



DEVELOPMENT PERMIT

No. DP-2021-12

TO: **Franziska Kaltenegger**

ADDRESS:



(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 land within the Town of Gibsons described below:
Parcel Identifier: 029-737-087
**Legal Description: Lot 8 Block 11 Plan District Lot 689 Group 1
New Westminster District Plan EPP56091**
Civic Address: 652 Bay Road, Gibsons, B.C.

(the "Lands")
- 3) The Lands are within Development Permit Area(s) 1, 2 and 9 of the Town of Gibsons Official Community Plan (Bylaw 985, 2005). This permit applies to Development Permit Area No. 1 (Geotechnical Hazard Area) for the purpose of protection of development from hazardous conditions.
- 4) The Lands shall be 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:
 1. Geotechnical Review Letter - Proposed Sunroom Addition, 652 Bay Rd., Gibsons B.C., prepared by Kontur Geotechnical Consultants, Inc., dated May 27, 2021, and stamped by Matthew Yip, MEng, PEng, Geotechnical Engineer.
- 5) No excavation or land alteration is permitted without further applicable permits under Development Permit Areas 2 and 9, and the B.C. Heritage Conservation Act.
- 6) All recommendations of the report(s) are to be followed.
- 7) Provision of Schedule B (at time of Building Permit), and provision of Schedule C-B (after completion) is required per the BC Building Code.
- 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 Director of Planning.

- 9) Upon completion of the works, a letter from a Geotechnical Engineer is required to confirm all conditions of this permit were met.
- 10) 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.
- 11) This Permit is NOT a Building Permit.

ISSUED THIS 16th DAY OF August, 2021.



Lesley-Anne Staats, MCIP, RPP
Director of Planning

Copy of permit to the Kontur Geotechnical Consultants

May 27, 2021
Project No.: K-211237-00

Franziska Kaltenegger

652 Bay Rd.
Gibsons, B.C.
V0N 1V8

Email: [REDACTED]

**RE: Geotechnical Review Letter
Proposed Sunroom Addition
652 Bay Rd., Gibsons, B.C.**

Dear Ms. Kaltenegger,

1.0 INTRODUCTION

In accordance with your recent authorization, Kontur Geotechnical Consultants Inc. (Kontur) has completed this geotechnical review for the above-referenced project. The purposes of this review were to identify potential geotechnical hazards that may influence the site and to provide preliminary comments and recommendations to mitigate the identified hazard(s). Geotechnical comments and recommendations related site development and foundation design are excluded from Kontur's current scope of work.

This letter, which summarizes the findings of the review, has been prepared in accordance with standard and widely accepted geotechnical engineering principles and practices for similar projects in this region. This letter does not address any environmental issues or considerations related to the proposed project.

Review and use of this letter should be completed in accordance with the attached *Interpretation and Use of Study and Report* document. It is included as an integral part of this letter and should be read in conjunction with all parts of this letter.

2.0 UNDERSTANDING OF PROJECT

It is Kontur's understanding that it is planned to construct a sunroom by enclosing the existing porch area located at the front (south) side of the existing house. Based on a review of the proposed renovation plans prepared by Scott Davis Drafting and dated May 4, 2021, Kontur understands the sunroom will not increase the footprint of the existing single family residential home and will only consist of modifications to the existing porch area. Plans do not include modifications to existing footings or the addition of new footings. No earthworks are planned for the project. The underside of the existing floor level (porch and main floor of the building) is about 1.5m above the existing ground surface.

It is understood that as the subject property is within the Town of Gibsons (Gibsons) *Geotechnical Hazard Development Permit Area No. 1*, and as such Gibsons requires a Development Permit Application and Geotechnical Hazard Assessment Letter.



