

# DEVELOPMENT PERMIT

NO. DP-2020-02

TO: **S. BOYD HOLDINGS LTD., INC. NO. 602129**

ADDRESS: **P.O. Box 650  
Gibsons, B.C. V0N 1V0  
(Permittee)**

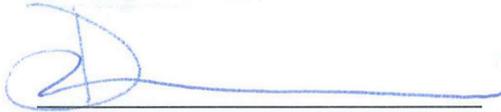
- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" within the Town of Gibsons described below:  

**Parcel Identifier: 012-442-020**

**Legal Description: THE WEST 1/2 OF BLOCK 2 DISTRICT LOT 683 PLAN 3639**

**Civic Address: 1045/1051 Gibsons Way**
- 3) These lands are within Development Permit Area 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 (Gibsons Aquifer) for the purpose of the protection of the Gibsons Aquifer.
- 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:
  1. Development Permit Application Area 9 - Well Head Protection Area Study for Property located in 1051 Gibsons Way, BC., by Coastal Raintree Consulting Ltd, dated April 24, 2020
- 5) All recommendations of the plan(s) are to be followed.
- 6) 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.
- 7) This Permit is NOT a Building Permit.

ISSUED THIS 13<sup>th</sup> DAY OF MAY 2020.



Dave Newman, ASct  
Director of Infrastructure Services



Lesley-Anne Staats, MCIP, RPP  
Director of Planning

Copy of permit to the Geotechnical Engineer and / or the Qualified Environmental Professional



April 24, 2020.

**Attention:** Stephine Boyd  
**S. Boyd Holdings Ltd.**  
Gibsons, BC.

**Reference:** Development Permit Application Area 9 - Well Head Protection Area Study for Property located in 1051 Gibsons Way, BC.

Dear Stephine,

We are pleased to deliver the **Development Permit Application Area 9, Well Head Protection Area Study** for a new proposed Storage Warehouse Building on 1051 Gibsons Way, Gibsons, BC.

We believe this study addresses the Town of Gibsons' requirements of identifying, as part of a Development Permit Application for a proposed storage warehouse on the Property, potential risks to the Town's aquifer from the proposed development.

Please feel free to contact us if you or any official from the Town of Gibsons have any questions on the content of this document.

Sincerely,

A handwritten signature in black ink, appearing to read "Anayansi C. Cohen-Fernandez".

**Anayansi C. Cohen-Fernandez, PhD., RPBio.**  
Environmental and Land Reclamation Specialist  
Coastal Raintree Consulting, Ltd.  
Cell Phone: (778) 239-9231  
E-mail: [anayansico@gmail.com](mailto:anayansico@gmail.com)

**DEVELOPMENT PERMIT APPLICATION AREA 9  
WELL HEAD PROTECTION AREA STUDY**

**PROPOSED STORAGE WAREHOUSE BUILDING,  
1051 GIBSONS WAY,  
GIBSONS, BRITISH COLUMBIA**

**Prepared for:**

**S. Boyd Holdings Ltd.**

**Prepared by:**



**COASTAL  
RAINTREE  
CONSULTING, LTD.**

**Gibsons, British Columbia  
April 2020**

## LIMITATIONS OF THIS REPORT

This report and its contents are intended for the sole use of **S. Boyd Holdings Ltd.** and their agents. Coastal Raintree Consulting, Ltd. does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than **S. Boyd Holdings Ltd.**, or for any project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Coastal Raintree Consulting, Ltd.'s General Conditions are provided in **Appendix A** of this report.

## 1. INTRODUCTION

Coastal Raintree Consulting (CRC) was retained by **S. Boyd Holdings Ltd.** to update a Well Head Protection Area Study prepared by Coastal Raintree Consulting, Ltd. in December of 2017. **S. Boyd Holdings Ltd.** requires an updated version of the study to address changes to the project. The new project consists of a new building to serve as Storage Warehouse for Kenmac Auto Parts (hereafter referred as Storage Warehouse) (**Figure 1**). The proposed Storage Warehouse will occupy an area of 223 m<sup>2</sup>.

The specifications, type and final use of the proposed new building are significantly different than the previous project which consisted of a new building destined to provide additional space for Dominique's Dance Studio. Therefore, this new Well Head Protection Area Study has been prepared to address environmental requirements listed by the Town of Gibsons as part of a Development Permit Application for the proposed Storage Warehouse. The requirements are part of Section 16.10 - Gibsons Aquifer Development Permit Area No. 9 of the Official Development Plan (ODP) of the Town of Gibsons.

**S. Boyd Holdings Ltd.** authorized the preparation of this Well Head Protection Area Study on March 25, 2020 after agreeing to the terms and conditions listed in the Scope of Work CRC prepared for **S. Boyd Holdings Ltd.** on March 24, 2020.

## 2. PURPOSE OF THE STUDY

The proposed Storage Warehouse building will be located on 1051 Gibsons Way, Gibsons, British Columbia (**Figure 2**). This location is situated within the boundaries of the well head protection area identified in Schedule F – Gibsons Aquifer Development Permit Area No. 9 hence, the *Guidelines for Development in the Well Head Protection Area* listed in Gibsons ODP must be addressed and evaluated by the Town of Gibsons prior to granting a Development Permit for any project in this area.

The guidelines are the following:

- Identify possible contaminants from proposed uses and existing conditions.
- All wells on or within 300 m of the subject property must be identified.
- Definition of study area and the relationship of the proposed development to the Town's production wells and the capture zones of the wells.
- A rainwater/stormwater management plan providing details of how the on-site drainage avoids adversely affecting the capture zones for the Town's production wells.

### 3. METHODOLOGY

#### ***Guideline 1 - Identify possible contaminants from proposed uses and existing conditions***

**Possible contaminants from proposed use-** CRC interviewed Stephine Boyd and visited the area of the Property where Dominique’s Dance Studio and Kenmac Auto Parts are located as well as the area where the proposed Storage Warehouse will be located (referred hereafter as site visit). The interview and site visit were completed on April 2020 to search, identify, and describe possible potential sources of contaminants associated with the existing and proposed uses. CRC requested to S. Boyd written information detailing expected uses, technical specifications on construction materials, drainage management features and contingency plans for the proposed Storage Warehouse. The proposed activity (Storage Warehouse) was also cross-checked against Schedule 2 of the Environmental Management Act.

**Possible contaminants associated with existing conditions-** CRC performed a walk-over site visit to the Property to inspect and photographically document the current site conditions and immediate surroundings. During this site visit, CRC focussed on assessing the presence of materials with possible deleterious environmental impact and to identify any above-ground or obvious below-ground structures, odours or stains on the proposed site for the building and the immediate surrounding areas.

