

# Gibsons COW – Jan. 31, 2012

Gibsons Council met as Committee of the Whole on Tuesday. The Mayor and all Councillors were present. Staff in attendance were Waycheshen, Epp, Newman, and Ms Larsen. Ingram and Eckford represented the paper and the radio station respectively. The gallery overflowed into the lobby.

Here is the agenda

<http://www.gibsons.ca/images/stories/2012committee/2012.01.31%20COW%20Agenda%20Final.pdf>

## DELEGATION

Cynthia Bendickson of the Ruby Lake Lagoon Nature Reserve Society gave a presentation on the Sunshine Coast Biodiversity Strategy. The project has obtained its funding and plans six outcomes.

- Leadership workshop
- Biodiversity assessment
- Public outreach workshops
- Development of biodiversity parks
- Biodiversity summit
- Biodiversity strategy framework

Councillor Tretick suggested a workshop be held at this end of the Coast.

## REPORTS

### Chapman Creek Source Assessment Response Plan (SARP)

- Waycheshen explained that staff have no comment on the plan as the plan area is outside Town boundaries and the assessment was prepared by outside consultants working for the SCRD. Staff will be attending the public information meeting at the Gibsons & Area Community Centre on Saturday, February 4<sup>th</sup> from 3:00 to 6:00 pm. Councillors are encouraged to attend as well.
- Mayor Rowe invited Councillor Bouman to provide background on the plan for Council and the gallery.
- Councillor Bouman stated that as a purveyor of water (both from aquifer and from the Regional District) the Town should be attentive to this plan. Federal and provincial acts define safety standards for water and purveyors are held accountable for the quality of the water they provide. Purveyors control the quality of water coming out of the system, but not into it. The SARP deals with water coming into the system. Land use authority for watersheds often rests with other governments and the land is often privately held. Given these realities, Councillor Bouman encouraged everyone to attend the public information meeting to learn about risks to the watershed.

### Gospel Rock Neighbourhood Planning Process Summary

- Michael Epp presented a summary of the Gospel Rock Neighbourhood Planning process to date, accompanied by a 37 slide “show”.  
*(There is a PDF version of the presentation on the Gospel Rock page of [www.gibsonsgold.ca](http://www.gibsonsgold.ca) as well as an article called ‘The Saga of Gospel Rock, which I wrote on the history of the Gospel Rock Planning exercise for “Building the Coast” magazine last fall, which I have updated.)*
- Epp presented the overview under the following headings:
  - Context and Intent
  - Process and Timeline
  - HB Lanarc Plans (the “Select Committee” 2008-08)
  - Refinement Committee (2009-11)
  - Next Steps

- Epp noted that the waterfront condition is significantly disturbed due to road and sewer works which have altered natural drainage and encouraged invasive species. He added this quote from Allan Whitehead:  
“...environmental aspect is not the driver of the uncertainty ..., the Committee will need to rely to a greater extent on other considerations such as cultural, social and economic values in order to determine whether or not to protect or allow development of the subject areas.”
- Epp pointed out that subdivision applications made that are consistent with existing zoning cannot be denied and that under this scenario, the Town would receive only 5% parkland and would not be able to negotiate community amenities.
- Existing zoning would allow for a buildout of 291 units. The current plan has an average density of 11.3 units per acre (839 units in all). Rule of thumb says that 12 units per acre makes economic sense.
- Key questions remain:
  - In light of current absorption rates and capacities in the Upper Gibsons Neighbourhood Plan and Harbour Area Plan areas, is it necessary to plan for 800 units at Gospel Rock?
  - What development patterns will occur if the plan is not adopted?
  - Do the recent subdivision applications for Block 7 and Bayview Heights Road change the context for the plan process?

