

Meeting Minutes

Electoral Areas Committee

Wednesday, September 9, 2020

11:00 AM

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

Hearing Session

PRESENT

Directors: M. Hicks (Chair), B. Maberley (for D. Howe (Vice Chair)) (11:03 am), G. Holman, C. Plant (Board Chair, ex-officio) (11:24 am)

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; S. Carby, Senior Manager, Protective Services; M. Taylor, Manager, Building Inspection; J. Starke, Manager, Service Delivery, SGI Planning; M. Lagoa, Acting Deputy Corporate Officer; T. Phillipow, Committee Clerk (Recorder)

Regrets: Director D. Howe

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

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

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 Alternate Director Maberley,
That the agenda for the Hearing Session of the September 09, 2020 Electoral**

Areas Committee meeting be approved.

MOVED by Director Hicks, **SECONDED** by Director Holman,
That the agenda be amended to move Item 5.1. to accommodate the property owner.

CARRIED

MOVED by Director Holman, **SECONDED** by Alternate Director Maberley,
That the agenda for the Hearing Session of the September 09, 2020 Electoral Areas Committee meeting be approved as amended.

CARRIED

3. Adoption of Minutes

- 3.1. [20-537](#) Minutes of the Hearing Session of the July 8, 2020 Electoral Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Alternate Director Maberley,
That the minutes of the Hearing Session of the July 8, 2020 Electoral Areas Committee Meeting be adopted as circulated.

CARRIED

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

Mr. Peter Hovey spoke to item 5.1. Sea Cans were placed on the premises and used as seasonal staff quarters. The containers were not constructed to building code standards, and therefore need to be used as storage only, or brought up to code. Mr. Hovey will be out of the country from December to March.

Mr. Robert Fitzgerald spoke to Item 5.6. He assured the committee that the 100sqft storage units are no longer being used for habitation, and sought clarification on the need of a plumbing permit.

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

- Juan de Fuca

- Southern Gulf Islands

- 5.1. [20-494](#) File Notice on the Land Title of Lot 3, Parkinson Road, Lot 3, District Lot 17, Renfrew District, Plan 13240, PID 003-827-496, File NT000297

M. Taylor spoke to item 5.1.

Discussion ensued on the policy surrounding sea cans as dwellings.

MOVED by Director Hicks, **SECONDED** by Director Holman,
That this item be tabled until December 25, 2020.

CARRIED

- 5.2. [20-497](#) File Notice on the Land Title of Lot 62, Petrel Drive, Section 4, Renfrew District Plan VIP83894, PID 027-254-151, File NT000235

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 62, Section 4, Renfrew District Plan VIP83894, PID 027-254-151 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.3. [20-491](#) File Notice on the Land Title of 6601 East Sooke Road, Lot B Section 134 Sooke District Plan VIP73862, PID 025-431-722, File NT000296

MOVED by Director Hicks, **SECONDED** by Alternate Director Maberley,
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 134 Sooke District Plan VIP73862, PID 025-431-722 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.4. [20-498](#) File Notice on the Land Titles of 407 Wood Dale Drive, Lot 68 Section 7, Mayne Island, Cowichan District, Plan VIP23397, PID 003-088-812 and 409 Wood Dale Drive, Lot 69, Section 7, Mayne Island, Cowichan District, Plan VIP23397, PID 003-088-821, File NT000299

M Taylor spoke to item 5.4.

MOVED by Alternate Director Maberley, **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 68 Section 7, Mayne Island, Cowichan District, Plan VIP23397, PID 003-088-812 and Lot 69, Section 7, Mayne Island, Cowichan District, Plan VIP23397, PID 003-088-821 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.5. [20-495](#) File Notice on the Land Title of 1613 Schooner Way, Lot 24, Section 9, Pender Island, Cowichan District, Plan 22335, PID 003-218-201, File NT000294

M Taylor spoke to item 5.5.

Discussion ensued on correspondence.

MOVED by Alternate Director Maberley, **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 24, Section 9, Pender Island, Cowichan District, Plan 22335, PID 003-218-201 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 5.6. [20-496](#) File Notice on the Land Title of 100 East Point Road, Lot A, Section 18, Saturna Island, Cowichan District, Plan VIP75287, PID 025-674-102, File NT000293

**MOVED by Alternate Director Maberley, SECONDED by Director Holman,
That this item be tabled for 60 days.
CARRIED**

5.7. [20-503](#) File Notice on the Land Title of 131 East Point Road, Lot 2, Section 18, Saturna Island, Cowichan District, Plan 19556, PID 003-733-301, File NT000

M Taylor spoke to item 5.7.

Discussion ensued on having an engineer or architect complete a safety certification.

**MOVED by Alternate Director Maberley, SECONDED by Director Holman,
That the Electoral Areas Committee receive correspondence from the property owner.
CARRIED**

**MOVED by Alternate Director Maberley, SECONDED by Director Holman,
That this item be tabled for 60 days.
CARRIED**

6. Adjournment

**MOVED by Director Holman, SECONDED by Director Plant,
That the September 09, 2020 Electoral Areas Committee meeting be adjourned at 11:44 am.
CARRIED**

Chair

Recorder