

**DEVELOPMENT PERMIT AREA 7
INDUSTRIAL AREA FORM & CHARACTER
APPLICATION REQUIREMENTS**

A Guide to the Municipal Approvals Process in Chilliwack
April 20, 2022

INTRODUCTION:

Development Permit Area 7 – Industrial Area Form & Character consists of properties within the Industrial Lands of the City of Chilliwack. For more information on DPA 7 Guidelines and Map of applicable lands, please refer to the Implementation Guide and DPA Maps sections of the 2040 Official Community Plan (OCP), online at www.chilliwack.com/ocp.

OJECTIVES:

1. To facilitate the development of industrial lands in accordance with modern industrial and business park design standards that support individual and community health and well-being.
2. To facilitate the orderly development of established industrial areas through the coordination of siting, form and volume of new buildings, and their area for parking, storage, signage, and landscaping.

DEVELOPMENT PERMIT IS REQUIRED FOR THE FOLLOWING WORK AND ACTIVITIES:

- Construction of new industrial and commercial development, including the installation of freestanding signs that are subject to the City of Chilliwack Sign Bylaw; and
- Exterior alteration or addition to an existing industrial building.

APPLICATION REQUIREMENTS:

1. **Brief Written Description** of the proposal and how it meets the design guidelines.
2. **Site Plan** of the proposed development showing lot configuration and dimensioned locations of buildings, parking access and structures at an appropriate metric scale.
3. **Landscape Plan**, at an appropriate metric scale, showing proposed landscape areas and species, and proposed treatment of other surfaces not covered by buildings. This plan should show retaining walls, walkways, amenity areas, waste disposal areas, and screening.
4. **Colour Exterior Elevations** to fully explain the proposal. These elevations are to indicate proposed and existing building materials in a realistic colour rendering.

5. **Colour and Material Samples Board** for all proposed structures (i.e. awning fabrics, stucco, metals, wood, etc.).
6. **Crime Prevention Through Environmental Design (CPTED) Report**

ADDITIONAL INFORMATION THAT MAY BE REQUIRED:

1. **Streetscape Plan** of the final project, including proposed landscaping details. Sketches should be submitted at an appropriate metric scale and will preferably contain a realistic colour rendering of the development.
2. **Photographs** of existing site and buildings, including portions of adjacent properties and/or buildings.

ADDITIONAL COMMENTS:

The Design Review process requires a “clear picture” of the intended works to be undertaken. Failure of the Development Permit applicant to supply all necessary documents and materials may result in a delay of the application until the submission requirements are fulfilled.

One hard copy and one electronic copy of all information are to be provided for review.

FOR FURTHER INFORMATION PLEASE CONTACT:

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This brochure has been prepared for general guidance purposes only. It is neither a bylaw nor a legal document. Please consult the *Local Government Act* and its Regulations, in addition to the City of Chilliwack’s applicable bylaws for definite requirements and procedures.