

Meeting Minutes

Electoral Areas Committee

Wednesday, November 13, 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; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; R. Smith, Senior Manager, Environmental Resource Management; R. Gutierrez, Manager, Building Inspection; S. Henderson, Manager, Real Estate; D. Ovington, Manager, Salt Spring Island Recreation; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; M. Cranwell, Senior Building/Plumbing Inspector; E. Gorman, Deputy Corporate Officer; S. Closson, Committee Clerk (Recorder); T. Pillipow, Committee Clerk

The meeting was called to order at 11:01 am.

Territorial Acknowledgment

Chair Hicks provided a Territorial Acknowledgement.

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 Howe, **SECONDED** by Director Holman,
That the agenda for the November 13, 2019 Electoral Areas Committee meeting
be approved.
CARRIED

3. Adoption of Minutes

- 3.1. [19-969](#) Minutes of the Hearing Session of the October 9, 2019 Electoral Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Director Howe,
That the minutes of the Hearing Session of the October 9, 2019 Electoral Areas Committee Meeting be adopted as circulated.
CARRIED

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

There were no comments by property owners.

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

- Southern Gulf Islands
- Juan de Fuca
- Salt Spring Island

- 5.1. [19-926](#) File Notice on the Land Title of Kevin Ryan McKenna, 17029 Parkinson Road, PID 003-848-434, Lot 5, Section 36, Township 13, Renfrew District, Plan 5109, File NT000239

M. Cranwell spoke to the File Notice on the Land Title of 17029 Parkinson Road, Renfrew District.

MOVED by Director Hicks, **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 5, Section 36, Township 13, Renfrew District, Plan 5109, PID: 003-848-434 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED

- 5.2. [19-927](#) File Notice on the Land Title of Hannah Laura Bielert, 121 Cairns Place, Lot 3, Sections 4 and 5, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP66658, PID: 024-060-399, NT000258

M. Cranwell spoke to File Notice on the Land Title of 121 Cairns Place, North Salt Spring Island, Cowichan District.

Discussion ensued on the following:

- Trust covenant
- compliance and remedial action

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 3, Sections 4 and 5, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP66658, PID: 024-060-399 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED

- 5.3. [19-928](#) File Notice on the Land Title of Kirk Sisson, 1234 Isabella Point Road, Lot 1, Section 40, South Salt Spring Island, Cowichan District, Plan VIP60202, PID 023-004-762, File NT000261
- M. Cranwell spoke to File Notice on the Land Title of 1234 Isabella Point Road, South Salt Spring Island, Cowichan District.
- MOVED by Director Howe, SECONDED by Director Holman,
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 1, Section 40, South Salt Spring Island, Cowichan District, Plan VIP60202, PID 023-004-762, or any subdivision of said lands as may be affected by the contravention(s).
CARRIED**
- 5.4. [19-929](#) 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 File Notice on the Land Title of 351 Mountain Park Drive, North Salt Spring Island, Cowichan District.
- MOVED by Director Howe, SECONDED by Director Holman,
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 1, Section 13, Range 4 West, North Salt Spring Island, Cowichan District, Plan VIP63873, Except part in Plan EPP5792, PID: 023-511-451, or any subdivision of said lands as may be affected by the contravention(s).
CARRIED**
- 5.5. [19-930](#) File Notice on the Land Title of Tony V Brinks and Randy C Brinks, 160 Ross Road, Lot 1, Section 12, Range 3 East, North Salt Spring Island, Cowichan District, Plan 41408, PID 000-631-108, File NT000264
- M. Cranwell spoke to File Notice on the Land Title of 160 Ross Road, North Salt Spring Island, Cowichan District.
- 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 1, Section 12, Range 3 East, North Salt Spring Island, Cowichan District, Plan 41408, PID 000-631-108, or any subdivision of said lands as may be affected by the contravention(s).
CARRIED**
- 5.6. [19-931](#) File Notice on the Land Title of Tara Gentle Martin, Julie Kaija Martin, and Geoffrey Dennis Martin, 122 Sunnyside Drive, Lot 5, Block 2, Section 15, Range 2 and Section 61, South Salt Spring Island, Cowichan District, Plan 14370, PID: 004-395-654, NT000255
- M. Cranwell spoke to the Land Title of 122 Sunnyside Drive, South Salt Spring Island, Cowichan District.

**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 5, Block 2, Section 15, Range 2
and Section 61, South Salt Spring Island, Cowichan District, Plan 14370, PID:
004-395-654, or any subdivision of said lands as may be affected by the
contravention(s).
CARRIED**

5.7. [19-932](#) File Notice on the Land Title of Blair Morris Chornopyski, 3736 Rum Road,
PID: 003-248-135, Lot 36, Section 10, Pender Island, Cowichan District,
Plan 22424, File NT000265

M. Cranwell spoke to the File Notice on the Land Title of 3736 Rum Road,
Pender Island, Cowichan District.

**MOVED by Director Howe, SECONDED by Director Holman,
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 36, Section 10, Pender Island,
Cowichan District, Plan 22424, PID: 003-248-135 or any subdivision of said lands as
may be affected by the contravention(s).
CARRIED**

General discussion ensued on the following:
- trends for Notices on Land Titles
- number of current properties with Notice on Title

6. Adjournment

**MOVED by Director Howe, SECONDED by Director Hicks,
That the Hearing Session of the November 13, 2019 Electoral Areas Committee be
adjourned at 11:23 am.
CARRIED**

Chair

Recorder