



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001712, 2023

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

To: Mainland Developments Lickman Ltd.
Attn: Joe Dhaliwal
211 - 12899 80th Avenue
Surrey, BC V3W 0E6

1. This Development Permit applies to the following property:

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

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 pedestrian entrances;
- ☐ 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;
- ☐ 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 any chain link fencing provided be black;
- ☐ That a painted pedestrian pathway be provided in various locations throughout the site including from the front entrance of the hotel to the nearest sidewalk and along the front of each industrial building to connect each unit; and,
- ☐ Specifications of Development Permit Area No. 7 (Industrial Development Form and Character) of the City of Chilliwack Official Community Plan.

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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.

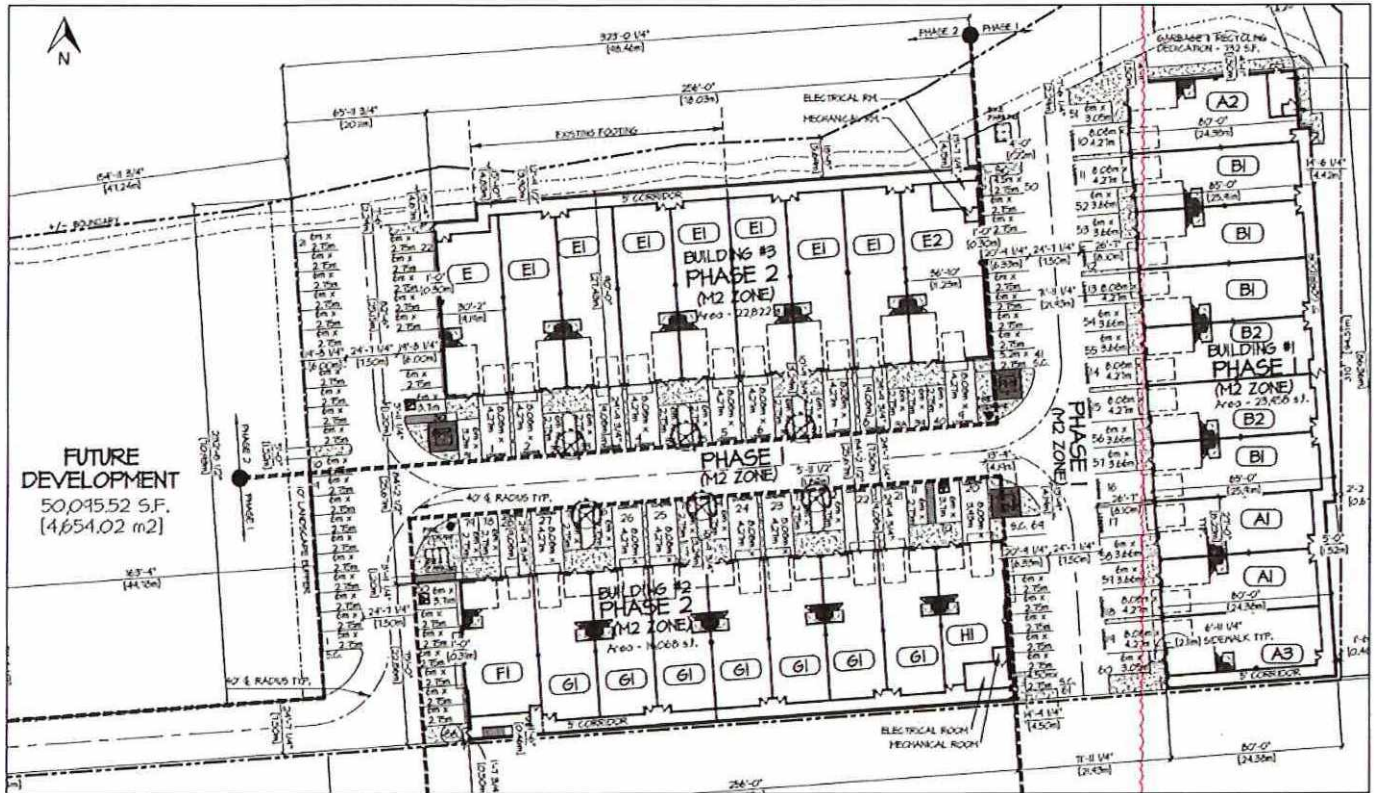
ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

