

Meeting Minutes

Electoral Areas Committee

Wednesday, February 12, 2020

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. Morley, General Manager, Corporate Services; T. Robbins, General Manager, Integrated Water Services; K. Lorette, General Manager, Planning and Protective Services; S. Carby, Senior Manager, Protective Services; K. Campbell, Senior Manager, Salt Spring Island Administration; S. Henderson, Manager, Real Estate; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; M. Cranwell, Senior Building/Plumbing Inspector; E. Gorman, Deputy Corporate Officer; T. Pillipow, 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 Howe, **SECONDED** by Director Holman,
That the agenda for the Hearing Session of the February 12, 2020 Electoral Areas
Committee meeting be approved.

CARRIED

3. Adoption of Minutes

- 3.1. [20-103](#) Minutes of the Hearing Session of the November 13, 2019 Electoral Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Director Howe,
That the minutes of the Hearing Session of the November 13, 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
- Salt Spring Island
- Juan de Fuca

- 5.1. [20-077](#) File Notice on the Land Title of 2139 Otter Ridge Drive, Lot B, Section 10, Otter District, Plan VIP80758, PID 026-637-821, File NT000270

M. Cranwell spoke to Item 5.1. File Notice on the Land Title of 2139 Otter Ridge Drive, Otter District

Discussion ensued on yurt compliance with BC building code.

MOVED by Director Hicks, **SECONDED** by Director Holman,
That the Corporate Officer 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 B, Section 10, Otter District, Plan VIP80758, PID 026-637-821 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.2. [20-084](#) File Notice on the Land Title of 173 Jones Road, the South 1/2 of Section 9, Range 1, South Salt Spring Island, Cowichan District, PID 009-726-985, NT000101

M. Cranwell spoke to Item 5.2. File Notice on the Land Title of 173 Jones Road, South Salt Spring Island, Cowichan District

Discussion ensued on liability.

MOVED by Director Holman, **SECONDED** by Director Howe,
That the Corporate Officer 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: the South 1/2 of Section 9, Range 1, South Salt Spring Island, Cowichan District, PID 009-726-985 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.3. [20-085](#) File Notice on the Land Title of 1378 Sticks Allison Road West, Strata Lot 3, District Lots 30 and 31, Galiano Island, Cowichan District Strata Plan VIS5536 together with an interest in the common property in proportion to

the unit entitlement of the Strata Lot as shown on Form V, PID 025-936-417, File NT000249

M. Cranwell spoke to Item 5.3. File Notice on the Land Title of 1378 Sticks Allison Road West, Galiano Island, Cowichan District

**MOVED by Director Howe, SECONDED by Director Holman, That the Corporate Officer 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: Strata Lot 3, District Lots 30 and 31, Galiano Island, Cowichan District Strata Plan VIS5536 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V, PID 025-936-417 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED**

5.4. [20-086](#) File Notice on the Land Title of 657 Wilks Road, Lot 39, Section 10, Mayne Island, Cowichan District, Plan 15027, PID 004-164-938, File NT000268

M. Cranwell spoke to Item 5.4. File Notice on the Land Title of 657 Wilks Road, Mayne Island, Cowichan District

**MOVED by Director Howe, SECONDED by Director Holman, That the Corporate Officer 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 39, Section 10, Mayne Island, Cowichan District, Plan 15027, PID 004-164-938 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED**

6. Adjournment

**MOVED by Director Holman, SECONDED by Board Chair Plant, That the Hearing Session of the February 12, 2020 Electoral Areas Committee be adjourned at 11:15 am.
CARRIED**

Chair

Recorder