

Property Location 565 Gibsons Way
Application Number(s): DVP-2026-02
Date of Referral: 16-Apr-26

Referrals sent	Comments Received
Gibsons and District Volunteer Fire Department (GDVFD)	Ensure the minimum access requirements for the BCBC and BCFC are met.
Town of Gibsons Approving Officer	No concerns.
Infrastructure Services Department	<ul style="list-style-type: none"> * Development Cost Charges payment required for newly created lot, as per Bylaw 1329. \$48,621.54 (charge for Low-Density Residential zoned lot) * Prowse Road Lift Station and Force Main Excess Services latecomer payment required for newly created lot. The charge is \$2,929.74 plus added interest, which is calculated closer to the date of payment. * Frontage works not required for Single-family or Two-family Residential subdivision, with the exception of Stormwater Best Practices, Driveway and Driveway Crossing requirements according to the Town of Gibsons Bylaw 1175. * Existing driveway to 565 Gibsons Way is at and/or crossing the southern property line onto 559 Gibsons Way. As per Bylaw 1175, "No Driveway crossing shall be any closer than 1.5 metres from the adjoining Parcel boundary. * Both lots require storm, water, and sanitary servicing, upgrades may be required to existing servicing if the services are not up to the standards set out in Bylaw 1175. * Easement required for shared access driveway
Building Department	Additional building code requirements apply to buildings containing dwelling units above other dwelling units, which may impact the proposed design and the associated variance. The developer has been made aware of these considerations. With respect to the proposed reduction in lot width, the Building Division has no further concerns, provided that any future development is designed in full compliance with the Building code.