

OCP Redraft—Public Hearing
Re: Environmental Site Assessment

It recently came to light that an environmental study of Gibsons harbour was conducted by the Canadian Environment Assessment Agency in 2007. It is entitled “SEACOR Environmental Site Assessment of Gibsons Small Craft Harbour.” The study had been treated as confidential.

Its primary focus was the Gibsons Landing Harbour Authority’s water lease area, but the analysis includes scientific data on contamination of specific land sites in the harbour area. These land sites are within the scope of the Official Community Plan.

In the current OCP, references to contaminants is outdated, having derived from a 1991 study. Given what we know now, the wording is also understated, referring to “possible” or “probable” contaminants. The SEACOR report contains more current documented evidence of specific contamination, not only in the marine area (which is included in the OCP land use schedule) but also on land.

“Incorporating information from recent studies and plans” was a specific mandate of the OCP “update” process. The findings of the SEACOR report are an important resource for development in the harbour area. The report should be listed as a key study in the list in Section 1.5 on page 7 of the draft OCP. The report should also be placed on the town’s website for reference by citizens and developers.

If the omission of this key environmental report concerns you, please consider **submitting your comments to the formal hearing process**. Submissions must be written and delivered between February 17 and March 10 by the end of the public hearing.

Example:

To: mayorandcouncil@gibsons.ca

Re: Environmental Site Assessment

The OCP as drafted omits reference to a key study that is critical for developers to know about when they are contemplating development in our harbour area.

I have only recently learned of the existence of the “SEACOR Environmental Site Assessment of Gibsons Small Craft Harbour (2007).” The report contains reasonably current documented evidence of specific contamination not only in the marine area (which is included in the OCP land use schedule) but also on specific land sites.

The final revised OCP must include reference to the SEACOR report in the list of key studies that appears in Section 1.5 (on page 7 of the current draft).

As well, now that the report is no longer confidential, it needs to be accessible on the town's website for reference not only by developers but also by citizens.

Please ensure that these changes are made.

Yours sincerely,
I. B. Citizen
Gibsons