

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, July 24th, 2023

7:00 P.M.

Township of Hilton Municipal Office

2983 Base Line Road (Hwy. 548), Hilton Beach, Ontario

AGENDA

Introduction of Assistant Trainee:

Declarations of Pecuniary Interest:

Minutes of Previous Meeting:

Agenda Review/Additions:

Consent Applications:

2296357 Ontario Inc. (Wilding) - # 3/23
Re: Lots 8, 9 &10, Plan 101, 1R-8543 & Waterlot

K. & A. Christensen - # 4/23
Re: Lot 8, Con. G, St. Joseph Twp.

K. Chrstensen & D. Tulloch - # 5/23
Re: Lot 9, Con. G, St. Joseph Twp.

2334567 Ontario Inc. (Henshell) - # 1/22
Re: Lots 8, 9 &10, Plan 101 & 1R-8543

Delegations:

None

Correspondence:

Township of Hilton
Zoning By-law Amendment Notices

Township of St. Joseph
Re: Zoning By-law Amendment Notice
- Proposed Zoning Amendment (Arbuckle)

Ministry of Municipal Affairs and Housing
Re: Proposed New Official Plan

Discussion/Reports/New Business:

MPAC Municipal Connect

Payment of Accounts:

Adjourn:

ST. JOSEPH ISLAND PLANNING BOARD

NOTICE OF APPLICATION FOR CONSENT

TAKE NOTICE that the St. Joseph Island Planning Board has received a complete application for consent to sever land and will meet on Monday, July 24th, 2023 at 7:00 p.m. at the Township of Hilton Municipal Office, 2983 Base Line Road (Hwy. 548), Hilton Beach, Ontario to consider that application.

The purpose and effect of the subject application for consent is to permit the severance of a waterlot at the rear of Lot 10, East side of Richards Street, Registered Plan No. 101 and a portion of the adjacent original shore road allowance (Part 10, 1R-8543) from Part of Lot 8, and Lots 9 and 10, on the East side of Richards Street, Registered Plan No. 101 and other adjacent parts of the original shore road allowance (i.e. 1292-1298 Richards Street). The parcel proposed to be severed has an area of about 0.13 hectares (0.3 ac.) and is partially covered by water. It has portable storage buildings thereon and is proposed to be used for boat docking/residential purposes. The parcel proposed to be retained consists of about 0.16 hectares (0.4 ac.), with frontage of about 43 metres (142 ft.) on Richards Street, and has a commercial building containing retail uses and an upper floor residential unit thereon.

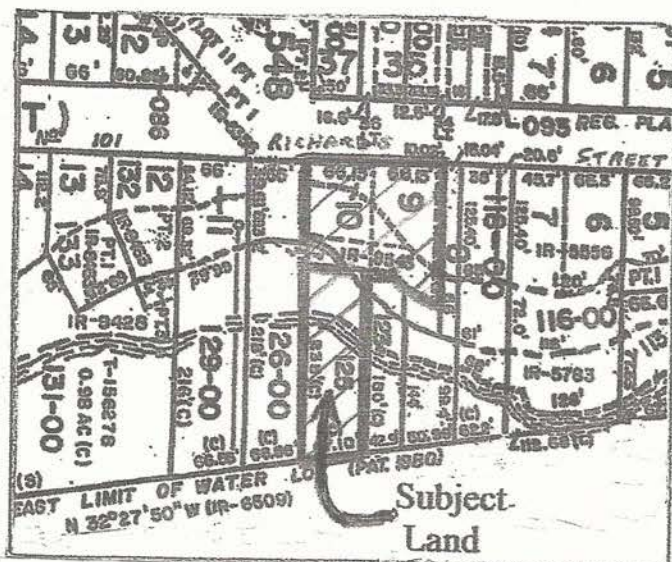
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

ANY PERSON may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed consent. All persons wishing to attend and/or make verbal representation at the meeting are asked to contact the Secretary-Treasurer in advance of the meeting. 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 Ontario Land 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
c/o P.O. Box 290
Richards Landing, Ontario
P0R 1J0

