

THE CORPORATION OF THE
CITY OF WHITE ROCK

DEVELOPMENT PERMIT NO. 390



1. This Development Permit No. 390 is issued to **Texor Homes (White Rock) Inc.** as the present and prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot A Section 9 Township 1 New Westminster District Plan EPP68906
(14022 North Bluff Road)
PID: 030-083-851

As indicated on Schedule A

2. This Development Permit No. 390 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2008, No. 1837" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2009, No. 1869" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2008, No. 1837" as amended, that relate to "Development Permit Area No. 5 – Neighbourhood Commercial" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-56 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Integra Architecture Inc. attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Rendering

These Plans form part of this development permit.

6. Terms and Conditions:

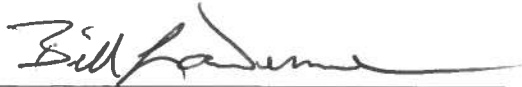
- a) Commercial signage for the development shall be provided in accordance with the 'White Rock Sign Bylaw, 2010, No. 1923' as amended, and with the Signage Plan attached hereto as Schedule E, to the acceptance of the Director of Planning and Development Services.
 - b) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - c) The applicant shall provide on-site storm water detention in accordance with the City policies and development permit guidelines, and shall submit proper engineering proposals where required for review and acceptance by the City prior to building permit issuance;
 - d) The applicant shall provide sanitary and storm sewer analyses to determine any potentially required upgrades, to the acceptance of the Director of Engineering and Municipal Operations;
 - e) The applicant shall provide water system analysis to determine any potentially required upgrades, to the acceptance of the Director of Engineering and Municipal Operations;
 - f) The applicant shall provide traffic and/or parking modifications as recommended by the applicant's Traffic Consultant, to the acceptance of the Director of Engineering and Municipal Operations;
 - g) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule F) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - h) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services;
 - i) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services;
 - j) The applicant shall provide tree protection and replacements plans prepared by a certified arborist, and obtain a Tree Management Permit from the City as required by the "White Rock Tree Management Bylaw, 2008, No. 1831," as amended; and
 - k) The applicant shall register a Section 219 Covenant to ensure the payment of the required community amenity contribution.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2008, No. 1837", as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the 15th day of May, 2017.

This development permit has been executed at White Rock, British Columbia on the 18th day of May, 2017.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:



