



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001648

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

To: 1028621 BC Ltd
2072 Bradner Road
Abbotsford BC V4X 1C3

Titan Construction Co Ltd
Unit 1A - 27355 Gloucester Way
Langley BC V2W 3Z8

1. This Development Permit applies to the following property:

Parcel Identifier No. 029-034-434

Legal Description: LOT 3 DISTRICT LOT 288 AND 270 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP28152

Address: 44199 Progress 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 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 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 within the site; 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.

1. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
2. 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.

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APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2023.

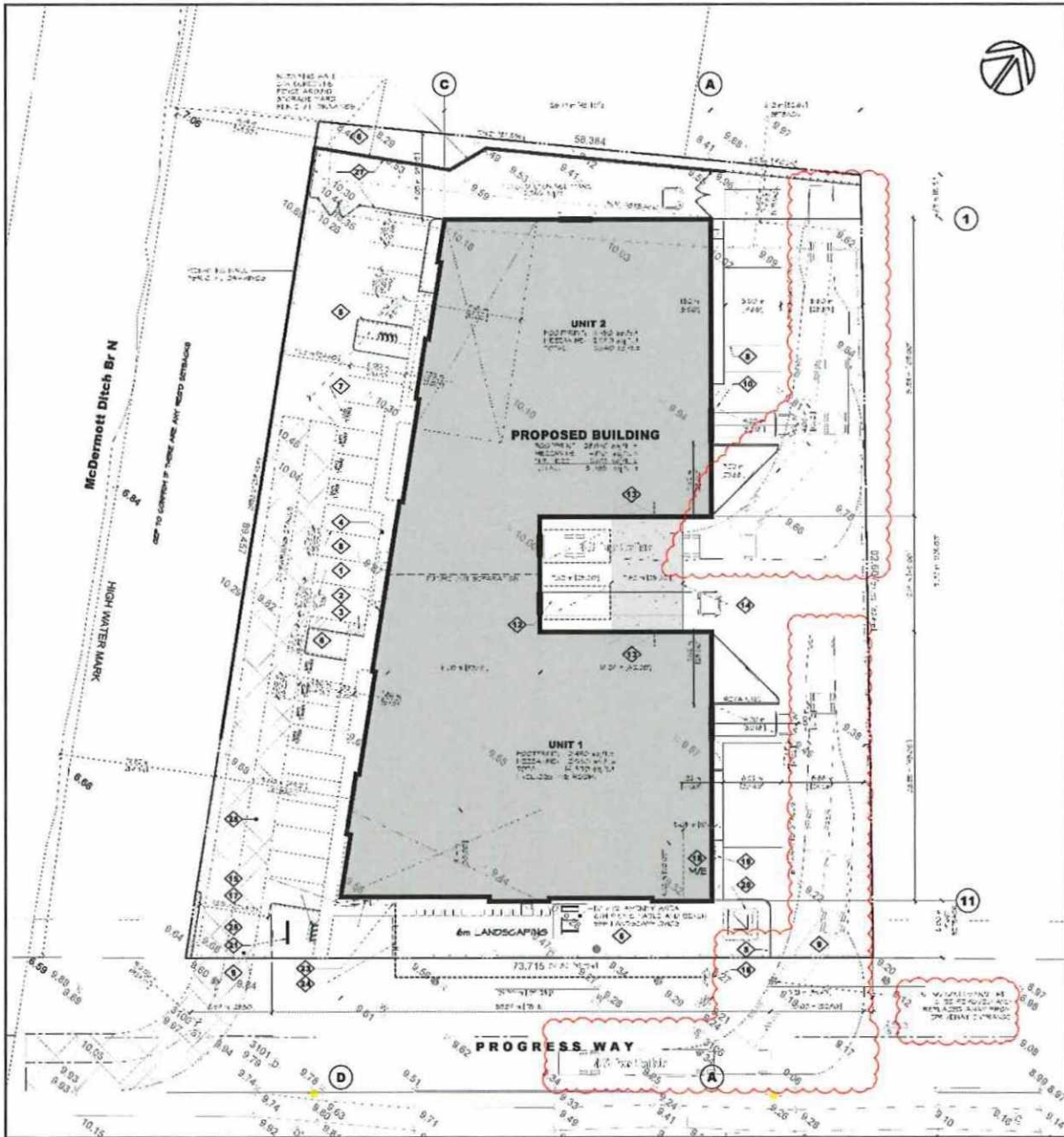
ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

