



# DEVELOPMENT PERMIT

NO. DP- 2020-15

(Amendment #3 to DP-2019-17)

TO: **NEXT Environmental**

ADDRESS: **215, 2550 Boundary Rd  
Burnaby, BC V5M 3Z3  
(Permittee)**

- 1) This Development Permit amends drilling permit DP-2019-17 and previous amendments DP-2019-AM1 and DP-2020-11 by adding fifteen (15) additional boreholes.
- 2) The 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.
- 3) The Development Permit applies to those "lands" within the Town of Gibsons described below:

**Parcel Identifier: 003-394-123**

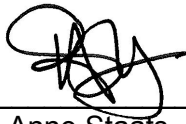
**Legal Description: LOT B, EXCEPT: PART ON PLAN BCP24580 BLOCK 1  
DISTRICT LOT 683 PLAN 9351**

**Civic Address: 1057 Gibsons Way**

- 4) These lands are within Development Permit Areas 2, 3 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 with respect to drilling site investigation as described in the plans and specifications attached to and forming part of this permit.
- 5) 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 and attachments titled: *Permit Amendment for Additional Drilling Activities – DP-2020-11*, dated September 10, 2020 and signed by Nick Matthews, P.Chem.
- 6) All requirements of the permit and plan(s) are to be followed.
- 7) On site monitoring by the qualified geotechnical professional is required.
- 8) 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 Professional.
- 9) If the Permittee does not commence the work permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.

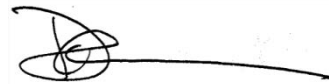
- 10) Upon completion of the works, a letter from a qualified professional is required to provide all drill well logs and to ensure all conditions of this permit were met.
- 11) This Permit is NOT a Building Permit.

ISSUED THIS 29<sup>th</sup> DAY OF September, 2020.



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Lesley-Anne Staats, MCIP, RPP  
Director of Planning



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Dave Newman  
Director of Infrastructure Services



**Project No: PCR010102.02**

**September 10, 2020**

**Town of Gibsons  
474 S Fletcher Rd.  
Gibsons, BC. V0N 1V0**

**Attn: Ms. Lesley-Anne Staats**

**Dear Lesley,**

**RE: Permit Amendment for Additional Drilling Activities – DP-2020-11**

**1057 Gibsons Way, Gibsons, BC (“Site”)**

Next Environmental Inc. (“NEXT”) recently completed Step 1 of a Detailed Site Investigation at 1057 Gibsons Way (the “Site”). A summary letter documenting this work has been provided to you separately. NEXT is now seeking to amend the existing permit in order to complete additional environmental drilling on behalf of PCRE Gibsons Limited Partnership (the “client”) as part of DSI – Step 2.

An additional 15 boreholes are proposed to be advanced on the southern portion of the Site, as shown in the attached Figure. Drilling will be completed over the course of one day using a solid stem auger, with an ODEX drill rig on standby if required. The majority of these locations will be relatively shallow, between ~1.5 – 4.5 metres below grade (“mbg”), and 1 will be completed with a monitoring well to approximately 6mbg. Based on our previous experience on this Site, perched groundwater has been encountered between ~3 to 6mbg, with a deeper aquifer present at ~14-17mbg. Note that no artesian aquifer conditions have been encountered thus far, and based on the 2013 Waterline Resources aquifer mapping study referenced in our original permit application package, the deeper regional Gibsons aquifer is anticipated to be present at ~70.0mbg, significantly deeper than our proposed drilling depths. Overall, no impacts to the Gibsons aquifer are anticipated based on our additional proposed scope of work to permit DP-2020-11.

***Report does not constitute warranty.***

*The assessment and conclusions in this letter are based on the interpretation of information collected from other sources, in this case, the 2013 Aquifer Mapping Study prepared by “Waterline Resources Inc.” The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers.*

*NEXT does not therefore, warrant the information contained in this letter. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site and the degree to which it constitutes a potential environmental liability, as at the date of the letter.*

**Services considered confidential and cannot be relied on by third parties.**

*The contents of this letter are confidential and are intended for the exclusive use of the Client and the Town of Gibsons unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this letter. Any use of the letter or reliance on or decision made based on its contents by any third party is at the risk of said party.*

*NEXT is not responsible for any representations made by the Client to a third party based on the contents of this letter. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this letter.*

We trust the foregoing is found satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

NEXT ENVIRONMENTAL INC.



A handwritten signature in cursive script that reads "N. Matthews".

2020-09-10

Nick Matthews, P.Chem.  
Manager, Preliminary Site Investigations

**ATTACHMENTS:**

Figure 01 – Site Plan with Current and Proposed Investigation Locations





- LEGEND**
- Site Boundary
  - ▲ Borehole, Monitoring Well, Vapour Well
  - Grab Sample, Stockpile Sample
  - ▲ Proposed Borehole, Monitoring Well by NEXT
  - ▲ Estimated Depths:
  - Locations A, B, C - 1.5 - 4.5m
  - Location D - 6m

**DISCLAIMER**  
This drawing is part of a NEXT Environmental Inc. report and is not to be used for any purpose not approved in the Compliance Statement of that report.

**IMAGE SOURCES:**  
Aerial Imagery: Google Maps  
Aerial Imagery: Stouffville Coast Regional District  
Municipal GIS (2018)

**NOTE:**  
All locations are approximate unless otherwise noted.

Client: PCRE Gibsons Limited Partnership  
Project: Detailed Site Investigation  
1057 Gibsons Way, Gibsons, BC

Drawn By: JK	Checked By:	Date:	Project No:
September 10, 2020	September 10, 2020	September 10, 2020	PCOR010102
Scale:	Scale:	Scale:	Scale:
			PCOR010102-01