KEY MAP

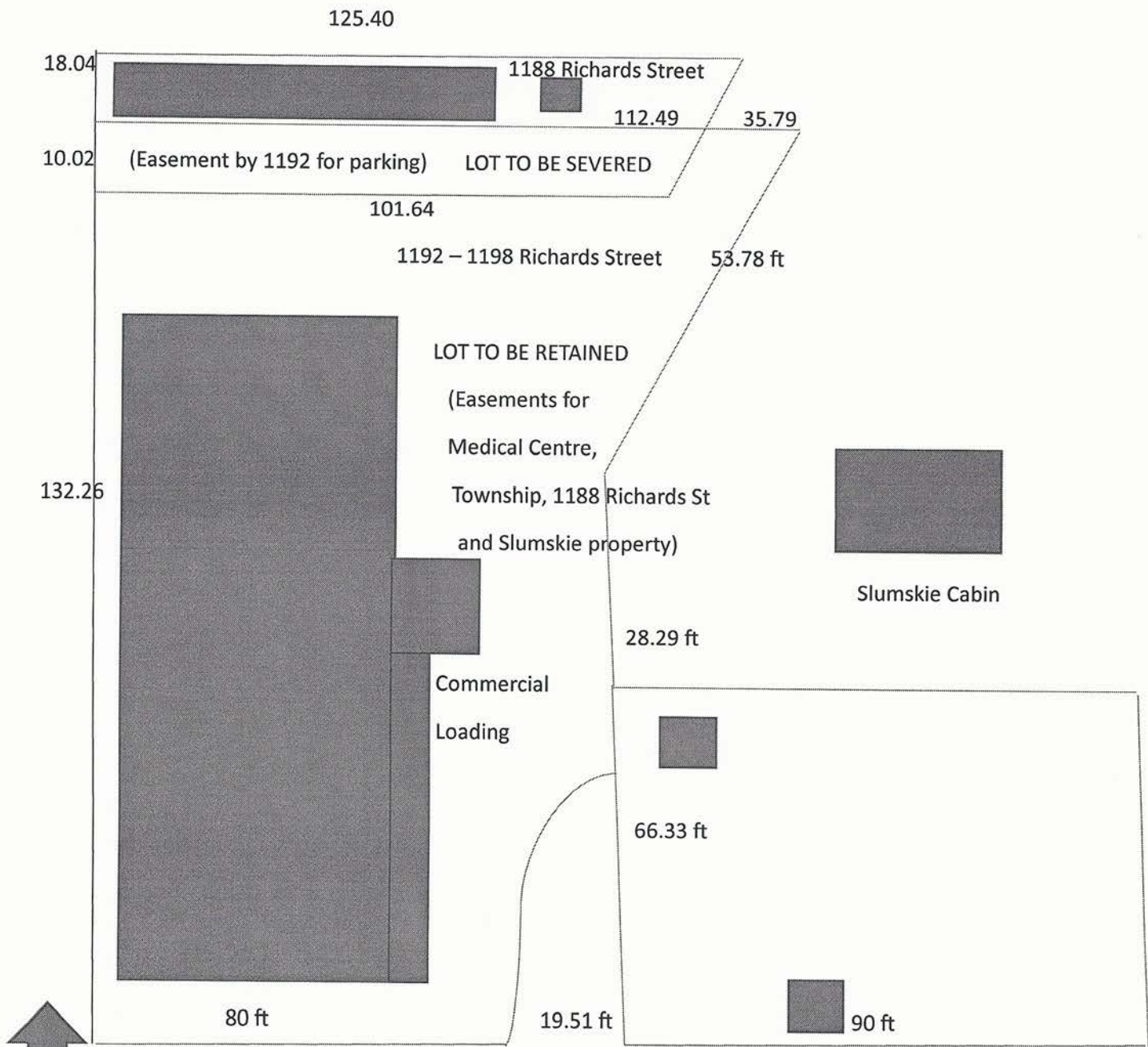


Dated at St. Joseph Island
this 22nd day of June, 2023


Michael Jagger, Secretary-Treasurer
St. Joseph Island Planning Board

Telephone: (705) 542-4606
Email: sjiplanningboard@gmail.com

Consent Application # 3/23
Owner/Applicant: 2296357 Ontario Inc.



RICHARDS
STREET

RUSSELL STREET PARKING LOT

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: July 12, 2023

Re: Consent Application # 3/23 - 2296357 Ontario Inc. (Wilding) - Waterlot at Rear of Lot 10, Plan 101, Pt. Lot 8, Lots 9 & 10, Plan 101, Pts 1-5 & Pt. 10, IR-8543

Background:

An application has been received for Consent to permit the severance of a waterlot together with a portion of the original shore road allowance (Pt. 10, 1R-8543) at the rear of a commercial property in the Downtown land use designation in Richards Landing.

The subject property was apparently previously conveyed without Consent by a former owner of the subject property but has since been recombined with the original parcel and is now being proposed to be severed with Consent. The subject property was also previously proposed to be severed in 2012 (File # 9/12) by a former owner of the property however that application was subsequently withdrawn.

The subject property is located at 1192 – 1198 Richards Street in the Downtown land use designation (Zone GC – General Commercial) and consists of Part of Lot 8, and Lots 9 and 10, East side of Richards Street, Registered Plan No. 101, together with adjacent parts of the original shore road allowance being Parts 1 through 5 and Part 10 of Plan 1R-8543, and the adjacent waterlot (i.e. original lake bed).

The parcel proposed to be severed has an area of about 0.13 hectares (0.3 ac.) with about one half of that area being dry land and the remainder covered by water and is proposed for boat docking and residential use. There are presently two portable storage-type buildings and boat docking facilities on the proposed parcel. This area has no public road frontage and is accessed through the lands to be retained. The parcel proposed to be retained consists of about 0.16 hectares (0.4 ac.) with frontage of about 43 metres (142 ft.) on Richards Street, and has a large commercial building containing retail uses, an upper floor residential unit and accessory uses there on.

Notice of this application has been circulated. Algoma Public Health has indicated that the proposed lot must be serviced by municipally provided services or it cannot be severed as it is not suitably sized to accommodate a septic system. No other comments or objections have been received to date.

Options:

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

Planning Rationale:

The Official Plan places the subject property in the Downtown land use designation. Downtown Development Policy No. B3.5.1 – New Lots Created By Consent provides for the creation of new lots by consent in the Downtown area “provided the consent is in keeping with the objectives of the Official Plan and does not fragment the land base of the Downtown” and that the creation of new lots shall also comply with Section D4 (General Consent policies). Section B3. 5.2 – New Development and Redevelopment Policies a) encourage land assembly to create larger, more viable development parcels, b) provide that all future development must have full municipal water and sewer services, and c) encourage hospitality and tourism-oriented uses that will enhance the pedestrian linkage between the downtown, the marinas and open space areas.

This application indicates that the parcel proposed to be severed is and will continue to be used for boat docking/residential use. This use is not supported by the policies of Official Plan nor the municipality’s zoning by-law, and apparently does not predate either of those documents. The Downtown land use designation provides for a variety of commercial uses but allows only existing and upper floor residential uses. The municipality’s zoning by-law places the subject lands in the General Commercial – GC Zone. This zone permits wide range of commercial uses (Table A2) such as retail stores, restaurants and motels, service shops and professional offices, and also allows up to one apartment dwelling unit as an accessory use to a commercial use (Sec. 4.3). No other non-commercial or residential uses are permitted in this zone.

