



# DEVELOPMENT PERMIT

NO. **DP- 2020-14**

TO: **Golden Hall Construction, Inc.**

ADDRESS: **1036 Seamount Way  
Gibsons, B.C. V0N 1V7  
(Permittee)**

- 1) This Development Permit is issued for the renovation and expansion of an existing industrial building, and is 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: 007-228-554**  
**Legal Description: Lot 40, Blocks 1 to 4, District Lot 689, Plan 18134**  
**Civic Address: 1036 Seamount Way**
- 3) These lands are within Development Permit Areas 6 and 9 of the Town of Gibsons Official Community Plan (Bylaw 985, 2005). This permit applies to 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:
  - *Geotechnical Report letter titled: Development Permit Area 9 Wellhead Protection Area Study; Expansion of a Proposed Industrial and Storage Facility, 1036 Seamount Way, Gibsons, British Columbia, dated July 2020, and signed by Anayansi C. Cohen-Fernandez, PhD., RPBio.*
- 5) All requirements of the permit and plan(s) are to be followed.
- 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 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 2nd DAY OF OCTOBER, 2020.

\_\_\_\_\_  
Lesley-Anne Staats, MCIP, RPP  
Director of Planning

Copy of permit Coastal Raintree Consulting, Ltd.

July 27, 2020.

**Attention:** Golden Hall Construction, Inc. / Bob Li.  
8601 Main Street  
Vancouver, BC., V5X 3L8

**Reference:** Aquifer Assessment to support expansion plans for the property located on 1036 Seamount Way, Gibsons, BC.

Dear Bob,

We are pleased to deliver the **Development Permit Application Area 9, Well Head Protection Area Study**, to support expansion plans for the property located on 1036 Seamount Way, Gibsons, BC.

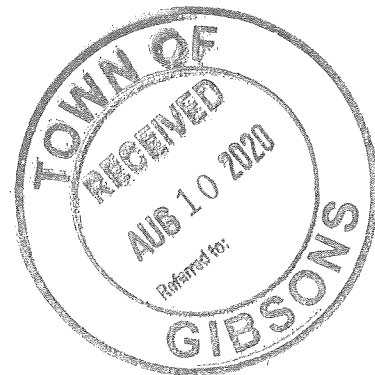
We believe this study addresses the Town of Gibsons' requirements of identifying, as part of a Development Permit Application, potential risks to the Town's aquifer from the proposed development.

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,



**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)



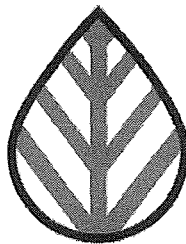
**DEVELOPMENT PERMIT APPLICATION AREA 9  
WELL HEAD PROTECTION AREA STUDY**

**EXPANSION OF A PROPOSED INDUSTRIAL  
AND STORAGE FACILITY,  
1036 SEAMOUNT WAY,  
GIBSONS, BRITISH COLUMBIA**

**Prepared for:**

**Golden Hall Construction, Inc.**

**Prepared by:**



**COASTAL  
RAINTREE  
CONSULTING, Ltd.**

**Gibsons, British Columbia  
July 2020**

## LIMITATIONS OF THIS REPORT

This report and its contents are intended for the sole use of **Golden Hall Construction, Inc.**, 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 **Golden Hall Construction, Inc.**, 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 **Mr. Bob Li** on behalf of **Golden Hall Construction, Inc.**, to prepare a Well Head Protection Area Study to support the proposed expansion of a light industrial manufacturing facility located on 1036 Seamount Way, Gibsons, BC. The proposed project consists of the expansion of an existing light industrial building and a parking variance application for widening the driveway of the building off of Seamount Way (**Figure 1**). The project will allow expansion of current operations which involve cutting and polishing of stone products for residential and commercial applications. In addition, it will create an improved architectural envelope and enhance the brand. The proposed expansion will increase the total building area, from 2,312 sq. ft. on a single level, to 6,438 sq. ft. on two levels (that is from 214.8 m<sup>2</sup> to 384.1 m<sup>2</sup>). Schematic exterior views of the proposed expanded building are depicted in **Appendix B**.

