



DEVELOPMENT PERMIT

NO. DP-2017-18

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

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

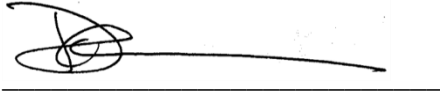
- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" as well as the Winn Road area, east of Gower Point Road. 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 the east 157 feet, 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. 9 for the purpose of protection of the Gibsons Aquifer. Specifically, for this permit this includes ground improvements necessary for the construction of the George hotel and residence buildings on the landward side only, including:
 - Removal of contaminated materials
 - Cone penetration tests
 - Installations of piezometers
 - Test trenching
 - Field verification trial
 - Deep mixing
 - Replacement of existing sanitary sewer Construction of stormwater channel, north of the site
 - Ancillary works associated with the above

- 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:
 - Geosystems. L.P.: Summary of items required as permitting conditions (May 29, 2017)
 - Isherwood Geotechnical Engineers: Technical Memorandum No. 3 Deep Mixing Design Basis Memorandum, including appendices (July 27, 2017)
 - Horizon Engineering Inc.: Proposed Drilling Program for The George Project (July 20, 2017)
- 5) All requirements of the specifications are to be followed. On site monitoring by Horizon Engineering and Isherwood Structural Engineers as set out in the attached documents.
- 6) On site monitoring by a qualified hydrogeologist is required.
- 7) Minor changes to the aforesaid specifications that do not affect the intent of this Development Permit are permitted only with the approval of the Town of Gibsons, Horizon Engineering, and Isherwood Structural Engineers.
- 8) The Town reserves the right to engage their own hydrogeologist to review the drilling process and report to the Director of Engineering of any concerns or questions. The Director of Engineering will communicate directly with Horizon Engineering with any concerns.
- 9) The Prime Contractor is to provide a copy of their insurance naming the Town of Gibsons as additional insured prior to commencing work on site.
- 10) The approved Drilling Program is to be provided to all parties listed on the first page of the Program prior to mobilizing to site. All parties are to sign the final page of the Drilling Program with a copy provided to the Director of Engineering.
- 11) Soil remediation methodology used is to be the lowest risk option for any given subarea of the site. Option 1 (Conventional Deep Mixing Methods or DMM) as outlined in the Isherwood memorandum is not permitted.
- 12) 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.
- 13) This Permit is NOT a Building Permit.

ISSUED THIS 1st DAY OF August, 2017.



Dave Newman, ASCT
Director of Engineering

Copy of permit to

- Geotechnical Engineer, Karim Karimzadegan, M.A.Sc., P.Eng.
Horizon Engineering Inc.
- Geotechnical Engineers, Marina S.W. Li, P.Eng. and Nadir Ansari, P.Eng.
Isherwood Geotechnical Engineers
- Qualified Environmental Professional, Michael Geraghty, M.Sc., P. Geo., PMP
Keystone Environmental

Attachments:

- Geosystems. L.P.: Summary of items required as permitting conditions (May 29, 2017)
- Isherwood Geotechnical Engineers: Technical Memorandum No. 3 Deep Mixing Design Basis Memorandum, plus appendices (July 27, 2017)
- Horizon Engineering Inc.: Proposed Drilling Program for The George Project (August 1, 2017)