Section B7.4.4 – Shoreline Setbacks, provides that “the Zoning By-law will establish an appropriate setback to restrict the placement of building and structures within the shoreline area” and that “all properties adjacent to the shoreline must maintain a minimum 30 metres setback for development from the high-water mark and/or beyond 178.3 CGD elevation of the shoreline (whichever is greater)”. In addition, the municipality’s zoning by-law (Sec. 4.21.1) provides that “all buildings and structures shall maintain a minimum 30 metre (±100 ft.) setback from the established high-water mark of Lake Huron, or St. Mary’s River or Twin Lakes. There is no part of the proposed new lot that would meet the required minimum setback requirement and the existing portable buildings located on the subject lands appear to be in contravention of that by-law in that respect.

The municipality’s zoning by-law (Table B2) also establishes a minimum lot area in the GC Zone of 600 square metres (±6500 sq. ft.). The application indicates that the dry land area of the parcel to be severed is only about 555 square metres (5,970 sq. ft.). The proposed lot therefore does not meet the required minimum lot size.

Section D4.2 .1 (New Lots by Consent – General Criteria) provides criteria for consideration of an application to create a new lot for any purpose, including that the Planning Board must be satisfied that the proposed lot:

- i) fronts on and will be directly accessed from a public road that is maintained on a year-round basis, and
- ii) can be serviced with an appropriate water supply and means of sewage disposal, including septage disposal.

The new lot proposed by this application does not have any public road frontage nor is it presently serviced with, or have access to, municipal water and sewer services. In addition, Algoma Public Health has indicated that the proposed parcel is not suitably sized to accommodate a septic system.

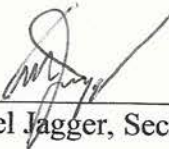
The application also indicates that electricity and telephone services are available to the proposed new lot. A site inspection of the subject lands however revealed that there is presently no hydro electrical service or telephone land line service to the proposed new lot, and no apparent method of obtaining such services without some form of easement over adjacent lands.

Recommendation:

In view of the numerous conflicts with Official Plan policies and Zoning By-law requirements, it is recommended that this application be **refused**.

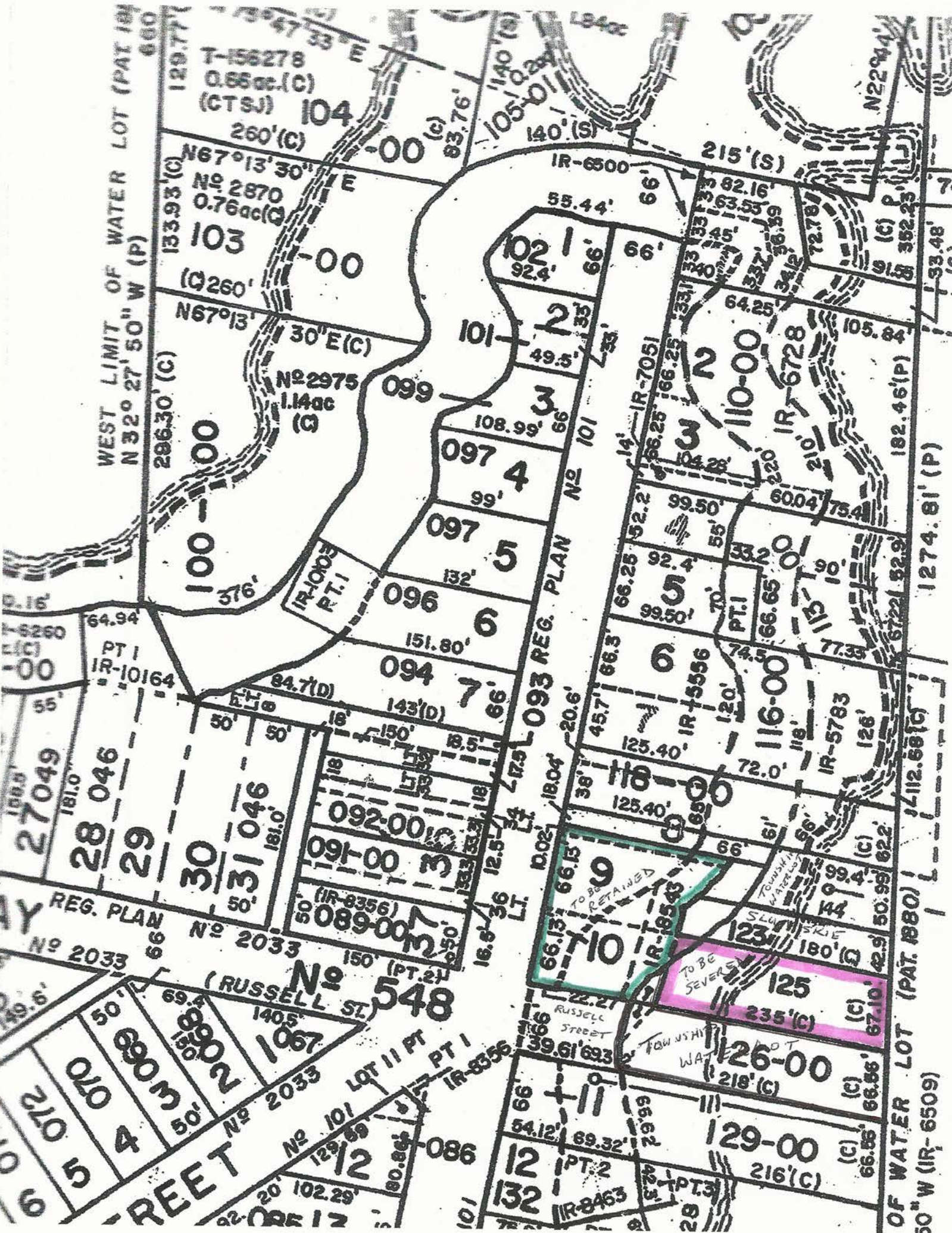
In the event however that this application is to be approved, then provisional approval should be subject to at least the following conditions:

1. This approval shall apply to the severance of one new lot consisting of the waterlot lying at the rear of Lot 10, East side of Richards Street, Registered Plan No. 101, and in front of part of Lot 12 Concession D, Township of St. Joseph, together with the adjacent part of the original shore road allowance being Part 10, Plan IR-8543
2. Prior to the deeds for this transaction being stamped:
 - i) The subject lands shall have been rezoned to Zone R1 – Residential One with exceptions to allow the smaller than standard lot size and reduce the required setback from the established high water mark legalizing existing structures and to allow future residential development thereon.
 - ii) Easements for vehicular access to the parcel being severed and for the provision of municipal water and sewer services, and electrical and telephone services to the parcel being severed shall have been obtained and shall be registered on title to run with the land in perpetuity.
 - iii) A Reference Plan prepared by an Ontario Land Surveyor of the subject lands, shall have been delivered to the St. Joseph Island Planning Board;
 - iv) All property taxes levied against the subject properties shall be paid in full; and
 - v) The applicant shall convey 5% of the subject lands to the municipality, if requested, for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance; and
3. The subject transaction shall be completed within two years of the date of notice of this approval.



Michael Jagger, Secretary-Treasurer

WEST LIMIT OF WATER LOT (PAT 184)
N 32° 27' 50" W (P)
660



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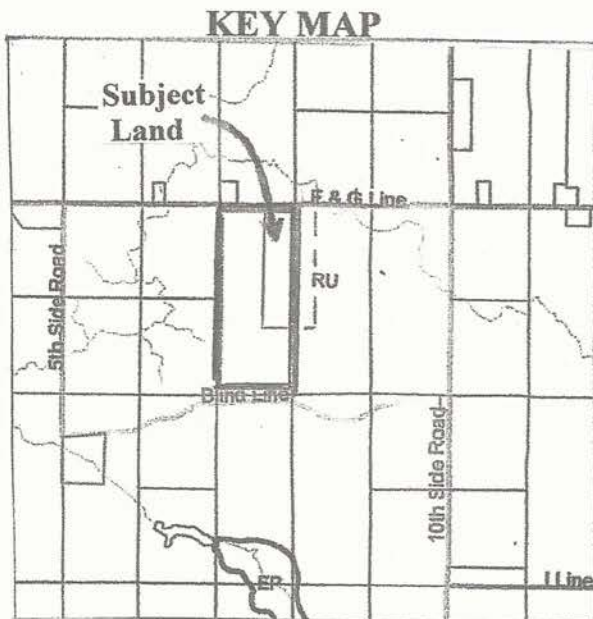
The subject application is one of two applications to sever adjacent parcels of land from Lots 8 and 9, Concession G in the Township of St. Joseph, which are then proposed to be combined to create one new parcel of land. This application proposes to sever a parcel of approximately 10.6 hectares (26 ac.) from Lot 8, Concession G. This proposed parcel has frontage of about 174 metres (570 ft.) on F&G Line Road, and has a residential dwelling and outbuildings located thereon. The parcel proposed to be retained consists of about 29.8 hectares (74 ac.) of vacant agricultural land with frontage of over 222 metres (730 ft.) on F&G Line Road.

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.

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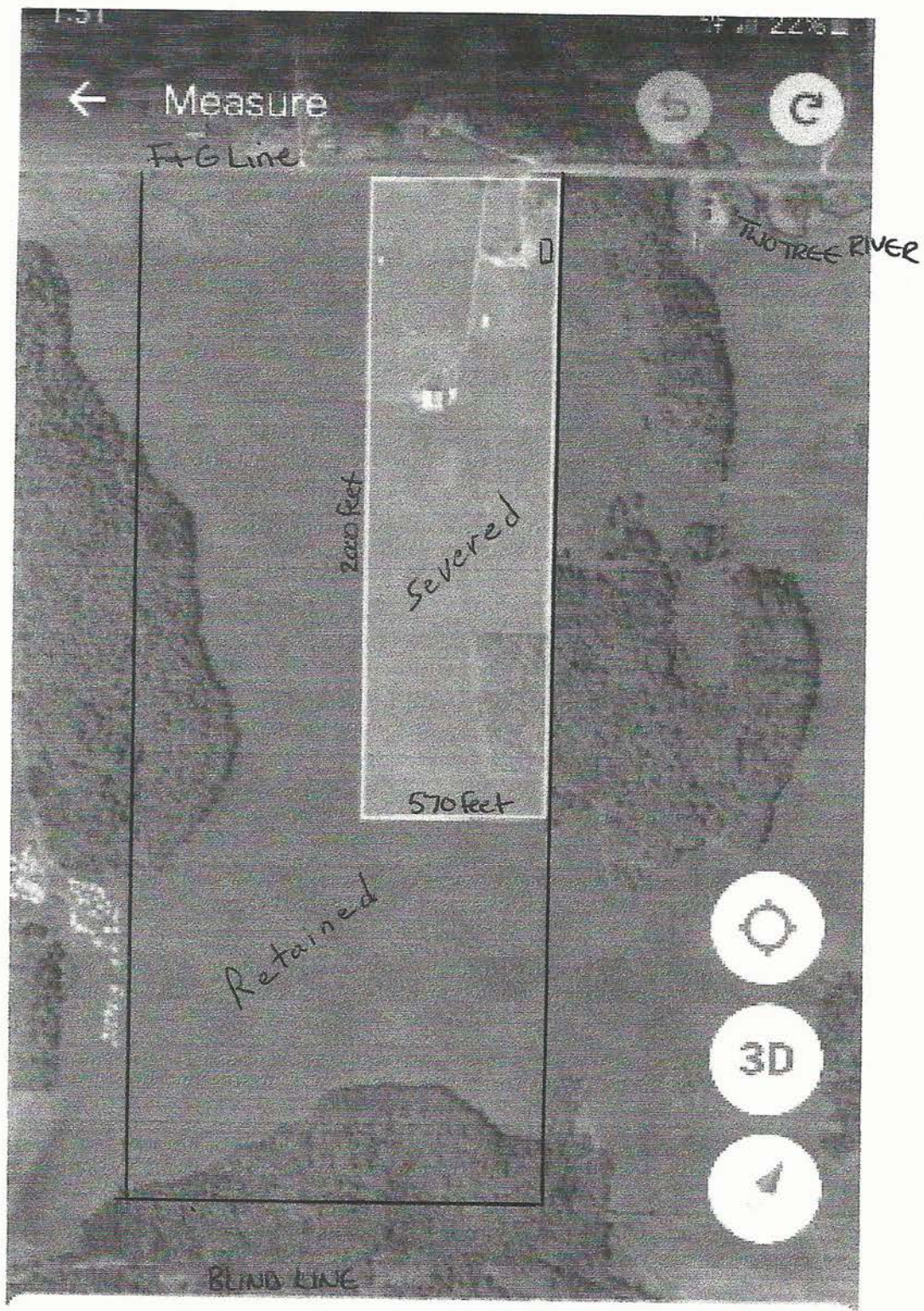


