

# ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, December 9<sup>th</sup>, 2019

7:30 P.M.

Township of Hilton Municipal Office

2893 Base Line Rd. (Hwy. 548), Hilton Beach, Ontario

## AGENDA

Declarations of Pecuniary Interest:

Minutes of Previous Meeting:

Agenda Additions:

Consent Applications:

Application # 7/19 - Deibele Properties LLB  
Re: Shore Allowance - Lots 14 and 15, Plan 1M-458

Delegations:

None

Correspondence:

Township of Jocelyn  
Re: Site Specific Zoning By-law Amendments

Discussion/Reports/New Business:

Shipping Containers (e.g. SeaCans)  
- Draft Zoning By-law Amendment

Official Plan Review

Payment of Accounts:

Adjourn:

**ST. JOSEPH ISLAND PLANNING BOARD**  
**NOTICE OF APPLICATION FOR CONSENT**

**TAKE NOTICE** that the St. Joseph Island Planning Board will meet on Monday, December 9<sup>th</sup>, 2019 at 7:30 p.m. at the Township of Hilton Municipal Office, 2893 Base Line Road (Hwy. 548), Hilton Beach, Ontario, to consider an application for consent.

The purpose and effect of the subject application is to permit the severance of the previously closed shore road allowance in front of Lots 14 and 15, Registered Plan 1M-458, in the Township of Hilton, into two parcels in order that the portion of the original shore road allowance in front of Lot 15 may be transferred to the owner of that lot. The portion of the original shore road allowance in front of Lot 14 is proposed to be retained by the owner of Lot 14.

**ADDITIONAL INFORMATION** regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

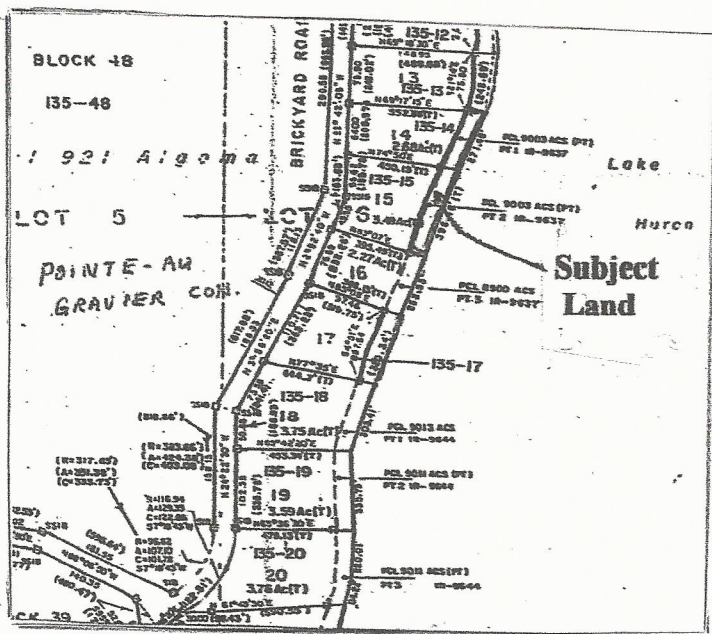
**ANY PERSON** may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed consent.

If a person or public body that files an appeal of a decision of the St. Joseph Island Planning Board in respect of the proposed consent does not make written submission to the St. Joseph Island Planning Board before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the St. Joseph Island Planning Board in respect of the proposed consent, you must make a written request to:

**St. Joseph Island Planning Board**  
P.O. Box 290  
Richards Landing, Ontario  
P0R 1J0

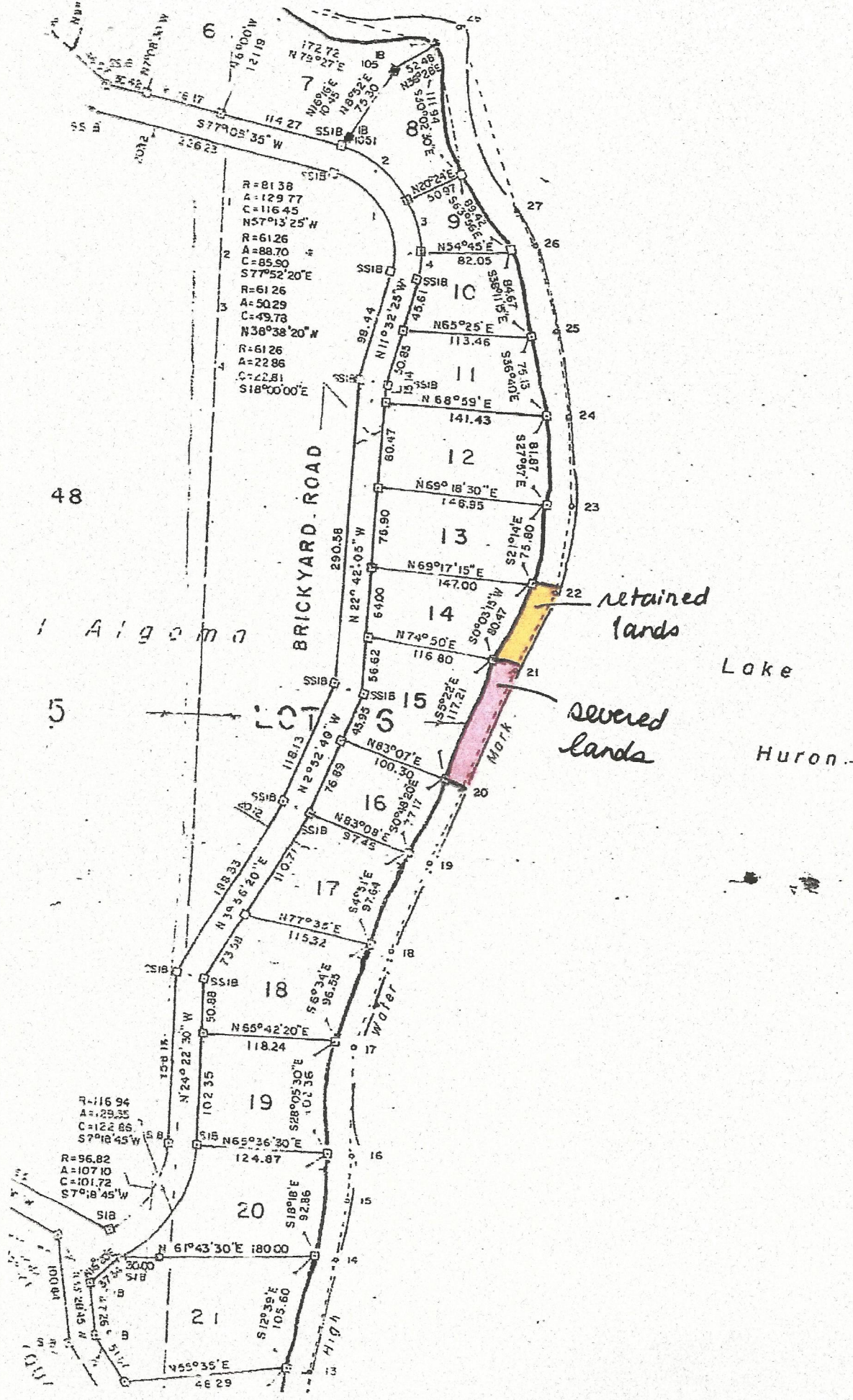
**KEY MAP**



Dated at St. Joseph Island  
this 22<sup>nd</sup> day of November, 2019

  
Michael Jagger, Secretary-Treasurer  
St. Joseph Island Planning Board  
Telephone: (705) 542-4606  
Email: sjiplanningboard@gmail.com

Applicant: Deibele Properties LLC  
Consent Application # 7/19.



R=81.38  
 A=129.77  
 C=116.45  
 N57°13'25" N  
 R=61.26  
 A=88.70  
 C=85.90  
 S77°52'20" E  
 R=61.26  
 A=50.29  
 C=49.78  
 N38°38'20" N  
 R=61.26  
 A=22.86  
 C=22.81  
 S18°00'00" E

BRICKYARD ROAD

retained lands

severed lands

Lake

Huron

48

Algonia

5

10

5

10

10

10

10

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10

10

10

## Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: November 24, 2019

Re: Consent Application # 7/19 - Deibele Properties LLB  
Shore Road Allowance in front of Lots 14 & 15, Reg. Plan 1M-458, Hilton Twp.

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### **Background:**

An application has been received for Consent to sever the shore road allowance in front of Lots 14 and 15, Registered Plan 1M-458 on Brickyard Road. Notice of this application has been circulated in accordance with the provisions of the Planning Act. To date, no objections have been received.

