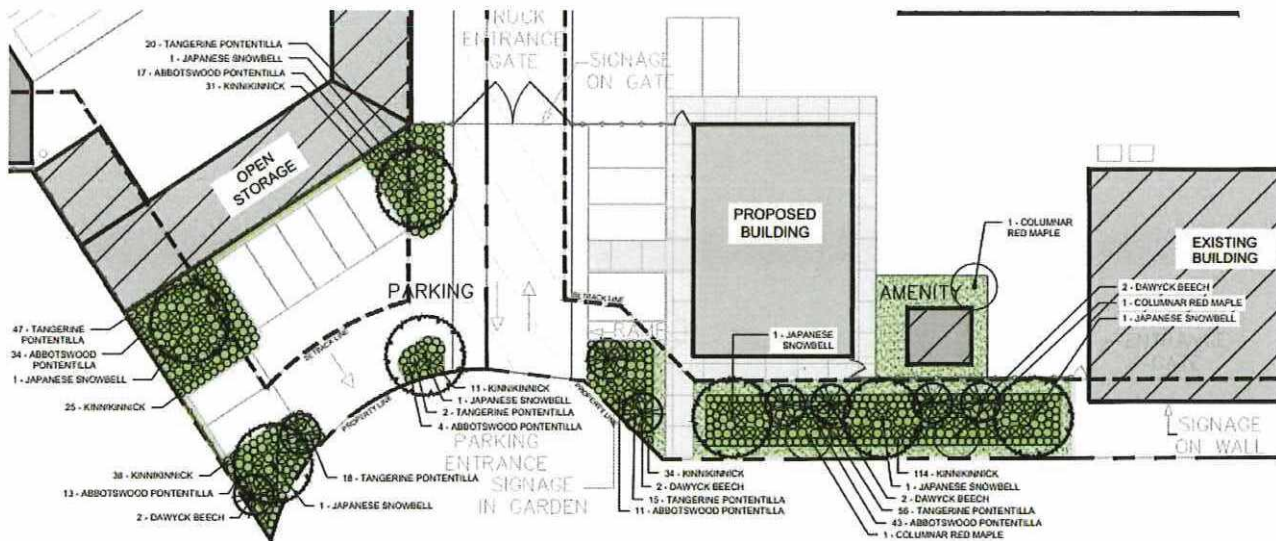
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CORPORATE OFFICER

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Site Plan (as provided by the applicant)Overall Site PlanParking Area**DRAFT**



Landscape PlanOverall Site PlanParking Area**DRAFT**



**CITY OF CHILLIWACK**

**DEVELOPMENT PERMIT NO. DP001821**

(Portion of Development Permit Area No. 7 of the Official Community Plan)

1. This Development Permit applies to the following properties:

Parcel Identifier No.	<u>025-490-320</u>
Legal Description:	<u>LOT 8 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER DISTRICT</u> <u>PLAN BCP1225</u>
Address:	<u>44361 SIMPSON ROAD</u>
Parcel Identifier No.	<u>026-975-408</u>
Legal Description:	<u>LOT 9 DISTRICT LOT 373A GROUP 2 NEW WESTMINSTER DISTRICT</u> <u>PLAN BCP28469</u>
Address:	<u>44387 SIMPSON ROAD</u>

2. Development of the subject properties shall be substantially in conformance to the following:

- ☐ Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- ☐ That a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas, and elevations of the building;
- ☐ That all open storage uses be bound by screening not less than 2.5m in height, except for points of access or egress or where bounded by a building;
- ☐ That a reciprocal parking and access agreement for vehicle/pedestrian access and movement between properties, be registered to the titles of the properties at 44361 and 44387 Simpson Road in advance of Building Permit issuance;
- ☐ That signage be included directing trucks to the appropriate location on the subject properties;
- ☐ That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;
- ☐ That an irrigation system be included into the landscaped areas along the front lot line of the site; and,
- ☐ Specifications of Development Permit Area No. 7 (Industrial) of the City of Chilliwack Official Community Plan.

**N.B. The above technical information is retained on file in the Planning Department.**

3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.

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4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_, 2025.

ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

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CORPORATE OFFICER

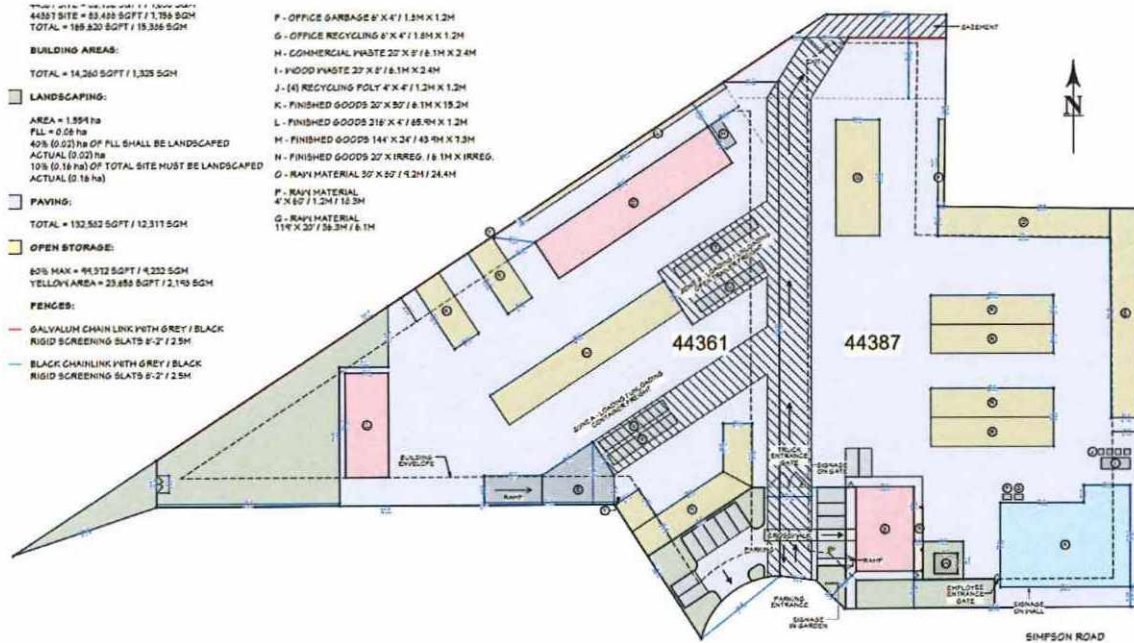
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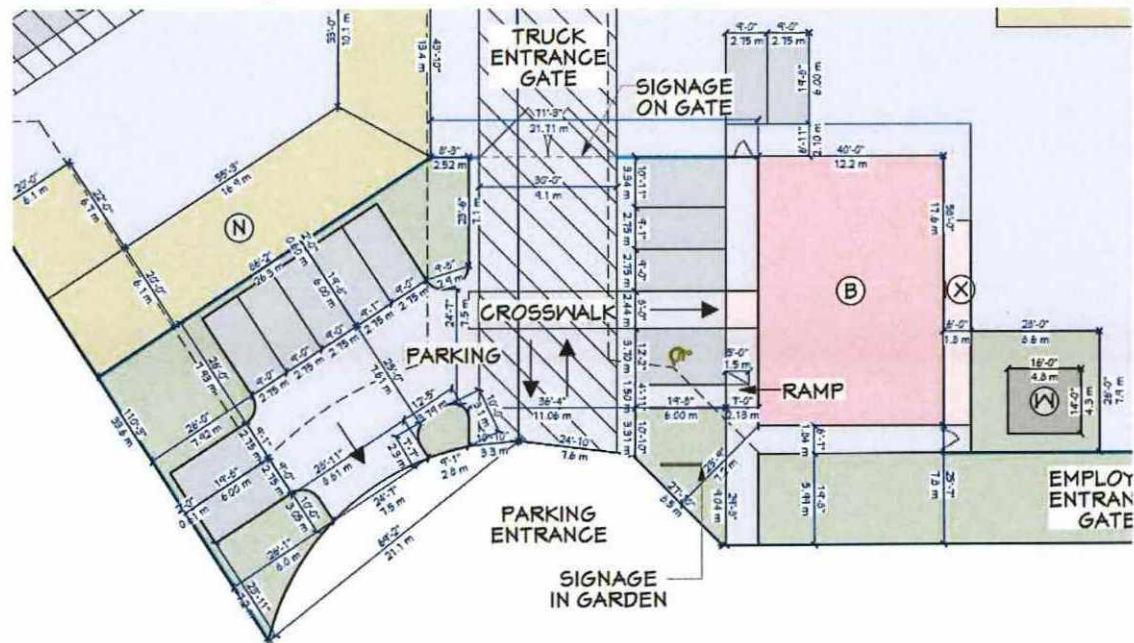
## Schedule "A"

