



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001647

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

To: **Axiom Architecture Inc.**
Attn: Scott Bundziak
100-500 Laura Avenue
Red Deer, AB T4E 0A5

Southern Drip Irrigation Ltd.
44160 Yale Road
Chilliwack, BC V2R 3Z9

1. This Development Permit applies to the following property:

Parcel Identifier No. 029-404-843

Legal Description: LOT A DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
EPP42690

Address: 43645 Industrial Way

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

- ☐ Development shall be in accordance with the approved site plan and elevations attached within 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 pedestrian entrances;
- ☐ That an irrigation system be incorporated throughout all landscape areas within the property;
- ☐ That any rooftop equipment such as heaters, mechanical units, air conditioners, etc. should be located near one another, buffered to reduce noise and screened from view;
- ☐ That all utility equipment be screened from public view through the installation of landscaping, fencing or vinyl wrapping;
- ☐ That a Traffic Impact Assessment which addresses the proposed increase in office space on site be submitted prior to issuance of a Building Permit;
- ☐ That all windows/glazing on the south and west elevations be treated to limit reflection to ensure vehicles on the Trans Canada Highway are not impacted by the development;
- ☐ That a mural design, approved by the Public Art Advisory Committee, be installed on the west and south elevations, prior to completion of the final inspection of the development by the Planning Department;

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- ☐ That lighting be installed surrounding the mural on the south and west building elevations to accentuate the mural; and,
- ☐ Specifications of Development Permit Area No. 7 (Industrial Form and Character) 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.
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 ____, 2023.

ISSUED THIS ____ DAY OF ____, 2023.