The subject property is located in the Shoreline land use designation and consists of two portions of the shore road allowance which were previously stopped up, closed and sold to the adjacent land owner who owns both Lots 14 and 15. The owner now wishes to sever the subject shore road allowance into two parcels in order that they may be conveyed separately with each of the two lots. The portion of the shore road allowance lying in front of Lot 15 would be conveyed to the owner of that lot, while the portion of the shore road allowance lying in front of Lot 14 would be retained by the owner of that lot. The subject portions of the shore road allowance are approximately 20 metres by 117 metres and 20 metres by 80 metres respectively.

A site inspection of the subject property has carried out on November 23<sup>rd</sup>, 2019. Lot 15 has an existing waterfront dwelling thereon, while Lot 14 is presently vacant land and is heavily wooded.

To date, no written or verbal comments have been received.

### **Options:**

Approve the application as submitted without conditions, approve the application with conditions, defer the application or refuse the application.

**Planning Rationale:**

No new development is being proposed and this proposal does not conflict with any of the current Official Plan policies.

**Recommendation:**

That Consent Application # 7/19 be provisionally approved subject to the following conditions:

1. This approval shall apply to severance of the shore road allowance in front of Lots 14 and 15, Reg. Plan 1M-458 into two parcels, being Parts 1 and 2, Plan 1R-9637.
2. Part 2, Plan 1R-9637 shall be conveyed to the owner of, and shall be combined with, Lot 15, Reg. Plan 1M-458.
3. Part 1, Plan 1R-9637 shall be retained by the owner of, and be combined with, Lot 14, Reg. Plan 1M-458.
4. Prior to the deeds for this transaction being stamped:
  - i) All property taxes levied against the subject properties shall have been paid in full; and
  - ii) The applicant shall have delivered to the St. Joseph Island Planning Board a copy of Plan 1R-9637.
5. The subject transactions shall be completed within one year of the date of notice of this approval.



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Michael Jagger, Secretary-Treasurer

**THE CORPORATION OF THE TOWNSHIP OF JOCELYN**  
**NOTICE OF PUBLIC MEETING**  
**AMENDMENT TO A ZONING BYLAW**

{Planning Act Section 34(13)}

**TAKE NOTICE** that the Council of the Corporation of the Township of Jocelyn will hold a public meeting in order to consider an amendment to the Comprehensive Zoning Bylaw 699 and amendments hereto. The public meeting will be held on Tuesday November 5<sup>th</sup>, 2019 at 7:00 PM in the Council Chambers at 3670 5<sup>th</sup> Side Road, RR #1, Hilton Beach, Ontario P0R 1G0.

**File No. ZBA19-01**

The purpose of this application is to amend the municipality's Zoning By-law to reduce the minimum front yard setback (shoreline setback) from 25 feet to 0 feet; and to Increase the Lot coverage from 10% to 17%.

The effect of this application is site specific to this parcel as described. The applicant's existing cottage is currently located in the shoreline setback and the applicant intends to demolish the existing cottage and build a new one in the same location. The increase in lot coverage is intended to accommodate future accessory buildings.

Description of Subject Lands: **1452 Orrell Callahan Drive, Plan H490, Part of Lots 2 and 3**

The land subject of this application is not subject of any other application under the Planning Act.

***TAKE NOTICE*** that if you wish to be notified of the decision of the Township of Jocelyn on the proposed zoning bylaw amendment, you must make a written request to the Clerk of the Township of Jocelyn.

*If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Jocelyn to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Jocelyn before the bylaw is passed, the person or public body is not entitled to appeal the decision.*

*If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Township of Jocelyn before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.*

ADDITIONAL INFORMATION regarding this application is available at the municipal office at 3670 5<sup>th</sup> Side Road, RR #1 Hilton Beach, Ontario P0R 1G0.