#### ***Guideline 2- All wells on or within 300 m of the subject property must be identified.***

We reviewed publicly available data from the Official Development Plan of the Town of Gibsons (The Town of Gibsons 2015), the Aquifer Mapping Study – Town of Gibsons (Waterline Resources, Inc. 2013) and three digital mapping websites run by the Government of British Columbia: the British Columbia Water Resources Atlas, the British Columbia Groundwater Wells and Aquifers (GWELLS) and the British Columbia iMapBC, to identify all water wells serving Lower and Upper Gibsons. All four main water wells (hereafter, *Town Wells*) and monitoring wells were identified and the distance from each one of them to the Property was estimated.

#### ***Guideline 3- Definition of study area and the relationship of the proposed development to the Town’s production wells and the capture zones of the wells.***

Technical recommendations to define a Well Protection Area and a capture zone (Ministry of the Environment 2006) were followed to define a study area and to assess any possible deleterious impact of the proposed development to the Town’s production wells and its capture zones. Available information on recharge zones and recharge windows of the Gibsons aquifer (Waterline Resources Inc. 2013) was also reviewed.

***Guideline 4- A rainwater/stormwater management plan providing details of how the on-site drainage avoids adversely affecting the capture zones for the Town's production wells.***

The Property is not currently connected to the Town's drainage system. A description of the expected main physical features of the construction design related to management of rain and storm water were requested to **S. Boyd Holdings, Ltd.**

#### **4. SITE LOCATION AND GENERAL DESCRIPTION**

The proposed Storage Warehouse will be located on District Lot 683. The lot include two civic addresses on Gibsons Way: 1045, where Kenmac Auto Parts operates, and 1051, where Dominique's Dance Studio is situated. Both civic addresses are located in the Town of Gibsons, British Columbia. District Lot 683 is registered under the Property Identification Number (PID) 012-442-020. The Lot size is approximately 4.71 Acres. The new proposed Storage Warehouse will be located directly South of Kenmac Auto Parts and Dominique's Dance Studio (**Figure 2**).

The general appearance of current structures on Lot 683 and the West, South and East sides of the Property, are shown in **Figure 3** and described as follows:

*North* – Gibsons Way.

*West* – Commercial lot where "More Café" is located.

*South* – Vegetated undeveloped area within the Property.

*East* – A service path and parking area for Kenmac Auto Parts (within the Property) and City Transfer on the adjacent property.

#### **5. RESULTS**

##### ***5.1 Possible contaminants from proposed uses and existing conditions (Guideline 1)***

###### **5.1.1 Identification of possible contaminants from proposed use**

The proposed new building will be used as a Storage Warehouse for substances that can potentially generate deleterious impacts to the Town's aquifer. The Storage Warehouse is expected to store chemical substances and materials including, but not limited to, antifreeze, oil, washer fluid, diesel exhaust fluid (DEF), rags, FloorDry™ absorbent material, nitrile gloves, hydraulic oil, car washes and exhaust pipes. Wholesale and bulk storage of these and related substances is listed within the *Industrial and Commercial Purposes and Activities* included in Schedule 2 of the Contaminated Site Regulation, Environmental Management Act, Items B, F and H (Ministry of the Environment 2006).

The floor of the proposed Storage Warehouse is planned to be a 5" reinforced concrete slab on poly moisture barrier on compacted base. These specifications provide a standard level of protection to the ground surface and belowground area under the proposed building against possible migration of potentially deleterious substances in case of an accidental spill inside the building. General schematics of the proposed exterior appearance and expected construction materials and specifications for the Storage Warehouse are presented in **Appendix B**.

Sanitary wastewater generated during cleaning and bathroom operations, a potential source of contamination to the Town's aquifer if improperly disposed of, will be managed by standard practices with a septic system.

### **5.1.2 Identification of possible contaminants associated with existing conditions**

Approximately two thirds of the Property, to the South, is still undeveloped and currently used to store and park motor vehicles and containers (**Figure 3D**).

After the walk-over inspection, CRC personnel documented three potential sources of possible contaminants to the Town's aquifer: used oil, discarded batteries and bulk containers of petroleum-based lubricants and cleaners (**Figure 4**). All potential sources of possible contaminants observed on the property are effectively managed and stored. No other visible aboveground or obvious belowground potential sources of possible contaminants were observed on the area where the proposed Storage Warehouse will be located, the existing Dominique's Dance Studio building, the Kenmac Auto Parts building, or their paved parking area.

Kenmac Auto Parts operates on the East side of the Property. The operation of the business includes use and storage of substances that can become contaminants if improperly managed and therefore the activities are included in the *Contaminated Sites Regulation, Schedule 2*. Specifically, activities undertaken at Kenmac Auto Parts fall within Columns B (Chemical industries and activities, Section 1- Battery (lead acid or other) manufacturing or wholesale bulk storage), F (Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks, Section 8- Petroleum product, other than compressed gas, wholesale bulk storage or distribution) and H (Waste disposal and recycling operations and activities, Section 3- Battery (lead acid or other) recycling). Batteries are not recycled or processed onsite. Batteries are collected by a recycling service provider usually twice a month (**Figure 4C**).

Kenmac Auto Parts receives, and store used motor oil. Received motor oil is properly managed and storage in a purposed-build container from BC Used Oil Management Association (**Figure 4A**). Other common forms of oil-containing products and waste (e.g., grease, brake fluid, sawdust, rags and transformer oil) are not accepted. Hazardous chemicals are not accepted either (**Figure 4D**).

Unused motor vehicles were observed during the walk-over site visit to the Property (**Figure 3D**). **S. Boyd Holdings, Ltd.** informed CRC the observed motor vehicles were on the Property for storage purposes only and that no repair or wrecking services are provided by Kenmac Auto Parts.

### **5.2 All wells on or within 300 m of the subject property must be identified (Guideline 2)**

There are four supply wells in the Town of Gibsons. These *Town Wells* provide service for approximately 73% of Gibsons residents (Waterline Resources Inc, 2013). None of the *Town Wells* are on or within 300 m of the Property. The average distance from the *Town Wells* to the Property is >1,300 m (**Figure 5**). There is one monitoring well (MW10-01) and one private well (Tag Well 89789) within the 500 m study area but none of them are within the 300 m area surrounding the Property (**Figure 5**).

### **5.3 Definition of study area and the relationship of the proposed development to the Town's production wells and the capture zones of the wells (Guideline 3)**

A 500 m area around the Property was defined as Study Area. This area matches the research requirements for water resources specified for Stage 1 Preliminary Site Investigations (Stage 1 PSI) in the *Technical Guidance on Contaminated Sites No. 10* published by the Ministry of Environment of BC and exceeds the 300 m exclusion zone commonly used to define a well capture zone (Ministry of the Environment, 2006). The four production wells in the Town of Gibsons (i.e., *Town Wells*) are located more than 1,300 m Southeast of the Study Area (**Figure 5**).

