



Special Meeting of Council Minutes of November 22nd, 2011

A special meeting of the Council of the Town of Gibsons was held in Council Chambers, 474 South Fletcher, Gibsons, on Tuesday, November 22nd, 2011.

PRESENT: Mayor Barry Janyk
Councillor Bob Curry
Councillor Wayne Rowe
Councillor LeeAnn Johnson
Councillor Gerry Tretick

STAFF: Warren Waycheshen, Chief Administrative Officer
Michelle Jansson, Corporate Officer
Michael Epp, Municipal Planner
Jeff Paleczny, Development Services Coordinator
Lee Larsen, Administrative Assistant

1. CALL TO ORDER

Mayor Janyk called the Special Meeting of Council to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

MOVED by Councillor Curry
SECONDED by Councillor Johnson

THAT the agenda for the Special Meeting of Council held Tuesday, November 22nd, 2011 be approved.

CARRIED

3. BUSINESS

3.1 Application for a Food Primary (Restaurant) – Entertainment Endorsement

MOVED by Councillor Johnson
SECONDED by Councillor Curry

THAT the report entitled "*Application for a Food Primary (Restaurant) – Entertainment Endorsement*" and dated November 18, 2011 by the Development Coordinator concerning the application by the Saltwaters Chophouse for a Food Primary (Restaurant) – Entertainment Endorsement be received for information and consideration.

CARRIED

Planning staff provided a comprehensive overview of the application and the Corporate Officer read the following correspondence items received into the minutes:

- (1) Al and Rita Ostrosky – November 16th, 2011 **(included in agenda)**

“Dear Jeffery Paleczny
Development Coordinator:

Yes we are totally in favour of a Food Primary (Restaurant) – Entertainment Endorsement-Banquet Hall at the Saltwaters Chophouse (located within the Cedars Inn) at 895 Gibsons Way. We hope this letter will help the owner get his Licence.

Thank you
Al & Rita Ostrosky
603 Shaw Road
Gibsons, BC V0N 1V8”

- (2) Gail Fredricksen – November 19th, 2011

“Jeffrey Paleczny
Development Coordinator

Re: Invitation to comment on a Notice of Application for a Food Primary (Restaurant) – Entertainment Endorsement – Banquet Hall

Dear Sir:

Living in close proximity to the proposal as presented by the Saltwaters Chophouse I tender my views as noted:

- (1) I am not opposed to any business venture which may be interpreted as a positive move for the community. A restaurant of such proportions may not survive: a banquet hall could be a challenge for survival. The risk is on the entrepreneur.
- (2) Parking is KEY to this project. There is no parking at the Cedars Inn to accommodate the extra vehicles to an extension of such numbers. There is not enough parking to facilitate the town houses adjacent Shaw Road and below the Cedars Inn. Spilling on to Davis Road would not be acceptable in that ditches on either side of that road mean parking would now interfere with the lanes of traffic in either direction. Currently, it is sometimes impossible to see traffic moving from the highway down Shaw Road when attempting a left hand turn off Davis Road (Shaw Road now becoming a residential parking lot during evenings and weekends).

- (3) Noise – there are By-laws in place, which sometimes have no enforced substance, when the volume of noise from such facilities surpasses the accepted level. The Curling Rink (bonspiels, banquets, social gatherings) is testimony to the noise factor we endure on many occasions. It is not the noise within but the clamor without when doors are swung open and those enjoying themselves forget there are others who still have a life: shift workers: early risers for the morning commute: the Retirement Centre adjacent the rink and Christensen Village.

Perhaps this proposal should be put back on the drawing table as to location. The Community Centre should surely be able to work with this sort of venture. There are “communiplexes” throughout Canada with banquet facilities that cater successfully of this nature. Why not here?

Thank you for the opportunity to respond to the application as mailed to me. I trust the Council will truly weigh the pros and cons in reaching a decision.

We are the same people in the same community moving forward with a change in governing body – let’s see if the ‘people’ really have a voice.

Thank you.

Gail Fredricksen
604.886-7007”

- (3) Nora Berg and Lisa Deckert – November 21, 2011

“Dear Jeffrey Paleczny,

We wish to comment on the Saltwaters Chophouse’s application for a Food Primary (Restaurant) – Entertainment Endorsement.