This study addresses the environmental requirements listed by the Town of Gibsons as part of a Development Permit Application. These 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. This Well Head Protection Area Study was commissioned and prepared to support the construction work needed for the expansion described in the previous paragraph. **It expressly excludes any determination, assessment, or specific recommendations regarding whether or not the wastewater management systems already in place comply with engineering, quality or sanitary standards needed to properly manage the current or future volumes and types of wastewater generated by the current or future expanded facility.**

On June 16, 2020, **Mr. Li / Golden Hall Construction, Inc.** authorized the preparation of this Well Head Protection Area Study after agreeing to the terms and conditions listed in the Scope of Work CRC sent on June 15, 2020.

## 2. PURPOSE OF THE STUDY

The proposed expansion of an existing light industrial building and the parking variance will be located on 1036 Seamount Way, Gibsons, BC (**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. Since this location is outside the "Lower Gibsons" sub-area and neither the current nor proposed industrial activities are listed in Schedule 2 of the Contaminated Sites Regulation (Ministry of the Environment 2006), this study will only focus on the *Guidelines for Development in the Well Head Protection Area* listed in Gibsons Official Community Plan. Compliance with these guidelines must be addressed and evaluated by the Town of Gibsons prior to granting the Development Permit or the Parking Variance.

The *Guidelines for Development in the Well Head Protection Area* are listed as follow:

- 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-** Coastal Raintree Consulting (CRC) requested and obtained a description of proposed changes to the existing building and parking areas, as well as details on the expected future activities to take place on the expanded facility. CRC personnel visited the existing facility and took pictures of the water treatment system currently in use on the stone cutting and polishing area. The site visit was completed on July 2020 to search, identify, and describe possible potential sources of contaminants associated with the existing and proposed uses. Declared current and proposed activities (i.e., cutting and polishing of stone products for residential and commercial applications) were 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 existing facility is connected to the Town's drainage system. A description of the water treatment system currently in use, as well as key features of the construction design related to management of rain and storm water are presented in the following section.

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

The expanded light industrial facility will remain on District Lot 689, Lot 40, 1036 Seamount Way, Gibsons, BC. District Lot 689 is registered under the Property Identification Number (PID) 007-228-554 (**Figure 2**). The lot size is approximately 735.5 m<sup>2</sup>. The proposed expanded facility will increase the building area from 214.8 m<sup>2</sup> to 384.1 m<sup>2</sup>.

The general appearance of the current structure and main working areas of Lot 689 are shown in **Figure 3**. Businesses and properties surrounding Lot 689 are as follows:

*North side* – Lots 8 and 9 (civic address 1035 and 1037 Venture Way).

*West side* – Commercial lot occupied by *The Bitter End Boater's Exchange*.

*South side* – Seamount Way.

*East side* – Commercial lot occupied by *Gibsons Party Rentals*.

#### **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 expanded light industrial facility will be used for cutting and polishing of stone products for residential and commercial applications. Although none of the expected future activities are listed within the *Industrial and Commercial Purposes and Activities* included in Schedule 2 of the Contaminated Site Regulation, Environmental Management Act, it is expected the facility will produce different types and volumes of wastewater on routine bases. The type and volume of such wastewater is largely dependant of the type of work performed but it is mostly associated with the use of water as coolant during cutting and polishing of stone finished products (**Figure 4**). Some chemical products may be used to enhance the polish of the stone such as polishing powders, liquids, creams, or gels.

Wastewater resulting from the manufacturing activities planned for the expanded facility are expected to be managed by the current wastewater management system which is connected to the Town of Gibsons Sanitary Sewer System. A description of the system is provided in the following section 5.1.2. Coastal Raintree Consulting, Ltd. personnel is not qualified to assess or determine if the sedimentation and wastewater management systems already in place comply with engineering, quality or sanitary standards needed to properly manage the current and future volume and types of wastewater generated by the operation of the expanded facility.

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 since the building is connected to the Town of Gibsons Sanitary Sewer System.

Storage of materials as well as general maintenance and cleaning of cutting, polishing and moving equipment could be a source of potentially deleterious substances if a spill occurs (e.g., polishing products, oils, lubricants, stone resins and industrial-grade degreasing agents). However, if properly stored and managed, the risk is minimal. The floor of the proposed expanded facility 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, protecting against possible migration of potentially deleterious substances in case of an accidental spill inside the building.

