

## **Various Meetings – Feb. 7, 2012**

Busy in the Town Hall yesterday evening! All members of Council were present for all meetings.

### **PUBLIC HEARING (5:30 pm)**

Amendment bylaw 1065-19, 2012; Public Assembly Zone Change

This bylaw will permit increased accessory uses in Public Assembly Zones.

There were no written submissions.

There was once question regarding parking.

### **COMMITTEE OF THE WHOLE (6:00 pm)**

Staff in attendance were Waycheshen, Epp, Poole, Newman, Ms Jansson. Ingram and Eckford represented the fourth estate. The gallery grew to about fourteen people as the evening progressed.

### **UNFINISHED BUSINESS**

The agenda consisted of the unfinished business tabled at last week's COW regarding park dedication in the Gospel Rock area. On motion of Councillor Tretick, seconded by Councillor SanJenko, the unfinished business was "lifted from the table".

Two applications for subdivision (Block 7 and Bayview Heights area) are coming forward from property owners in the Gospel Rock area. Under current zoning when such applications are made, the Town is entitled to 5% of the land to be dedicated as park or cash in lieu equal to 5% of the assessed value of the pre-developed parcel.

In Michael Epp's report, there are three recommendations:

1. one regarding the Gospel Rock Neighbourhood Plan
2. one regarding Block 7 under current zoning
3. one regarding the Bayview Heights area under current zoning

It was clear from the discussion that Councillor Bouman will continue to argue the case against any development on the Gospel Rock waterfront, the recommendations of the select Committee and the determinations of the previous Council notwithstanding. Mayor Rowe and Councillor Tretick steered the discussion back to the topic at issue, i.e. the dedication of parkland.

The Committee adopted two recommendations and deferred one as follows:

- Adopted, that Staff be directed to request parkland in the vicinity of "Little Africa" and the "Cross Rock", and apply the required road dedication at Council's discretion, should a completed subdivision application be received
- Adopted, that Staff be directed to request a cash contribution for parkland for the Bayview Heights area, should a completed subdivision application be received (adopted)

- The Committee deferred discussion on the recommendation regarding the Gospel Rock Neighbourhood Plan area.

## **INQUIRIES**

Malcolm Fullwood asked what would be the outcome if the area dedicated as park in the vicinity of “Little Africa” and the “Cross Rock” were to be burnt, and suggested the Town should project itself against such a possible event.

Suzanne Senger asked councillors to individually express their willingness (or not) to adopt zoning amendments to permit development on the Gospel Rock waterfront. Mayor Rowe responded that it was not an appropriate or fair question. Councillor Tretick said that Councillors are required by the Community Charter to go into each approval process with an open mind. Councillor Bouman added that were it to be proved that a Councillor approached an approval process with his/her mind already made up, the decision could be overturned. Then he said that it would take some very compelling new information to convince him to change his mind on waterfront development in the Gospel Rock area.

Brian Sadler, referring to the Bayview Heights area subdivision discussed earlier, asked if staff would be guided by the 10 points approved by the previous Council for inclusion in the Gospel Rock Neighbourhood Plan, particularly the pedestrian bike path up from Bayview Heights. Mayor Rowe noted that subdivision decisions are made by the Approving Officer, whose independence is set by statute. Nevertheless, the Approving Officer is aware of the community’s interest. Dave Newman (who is the Approving Officer) declined to offer a definition of “community interest” as it would take more time than is available. Sadler asked the Committee to note that, as is the case with the drainage problems on Abbs Road, insurance is not available to property owners who suffer subsidence or land slippage.

The Committee retired to a brief “in camera” meeting.

## **COUNCIL MEETING (7:05 pm)**

## **DELEGATION**

Katie Janyk appeared as a delegation to raise the issue of the suspension of the Standing Committees. She made the following points.

- We are losing communication between Council and the public
- The former Mayor appointed public members to the Standing Committees to provide their expertise
- Mayor Rowe ran on a platform of transparency and participation – the lack of Standing Committees flies in the face of that
- Standing Committees provide for a thorough examination of issues
- The Town’s procedure bylaw 976, 2004 requires the Mayor to appoint Standing Committees “for matters the Mayor feels are better dealt with by committee”
- Concluded by asking for the re-establishment of the Standing Committees, especially the Planning Committee

Mayor Rowe thanked Ms Janyk for her submission.

