

Property Location: 672 North Road
Application Number(s): DVP-2024-03
Date of Referral: 12-Dec-24

Referrals sent	Comments Received
Skwxwú7mesh Úxwumix (Squamish Nation)	<i>*No comments received as of January 31, 2025</i>
Gibsons and District Volunteer Fire Department (GDVFD)	<p><i>The Gibsons Fire Department approves this application with the following recommendations:</i></p> <ol style="list-style-type: none"> <i>1. Fire hydrants are installed in accordance with BCBC 3.2.5.15.</i> <i>2. A water supply in accordance with BCBC 3.2.5.7.</i> <i>3. Standpipe Systems are installed in accordance with BCBC 3.2.5.8.</i> <i>4. Automatic Sprinkler Systems are installed in accordance with BCBC 3.2.5.12.</i> <i>5. Road design is in accordance with B.C.B.C. 3.2.5.6.</i> <i>5. Access Routes and Access Route locations are in accordance with BCBC 3.2.5.4. and 3.2.5.5.</i> <i>7. Fire Alarm system to be installed in accordance with BCBC 3.2.4.1.</i> <i>8. Annunciators to be installed in accordance with BCBC 3.2.4.9.</i> <i>9. Roof access design in accordance with BCBC 3.2.5.3.</i> <i>10. A key lock tube is located at or near the front entrance.</i> <i>11. A complete fire safety plan is finished before occupancy is given.</i> <i>12. Standpipe connections are on each landing in the stairwells for fire fighting.</i> <i>13. The building height should meet the fire fighting capabilities of the Gibsons Fire Department.</i> <p><i>The Gibsons Fire Department would like confirmation that a fire hydrant is being installed in front of the building on the same side of the road.</i></p>
Vancouver Coastal Health	<i>*No comments received as of January 31, 2025</i>

<p>Ministry of Transportation and Infrastructure (MOTI)</p>	<p><i>Utilities:</i></p> <ul style="list-style-type: none"> • Any new utilities proposed within the highway right of way as part of this development will require a highways permit <p><i>Landscaping/Sidewalks:</i></p> <ul style="list-style-type: none"> • Under the Ministry's maintenance contract, our contactor provides landscaping and maintenance services related to highway safety and do not undertake work for aesthetic reasons. The Town of Gibsons would be responsible for all future maintenance of proposed works. Proposed sidewalks and landscaping located within Ministry Right of Way will require a provincial highways permit application <p><i>Access:</i></p> <ul style="list-style-type: none"> • The developer shall provide an update to the Ministry on the access design. The Ministry has not issued a permit for the access to date. <p><i>Storm Water Management:</i></p> <ul style="list-style-type: none"> • No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems. This would include, but is not limited to, collection/run-off of any internal road system. All storm water is to be directed to a municipally maintained storm system
<p>Infrastructure Services Department</p>	<ul style="list-style-type: none"> * Right of Way at the north-side of the property should be the full 6 meters in width (to accommodate the sanitary service and the active transportation network lane way). The Town's Active Transportation Network Plan identifies a future pedestrian and cycling network connection in this location. * Letdowns at the driveways pose an accessibility issue; can these be leveled out to eliminate the dips? * Calculations for service sizing for the development is required for water (for adequate fire flows) and sanitary. * Development Cost Charges (DCCs) will apply. Please be aware that the Town of Gibsons is in the process of updating its DCC Bylaw. See the Town's website for information on current DCC rates and information on the DCC Bylaw update: https://gibsons.ca/business/building_development/development-cost-charges-dccs/

Building Department	<p><i>*Separate demo permit required for existing dwelling.</i></p> <p><i>* Zero overhangs not recommended.</i></p> <p><i>*Diagonal siding not recommended.</i></p> <p><i>*Spatial separation to be considered.</i></p> <p><i>*Fire department access to be considered.</i></p> <p><i>*All construction to comply with the 2024 code, except for the new adaptable dwellings and seismic requirements that will come into effect in March of 2025. Applications submitted before the March cutoff will not need to comply with the new requirements, however the rest of the 2024 code will still apply.</i></p> <p><i>*Full building code review to be conducted once building permit application comes through.</i></p>
Public Works	<p><i>*There may be issues with parking; Both sides of North Road are bicycles lanes, it's a busy road being part of the highway and the only close parking for those that wion't have parking stalls is on Hillcrest Road.</i></p>