

**MALCOLM ISLAND ADVISORY COMMISSION (MIAC)**

Meeting Minutes

March 25, 2019

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

**PRESENT:** Sandra Daniels, RDMW Electoral "A" Director  
Carmen Burrows, Chris Chateauvert, Sheila Roote, Joy Davidson, Dennis Swanson, Guy Carlson

**STAFF:** Jeff Long - Manager of Planning & Development Services

**ABSENT:** Michelle Pottage,  
Patrick Donaghy - Manager of Operations

**PUBLIC:** None

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**CALL TO ORDER**

Chair Carmen Burrows called the meeting to order at 7:15 PM.

**APPROVAL OF AGENDA**

MIAC  
2019/03/25  
Motion 1:  
Agenda  
approved

**Motion** that the March 25, 2019 MIAC agenda be approved

Moved, Seconded, Carried

**ADOPTION OF FEBRUARY 25, 2019 MINUTES**

MIAC  
2019/03/25  
Motion 2:  
Adoption of  
minutes

**Motion** to adopt the February 25, 2019 MIAC Minutes

Moved/Seconded/Carried

**PUBLIC DELEGATIONS: None**

**OLD BUSINESS:**

**Breakwater streetlight:**

- Joy photographed the pole identification tags and will forward electronic image to Patrick & Jeff to be used to request a street light to be installed.

**Communication skills:**

- Jeff briefly outlined how information should flow to local Director and the Regional District staff for their review/action. He will continue to provide guidance on communication/information flow on an as needed basis.

### Housing update

- Jeff: the province has recently passed legislation requiring communities conduct a housing needs assessment every five years. The Mount Waddington Regional District (RDMW) will be working through the Mount Waddington Health Network to assess housing needs for Malcolm Island
- Sandra: Will be meeting with the consultant hired by M.W. Health Network to learn more about issues, resources, funding etc...

### NEW BUSINESS:

#### **“Development Permit No. 2019-DVP-01: Madsen - 280 2nd Street:**

The purpose of this application is to request a reduction in the front and side yard setbacks from 5 metres and 1.5 metres respectively to 0 metres for the existing detached accessory garage building. This building was apparently constructed in the 1980s by the previous owner contrary to the setback requirements of the zoning bylaw. The current owner wishes to subdivide the property into two lots (the MIAC dealt with the subdivision application in the fall) and before clearance can be given such that the subdivision can be registered at the Land Title Office, the property must comply with the zoning bylaw requirements. If approved by the RDMW Board of Directors, Development Permit No. 2019-DVP-01 would have the effect of legalizing the existing garage building and this would allow the subdivision to move forward.”

- Joy Davidson declared a conflict of interest and did not participate in the discussion or vote
- Jeff outlined the known history of detached accessory garage building (garage) explaining it was built with no permits during the 1980’s. It did not comply with the existing zoning/bylaws at that time and still does not. Property plan was provided.
- Discussion included concerns re:
  - o Zoning, setbacks, road allowances, road width
  - o Safety (sightlines/visibility)
  - o Built over top of pre-existing waterline
  - o Easement for waterline placed in 1996
  - o MWRD became aware of issue in 1996 when easement for water line was put into place, did not take any action at that time
  - o Concerns of setting precedence within community
  - o Options available to landowner

MIAC  
2019/03/25  
Motion 3: not  
in favour of  
approval of  
Development  
Variance  
Permit No.  
219-DVP-01

**Motion that** the Malcom Island Advisory Planning Commission is not in favour of approval of Development Variance Permit No. 2019-DVP-01 due to safety concerns associated with the existing detached accessory garage building which has been sited too close to the boundary with 2<sup>nd</sup> Street, contrary to zoning setback regulations. Safety concerns include sightline *visibility for motorists* traveling along 2<sup>nd</sup> Street and vehicle access to and from the garage building onto the street.

Moved/Seconded/Carried

**Knotweed on Malcolm Island**

- Jeff will communicate with Patrick and MWRD staff about the known patch of Japanese Knotweed along 1<sup>st</sup> Street and provide information on potential options re assessment, removal, treatment, funding of same...etc.

**Public Education re disposing of yard waste at Transfer Station**

- Jeff will communicate with Patrick and MWRD re options for providing for more information to community members to encourage better use of Transfer Station for yard waste and less dumping on backroads.

**CORRESPONDENCE:** None

**DIRECTORS REPORT:** None

**QUESTIONS FROM FLOOR:** None

**ROUND TABLE COMMENTS:**

John Malthouse has resigned and a new MIAC member must be appointed. Any suggestions/recommendations should be forwarded to Director Sandra Daniels in order that she can consider them in making her appointment recommendation to the Board.

**NEXT MEETING:** Monday April 29, 2019 at 7:15 pm

MIAC  
2019/03/25  
Motion 4:  
Adjourn  
meeting

**MOTION TO ADJOURN** meeting at 9 PM  
M/ Chris Chateauvert, S/ Guy Carlson, Carried