*As one who has attended nearly all meetings of Council and a number of Standing Committee meetings since the 2008 election, I can say this:*

- *More people have attended Committee of the Whole and Council meetings since December 20, 2011 than regularly attended Council and Standing Committee meetings during the “ancient regime”. Many was the Council meeting when Donna Thomas, Brian Sadler and I were the only members of the public there. More often than not, the people who attended Standing Committee meetings were those who had a personal or business interest in a matter before the committee. The evening COW and Council meetings are at a time when more people can attend. Standing Committee meetings were held during working hours.*
- *The present system makes more efficient use of both staff time and Councillor’s time. Weekly COW meetings are typically one to two hours long. Standing Committee meetings (one a week on average) usually started at 8:30 am or 1:30 pm and often took all morning or all afternoon, in accordance with the principle “work expands to fill the time available”.*
- *Recommendations adopted in Committee of the whole can get to Council more quickly than those from Standing Committees. COW is weekly, Standing Committees were once a month. From COW a recommendation can come forward in a week. Under the former system, depending on the calendar worked out for a particular issue, it could take a month to bring a matter forward to Council.*
- *People voted for Mayor Rowe to change the way the Town does things. Here’s one. He has said that relying on COWs is a “tryout” that he expects to evaluate before the end of the first half of this year. It’s been in effect for 6 weeks. ‘Nuff said.*

## **COMMITTEES**

### *COW January 17<sup>th</sup>*

- Report on Minor Amendments to Zoning Bylaw 1065, 2007 (housekeeping changes only) – approved

### *COW January 24<sup>th</sup>*

- Residential Solid Waste Collection Contract Renewal – (two year renewal) – approved
  - ❖ Councillor Tretick said that he changed his support from a one year to a two year renewal because he now thinks it is unrealistic to make a good plan in time to issue a new RFP next fall
  - ❖ Councillor Johnson said that she is frustrated by our inability to coordinate waste management on the Coast, but that it’s important to continue to try
  - ❖ Councillor SanJenko, though discouraged that there was only one proposal to the garbage collection RFP, hopes that a task force will develop a plan, and that a subsequent communications plan will engage the support of the community.
- Recommendation that the Town maintain its membership in the Sea-to-Sky Clean Air Society and that Councillor Bouman be the Town’s representative, approved
- Recommendation that the Town participate in BC Drinking Water Week (May 13-19, 2012) and that Director of Public Works be the Town’s liaison, approved

### *COW February 7<sup>th</sup>*

- Following the “in camera” session, the following statement was issued:  
“In 2009 the Gospel Rock Refinement Committee was established to review and refine the

planning that had been done to date and make recommendations to Council on the Gospel Rock Neighbourhood Plan. At that time it was felt that some of the landowners in the Gospel Rock Neighbourhood Planning area would contribute financially to the process and the Committee commenced with its mandate. Regrettably, the parties involved had different expectations of the process and the process moved forward without a formal, legally binding agreement. The Town of Gibsons will be responsible for the remaining costs in the Gospel Rock Neighbourhood Plan process.”

- Sean Eckford asked if Council, in coming to this conclusion, had received the advice of legal counsel. “Yes”, said Mayor Rowe, adding that Council’s decision was unanimous.

## **ADMINISTRATION**

### *Municipal Security Issuing Resolution (MSIR) Bylaw 1057,2007*

- The Municipal Finance Authority (MFA) is the financing agency for local government in BC. The MFA issues long term debt twice a year and the Town wishes to participate in the Spring 2012 program. To do so, we must ask our Regional District (all MFA lending is through regional districts – MFA says it keeps administrative costs down to deal with a couple of dozen RD clients rather than 160 municipalities) to issue a Security Issuing Bylaw.
- This bylaw is for \$775,000 of long term debt, now that the final costs of the projects are known. It replaces short term debt that the Town has been carrying while the projects were underway. Repayment of this long term debt has been anticipated in the Town’s five year financial plan.
- Projects are
  - ❖ General fund – Molly’s Lane Stair Replacement (\$100,000), 2011 Road Rehabilitation (\$374,000)
  - ❖ Water fund – Hydrant replacement (\$15,000), Payne Road trunk to Venture (\$63,300), Zone 2 Gibsons Way to Reservoir (\$80,000), School Road Main north to O’Shea (\$135,000) and School Road Main Pumphouse to O’Shea (\$100,000)
- Brian Sadler asked how the costs of the Molly’s Lane stair replacement could escalate to \$100,000 when the contract was let for about \$60,000. Newman replied that the full cost of the stair replacement includes engineering and architectural fees along with project management costs.  
*(I predict that that stairway will still be there when the oceans have risen to Abbs Road - if they do.)*

### *District Energy System – Parkland Flushing and Improvements*

- The Town’s geo-thermal utility in the Parkland subdivision poses a number of problems. Because the buildout of the subdivision has been hampered by the economic downturn, there are very few customers for the utility (two at the moment). The operating learning curve has been steep for Town staff. The filtering system has been fouling causing shutdowns and increased operating costs. The system needs to be flushed.
- Newman recommends that the firm that built the system be engaged to do the flushing work and some maintenance on the system. Cost is expected to be \$26,000.
- Councillor Bouman, who likes the idea of the system and wants it to work out, took the opportunity to say that he wished there had been more time at COW on January 17<sup>th</sup> to discuss the month-end report on the geo-thermal utility, and asked if a breakeven number of customers

has been calculated. Waycheshen replied that the Town is obtaining revised operating and maintenance costs.

- Councillor Tretick said that Council needs a discussion around this. We may be “leading the pack” (of local governments) in developing this kind of public utility, but until we have the skills and experience to operate it, we need to move forward carefully.
- Councillor Bouman suggested that consideration be given to establishing a municipal corporation to look after the utility, saying that he doesn’t want to be a technical expert.
- Council approved the recommendation to award the flushing contract to R Steel Mechanical Ltd.

