

Meeting Minutes

Electoral Areas Committee

Wednesday, June 8, 2022

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

Staff: R. Lapham, Chief Administrative Officer; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; T. Robbins, General Manager, Integrated Water Services; S. Henderson, Senior Manager, Real Estate and Southern Gulf Islands Administration; D. Ovington, Manager, Salt Spring Island Administration (EP); J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; M. Taylor, Manager, Building Inspection; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Guest: Director R. Mersereau

Regrets: Director: C. Plant

The meeting was called to order at 11:00 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 Director Mersereau be allowed to participate without vote in the Hearing
Session of the June 8, 2022 Electoral Areas Committee meeting.
CARRIED**

**MOVED by Alternate Director Brent, SECONDED by Director Holman,
That the agenda for the Hearing Session of the June 8, 2022 Electoral Areas
Committee meeting be approved.
CARRIED**

4. Adoption of Minutes

- 4.1. [22-381](#) Minutes of the Hearing Session of the April 13, 2022 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 April 13, 2022 be adopted as circulated.
CARRIED**

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

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

- Salt Spring Island [3]
- Southern Gulf Islands [2]

- 6.1. [22-336](#) File Notice on the Land Title of 351 Elizabeth Drive, Lot 14, Section 7, Range 1 West, North Salt Spring Island, Cowichan District, Plan 24125, PID 002-973-952, File NT000314

M. Taylor spoke to Item 6.1.

MOVED by Director Holman, SECONDED by Alternate Director Brent, 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 14, Section 7, Range 1 West, North Salt Spring Island, Cowichan District, Plan 24125, PID 002-973-952 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 6.2. [22-337](#) File Notice on the Land Title of 161 Margolin Drive, Lot 3, Section 9, Range 1 North, North Salt Spring Island, Cowichan District, Plan 23640, Except Part in Plan 36343, PID 000-583-863, File NT000347

M. Taylor spoke to Item 6.2.

MOVED by Director Holman, SECONDED by Alternate Director Brent, 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 3, Section 9, Range 1 North, North Salt Spring Island, Cowichan District, Plan 23640, Except Part in Plan 36343, PID 000-583-863 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 6.3. [22-338](#) File Notice on the Land Title of 150 and 150A Ashya Road, Strata Lot 1, Section 4, Range 1, South Salt Spring Island, Cowichan District, Strata Plan VIS6778 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID 027-928-047, File NT000307

M. Taylor spoke to item 6.3.

MOVED by Director Holman, SECONDED by Alternate Director Brent, 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 1, Section 4, Range 1, South Salt Spring Island, Cowichan District, Strata Plan VIS6778 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, PID 027-928-047 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

6.4. [22-339](#) File Notice on the Land Title of 274 Merryman Drive, Lot 8, Section 6, Mayne Island, Cowichan District, Plan 23006, PID 003-213-951, File NT000222

M. Taylor spoke to Item 6.4.

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 8, Section 6, Mayne Island, Cowichan District, Plan 23006, PID 003-213-951 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

6.5. [22-340](#) File Notice on the Land Title of 1616 Schooner Way, Lot 38, Section 9, Pender Island, Cowichan District, Plan 22335, PID 003-218-023, File NT000343

M. Taylor spoke to Item 6.5.

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 38, Section 9, Pender Island, Cowichan District, Plan 22335, PID 003-218-023 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

7. Adjournment

MOVED by Director Holman, SECONDED by Alternate Director Brent, That the Hearing Session of the June 8, 2022 Electoral Areas Committee meeting be adjourned at 11:09 am.

CARRIED

CHAIR

RECORDER