## Site Plan

## Overall Site Plan



## Parking Area

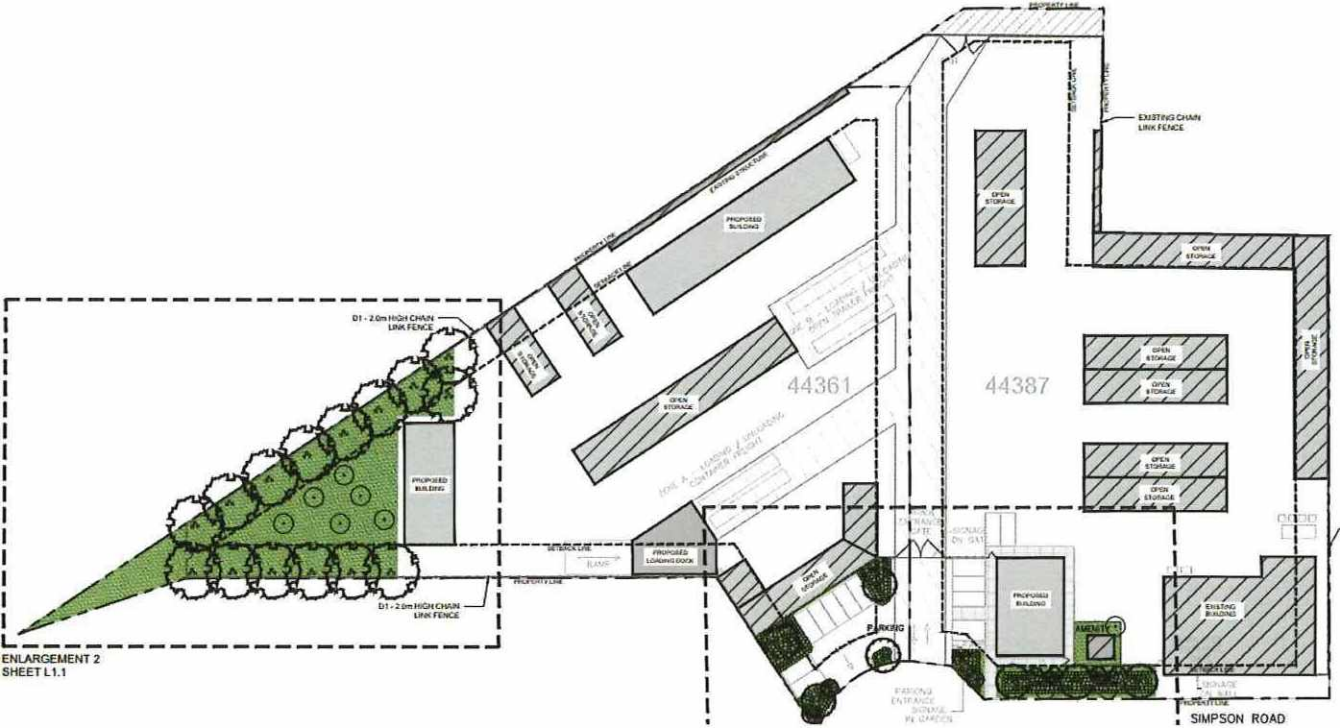


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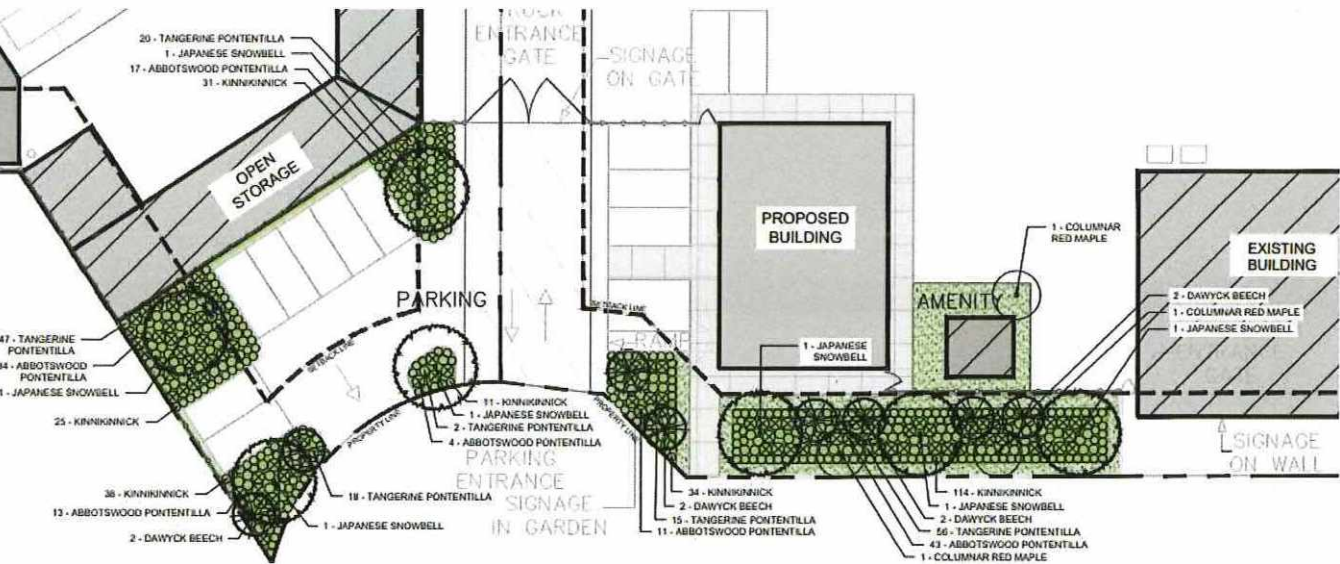