The Study Area does not overlap with the capture zone of the *Town Wells* (**Figure 5**). Since these areas do not overlap and the proposed Storage Warehouse is more than 1,300 m from the *Town Wells*, no direct relationship or interference was identified between the Study Area and the *Town Wells* or their capture zones.

### **5.4 Rainwater/stormwater management plan providing details of how the on-site drainage avoids adversely affecting the capture zones for the Town's production wells (Guideline 4)**

The rainwater in the proposed Storage Warehouse will disperse from gutters at the roof edges into six equally placed rain-water leaders (three per side) directly into the ground via gravel catchment areas and will drain naturally into groundwater (Stephen Hanneman, personal communication).

There are no known adverse effects to the capture zone of the *Town Wells* associated with the operation of the existing businesses currently operating on the property or the water systems (i.e., rainwater and drainage) proposed for the new Storage Warehouse. Since no significant changes to the topography of the property are expected due to the construction of the proposed Storage Warehouse, no negative impacts to the capture zones of the *Town Wells* are expected.

## 6. SUMMARY OF FINDINGS AND CONCLUSION

The following findings and conclusion are based on the information reviewed, interviews and written communications with Stephone Boyd and Stephen Hanneman and site visits performed by Coastal Raintree Consulting, Ltd. during the preparation of this report.

- The construction and operation of the proposed Storage Warehouse building is not expected to produce or release potential contaminants that could pose a risk to the Well Head Protection Area, the *Town Wells*, or their capture zones, if properly implemented, monitored and managed.
- The Property is currently utilized for the operation of two businesses: an existing Dance Studio and Kenmac Auto Parts. No obvious contaminants or visible signs of potential above or below ground contamination were observed associated with the operation of the Dance Studio. The operation of Kenmac Auto Parts includes activities such as auto repairs, storage of bags of road salt and collection site for batteries, with potential for possible contaminants (e.g. small spills of diesel, gasoline, oil and salt). However, the risk is reduced with proper management and no signs of contamination was observed.
- All four production wells serving the Town of Gibsons are located more than 1,300 m away from the Property and the Study Area. The 300 m area surrounding the Property and the *Town Wells* do not overlap. There is one monitoring well (MW10-01) and one private well (Tag Well 89789) near the Property but none of them are within the 300 m area surrounding the Property.
- The ground preparation and construction work needed to develop the proposed Storage Warehouse does not pose a significant risk to become a potential source of contaminants if properly implemented, monitored, and managed.
- The proposed development will be a new building near the existing Dance Studio and Kenmac Auto Parts buildings on the Property. There are no known adverse effects to the capture zone of any of the *Town Wells* associated with the drainage system on the existing Dance Studio and Kenmac Auto Parts buildings.
- The floor of the proposed Storage Warehouse is planned to be a 5" reinforced concrete slab on poly moisture barrier on compacted base. These specifications provide a standard level of protection to the ground surface and belowground area under the proposed building against possible migration of potentially deleterious substances in case of an accidental spill inside the building.
- The proposed building will include a rainwater system which will allow rainwater to directly percolate into the ground via gravel catchment areas and will drain naturally into groundwater.

Based on the finding listed above, it is concluded that the development and operation of the proposed new Storage Warehouse building on 1051 Gibsons Way, Gibsons, British Columbia, will not have adverse effects on the Well Head Protection Area, the *Town Wells*, or their capture zones if properly implemented, monitored and managed.

## 7. REFERENCES

- Government of British Columbia. BC Water Resources Atlas. <https://maps.gov.bc.ca/ess/hm/wrbc/>. Accessed March 28, 2020.
- Government of British Columbia. Groundwater Wells and Aquifers. [https://apps.nrs.gov.bc.ca/gwells/?map\\_centre=49.408106,-123.510832&map\\_zoom=14&constrain=true](https://apps.nrs.gov.bc.ca/gwells/?map_centre=49.408106,-123.510832&map_zoom=14&constrain=true). Accessed March 28, 2020.
- Government of British Columbia. iMapBC. <https://maps.gov.bc.ca/ess/hm/imap4m/>. Accessed March 28, 2020.
- Hanneman, S. 2020. Stephen Hanneman Architect. Personal communication. April 21, 2020.
- Ministry of Environment of British Columbia. 2006. Well protection toolkit. Online at: [http://www.env.gov.bc.ca/wsd/plan\\_protect\\_sustain/groundwater/wells/well\\_protection/pdfs/intro.pdf](http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/well_protection/pdfs/intro.pdf). Accessed April 10, 2020.
- Ministry of Environment of British Columbia. 2016. Environmental Management Act. Contaminated Sites Regulation. Schedule 2. [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/375\\_96\\_04](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/375_96_04). Accessed on April 22, 2020.
- Ministry of Environment of British Columbia. 2016. Technical Guidance on Contaminated Sites No. 10.
- The Town of Gibsons. 2015. Smart Plan - Gibsons Official Community Plan.
- Waterline Resources, Inc. 2013. Aquifer Mapping Study. Town of Gibsons, British Columbia.

## 8. SIGNATURES

This report titled "Development Permit Application Area 9, Well Head Protection Area Study - Proposed Storage Warehouse Building, 1051 Gibsons Way, Gibsons, British Columbia" was completed in general accordance with current professional practices and reporting standards. No other warranty is made, either expressed or implied. Professional judgment has been applied in developing the conclusions stated in this report.

We trust this information will prove useful. If you have any questions or concerns, please do not hesitate to let us know.

Sincerely,



**Anayansi C. Cohen-Fernandez, PhD., RPBio**

Environmental and Land Reclamation Specialist

Coastal Raintree Consulting, Ltd.

Cell Phone: (778) 239-9231 E-mail: [anayansico@gmail.com](mailto:anayansico@gmail.com)



