

Property Location: 835 Gibsons Way
Application Number(s): DP-2022-06 & DP-2022-26
Date of Referral: 08-Nov-22

Referrals sent	Comments Received
<i>S_k w_x wú7mesh Úxwumix</i> (Squamish Nation)	
Gibsons and District Volunteer Fire Department (GDVFD)	
Vancouver Coastal Health	
Ministry of Transportation and Infrastructure (MOTI)	<p> Highway Reserve Covenant: The ministry requests that a “highway reserve” covenant be registered to the subject property prior to the Town’s development approval. The purpose of the covenant would be to ensure the land is reserved for future highway improvements. No buildings or major improvements or structures (above or below ground) would be permitted to be located within 5.0 meters of the lot line separating the subject property from Highway 101. This does not include utilities. </p> <p> Landscaping and Sidewalks: A permit is required for any landscaping or sidewalks within the highway right of way. Large leafy trees will not be permitted due to their impact on highway drainage systems. </p> <p> Access: Access to the development will not be permitted from Highway 101. It is recommended the access from Farnham Road is located as far back from the highway intersection as possible to minimize impact to the operation of the highway. </p> <p> Stormwater Management: No storm drainage is permitted to be directed to the highway infrastructure. All drainage shall be directed to a municipally maintained system. </p> <p> Traffic Impact Study: The applicant shall retain a Professional Traffic Engineer, licensed to practice in the Province of BC, to produce a Traffic Impact Study (TIS/TIA). The study shall investigate the impact of the ultimate development, according to the Terms of Reference (ToR) accepted by the Ministry of Transportation & Infrastructure. The applicant should contact the undersigned to arrange a Scope of Development meeting to discuss the TOR for the study. </p>

Infrastructure Services Department	<ol style="list-style-type: none">1. Sanitary Sewer is a 150 AC and is near end of life. Sanitary Sewer upgrades required to service property. Developer to complete upgrades as required. Size and length to be determined based on service demands.2. Stormwater Management Plan required. See by-law 1175 for requirements. No storm service to property. Developer to extend storm sewer as required.3. New traffic light and crosswalk likely required. MoTI to comment on the need of a stop light due to increase of vehicles to Farnham Road.4. Frontage improvements required for Gibsons Way and Farnham Road. See 1175 for road classification and requirements. Include but no limited to Side walk, curb, lighting, landscaping.5. DPA9 well head protection area. DPA9 permit required.6. New water service from Gibsons Way required. CAP existing service connection.
Building Department	