**Proposed Landscape Plan**

**Overall Site Plan**



**Parking Area**



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Elevations

Rendering of Business Premises Signage



Proposed Site Office



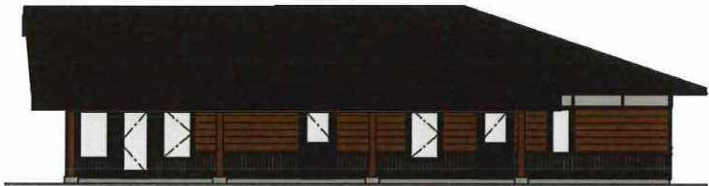
FRONT ELEVATION



REAR ELEVATION



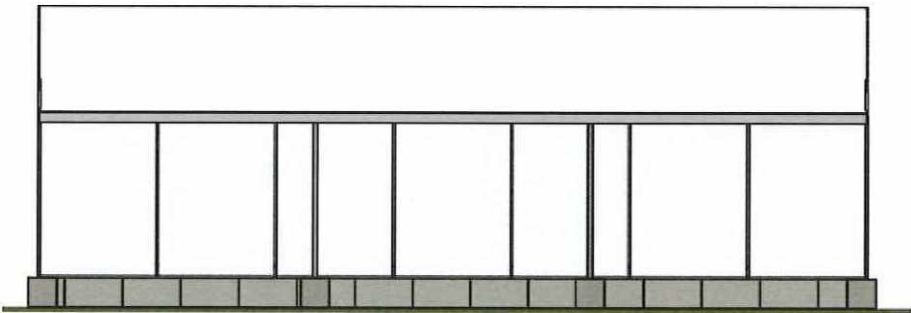
LEFT ELEVATION



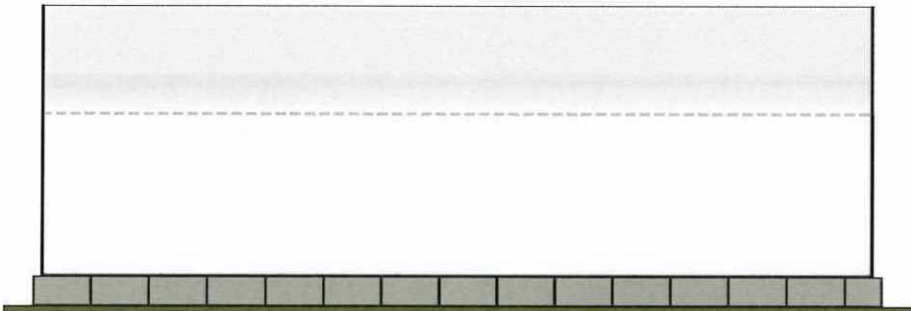
RIGHT ELEVATION

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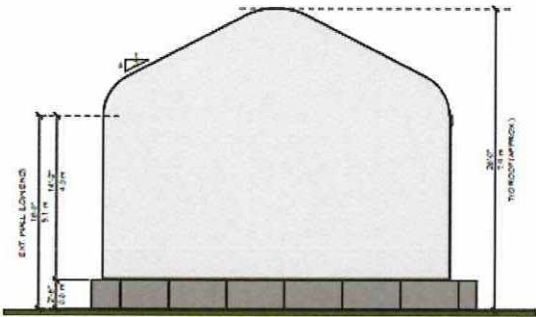
Pre-Fabricated Tent Structure



