

## Meeting Minutes

### Electoral Areas Committee

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Wednesday, October 12, 2022

11:00 AM

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

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#### Hearing Session

#### PRESENT

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

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; K. Campbell, Senior Manager, Salt Spring Island Administration (EP); S. Carby, Senior Manager, Protective Services; S. Henderson, Senior Manager, Real Estate; 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

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 October 12, 2022 Electoral Areas  
Committee meeting be approved.

**CARRIED**

### 4. Adoption of Minutes

- 4.1. [22-608](#) Minutes of the Hearing Session of the July 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 July 13, 2022 be adopted as circulated.

**CARRIED**

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

B. Cranna spoke to Item 6.7. He stated that they are working toward compliance  
on this property.

N. Fridd spoke to Item 6.4. He is applying for a new building permit for this  
property.

R. Julei spoke to Item 6.5. He stated that the key concerns for this property have  
been addressed and that he would like an inspection completed.

### 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 [4]
- Southern Gulf Islands [2]

- 6.1. [22-581](#) File Notice on the Land Title of 3612 Petrel Drive, Lot 26, Section 2,  
Renfrew District, Plan VIP83894, PID 027-253-791, File NT000369

M. Taylor spoke to Item 6.1.

**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 26, Section 2, Renfrew District, Plan  
VIP83894, PID 027-253-791 or any subdivision of said lands as may be affected by  
the contravention(s).

**CARRIED**

- 6.2.**     [22-533](#)     File Notice on the Land Title of 240 Old Scott Road, Lot 1, District Lot 20, North Salt Spring Island, Cowichan District, Plan 7060, PID 005-812-658, File NT000344
- M. Taylor spoke to Item 6.2.
- MOVED by Director Holman, SECONDED by Alternate Director Brent,  
That this item be postponed for two (2) months to allow the property owner sufficient time to submit a permit application.  
CARRIED**
- 6.3.**     [22-531](#)     File Notice on the Land Title of 1749 Fulford-Ganges Road, Lot A, Section 69, South Salt Spring Island, Cowichan District, Plan VIP85741, PID 027-679-870, File NT000351
- 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: Lot A, Section 69, South Salt Spring Island, Cowichan District, Plan VIP85741, PID 027-679-870 or any subdivision of said lands as may be affected by the contravention(s).  
CARRIED**
- 6.4.**     [22-532](#)     File Notice on the Land Title of 600 Isabella Point Road, The North East ¼ of Section 42, South Salt Spring Island, Cowichan District, Except Those Parts in Plans 2716, 14152, 42767 and VIP67045 Except Parcel C (DD 78931-I), PID 000-400-491, File NT000326
- M. Taylor spoke to Item 6.4.
- MOVED by Director Holman, SECONDED by Alternate Director Brent,  
That this item be postponed for two (2) months to allow the property owner the opportunity to address the key issues raised.  
CARRIED**
- 6.5.**     [22-582](#)     File Notice on the Land Title of 289 Stewart Road, Lot A, Section 77, South Salt Spring Island, Cowichan District, Plan 45747 Except Part in Plan VIP51969, PID 008-612-854, File NT000363
- M. Taylor spoke to Item 6.5.
- MOVED by Alternate Director Brent, SECONDED by Director Holman,  
That this item be postponed for sixty (60) days.  
CARRIED**

6.6. [22-534](#) File Notice on the Land Title of 484 Cherry Tree Bay Road, Lot 1, Section 14, Mayne Island, Cowichan District, Plan 16306, PID 004-486-200, File NT000330

M. Taylor spoke to 6.6.

**MOVED by Alternate Director Brent, SECONDED by Director Holman,  
That this item be postponed for sixty (60) days.  
CARRIED**

6.7. [22-535](#) File Notice on the Land Title of 266 Leighton Lane, Lot 234, Section 6, Mayne Island, Cowichan District, Plan 23981, PID 002-950-081, File NT000353

M. Taylor spoke to Item 6.7.

**MOVED by Alternate Director Brent, SECONDED by Director Holman,  
That this item be postponed for sixty (60) days.  
CARRIED**

## 7. Adjournment

**MOVED by Alternate Director Brent, SECONDED by Director Holman,  
That the Hearing Session of the Electoral Areas Committee meeting be  
adjourned at 11:29 am.  
CARRIED**

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CHAIR

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RECORDER