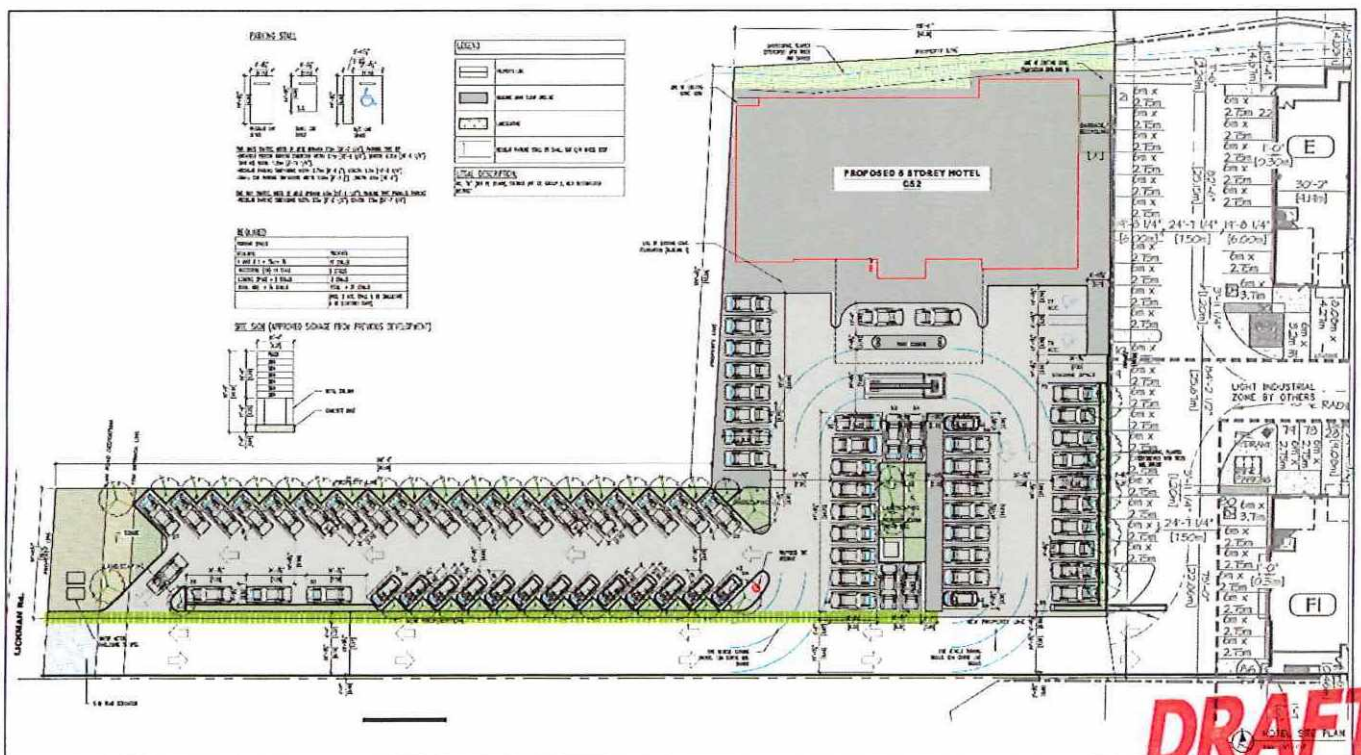
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Schedule "A"

Site Plan – Industrial Lot (as provided by the applicant)



