

Meeting Minutes

Electoral Areas Committee

Wednesday, December 8, 2021

11:00 AM

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

Hearing Session

PRESENT

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

Staff: K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; S. Henderson, Manager, Real Estate; J. Reimer, Manager, Electoral Area Fire and Emergency Programs; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area (EP); M. Taylor, Manager, Building Inspection; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director D. Howe

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

1. Territorial Acknowledgement

Chair Hicks provided a Territorial Acknowledgement.

2. 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.

3. Approval of Agenda

MOVED by Alternate Director Brent, **SECONDED** by Director Holman,
That the agenda for the Hearing Session of the December 8, 2021 Electoral Areas
Committee meeting be approved.

CARRIED

4. Adoption of Minutes

- 4.1. [21-901](#) Minutes of the Hearing Session of the October 13, 2021 Electoral Areas
Committee Meeting

MOVED by Alternate Director Brent, **SECONDED** by Director Holman,
That the minutes of the Hearing Session of the Electoral Areas Committee
meeting of October 13, 2021 be adopted as circulated.

CARRIED

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

There were no comments by property owners.

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

- Juan de Fuca [1]
- Salt Spring Island [1]
- Southern Gulf Islands [1]

- 6.1. [21-867](#) File Notice on the Land Title of 3891 Trailhead Drive, Lot 8, Section 4,
Renfrew District, Plan VIP79213, PID 026-344-912, File NT000316

M. Taylor spoke to Item 5.1.

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 8, Section 4, Renfrew District, Plan
VIP79213, PID 026-344-912 or any subdivision of said lands as may be affected by
the contravention(s).

CARRIED

- 6.2. [21-868](#) File Notice on the Land Title of 129 Dean Road, Lot 2, District Lot 24, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 14116, PID 000-313-777, File NT000272

M. Taylor spoke to Item 5.2.

Discussion ensued on what effect a Section 57 Notice on Title would have on the sale of a property.

MOVED by Director Holman, SECONDED by Alternate Director Brent, 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 2, District Lot 24, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 14116, PID 000-313-777 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 6.3. [21-869](#) File Notice on the Land Title of 4302 Port Washington Road, Lot 16, Section 18, Pender Island, Cowichan District, Plan 38353, PID 001-026-313

M. Taylor spoke to Item 5.3.

MOVED by Alternate Director Brent, 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 16, Section 18, Pender Island, Cowichan District, Plan 38353, PID 001-026-313 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

7. Adjournment

MOVED by Alternate Director Brent, SECONDED by Director Holman, That the Hearing Session of the December 8, 2021 Electoral Areas Committee meeting be adjourned at 11:10 am.

CARRIED

CHAIR

RECORDER