

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

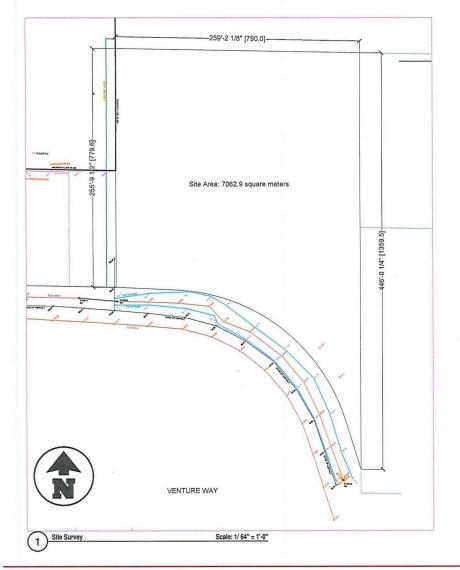
Corporate Officer

VENTURE WAY DEVELOPMENT Building 3 DP Submission May 17th, 2018







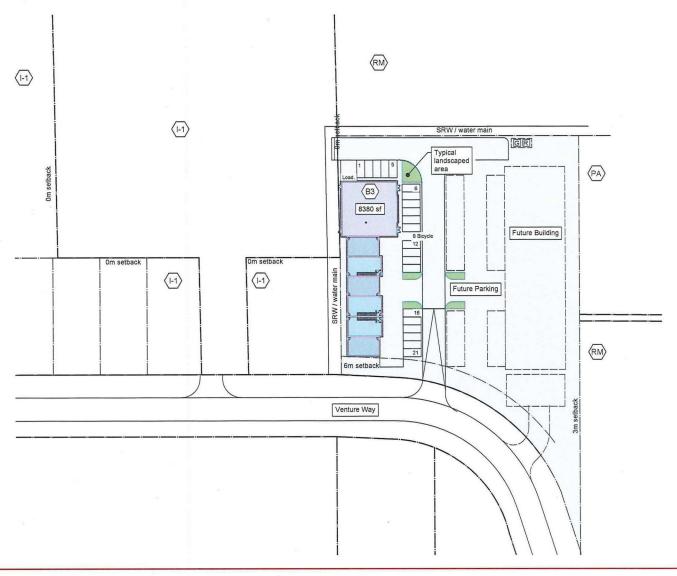




Mobius Date: May 17, 2018
Shazach Holdings Inc.

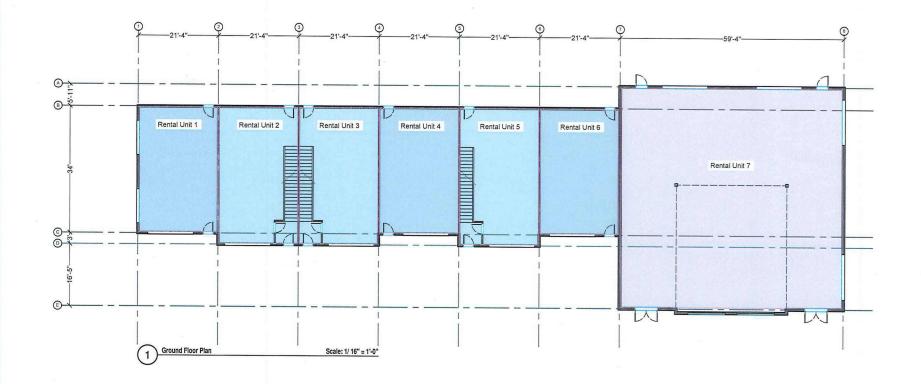
Site Information

1

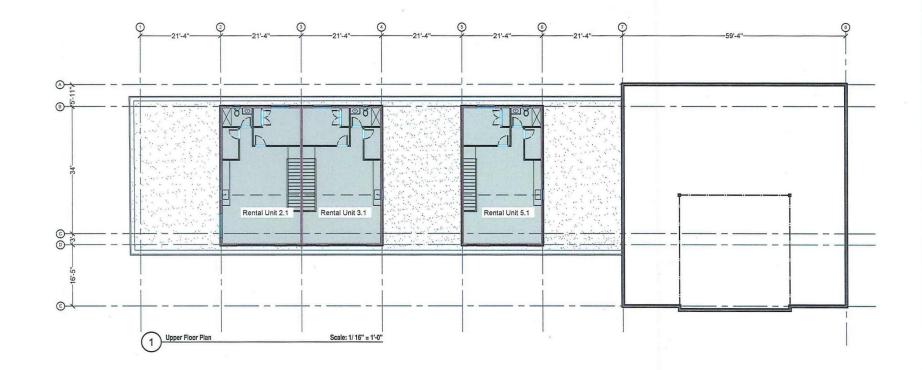




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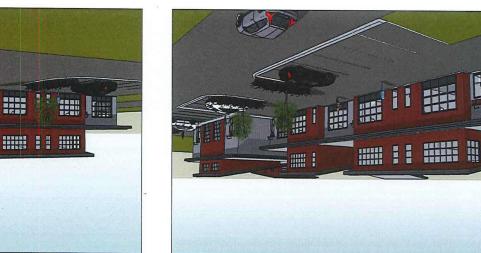
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Building 3

Mobius Date: May 17, 2018 Shazach Holdings Inc.













