



LOCAL GOVERNMENT ACT  
(Part 14)

NOTICE OF PERMIT

PERMIT NO.: DP- 2018-13

TO: Registrar of Titles  
#300 88 Sixth Street  
New Westminster, B.C., V3L 5B3

**TAKE NOTICE**

that the land described below is subject to a Permit issued by the Town of Gibsons.

**PARTICULARS OF PERMIT**

**PERMIT DESCRIPTION:**

- (a) Type of Permit: **Development Permit**
- (b) Statutory Authority: **Section 488(1) of the *Local Government Act***

Legal Description of Land affected:

**LOT 13 DISTRICT LOT 689 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN EPP75275**

Parcel Identifier:

**030-240-875**

Issue Date: October 25, 2018

Expiry Date: **N/A**

FURTHER PARTICULARS OF THE PERMIT  
MAY BE OBTAINED FROM THE ISSUING AUTHORITY

**AND FURTHER TAKE NOTICE** that in the case of a Temporary Commercial or Industrial Permit you are hereby authorized to cancel the notation of the filing of this Notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

TOWN OF GIBSONS

DATED: Nov. 6/18

Corporate Officer



# DEVELOPMENT PERMIT

NO. DP- 2018-13

TO: **SHAZACH HOLDINGS INC**

ADDRESS: **P.O. Box 1040**  
**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" within the Town of Gibsons described below:  
**Parcel Identifier: 030-240-875**  
**Legal Description: Lot 13, District Lot 689, Group 1 New Westminster District Plan EPP75275**  
**Civic Address: 1000 Venture Way**
- 3) The lands are within Development Permit Area No. 7 for form and character.
- 4) The "lands" 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.
- 5) The building form and character is required to conform to the following plans:
  - *Development Plans titled: Venture Way Development, Building 3, dated May 17, 2018, revised September 28, 2018*
  - *Landscape Plans titled: Landscape Plan, dated August 31, 2018*
- 6) This Development Permit applies to the form and character on the site. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.
- 7) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.
- 8) 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.
- 9) This Permit is NOT a Building Permit.
- 10) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of **\$ 25,769.61** to ensure that the on-site landscaping component of the development is carried out in accordance with the terms and conditions set out in this permit. -

- (a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.
- (b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.
- (c) Prior to issuance of a Building Permit, the Permittee is to file with the Town an irrevocable Letter of Credit or Certified Cheque as security for the installation of hard and soft landscaping in accordance with approved plans, such Letter of Credit to be submitted to the Town at the time of the Building Permit application.
- (d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Building Permit.
- (e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.
- (f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.
- (g) The following standards for landscaping are set:
  - (i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.
  - (ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE 16 DAY OF OCTOBER, 2018.

ISSUED THIS 22 DAY OF OCTOBER, 2018.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer

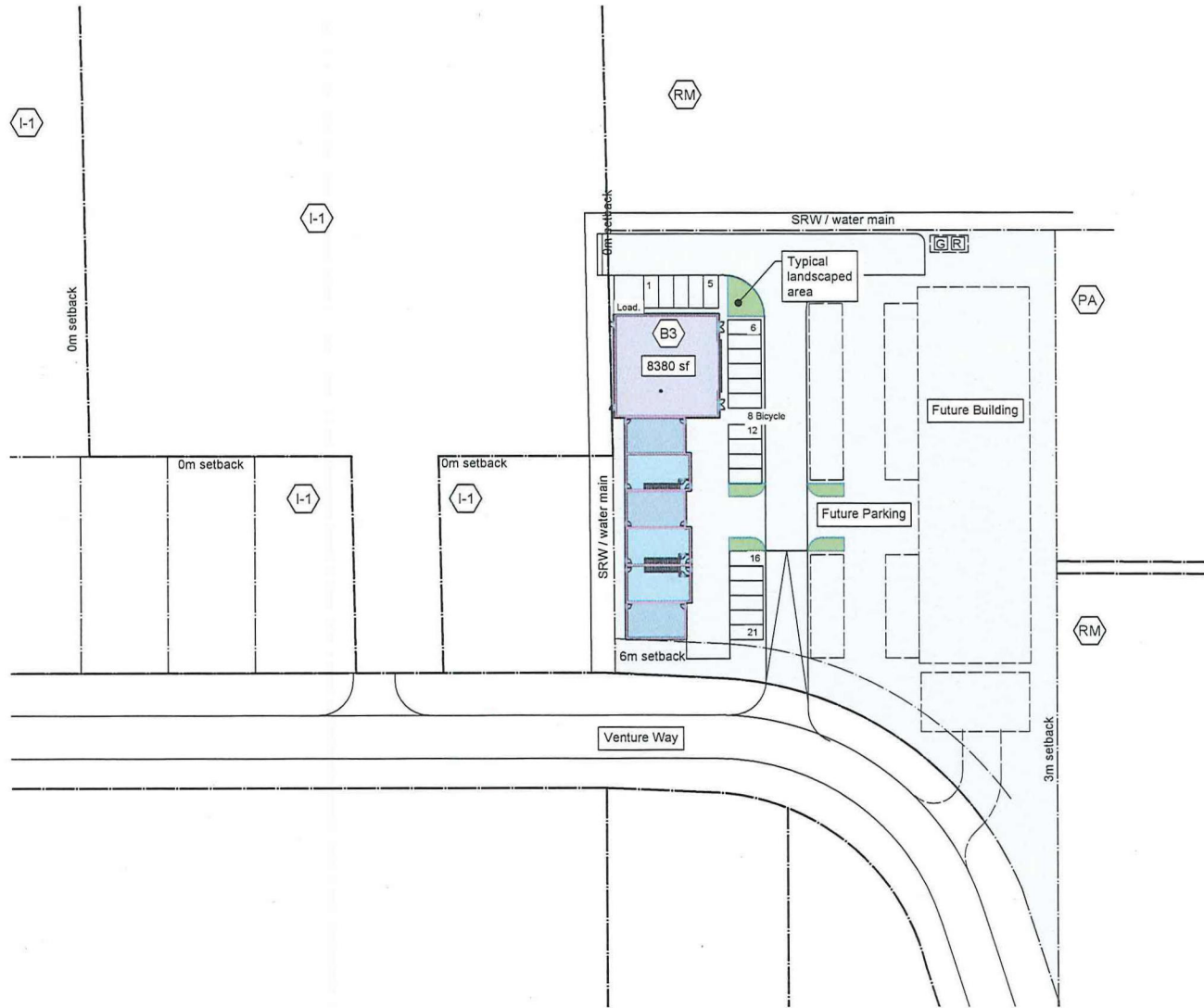
# VENTURE WAY DEVELOPMENT

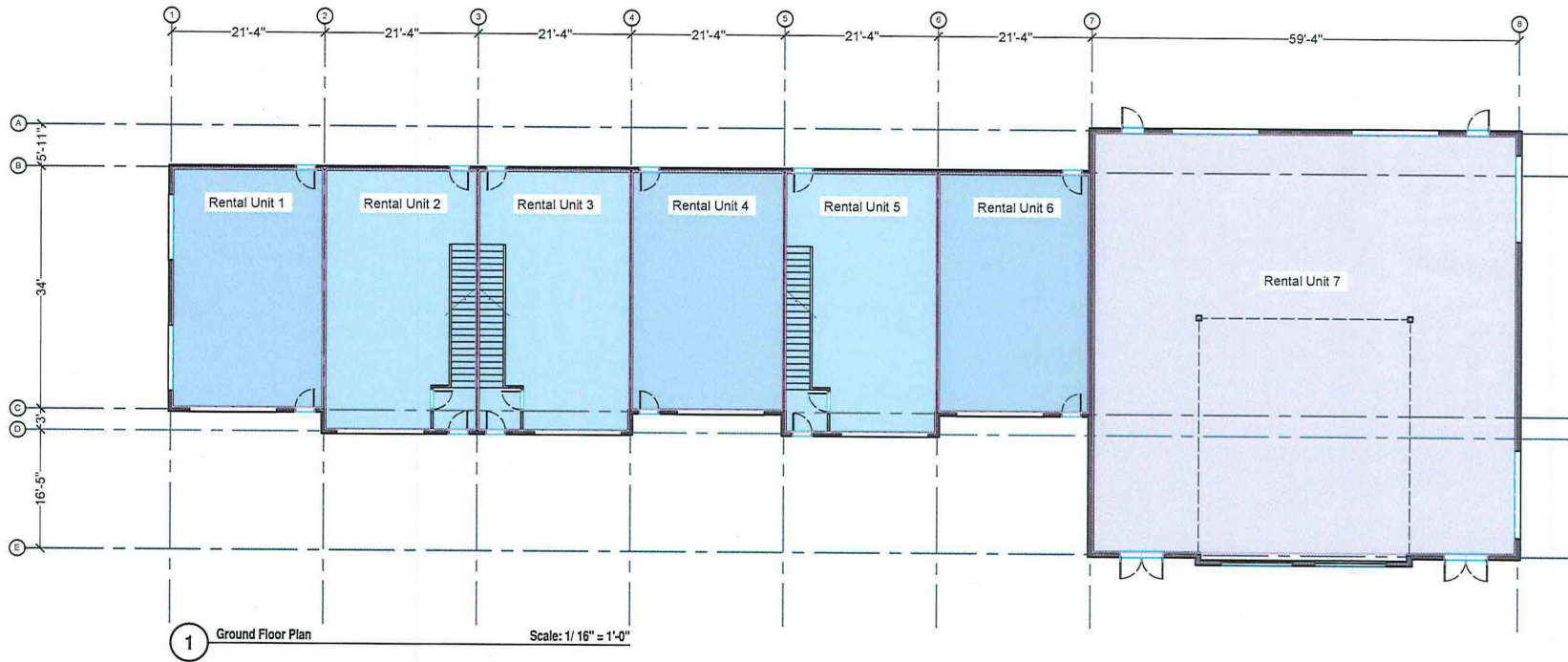
## Building 3 DP Submission