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

The building currently on the property is used for administration, storage, and shipping activities of the stone products manufactured on the property. These activities are not considered a significant source for potentially deleterious substances that might negatively impact the quality or functioning of the aquifer.

The working areas on the East and North side of the property are used for activities associated with stone cutting and polishing needed to manufacture stone products for residential and commercial applications. These activities, as well as the operation



of small moving equipment (e.g., forklifts), could be considered possible sources of potentially deleterious substances that might negatively impact the quality or functioning of the aquifer if improperly managed.

Wastewater generated by the current manufacturing and polishing activities of the facility is managed by a wastewater management system comprised by perimetral concrete trenches and sedimentation traps under the main cutting and polishing area draining into a centralized collecting and sedimentation well (**Figures 4 and 5**). From the collection and sedimentation well, wastewater is pumped into a secondary three-stage sedimentation trap. Wastewater from the sedimentation trap is release into the Town of Gibsons Sanitary Sewer System (**Figure 5**). It is important to note that Coastal Raintree Consulting, Ltd. personnel is not qualified to assess or determine if the sedimentation and wastewater management systems already in place comply with engineering, quality or sanitary standards needed to properly manage the current volume and types of wastewater generated by the current facility.

After the walk-over inspection, CRC personnel did not observe aboveground, or obvious belowground, potential evidence or sources of possible contaminants on either of the working areas described above or the parking lot.

General maintenance and cleaning of cutting, polishing and moving equipment commonly needed in light industrial facilities could generate small amount of potentially deleterious substances (e.g., oils, lubricants, and industrial-grade degreasing agents). CRC personnel did not observe improperly stored containers of such substances or obvious signs of recent spills on the working areas.

## **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 >1,800 m (**Figure 6**). There is one monitoring well (MW10-01) within 300 m of the property and one private well (Tag Well 14626) within the 500 m study area (**Figure 6**).

## **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 1,800 m Southeast of the Study Area (**Figure 6**).

The Study Area does not overlap with the capture zone of the *Town Wells* (**Figure 6**). Since these areas do not overlap and the proposed Storage Warehouse is more than 1,800 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 expanded facility will disperse from gutters at the roof edges into equally placed rain-water leaders directly into the ground via gravel catchment areas and will drain naturally into groundwater (Joe Oteruelo, personal communication).

There are no known or expected adverse effects to the capture zone of the *Town Wells* associated with the operation of the existing facility or to the public water systems (i.e., rainwater and drainage). Since no significant changes to the topography of the property are expected due to the construction of the proposed expanded facility, 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 Mr. Joe Oteruelo, Mr. Bob Li and site visits performed by Coastal Raintree Consulting, Ltd. during the preparation of this report.

- The construction work needed to expand the current manufacturing facility 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.
- None of the observed or proposed activities for the current or expanded facility are listed within the *Industrial and Commercial Purposes and Activities* included in Schedule 2 of the Contaminated Site Regulation, Environmental Management Act.
- None of the observed or proposed activities for the current or expanded facility are expected to generate significant amounts of potentially deleterious substances that might negatively impact the quality or functioning of the aquifer if properly managed.