#### Council discussion

- Johnson raised an issue about a feeder to Chapman Creek that appears not to be documented
- Tretick asked what caused the number of units to go from the 400s to over 800 between the 2008 and 2011 plans. Epp replied that economic modelling indicated the higher number.
- Bouman stated that former Planner Marshall had said that the Town had no obligation to accept subdivision applications while the area was the subject of a neighbourhood planning exercise. Epp replied that the approving officer could decide not to accept an application if it was deemed to be in the public interest, however the Town’s legal counsel has advised that that the Town can no longer reasonably hold off the applications that have been received.
- Councillor Bouman suggested that Council convene “on site, to get in touch with reality”, not to debate the issues, but to look at the terrain, to see the parameters and the setbacks. Council agreed, and will do within the next two weeks.

#### Parkland Dedication Options for Gospel Rock Neighbourhood Plan Waterfront Area, Block 7 and Bayview Heights

- Two preliminary applications for subdivision under present zoning (Block 7 and Bayview Heights) were made in November. For each application, the Town is entitled under existing zoning to require that up to 5% of the land be dedicated as park in the Town’s preferred location, or a cash in lieu equivalent to the park acquisition fund, or a combination of both.
- Mayor Rowe reminded Council that in this discussion, it is critical to keep the applications under existing zoning and the considerations regarding parkland in the Gospel Rock Neighbourhood Plan separate from each other.
- Existing policies are described in the Official Community Plan, the Gospel Rock Neighbourhood Plan version 3.1 (February 2011) – not yet adopted as an amendment to the OCP, and the Parks Master Plan (2010) yet to be formally adopted by Council. Five percent parks dedication is not sufficient to achieve all of the policy objectives in these plans.
- The staff report examines three questions
  - possible configurations of parkland in the Gospel Rock Neighbourhood Plan, particularly regarding the waterfront
  - preferred configuration of parkland on Block 7 in the event that an application for subdivision is accepted
  - preferred configuration of parkland at 618 Bayview Heights and the parcel immediately to the west of it in the event that an application for subdivision is accepted and offers a number of options for each question

There was a good deal of discussion about what constitutes developable land, what needs to be designated parkland as opposed to green space or greenbelt, what is already protected by Development Permit Areas, the tree cutting bylaw and other regulations.

- Dave Newman pointed out that Council needs to resolve this issue by either of the February 7<sup>th</sup> or 21<sup>st</sup> Council meetings.
- Council agreed to table the staff report, pending an on-site visit, for which the owner's permission will be sought.

## **INQUIRIES**

- B Sadler asked about the status of the 10 outstanding issues in the GRNP that the previous Council had resolved prior to the election.  
Mayor Rowe advised that these changes will come back to Council along with the referrals from MOTI and the ALC and that Council will deal with them.  
*(This surprised me – I thought the new Council would be bound by what the old Council had decided. This would have been the case had the old Council adopted the Plan, but it didn't get that far. As a result, the Plan is still open for discussion.)*
- L Westell thanks staff for providing enough full agenda packages for everyone and applauded Michael Epp on his fine presentations. (Applause all round.)
- J Schick asked about the status of subdivision applications given that the review of the subdivision bylaw is not complete. The current bylaw applies.
- Judy Spears invited Council and CAO Waycheshen to attend a meeting of Sunshine Coast Tourism at the SC Golf & Country Club on Monday, February 6 at 10:00 am. SC Tourism will lay out its plan for the next five years, and will be presenting details of its application for the establishment of a 2% hotel tax to fund tourism marketing initiatives.
- S Senger asked why staff must look at subdivision applications from Gospel Rock property owners who have "stiffed" the Town for \$60,000. Mayor Rowe took her inquiry under advisement and said he hoped to be able to provide a response soon.  
*(For the record, the property owners told the Town last summer they were no longer willing to cover consulting costs on Plan development, having lost faith that the Town would complete the Plan. The Town has admitted that there was no written agreement between the property owners and the Town regarding the payment of consulting costs.)*

At about 8:00 pm, Council retired to meet "in camera".

Until next week,

Cheers,  
Hammy  
479 Shaw Road  
Gibsons, BC  
604-741-5305 (cell)

"These notes have been prepared by a Gibsons resident to reflect what he heard and saw, and was able to record by hand, during a meeting of Gibsons Council. These notes have not been verified against the digital sound recording of the meeting. These notes are not an official record of the meeting – only the minutes of the meeting, produced by Town staff and adopted by Council are official."