3.0 SOURCES OF INFORMATION

The following sources of information were reviewed as part of the desktop component of this study:

- Report titled *Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use: Guidelines for Management of Coastal Flood Hazard Land Use*, dated January 27, 2011 issued by Ausenco Sandwell (AS (2011b))
- Document titled *Amendment Sections 3.5 and 3.6 Flood Hazard Area Land Use Management Guidelines* dated October 2016, British Columbia Ministry of Environment
- Document titled *Professional Practice Guideline for Legislated Flood Assessments in A Changing Climate in BC*, dated August 28, 2018 issued by
- Document titled *SMART PLAN Gibsons Official Community Plan Schedule A: Town of Gibsons Official Community Plan Bylaw No. 985*, dated March, 2015 issued by the Town of Gibsons;
- Published surficial geology maps and information obtained from the Sunshine Coast Regional Districts' (SCRD) web-mapping application; and,
- Observations made during a site reconnaissance completed by a member of Kontur's technical staff.

A site reconnaissance was completed on May 19, 2021, by a member of Kontur's technical staff. The site reconnaissance included traversing the property and surrounding area by foot, including along Bay Road to the south and along the Natural Boundary of the Sea to the north.

4.0 SITE DESCRIPTION

General. The site is situated south of the town centre on the north-facing slope above the southern part of Gibsons Harbour (part of Shoal Channel). The property is roughly trapezoidal in shape and covers an area of about 0.45 ha (0.11 acre). The property is bound by a developed single-family residential property to the east and Labonte Park to the west. Bay Road bounds the property to the south and the Salish Sea, specifically Gibsons Harbour, bounds the property to the north. The property is about 9 and 14m wide (west to east) along the north and south property boundaries, respectively. The property is about 39 and 43m long (north to south) along the west and east property boundaries, respectively. A two-storey single-family residential home is situated near the northern area of the property and is set back a horizontal distance of about 17m from the south property boundary. The building is set back a horizontal distance of about 8m to the south of the north property boundary.

Surface Conditions. In general, the ground surface is relatively flat. According to the topographic information obtained from the SCRD GIS website the property is at an elevation of about 2 to 3m Canadian Geodetic Datum (CGD). The site is landscaped with gardens, lawns, and several deciduous trees and low shrubs.

Significant or steep slopes are not located within the immediate vicinity of the subject property.

Watercourses. Goosebird Creek extends from the south to north and crosses through Labonte Park. The creek is set back a horizontal distance of 6 to 11m west of the west property boundary and discharges into Gibsons Harbour. Flowing water was observed at the base of a small, shallow, rectangular channel. The channel was about 1m deep and about 1.5 to 2m wide (crest to crest).



Soil and Groundwater Conditions. Interpretations of subsurface soil and groundwater conditions was based on published surficial geology maps and Kontur's relevant experience of the area. According to *Figure 1 – Surficial Geology Sunshine Coast Area*, published by the British Columbia Ministry of Mines and Petroleum Resources, the property is underlain by Salish Sediments - shore deposits (gravels, sands, clays) overlying deeper till-like sediments. A perched groundwater level is known to occur within about 1 to 2m below the existing ground surface in this area.

Existing Structure. The existing building is a wood framed two-storey single family residential home with a crawlspace/storage area beneath. According to discussions with the homeowner, the structure was raised by the previous owner to mitigate against Flood Hazards. The elevation of the underside of the wooden floor joists of the building is about 1.5m above the existing surrounding ground surface. Assuming an average ground elevation of 2.5m CGD, the elevation of the underside of the existing flooring is about 4m CGD. The area that is proposed to be renovated/converted to a 'sunroom' is an existing porch located at the southeast side of the building. The area beneath the porch is used as storage. The elevation of the underside of the wooden floor joists of the porch matches the existing main structure (1.5m above existing surrounding ground surface).

5.0 COMMENTS AND RECOMMENDATIONS

Based on the site reconnaissance and desktop study completed by Kontur as described in this letter, the site may be safely used for its intended purpose, that being for a 'sunroom addition' to a single-family residential building.

It is Kontur's opinion that the lot may be subject to inundation of floodwater from the sea or Goosebird Creek. Significant debris flow or debris flood hazards that may be associated with Goosebird Creek are not anticipated to influence the site due to the flatness and distance of the site from the potential source area.

