



DEVELOPMENT PERMIT

NO. DP- 2013-02

TO: **The George Gibsons Development Ltd**
Attn: Klaus Fuerniss

ADDRESS: **P.O. Box 570**
Gibsons, B.C. V0N 1V0
(Permittee)

- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" as well as the Winn Road area, east of Gower Point Road. Description of the "lands":

Parcel Identifier	Legal Description	Civic Address
007-359-870	Lot 2, Block A, District Lot 686, Plan 14197	377 Gower Point Road
007-359-829	Lot 1, Block A, District Lot 686, Plan 14197	385 Gower Point Road
011-118-202	Lot 1, except lot A (450146L), Block A, District Lot 685, Plan 5579	397 Gower Point Road
011-117-524	Lot A (see 450146L) of Lot 1, Block A, District Lot 685, Plan 5579	689 Winn Road
011-118-211	Lot 2, Block A, District Lot 685, Plan 5579	407, 409 Gower Point Road

- 3) These lands are within Development Permit Area(s) of the Town of Gibsons Official Community Plan (Bylaw 985, 2005). This permit applies to the following Development Permit Area:

- Development Permit Area No. 1 (Geotechnical Hazard Area) for the purpose of protection of development from hazardous conditions.

The scope of the works permitted include:

- Remediation of contaminated soils (on the "lands") and sediments (in the adjacent foreshore area);
- Construction of a walkway and berm along the shoreline; replacement of a sanitary sewer pipe; and shoreline habitat improvements;
- Excavation, Shoring and Deep Mixing on the lands west of the natural boundary and construction of a parkade, hotel and residences

Excluded works that may be permitted at a later date, subject to further review are:

- Dredging, piledriving and construction of a pier for a Restaurant, Fuel Dock and Marina.

- 4) The "land" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof; specifically:

Geotechnical investigation

- Geotechnical Investigation Report, by Horizon Engineering Inc. dated July 27, 2017
- With regards to section 10.2 Flood Construction Level of the Geotechnical Investigation Report, only Option 2 (portion of parkade may flood) or Option 3 (parkade entirely protected by tanking) are allowed under this permit. Option 1 (Sea Dike) is not permitted.

Flood Construction Level

- Gibsons Flood Construction Level Assessment, by Northwest Hydraulic Consultants Ltd. Dated 25 January 2016

Contamination Remediation coordination

- The Geotechnical Engineer is required to ensure the works are coordinated with the requirements of Environmental Development Permit DP-2013-03.

Aquifer Protection coordination


- The Geotechnical Engineer is required to ensure the works are coordinated with the requirements of Aquifer Protection Development Permit DP-2017-18.

Flooding risks

- Execution and registration of a Section 219 Covenant to confirm the Flood Construction Levels and liability waiver for the Town of Gibsons.

- 5) All requirements of the plan(s) are to be followed. On site monitoring by the Geotechnical Engineer during construction as outlined in the plan(s) is required. Specifically, this involves Horizon Engineering Inc, as the Geotechnical Engineer of record. In addition, this also includes Isherwood Geotechnical Engineers, as Geotechnical Engineer specifically for Deep Mixing design and construction as referenced in Appendix H of the Geotechnical Investigation Report.
- 6) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit are permitted only with the approval of the Town of Gibsons and the Geotechnical Engineer.
- 7) If the Permittee does not commence the development permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.
- 8) This Permit is NOT a Building Permit.

ISSUED THIS 8th DAY OF AUGUST, 2017.



André Boel, RPP
Director of Planning

Copy of permit to

- Geotechnical Engineer, Karim Karimzadegan, Horizon Engineering Inc.
- Geotechnical Engineer, Marina Li, Isherwood Geotechnical Engineers

Attachments:

- Gibsons Flood Construction Level Assessment Final Report by Northwest Hydraulic Consultants Ltd. 25 January 2016
- Geotechnical Investigation Report, by Horizon Engineering Inc. dated July 27, 2017