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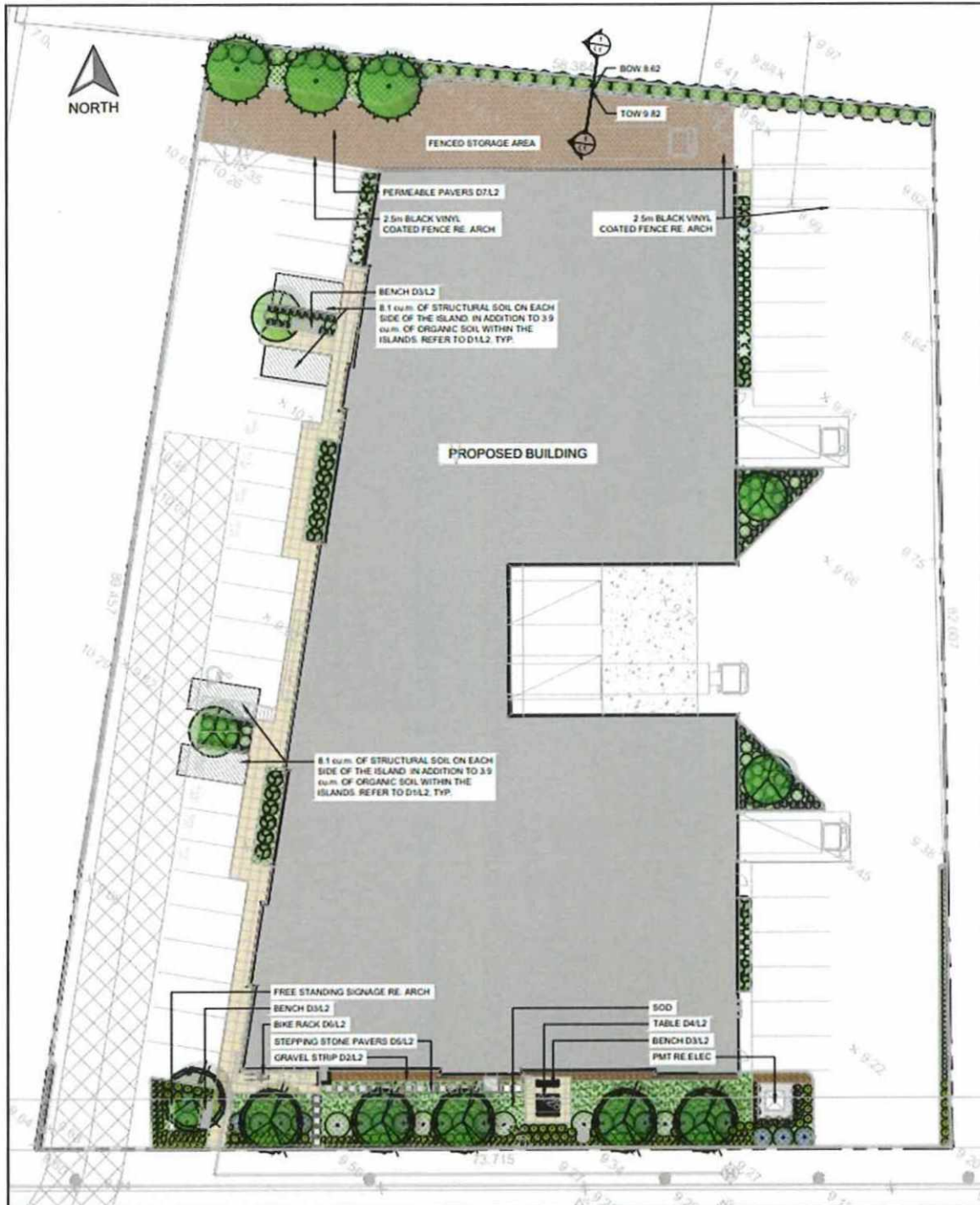
Schedule "A"

Site Plan (as provided by the applicant)



