

# St. Joseph Island Planning Board

## *Draft Meeting Minutes*

**September 21<sup>st</sup>, 2015**

Planning Board met at the Township of St. Joseph Administration Building in Richards Landing on the above date. Present were Vice Chair David Leask; Board Members Joe Cardinal, Mark Henderson, Cameron Ross, Wilfred Stevens, and Joe Wiederkehr; and Board Administrator and Secretary-Treasurer Michael Jagger.

Vice Chair David Leask chaired the meeting in the absence of Chairman Rod Wood.

There were no declarations of pecuniary interest.

Moved by: Bryon Hall

Seconded by: Mark Henderson

Be it resolved that we do adopt the minutes of the November July 20, 2015 meeting as presented. - Cd.

The agenda was reviewed and accepted as presented.

Consent Application # 2/15 by Rilla Higgins was considered. It was noted that the intent of this application was to separate two parcels which were previously under separate ownership and had merged under provisions of the Planning Act. It was also noted that MTO, Algoma Public Health and the municipality had all advised that they had no objections subject to the inclusion of standard acknowledgements and conditions.

Moved by: Wilfred Stevens

Seconded by: Joe Cardinal

Be it resolved that we do provisionally approve Consent Application # 2/15 by Rilla Higgins, Lot 23 and Part of Lot 24, Concession Neebish, Township of St. Joseph; subject to the following conditions:

1. This approval shall apply to the severance of Lot 23, Concession Neebish, from the adjacent part of Lot 24, Concession Neebish, in the Township of St. Joseph.
2. Prior to the deeds being stamped:
  - i) The transferor and the transferee shall acknowledge in writing that they are aware that:
    - up to 1.5 metres of suitable fill material will be required in the area of any future sewage disposal system(s);
    - a new MTO entrance permit will be required when access is proposed to the severed lot and to reflect any changes in land ownership; and
    - MTO building/land use permits will be required for any proposed buildings, wells or septic systems located within 45 metres of the MTO right-of-way (ROW) limits or within 180 metres of intersections. New buildings, septic systems etc. must be setback a minimum of 8 metres from the limits of the MTO ROW. New wells must be setback a minimum of 30 metres from the limits of the MTO ROW.
  - 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. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd.

Consent Application # 3/15 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 the intent of this application was to sever two 10 acre rural residential parcels off of a large dairy farm for the children of the owner but that acquisition of a portion of the subject lands had not yet been completed by the applicant as a result of the sudden death of the owner of that property. The Board concurred that they could not approve the proposed severance as submitted since the applicant was not yet the legal owner of all of the subject lands, and discussed possible alternatives with the applicant's agent. Because of anticipated delays in settling the estate of the owner of the adjacent lands and a pending sale of the balance of the farm, it was suggested that the applicant may want to withdraw this application and file a new application to sever off lands which are proposed to be combined with the subject adjacent lands, and then file an application to split those lands once the estate process has been completed. The possibility of meeting in October to consider such an application, and of considering a request to reduce or waive the application fee for such a revised application were also discussed. It was agreed to defer the current application in order to allow the applicant to either complete the acquisition of the adjacent lands or consider the suggested alternative.

Moved by: Joe Cardinal

Seconded by: Mark Henderson

Be it resolved that we do defer Consent Application # 3/15 by Hawdon's Sunrise Dairy Farms Inc., part of Lots 27, 28, 29 and 30, Concession Neebish, Township of St. Joseph, pending completion of acquisition of the portion of the lands proposed to be severed described as Parcel 5876 ACS by the applicant.

Correspondence was received from the Township of St. Joseph recommending a delay in compiling a list of issues to be addressed in the upcoming Official Plan Review and suggesting a change to the Official Plan to include policies for secondary residential units such as granny flats and trailers.

It was noted that the Official Plan already includes policies on such temporary uses. The Secretary was requested to so advise the Council of that municipality.

Information on items that would likely have to be addressed in the review of the Official Plan in order to bring it into compliance with the current Provincial Policy Statement was received from the original author of the Official Plan, Chris Jones. It was also noted however that that proposed new legislation, Bill 73, if adopted, would amend the mandatory timing for review of the local Official Plan.

Moved by: Joe Wiederkehr

Seconded by: Cameron Ross

Be it resolved that we do defer review of the St. Joseph Island Official Plan pending the passage of proposed Bill 73 by the Legislature of Ontario.

It was confirmed that the Secretary-Treasurer would be attending the 2015 North Eastern Ontario Planning Authorities Workshop but that no other Board representatives were able to attend.

Moved by: Mark Henderson

Seconded by: Cameron Ross

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

Michael Jagger	re: Admin. Fees and Expense Allowances	\$ 1,661.10
	- Oct. & Nov. 2015	
	Re: Business Cards	<u>20.32</u>
Total		\$ 1,681.42

Moved by: Wilfred Stevens

Seconded by: Joe Cardinal

Be it resolved that we do adjourn to meet again on October 19, 2015 or at the call of the Chair (at Hilton Township).  
- Cd.

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Chairman - Rod Wood

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Secretary-Treasurer - Michael Jagger