

Meeting Minutes

Electoral Areas Committee

Wednesday, February 8, 2023

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)
(10:05 am)

Staff: T. Robbins, Chief Administrative Officer; I. Jesney, Acting General Manager, Integrated Water Services; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; K. Campbell, Senior Manager, Salt Spring Island Administration; S. Carey, Senior Manager of Legal 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)

The meeting was called to order at 10:01 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 Wickheim, **SECONDED** by Director Holman,
That the agenda for the Hearing Session of the February 8, 2023 Electoral Areas Committee meeting be approved.
CARRIED

4. Adoption of Minutes

- 4.1. [23-135](#) Minutes of the Hearing Session of the January 11, 2023 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 January 11, 2023 be adopted as circulated.
CARRIED

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

S. Grzybowski spoke to Item 6.1. He stated that he would like to address the outstanding issues on his property in order to avoid a notice 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 [2]

- 6.1. [23-085](#) File Notice on the Land Title of 304 Garner Road, Lot 6, Section 79, South Salt Spring Island, Cowichan District, Plan 35674, PID 000-010-090, File NT000377

M. Taylor spoke to Item 6.1.

Discussion ensued on the status of the yurt on the property.

MOVED by Director Holman, **SECONDED** by Director Wickheim,
That this item be deferred for two months in order to allow the property owner time to bring the property into compliance.
CARRIED

- 6.2. [23-086](#) File Notice on the Land Title of 109 Spring Gold Way, Lot 1, Section 2, Range 1 East, North Salt Spring Island, Cowichan District, Plan VIP80776, PID 026-644-304, File NT000376

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, Section 2, Range 1 East, North Salt Spring Island, Cowichan District, Plan VIP80776, PID 026-644-304 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED

7. Adjournment

MOVED by Director Wickheim, **SECONDED** by Director Plant,
That the Hearing Session of the February 8, 2023 Electoral Areas Committee meeting be adjourned at 10:16 am.
CARRIED

CHAIR

RECORDER