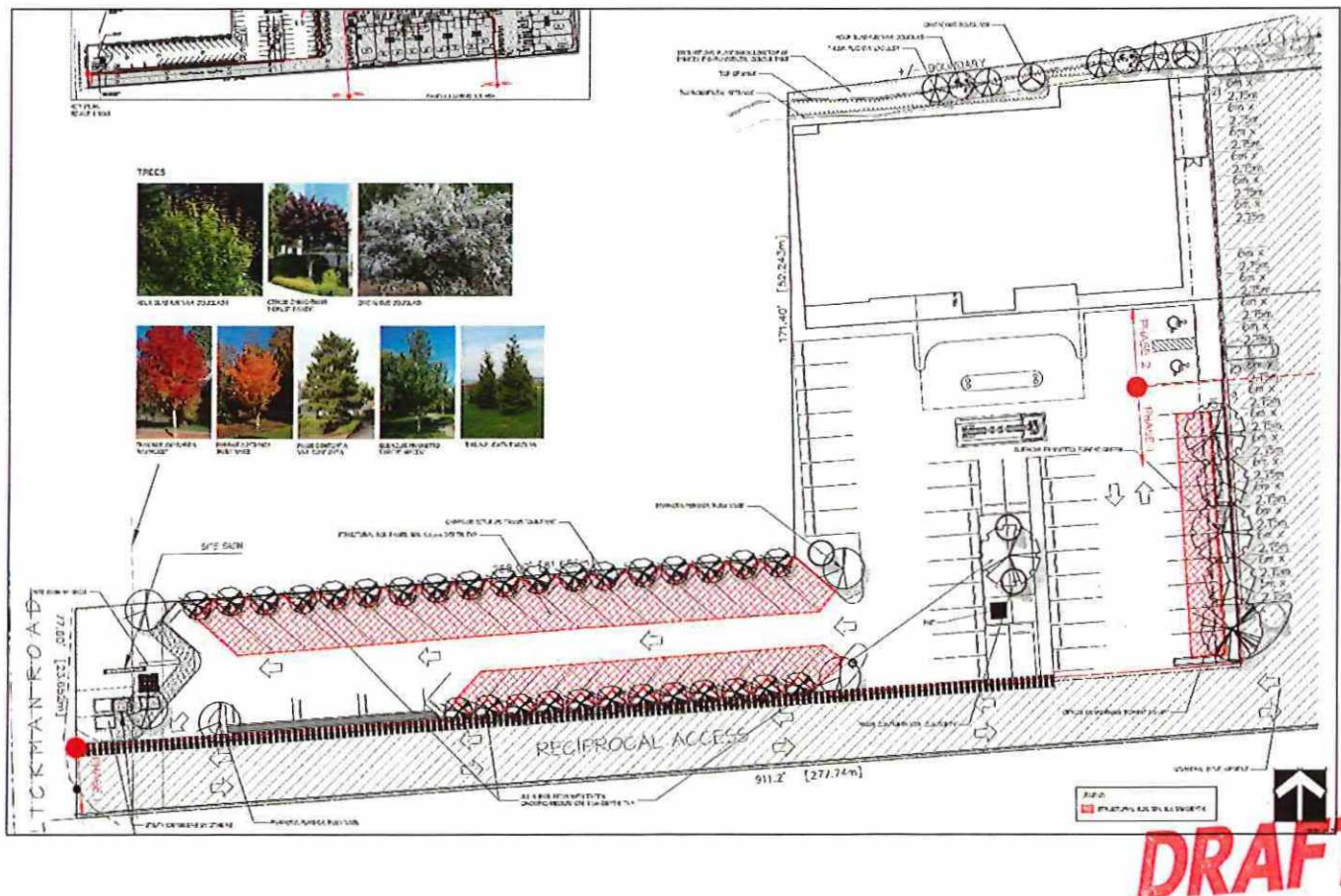
Site Plan – Hotel Lot (as provided by the applicant)

