

## Council Meeting, Tuesday, July 21, 2009, 7:00 pm

I did not make the Council meeting. Gibsons resident Greig Soohen pinch hit.

Following are his observations.

Council proceedings began precisely at 7:00 pm with Councillor Curry in the Chair, the Mayor having been delayed by a late ferry (again).

Amended Agenda was approved with items added regarding the Annual Report and the appointment of a new Acting mayor for the coming months. Minutes were received and the Checklist was reviewed.

### DELEGATION

Graham Walker of 427 South Fletcher Road and Graham Rae, also of South

Fletcher addressed the topic of traffic on South Fletcher, requesting that traffic calming be put in place ASAP as the traffic hazards as they observe them to be quite dangerous to the residents. A letter requesting action is being drafted by the residents. (Now that O'Shea residents have a chicane, it looks like everyone in Gibsons will want "traffic calming".) Dave Neuman said that South Fletcher is likely to be next up - the timing will be reviewed in Committee next month and the residents will be invited to address the committee at that time.

### COMMITTEES

#### Planning Committee, July 14

8.1.1 - Zoning amendment for Kern's Plaza allowing pets to sleep over at the business located there, approved

8.1.2 - Invitation from SmartGrowthBC for Gibsons to become a friend of SmartGrowthBC for \$250, approved

8.1.3 - Proposals for 3D Computer Model of Harbor Area - recommendation to

hire Charone Concepts to complete the "High Level 3D Model Proposal' for \$11,900 and also work with the winning consultant on the first phase of the Harbour Plan Area in the creation of the base model, approved

#### Parks and Community Services Committee, July 14

Recommendation - Web site link - to have staff look at posting a link on the town's website to Gibsons GYOS and have Ryan Logtenberg come back to Council at a future time. Councillor Rowe requested that no ads be on the town website and that a disclaimer be added to it to avoid any liability issues.

Councillor Koopmans expressed concern that this could be "opening the door" to other businesses soliciting the same privilege. Passed with the changes from Councilor Rowe. Koopmans opposed

8.2.2 - Air Quality Equipment - The Town will express its "grave concern" at the loss of this station be reported to AQMP and Clean Air Society

8.2.3 - Sunshine Coast Hospice Society letter - The Town will write a letter of support to Ministry of Health emphasizing reasons for maintaining hospice care in Gibsons

8.2.4 - Letter from Hughes family requesting extension of laneway from Stewart/Winn Roads north to O'Shea as a usable path be considered in the Parks master Planning Process - The Town will respond to them stating their suggestion will be considered as part of Parks Planning

8.3.1 - Recycling update - COW recommendation from earlier in the day (see above) approved

#### Administration Reports

9.1 - Gospel Rock Neighborhood Plan update - as the Mayor was still absent at this point , Councilors agreed to postpone discussion until later in the agenda

9.2 - Water meter and backflow project  
The previously awarded contract with Neptune Technology Group for the installation of meters and backflow prevention is amended to include multi family complexes in the amount of \$282,798. Dave Neuman explained that the project is currently on time and close to budget, the revised contract total now being \$1,292,585.

9.3 - Revenue Anticipation bylaw 1108 - Council received the report from the Director of Finance.

9.4 and 9.5 Boundary extension  
Paul Gipps reported. A number of properties immediately west of the Town boundary along Highway 101 have requested to be incorporated into the Town. Following the provincially mandated process, the Town is now ready to seek elector approval. Public notice will be issued and an alternative approval process implemented.

Here is CKAY's report on this item: <http://www.ckay.ca/news.php>  
The Town of Gibsons is getting ready to move on with the final steps to extend its boundaries. Last night town council authorized a so-called "Alternate Approval Process" to see if town citizens agree with adding 11 properties on the Town's western boundaries. The properties are commercial areas currently within the Sunshine Coast Regional District's Area E. The

idea to absorb them into Gibsons came from one of the biggest property owners, who want to expand a retail complex... Town CAO Paul Gipps outlined the possible benefits of the move...

- Logical continuation of the Town's commercial core
- Creates a level playing field for businesses by standardizing the tax and regulatory systems for the businesses, which serve the same market but are regulated and taxed differently
- Allow for the development of a consistent and comprehensive business development plan
- Provides direct benefits to the Town's citizens from new development
- The plan would allow for local taxes to be kept within the Town of Gibsons.

Gipps also told Councillors the property owners would benefit from an extension of sewer lines and have any resulting tax increases phased in.

The properties in question make up the bulk of the industrial and commercial tax base for Area E. So far the Regional District has stayed relatively mum on the issue. If the Alternate Approval Process succeeds the new boundaries could come into effect as early as September 15th.

#### CORRESPONDENCE

11.1 - Salish Sea name request from BC Geographical Names Office et al.- rejected - although Councillor Johnson "not opposed"

11.2 - Gibsons Marina 25th anniversary invitation- no response required

11.3 - BC Parks and Rec request for letter of support of recreation infrastructure renewal - support to be issued - approved

11.4 - Parks and Rec annual report - info only

11.5 - Friends of Gospel Rock - deferred until the Mayor's arrival

## BYLAWS

Revenue anticipation by-law 1108, 2009 was given first, second and third readings

(The Mayor arrived at approximately 8:40 pm and made some changes in the order of the agenda.)