We understand that the owner wishes to profit from an alcohol dance hall but we would like to know how the people who live in this neighbourhood are going to profit from this establishment? Late night noise, alcohol induced mischief/fights, neighbourhood parking nightmares, increased crime, and lower property values are all that comes to mind!

Please consider this application carefully and put bars in places far away from families, schools, and quiet neighbourhoods.

Thank you for your time.

Yours sincerely,

Nora Berg and Lisa Deckert
#10 – 624 Shaw Road
Gibsons, BC”

MOVED by Councillor Rowe
SECONDED by Councillor Tretick

THAT Council consider public input on the Saltwaters Chophouse Food Primary (Restaurant) – Entertainment Endorsement request.

CARRIED

Mayor Janyk opened the floor for comments from the gallery.

- (1) Hammy McClymont of 479 Shaw Road spoke in favour of the application, the VOICE group and Vital Signs report support this particular proposal.
- (2) Mario Laudisio, General Manager and owner of Cedars in spoke in favour of the application because the requirements are archaic, restricting weddings from allowing dancing.
- (3) Leah Gonzales, owner of Saltwaters Chophouse advised special event licences are required for weddings. They have hired security for any dance-type event and will keep back doors closed to contain patrons.
- (4) David Halsted, Chaster Road member of VOICE on the coast, spoke in favour of the application because there is no venue in Gibsons for music and entertainment. A venue in Gibsons would reduce drinking and driving.
- (5) Stacey Erickson 622 Shaw Road, spoke against the application because of the location of the facility – the noise and commotion is too close to houses.
- (6) Joan Barrington, representing the Chamber of Commerce, spoke in support of the application because it is long overdue.
- (7) Daniel Morin of 2615 Lower Road, spoke in favour of the application; they are doing a good job.
- (8) Raquel Fors of 626 Shaw Road, spoke in favour of the application, knowing there is a safe space in a busy location.

MOVED by Councillor Rowe
SECONDED by Councillor Johnson

THAT Council recommend the Saltwaters Chophouse Food Primary (Restaurant) – Entertainment Endorsement for the following reasons:

- the negative impacts of this application will be limited and can be controlled;
- there are positive impacts for having this type of venue in the community;
- the venue is located in the developed commercial core of the community.

AND THAT Council comments on the prescribed considerations for the Saltwaters Chophouse Food Primary (Restaurant) – Entertainment Endorsement as follows:

- (a) The potential for noise if the application is approved:
 - i. Refer to “The Potential for Noise” in the report entitled “*Application for a Food Primary (Restaurant) – Entertainment Endorsement*” and dated November 18, 2011 by the Development Coordinator
- (b) The impact on the community if the application is approved:
 - i. Refer to “Impact on Community” in the report entitled “*Application for a Food Primary (Restaurant) – Entertainment Endorsement*” and dated November 18, 2011 by the Development Coordinator
- (c) Whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose:
The establishment would remain primarily a restaurant and catering service, the proposed change would not result in operation inconsistent with this primary purpose
- (d) The views of residents:
 - i. On November 8, 2011 the Council set a meeting to consider public comments for November 22, 2011. An invitation to comment was sent to neighbours (mailed and hand delivered), the local newspapers and posted as bulletins at the establishment and Town Hall offices.
 - ii. Refer to “Public Input” in the report entitled “*Application for a Food Primary (Restaurant) – Entertainment Endorsement*” and dated November 18, 2011 by the Development Coordinator
 - iii. There were 3 written submission 1 in support and 2 in against.
 - iv. In addition there were 7 people who spoke in favour one against.

CARRIED


5. ADJOURNMENT

MOVED by Councillor Curry

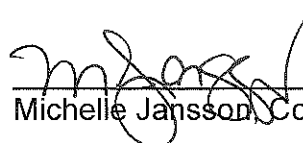
SECONDED by Councillor Rowe

THAT the Special Meeting of Council held November 22nd, 2011 be adjourned at 7:38 p.m.

CARRIED



Wayne Rowe, Mayor



Michelle Jansson, Corporate Officer