

Meeting Minutes

Electoral Areas Committee

Wednesday, December 11, 2024

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. McNeil-Smith (Board Chair, ex-officio)

Staff: N. Chan, Chief Financial Officer; 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; C. Gray, Manager, Building Inspection; 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)

Guest: Director M. Little

The meeting was called to order at 11:02 am.

1. Territorial Acknowledgement

Director Wickheim 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 McNeil-Smith,
That the agenda for the Hearing Session of the December 11, 2024 Electoral
Areas Committee meeting be approved.

CARRIED

4. Adoption of Minutes

- 4.1. [24-1166](#) Minutes from the Hearing Session of the September 11, 2024 Electoral
Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Director McNeil-Smith,
That the minutes of the Hearing Session of the Electoral Areas Committee
meeting of September 11, 2024 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 [1]

- 6.1. [24-1086](#) File Notice on the Land Title of 1002 Fulford-Ganges Road, Lot A, Section
86, South Salt Spring Island, Cowichan District Plan 32206 Except Plan
EPP70937, PID 001-082-604, File VF000748

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: Lot A, Section 86, South Salt Spring Island,
Cowichan District Plan 32206 Except Plan EPP70937, PID 001-082-604 or any
subdivision of said lands as may be affected by the contravention(s).

CARRIED

7. Adjournment

MOVED by Director Holman, **SECONDED** by Director Wickheim,
That the Hearing Session of the September 11, 2024 Electoral Areas Committee
meeting be adjourned at 11:11 am.

CARRIED

CHAIR

RECORDER