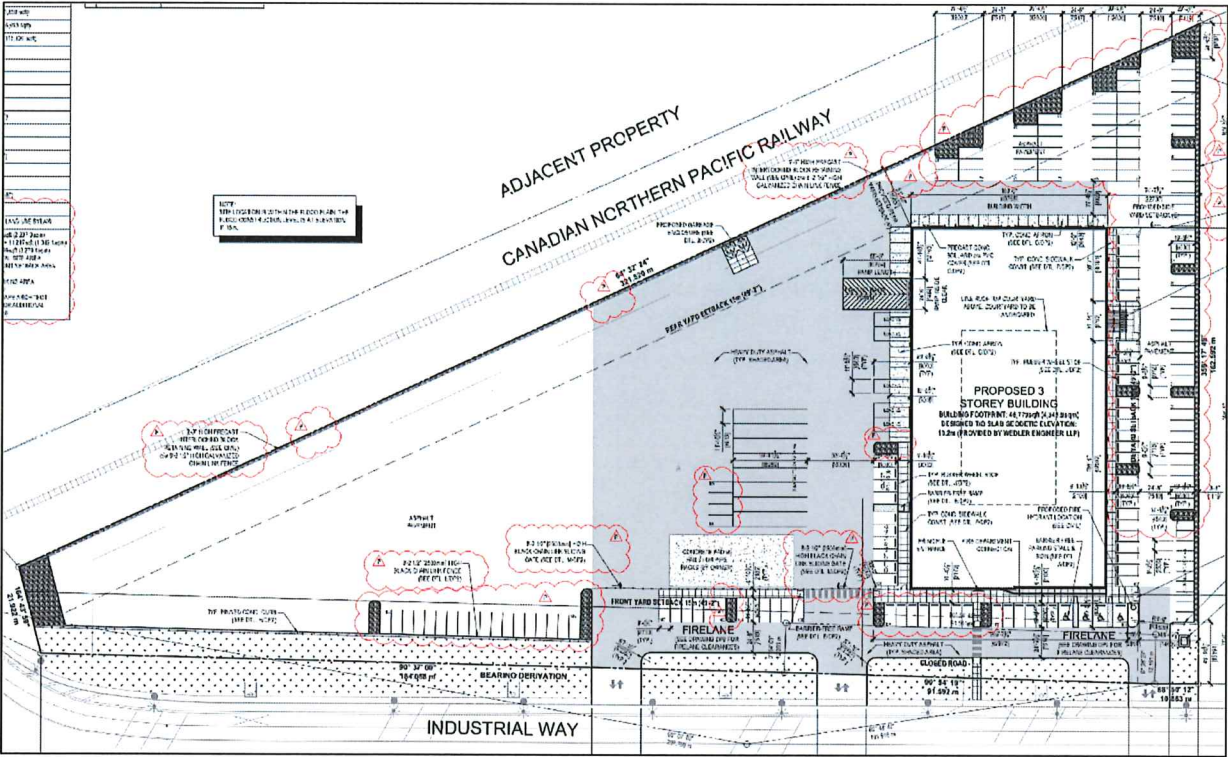
CORPORATE OFFICER

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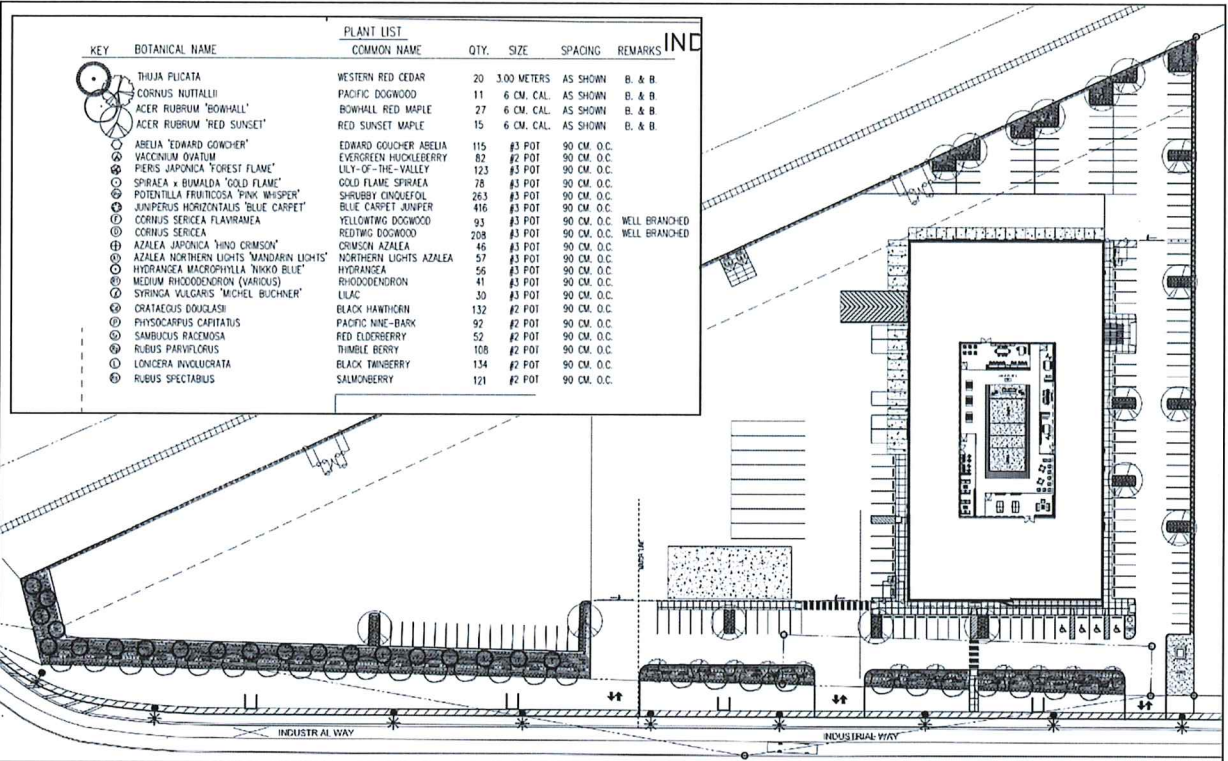
Schedule "A"

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Site Plan (as provided by the applicant – final layout to be determined at time of Building Permit)

