

St. Joseph Island Planning Board

Draft Minutes

December 19th, 2016

Planning Board met at the Township of Hilton Municipal Office at Hilton Beach on the above date. Present were Chairman Rod Wood, Vice Chair David Leask, Board Members Robert Courtney, Bryon Hall, Mark Henderson, Ches Wallace and Joe Wiederkehr; and Board Administrator and Secretary-Treasurer Michael Jagger. Mayor Robert Hope of the Village of Hilton Beach was also in attendance as an observer.

A moment of silence was held in memory of recently deceased Board Member Wilfred Stevens.

There were no declarations of pecuniary interest.

Moved by: Joe Wiederkehr

Seconded by: David Leask

Be it resolved that we adopt the minutes of the October th, 2016 meeting as presented.

- Cd.

The agenda was reviewed and additions noted.

Consent Application No. 5/16 by Tecom Forestry Limited was considered. It was noted that the intent of this application was to separate part of Lot 17, Concession O from the adjacent part of Lot 18, Concession O. It was noted that all comments received were supportive of this proposal, however one adjacent landowner had requested that a survey be required of the boundary between his land and Lot 17, Concession O. The Board considered that request, but did not feel that such a survey was warranted as the parcel being severed (Lot 17, Concession O) contained the entire original lot of record, and this application was simply to allow separation of two abutting parcels for which separate deeds already exist. The Secretary was however requested to make the applicant aware of this request and suggest that they meet with the adjacent land owner and perhaps together establish the location of their joint boundary.

Moved by: Robert Courtney

Seconded by: Bryon Hall

Be it resolved that we do provisionally approve Consent Application No. 5/16 by Tecom Forestry Limited, subject to the following conditions:

1. This approval shall apply to the severance of the west part of Lot 18, Concession O, in Township of Hilton, consisting of approximately 20 hectares (50 acres), from the adjacent Lot 17, Concession O, in the Township of Hilton, which consists of approximately 40 hectares (100 acres).
2. Prior to the deeds being stamped:
 - i) All property taxes levied against the subject property shall have been paid in full; and
 - ii) The applicant shall convey 5% of the subject lands to the municipality for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance.
3. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

A request for an extension of the one year time limit for completion of Consent Application # 1/16 by Francois and Thomas Hachey was received. It was noted that the Planning Board does not have authority to extend the one year deadline for completion of a consent application, as this is a provincially legislated requirement; however it was also noted that if the Planning Board were to amend the conditions for provisional approval of an application the one year deadline for completion of that application would automatically be extended to one year from the date of notice of that amendment.

Moved by: Mark Henderson

Seconded by: Bryon Hall

Be it resolved that we modify the conditions for provisional approval of Consent Application # 1/16 by Francois and Thomas Hachey by the addition of the following:

- 2 (iv) The applicants shall deliver to the St. Joseph Island Planning Board either a Reference Plan or a Sketch of Illustration of the subject lands, prepared by an Ontario Land Surveyor.
- Cd.

A notice of resignation from the Board was received from Cameron Ross. It was noted that the Township of St. Joseph, which had appointed Mr. Ross as one of their representatives, had also been notified.

Moved by: Bryon Hall

Seconded by: Robert Courtney

Be it resolved that we do express our appreciation to Cameron Ross for his service on this Board and to the Island community.
- Cd.

Correspondence was received from the Ministry of Municipal Affairs and Housing advising that contrary to previously provided information, the 10 year mandatory review of new official plans would apply all official plans whether approved before or after the date that legislation was enacted. The St. Joseph Island Official Plan will therefore not have to be reviewed and updated before the year 2020. The Board considered this good news as it would allow the Board to continue the accumulation of funds to be applied toward the costs of such review.

Moved by: Ches Wallace

Seconded by: David Leask

Be it resolved that we do defer completion of the mandatory review and updating of the St. Joseph Island Official Plan but do continue with our internal review and identification of policies in need of review and/or updating.

Notice of a proposed zoning by-law amendment to reduce the minimum building setback from the high water mark was received from the Township of Hilton.

Moved by: Bryon Hall

Seconded by: Joe Wiederkehr

Be it resolved that we do advise the Township of Hilton that we have no objection to Zoning By-law Amendment Application # 2016-02 by David Mayer, 3827 Quarry Point Road.
- Cd.

Section B8 of the Official Plan was reviewed in detail.

Moved by: Robert Courtney

Seconded by: Mark Henderson

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

| | | |
|---------------------|---|-------------------|
| Rod Wood | - 2016 Honourarium | \$ 200.00 |
| David Leask | - 2016 Honourarium | 210.00 |
| Joe Cardinal | - 2016 Honourarium | 160.00 |
| Robert Courtney | - 2016 Honourarium | 200.00 |
| Bryon Hall | - 2016 honourarium | 160.00 |
| Mark Henderson | - 2016 Honourarium | 200.00 |
| Wilfred Stevens | - 2016 Honourarium | 80.00 |
| Cameron Ross | - 2016 Honourarium | 160.00 |
| Ches Wallace | - 2016 Honourarium | 160.00 |
| Joe Wiederkehr | - 2016 Honourarium | 120.00 |
| Township of Jocelyn | - 2016 Insurance | 2,446.20 |
| Michael Jagger | - Admin. Fees & Expense Allowance (for January and February, 2017) | 1,661.10 |
| TOTAL | | <u>\$5,757.30</u> |

- Cd.

Moved by: Ches Wallace

Seconded by: Mark Henderson

Be it resolved that we do adjourn to meet again on February 20th, 2017 or at the call of the Chair
(at Jocelyn Township).

- Cd.

Note: The date of the next meeting was subsequently changed to February 27th as February 20th was a statutory holiday (Family Day).

Chairman - Rod Wood

Secretary-Treasurer - Michael Jagger