

Meeting Minutes

Electoral Areas Committee

Wednesday, December 14, 2022

10:00 AM

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

Hearing Session

PRESENT

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

Staff: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; I. Jesney, Acting General Manager, Integrated Water Services; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; S. Carby, Senior Manager, Protective Services; S. Henderson, Senior Manager, Real Estate and Southern Gulf Islands Administration; J. Reimer, Manager, Electoral Area Fire and Emergency Programs; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; M. Taylor, Manager, Building Inspection; C. Vrabel, Fire Services Coordinator, Protective Services; M. Lagoa, Deputy Corporate Officer; J. Dorman, Committee Clerk (Recorder)

The meeting was called to order at 10:00 am.

1. Territorial Acknowledgement

Chair Brent 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 Director Holman, SECONDED by Director Wickheim,
That the agenda for the Hearing Session of the December 14, 2022 Electoral
Areas Committee meeting be approved.**

CARRIED

4. Adoption of Minutes

- 4.1. [22-686](#) Minutes of the Hearing Session of the October 12, 2022 Electoral Areas Committee Meeting

**MOVED by Director Holman, SECONDED by Director Wickheim,
That the minutes of the Hearing Session of the Electoral Areas Committee
meeting of October 12, 2022 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**

- Salt Spring Island [3]
- Southern Gulf Islands [1]

- 6.1. [22-640](#) File Notice on the Land Title of 123 & 123A Ashya Road, Strata Lot 7, 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 027-928-101, File NT000303

M. Taylor spoke to Item 6.1.

**MOVED by Director Holman, SECONDED by Director Wickheim,
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 7, 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 027-928-101 or any subdivision of said lands as may be
affected by the contravention(s).**

CARRIED

- 6.2. [22-642](#) File Notice on the Land Title of Walker’s Hook Road, Lot 1, District Lot 22, North Salt Spring Island, Cowichan District, Plan VIP72976, PID 025-202-375, Files NT0000371

M. Taylor spoke to Item 6.2.

MOVED by Director Holman, SECONDED by Director Wickheim, 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 1, District Lot 22, North Salt Spring Island, Cowichan District, Plan VIP72976, PID 025-202-375 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 6.3. [22-643](#) File Notice on the Land Title of 600 Walker’s Hook Road, Lot 2, District Lot 22, North Salt Spring Island, Cowichan District, Plan 5373, Except Parcel A (DD 188069I) of Lots 1 and 2 of Said Plan and Except Part in Plans 5742 and VIP72976, PID 005-964-725, File NT000372

M. Taylor spoke to Item 6.3.

Discussion ensued on the right of way encroachment and the necessary permits/approval required.

MOVED by Director Holman, SECONDED by Director Wickheim, 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 2, District Lot 22, North Salt Spring Island, Cowichan District, Plan 5373, Except Parcel A (DD 188069I) of Lots 1 and 2 of Said Plan and Except Part in Plans 5742 and VIP72976, PID 005-964-725 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

- 6.4. [22-644](#) File Notice on the Land Title of 4505 Bedwell Harbour Road, The South West 1/4 of the North East 1/4 of Section 15, Pender Island, Cowichan District, Except Parcel C (DD 37613I), PID 009-675-159, File NT000054

M. Taylor spoke to Item 6.4.

MOVED by Director Brent, SECONDED by Director Wickheim, 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 West 1/4 of the North East 1/4 of Section 15, Pender Island, Cowichan District, Except Parcel C (DD 37613I), PID 009-675-159 or any subdivision of said lands as may be affected by the contravention(s).

CARRIED

7. Adjournment

MOVED by Director Plant, **SECONDED** by Director Holman,
That the Hearing Session of the December 14, 2022 Electoral Areas Committee
meeting be adjourned at 10:12 am.
CARRIED

CHAIR

RECORDER