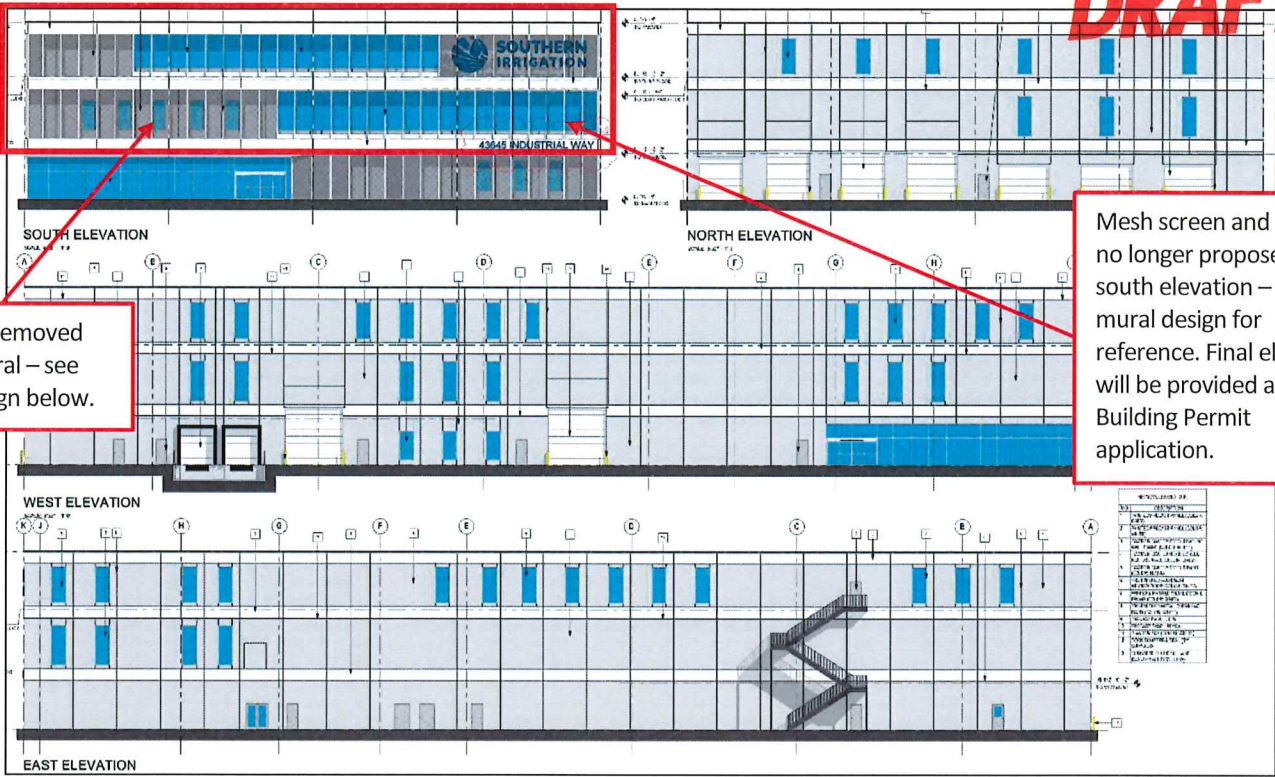


Landscape Plan (as provided by the applicant)

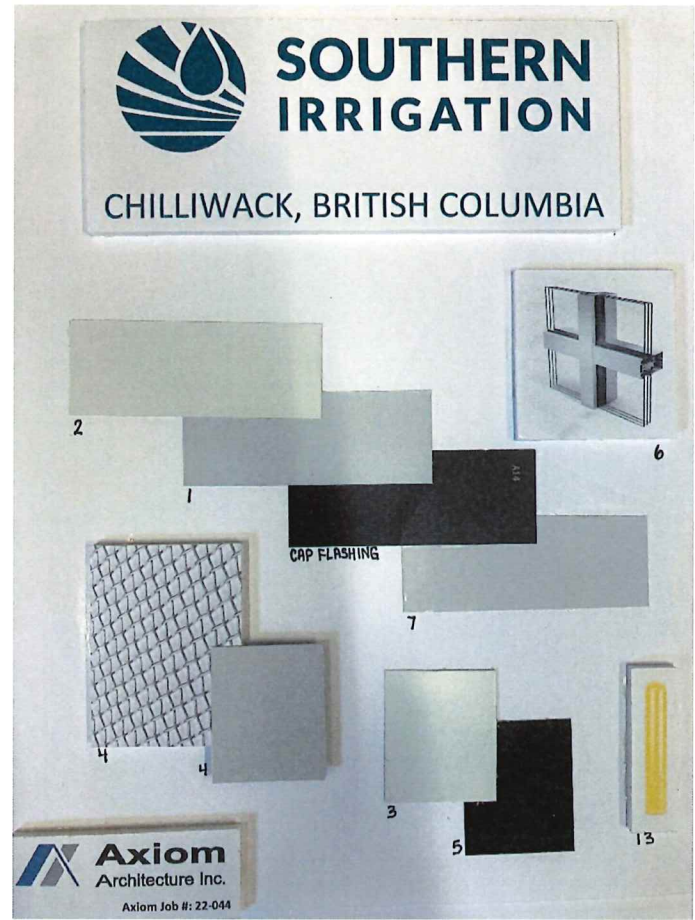


Elevations (as provided by the applicant)