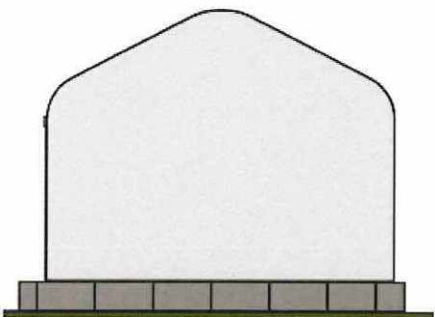
FRONT ELEVATION



REAR ELEVATION



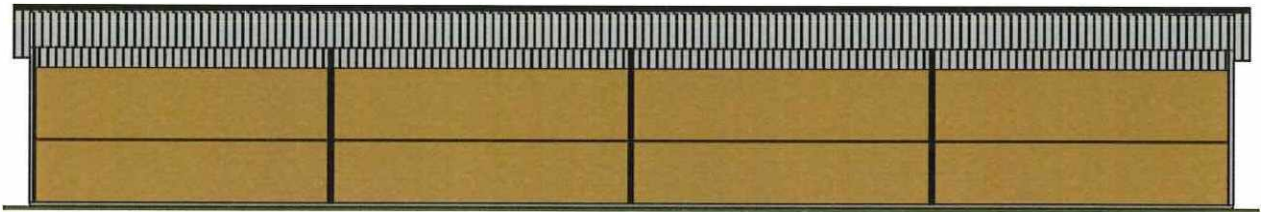
LEFT ELEVATION



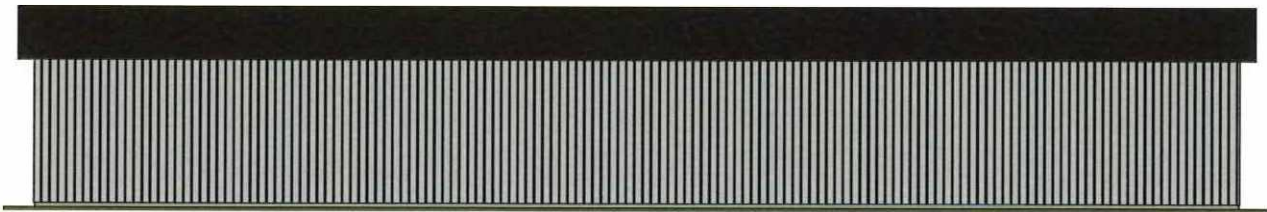
RIGHT ELEVATION

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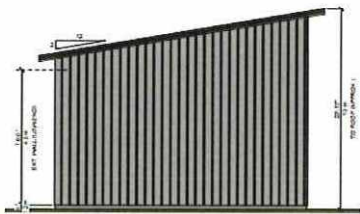
Covered Storage Shed



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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### Colour and Material Samples

## Office Building



## Tent Structure and Metal Building



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