According to the *Gibsons Official Community Plan* for the Gibsons Harbour neighbourhood, a Flood Construction Level (FCL) of 2.5m above the Natural Boundary of the Sea and 1.5m above the Natural Boundary of any watercourses should be implemented. Based on a review of the elevation contours on the SCRD's GIS maps it is noted that the Natural Boundary of the Sea as well as the Natural Boundary of Goosebird Creek is at an elevation of about 2 and 2.5m CGD, respectively. Utilizing the Town of Gibsons guidelines an FCL of 4.5m CGD may be established based on the Natural Boundary of the Sea and an FCL of 4m CGD may be established based on the Natural Boundary of the Creek.

Based on Kontur's estimated underside of existing floor level elevation (estimated to be about 4m CGD) the proposed renovation will meet Town of Gibsons FCL guidelines for Goosebird Creek but will not meet the FCL guidelines for the Sea.

In accordance with the *EGBC Guidelines for Legislated Flood Assessments in a Changing Climate in BC - Appendix F: Flood Assessment Considerations for Development Approvals, Section F2.1*, when a renovation or expansion would not result in the total floor space being increase by no more than 25% of the floor space existing at the time of the original building construction, it is considered appropriate to use the elevation of the existing floor as the elevation for the new floor area.



Therefore, it is Kontur's opinion that, based on the above-mentioned information, an FCL equivalent to the estimated underside of existing floor level elevation, 4m CGD, may be used provided the following conditions are adhered to:

- The floor area of the 'sunroom addition' is maintained at or above the elevation of the existing floor structure of the original building;
- Existing foundations are not disturbed or modified in any way; and,
- No new foundations are constructed as part of the renovation.

6.0 CLOSURE

The comments and recommendations presented in this letter are based on the referenced information and Kontur's understanding of the project as described herein. If site conditions or project parameters differ from those described in this letter, Kontur should be notified promptly to review geotechnical aspects of the project and provide additional or modified comments and recommendations, as deemed appropriate. Contractors should make their own assessments of subsurface conditions at this site and select the construction means and methods that are most appropriate for encountered site conditions. Kontur's flood hazard assessment is applicable for a period of 2 years. The flood hazard and FCL should be re-assessed at the expiration of that period if Development/Building Permits have not been issued for the subject site.

This letter has been prepared for the exclusive use of Ms. Franziska Kaltenecker, the Town of Gibsons and/or their designated agents or consultants. Any use of the information contained in this letter for other than its intended purpose or by any other party must first be verified in writing by Kontur. Kontur does not accept any responsibility or damages because of any other party relying on or using the information, interpretations, opinions, comments, and/or recommendations that are contained in this letter.

Kontur trusts that the information described above meets your current requirements. If you should have any concerns or questions, please do not hesitate to contact the undersigned.

Sincerely,

Kontur Geotechnical Consultants Inc.

Per:

Dave Silveira
Senior Geotechnical Technician

Per:



Matthew Yip MEng PEng
Principal | Geotechnical Engineer

Attachments: Interpretation and Use of Study and Report Document
Photographs



INTERPRETATION AND USE OF STUDY AND REPORT DOCUMENT

1.0 STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental engineering or consulting.

2.0 COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3.0 BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4.0 USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5.0 INTERPRETATION OF THE REPORT

Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

To avoid misunderstandings, KONTUR should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by KONTUR. Further, KONTUR should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with KONTUR's recommendations. Any reduction from the level of services normally recommended will result in KONTUR providing qualified opinions regarding adequacy of the work.

6.0 ALTERNATE REPORT FORMAT

When KONTUR submits both electronic file and hard copies of reports, drawings and other documents and deliverables (KONTUR's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by KONTUR shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by KONTUR shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of KONTUR's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except KONTUR. The Client warrants that KONTUR's instruments of professional service will be used only and exactly as submitted by KONTUR.

The Client recognizes and agrees that electronic files submitted by KONTUR have been prepared and submitted using specific software and hardware systems. KONTUR makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.



10U 463300 5471714



Photograph 1 – View of open-air porch and south side of existing building, facing north

10U 463301 5471719



Photograph 2 – View of storage area under open-air porch, facing north



10U 463301 5471717



Photograph 3 – View of storage area under open-air porch, facing southwest

10U 463304 5471733



Photograph 4 – View of existing wooden staircase, facing east