



# DEVELOPMENT PERMIT

No. DP-2021-26

TO: **Scott Keck, Keck Architecture**

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: 004-000-137**  
**Legal Description: Lot B Block D District Lot 685 Plan 15395**  
**Civic Address: 696 Harmony Lane**  

(the "Lands")
- 3) The Lands are within a Development Permit Area of the Town of Gibsons Official Community Plan (Bylaw 985, 2005). This permit applies to:
  - 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 report, which is attached to and forms part of this Permit:
  1. Riparian Area Assessment for 696 Harmony Lane, Godin and Blascheck, by Dave Bates of FSCI Biological Consultants, dated 10/06/21.
- 5) All recommendations of the report are to be followed including without limitation:
  - (a) "Best Practices for Urban and Rural Land Development" must be followed, including preventative measures in the event heavy seasonal rains occur during excavation.
  - (b) Stormwater output and runoff can not be directed to the SPEA and should be allowed to follow natural hydrologic pathways where and whenever possible.
- 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) This Permit is issued pursuant to the requirements of the Environmental Management Act, whereby the applicant has completed a "Site Disclosure Statement" for the

- property.
- 8) Prior to issuance of this permit, the applicant must receive approval from the Board of Variance to relax the minimum front and rear lot line setbacks to allow the proposed addition to be constructed in the location proposed (BOV-2021-03).
  - 9) 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.
  - 10) This Permit is NOT a Building Permit.

ISSUED THIS 3RD DAY OF DECEMBER, 2021.



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Lesley-Anne Staats, MCIP, RPP  
Director of Planning

Copy of permit to Dave Bates of FSCI Biological Consultants