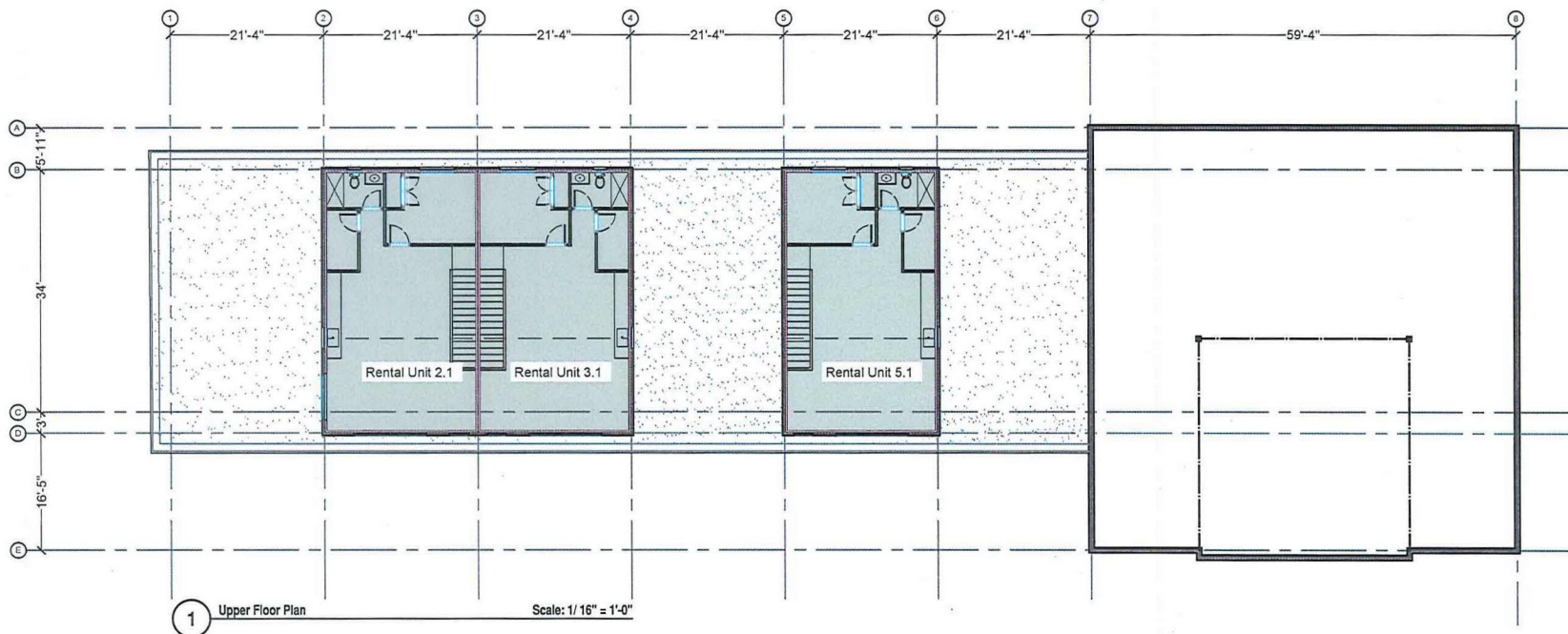
May 17th, 2018



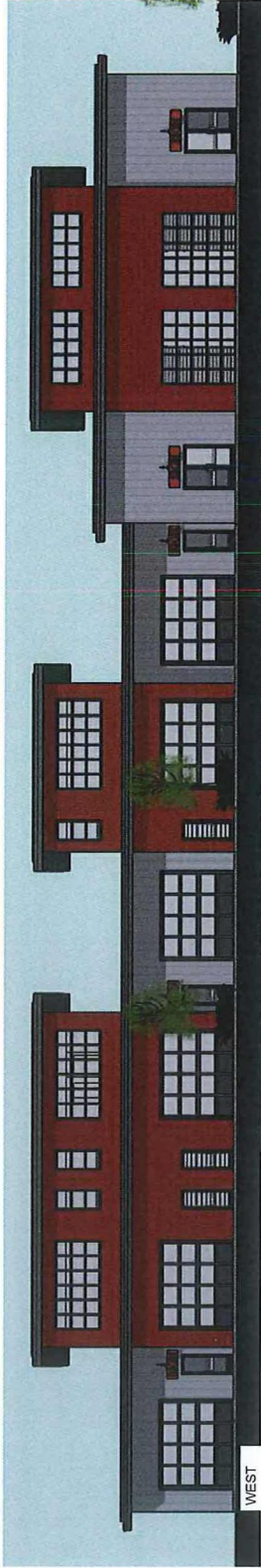




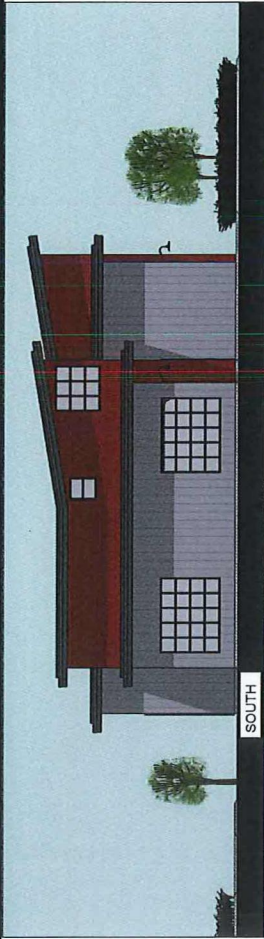




