

COW AND GIBSONS TOWN COUNCIL MEETING – JAN. 17, 2012

COMMITTEE OF THE WHOLE – Jan. 17, 2012 – 6:00 pm

Mayor and all Councillors present. Staff in attendance: Waycheshen, Ms Jansson, Newman, Poole, Epp, Ms Gilbertson, Foss. Fourth Estate – Ben Ingram, Sean Eckford

DELEGATION

Gibsons Landing Heritage Society (Nest Lewis, Karen Careless)

The Heritage Playhouse is owned by the Town and operated by the GLHS. The GLHS raised a significant sum to pay for the conversion of the building into a theatre some years ago. Ms Lewis gave the Committee an update on the facility and asked for the Town's support as follows:

- Change the zoning designation from commercial (this will have an impact on things like water rates)
- Provide a link to the Heritage Playhouse's website on the Town's website
- Assist in coordinating performance times with "Music in the Landing" to prevent sound conflicts
- Provide low flush toilets to reduce water bill and conserve water
- Install a culvert on Gibsons Way to replace open ditch
- Appoint a Council liaison with GLHS

Staff is to provide Council with a report on these requests

REPORTS

Monthly Departmental Reports

(Monthly departmental reports used to be brought forward through the four standing committees of Council. Now they are presented in one document, which is the Committee of the Whole agenda. While it is a lot of information to deal with at once, it makes it easier to get an overall sense of what the Town is up to. Here's the agenda.)

<http://www.gibsons.ca/images/stories/2012committee/2012.01.17%20COW%20Agenda%20Final.pdf>

The Committee received these month end reports:

- Treasury Report
- ICBC Report
- Planning Department
- Building Department
- Bylaw Enforcement Department
- Engineering Department
- Public Works Department
- Parks Department
- Gibsons & District Volunteer Fire Department

All reports were for December, except the Public Works Report, which was for November.

Councillor Bauman expressed concern that Council was being asked to deal with so much information at one time.

Mayor Rowe said that if the Committee has more questions about the reports than could be handled in the allotted time, the discussion will be continued at the following weekly COW meeting.

Councillor Tretick noted that there is a steep learning curve for new Councillors which is emphasized by seeing all the reports at once, and suggested that the new format would be less intimidating once everyone is up to speed.

Councillor SanJenko said that she has made appointments with heads of departments to review the reports with them, to better understand their content.

Councillor Johnson asked that there be an opportunity to have a discussion about how this new process will work.

Regarding the Planning Department Report

Gospel Rock (p 14), Councillor Bauman asked about the status of the Notice of Motion brought forward by the previous mayor. Mayor Rowe responded that the plan is to update Council on January 31st in a format similar to the briefing on the Harbour Area Plan (January 10th) so that all Councillors are operating with the same information. The meeting will be open, except for any portions that may meet the “in camera” requirements of the Community Charter.

Regarding the Engineering Report

Galvanized Watermain Replacement Program, 15% complete (p 37), Mayor Rowe asked if it would be completed by March 2013 as planned. Newman responded that he plans to put the remainder of the work out as one tender.

BC Hydro Ductbank on Dougall Road, not yet begun (p 36), Mayor Rowe asked if Council or the Mayor’s office could assist Newman in determining BC Hydro’s schedule for the project. (The plan is to do the road work in conjunction with the BC Hydro work so as not to dig the road up twice). Newman asked for two weeks to see if he can get an answer out of BC Hydro.

Industrial/Commercial/Institutional (ICI) Cross Connection Control Program, 45% complete (p 21), Councillor Johnson asked what could be done to complete it. The Mayor pointed out that the program is expensive for businesses and institutions, which may slow the process.

Minor Amendments to Zoning Bylaw 1065, 2007

Epp reported that as the Town conducts its business, it becomes clear that items in the Zoning Bylaw need to be updated. These changes amount to housekeeping, and this report brought forward nine little amendments, which the Committee approved.

CORRESPONDENCE

The Committee received one item of correspondence from the **Sunshine Coast Driftwood Players** Society asking that the storage of their costumes in the Town’s “Marine Room” be continued . The Town intends to use the space for records storage at some point in the future, however the Driftwood Players will be able to continue to store costumes there subject to 30 days notice to remove them. Councillor Tretick noted that there will be a meeting of the Community Storage Facility Project on January 30th, and the committee will consider short term solutions to storage issues at that meeting, as well as long term ones.

