



DEVELOPMENT PERMIT

FILE NO: DP-2019-06
(Geotechnical)

TO: **Mr. Ji Yan (Greenlane Homes Ltd., Inc. No. BC1085102)**
c/o Michelle Fischer, Webster Engineering Ltd.

ADDRESS: **3745 Delbrook Avenue**
North Vancouver BC V7N 3Z4
(Permittee)

1) This Development Permit is issued subject to compliance with all the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.

2) The Development Permit applies to lands within the Town of Gibsons described below:

Parcel Identifier: 010-827-200
Legal Description: BLOCK 7 DISTRICT LOT 842 PLAN 6755
Civic Address: Block 7, Chaster Road, Gibsons

(the "Lands")

3) These Lands are within Development Permit Areas identified in the Town of Gibsons Official Community Plan, Bylaw 985, 2005. This permit applies to Development Permit Area No. 1 (Geotechnical Hazards) for the purpose of protecting development from geotechnical hazards.

4) The Land shall be subdivided and developed only in strict accordance with the terms and conditions and provisions of this Permit, including without limitation to the specifications in the following reports, which are attached to and form part of this Permit:

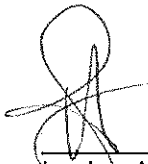
- a) Appendix A – Report titled "*Preliminary Geotechnical Assessment: Proposed Residential Development – Gospel Rock Village Block 7 DL 842 Group 1 NWD Plan 6755, Gibsons, B.C.*" completed by Kontur Geotechnical Consultants Inc., dated December 27, 2018 and revised September 19, 2019;
- b) Appendix B – Report titled "*Geotechnical Exploration and Report: Proposed Residential Development – Gospel Rock Village Block 7 DL 842 Group 1 NWD Plan 6755, Gibsons, B.C.*" completed by Kontur Geotechnical Consultants Inc., dated January 31, 2019;
- c) Appendix C – Letter titled "*Geotechnical Addendum Letter, Proposed Residential Development – Gospel Rock Village, Block 7 DL 842 Group 1 NWD Plan 6755, Gibsons B.C.*" completed by Kontur Geotechnical Consultants Inc., dated September 18, 2019;
- d) Appendix D – Letter titled "*Geotechnical Addendum Letter 02, Building Setbacks for Proposed Residential Development – Gospel Rock Village, Block 7 DL 842 Group 1 NWD Plan 6755, Gibsons B.C.*" completed by Kontur Geotechnical Consultants Inc., dated February 5, 2020;

- e) Appendix E – Letter titled “*Geotechnical Addendum Letter 03, Rock Slope and Foundation Stabilization Measures – Gospel Rock Village, Lot 56, 57, and 58 (Block 7 DL 842 Group 1 NWD Plan 6755) Gibsons B.C.*” completed by Kontur Geotechnical Consultants Inc., dated April 8, 2020.
- 5) All requirements of the Kontur Geotechnical Consultants reports are to be followed including:
- a) **For Lots 1, 2, and 3**, as referenced in Geotechnical Addendum Letter 02 (Appendix D) – rockfall mitigation measures, in the form of rock anchors, other rock stabilization measures, or a catchment barrier, shall be installed to protect the proposed buildings constructed on the lots against potential rockfall. It should be noted that the recommended barrier for rockfall mitigation is permitted to be located within the environmental setback zone provided that the construction adheres to the terms of Environmentally Sensitive Areas Development Permit DP-2019-08. A rockfall protection fence should also be installed at the west property boundary at the top of the steep bluff to act as a barrier from potential rockfall from above. Rockfall mitigation measures must be properly designed and constructed based on a site specific (lot by basis) assessment by the Geotechnical Engineer as building designs are developed for building permit.
- b) **For Lots 4, 5, and 6**, as referenced in Geotechnical Addendum Letter 02 (Appendix D) – rockfall mitigation measures, in the form of a rockfall fence or berm, shall be constructed at either the west property line, or along the environmental setback boundary. Due to the sloping topography above these lots, omission of the rockfall fence or berm is not recommended. Rockfall mitigation measures must be properly designed and constructed based on a site specific (lot by basis) assessment by the Geotechnical Engineer as building designs are developed for building permit.
- c) **For Lot 10**, as referenced in Geotechnical Addendum Letter 02 (Appendix D) – No building shall be located a horizontal distance of at least 15 metres from the top (crest) of the nearby slope or bluff. Where new buildings and/or infrastructure are to be placed within 15m of the top of slope/bluff, additional measures to stabilize the slope and/or upgrades to conventional building foundations should be implemented. These measures may vary and are dependent on final building layouts and proposed permanent slopes. Measures may include removal of loose rock fragments, anchoring (rock anchors) or supporting loose rock fragments, and/or anchoring building foundations to intact bedrock. These measures should be developed during the detailed design stage of the project as building concepts and designs become available. Provided appropriate slope/rock stabilization measures are designed and constructed, building setbacks can be reduced to about 3 to 5m from the top or crest of the steep bedrock slope/bluff as determined by the Geotechnical Engineer.
- d) **For lots 16, 24 and 25**, as referenced in Geotechnical Addendum Letter 02 (Appendix D) – No building shall be located within a horizontal distance of 3 metres from the bottom (toe) of the steep slopes or bluffs to be provided as a 3-metre-wide catchment area to protect buildings against potential rock fall.

For slopes higher than 8 m, a larger setback or a rockfall barrier (i.e. fencing) similar to that recommended for Lots 1 to 6 should be constructed at the toe of the slope. Rockfall protection should be implemented in the form of properly scaling the slope/bluff of loose rock fragments, securing larger rock fragments with anchors, constructing deflection barriers or berms, if deemed necessary by the Geotechnical Engineer. A site-specific review of these lots must be completed for proposed building on these lots to reassess and determine specific rockfall protection details, if required.

- e) **For lots 56, 57, 58**, as referenced in Geotechnical Addendum Letter 02 (Appendix D) – No building shall be located a horizontal distance of at least 5 metres from the crest of the rock slope/bluff and using rock slope stabilization or foundation stabilization measures.
- 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 Director of Planning.
- 7) If the Permittee does not commence the development permitted by this Permit within twenty-four months of the date this Permit is issued, this Permit shall lapse.
- 8) Upon completion of the works, a letter from a qualified professional is required to confirm all conditions of this permit were met.
- 9) This Permit is NOT a Building Permit.

ISSUED THIS 19th DAY OF OCTOBER 2020.



Lesley-Anne Staats, MCIP, RPP
Director of Planning