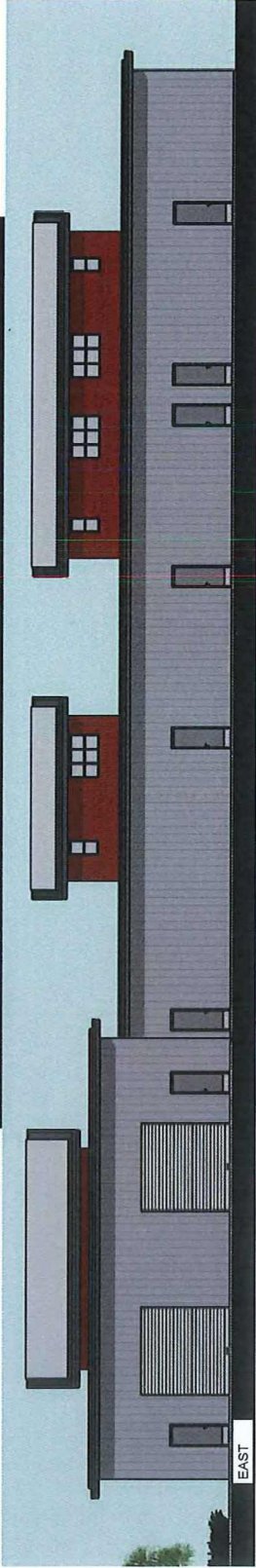




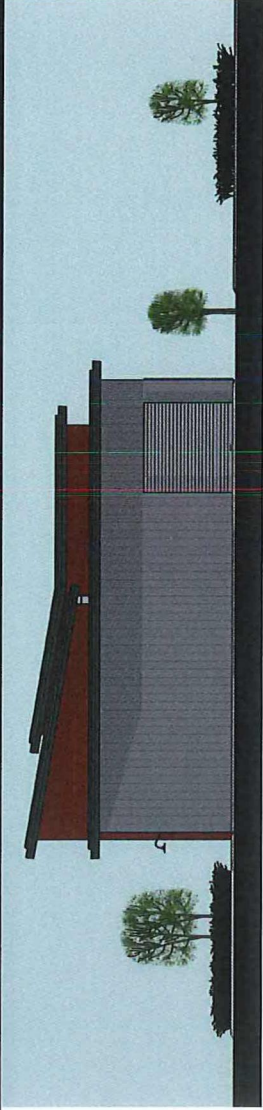
WEST



SOUTH



EAST



NORTH