## **BYLAWS**

### *First Reading*

- Zoning Bylaw Amendment 1065-20, 2012 (housekeeping)  
Given first reading and set Public Hearing for Tuesday, February 28 at 6:30 pm at the Cedars Inn

### *Second Reading*

- Official Community Plan Amendment Bylaw 985-7, 2011  
Given second reading  
This is the bylaw amendment that will incorporate the Harbour Area Plan into the OCP. Note that the Public Hearing on February 28<sup>th</sup> at 7:00 pm will be at the Cedars Inn

*This week I will be writing my letter in support of the plan to the Town (addressed to the CAO, Corporate Officer, Mayor and Council). I encourage residents of Gibsons, as mightily as I can, to write to the Town to say that you support the plan. If you are available to attend the Public Hearing on February 28<sup>th</sup> at the Cedars Inn, please make an effort to be there. Council needs to know there is tangible support for this planning initiative.*

### *Final Adoption*

- Revenue anticipation borrowing bylaw 1157, 2011  
This bylaw provides the Town with an operating line of credit of \$100,000 until tax revenues are received.  
Finally adopted.

## **COUNCILLORS REPORTS**

### *Tretick*

- *(Councillor Tretick is Chair of the SCRD’s Corporate & Administrative Services Committee which looks after the SCRD budget)*
- The SCRD completed the Round 1 examination of the 2012 budget on January 25. It was, in Tretick’s words, “a long and excruciating process”.
- Local Government taxation is based on BC Assessment Authority’s assessments. In the Regional District, the requisition of funding is based on these assessments. This year, assessments in Gibsons have been more or less stable, but assessments in other areas have gone down. That means that Gibsons will be picking up a larger share of SCRD funding. (In fairness, it should be noted that in past years the reverse has been true.) What this means is this: allowing for 1-

1/2% inflationary increase in costs on 2011 spending, the effect of the rise in Gibsons assessments in relation to the other RD areas means that we start this year's budget discussions with a 5% increase for Gibsons taxpayers.

- Round 2 starts next week. The sessions will last for three days and will deal with the "wish list" items, which some and sometimes all of the Regional District Directors take seriously. The difficulty is to figure out what can the SCRCD afford that the public is willing to pay for though taxes.

*(This is the most informative report on SCRCD budgeting that I have heard in Gibsons Council Chamber. We are lucky to have Councillor Tretick looking after our interests at the RD.)*

- On February 2<sup>nd</sup> the SCRCD Infrastructure Committee met. Solid Waste was an important agenda item. A process is being developed to determine service levels and funding equity. It will start with an SCRCD workshop with municipal councils and will include a process to engage the public.
- Councillor Tretick has stepped out of the Chair of the Community Storage Project. Carol Service has agreed to be co-chair. The search is on for another. The Museum and the Driftwood Players have urgent needs for temporary storage.
- Attended the SARP (Source Assessment Response Plan) public open house at the Community Centre on February 4<sup>th</sup>. The open house was well attended (better than Sechelt we were told). This plan, intended to address risk management related to the watershed, is available on the SCRCD website and comments on the plan may be made until March 9<sup>th</sup>.

#### *Ms SanJenko*

- Encouraged everyone to support the Landing merchants Valentine's event planned for this weekend. "Great to go shopping after strategic planning all day", she said to her fellow Councillors. ☺
- Best Coast Initiatives is developing a New Residents Attraction program. Seaspan is encouraging the project, which they hope will be helpful in recruiting the skilled workers they will need for the National Shipbuilding Program.
- Sunshine Coast Tourism outlined its business plan last week, including the application for the Hotel Tax. Throughout BC it is the proceeds of hotel tax that fund tourism marketing programs.
- The Gibsons Chamber of Commerce and merchants in the Landing have begun to meet together informally.

#### *Bouman*

- Was out of town for the SARP public open house
- As a member of the Regional District's Resource Advisory Committee, is aware of the BURNCO application to create a "mammoth" gravel pit. He reminded the Committee that DFO has stated that it may not be legal for them to authorize the project because of its scale.

#### *Mayor Rowe*

- Picking up from Councillor SanJenko's comment, Mayor Rowe reminded everyone that it is important to support the Landing merchant's Valentine's event this weekend
- Attended the SARP public open house
- Attended the Sunshine Coast Tourism session
- Council will be meeting this weekend to prepare the Town's strategic plan

#### *Ms Johnson*

- Tourism is important and the hotel tax is an appropriate way to fund tourism marketing

- Attended the SCR D Community Services Committee
- Attended the Youth Awareness Advisory Committee  
This group is comprised of provincial agencies, the School District, local governments and non-profit organizations that deal with youth  
There are reported problems around hunger and Extacy.  
There is a push for a Youth Centre in Sechelt
- The Ferry Advisory Committee will want to talk to Council about the Ferry Commissioner's recent report.

The meeting adjourned at 8:06 pm.

Until next week,  
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