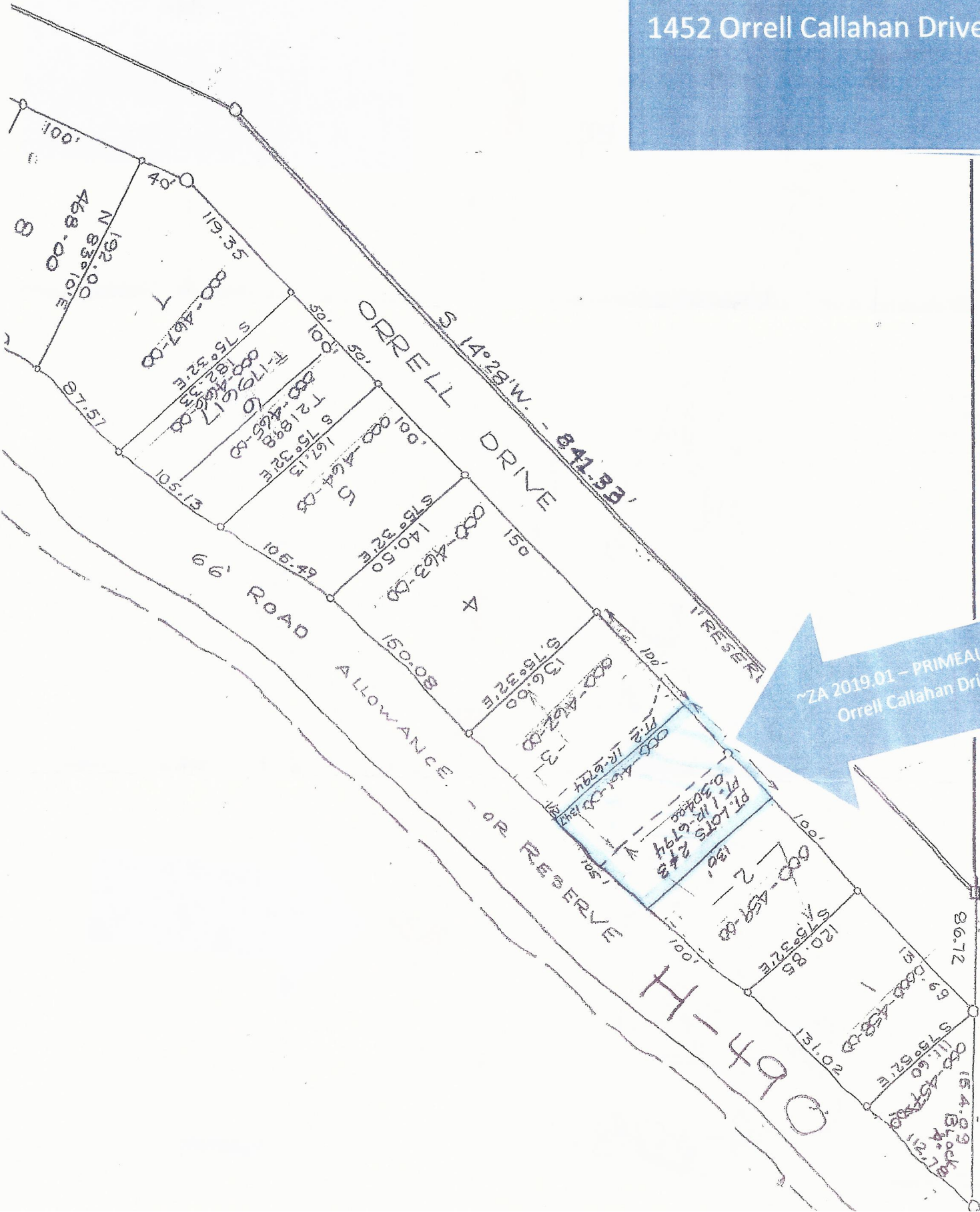
Dated this 16th day of October, 2019

Janet Boucher, Clerk Treasurer, Jocelyn Township  
3670 5<sup>th</sup> Side Road, RR #1, Hilton Beach, Ontario  
P0R 1G0  
Tel. 705-246-2025    email: [admin@jocelyn.ca](mailto:admin@jocelyn.ca)

**Please Note:** you are receiving this notice as you are a property owner within a 120 metre radius of the subject property or it is a requirement under the act. *Planning Act Ont. Reg. 545/06*

LOCATION MAP # 1

~ZA 2019.01 – PRIMEAU –  
1452 Orrell Callahan Drive ~



~ZA 2019.01 – PRIMEAU – 1452  
Orrell Callahan Drive ~

**THE CORPORATION OF THE TOWNSHIP OF JOCELYN**  
**Notice of the Passing of an Amendment to the Zoning By-Law of the Corporation of the Township of Jocelyn**