Dated at St. Joseph Island
this 6th day of July, 2023


Michael Jagger, Secretary-Treasurer
St. Joseph Island Planning Board

Telephone: (705) 542-4606
Email: sjiplanningboard@gmail.com

Consent Application # 4/23
Owner/Applicant: K. & A Christensen



Perimeter

5,159 ft =

Area

26.4 ac =

piece to be Severed from 1431 F+G Line 100 acres
 $570' \times 2000' = 26.3$ acres.

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: July 13, 2023

Re: Consent Application # 4/23 - Karl & Amanda Christensen - Lot 8, Con. G (1431 F&G Line)

Background:

This is one of two related applications for consent to sever adjacent parts of Lots 8 and 9, Concession G in the Township of St. Joseph which are then proposed to be combined to create one new parcel of land. This application deals with the proposed severance of Lot 8, Concession G only.

The subject property is located in the Rural land use designation and consists of approximately 40 hectares (100 acres) of land with frontage of over 400 metres (1,322 feet) on the F&G Line.

The parcel proposed to be severed consists of approximately 10.6 hectares (26 ac.) from Lot 8, Concession G.. This proposed parcel is agricultural land with frontage of about 174 metres (570 ft.) on F&G Line Road, and has a dwelling, barn and other outbuildings thereon. The parcel proposed to be retained consists of approximately 29.8 hectares (74 ac.) of vacant agricultural land with frontage of about 222 metres (±730 ft.) on F&G Line Road. The subject property is agricultural in use and has a house, barn and other outbuildings thereon. The intended use of the newly formed lot would remain residential/agricultural in nature.

Notice of this application has been circulated in accordance with the provisions of the Planning Act. To date, no objections or other comments have been received.

Planning Rationale:

Section A2.3 of the Official Plan encourages the maintenance and enhancement of the open space character of the rural area, and a landscape dominated by agricultural fields and forest. Section A2.3.2 identifies strategic objectives for the rural area including:

- To protect the agricultural land base by regulating lot creation and preventing the intrusion of non-compatible uses;
- To avoid the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.
- To permit agri-business and secondary uses that support local producers and contribute to the local economy.

The current and proposed usage of the subject property and adjacent properties are agricultural.

Section B6.3 of the Official Plan indicates that agricultural uses shall be permitted in the Rural land use designation and Section B 6.4.1 provides that “a maximum of two new lots may be created from a lot in the Rural designation for residential purposes” subject to various criteria including:

- a. The severed lot will not remove good agricultural land from production, and
- b. Both the severed and retained lots are no smaller than 2.0 hectares and have a minimum frontage of 150 metres on an improved year-round maintained public road.

The municipality’s zoning by-law permits both detached dwellings and agricultural uses in the Rural – RU Zone in which the subject property is located and establishes a minimum lot size of 2 ha with at least 150 metres road frontage.

Section D4.2 outlines the general criteria under which new lots may be created by consent, and the proposed severance meets all of the applicable requirements.

The proposed new lot and the retained lot meet the use, size and location requirements outlined in the Official Plan and the municipality’s zoning by-law.

Minimum Distance Separation requirements are not applicable as the subject lands and adjacent lands are all used and will continue to be used for agricultural purposes.


Options:

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

Recommendation:

That Application No. 4/23 by Karl and Amanda Christensen be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of one new lot from part of Lot 8, Concession G, Township of St. Joseph, with an area of approximately 10.6 hectares (26 acres) and frontage of about 174 metres (570 ft.) on F&G Line Road.
2. 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 delivered to the St. Joseph Island Planning Board;
 - ii. All property taxes levied against the subject properties shall be paid in full;
 - iii. The applicant shall convey 5% of the subject lands to the municipality, if requested, 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 within two years of the date of notice of this approval.