## NEW BUSINESS

14.1 - Urban Strategies conference - Councillor Johnson's attendance approved

14.2 - Town's annual report for 2008 was received - with congratulations to Michelle Jansson for a job well done

14.3 - Acting Mayor appointment  
Councillor Koopmans will serve as Acting Mayor from September 1, 2009 to December 31, 2009  
(This apparently shorter than usual term will be amended to the normal 9 months at the next Council meeting.)

11.5 - Friends of Gospel Rock  
Friends of Gospel Rock's continuing campaign to have one of its members appointed to the Refinement Committee produced the longest and most contentious item of the meeting. What follows is some of the to and fro of the discussion:

Council's questions regarding voting procedure on the committee resulted in the following proposed changes

- all members agree to the meeting dates ahead of time
- the chair of committee could call special meetings if necessary - Robert's Rules of Order should be followed

The Mayor spoke to the role of the consultant on this committee and asked that it read "Consultant on behalf of the Town". Reference changes to read "Town Planning Consultant, and "Town Planner" were agreed to. He expressed concern on the status of the old Select Committee.

Councillor Curry said Refinement Committee is still in intake mode and Koopmans agreed.

The Mayor persisted and recommended taking the letter from Friends of Gospel Rock "under advisement" and let the Select Committee know that they will be advised of a role at a later date. Johnson agreed with the mayor and questioned the overall purpose of the Refinement Committee.

The Mayor asked for a definition of the term "consensus". The CAO noted that "consensus" had been changed in the terms of reference to "unanimous agreement" so there should not be a problem on how the Refinement Committee operates.

Johnson spoke in favour of adding a representative of "Friends" to the Refinement Committee, suggesting that the "Friends" be allowed to select who that rep would be - looking for "continuity, knowledge, and experience". The Mayor then moved to a more neutral position asking if there was not enough continuity, knowledge and experience with himself, Curry and Koopmans being members. Johnson said "No".

Eventually the discussion concluded with Council's approval of the terms of reference for the Refinement Working Committee.

Here is CKAY's report on Gospel Rock Council approved the terms of reference last night for the Gospel Rock Refinement Working Committee... a group that's supposed to carry on the work of the Gospel Rock Select Committee, which after more than 2 years was unable to produce a plan Council, land owners and environmentalists could agree on. But the group

Friends of Gospel Rock is angry that it's not on the NEW committee. And Councillor Lee Ann Johnson is upset the NEW committee doesn't include any citizens at large who worked with the OLD committee. To add to the confusion Mayor Barry Janyk was speculating last night about giving the old Select Committee an opportunity to review whatever comes out of the new Refinement Committee. In the end, though, he says it's Council that will have to make the final decisions about Gospel Rock.

Hammy's take - The Friends of Gospel Rock is a lobby group, and as such, its members should have no "ex officio" place on the Refinement Working Group. There are three members of Town Council on the RWG, and the "Friends" are entitled to lobby them as much as they please. The Select Committee failed in its task. The terms of reference for the RWG have been carefully drawn up to ensure the Gospel Rock Neighbour Plan process does not fail again.

#### COUNCIL REPORTS

Councillor Johnson - Salmon festival upcoming - only 50 salmon left to sell before Sept 12

Councillor Rowe - The burger event celebrating the publishing of the 2008 annual report was a good one!

Mayor Janyk

- Suggested meetings with provincial ministers at the upcoming UBCM: Bill Bennett, Shirley Bond. Koopmans added the Minister of Health re: Christensen Village incident.
- He also noted that the current Aboriginal Reconciliation Act will be abandoned reverting to more "discussion".
- Expect reduction of services when new provincial budget comes down Sept.1.
- Expect shifting of tax base from industrial to residential.
- Recommended a special rock from Chapman Creek that his son chose be sent to new Government house

Councillors Curry and Koopmans reported "ok"

INQUIRIES

"Friends" still concerned. The Mayor assured them (in a fine display of tightrope walking) that the community will still have ample input.

The meeting adjourned at 9:30 pm.

Cheers,

Greig

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Here's some good news (courtesy of CKAY-FM) about funding for projects on the Sunshine Coast

Weston Makes Sea Cav Visit; Announces Harbour \$\$\$, Runs Mile  
POSTED JUL 27/09

The federal government is putting nearly 3.8 million dollars into small craft harbours along the length of the Sunshine Coast... West Vancouver, Sunshine Coast MP John Weston made the announcement on the weekend, with the Gibsons Sea Cavalcade as his back-drop... Egmont, Hospital Bay, Porpoise Bay and Saltery Bay will share 898 thousand dollars through the existing harbours program... it will be used for various small repairs and upgrades. Gibsons, Lund, Madeira Park and Powell River South will share 2.9 million in infrastructure money... In Gibsons more than one million will be spent to improve wave protection. The Harbour Authority says the work will help ready the harbour for a planned expansion... which will get underway once funding has been finalized from the federal government and the Island Coastal Economic Trust.

Weston also ran in the Sea Cavalcade Mile during his visit, turning in a time of 6 minutes, good for 10th overall.

And finally, there was a Special Meeting of Council, Monday, July 27, 2009,  
at 11:00 am

Council approved resolutions to

- consider public input on DVP 2009-03
- issue DVP 2009-03
- issue DP 2009-06

all related to the redevelopment of the old house at 643 School Road (adjacent to Smitty's Oyster Bar) into a Steakhouse Restaurant.

Council also selected the consultant for the Harbour Area Plan.

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Council and its Committees will not be meeting in August. Thank goodness!

This has been a very long report. Have a good month everyone!

Cheers,

Hammy

604-741-5305 (cell)

[www.hammcc.com](http://www.hammcc.com)