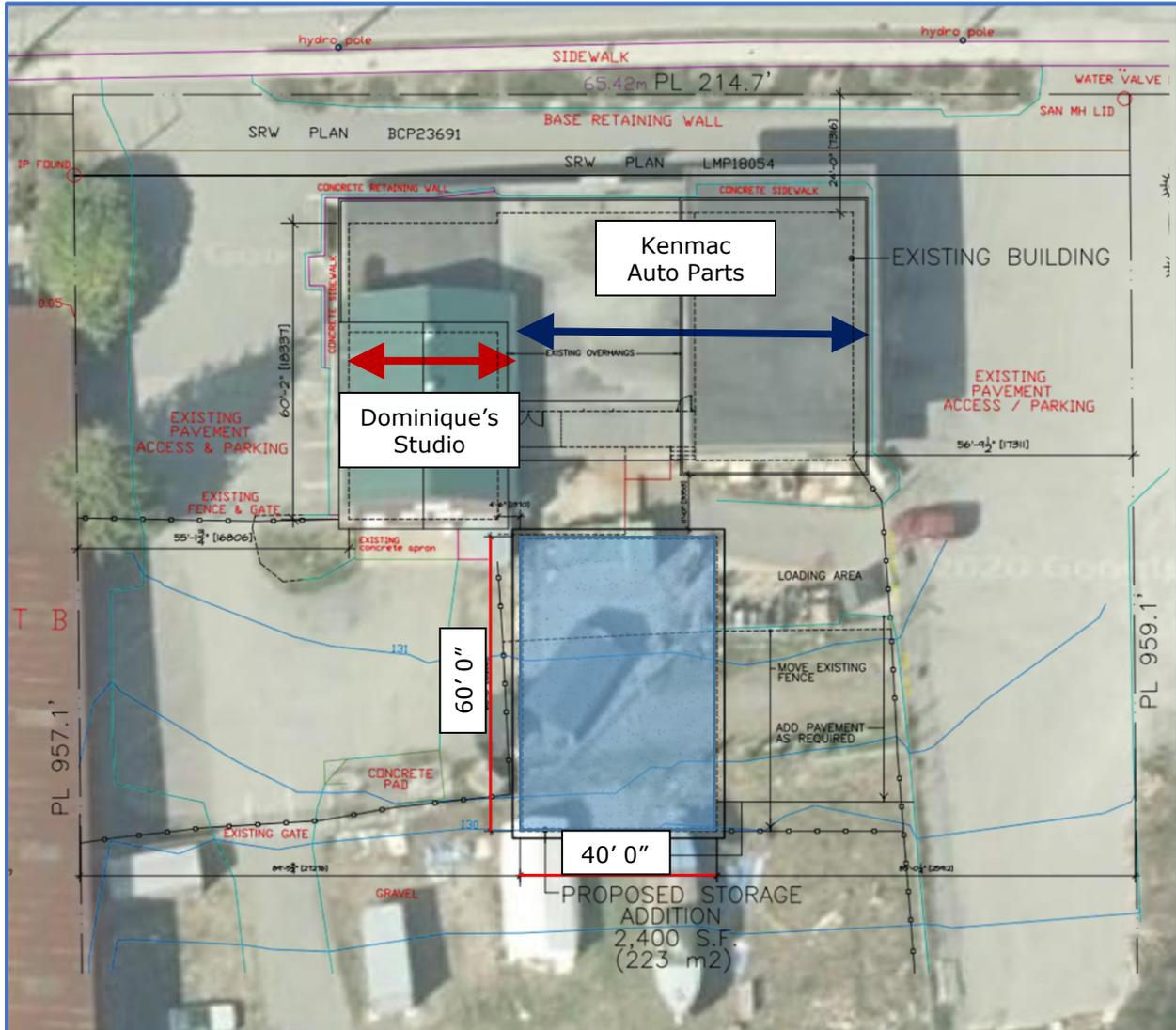
**David Galvez Alcaraz, PhD**

Environmental Scientist, Research and Development

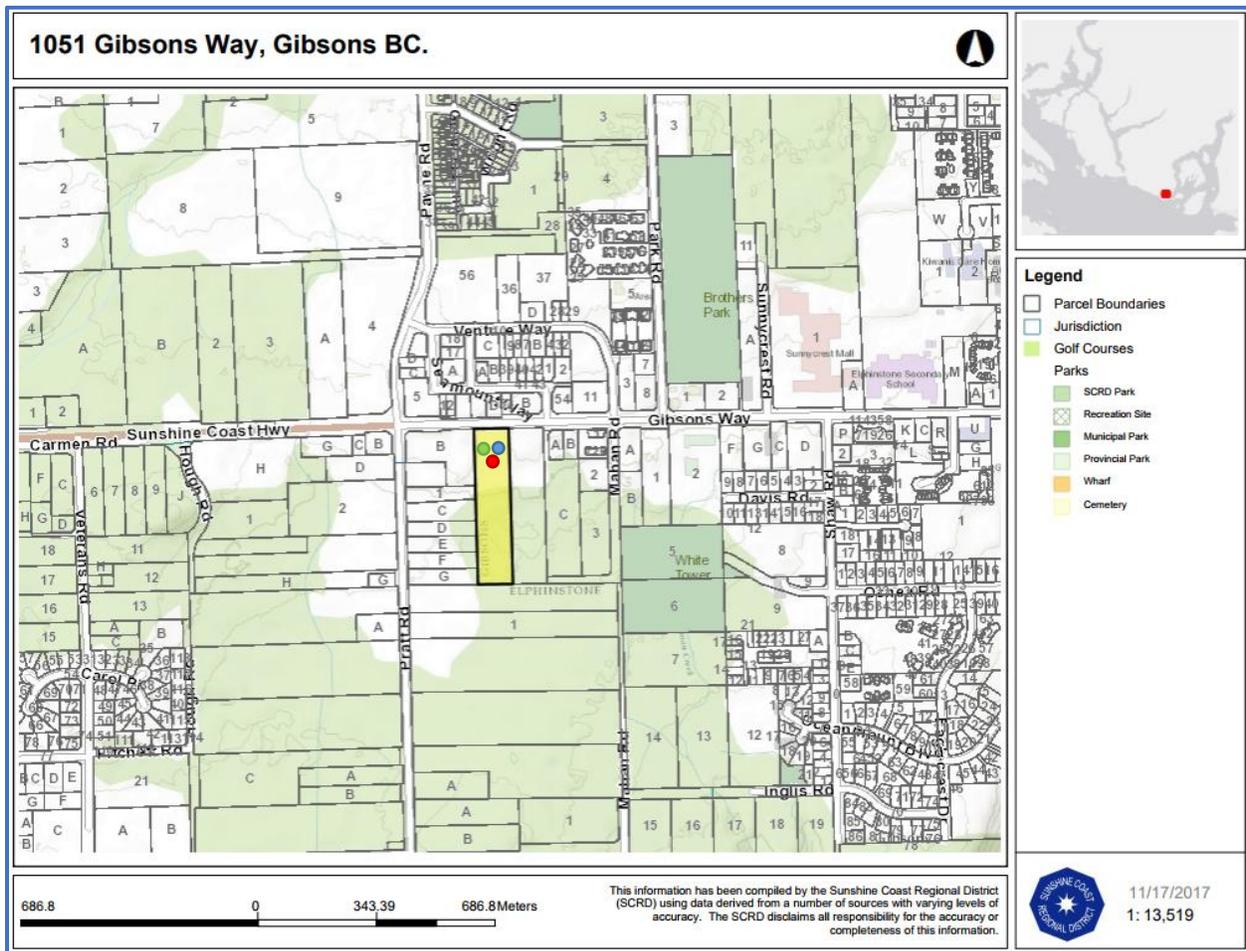
Coastal Raintree Consulting, Ltd.

