

Meeting Minutes

Electoral Area Services Committee

Wednesday, June 21, 2017

2:00 PM

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

Hearing Session

Hearing Under Section 57 of the Community Charter Regarding Notices Against Title

PRESENT:

Directors: M. Hicks (Chair), W. McIntyre (Vice Chair), D. Howe
Staff: K. Lorette, General Manager, Planning and Protective Services; N. Chan, Chief Financial Officer;
C. Culham, Senior Manager, Regional Housing; K. Campbell, Senior Manager, Salt Spring Island
Administration; R. Gutierrez, Manager, Building Inspection; M. Cranwell, Building/Plumbing Inspector;
P. Kitson, Manager, Major Capital Projects, Regional Housing; B. Reems, Corporate Officer;
E. Gorman, Deputy Corporate Officer (Recorder)

The meeting was called to order at 2:05 pm.

1. Approval of Agenda

MOVED by Director Howe, **SECONDED** by Director McIntyre,
That the agenda for the Hearing Session of the June 21, 2017 Electoral Area
Services Committee meeting be approved as circulated.
CARRIED

2. Adoption of Hearing Minutes

- 2.1. [17-448](#) Minutes of the Hearing Session of the May 17, 2017 Electoral Area
Services Committee Meeting

MOVED by Director McIntyre, **SECONDED** by Director Howe,
That the minutes of the Hearing Session of the May 17, 2017 Electoral Area
Services Committee meeting be adopted as circulated.
CARRIED

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

Mr. H. Kamermans spoke to concerns on his property referenced in item 4.1.
He advised that the tiny house they are living in is a temporary solution until they
are able to build their house. He advised he could speak to any questions.

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

Juan de Fuca

- 4.1. [17-463](#) File Notice on the Land Title of Harrison Kamermans, PID 027-301-443, Goldstream Drive, Lot 30, Block 453, Malahat District, Plan VIP84067, File NT000142

R. Gutierrez provided an overview of the report and advised of concerns with egress as a result of the lack of windows on the tiny house.

**MOVED by Director Hicks, SECONDED by Director McIntyre,
That the Corporate Officer shall 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: PID 027-301-443, Goldstream Drive, Lot 30, Block 453, Malahat District, Plan VIP84067 or any subdivision of said lands as may be affected by the contravention(s).**

CARRIED

Southern Gulf Islands

Larry and Marjory McFarland spoke to item 4.13. and provided a formal written response, which is on file in the Legislative and Corporate Services department.

Discussion ensued on the following:

- concern about notice given
- providing a letter to the residents advising them to obtain a building permit by October 1st or the matter will be brought forward for filing a notice on title
- concern that the issues are not able to be solved
- concerns with water and sanitary issues
- roofwater collection of rainwater and composting toilets now permitted under the BC Building Code, which has been amended to allow alternate solutions

**MOVED by Director Howe, SECONDED by Director McIntyre,
That filing Notices on Title for the twenty-five (25) properties on Wise Island, as listed in the Hearing Session of the Electoral Area Services Committee meeting, be sent a letter from the Chief Building Inspector advising of the requirements for the property owners to obtain a building permit by October 1, 2017; and
That the properties that do not obtain a building permit in the specified timeframe be referred to a later Hearing Session of the Electoral Area Services Committee to consider filing a Notice on Title under Section 57 of the Community Charter.**

CARRIED

- 4.2. [17-349](#) File Notice on the Land Title of Graham and Fenella Bennett, PID 017-376-491, Lot A (DD EEE57549), District Lot 6, Wise Island, Plan VIP19676, File NT0000128

- 4.3. [17-350](#) File Notice on the Land Title of Veit Horst Nicol Schnorr Von Carolsfeld, Charlotte Marie Robinson, Morgan Nicolas Schnorr Von Carolsfeld, Dana Marie Schnorr Von Carolsfeld, PID 026-076-055, Lot B (DD EW143560), District Lot 6, Wise Island, Cowichan District, Plan VIP19676, File NT0000116