- General maintenance and cleaning of cutting, polishing and moving equipment commonly needed in the expanded facility could generate small amount of potentially deleterious substances (e.g., polishing products, oils, lubricants, and industrial-grade degreasing agents). CRC personnel did not observe improperly stored containers of such substances or obvious sign of recent spills on the working areas.
- Wastewater resulting from the manufacturing activities planned for the expanded facility are proposed to be managed by the current wastewater management system connected to the Town of Gibsons Sanitary Sewer System. If properly managed, wastewater from the proposed activities is not expected to impact the quality or functioning of the aquifer. However, CRC is not qualified to assess or determine if the sedimentation and wastewater management systems already in place comply with the engineering, quality or sanitary standards needed to manage current or future discharge volumes.
- All four production wells serving the Town of Gibsons are located more than 1,800 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) within the 300 m area surrounding the property and one private well (Tag Well 14626) within the 500 m study area.
- The ground preparation and construction work needed to develop the proposed expanded facility is not expected to be a significant potential source of contaminants if such activities are properly implemented, monitored, and managed.
- The floor of the proposed expanded facility 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 expansion and operation of the proposed light industrial facility on 1036 Seamount 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 July 11, 2020.
- Government of British Columbia. Groundwater Wells and Aquifers. [https://apps.nrs.gov.bc.ca/gwells/?map\\_centre=49.412016,-123.517699&map\\_zoom=13](https://apps.nrs.gov.bc.ca/gwells/?map_centre=49.412016,-123.517699&map_zoom=13). Accessed July 11, 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 July 14, 2020.
- Ministry of Environment of British Columbia. 2016. Technical Guidance on Contaminated Sites No. 10. PSI I Guidance Checklist. Online at: <https://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/technical-guidance/tg10.pdf>. Accessed July 15, 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 July 12, 2020.
- Oteruelo, J. Personal communications. June-July, 2020.
- Sunshine Coast Regional District (SCRD). SCRD Maps. <http://www2.scrd.ca/maps/>. Accessed July 12, 2020.
- The Town of Gibsons. 2015. Smart Plan - Gibsons Official Community Plan. <https://gibsons.ca/wp-content/uploads/2018/01/2020-04-14-Consolidation-Part-ABC-Smart-Plan-to-include-24.pdf>. Accessed July 12, 2020.
- 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 – Expansion of an Industrial and Storage Facility, 1036 Seamount 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

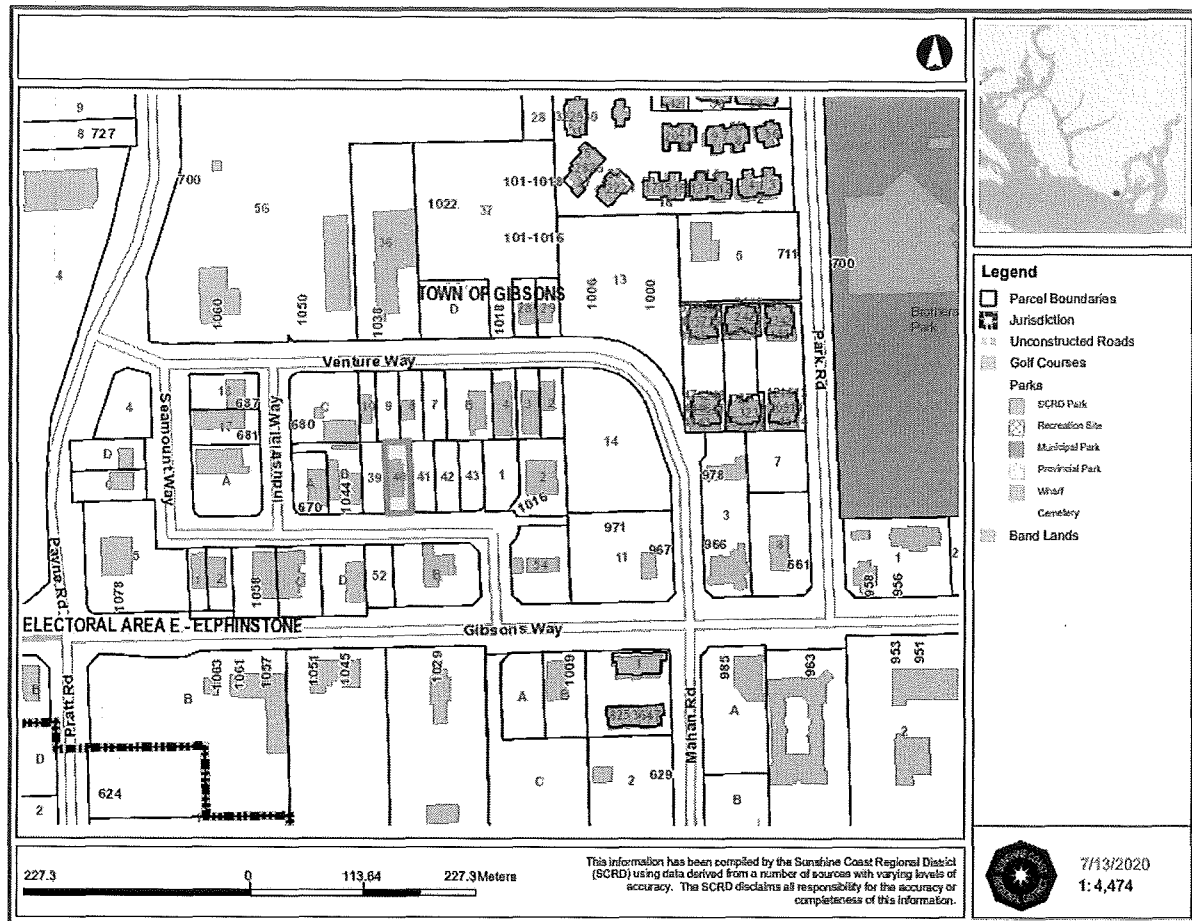
Coastal Raintree Consulting, Ltd.