Cell Phone: (778) 558-9345 E-mail: [david.a.galvez@gmail.com](mailto:david.a.galvez@gmail.com)

FIGURES



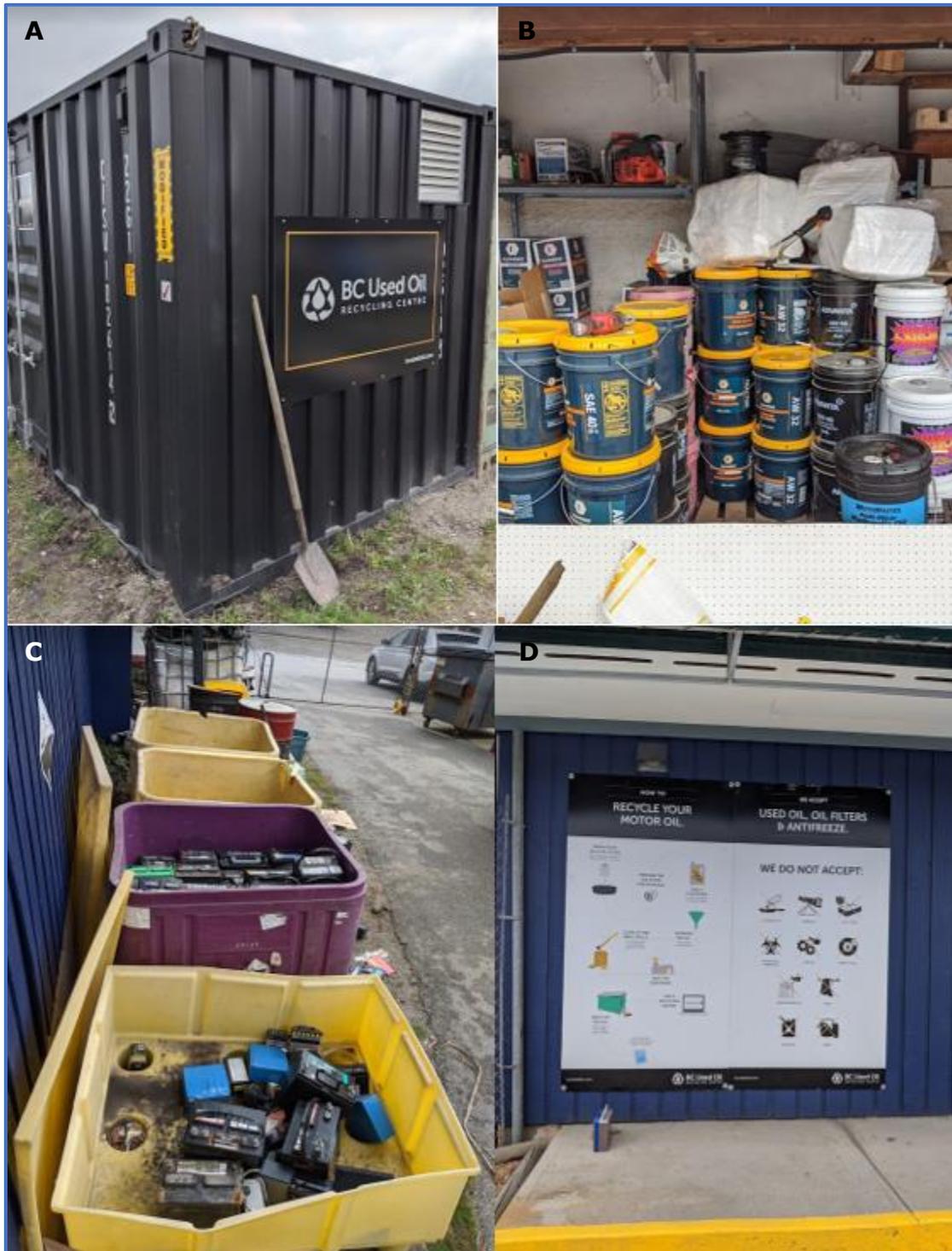
**Figure 1.** Location of proposed new Storage Warehouse building. The dimensions and location of the proposed new building are depicted with a semitransparent blue rectangle superimposed on a satellite image. The buildings on the upper portion of the image are Dominique's Studio of Dance (left, red arrow) and Kenmac Auto Parts (right, dark blue arrow). The building has parking and access areas around it. Modified from: Stephen Hanneman Architect- Site Plan. Base Image: Google Earth 2020.



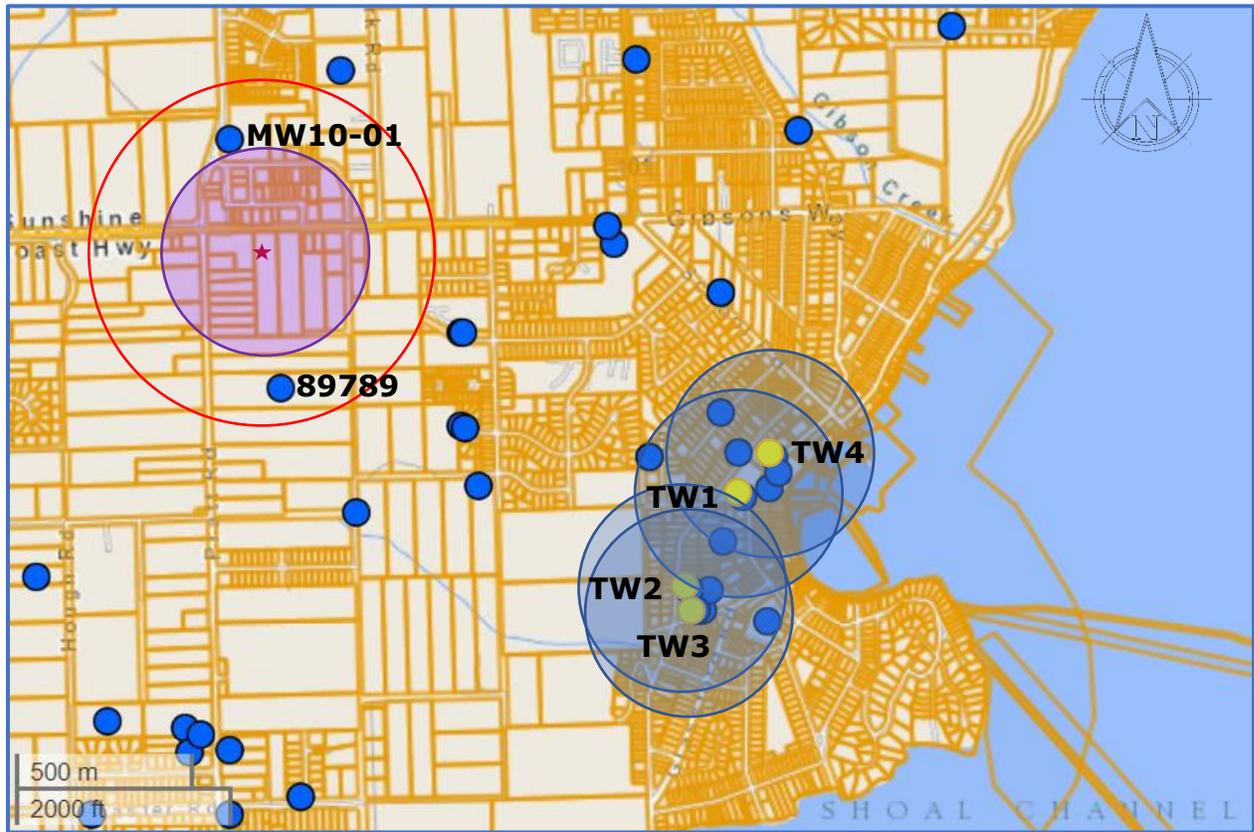
**Figure 2.** Location of District Lot 683, 1051 Gibsons Way, Gibsons, BC, where the proposed new Storage Warehouse is expected to operate. The District Lot 683, highlighted in yellow, currently houses Dominique’s Studio of Dance on the North-West (green circle; civic address 1051 Gibsons Way) and Kenmac Auto Parts on the North-East (blue circle; civic address 1045 Gibsons Way). The approximate location of the new proposed Storage Warehouse is indicated by a red circle.