Mayor - Authorized Signatory

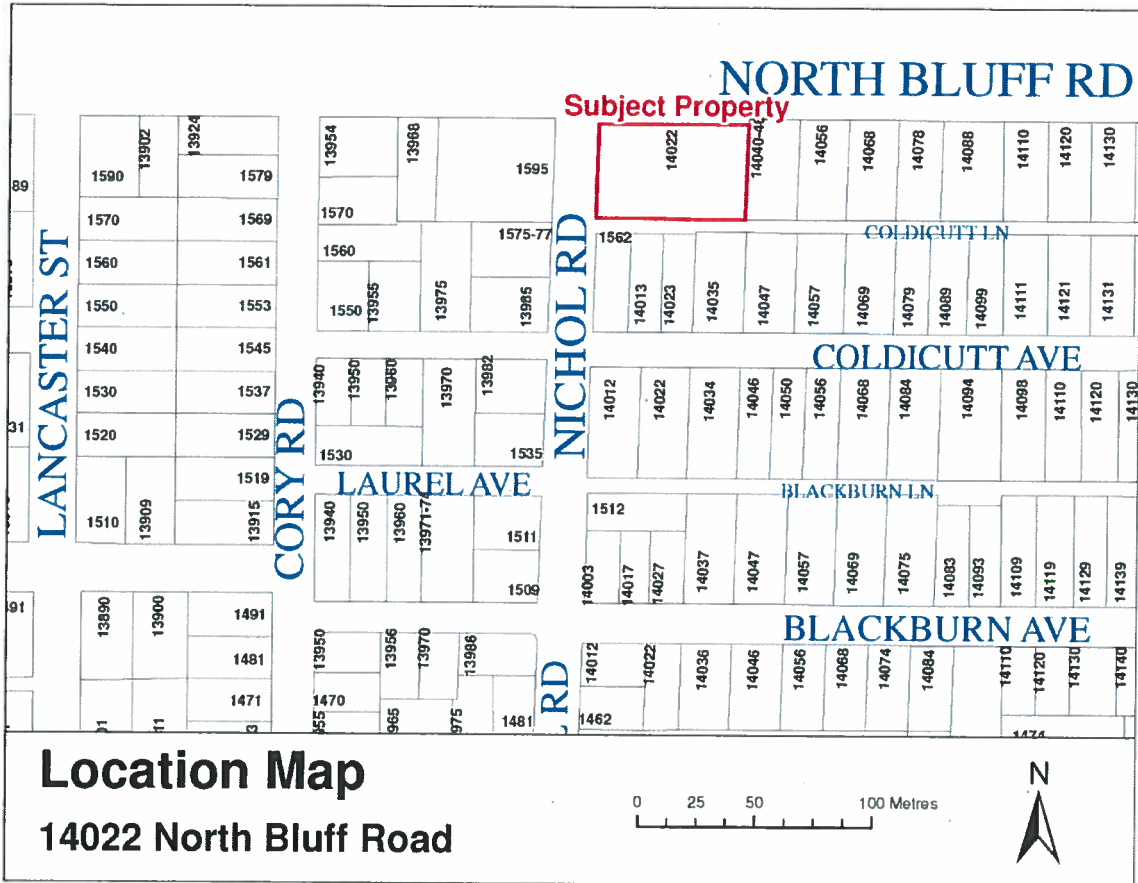
Bill Lawrence, Deputy Mayor



City Clerk - Authorized Signatory

Tracey Arthur
City Clerk

Schedule A – Location Map



Schedule B – Site Plan



INTEGRA ARCHITECTURE INC.
 115 WEST PALMER STREET
 WASHINGTON, DC 20004
 TEL: 202-546-2200 FAX: 202-546-2279
 INFO@INTEGRAARCH.COM
 WWW.INTEGRAARCH.COM



TEXOR
 CONSULTING

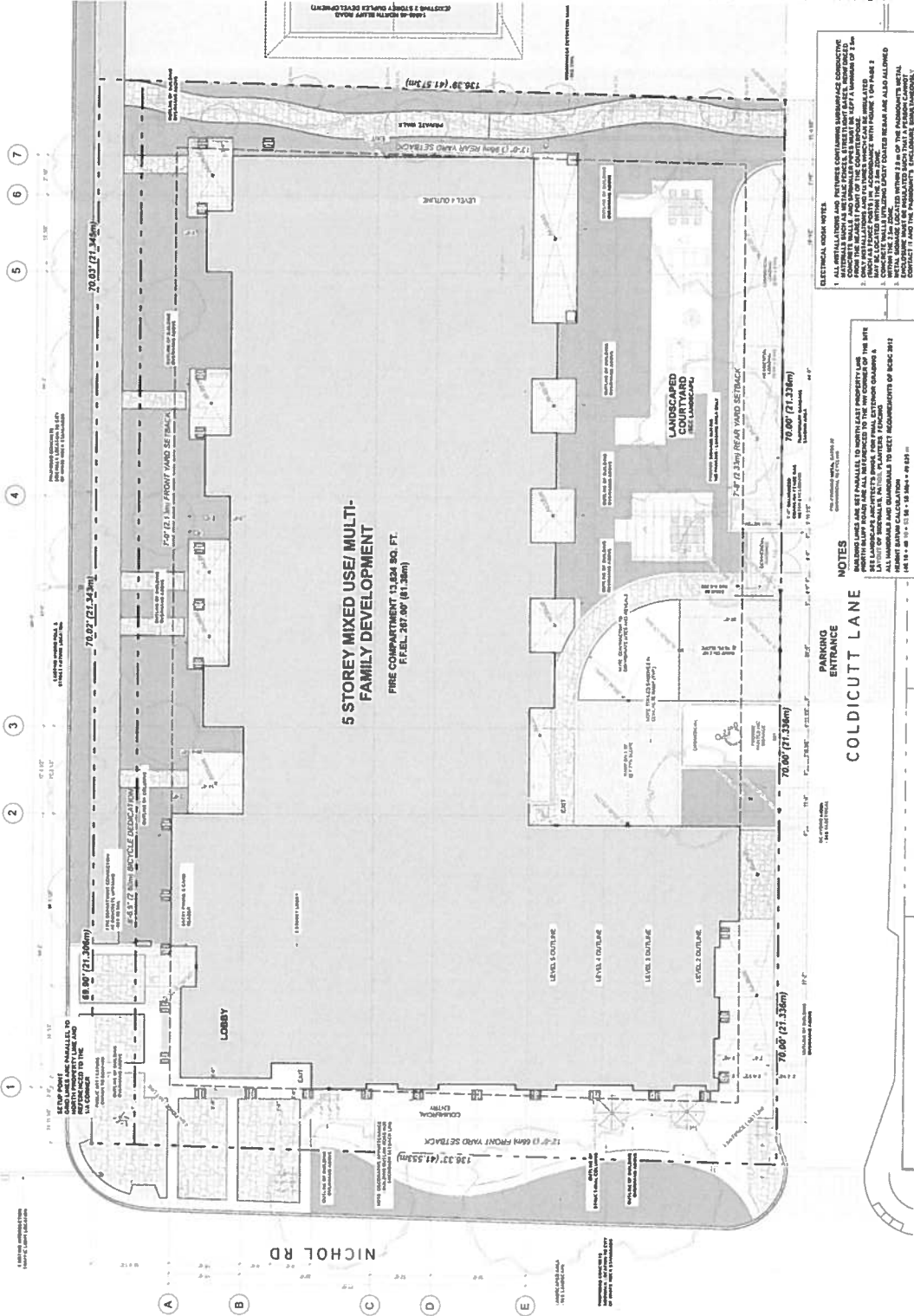
BEACHBOROUGH

1422 NORTH BLUFF RD
 WHITE ROCK, NC

Site Plan

14377
 1/2" = 1'-0"
 May 08 2017
 12.3

A-1.010



TECHNICAL NOTES:

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
2. MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
3. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
4. CONCRETE SHALL BE 3000 PSI WITH 4% STEEL FIBERS.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Schedule C – Elevations



14022/34 NORTH BLUFF RD
 BEACHBOROUGH, NC 28520
 1590 NICHOL RD
 BEACHBOROUGH, NC 28520

TEXOR
 CONSULTANTS



BEACHBOROUGH
 14022/34 NORTH BLUFF RD
 BEACHBOROUGH, NC 28520

North Elevation

1:100
 May 08 2017

A-4.010

1. Materials and Colors shall match the elevations shown on this drawing. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

Symbol	Material Name	Product Name	Manufacturer	Finish	Notes
H	Brick	Common Brick	Standard	Standard	
HT	Brick	Common Brick	Standard	Standard	
J	Brick	Common Brick	Standard	Standard	
K	Brick	Common Brick	Standard	Standard	
L	Brick	Common Brick	Standard	Standard	

1 MATERIAL AND COLOUR LEGEND

Symbol	Material Name	Product Name	Manufacturer	Finish	Notes
A	Brick	Common Brick	Standard	Standard	
B	Brick	Common Brick	Standard	Standard	
C	Brick	Common Brick	Standard	Standard	
D	Brick	Common Brick	Standard	Standard	
E	Brick	Common Brick	Standard	Standard	
F	Brick	Common Brick	Standard	Standard	
G	Brick	Common Brick	Standard	Standard	



INTEGRA ARCHITECTURE INC.
 114 WEST PRINCE STREET
 MARIETTA, GA 30067
 TEL: 404.884.4229 F: 404.884.4278
 info@integraarch.com
 www.integraarch.com



EAST ELEVATION

1 MATERIAL AND COLOUR LEGEND

Code	Material	Color	Texture	Notes
A	Concrete	Grey	Smooth	Exterior walls
B	Brick	Red	Smooth	Exterior walls
C	Stone	Light Grey	Smooth	Exterior walls
D	Wood	Light Brown	Smooth	Interior walls
E	Stucco	Light Grey	Smooth	Exterior walls
F	Paint	White	Smooth	Interior walls
G	Paint	Light Grey	Smooth	Exterior walls

Code	Material	Color	Texture	Notes
H	Concrete	Grey	Smooth	Exterior walls
I	Brick	Red	Smooth	Exterior walls
J	Stone	Light Grey	Smooth	Exterior walls
K	Wood	Light Brown	Smooth	Interior walls
L	Stucco	Light Grey	Smooth	Exterior walls

1. All materials and colors shown on this drawing are for informational purposes only. The actual materials and colors used in the construction of the project shall be as specified in the contract documents.

BEACHBOROUGH
 14027 NORTH BLUFF RD
 WHITE ROCK, NC
East Elevation
 12/24/17
 1/8" = 1'-0"
 May 08 2011
 17.1
A-4.020



MITCHELL ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6C 2M8
 TEL: 604.681.1111
 WWW.MITCHELLARCHITECTURE.COM



SOUTH ELEVATION

1 MATERIAL AND COLOUR LEGEND

Code	Material	Product Name	Supplier
A	Concrete	Concrete	Concrete
B	Brick	Brick	Brick
C	Stone	Stone	Stone
D	Paint	Paint	Paint
E	Panel	Panel	Panel
F	Panel	Panel	Panel
G	Panel	Panel	Panel

2 MATERIAL AND COLOUR LEGEND

Code	Material	Product Name	Supplier
H	Panel	Panel	Panel
I	Panel	Panel	Panel
J	Panel	Panel	Panel
K	Panel	Panel	Panel
L	Panel	Panel	Panel

NOTES:
 1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 2. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
 3. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
 4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
 5. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
 6. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.

BEACHBOROUGH
 14222 NORTH BLUFF RD
 WHITE ROCK, BC
South Elevation
 14222
 1/2" = 1'-0"
 May 08 2017
 1/1