Michael Jagger, Secretary-Treasurer

ST. JOSEPH ISLAND PLANNING BOARD
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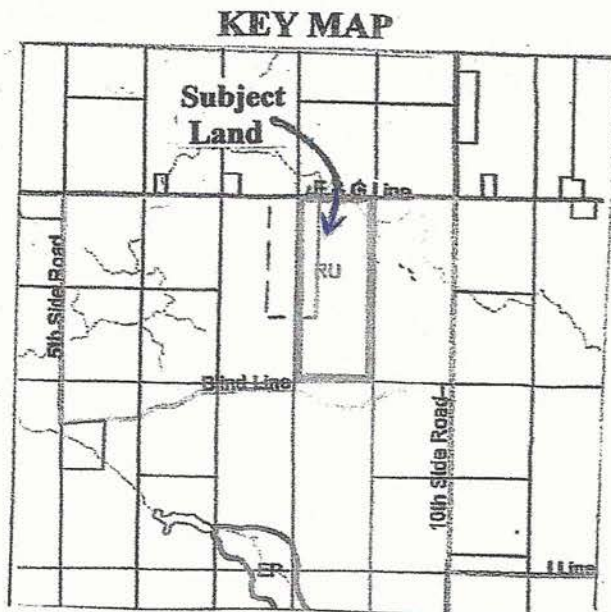
The subject application is one of two applications to sever adjacent parcels of land from Lots 8 and 9, Concession G in the Township of St. Joseph, which are then proposed to be combined to create one new parcel of land. This application proposes to sever approximately 5.6 hectares (14 ac.) from Lot 9, Concession G, in order that it may be added to the abutting part of Lot 8, Concession G, to create a combined parcel of approximately 16.2 hectares (40 ac.). The parcel proposed to be severed is vacant agricultural land and has frontage of about 93 metre (305 ft.) on F&G Line Road. The parcel proposed to be retained consists of approximately 34.6 hectares (86 ac.) of vacant agricultural land with frontage of about 305 metres (±1,000 ft.) on F&G Line Road.

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.


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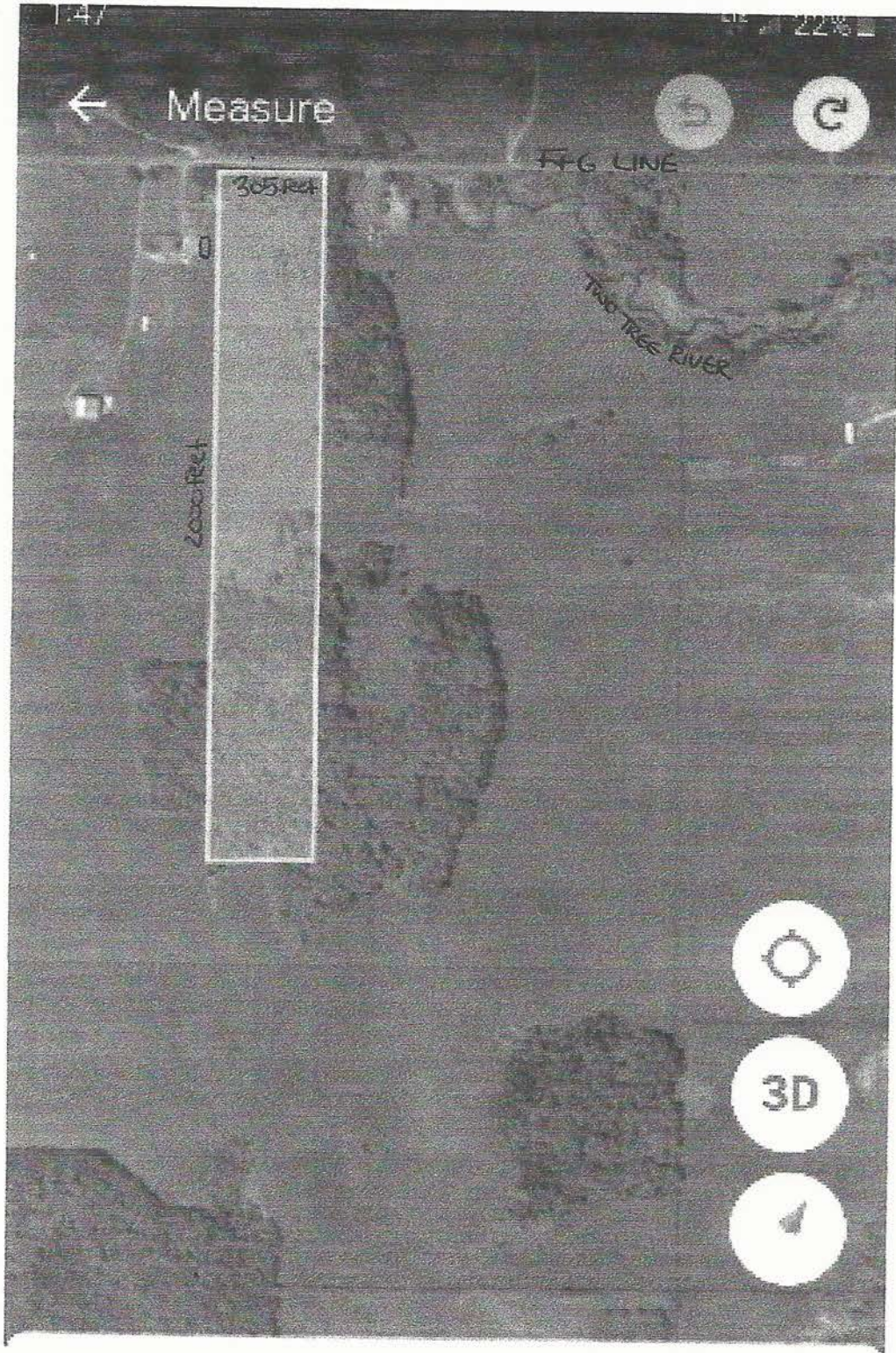
Dated at St. Joseph Island
this 6th day of July, 2023



Michael Jagger, Secretary-Treasurer
St. Joseph Island Planning Board

Telephone: (705) 542-4606
Email: sjiplanningboard@gmail.com

Consent Application # 5/23
Owner/Applicant: K. Christensen & J. Tulloch



Perimeter

4,606 ft ▾

Area

13.9 ac ▾

piece to be severed from 1463 F+G Line 100 acres
 $305' \times 2000' = 14.004 \text{ acres}$

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: July 13, 2023

Re: Consent Application # 5/23 – K. Christensen & J. Tulloch - Lot 9, Con. G (1463 F&G Line)

Background:

This is one of two related applications for consent to sever adjacent parts of Lots 8 and 9, Concession G in the Township of St. Joseph which are then proposed to be combined to create one new parcel of land. This application deals with the proposed severance of Lot 9, Concession G only.

