

**Property Location:** Lot 14 Venture Way  
**Application Number(s):** ZA-2023-02 / OCP-2023-02 / DP-2023-12  
**Date of Referral:** 05-Oct-23

Referrals sent	Comments Received
<i>S k w x w u 7 mesh Úxwumix</i> <i>(Squamish Nation)</i> Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>No comments received</i></p> <p><i>The Gibsons &amp; District Volunteer Fire Department approves this application with the following recommendations.</i></p> <ol style="list-style-type: none"> <li><i>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</i></li> <li><i>2. A water supply in accordance with BCBC 3.2.5.7.</i></li> <li><i>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</i></li> <li><i>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</i></li> <li><i>5. Road design is in accordance with BCBC 3.2.5.6.</i></li> <li><i>6. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i></li> <li><i>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</i></li> <li><i>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</i></li> <li><i>9. Roof access design in accordance with BCBC 3.2.5.3.</i></li> <li><i>10. A key lock tube is located at or near the front entrance.</i></li> <li><i>11. A fire safety plan is completed before occupancy.</i></li> </ol>
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>*Separate permits are required for each building. (A and B)</i></p> <p><i>*Being Part 3 buildings, they will need registered professional review from each discipline.</i></p> <p><i>*Building Department will need full sets of sealed drawings from each registered professional and a building code analysis from a registered architect to confirm Building Code and Bylaw compliance.</i></p> <p><i>*Dimensions to be confirmed for mezzanines to confirm the number of proposed stories.</i></p> <p><i>*Garbage enclosures to meet bylaw requirements.</i></p> <p><i>*Allan block walls or any other retaining walls over 1.2m in height will need separate building permits.</i></p> <p><i>*Fire department access to be code compliant and reviewed/approved by fire department.</i></p> <p><i>*Sprinklers are required as part of this development.</i></p> <p><i>*Other building code requirements to be determined once drawings have been provided with a full building permit application.</i></p>
Sunshine Coast Regional District (SCRD)	<p><i>The applicant is encouraged to ensure building design includes adequate space for storage and servicing of recycling, food waste and garbage receptacles and ensuring the storage space is inaccessible to wildlife.</i></p> <p><i>Through the construction phase, the applicant is encouraged to review materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion and ensure compliance with recyclable materials and controlled waste. Consideration should also be given to make sure any containers for separating garbage, recycling and food waste remain accessible to collection service providers during construction and will be accessible post-construction.</i></p>