



# DEVELOPMENT PERMIT

No. DP-2022-04

TO: **Nick Costanzino**

ADDRESS:



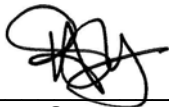
(Permittee)

- 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: 011-984-864**  
**Legal Description: LOT 10 BLOCKS D, H AND J DISTRICT LOT 686  
PLAN 3971**  
**Civic Address: 528 Marine Drive, Gibsons**  
(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. 9 (DPA 9, Gibsons Aquifer) for the purpose of the protection of the Gibsons Aquifer, in relation to proposed exploratory drilling.
- 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:
  - Letter report by Keystone Environmental, *Re: Revised Application, DPA No.9 Gibsons Aquifer – Drilling Approval, 528 Marine Drive, Gibsons, B.C., Keystone Environmental Ltd. File No. 16648*, dated July 21, 2022, and stamped by Monte Anions, P.L.Geo, EP Project Manager.
- 5) All recommendations of the report(s) are to be followed.
- 6) This permit relates to the proposed investigative drilling only. If the results of the preliminary investigation are not sufficient to validate the engineered design, a second DPA 9 application shall be submitted by the Proponent for further onsite investigations.
- 7) Prior to issuance of a Building Permit for development on the site, a subsequent report and application will be required to confirm how the proposed engineered design for the development, considers and protects the Gibsons Aquifer, including mitigating risk from potential heaving in the confining unit caused by upward pressure from the aquifer due to soil removal for construction
- 8) On-site monitoring by the Geotechnical Engineer during drilling is required.
- 9) Minor changes to the aforesaid plans that do not affect the intent of this Development

Permit are permitted only with the approval of the Director of Planning and Director of Infrastructure Services.

- 10) 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.
- 11) 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. Borehole soil descriptions and groundwater level data from the drilling investigation are to be shared with the Town, in addition to any long-term monitoring data. Additionally, the letter is to specify when MW22-01 will be decommissioned by a qualified well driller as part of the Site development or if it will remain as a permanent monitoring location.
- 12) Despite all indications that the Gibsons Aquifer will not be encountered and before undertaking any field activities, the project engineer is required to determine the proper bentonite grout weight needed to overcome a surface head pressure of approximately 10 m or 98 kPa, as referenced in Flowing Artesian Wells – General Guidelines (ENV, 2010), in case it should be required as part of borehole decommissioning, and ensure that the proper materials are on site and readily available should flowing conditions be encountered.
- 13) Monitoring wells, boreholes, test pits, or other excavations shall not extend into the Gibsons Aquifer. If the Aquifer is encountered, the driller is to proceed with mitigation measures specified in the attached report and to notify the Director of Infrastructure Services. Additional requirements may be imposed.
- 14) 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.
- 15) This Permit is NOT a Building Permit.

ISSUED THIS 23<sup>rd</sup> DAY OF AUGUST, 2022.



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Lesley-Anne Staats, MCIP, RPP  
Director of Planning and Development Services



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Emanuel Machado,  
Acting Director of Infrastructure Services

Copy of permit to Keystone Environmental, Attn: Monte Anions