- 4.4. [17-351](#) File Notice on the Land Title of David Charles Walter Naphtali and Marlene Elizabeth Naphtali, PID 003-610-322, Lot 4, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000122
- 4.5. [17-352](#) File Notice on the Land Title of Seth Danny Gustafsson, PID 003-611-914, Lot 6, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000120
- 4.6. [17-353](#) File Notice on the Land Title of Stephen Thomas Kicinski and Joanne Dawson Kicinski, PID 003-610-411, Lot 7, District Lot 6, Wise Island, Cowichan District, Plan 19676, NT000123
- 4.7. [17-354](#) File Notice on the Land Title of Christa Coghill and Claude Gordon Coghill, PID 003-612-104, Lot 8, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000124
- 4.8. [17-355](#) File Notice on the Land Title of Michael Joseph Gray and Sarah-Jane Ellen Gray, PID 003-610-403, Lot 14, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000121
- 4.9. [17-356](#) File Notice on the Land Title of David Thomas and Malin Persson, PID 003-611-850, Lot 20, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000117
- 4.10. [17-358](#) File Notice on the Land Title of Ryan Anthony Bradley, Laurie Jennifer Bradley and Sandra Elizabeth Robley, PID 003-611-825, Lot 22, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000118
- 4.11. [17-359](#) File Notice on the Land Title of Larry Robert Higginson, Margaret Augusta Higginson and Mabel Louise Higginson, PID 003-612-007, Lot 23, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000125
- 4.12. [17-360](#) File Notice on the Land Title of Jan Carsten Helssen and Kimberly Anne Duchak, PID 003-610-560, Lot 25, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000131
- 4.13. [17-361](#) File Notice on the Land Title of Lawrence Scott McFarland and Marjory Anne McFarland, PID 003-612-155, Lot 32, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000115
- 4.14. [17-464](#) File Notice on the Land Title of John Frederick Naviaux and Anne Kilkenny, PID 003-611-001, Lot 3, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000141

- 4.15. [17-465](#) File Notice on the Land Title of Gregory Alexander Stewart, Susan May Graham and Ian Andrukow, PID 003-610-667, Lot 34, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000114
- 4.16. [17-466](#) File Notice on the Land Title of Thomas Douglas Higgins and Annabel Alice Bierne Mackenzie, PID 003-610-683, Lot 35, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000113
- 4.17. [17-467](#) File Notice on the Land Title of Thomas Douglas Higgins and Annabel Mackenzie, PID 003-610-691, Lot 36, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000112
- 4.18. [17-468](#) File Notice on the Land Title of William Herbert Reeder and Gwenneth Elaine Adair, PID 003-611-582, Lot 38, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000110
- 4.19. [17-469](#) File Notice on the Land Title of Todd Gordon Rogers and Catherine Alice Mae Macpherson, PID 003-610-616, Lot 39, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000126
- 4.20. [17-470](#) File Notice on the Land Title of James Edward and Barbara Jane Delehanty, PID 003-610-705, Lot 40, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000130
- 4.21. [17-471](#) File Notice on the Land Title of David James Billingsley, PID 003-610-713, Lot 41, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000129
- 4.22. [17-472](#) File Notice on the Land Title of Tamara Anne Hudgeon and Gordon James Howard, PID 003-610-721, Lot 42, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000132
- 4.23. [17-473](#) File Notice on the Land Title of Ian Michael and Rhonda Lynn Carrick, PID 003-610-527, Lot 44, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000135
- 4.24. [17-474](#) File Notice on the Land Title of Robert James and Nancy Jane Woodham, PID 003-610-730, Lot 45, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000133
- 4.25. [17-475](#) File Notice on the Land Title of Michael and Jean Jordan, PID 000-367-630, Lot 47, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000136
- 4.26. [17-476](#) File Notice on the Land Title of Thomas Winkler, PID 003-610-748, Lot 50, District Lot 6, Wise Island, Cowichan District, Plan 19676, File NT000127

7. Adjournment

MOVED by Director Howe, **SECONDED** by Director McIntyre,
That the Hearing Session of the June 21, 2017 Electoral Area Services
Committee meeting be adjourned at 2:29 pm.
CARRIED

Chair

Recorder