The subject property is located in the Rural land use designation and consists of approximately 40 hectares (100 acres) of land with frontage of over 400 metres (1,316 feet) on the F&G Line.

The parcel proposed to be severed consists of approximately 5.6 hectares (14 ac.) from Lot 8, Concession G. This proposed parcel is vacant agricultural land with frontage of about 93 metres (305 ft.) on F&G Line Road, and is proposed to be added to the abutting part of Lot 8, Concession G, created under Consent Application # 4/23. The parcel proposed to be retained consists of approximately 34.6 hectares (84 ac.) of vacant agricultural land with frontage of about 305 metres (±1,000 ft.) on F&G Line Road. The intended use of the newly formed lot would remain residential/agricultural in nature.

Notice of this application has been circulated in accordance with the provisions of the Planning Act. To date, no objections or comments have been received.

Planning Rationale:

Section A2.3 of the Official Plan encourages the maintenance and enhancement of the open space character of the rural area, and a landscape dominated by agricultural fields and forest. Section A2.3.2 identifies strategic objectives for the rural area including:

- To protect the agricultural land base by regulating lot creation and preventing the intrusion of non-compatible uses; and
- To avoid the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.
- To permit agri-business and secondary uses that support local producers and contribute to the local economy.

The current and proposed usage of the subject property and adjacent properties are agricultural.

Section B6.3 of the Official Plan indicates that agricultural uses shall be permitted in the Rural land use designation.

Section D4.2.2 provides that a consent may be granted for enlarging existing lots provided no new building lot is created. In reviewing such applications, the Planning Board is to be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by the Official Plan. The proposed lot addition will improve the viability of the use of the adjacent parcel to which it is to be added for agricultural purposes.

Minimum Distance Separation requirements are not applicable as the subject lands and adjacent lands are all used and will continue to be used for agricultural purposes.

Options:

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

Recommendation:

That Application No. 5/23 by Karl Christensen and James Tulloch be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of approximately 5.6 hectares (14 acres) with frontage of about 93 metres (305 ft.) on F&G Line Road, from Lot 9, Concession G, Township of St. Joseph.
2. The subject parcel shall be conveyed to the owners of and be combined with the immediately adjacent part of Lot 8, Concession G, Township of St. Joseph, which has been provisionally approved for consent to sever under Application # 4/23.
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. 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 delivered to the St. Joseph Island Planning Board;
 - ii. All property taxes levied against the subject properties shall be paid in full;
 - iii. The applicant shall convey 5% of the subject lands to the municipality, if requested, for park purposes. Alternatively, the municipality may require cash in lieu of all or a portion of such conveyance.
5. The subject transaction shall be completed within two years of the date of notice of this approval.



Michael Jagger, Secretary-Treasurer

Updated Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: June 3, 2022

Re: Consent Application # 1/22 - 2334657 Ontario Inc.
Part of 8, Lots 9&10, East Side of Richards Street, Reg. Plan 101, and
Parts 1, 2, 3, 4 & 5, Plan 1R-8543 (Shore Road Allowance), Twp. of St. Joseph

Background:

An application was received in March, 2022 for Consent to sever Part of Lot 8, on the East side of Richards Street, Reg. Plan 101, and the adjacent portion of the original shore road allowance, in the Township of St. Joseph, from the adjacent Lots 9 and 10, Reg. Plan 101 and portions of the shore road allowance at the rear thereof, in order to permit an addition to an adjacent part of Lot 8, Reg. Plan 101.

A review of ownership of the lands involved revealed that the portion of the shore road allowance (Part 6) lying at the rear of the adjacent part of Lot 8 (lands to which the portion to be severed is proposed to be added) is not owned by the adjacent land owner, but rather is owned by the municipality. This review also revealed that the applicant had apparently previously transferred title to a portion of their holdings to another numbered company without first obtaining consent in contravention of the part-lot control provisions (Section 50) of the Planning Act.

Concerns were expressed by the municipality regarding the loss of off-street parking and loading areas that would result from approval of this application, and noted also the need to maintain access for tenants. These concerns were discussed with the applicant's representative (solicitor).

At the request of the applicant's representative, a Planning Board resolution was passed on June 20, 2022 to defer this application to allow for submission of an amended application which it was anticipated would address both the noted land ownership issue and the parking/loading space issues. To date, a complete amended application has not been received.

The subject lands were subsequently sold. The applicant was then advised that if an amended application was still going to be submitted, then it would need to be in the name of and with the appropriate authorization of the new owner.

At the Planning Board meeting on April 27, 2023 the Board's Secretary was directed to advise the applicant that unless an amended application was received by May 31, 2023, then this application would be considered to have been abandoned and would be dealt with accordingly. A letter to that effect was sent to the applicant and copied to their representative on April 28, 2023.

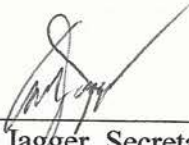
On June 5, 2023 a revised application, was received by mail from the original applicant's representative. The envelope was postmarked May 31, 2023 however the application was in the name the proposed transferee rather than the current owner of the subject lands and did not include authorization of the owner. The original applicant's representative was informed that in order to be considered a complete application, the name of the owner would need to be corrected and the owner's authorization included. That representative advised that they would forward the consent of the new owner but to date no such consent has been received.

Planning Rational:

Subsection 53 (1) of the Planning Act provides that "an owner, chargee or purchaser of land, or such owner's chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50(1)". No evidence has been provided that the applicant of the amended application received is the owner, chargee or purchaser, nor a duly authorized agent thereof. The amended application is therefore not considered to be a complete application.

Recommendation:

It is recommended that Consent Application #1/22 be refused.



Michael Jagger, Secretary-Treasurer

PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Hilton will hold a public meeting on **Wednesday, July 5, 2023 at 8:15 p.m.** at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

The purpose and effect of the application is to amend the municipality's zoning by-law to reduce the minimum setback from the established high-water mark to permit the installation of a new septic system on the property.