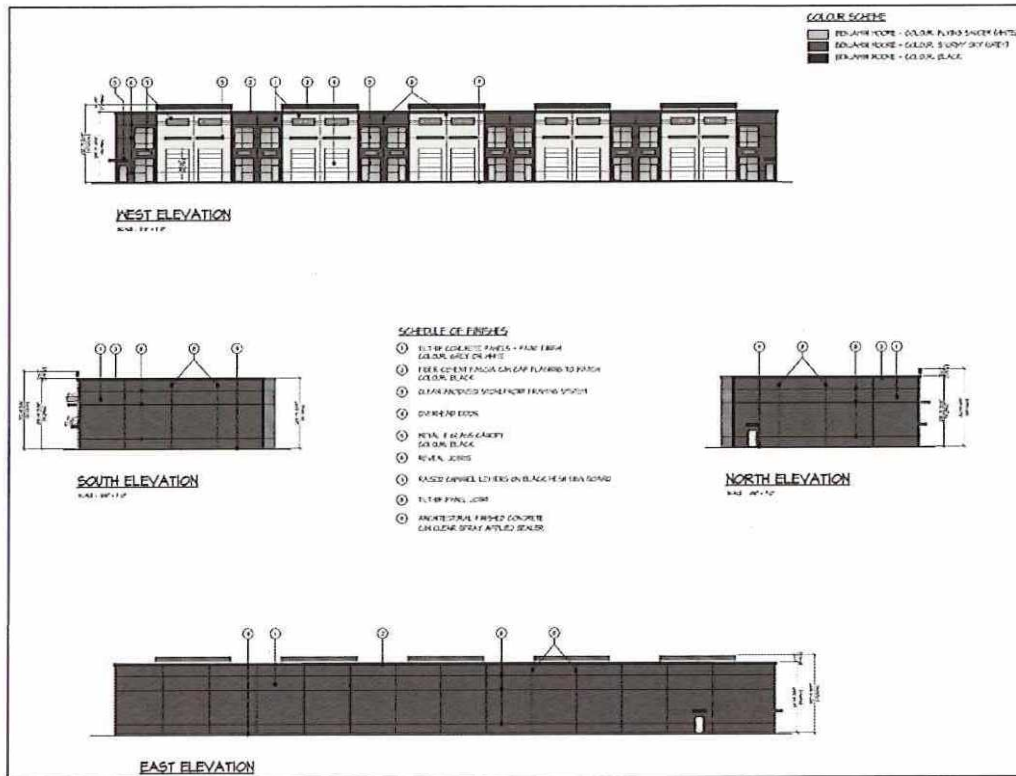
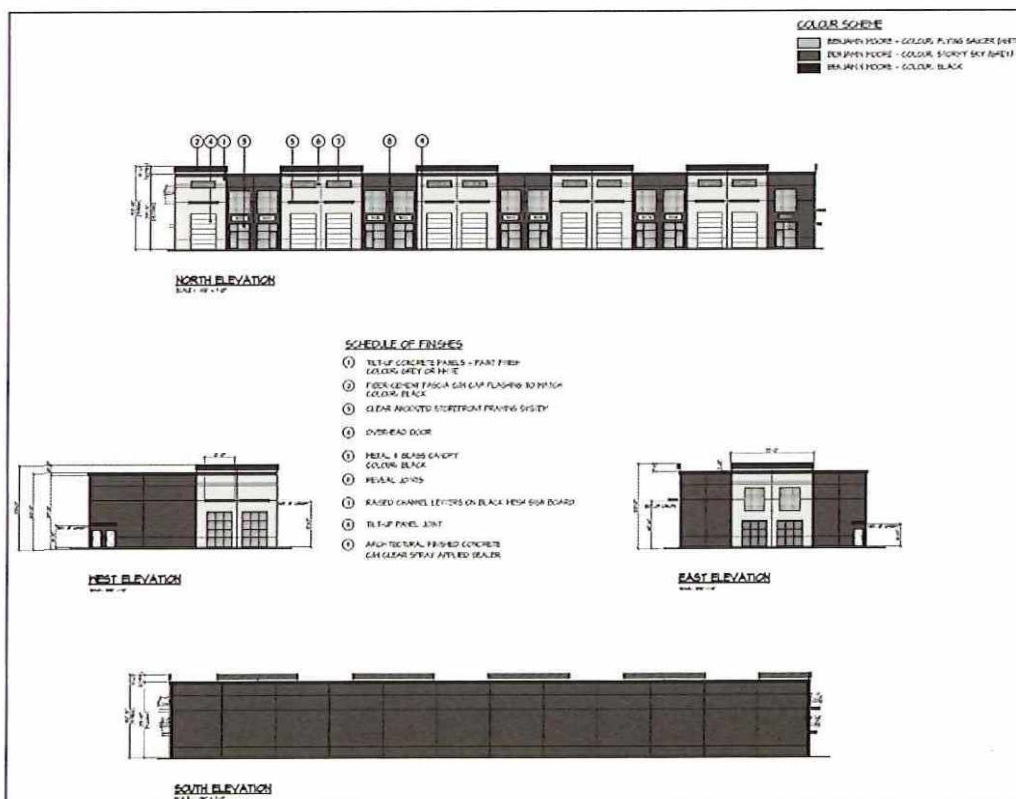


