

MALCOLM ISLAND ADVISORY COMMISSION (MIAC)

Meeting Minutes

July 29, 2019

Old Medical Building, 270 1st Street, Sointula, BC

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

STAFF: Jeff Long, RDMW Manager of Planning

ABSENT: Patrick Donaghy - Manager of Operations

PUBLIC: Conner Siider, John Rosser, Rodney Lanqvist

CALL TO ORDER

Chair Carmen Burrows called the meeting to order at 7:11 PM.

MIAC
2019/07/29
Motion 1:
Agenda
approved

APPROVAL OF AGENDA

1. Agenda for the July 29, 2019 MIAC meeting.

Motion that the July 29, 2019 MIAC agenda be approved, with the following amendments

- Change order to:
 - o New Business
 - o Old business
- M. S. C.

MIAC
2019/07/29
Motion 2:
Agenda
approved

ADOPTION OF June 24, 2019 MINUTES

PUBLIC DELEGATIONS:

- None

NEW BUSINESS:

- 500 7 660 1ST Street re-zoning applications – Jeff Long
 - o Is there any willingness to allow residential uses to be permitted in the marine foreshore areas of Malcolm Island, it is currently not allowed.
 - o The tenant holder of two Crown Land tenures located in the marine foreshore located at 500 & 660 1st Street would like to do the following:
 - 500 1st Street - rectify the illegal nature of the commercial accommodation use by making an application to rezone the tenure. The Tenure is up for renewal with the Province in March

- 2020 and tenant holder wants to bring it into compliance prior to then.
- 660 1st Street – explore the possibility of rezoning the tenure to allow an apartment dwelling on the upper floor area of existing net shed. There has been some recent work done on the upstairs area, the tenant holder would like to create apartment living quarters in this area.
 - Jeff provided background information on Crown Land tenures, zoning etc. stating that:
 - the province can grant or approve tenures and various uses. However, the approval is always subject to complying with local requirements, zoning bylaws etc.
 - With changing times, industries and economy many of Sointula's old net sheds are falling into disrepair or worse, as there is no longer much need for net sheds. If residential uses were allowed, there may be some interest in restoring and converting them into residential spaces.
 - If there is a willingness to allow residential uses (ie. Commercial residential or non-commercial residential) there would be two options for changing zoning to allow for this:
 - A 'blanket' change to the bylaws and OCP, which would allow residential on all eligible properties/tenures
 - A more modest change to allow properties/tenures to be rezoned on a case by case basis with site specific rezoning.
 - At present the OCP does not have any provisions for residential uses in foreshore areas. Jeff recommended the OCP should be modified to reflect any changes to zoning.
 - Following discussion MIAC members were in general agreement to consider residential uses on existing foreshore Crown land tenures as part of applications for zoning bylaw amendment (rezoning).

OLD BUSINESS:

- Knotweed town meeting:
 - Carmen will contact Patrick Donaghy to determine availability of Patrick, Mike (?) and Jillian MacDonald to attend a town meeting to provide information on Knotweed and eradication procedures used by RDMW. Proposed meeting would be during the 3rd week of August (19 – 23) in the evening.
- Zoning:
 - The MIAC members have met twice in recent months to discuss possible changes to wording of zoning bylaws. No decisions have been made.
 - Jeff Long provided some general information on zoning and confirmed that applications can be made by landowners for exceptions, variances, relief etc. from specific bylaws. If approved this would allow for development, subdivision, differing uses etc. of properties. Applications

- o would be reviewed on a case by case file and may or may not approved based on findings of review.
- o Commented the RDMW is currently able to process these applications relatively quickly, providing property owners with a timely response.
- Transfer station update:
 - o No new information to report regarding increasing the access,
 - o Fire Safety measures to separate and/or contain yard waste plus building material debris from surrounding area and forest are being scheduled for later this summer fall
 - o Appropriate staff training on fire safety/procedures is also being organized.

CORRESPONDENCE: None

DIRECTORS REPORT: None

QUESTIONS FROM FLOOR:

- John Rosser asked how the public would be informed about the date, time, place of Community Meeting regarding Knotweed.
 - Posters, Sointula Resource Centre email, RDMW website, newspaper, community Facebook groups

ROUND TABLE COMMENTS: None

NEXT MEETING: Monday August 26, 2019 at 7:15 pm

MOTION TO ADJOURN meeting at 8:47 PM
M. S. Carried

MIAC 2019/07/29 Motion 3: Adjourn meeting