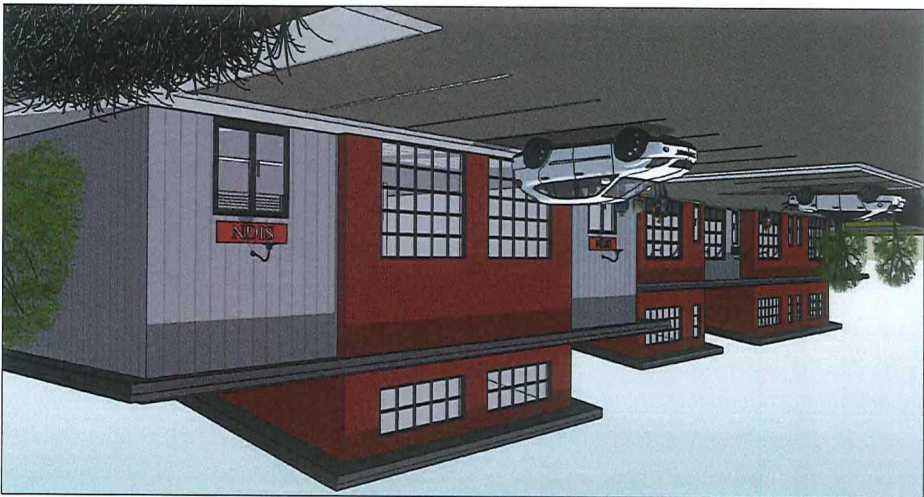
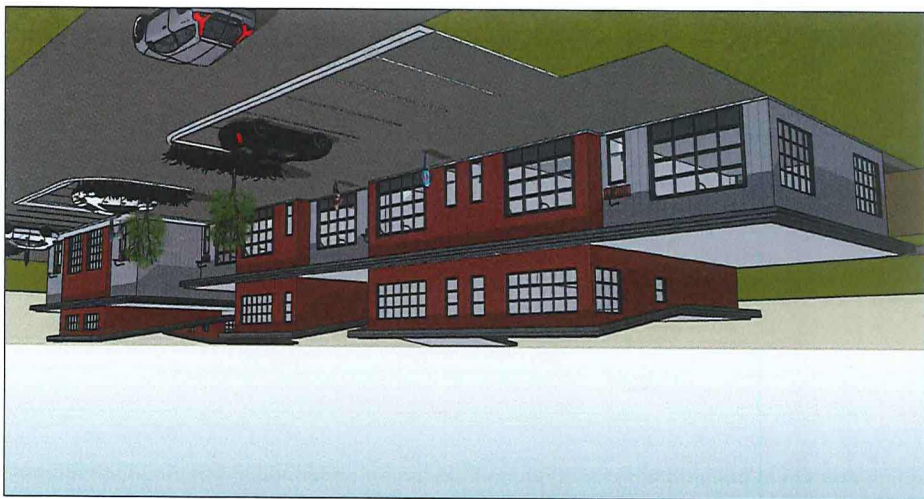
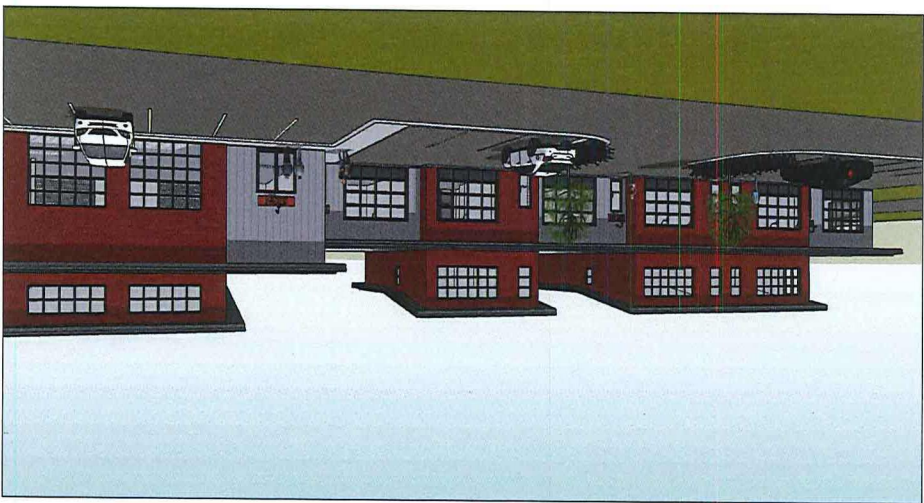
Scale: 1/16" = 1'-0"