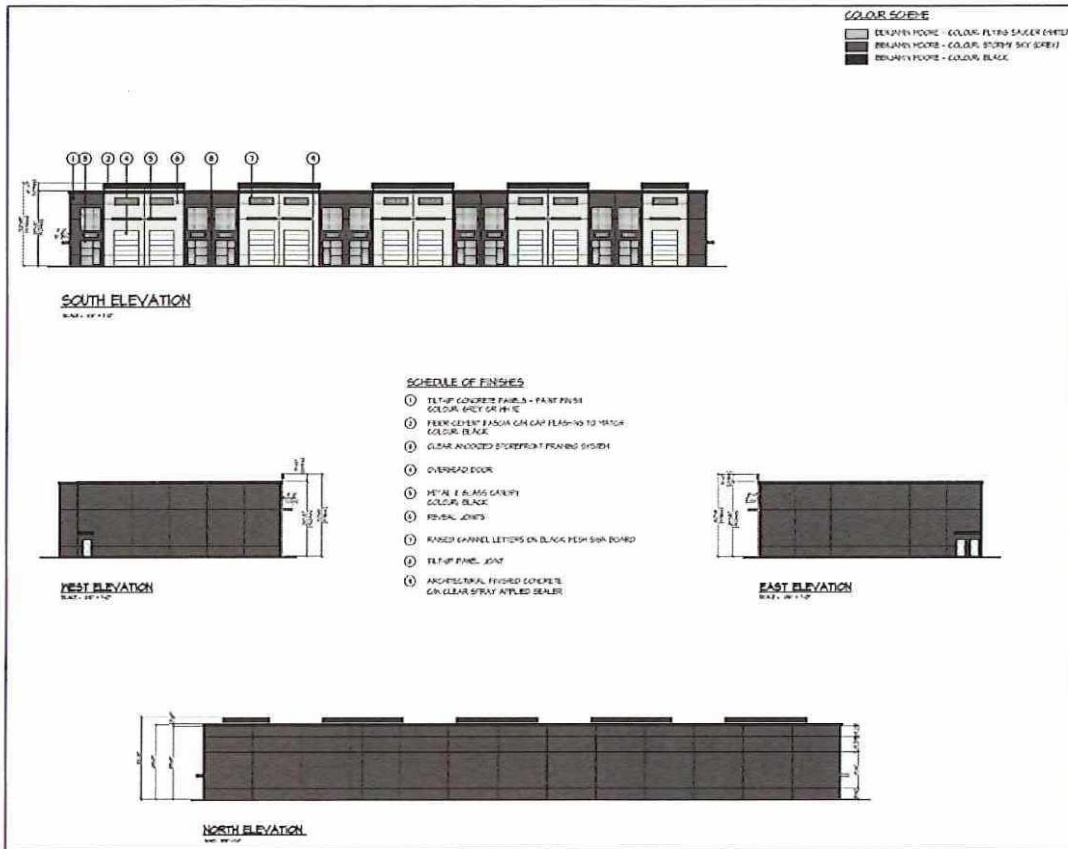
Landscape Plan – Industrial Lot (as provided by the applicant)