TAKE NOTICE that the Council of the Corporation of the Township of Jocelyn passed By-law 2019-1439, on November 5, 2019, under Section 34 of the Planning Act, RSO 1990

PURPOSE AND EFFECT: The purpose of the amendment is to increase the lot coverage from 10% to 17 % and to reduce the minimum building setback from the front property boundary (i.e. inner limit of the shore road allowance) from 7.5 m (25 ft.) to 0

The effect of this application is site specific to 1452 Orrell Callahan Drive, Plan H490, Part of Lots 2 and 3 and further described as Roll Number 461-00-0000)

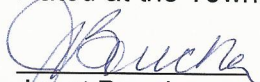
Description of Subject Lands: 1452 Orrell Callahan Drive, Plan H490, Part of Lots 2 and 3 and further described as Roll Number 461-00-0000)

AND TAKE NOTICE that any person or agency may appeal to the *Local Planning Appeal Tribunal* in respect of the by-law by filing with the Clerk of the Township of Jocelyn not later than December 2, 2019, a notice of appeal setting out the reasons for the appeal and must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the *Local Planning Appeal Tribunal*. A notice of appeal may not be filed by an unincorporated association or group, however a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council of the Township of Jocelyn or, in the opinion of the *Local Planning Appeal Tribunal*, there are reasonable grounds to add the person or public body as a party.

A copy of the by-law and key map showing the location of the lands to which the by-law applies area available for inspection at the Jocelyn Township Municipal Office, 3670 5<sup>th</sup> Side road, Hilton Beach, ON, POR IGO during regular office hours.

Dated at the Township of Jocelyn, November 12, 2019



Janet Boucher  
Township of Jocelyn  
3670 5<sup>th</sup> Side Road,  
R.R #1, Hilton Beach ON, POR IGO  
Phone (705) 246-2025 Fax (705) 246-3282  
[admin@jocelyn.ca](mailto:admin@jocelyn.ca)



**THE CORPORATION OF THE TOWNSHIP OF JOCELYN**  
**NOTICE OF PUBLIC MEETING**  
**AMENDMENT TO A ZONING BYLAW**

{Planning Act Section 34(13)}

**TAKE NOTICE** that the Council of the Corporation of the Township of Jocelyn will hold a public meeting in order to consider an amendment to the Comprehensive Zoning Bylaw 699 and amendments hereto. The public meeting will be held on Tuesday December 3rd, 2019 at 7:00 PM in the Council Chambers at 3670 5<sup>th</sup> Side Road, RR #1, Hilton Beach, Ontario P0R 1G0.

**File No. ZBA19-02**

The purpose and effect of this application is to amend the municipality's Zoning By-law to reduce the minimum front yard setback (shoreline setback) to 7.2 metres (23.75 feet) to allow an addition to an pre-existing structure on the land (accessory building). This proposed change is site specific to the subject parcel as described.

Description of Subject Lands: **1294 Orrell Callahan Drive, PLAN H523 LOT 4 also identified as roll number 507-00-0000**

The subject land in this application is not subject of any other application under the Planning Act.

***TAKE NOTICE** that if you wish to be notified of the decision of the Township of Jocelyn on the proposed zoning bylaw amendment, you must make a written request to the Clerk of the Township of Jocelyn.*

*If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Jocelyn to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Jocelyn before the bylaw is passed, the person or public body is not entitled to appeal the decision.*

*If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Township of Jocelyn before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.*

ADDITIONAL INFORMATION regarding this application is available at the municipal office at 3670 5<sup>th</sup> Side Road, RR #1 Hilton Beach, Ontario P0R 1G0.

Dated this 12th day of November, 2019

Janet Boucher, Clerk Treasurer, Jocelyn Township  
3670 5<sup>th</sup> Side Road, RR #1, Hilton Beach, Ontario  
P0R 1G0

Tel. 705-246-2025    email: [admin@jocelyn.ca](mailto:admin@jocelyn.ca)

**Please Note: you are receiving this notice as you are a property owner within a 120 metre radius of the subject property or it is a requirement under the act.** *Planning Act Ont. Reg. 545/06*

# LOCATION MAP # 1

~ ZA 2019.02 - FOSTER - 1294 Orrell Callahan Drive ~

Drive ~

~ ZA 2019.02 - FOSTER - 1294 Orrell Callahan Drive ~