**Figure 3.** General appearance of the site for the proposed development and surrounding areas on 1051 Gibsons Way. North-East corner of the Property (A). Kenmac Auto Parts is visible to the right and the neighbouring City Transfer building to the left. North-West corner of the Property (B). Dominique's Dance Studio is visible to the left and the neighbouring More Café to the right. The proposed Storage Warehouse will be located on the grassy area South of Kenmac Auto Parts and Dominique's Dance Studio (C). The remaining area of Lot 683 is mostly devoided of vegetation and occupied by motor vehicles (D). Pictures taken on early April 2020.



**Figure 4.** Examples of potential sources of possible contaminants to the Town's aquifer: Used oil storage (A), bulk containers of petroleum-based lubricants and cleaners (B) and discarded batteries (C). Used motor oil for off-site recycling is accepted in the property (D). Photos taken on early April 2020.



**Figure 5.** Wells located in the vicinity of the Property and study area. The approximate location of the proposed Storage Warehouse is indicated by a red star on the upper left corner of the image. An area encompassing 300 m around the proposed Storage Warehouse is shown by a purple circle. The perimeter of the study area (i.e., 500 m) is shown as a red circle (See *Section 5.3* for details). The four Town Wells (TW; yellow circles) and their 300 m capture zone (blue circles) are shown near the bottom right corner of the image. All four *Town Wells* are located more than 1300 m from the Property. Monitoring well MW10-01 and the private well 89789 are within the 500m Study area but are not within 300 m of the Property. Source: Groundwater Wells and Aquifers (Government of British Columbia); modified by CRC.

# **APPENDIX A**

## General Conditions of This Report

---

## **DEVELOPMENT PERMIT APPLICATION AREA 9 WELL HEAD PROTECTION AREA STUDY**

This report incorporates and is subject to the following General Conditions.

### **1.0 USE OF REPORT AND OWNERSHIP**

This report pertains to a specific site, a specific development, and a specific scope of work. It is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site or proposed development would necessitate a supplementary investigation and assessment.

This report and the assessments and recommendations contained in it are intended for the sole use of Coastal Raintree Consulting, Ltd.'s client. Coastal Raintree Consulting, Ltd. does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Coastal Raintree Consulting, Ltd.'s Client unless otherwise authorized in writing by Coastal Raintree Consulting, Ltd.

Any unauthorized use of the report is at the sole risk of the user. This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Coastal Raintree Consulting, Ltd. Additional copies of the report, if required, may be obtained upon request.

### **2.0 NOTIFICATION OF AUTHORITIES**

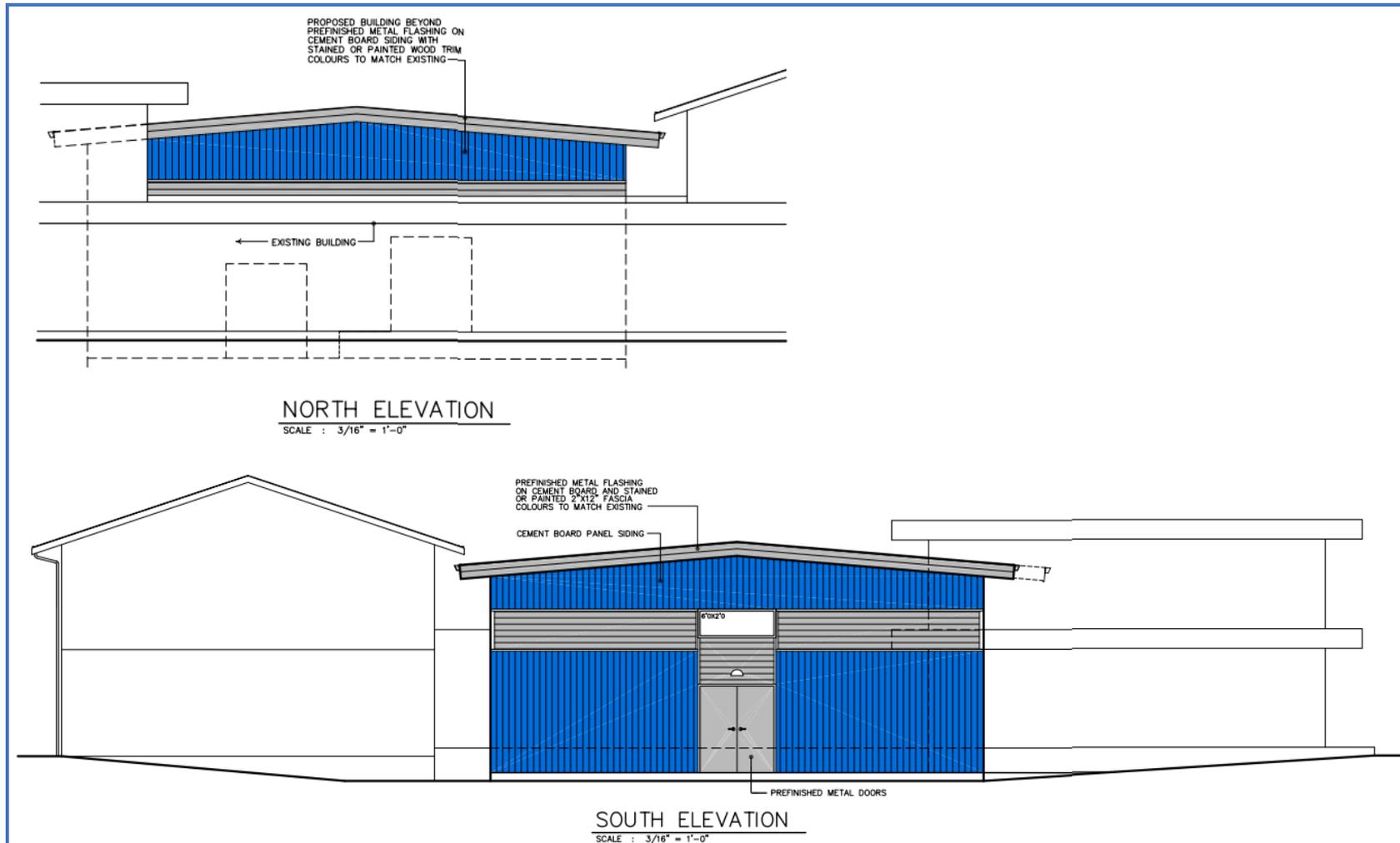
In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed, and the client agrees that notification to such bodies or persons as required may be done by Coastal Raintree Consulting, Ltd. in its reasonably exercised discretion.