A-4.030



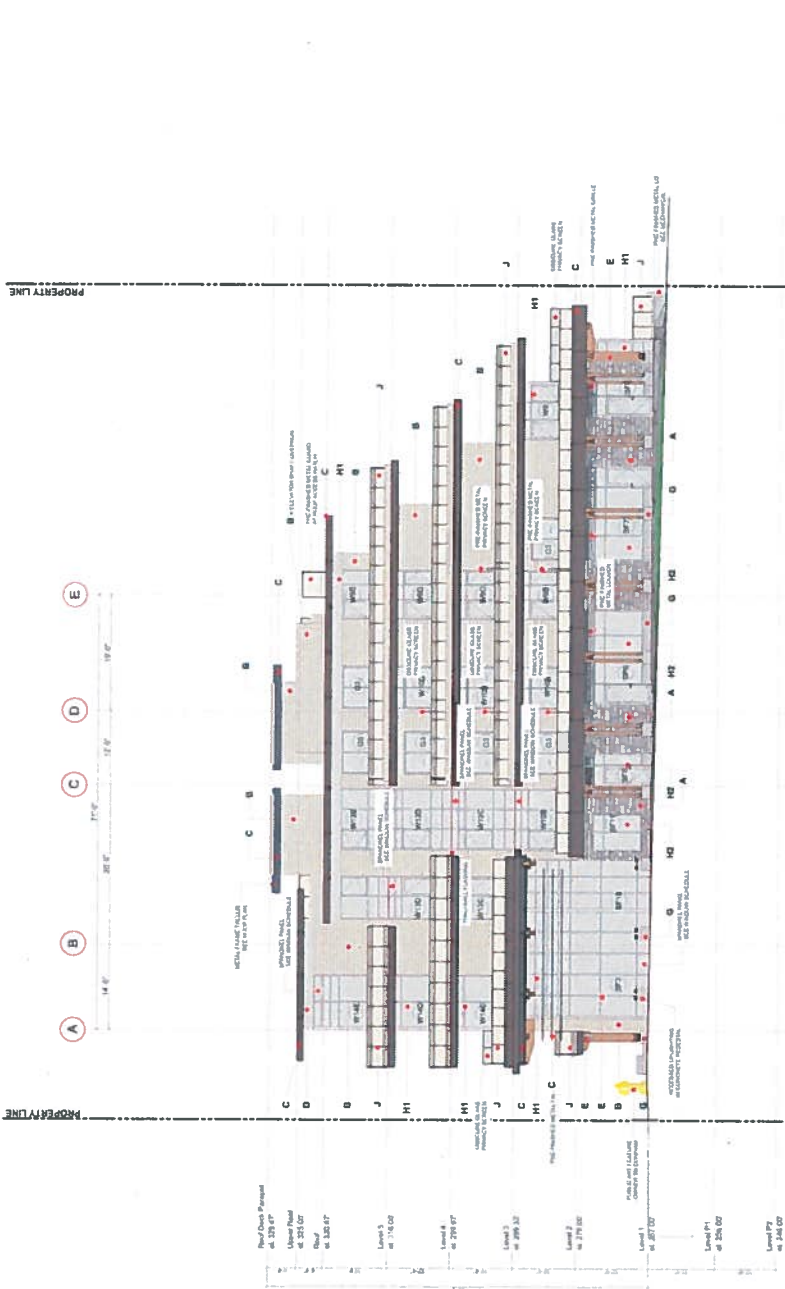
WITCAL ARCHITECTURE INC.
 415 WEST PRINCE STREET
 BEAVER CREEK, BC
 V0A 1K0
 TEL: 250.885.4228
 FAX: 250.885.4229
 WWW.WITCALARCH.COM
 INFO@WITCALARCH.COM



BEAVER CREEK
 1422 NORTH BLUFF RD
 WHITE ROCK, BC
 V1V 1Y1

West Elevation
 1:20
 15'0" x 14'0"
 May 02 2017
 1:1

A-4.040



1 MATERIAL AND COLOUR LEGEND

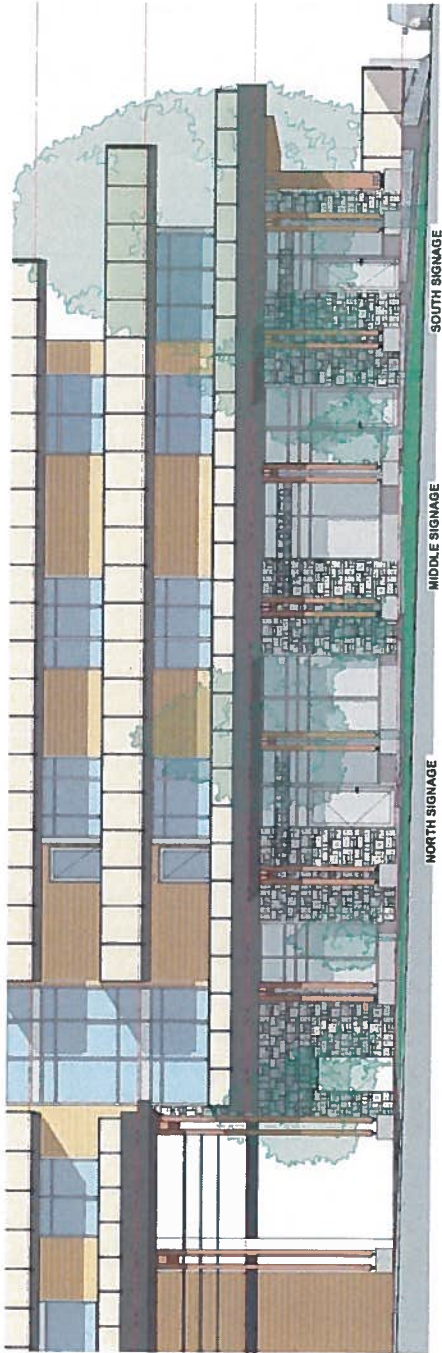
Code	Material	Colour	Material Location
A	Paint	White	Exterior Walls
B	Paint	Black	Exterior Walls
C	Paint	Grey	Exterior Walls
D	Paint	Blue	Exterior Walls
E	Paint	Red	Exterior Walls
F	Paint	Green	Exterior Walls
G	Paint	Yellow	Exterior Walls
H	Paint	Purple	Exterior Walls
I	Paint	Pink	Exterior Walls
J	Paint	Orange	Exterior Walls
K	Paint	Brown	Exterior Walls
L	Paint	Black	Exterior Walls

