

GOSPEL ROCK NEEDS *YOU*



GRETA GUZEK: "EARTH GUARDIANS"

The Town of Gibsons is holding the first public information meeting to present the latest version of the Gospel Rock Neighbourhood Plan. Please attend and make your concerns known.

When: April 6, 2011 at 7 pm

Where: Elphinstone Secondary School gymnasium

We believe when the people speak clearly,
the Town of Gibsons will listen closely

What Happened to the Planning Process?



photo (c) Alan Sirulnikoff

After the last election, the Gospel Rock Select Committee, with its broad public and land owner representation, was replaced by the Gospel Rock Refinement Working Committee, with no participation from the community allowed.

This new committee pushed forward their developer-driven Plan

- discarding years of public input
- allowing for massive development, including housing on the waterfront
- ignoring numerous environmental recommendations from experts
- requiring major compromises of the Town's Official Community Plan (OCP)

In June 2010, this Plan – crafted by Art Phillips (land owners consultant) and Michael Rosin (Town consultant) – was brought to the public.

300+ people attended the meeting and resoundingly rejected the “Plan” & particularly rejecting any waterfront development.

Unfortunately, the same Phillips/Rosin Plan is before the public again with none of the changes requested by the public in June 2010.

If the award-winning vision of the people of Gibsons, expressed

- by the OCP
- during the Gospel Rock Neighborhood Plan process
- at the public meeting last June

is to be realized then you MUST communicate to Council during the coming consultation & public meetings.



What's Wrong with this Phillips/ Rosin Plan?

photo (c) Alan Sirulnikoff

The Plan to be presented to the public April 6th, severely compromises the Town's OCP & the public values it represents in favour of offshore developer profits.

The values we will lose include:

- **Loss** of Gibsons last remaining natural waterfront
- **Loss** of OCP designated greenbelt spaces & natural open spaces
- **Loss** of the OCP's riparian (stream) and foreshore protections
- **Loss** of building restrictions on steep sites
- **Loss** of protection for ecologically sensitive sites
- **Loss** of protection for geo-technically hazardous lands
- **Loss** of protection against road building over unstable slope
- **Loss** of wildlife habitat areas, corridors, and access to fresh drinking water
- **Loss** of historically-used trails and viewpoint access
- **Loss** of Arbutus/Fir forest to housing development
- **Loss** of protection for downslope property owners

All of these losses in favour of massive unprecedented development (+800 units) and NO financial contribution to the Town as an earlier version of the Plan offered.

A CALL TO ACTION

With your help, this situation can be turned around. You can

- **Learn** about the Phillips/Rosin plan at gibsons.ca/gospel-rock-neighbourhood-plan and the Bayview Heights Neighbourhood Plan at www.iomm.ca.
- **Attend** the public meeting about the Plan on April 6 at Elphinstone Secondary
- **Make your comment** at that meeting or in a letter/e-mail to the Town
- **Alert** your friends and neighbours to attend the public meeting
- **Read** the GRNP/OCP Comparison Study from the Friends of Gospel Rock Society (www.thescca.ca/GospelRock)
- **Check out** the Sunshine Coast Conservation Association's correspondence about ecological values in the Gospel Rock plan area (www.thescca.ca/GospelRock)
- **View the videos** on Facebook: Save Gospel Rock, Gibsons, BC at facebook.com/#!/pages/Save-Gospel-Rock-Gibsons-BC/178809252164094 and website:

www.savegospelrock.ca.

**Above All:
MAKE YOUR VIEWS KNOWN
TO THE TOWN OF GIBSONS
IN PERSON AND IN WRITING!**

*The Friends of Gospel Rock Society supports citizens
empowering themselves to create sustainable communities.
Thank you for caring about Gospel Rock*
