



NES3578 Stata Council Meeting Minutes

Wednesday March 16, 2022 via Zoom

In attendance Council Members:

Jim Toller
David Aitken
Stephen Branch
Chris Hanstock
Frances Long

Guests:

Kerstin Renner

The meeting was called to order at 8:02pm MT

1. Adoption of Agenda

Motion: THAT the agenda be adopted as presented with the addition of one late item dealing with spring cleanup of lots.

Hanstock/Branch CARRIED

2. Adoption of Minutes

Motion: THAT the minutes of the meeting held February 16, 2022 be adopted.

Aiken/Branch CARRIED

3. Finance Update

Chris provided an update which included:

Review of the snow removal budget and invoices;

Account balances: \$13,981 chequing, \$6,023 contingency;

Actuals in alignment with budget to date.

4. Statutory Building Scheme Registration/Legal Update

Jim spoke with the Strata lawyer March 16, 2022 who indicated they are waiting for signing of one priority agreement by the lot owner's bank, they will follow up again this week with the bank. All other documentation is ready to go to Land Title.

5. Property Development Approvals Committee Membership

Motion: THAT David Aiken, Irma Coumantarakis, Bill Long and Emma Tait be appointed to the Property Development Approvals Committee AND THAT David Aiken be appointed as the chair of the committee with Stephen Branch acting on David's behalf when required.

Long/Hanstock CARRIED



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Orientation meeting has taken place, first regular meeting reviewing the lot 2 submission will occur the week of March 21, 2022.

6. Lot 2 Property Development Application Variances

Motion: THAT the request by the Lot 2 property owners to

(a) waive the requirement of section 4.03 of the Property Development Guidelines to submit a legal survey of the property and

(b) waive the requirement of section 4.05 of the Property Development Guidelines to obtain a building permit prior to excavation of the site

*be **approved**.*

Branch/Hanstock CARRIED

It should be noted that variance (b) is not a requirement of the RDCK therefore the variance approval is not contrary to RDCK requirements.

7. Community Signage

Discussion regarding wording, size and placement of 2 signs:

a) A private road sign placed at the base of Lexington Avenue on the same post that currently holds the Lexington Avenue sign, the sign will be the same size as the private road signs used by the Waterfront strata;

B) A community welcome sign to be placed at the entrance to the strata, sign to be approximately 2'x 3', Frances and Bill to verify highway setback with Ministry of Transportation contact.

Motion: THAT Jim and Dave will get quotes for presentation at the next Council meeting for both community signs.

Branch/Hanstock CARRIED

8. Property Development Guideline Updates (tracking of updates relevant to the approval of Lot 2 variances and subsequent changes identified during the Lot 2 build process)

Stephen will ensure the committee documents any variances approved by Council and any concerns/issues with language in the Property Development Guidelines that arise during the development process for Lot 2.

9. Late Items

Spring cleaning:

Council discussed spring cleanup of vacant lots relevant to the Fire Smart guidelines. Jim will advise the property owners of opportunities for hiring local contractors who can assist with this work as well as investigating the opportunity for a fire smart audit for strata lots.



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10. Next Council Meeting: April 20, 2022

The meeting adjourned at 8:50pm MT