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Colours and Materials (as provided by the applicant)

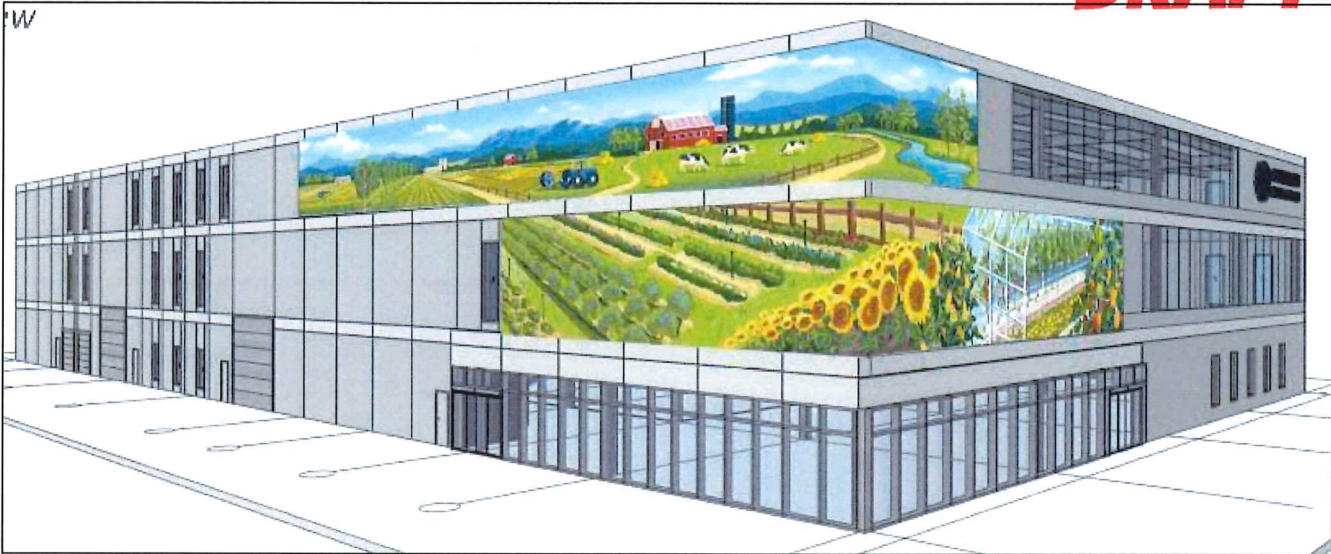


KEYNOTE LEGEND - D.P.	
TAG	DESCRIPTION
1	PAINTED PRECAST PANEL (COLOR: GREY)
2	PAINTED PRECAST PANEL (COLOR: WHITE)
3	POWDER COATED STEEL FEATURE WALL FRAME (COLOR: WHITE)
4	POWDER COATED MESH SCREEN FEATURE WALL (COLOR: GREY)
5	POWDER COATED STEEL STAIRS (COLOR: BLACK)
6	PRE-FINISHED ALUMINUM WINDOW/DOOR (COLOR: WHITE)
7	PRIMED & PAINTED METAL DOOR & FRAME (COLOR: GREY)
8	PRE-FINISHED METAL OVERHEAD DOOR (COLOR: WHITE)
9	PRECAST PANEL JOINT
10	PRECAST PANEL REVEAL
11	PLANTER BOX (COLOR: WHITE)
12	DOCK BUMPERS & SEAL (BY SUPPLIER)
13	CONCRETE FILLED BOLLARD (COLOR: SAFETY YELLOW)

Proposed Mural (as provided by the applicant – final design to be approved by the PAAC)

Southwest View

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South View



West View