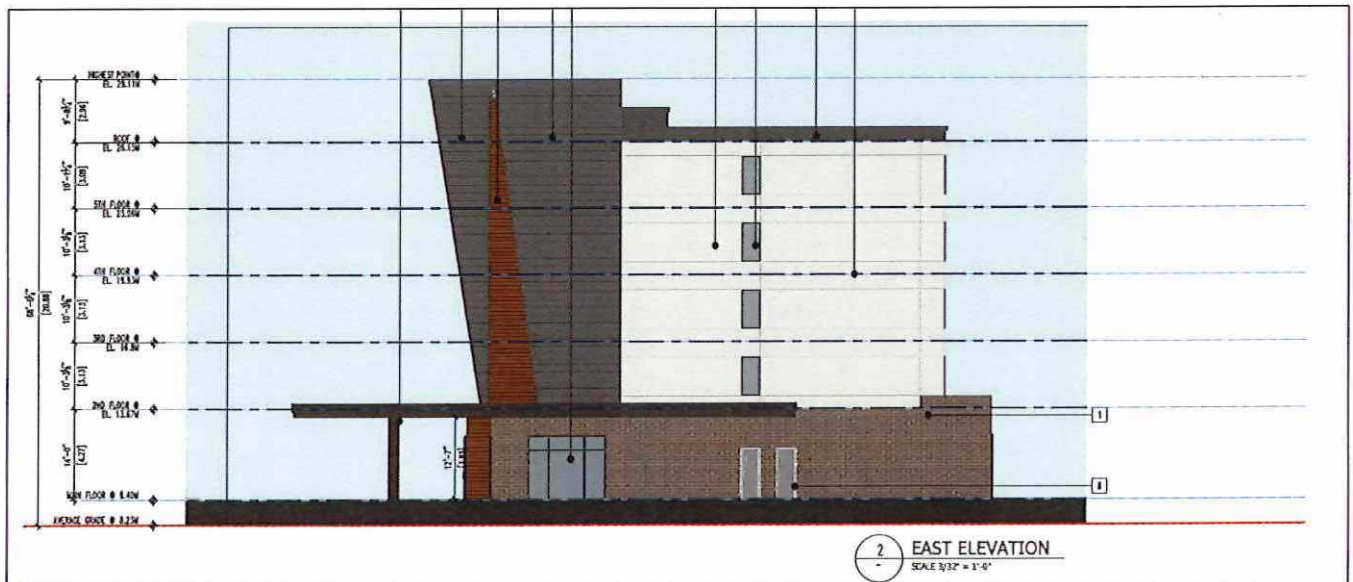


Landscape Plan – Hotel Lot (as provided by the applicant)