### **3.0 INFORMATION PROVIDED TO COASTAL RAINTREE CONSULTING BY OTHERS**

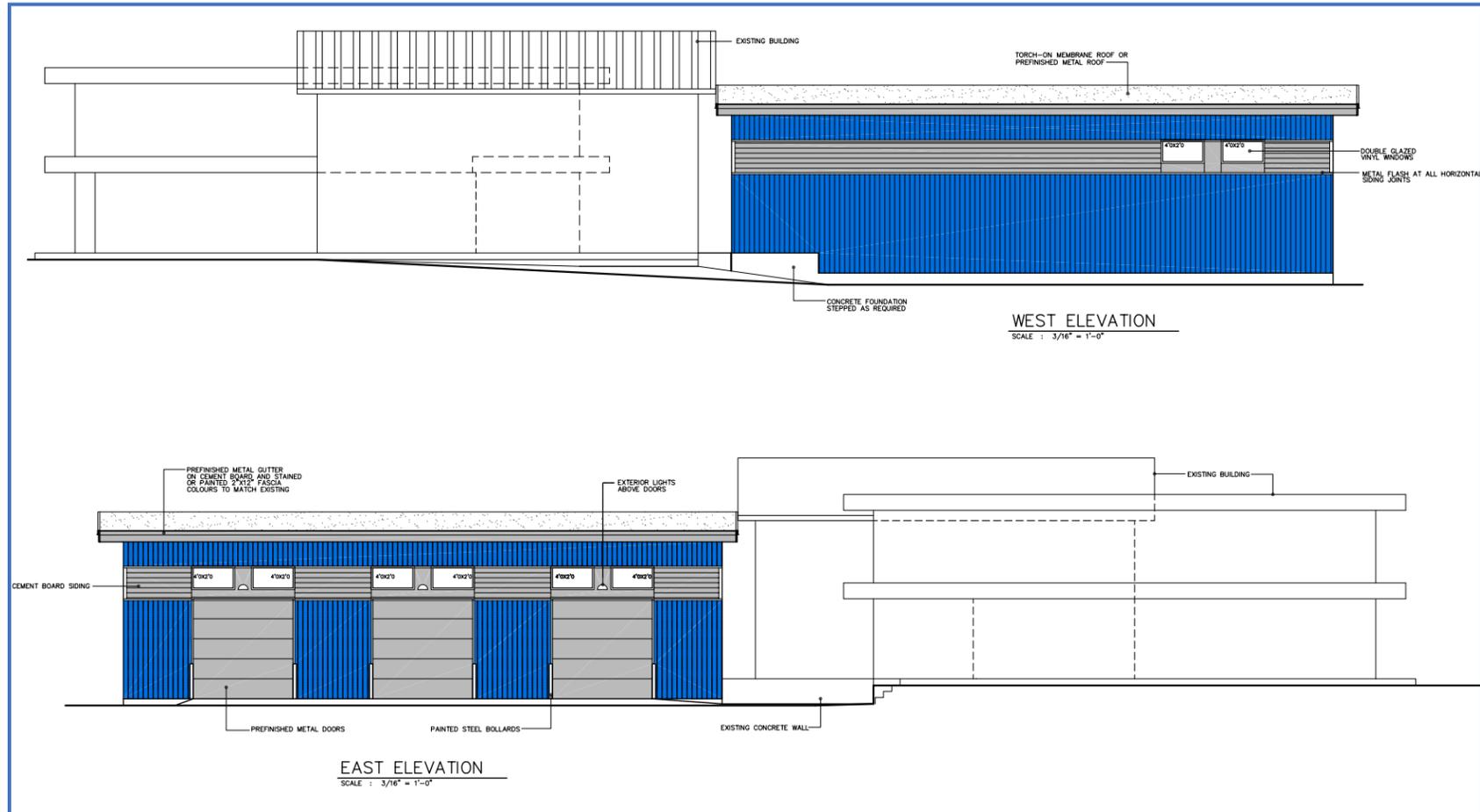
During the performance of the work and the preparation of the report, Coastal Raintree Consulting, Ltd. may rely on information provided by persons other than the Client. While Coastal Raintree Consulting, Ltd. endeavours to verify the accuracy of such information when instructed to do so by the Client, Coastal Raintree Consulting, Ltd. accepts no responsibility for the accuracy or the reliability of such information which may affect the report.