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

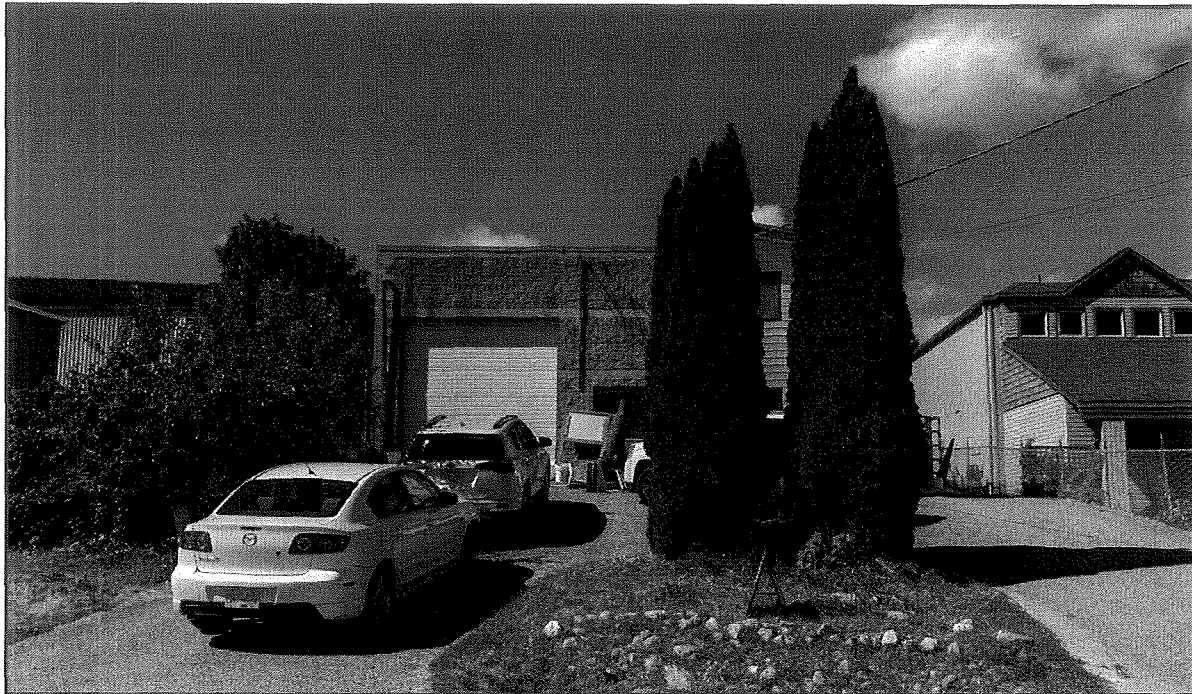
## FIGURES



**Figure 1.** Location of proposed expansion for a light industrial facility. The current and proposed main areas for the property located on 1036 Seamount Way are depicted superimposed on a satellite image as follows: current building (blue polygon), proposed expansion to main building (orange polygon), proposed parking variance (yellow polygon) and, storage space (white polygon). Modified from: Joe Oteruelo- Site Plan – Elevations 01. Base Image: Google Earth, 2020.



**Figure 2.** Location of District Lot 689, Lot 40, 1036 Seamount Way, Gibsons, BC, where the proposed expansion of an existing industrial building and the parking variance application is expected to occur. District Lot 689, Lot 40, highlighted by a light blue polygon, currently houses a cutting and polishing stone facility. Image source: SCR D Maps Property Viewer. Accessed on July 12, 2020.