WEST ELEVATION

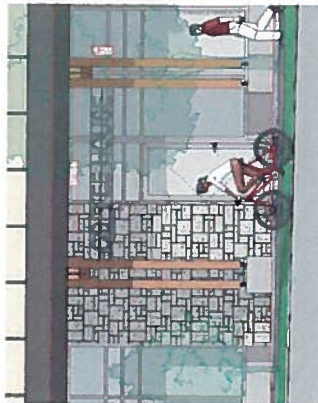
Schedule D – Rendering



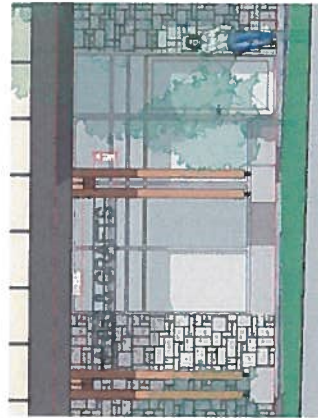
Schedule E – Signage Plan



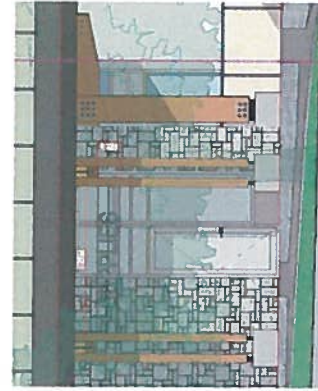
WEST ELEVATION - COMMERCIAL SUITES - NICHOL ROAD
SCALE: 1/4" = 1'-0"



DETAIL ELEVATION - NORTH COMMERCIAL SUITE
SCALE: 3/8" = 1'-0"



DETAIL ELEVATION - MIDDLE COMMERCIAL SUITE
SCALE: 3/8" = 1'-0"



DETAIL ELEVATION - SOUTH COMMERCIAL SUITE
SCALE: 3/8" = 1'-0"

STOREFRONT SIGNAGE NOTES:

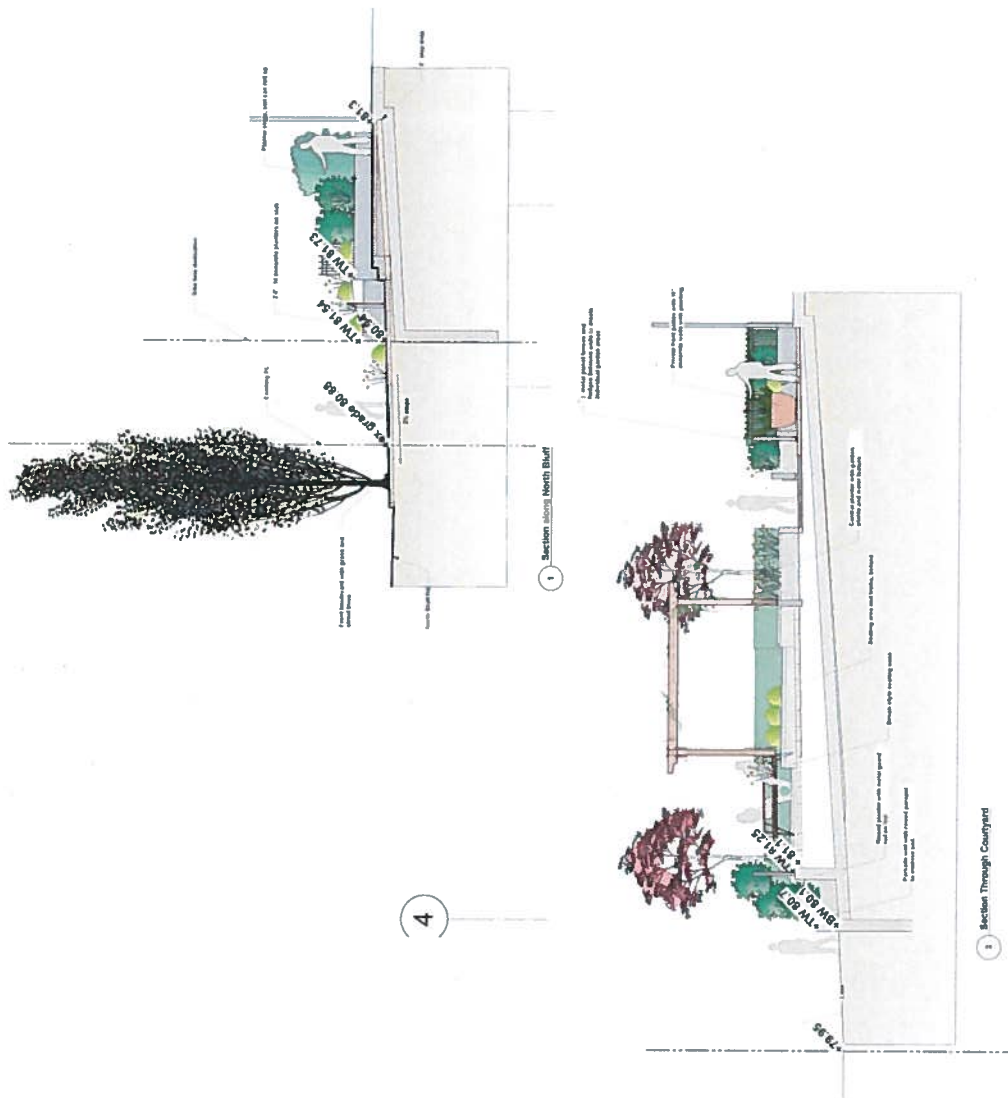
- FABRICATED DIMENSIONAL STAINLESS STEEL LETTERS
- FONT: ARIAL, MEDIUM
- PRE-FINISHED ALUMINUM CHANNELS WITH ALUMINUM HORIZONTAL FINISHERS
- PRE-WIRED FOR POTENTIAL ILLUMINATION
- PRE-FINISHED METAL FINISHERS MOUNTED TO 1/2" OF OVERHANG PER MANUFACTURER'S DETAIL



