

Meeting Minutes

Electoral Areas Committee

Wednesday, August 9, 2023

11:00 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; A. Fraser, General Manager, Integrated Water Services; M. Barnes, Acting General Manager, Planning and Protective Services; N. Chan, Chief Financial Officer; K. Morley, General Manager, Corporate Services; S. Carey, Senior Manager, Legal Services; S. Henderson, Senior Manager, Real Estate; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Areas; M. Taylor, Manager, Building Inspection; M. Lagoa, Deputy Corporate Officer; J. Dorman, Committee Clerk (Recorder)

Guests: M. Harcourt, Former Premier of British Columbia; R. Bortolin, Stewart McDannold Stuart, Barristers & Solicitors

The meeting was called to order at 11:02 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 Plant, SECONDED by Director Wickheim,
That the agenda for the Hearing Session of the August 9, 2023 Electoral Areas
Committee meeting be approved.

CARRIED

4. Adoption of Minutes

- 4.1. [23-527](#) Minutes of the Hearing Session of the July 12, 2023 Electoral Areas
Committee Meeting

MOVED by Director Holman, SECONDED by Director Plant,
That the minutes of the Hearing Session of the Electoral Areas Committee
meeting of July 12, 2023 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 [2]**

- 6.1. [23-502](#) File Notice on the Land Title of 190 Reynolds Road, The North West 1/4 of Section 60, South Salt Spring Island, Cowichan District, Except Parts in Plans 24110, 21769, 25612, 26491 and 26909, PID 009-744-274, File NT000392

M. Taylor spoke to Item 6.1.

Discussion ensued on the stop work order and other structures on property.

MOVED by Director Holman, **SECONDED** by Director Plant,
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 North West 1/4 of Section 60, South Salt Spring Island, Cowichan District, Except Parts in Plans 24110, 21769, 25612, 26491 and 26909, PID 009-744-274 or any subdivision of said lands as may be affected by the contravention(s).

MOVED by Director Holman, **SECONDED** by Director Plant,
That the main motion be amended to add "2. And that staff report back if there is further action taken on this property."

CARRIED

The question was called on the main motion as amended:

1. 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 North West 1/4 of Section 60, South Salt Spring Island, Cowichan District, Except Parts in Plans 24110, 21769, 25612, 26491 and 26909, PID 009-744-274 or any subdivision of said lands as may be affected by the contravention(s).

2. And that staff report back if there is further action taken on this property.

CARRIED

6.2. [23-504](#) File Notice on the Land Title of 340 Blackburn Road, Lot A, Section 14, Range 4 East, North Salt Spring Island, Cowichan District, Plan 36350, PID 000-383-422, File NT000394

M. Taylor spoke to Item 6.2.

Discussion ensued on the meaning of the investigation being closed by Islands Trust.

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 A, Section 14, Range 4 East, North Salt Spring Island, Cowichan District, Plan 36350, PID 000-383-422 or any subdivision of said lands as may be affected by the contravention(s).

MOVED by Director Plant, **SECONDED** by Director Holman,
That the main motion be amended to add "2. And that staff report back on the Islands Trust investigation being closed".

CARRIED

The question was called on the main motion as amended:

1. 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 14, Range 4 East, North Salt Spring Island, Cowichan District, Plan 36350, PID 000-383-422 or any subdivision of said lands as may be affected by the contravention(s).

2. And that staff report back on the Islands Trust investigation being closed.

CARRIED

7. Adjournment

MOVED by Director Holman, **SECONDED** by Director Wickheim,
That the Hearing Session of the August 9, 2023 Electoral Areas Committee meeting be adjourned at 11:12 am.

CARRIED

CHAIR

RECORDER