Elevations

1

# Building 3

# Site Concept Renderings



Metal roofing:  
12" Standing seam  
Colour - Regent Grey

Signage:  
Galvanized metal frame  
with painted wood panel

Entry door:  
Aluminum  
Colour - Black



Fascia Board:  
Prefinished Metal  
Colour - Charcoal

Siding 1:  
Corrugated metal  
Colour - Tile Red

Windows:  
Double glazed aluminum  
Colour - Black

Siding 2:  
Vertical Metal  
Colour - Regent Grey

## ZONING

ZONE		I I - LIGHT INDUSTRIAL	
PRINCIPLE PROPOSED USES		WAREHOUSE	
LOT SIZE		MIN. REQ'D	EXISTING
	AREA	2000 M2	7063 M2
	WIDTH	30M	79 M
	DEPTH	60 M	77 M
SETBACKS		MIN. REQ'D	PROPOSED
	FRONT	6.0M	
	INTERIOR SIDE (I)	0.0M	
	INTERIOR SIDE (R)	4.5M	
	REAR	6.0M OR 7.5 M	
MAX. BUILDING HEIGHT		MAX. ALLOWABLE	PROPOSED
		12.0 M	9.0M
MAX. LOT COVERAGE	80%		
PARKING & LOADING	REFER TO PARKING DATA		

## SITE COVERAGE (LEGAL DESCRIPTION: )

DESCRIPTION	TOTAL (SQFT)	TOTAL (M2)	COVERAGE (% OF SITE)
SITE AREA	75,997	7,063	
MAX ALLOWED			80
BUILDING 3:			
BLDG FOOTPRINT	8,380	778	11.0
FUTURE BUILDING:			
BLDG FOOTPRINT	13,936	1295	18.3
ROADS/ PARKING/ SIDEWALKS:	34,195	3,178	45.7
TOTAL	56,511	5251	75.0

## PARKING DATA

DESCRIPTION	OFFICE M2	INDUSTRIAL USE M2	TOTALS
BUILDING 3 MAIN LEVEL (GROSS)	-	778	
UPPER LEVEL (GROSS)	227		
	-	-	
	-	-	
TOTALS	227	778	
CAR PARKING RATIO REQUIRED	1/23 m2	1/95 m2	
LOADING REQUIRED	1		
CAR PARKING REQUIRED	9.8	8.2	19
LOADING REQUIRED	1		1
ON-SITE PARKING PROVIDED			
STANDARD CAR PARKING STALLS			19
SMALL CAR PARKING			0
ACCESSIBLE CAR PARKING			2
LOADING			1
BICYCLE			8