**Figure 3.** General appearance of the site for the proposed expanded light industrial facility. The image shows the building's front on 1036 Seamount Way. Gibsons Party Rentals is visible to the right. A small section of *The Bitter End Boater's Exchange* parking lot is visible to the left. Picture taken on early July 2020.

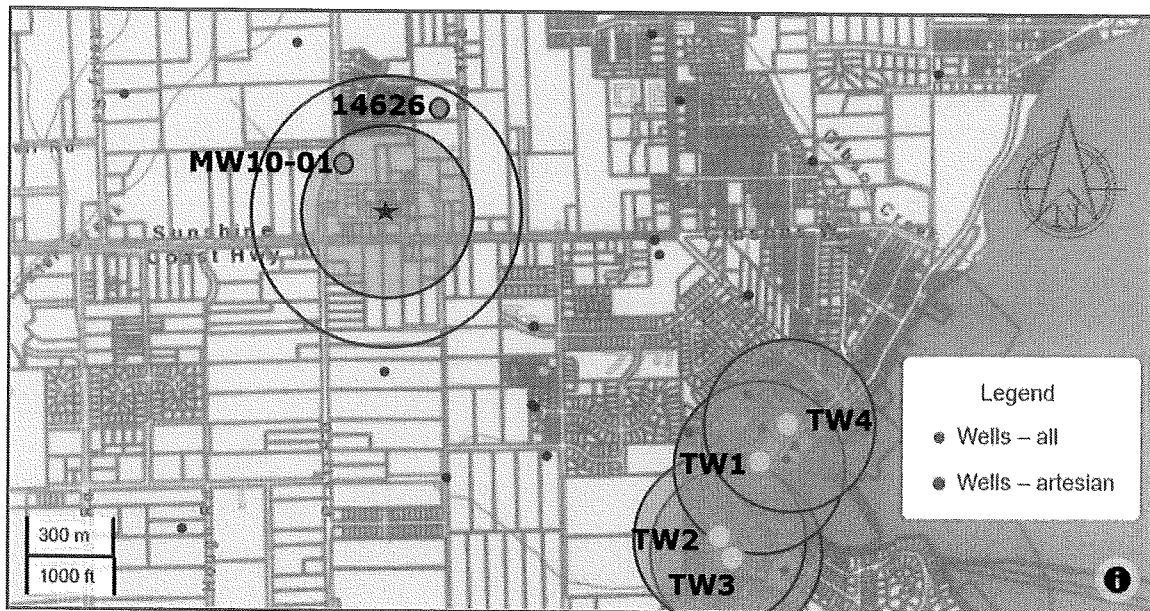




**Figure 4.** Examples of wastewater-generating activities on the current facility: stone cutting (A) and stone polishing (B). Wastewater from these activities drains to perimetral concrete trenches and sedimentation traps (indicated by red arrows on both images). Photos taken on early July 2020.



**Figure 5.** Wastewater management system of the current facility. Wastewater generated during manufacturing and polishing activities drains from working areas into perimetral concrete trenches and sedimentation traps under the main floor (**A**; trench covers removed for illustration purposes) draining into a centralized collecting and sedimentation well (**B**). From the collection and sedimentation well, wastewater is pumped into a secondary three-stage sedimentation trap (**C** and **D**). Wastewater from the sedimentation trap is release into the Town of Gibsons sanitary sewer system (**D**).



**Figure 6.** Wells located in the vicinity of the facility and study area. The approximate location of the current facility is indicated by a red star near the centre of the image. An area encompassing 300 m around the proposed Storage Warehouse is shown by a light green 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 1800 m from the property. The monitoring well MW10-01 is located within 300 m of the Facility. Private well 14626 is located within the 500m Study area. Other known private wells are shown as blue dots. 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**

