

## **St. Joseph Island Planning Board**

### ***Meeting Minutes***

**January 19, 2015**

Planning Board met at the Village of Hilton Beach Municipal Office in Hilton Beach on the above date. Present were Board Members Joe Cardinal, Bryon Hall, Mark Henderson, Dave Leask, Cameron Ross, Wilfred Stevens, Vince Vernelli, Ches Wallace, Joe Wiederkehr and Rod Wood; and Board Administrator and Secretary-Treasurer Michael Jagger.

The annual election of officers was conducted by the Board Administrator. The positions of Chair and Vice-Chair were both filled by acclamation.

Moved by Bryon Hall

Seconded by Joe Wiederkehr

Be it resolved that we do appoint Rod Wood as Chairman and Vince Vernelli as Vice-Chair.

- Cd.

The Chairman congratulated and welcomed all returning and new members.

There were no declarations of pecuniary interest.

Moved by: Ches Wallace

Seconded by: Wilfred Stevens

Be it resolved that we adopt the minutes of the November 17, 2014 meeting as presented.

- Cd.

The agenda was reviewed and accepted with one additional item included.

Notice of the passing of a zoning by-law amendment was received from the Township of St. Joseph. It was noted that this amendment was required as a condition of a provisional consent approval by the Board.

The issue of requiring cash in lieu of parkland payments to municipalities when new lots are created whether by consent or plan of subdivision was discussed and a draft motion on this matter was brought forward by a member of the Board.

Moved by Ches Wallace

Seconded by Cameron Ross

Whereas significant cash in lieu of parkland fees are being charged by some municipalities on individual lots created by severance;

And Whereas the St. Joseph Island Planning Board is of the opinion that these levies are more a method of generating revenue than satisfying any bona fide need for parkland and is unjust for the landowners who have no recourse when severing property, and that the costs of maintaining

and developing parks should be raised as part of the general tax revenue so that all ratepayers share the burden rather than just those who are developing their property;

And Whereas the Planning Board feels that the requirement for the granting of parkland to a municipality should be restricted to the development of several new lots (i.e. subdivision, multiple severances) where the dedication of public parkland is achievable and desirable;

Now Therefore be it resolved that this Board recommend to the four municipalities on St. Joseph Island that they establish a joint policy whereby the requirement for granting parkland to municipalities apply only to applications for the approval of more than ten new lots (i.e. plans on subdivision and multiple lot severances), and that no other applications will require the payment of cash in lieu of parkland

- Cd.

The proposed budget for the coming year was considered. It was noted that a review of the Official Plan would be required the following year as it would then be 5 years since it was approved by the Province, and that the proposed budget provided for the accumulation of reserves which could be used toward the costs of that review.

Moved by: Mark Henderson

Seconded by: Vince Vernelli

Be it resolved that we do approve the 2015 Planning Board Operating Budget in the amount of \$ 16,720.00 with a total levy to the supporting municipalities of \$ 12,800.00.

- Cd.

The effect of property acquisitions which are placed in the same ownership as adjacent lands was discussed. It was noted that the provisions of the Planning Act require that such properties be treated as one combined parcel of land unless approval has previously been granted for separation of the subject property either through Consent granting or Plan of Subdivision approval. It was also noted that such requirements are not always taken into consideration when lands are assessed for taxation purposes, which can cause confusion.

Moved by: Dave Leask

Seconded by: Joe Cardinal

Be it resolved that we do authorize payment of the following accounts:

Michael Jagger	re: Administration Fees and Expense Allowances	\$ 1,661.10
	- February and March, 2015	<hr/>
Total		\$ 1,661.10

- Cd.

Moved by: Wilfred Stevens

Seconded by: Vince Vernelli

Be it resolved that we do adjourn to meet again on March 23<sup>rd</sup>, 2015 or at the call of the Chair (at Jocelyn Township).

- Cd.