Commercial Suite Signage Details

DATE	1/14/17
SCALE	1/4" = 1'-0", 3/8" = 1'-0"
PROJECT	1500 WEST PRINCE STREET
NO.	19

A-6.200



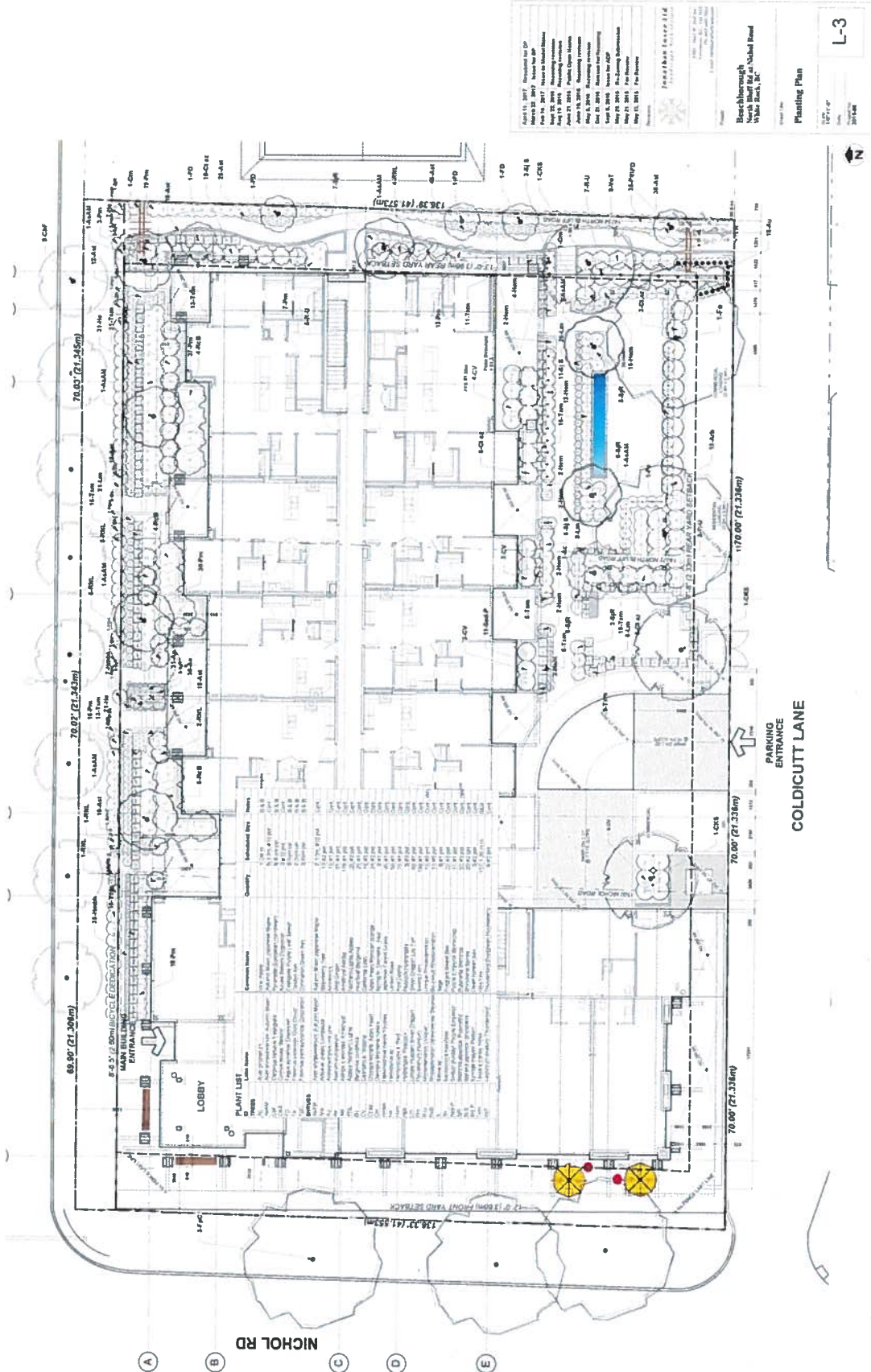
Date	Revision	By
March 11, 2017	Revised final GP	AM
March 11, 2017	Final	AM
Feb 15, 2017	Revised to match Master	AM
Jan 23, 2016	Revised to match	AM
Jan 27, 2015	Public Open House	AM
Jan 11, 2014	Revised to match	AM
Nov 6, 2013	Revised to match	AM
Nov 8, 2013	Revised to match	AM
Nov 11, 2013	Revised to match	AM
Nov 15, 2013	Final Review	AM