## **APPENDIX B**

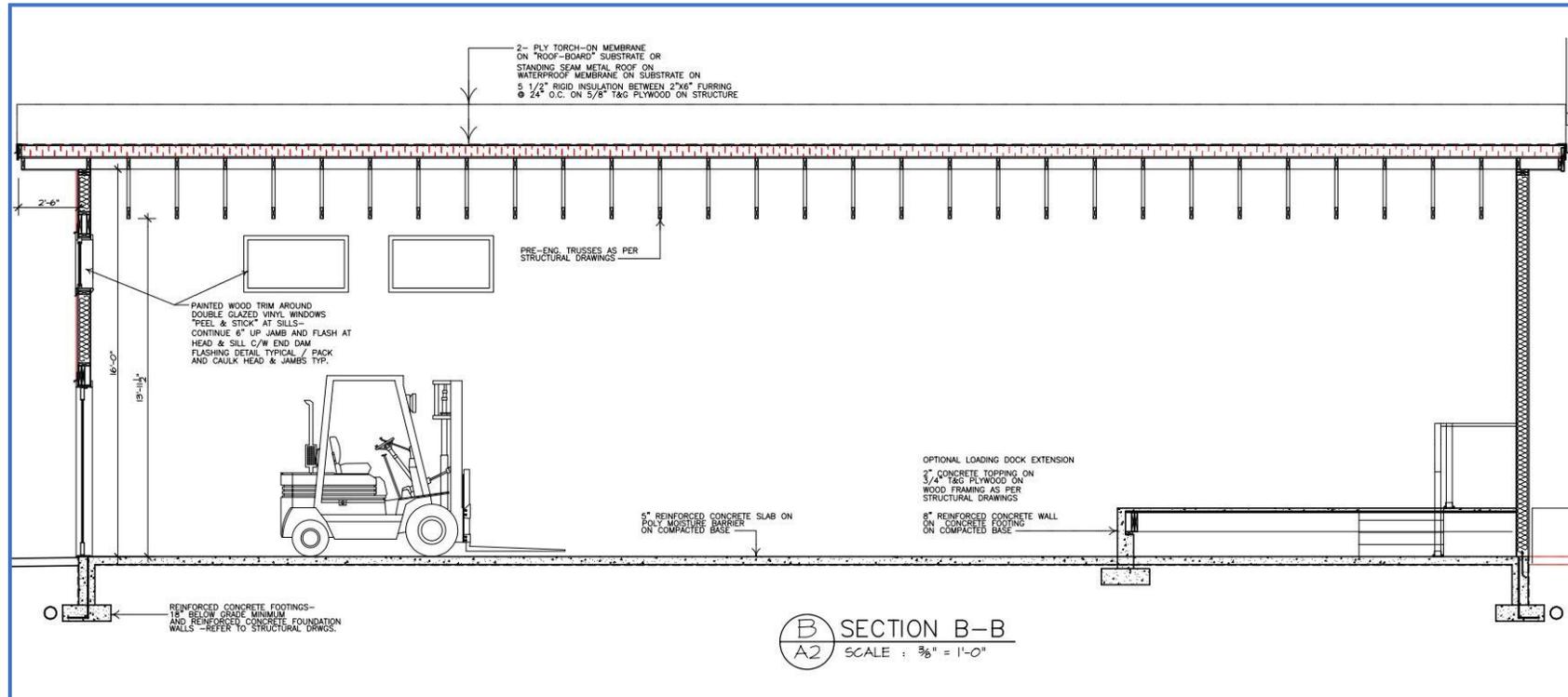
# Exterior Views of Proposed New Storage Warehouse Building and General Construction Schematics



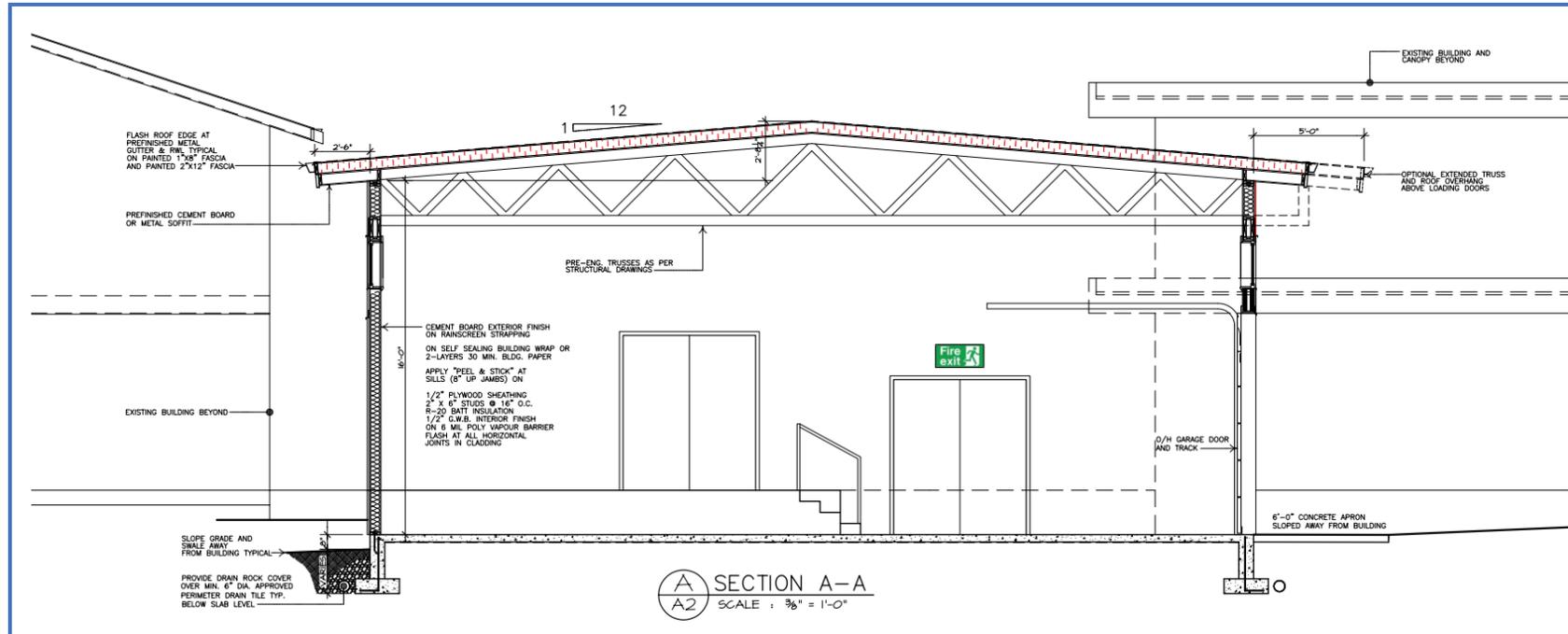
**Figure B1.** Proposed North and South general views of the new Storage Warehouse proposed for 1051 Gibsons Way, Gibsons, BC. Source: Stephen Hanneman Architect.



**Figure B2.** Proposed West and East general views of the new Storage Warehouse proposed for 1051 Gibsons Way, Gibsons, BC. Source: Stephen Hanneman Architect.



**Figure B3.** General construction specifications for the Storage Warehouse proposed for 1051 Gibsons Way, Gibsons, BC. The floor of the proposed Storage Warehouse is planned to be a 5" reinforced concrete slab on poly moisture barrier on compacted base. These specifications provide a standard level of protection to the ground surface and belowground area under the proposed building against possible migration of potentially deleterious substances in case of an accidental spill inside the building. Source: Stephen Hanneman Architect.



**Figure B4.** General construction specifications for the Storage Warehouse proposed for 1051 Gibsons Way, Gibsons, BC. Source: Stephen Hanneman Architect.