The Committee of the Whole Meeting adjourned at 6:50 pm. The next meeting of the Committee of the Whole will be Tuesday, January 24th, at 6 pm.

GIBSONS COUNCIL – Jan. 17, 2012 – 7:00 pm

Mayor and all Councillors present. Staff in attendance: Waycheshen, Ms Jansson, Newman, Poole, Epp, Ms Gilbertson. Fourth Estate – Ben Ingram, Sean Eckford

Before the meeting was called to order, Councillor Tretick presented a gift (a carved paddle) on behalf of the Sechelt Indian Band to Mayor Rowe. Mayor Rowe had been to meet the Sechelt Indian Band to introduce himself and to congratulate the Band on the 25th anniversary of the establishment of the Sechelt Indian Government District.

Agenda

<http://www.gibsons.ca/images/stories/2012council/2012.01.17%20Regular%20Agenda%20Final.pdf>
and Minutes adopted.

COMMITTEES

Committee of the Whole – December 20th, 2100

- DVP 2011-18 regarding water for a single family dwelling at Chaster and Shaw Roads
Council directed staff to investigate with the SCRDC the possibility of providing water
The Town's Bylaws require developments within the Town to be connected to the Town's water system – wells and rainfall harvesting are not permitted.
- DP 2011-11 regarding a Gibsons Building Supply warehouse at 700 Payne
Given that the conditions listed in the recommendation have been met, Council directed that the DP be issued.

Committee of the Whole – January 10th, 2012

- **Harbour Area Plan Public Hearing**
Staff are to determine the location (more attendees are likely than the Council Chamber can accommodate)
Councillor Johnson suggested we need to figure out a way to anticipate how many will attend such events
Councillor Bauman asked that a summary of information about the Plan including the Plan's response to public input be available on the Town's website
Council approved February 28th at 7:00 pm as the date and time for the Public Hearing, place TBA
- Correspondence from Art Phillips regarding the **possibility of a hotel/conference centre**
Committee of the Whole recommended that staff draft a letter for DFO's information
The Mayor noted that staff has drafted a letter, that it has been reviewed by legal counsel, and the Town is satisfied that the letter makes no commitments regarding the hotel/conference centre
Councillor Bauman expressed his continued concern about shortcutting process and appearing to pre-judge what the public will see.
Council unanimously approved the letter as drafted.
- **Development Permit Renewal Application DP-2011-12 re 524 South Fletcher Road**
Council directed staff to initiate a zoning amendment and to reject the application. The applicant may re-apply when the re-zoning is complete
- **Sunshine Coast Agricultural Area Plan**
If the SCRDC's application for a grant is successful, the Town will participate in the planning process

- **C-Change Project**
Council will send a letter of support to the C-Change Project administrators. They will likely be appearing as a delegation to bring Council up to date late next month

ELECTION REPORT

- Council received the report of the Chief Election Officer
Members of Council applauded Ms Jansson and her staff for the efficiency with which the election was conducted. As Councillor Johnson noted, “We have progressed from the problematic to the successful”.

INQUIRIES

- Regarding the **Harbour Area Plan Public Hearing**, I asked that wherever it is held, a sound system be provided so that all can hear properly. I also suggested that Council consider during the 2012 budget process, the acquisition of a portable sound system for all such events.
- Regarding the **Agricultural plan**, Malcolm Fullwood suggested that given the positive impact local agriculture could have on jobs, tourism and self sufficiency, consideration be given to a central warehousing system that could provide distribution to local retailers as well as the public
- Regarding **BURNCO Aggregate Mine Project** (McNabs Creek), Malcolm Fullwood noted that prevailing winds will carry aggregate dust to the Town. Mayor Rowe noted that this issue will be dealt with in detail by the SCRD’s Planning Committee this Thursday. (The agenda is at <http://www.scrd.ca/files/File/Administration/Agendas/2012/2012-JAN-19-PDC-REDUCED.pdf>)
- Regarding the Town’s provision of a letter for Klaus Fuerniss Enterprises and DFO, Suzanne Senger asked for clarification. The Mayor noted that the current way of handling Inquiries (ie, they must be in the form of a question) may not be the best way for Council to obtain public input at Council meetings. For example, people must often make their inquiries after Council has already decided an issue. He suggested that people should be able to say what they think to Council and invited Ms Senger to do so. She then asked what would happen if, as a result of the Public Hearing, Council decided that a waterfront location for a hotel/conference centre should not be part of the Harbour Area Plan. The Mayor replied that Council’s decision would have settled the matter.
- Ben Ingram asked how media might receive election results more promptly as the counts are made for the purpose of putting them up on their websites. Ms Jansson suggested media have people at the polling station to get the most immediate results.

