

St. Joseph Island Planning Board

October 19, 2015

Planning Board met at the Township of Hilton Municipal Office on the above date. Present were Chairman Rod Wood; Board Members Joe Cardinal, Robert Courtney, Bryon Hall, Wilfred Stevens, and Joe Wiederkehr; and Board Administrator and Secretary-Treasurer Michael Jagger.

There were no declarations of pecuniary interest.

Moved by: Joe Wiederkehr

Seconded by: Joe Cardinal

Be it resolved that we do adopt the minutes of the September 21, 2015 meeting as presented.

- Cd.

The agenda was reviewed and accepted as presented.

Consent Application # 4/15 by Hawdon's Sunrise Dairy Farms Inc. was considered. The applicant's agent, Jonathan Stewart, was in attendance in support of this application. It was noted that a previous application # 3/15 by the same applicant had been withdrawn and was being replaced by the current application which proposes to permit a lot addition to an adjacent parcel of land as suggested by the Board at their previous meeting. No objections were received in regard to this proposal.

Moved by: Joe Wiederkehr

Seconded by: Bryon Hall

Be it resolved that we do provisionally approve Consent Application No. 4/15 by Hawdon's Sunrise Dairy Farms Inc. subject to the following conditions:

1. This approval shall apply to the severance of a parcel of land from part of Lots 29 and 30, Concession Neebish, Township of St. Joseph consisting of about 6.5 hectares (16+ acres) with frontage on Hawdon Drive which shall be conveyed to the owner(s) of, and combined with, the adjacent parcel of land (Parcel 8765 ACS) currently owned by John Hawdon (Estate).
2. Prior to the deeds being stamped:
 - i) The transferee(s) shall acknowledge in writing that they are aware that that up to 1.5 metres of suitable fill material will be required in the area of any future sewage disposal systems;
 - ii) All property taxes levied against the subject property shall have been paid in full; and
 - iii) 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. Subsection 50(3) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

4. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

A request by the above noted applicant for a fee refund because of the circumstances surrounding the revised and resubmitted application was considered.

Moved by: Robert Courtney

Seconded by: Wilfred Stevens

Be it resolved that we do refund \$ 500.00 of the application fee for Consent Application # 3/15 by Hawdon's Sunrise Dairy Farms.

- Cd.

The Board was advised that Bill 73 had now received 2nd Reading and it appeared that it may be enacted before year end.

The Secretary reported on his attendance at the North Eastern Ontario Planning Authorities Workshop held in Sudbury the previous month.

The process and effect of deeming subdivision lots under Section 50(4) of the Planning act was discussed.

Moved by: Wilfred Stevens

Seconded by: Bryon Hall

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

Michael Jagger	re: Postage (reimbursement)	\$ 96.05
	- Travel Expenses (NEO Workshop)	<u>475.78</u>
Total		\$ 571.83

- Cd.

Moved by: Joe Wiederkehr

Seconded by: Joe Cardinal

Be it resolved that we do adjourn to meet again on December 14, 2015 or at the call of the Chair (at Jocelyn Township).

- Cd.

Chairman - Rod Wood

Secretary-Treasurer - Michael Jagger