

**Property Location:** 702 Gibsons Way  
**Application Number(s):** OCP-2023-03 / ZA-2023-04 / DP-2023-14  
**Date of Referral:** 18-Oct-23

Referrals sent	Comments Received
<i>S k w x wú7mesh Úxwumix (Squamish Nation)</i>	<i>No comments received</i>
Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>A-9.10.20.3.(1) Fire Department Access Route Modification.</i></p> <p><i>In addition to other considerations taken into account in the planning of fire department access routes, special variations could be permitted for a house or residential building that is protected with an automatic sprinkler system. The sprinkler system must be designed in accordance with the appropriate NFPA standard and there must be assurance that water supply pressure and quantity are unlikely to fail. These considerations could apply to buildings that are located on the sides of hills and are not conveniently accessible by roads designed for firefighting equipment and also to infill housing units that are located behind other buildings on a given property.</i></p> <p><i>The driveway is under 6 meters so access for fire trucks is limited and sprinklers would be requested.</i></p> <p><i>1. Road design is in accordance with BCBC 3.2.5.6.</i></p> <p><i>2. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i></p>
Vancouver Coastal Health	<i>No comments received</i>
Ministry of Transportation and Infrastructure (MOTI)	<i>No comments received</i>
Infrastructure Services Department	<i>No comments received</i>
Building Department	<p><i>Spatial separation calculations to be provided with building permit submission.</i></p> <p><i>-Code compliance still to be determined with building permit review.</i></p> <p><i>-If lower level is to be used as secondary suite, it will need to be constructed with the required fire separations and other code requirements.</i></p> <p><i>-Fire department access to be reviewed by Gibsons Fire Department.</i></p> <p><i>(Seems to be not wide enough on proposed drawings)</i></p> <p><i>-Sprinklers may be required depending on the spatial separation calculations and the fire department access.</i></p>
Public Works Department	<i>No comments received</i>
Sunshine Coast Regional District (SCRD)	<i>No concerns</i>