PROSPERITY LAND MANAGEMENT
 14022 North Bluff Road
 PO Box 14022
 White Bluff, NC 28592
 Phone: 252-833-1402
 Fax: 252-833-1402
 Email: info@prosperityland.com

Architect
 Hensel Phelps
 North Bluff Road
 White Bluff, NC

Illustrative Sections

Sheet No: **L-2**
 Date: 03/11/17



Planting Plan

North Bluff Road and Nichol Road
White Rock, NC

Scale: 1/4" = 1'-0"

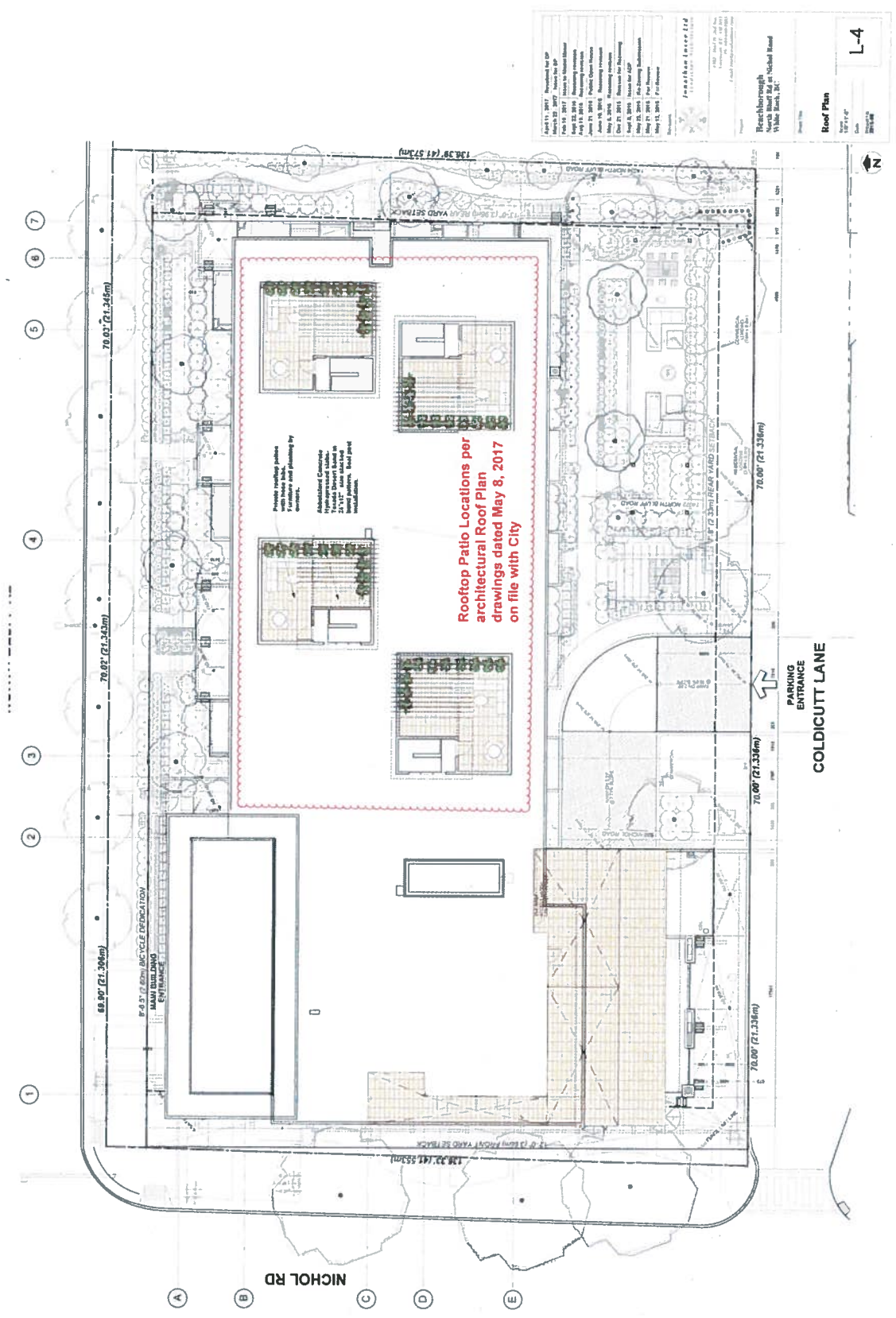
DATE: 10/20/2016

DRAWN BY: [Name]

