

# Malcolm Island Advisory Planning Commission

## Meeting Minutes

Old Medical Building, 270 1<sup>st</sup> Street, Sointula

December 18, 2017 at 7:15pm

### In Attendance:

Guy Carlson, Chris Chateauvert, Joy Davidson, Ken McGregor, Dennis Swanson,  
Heidi Soltau - RDMW Electoral Area 'A' Director  
Jeff Long - RDMW Manager of Planning & Development Services  
Regrets: Harry Johnson

**Call to Order:** 7:15 p.m.

### Additions or Deletions to the Agenda:

Addition of Discussion on Bylaw No. 921

**Adoption of Agenda as Amended:** MS ~ Guy, Chris ~ Carried

**Adoption of June 19, 2017 Meeting Minutes:** MS ~ Guy, Ken ~ Carried

### Regional Director's Report:

A vehicle charging station for electric cars is planned to be located in Sointula. The location has not been finalized yet, but possibly next to the fire hall. The regional district will utilize gas tax monies to pay for it.

### New Business from RDMW Planner:

1) Proposed Subdivision of 320 20<sup>th</sup> Avenue.

There was discussion regarding various aspects of the proposed subdivision including the need to service each of the lots independently and undertake public road improvements to Ministry of Transportation standards.

Moved / Seconded / Carried

*THAT the Malcolm Island Advisory Planning Commission (MIAPC) has no objection to the proposed subdivision of 325 20<sup>th</sup> Avenue subject to the following:*

- 1) *That the sanitary sewer (RDMW), water (Sointula Waterworks District) and electrical (BC Hydro) servicing for both of the lots is undertaken in accordance with the requirements of the respective organizations that oversee them, and that independent service connections to each of the lots is provided;*
- 2) *That the "Common Electrical Shed" that is located on the subject property must be relocated such that it complies with the regulations of Malcolm Island Zoning Bylaw No. 725 or alternatively, removed from the subject property altogether;*
- 3) *In accordance with the subdivision requirements associated with Malcolm Island Zoning Bylaw No. 725, access to the lots in the proposed subdivision be by public road*

*developed to an acceptable standard of the Ministry of Transportation and Infrastructure. The would also include the frontage of both lots along 20th Avenue; and,*

- 4) *That applicants submit a Development Application to the RDMW and obtain approval of a Development Variance Permit in association with the setback from the front lot line (adjacent to 20<sup>th</sup> Avenue) for the single detached dwelling located on proposed Lot B. The setback requirement is 7 metres (22.97 feet) and a setback of only 4.38 metres (14.37 feet) has been provided. In this regard, it is noted that the MIAPC has no objection to the approval of said variance.*

**Questions from the Floor:** None

**Discussion on Bylaw 921:**

Discussion regarding lot sizes in R3 zoning and that secondary dwelling units, not attached to primary dwelling are not legal. Although part of the zoning since 1974, it would appear most residents are unaware that this particular bylaw does not allow for a second, separate dwelling. Residents who have purchased properties with a secondary dwelling, over the past 40 years and would now like to sell, will be facing this issue. There currently are no provisions to have these become legal, non-conforming.

**Next Scheduled Meeting:** To be determined

**Adjourned:** 8:50 p.m. MS ~ Ken, Dennis, ~ Carried