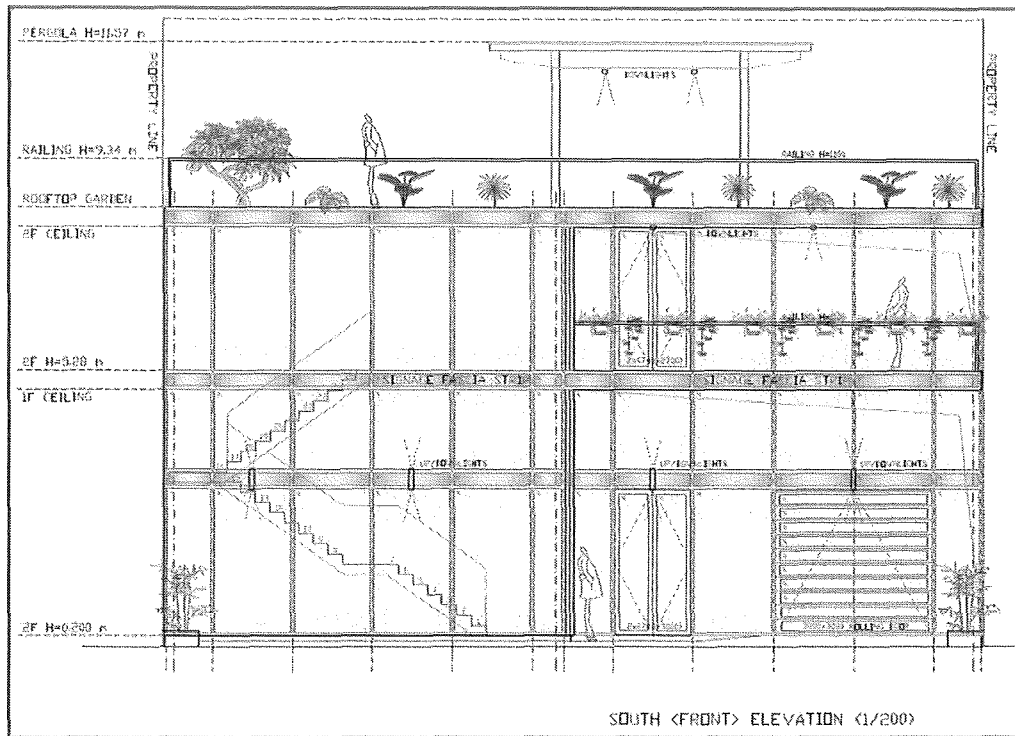
In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed, and the client agrees that notification to such bodies or persons as required may be done by Coastal Raintree Consulting, Ltd. in its reasonably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