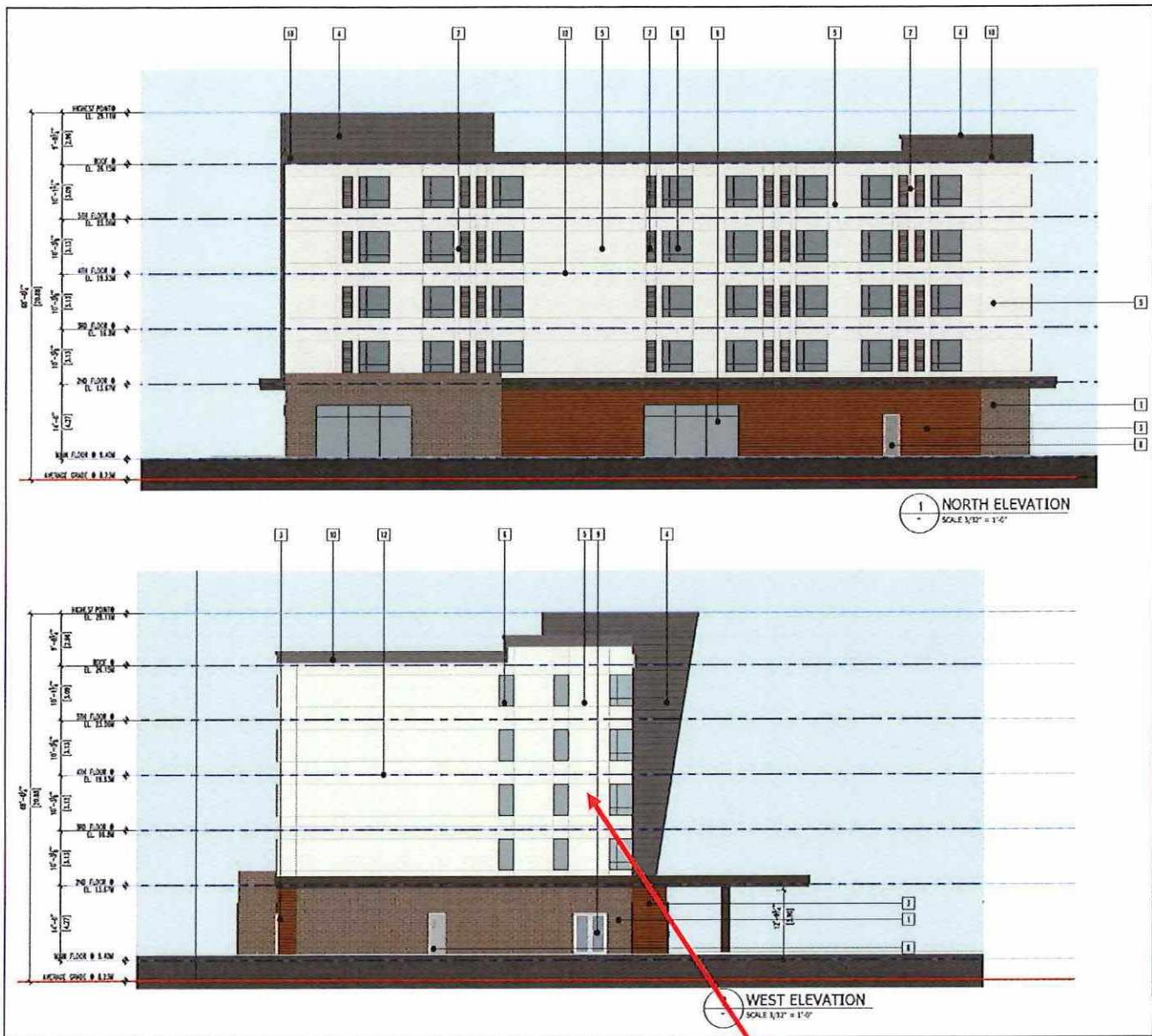


Elevations – Industrial Lot (as provided by the applicant)**Building 1****Building 2****DRAFT**

Building 3**Colours and Materials – Industrial Lot (as provided by the applicant)****DRAFT**

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

North and West



Colours to match south elevation provided above

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Colours and Materials – Hotel Lot (as provided by the applicant)

| MATERIALS & FINISHES SCHEDULE | | | | |
|-------------------------------|-----------------------------|-------------------------|----------------------------------|--------------|
| # | BUILDING MATERIALS | FINISH | COLOUR | SUPPLIER |
| 1 | BRICK | INTEGRAL | GARNET | HEBRON BRICK |
| 2 | PANEL-1 | HORIZONTAL REVEALS | GUNSMOKE | NICHHA |
| 3 | PANEL-2 | ARTISAN V-GROOVE SIDING | TO MATCH SHERWIN WILLIAMS SW7594 | JAMES HARDY |
| 4 | PANEL-3 | TO MATCH PAC-3000 CS | ALUM. MUSKET GRAY | |
| 5 | EIFS #1 - RS | INTEGRAL | MAGANESE IRONSPOT YELOUR MODULAR | |
| 6 | VINYL DOORS/WINDOWS | INTEGRAL | BLACK | |
| 7 | METAL LOUVRES | INTEGRAL | BLACK | |
| 8 | METAL DOORS | INTEGRAL | BLACK | |
| 9 | STOREFRONT DOORS/WINDOWS | INTEGRAL | BLACK | |
| 10 | METAL PROFILE ROOFING | INTEGRAL | | |
| 11 | WOOD CLADDED COLUMN | | | |
| 12 | PRE-FINISHED METAL FLASHING | | | |
| 13 | HYATT PLACE SIGNAGE | INTEGRAL | | |

Renderings – Hotel Lot (as provided by the applicant)**DRAFT**