

St. Joseph Island Planning Board

Draft Minutes

March 18st, 2019

Planning Board met at the Township of Hilton Municipal Office at Hilton Beach on the above date. Present were Vice Chair Dave Leask, Board Members Steven Adams, Janet Callahan, Robert Courtney, Mark Henderson, Bruce Ibbitson, Jody Wildman and Rod Wood ; and Board Administrator and Secretary-Treasurer Michael Jagger.

There were no declarations of pecuniary interest.

Moved by: Jody Wildman

Seconded by: Robert Courtney

Be it resolved that we adopt the minutes of the January 21, 2019 meeting as presented.

- Cd.

The agenda was reviewed and one addition noted.

Moved by: Rod Wood

Seconded by: Bruce Ibbitson

Be it resolved that we do approve the agenda for this meeting as amended.

- Cd.

Consent Application No. 3/19 by Leonard and Carla Richardson was considered. Mr. and Mrs. Richardson were in attendance in support of this application. It was noted that this application was a resubmission of a previous application which had been approved but not completed within the required time frame and that approval had therefore lapsed. No objections were received.

Moved by: Rod Wood

Seconded by: Janet Callahan

Be it resolved that we do provisionally approve Consent Application No. 3/19 by Leonard and Carla Richardson, subject to the following conditions:

1. This approval shall apply to the severance of one new parcel consisting of the north half of Lot B, Registered Plan No. 1295 and the adjacent part of Lot 13, Concession D, Township Of St. Joseph, being part of Part 6, Plan 1R-9850, which have a combined area of approximately 0.1 hectares (0.26 acres) with road frontages of about 20 metres (66 ft.) on both Spring Street and Marguerite Street.
2. The lands to be retained shall merge with the adjacent Lot C, Registered Plan 1295 which has been deemed by by-law of the Township of St. Joseph to no longer be within a registered plan of subdivision for the purposes of section 50(3) of the Planning Act.
3. Prior to the deeds for this transaction being stamped:
 - i) A Reference Plan prepared by an Ontario land Surveyor of the subject lands, shall have been provided to the St. Joseph Island Planning Board,
 - ii) All property taxes levied against the subject properties 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.
4. The subject transactions shall be completed and deeds stamped within one year of the date of notice of this approval.

- Cd.

A request by Mr. and Mrs. Richardson for refund of the application fee for this resubmission was considered. The Board felt that a partial refund could be considered in these circumstances.

Moved by: Rod Wood

Seconded by: Bruce Ibbitson

Be it resolved that we do refund one third of the application fee received (\$200.00) for Consent Application # 3/19 by Leonard and Carla Richardson. - Cd.

Consent Applications No. 1/19 by Byron Straussburger and No. 2/19 by Christopher Tomlin and Margaret Rooney were considered. It was noted that these applications involved an exchange of lands in order to modify property boundaries between the two properties, and that these applications had both been previously approved but again as a result of incompleteness within required time lines those approvals had lapsed. No objections were received in regard to either application.

Moved by: Jody Wildman

Seconded by: Mark Henderson

Be it resolved that we do provisionally approve Consent Application No. 1/19 by Byron Strassburger subject to the following conditions:

1. This approval shall apply to the severance of a parcel of land from part of Lot 195, Town Plot of Hilton, and part of the adjacent road allowance (Part 1, Plan 1R-10567) which has been stopped up, closed and purchased from the municipality, consisting of about 0.06 hectares (0.15 acres), which shall be conveyed to the owner(s) of, and combined with, the adjacent Lot 165, Town Plot of Hilton, which is currently owned by Christopher Tomlin and Margaret Rooney.
2. Prior to the deeds being stamped:
 - i) The applicant shall deliver to the St. Joseph Island Planning Board a Reference Plan prepared by an Ontario Land Surveyor of the subject lands;
 - 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. Subsections 50(3) and 50(5) 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.

Moved by: Mark Henderson

Seconded by: Janet Callahan

Be it resolved that we do provisionally approve Consent Application No. 2/19 by Christopher Tomlin and Margaret Rooney subject to the following conditions:

1. This approval shall apply to the severance of a parcel of land from Lot 165, Town Plot of Hilton, consisting of about 0.06 hectares (0.14 acres) which shall be conveyed to the owner(s) of the adjacent portion of Lot 195, Town Plot of Hilton and the adjacent closed portion of the Eighth Street Road Allowance, which are owned by members of the Strassburger family.
2. Prior to the deeds being stamped:
 - i) The applicant shall deliver to the St. Joseph Island Planning Board a Reference Plan prepared by an Ontario Land Surveyor of the subject lands;
 - 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(5) 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.

Notice of the proposed sale of a portion of the original shore road allowance in front of Lot 15, Concession D was received from the Township of St. Joseph.

Notice of a proposed zoning by-law amendment was received from Hilton Township.

Moved by: Bruce Ibbitson

Seconded by: Mark Henderson

Be it resolved that we do advise the Township of Hilton that we have no objection to zoning amendment # 2019-01.

- Cd.

Notice of a proposed zoning by-law amendment was received from St. Joseph Township.

Moved by: Rod Wood

Seconded by: Robert Courtney

Be it resolved that we do advise the Township of St. Joseph that we have no objection to Zoning By-law Amendment Application No. ZA 19-01 by Lisa Gilbertson to reduce the minimum building setback from the established high water mark and that we recommend that the minimum setback be reduced to 24.9 metres (81.6 ft.) to accommodate the proposed addition to the garage as well as the addition to the residence.

- Cd.

Recent changes to conflict of interest legislation were discussed. It was noted that written declarations of pecuniary interests would now be required when such declarations are made.

Official Plan sections B2 (Business Park) and B3 (Downtown) were reviewed in detail.

Moved by: Robert Courtney

Seconded by: Mark Henderson

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

| | | |
|------------------|--|---------------|
| Michael Jagger | Re: Postage | \$ 35.44 |
| | - Admin. Fee and Expense Allowances (Apr. & May) | 1,661.10 |
| Carla Richardson | Re: Application Fee Refund | <u>200.00</u> |
| Total | | \$ 1,896.54 |

- Cd

Moved by: Jody Wildman

Seconded by: Bruce Ibbitson

Be it resolved that we do adjourn to meet again on May 28th, 2019 or at the call of the Chair (at Richards Landing)

- Cd.

Chairman - Doug Clute

Secretary-Treasurer - Michael Jagger