ZONING

ZONE		- LIGHT INDUSTRIAL		
PRINCIPLE PROPOSED USES LOT SIZE		WAREHOUSE		
		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		

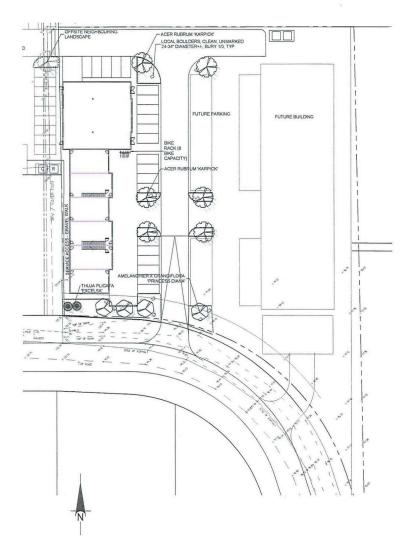
SITE COVERAGE (LEGAL DESCRIPTION:)

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/ SIDEWA	ALKS:	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		
	-	-		
	-		-	
TOTA	ALS	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	STANDA	ARD CAR PARK	ING STALLS	19
	SMALL	CAR PARKING		0
9	Access	IBLE CAR PAR	KING	2
	LOADIN	G		1
	BICYCLE	=		8







MAGLIN BIKE RACK SCBR 1600, COLOUR: FLAT BLACK AS SHOWN



RUBRUM KARPICK* BERBERIS THUNBERGII 'RO



PENNISETUM AL OPECUROIDE

LA GLA	DOTANCAL NAME	COMMON NAME	PLANTED SIZE / REMAINS
	ACER BURBUM VARIBON	COLUMN RALESCE MARKE	ACMICAL DAISTO BUT
7	WET WHO ARE A CHANCE TOWN A ANHOLES DINNA.	FRINCE'S DANA SERVICEDISTAY	SOME TOWARD BUT
1	THUS PUCATA EXCELSE	WESTERN HED CEDAR	15MHT FIRE
~	PROPERTY DESIGNATION OF THE PROPERTY OF THE PR	MESTERN RED CEDAR	15481, 803
e	BORDES THE METERS NOSE GLOW	MODE PRINCIPLE FOR MODE PLANTED BY	#2 POT, SIGN
2	HOLODISCUS DISCOLOR	OCLANIFRAY	#2 FOT TOOM
D	APPENDING SCHOOL TRUE STAIR	BUC TAN AMEDI	#1 POT SHOW
0 :	SANATA PRINCESSANIA STOCK STAN	ZARLEGE MINELL	#7 POT 100M
5 2	MEET SANGERNOOM	REDELOWERS CLERANT	#Z POT, SOOM
P 12	NOSA TYDANSI'	CARRET BOSE PRO	#2 FOT #00M
Sec.	BOSA HUMBEL	CARPET AUGE PRA	#2 POT 450M
D 134	PENNISCHUM AL OPECUNODES	FOUNTAN GRASS	ALPOT
HENDAN	1000 A 300 F 400 P 400 P 400 P 100 P	The second secon	
(E) 130	DETAIN T AUTHORISON	HEARTLEAF BERGENA, ROSE FRAN	ISOMPOT ISOMPOT
(5) **	SEDUM Y AUTOMOSOV	AUTUMI JOY SEEUM	PSCM POT
(A) 290	ARCTOSTAPHYLOS UVALUES MASSAFUCETS	HINNESSAGE	#1 POT. 2004
(9) "	GALL THORN SHALLON	TALAL	#1 POT, 200M
TANES ME	SAZES PRINISLIST AND SPECIFIED ACCORDING TO THAT AND SPECIFIED ACCORDING TO THAT AND SOUTHWARD SAZE AND CONTAINED SAZE AND CONTAINED SAZE AND OTHER PLANT MATERIAL REGISTED SAZES AND A SAZE AND	HE THE MINISHMACCEPTABLE SIZES * PEFES MENTS * SEARCH AND REVIEW MANE PLANTS IF SEARCH TO RECLUDE LOVER MANE AND AND	TO SPECIFICATIONS FOR DEFINED INTERNAL AVAILABLE FOR OPTIONAL FRASER VALLEY * SUBSTITUTIONS

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LANDSCAPE ARCHITECTS
Sulte C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 609 p. 004 2294-0011; † 604 294-0022

SEAL

NO DATE REVISION DESCRIPTION DI

PROJECT:

COMMERCIAL DEV.

VENTURE WAY SECHELT, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18.AUG.31 DR SCALE: 1**30*-0* DRAWN: CLG

DESIGN: CLG
CHKD: PC

OF 2 18-064

18064-1.2IP PMG PROJE

