

Malcolm Island Advisory Commission

Meeting Minutes

Old Medical Building, 270 1st Street, Sointula

April 29, 2019

Called to Order by Chair Carmen Burrows 7:10 p.m.

IN ATTENDANCE:

Chris Chateauvert, Joy Davidson, Carmen Burrows,
Dennis Swanson, Michelle Pottage, Guy Carlson
Sandra Daniels - RDMW Electoral Area 'A' Director
Jeff Long – RDMW Deputy Chief Administrative Officer/Manager of Planning & Development Services

PUBLIC:

Ken Egan, Karen Bonnell, Billy,
Roger Lanqvist – potential new commission member (to be formally confirmed May 21 RDMW meeting)

A. Call to Order - Chair Carmen Burrows – 7:10 p.m.

B. Approval of Agenda as Amended - MSC

C. Adoption of Minutes of the March 25, 2019 meeting - MSC

D. Business Arising from the Minutes and Unfinished Business

Jeff Long reported on behalf of Patrick Donaghy the following at #1, #2, #3

1. **New Street Light** - The MIAC MSC the following motion
“THAT the RDMW initiate the process with B.C. Hydro with respect to installation of a street light on the B.C. Hydro utility pole (380 718) on 1st Street at the entrance to the marina, and that said street light have an arm length of 1.2 metres, a 150 watt high pressure sodium bulb, a drop lens and be oriented in an east-northeast direction.”
2. **Eradication of Knotweed** – It was MSC by the MIAC, that the eradication of the small, isolated patch of knotweed on 1st Street should proceed before there is the opportunity to spread. While there are concerns of the use of glysohate, it makes sense to proceed now that it can be included in the current program for the North Island before it has a chance to spread.
Director Daniels will make arrangements for notification to adjacent property owners in keeping with the program protocol prior to implementation.
3. **Public Education re yard waste** – Patrick Donaghy, Manager of Operations will have an information booth at Salmon Days this year to further educate the public about proper disposal of yard waste at the transfer station. MIAC also agreed that “NO DUMPING” backroad signage at 3 locations, Beacon, Bere Point /Pulteney Point and Mitchell Bay Roads was welcomed.
4. **Housing Report** – Director Daniels reported that 22 suites will be built on the North Island over the next 3 years. Housing needs assessments have been mandated by the government and the RDMW will be working through the Mount Waddington Health Network to assess housing needs on Malcolm Island.

B.C. Housing has money for housing. Director Daniels will be attending another conference on this November 7, 2019 on Salt Spring Island. The community can and should have input as to the housing type or types that would best serve the community. Possibly a 2-3 story building with the ground floor just for seniors, was an example.

Jeff Long reported that there will be one report for the North Island with specific needs identified for each community within that report. The Regional District is preparing to apply for the grant that will be used to generate the report and details of the assessments, which will be done through the MW Health Network and B.C. Healthy Communities. In Port Hardy there is an assisted living project moving forward, on land from the city of Port Hardy.

Guy asked about more information regarding housing. The needs for each community will be identified once the assessments have been completed.

5. Jeff Long gave a brief update on the Development Permit No. 2019-DVP-01-Variance Application

Stating on May 21, 2019 this will be brought up at the RDMW meeting with options to approve as stated, not approve, approve with changes, and department of highways approval. It will be reported that the MIAC at a previous meeting voted to not approve this application.

E. New Business:

1. **Waechter Property-** it was confirmed by members of the MIAC that this property has been vacant for 15-20 years. The inherited owner is looking for relief from some service costs, given the condition of the home and that it has been vacant for such an extended period of time.
2. **New Board Member** – Director Daniels has put forth Roger Lanqvist as the newest MIAC member. The formal process for confirmation of this will take place at the RDMW May 21, 2019 meeting

F. Correspondence- none

G. Directors Report – none

H. Questions from the floor – Land use and changes to the current zoning were discussed.

I. Round Table Comments- Dennis brought up the need for changes to the zoning and to extend the sewer. Director Daniels will look into grant funds to do a study to establish a cost for a sewer extension and then do a survey of those who could be affected.

Nothing happens quickly and we need to start focusing now for long term benefits. Consideration could be given to the current minimum lot size from 5 acres down to 2 ½ acres. Consideration of lot size to allow 60' lots, zoning changes to allow separate cottages or dwellings (not attached) in the small lot residential. Jeff Long outlined the process for making changes to current zoning bylaws.

The Commission will identify some potential changes, give that information to Director Daniels to take to the RDMW, that will result in a public information meeting, then a formal public hearing meeting for any change in land use. There has been very little development on the North Island. Previously, when the zoning changed from a 10 acre minimum to 5 acres there was only one property that made that change.

Next Meeting – May 27, 2019 at 7:15 P.M.

Motion to Adjourn – at 8:55 P.M. MSC

