

Meeting Minutes

Electoral Areas Committee

Wednesday, October 9, 2019

11:00 AM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

Hearing Session

PRESENT:

Directors: M. Hicks (Chair), D. Howe (Vice Chair), G. Holman, C. Plant (Board Chair, ex-officio)

Staff: R. Lapham, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; T. Robbins, General Manager, Integrated Water Services; R. Lachance, Senior Manager, Financial Services; M. Cranwell, Senior Building/Plumbing Inspector; R. Gutierrez, Manager, Building Inspection; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; D. Ovington, Manager, Salt Spring Island Recreation; L. Xu, Manager, Finance Services; E. Gorman, Deputy Corporate Officer; S. Closson, Committee Clerk (Recorder)

The meeting was called to order at 11:02 am.

1. Hearing Under Section 57 of the Community Charter Regarding Notices Against Title

This hearing is being convened pursuant to section 57 of the Community Charter. The Electoral Areas Committee has been delegated the power of the Regional Board to consider a recommendation of the Building Inspector to file a notice on land title of properties that contravene building safety standards and applicable building regulations.

Anyone who considers their interest in property will be affected by a notice on title shall be provided an opportunity to speak before the Committee. Speakers should focus their remarks on the issue under consideration and to address all comments to the Committee Chair.

Once the property owner has been heard, the committee shall determine whether to confirm the recommendation of the Building Inspector, to file a notice against title of the subject property.

During the course of this hearing, this committee is sitting as a quasi-judicial body and in that capacity should only consider the facts brought before it by the Building Inspector and the affected property owners. In making a decision, committee members should refrain from considering facts that are extraneous to the hearing process.

2. Approval of Agenda

MOVED by Director Holman, **SECONDED** by Director Howe,
That the agenda for the October 10, 2019 Hearing Session of the Electoral Areas
Committee meeting be approved.

CARRIED

3. Adoption of Minutes

- 3.1. [19-816](#) Minutes of the Hearing Session of the September 11, 2019 Electoral Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Director Howe,
That the minutes of the Hearing Session of the September 11, 2019 Electoral Areas Committee Meeting be adopted as circulated.

CARRIED

4. Comments by Property Owners on the Recommended Notices on Title

There were none.

5. Properties to be Considered for Filing Notice against Land Title and Comments by the Building Inspector or Designated Municipal Officer - Salt Spring Island

- 5.1. [19-805](#) File Notice on the Land Title of Cameron Richard Mackay and Leslie Evelyn Bell, 351 Mountain Park Drive, Lot 1, Section 13, Range 4 West, North Salt Spring Island, Cowichan District, Plan VIP63873, Except part in Plan EPP5792, PID: 023-511-451, NT000253

M. Cranwell spoke to Item 5.1. and its deferral to the next meeting.

MOVED by Director Holman, **SECONDED** by Director Howe,
That Item 5.1 be deferred to the November hearing session.

CARRIED

- 5.2. [19-806](#) File Notice on the Land Title of Filip Hroch and Ellis Hroch, 223 Booth Canal Road, Lot C, Sections 3 and 4, Range 1 East, North Salt Spring Island, Cowichan District, VIP2143, PID: 006-394-191, NT000105

M. Cranwell spoke to item 5.2.

Discussion ensued on the following:

- CRD enforcement
- compliance expectations

MOVED by Director Holman, **SECONDED** by Director Howe,
That the Corporate Officer shall file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot C, Sections 3 and 4, Range 1 East, North Salt Spring Island, Cowichan District, Plan 2143, PID: 006-394-191 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.3. [19-807](#) File Notice on the Land Title of Nancy B Bloch, 192 Vesuvius Bay Road, Section 8, Range 1 East, North Salt Spring Island, Cowichan District, except Parcel A (DD 464261), Parcel C (DD 2279781) and Part in Plans 3629, 8770 and 17081, PID: 010-419-632, File NT000252

M. Cranwell spoke to Item 5.3., NT 000252, 192 Vesuvius Bay Road Salt Spring Island.

Discussion ensued on the following:

- correspondence from property owner

MOVED by Director Holman, **SECONDED** by Director Howe,
That the Corporate Officer shall file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: 192 Vesuvius Bay Road, Section 8, Range 1 East, North Salt Spring Island, Cowichan District, except Parcel A (DD 464261), Parcel C (DD 2279781) and Part in Plans 3629, 8770 and 17081, PID 010-419-632 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

5.4. [19-808](#)

File Notice on the Land Title of Robin Soles and Jesse Cullen, 2045 North End Road, Lot A, Section 8, Range 1 North, North Salt Spring Island, Cowichan District Plan 2584, PID: 006-311-644, File NT000259

M. Cranwell spoke to Item 5.4., NT 000259 2045 North End Road, Salt Spring Island.

Discussion ensued on general data for the number of outstanding notices by Electoral Area.

MOVED by Director Holman, **SECONDED** by Director Howe,
That the Corporate Officer shall file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot A, Section 8, Range 1 North, North Salt Spring Island, Cowichan District Plan 2584, PID: 006-311-644 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

6. Adjournment

MOVED by Director Howe, **SECONDED** by Director Holman,
That the October 09, 2019 Hearing Session of the Electoral Areas Committee meeting be adjourned at 11:13 am.

CARRIED

Chair

Recorder