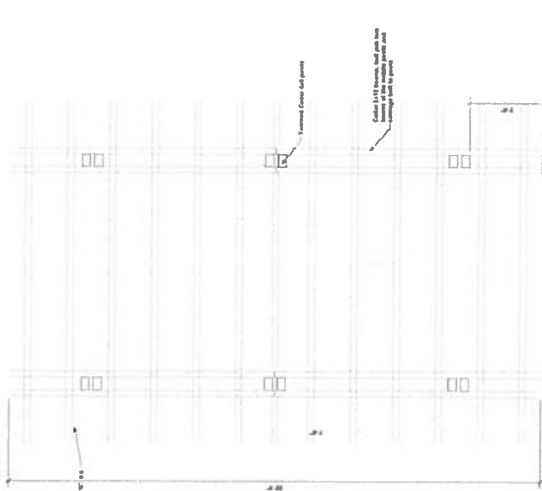
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PROJECT NO: 14022/34

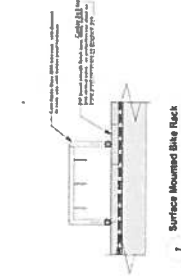
SHEET NO: L-3



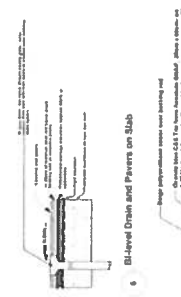
Development Permit 390 – 14022/34 North Bluff Road and 1590 Nichol Road



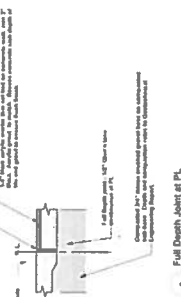
9 West Terrace Plan View



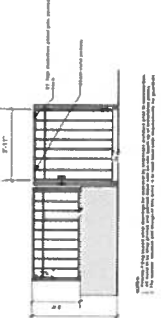
7 Service Mounted Bike Rack



6 Bidirectional Drain and Pavers on Slab



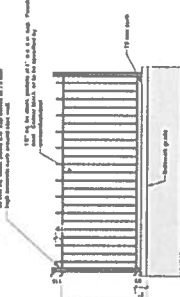
6 Full Depth Joint at PL



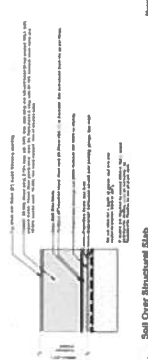
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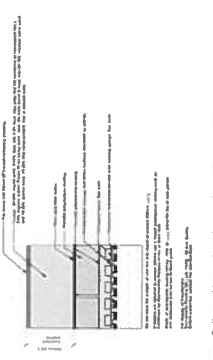
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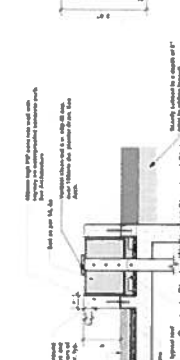
13 3\"/>



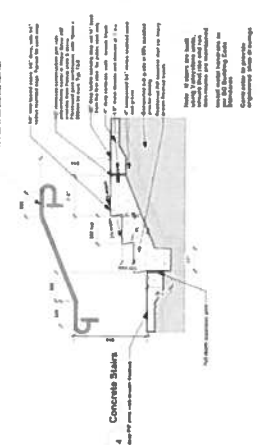
1 Soil Over Structural Slab



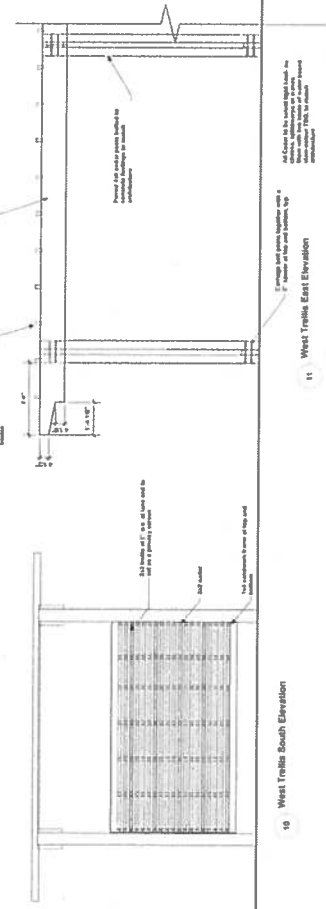
2 Soil over Lightweight Voiding Over Structural Slab



3 Concrete Pier/Wall over Structural Slab



4 Concrete Slabs



10 West Terrace South Elevation

11 West Terrace East Elevation

JANSHAW ENTERPRISE
 ARCHITECTURE & INTERIOR DESIGN

Project: **Beechborough**
 1590 Nichol Road
 White Marsh, SC

Scale: 1/8" = 1'-0"

Revision:
 01/15/2017 - Initial Design
 02/15/2017 - Revise for Permit
 03/15/2017 - Revise for Permit
 04/15/2017 - Revise for Permit
 05/15/2017 - Revise for Permit
 06/15/2017 - Revise for Permit
 07/15/2017 - Revise for Permit
 08/15/2017 - Revise for Permit
 09/15/2017 - Revise for Permit
 10/15/2017 - Revise for Permit
 11/15/2017 - Revise for Permit
 12/15/2017 - Revise for Permit

Sheet: **L-5a**