



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01343

To: Mainland Developments Lickman Ltd.  
Attn: Joe Dhaliwal  
210 - 12899 80th Avenue  
Surrey, BC V3W 0E6

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 a combination industrial and hotel 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. 012-976-571  
Legal Description: PARCEL 'M' (REFERENCE PLAN 11598) DISTRICT  
LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT  
Address: 7990 Lickman Road

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

*Section 9.11(3)(a) within the CS2 (Tourist Commercial) Zone is varied by reducing the minimum lot width from 25m to 16m for the proposed hotel lot;*

*Section 9.11(9)(a) within the CS2 (Tourist Commercial) Zone is varied by increasing the maximum building height from 20m to 20.9m for a portion of the hotel;*

*Section 10.03(3)(a) within the M2 (Service Industrial) Zone is varied by reducing the minimum lot width from 15m to 7.5m for the proposed industrial lot;*

*Section 5.03(4)(g) is varied by waiving the requirement that a 0.6m landscape bed or sidewalk extension is provided when a parking space is located adjacent to a building, fence or sidewalk;*

*Section 4.09(2)(c)(iii) is varied by waiving the requirement that a pedestrian pathway be 1.5m wide and located outside of a maneuvering aisle;*

*Section 4.09(2)(c)(i)(A) is varied by waiving the requirement that 40% of the front setback area be landscaped for the proposed industrial lot;*

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*Section 5.03(7)(a)(iv) is varied by waiving the requirement that landscape beds within parking areas be 5m<sup>2</sup> for the proposed hotel lot;*

*Section 5.03(7)(a)(i) is varied by reducing the minimum interior landscaping of a parking area from 7% to 3.7% for the proposed industrial lot; and,*

*Section 5.02 is varied by reducing the minimum number of off-street loading spaces from 5 to 2 for the proposed hotel lot.*

4. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Sign Bylaw 2004, No. 3005" are varied as stated:

*Section 33(4) Business Premises Signs is varied to increase the maximum permitted copy area for business premise signs located within 600m of the Trans-Canada Highway from 20m<sup>2</sup> to 27m<sup>2</sup>.*

5. 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";

6. 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.
7. This Permit is not a Building Permit.

APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_, 2023.

ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_, 2023

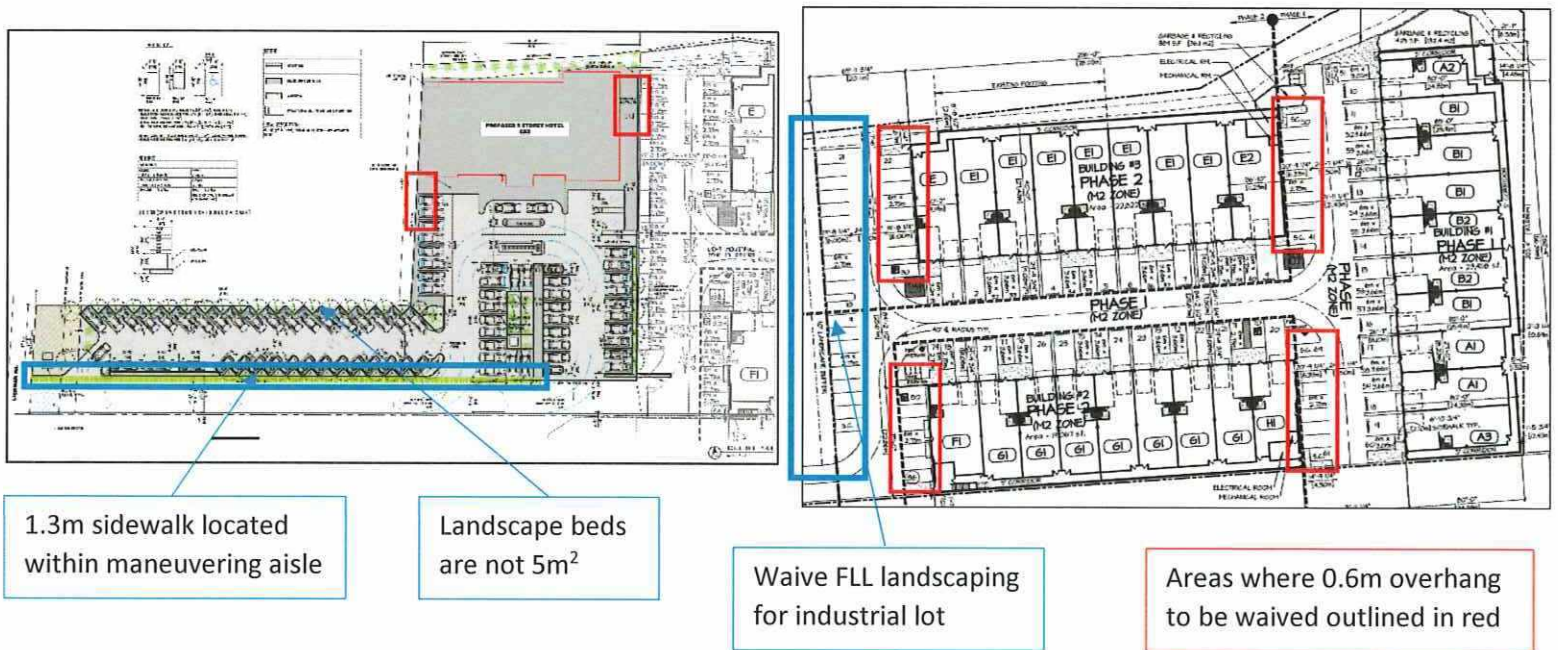
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CORPORATE OFFICER

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## Schedule "A"

## Site Plans – Details of Variances (as provided by the applicant)



## Elevations – Hotel Lot (as provided by the applicant)

## South and East

