

Meeting Minutes

Electoral Areas Committee

Wednesday, February 9, 2022

11:00 AM

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

Hearing Session

PRESENT:

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

Staff: 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; 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; J. Dorman, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director D. Howe

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 February 9, 2022 Electoral Areas
Committee meeting be approved.

CARRIED

4. Adoption of Minutes

- 4.1. [22-062](#) Minutes of the Hearing Session of the December 8, 2021 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 December 8, 2021 be adopted as circulated.

CARRIED

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

R. Loten spoke to item 6.3. where he faced difficulties finding a structural
engineer or architect to approve the project on his property.

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

- Juan de Fuca [4]

MOVED by Director Hicks, **SECONDED** by Alternate Director Brent,
That the agenda be amended to move Item 6.3. before Item 6.1.

CARRIED

- 6.3. [22-071](#) File Notice on the Land Title of 6803 East Sooke Road, Strata Lot A,
Section 132, Sooke District, Strata Plan VIS4936 Together With an
Interest in the Common Property in Proportion to the Unit Entitlement of the
Strata Lot as Shown on Form 1, PID 024-719-501, File NT000313

M. Taylor spoke to item 6.3.

Discussion ensued on the unfamiliarity of the structure and how a
engineer/architect needs to approve the structure as there is no current code.

MOVED by Director Hicks, **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: Strata Lot A, Section 132, Sooke District,
Strata Plan VIS4936 Together With an Interest in the Common Property in
Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1, PID
024-719-501 or any subdivision of said lands as may be affected by the
contravention(s).

CARRIED

- 6.1. [22-018](#) File Notice on the Land Title of 1410 Finlayson View Place, Lot 4, Block 453, Malahat District, Plan VIP84067, PID 027-301-362, File NT000310

M. Taylor spoke to item 6.1.

**MOVED by Director Hicks, 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 4, Block 453, Malahat District, Plan
VIP84067, PID 027-301-362 or any subdivision of said lands as may be affected by
the contravention(s).**

CARRIED

- 6.2. [22-019](#) File Notice on the Land Title of 10493 West Coast Road, Lot 6, Sections 77 and 78, Renfrew District, Plan VIP57335, PID 018-451-055, File NT000317

M. Taylor spoke to item 6.2.

**MOVED by Director Hicks, 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 6, Sections 77 and 78, Renfrew District,
Plan VIP57335, PID 018-451-055 or any subdivision of said lands as may be
affected by the contravention(s).**

CARRIED

- 6.4. [22-072](#) File Notice on the Land Title of 4036 Trans-Canada Highway, Lot 1, District Lots 119 and 147, Malahat District, Plan VIP83379, PID 027-188-141, File NT000318

M. Taylor spoke to item 6.4

**MOVED by Director Hicks, 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 1, District Lots 119 and 147, Malahat
District, Plan VIP83379, PID 027-188-141 or any subdivision of said lands as may
be affected by the contravention(s).**

CARRIED

7. Adjournment

**MOVED by Alternate Director Brent, SECONDED by Director Holman,
That the Hearing Session of the February 9, 2022 Electoral Areas Committee
meeting be adjourned at 11:17 am.**

CARRIED

CHAIR

RECORDER