



# DEVELOPMENT PERMIT

No. DP- 2021-06 (Geotechnical)  
DP-2021-07 (Environmental)

TO: **Jamie Arens**

ADDRESS: [REDACTED]  
[REDACTED] [REDACTED]  
(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: 010-897-305**

**Legal Description: LOT E BLOCKS D, H AND J DISTRICT LOT 686 PLAN 6401**

**Civic Address: 476 Marine Drive**

(the "Lands")
- 3) The Lands are within Development Permit Area('s) 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.
  - Development Permit Area No. 2 (Environmentally Sensitive Areas) for the purpose of protection of the natural environment.
- 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 Hazard Assessment, prepared by Jeff Scott, P. Eng. of Lewokowich Engineering Associates Ltd, dated June 25, 2021.
  2. Environmentally Sensitive Development Area No. 2 Study, prepared by David A. Galvez Alcaraz, PhD., P.Biol. of Coastal Raintree Consulting, Ltd., dated March 4, 2021.

- 5) All recommendations of the reports are to be followed including without limitation:

***Geotechnical recommendations:***

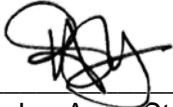
- (a) The foundation repair is to include lowering the foundation so that the depth to underside of footing support is a minimum 1.20m below existing grades.
- (b) The existing slope and landscaping walls shall not be modified without preceding geotechnical review, as excavation into the toe of slope could potentially destabilize the slope and/or jeopardize the integrity of the residence foundation.
- (c) A healthy vegetation cover shall be maintained on any exposed permanent slopes.
- (d) Prior to construction, all unsuitable materials should be removed to provide a suitable base of support. Unsuitable materials include any non-mineral material such as vegetation, topsoil, peat, fill or other materials containing organic matter, as well as any soft, loose, or disturbed soils.
- (e) Foundation loads should be supported on compact, naturally deposited, inorganic subgrade, approved for use as a bearing stratum by our office, and can be designed using an SLS bearing pressure of 75 kPa, and a ULS bearing pressure of 100 kPa.
- (f) Exterior footings should be provided with a minimum 0.60m depth of ground cover for frost protection purposes.
- (g) Prior to placement of concrete footings, any bearing subgrade that has been softened, loosened or otherwise disturbed during the course of construction should be removed, or else compacted following our recommendations for structural fill. Compaction will only be feasible if the soil has suitable moisture content and if there is access to heavy compaction equipment. If no structural fill is placed, a smoothbladed clean up bucket should be used to finish the excavation.
- (h) The Geotechnical Engineer should evaluate the subsurface conditions at the time of construction to confirm that soil and/or groundwater conditions do not materially differ to those observed and inferred during the site reconnaissance and that footings are based on appropriate and properly prepared founding material.
- (i) Ground water ingressing into any excavations should be controlled with a perimeter ditch located just outside of the building areas, connected to positive drainage.
- (j) A qualified Geotechnical Engineer must review subsurface soils at the time of construction to confirm suitable bearing conditions for the construction of foundations. Based on the 2018 BCBC, Division B, Part 4, Table 4.1.8.4.A, "Site Classification for Seismic Site Response," the observed and inferred subsurface soil conditions would be classified as "Site Class D" (stiff soil).

***Environmental recommendations:***

- (a) Comply with the fish and fish habitat protection provisions of the Fisheries Act by incorporating measures to avoid:
  - causing the death of fish
  - harmful alteration, disruption or destruction of fish habitat in your work, undertaking or activity.

- (b) Ensure proper sediment control
- (c) Prevent entry of deleterious substances in water
- 6) Provision of Schedule B (at time of Building Permit), and provision of Schedule C-B (after completion) is required per the BC Building Code.
- 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 30<sup>h</sup> DAY OF JUNE 2021.



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Lesley-Anne Staats, MCIP, RPP  
Director of Planning

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