CORRESPONDENCE

Community Justice Program Coordinator’s report to the AGM

- received by Council

Sunshine Coast Conservation Association (SCCA)

- Request that the Town participate in a signage program regarding Glass Sponge Reefs
- Rare and ancient living glass sponges form reefs that are very susceptible to destruction by trawling. The SCRD and the District of Sechelt are supporting a SCCA program to place information signs about glass sponge reefs along the coast.
- Council decided to pay for and display two signs at waterfront locations to be determined. The cost will be less than \$1,000

Public Participation Opportunity #1, BURNCO Aggregate Mine Project at McNabs Creek on Howe Sound

- Councillor Bauman provided some background on this project. BURNCO has brought this project forward twice and it has been rejected by DFO both times. As a result of a lawsuit, BURNCO is bringing the project forward again, though it is unlikely DFO will have changed its mind. This is the third application and it is currently the subject of an environmental review. (See link above to SCRD Planning Committee for more information)

BYLAWS

First Reading

- Zoning Bylaw Amendment 1069-19, 2012
This Bylaw allows non-profit organizations opportunities to develop revenues to support their regular activities.
Council gave First Reading and to set a Public Hearing for Tuesday 7 February at 5:30 pm.

Second and Third Readings

- Revenue Anticipation Borrowing Bylaw 1157
This Bylaw provide the Town with a line of credit pending receipt of tax revenues
Council gave Second and Third Readings

COUNCIL REPORTS

Councillor Johnson

- Attended UBCM's "training camp" for municipal counsellors
- Will be participating in the photography event at the Arts Building this Friday at 7:30 pm organized by Wendy Crumpler

Councillor Tretick

- January 4th – Fire Commission
- January 9th – Legal responsibilities for municipal councillors workshop
- January 10th – SCRD lunch with John Weston, MP
- January 12th – Visit from Royal Bank of Canada executives, SCRD Board meeting
- January 15th – SCRD Budget Round 1 (more complicated exercise than the Gibsons budget)
- January 16th – Gibsons Landing Harbour Authority

Councillor SanJenko

- Attended UBCM "training camp" – glad to see other younger councillors there and noted that many communities face the same issues
- Was particularly interested in the workshops on setting priorities and citizen engagement
- Participating in VOICE strategic planning session and will suggest they appear as a delegation to update Council
- Attending a brainstorming session with businesses in the Landing on January 25th

Councillor Bauman

- Busy – Town business every day last week
- Attended UBCM "training camp" – bad coffee, good information
- Attended Legal responsibilities workshop
- Attended Museum Board

Mayor Rowe

- Attended the wrap up of the Festival of Lights (Gibsons & District Fire Department) at Tim Horton's with Councillor SanJenko
- January 27th – Council and staff are invited on a morning tour of Howe Sound Pulp and Paper. Strongly recommended all attend.
- Attended UBCM training session
- Met with Sechelt Band, congratulated them on 25th anniversary; they plan a Long House session in the spring
- Plan to meet with Squamish Band soon
- Reported that Councillor Bauman is unable to attend Library Board and asked for a volunteer Councillor to trade committee assignments with him

INQUIRIES

- Regarding the Ancillary Use Bylaw, Malcolm Fullwood asked if these organizations are required to have a business license, do they adhere to health and safety regulations and do they pay tax. Epp replied that they must have a business license and a change of use permit to qualify under the bylaw, that their property assessments may change and the portion of the building used for ancillary activities will be subject to tax.
- I noticed that the Town is using the "boat" logo on the lead page for Council agendas, and suggested it would work well on the glass sponge signage
- Donna Thomas asked if BURNCO is promoting jobs as part of their application. The Mayor noted that the question of jobs is not part of the environmental assessment presently being done. She added that she is in favour of jobs, "but not at the expense of the planet".

The meeting adjourned just before nine o'clock.

Cheers,
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