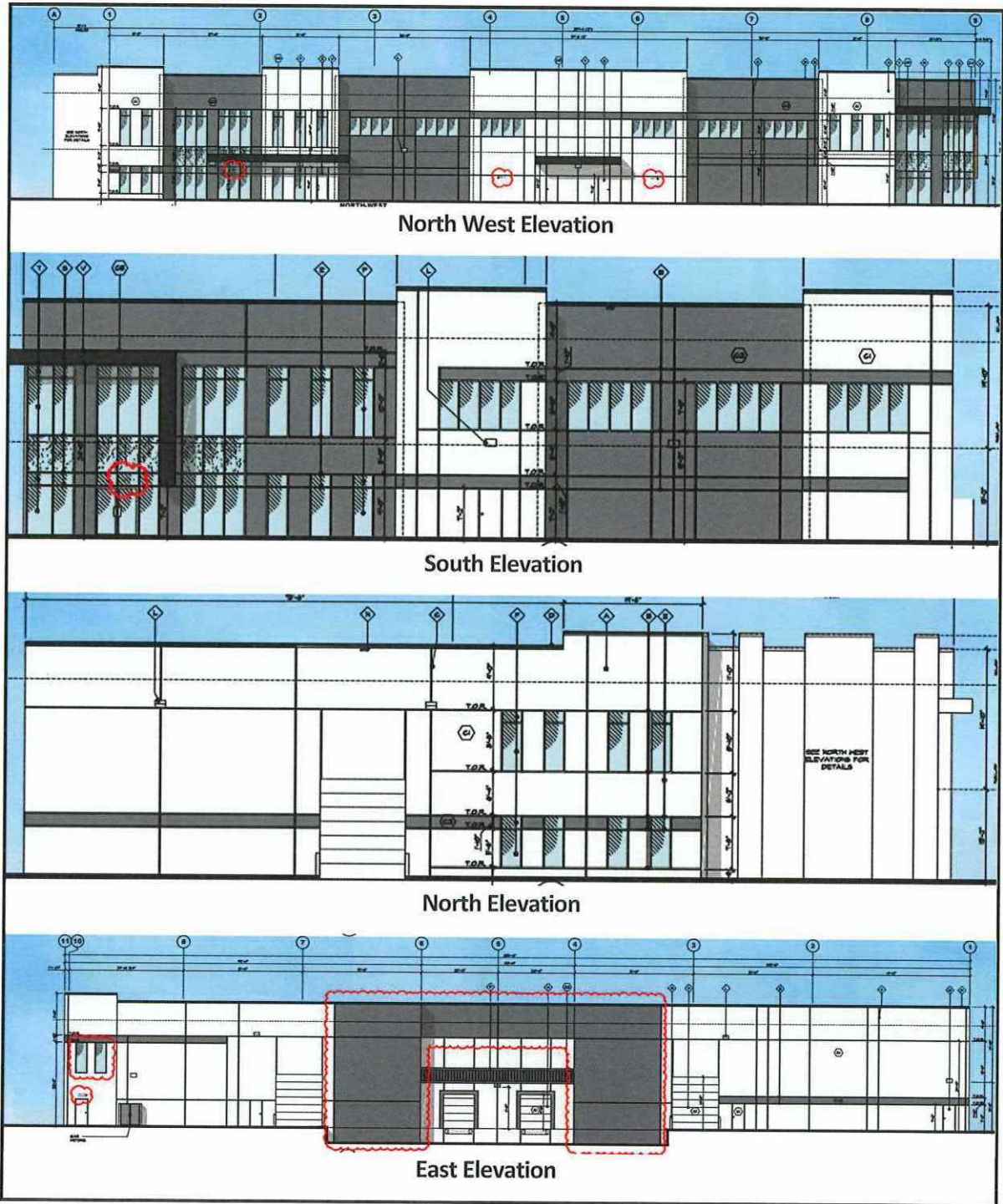
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Landscape Plan



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Elevations



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Colors and Materials

<p>MAIN FIELD COLOUR: BENJAMIN MOORE DISTANT GRAY (2124-70)</p>	<p>FIELD ACCENT COLOUR 1: BENJAMIN MOORE TROUT GRAY (2124-20)</p>	<p>FIELD ACCENT COLOUR 2: BENJAMIN MOORE JET BLACK (2120-10)</p>
<p>CANOPY SOFFIT: LONGBOARD 4" PROFILE LIGHT NATIONAL WALNUT</p>	<p>STOREFRONT GLAZING FRAMES: CLEAR ANODIZED ALUMINUM</p>	<p>TYPICAL GLASS: CLEAR BOLLARDS: SAFETY YELLOW EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET</p>

Rendering



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