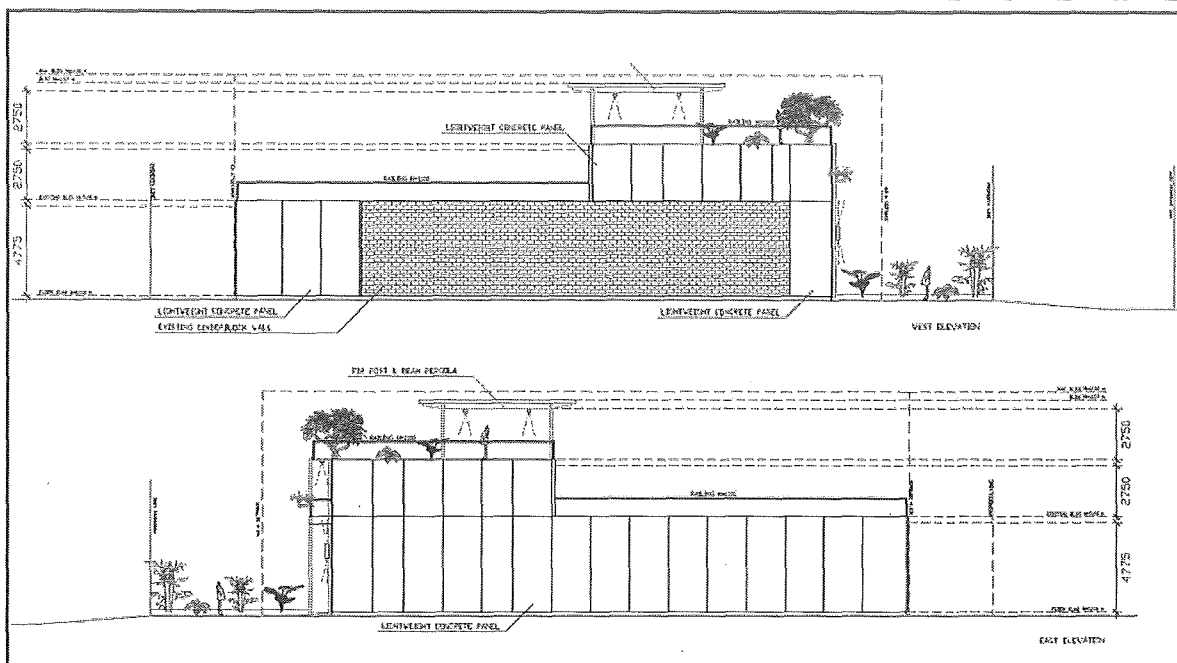
## **APPENDIX B**

# Exterior Views and Site Plans of Proposed Expanded Light Industrial Manufacturing Facility



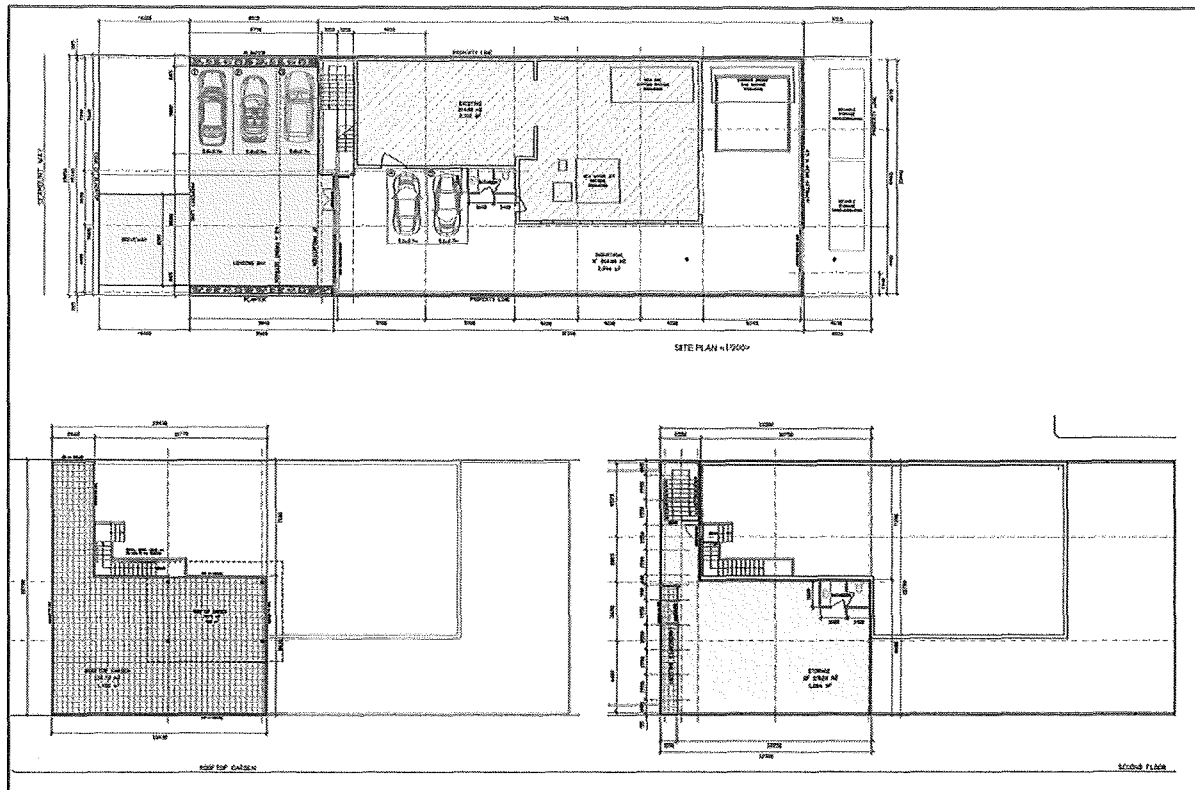
**Figure B1.** Proposed South view of the expanded light industrial facility proposed for 1036 Seamount Way, Gibsons, BC. Source: Joe Oteruelo.





**Figure B2.** Proposed West and East general views of the expanded light industrial facility proposed for 1036 Seamount Way, Gibsons, BC. Source: Joe Oteruelo.





**Figure B3.** Proposed site plan (above), second floor (below-right) and roof top garden (below-left) images of the expanded light industrial facility proposed for 1036 Seamount Way, Gibsons, BC. Source: Joe Oteruelo.