The land affected by the Amendment is located on Lot 13, Plan H562, Township of Hilton, also known as 5289 Ellwood Boulevard, as shown on the Key Map below.

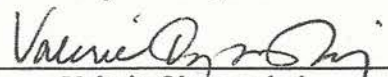
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Hilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Hilton Council before the by-law is passed, the person or public body is not entitled to appeal the decision.

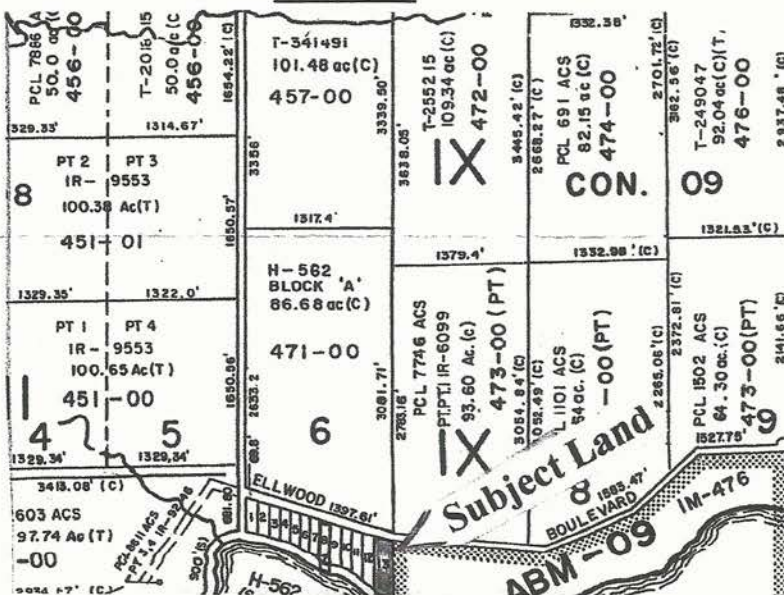
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Hilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of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

For more information relating to the proposed Amendment, including information about appeal rights, contact Valerie Obarymskyj, Clerk Treasurer at the Township of Hilton, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0 by phoning 705-246-2472 between the hours of 9:00 am and 4:30 pm, Monday to Friday or by emailing: admin@hiltontownship.ca

Dated at the Township of Hilton
this 16th day of June, 2023.


Valerie Obarymskyj
Clerk - Township of Hilton

KEY MAP



A ZONING BY-LAW AMENDMENT
BY
THE CORPORATION OF THE TOWNSHIP OF HILTON

TAKE NOTICE that the Council of the Corporation of the Township of Hilton, on the 5th day of July 2023, passed By-Law No. 1375-23 under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

The land affected by the Amendment includes Lot 13, Plan H562, 5289 Ellwood Boulevard, Township of Hilton, as outlined in red on the Key Map below.

The purpose and effect of the by-law is to amend the Township of Hilton's Zoning By-law No. 1025-11 to reduce the minimum setback from the established high-water mark to 24 metres (approximately 78 ft) for the subject land in order to allow the installation of a new septic system. All other provisions of By-law No. 1025-11 continue to apply.

In reaching its decision to approve By-law No. 1375-23, Council considered all of the written and oral submissions received.

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing no later than 4:00 p.m. on Wednesday, July 26, 2023, a notice of appeal with the Clerk of the Corporation of the Township of Hilton setting out the reasons for the appeal. The appeal must be accompanied by the prescribed fee payable to the Minister of Finance by certified cheque or money order.

A copy of the amendment and any additional information relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0.

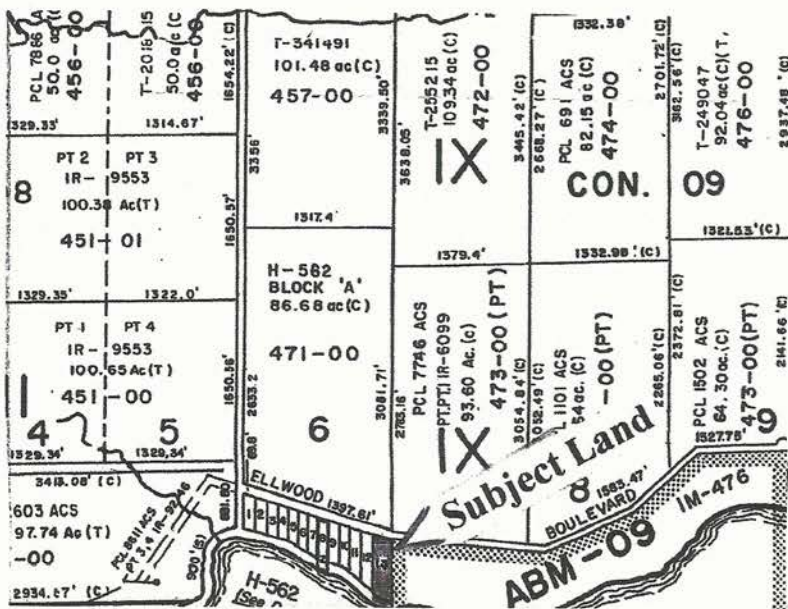
Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group, however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group 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 a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of Hilton this 7th day of July, 2023.

Valerie Obarymskyj
 Valerie Obarymskyj
 Clerk – Township of Hilton

KEY MAP



PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Hilton will hold a public meeting on **Wednesday, July 5, 2023 at 8:00 p.m.** at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

The purpose and effect of the application is to amend the municipality's zoning by-law to reduce the required minimum lot frontage for the subject land to 125 metres (410 feet) in order to allow severance of the subject land into two lots.

The land affected by the Amendment is located on Part of Lot 15, Concession L, Hilton Road, Township of Hilton, as shown on the Key Map below.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Hilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Hilton Council before the by-law is passed, the person or public body is not entitled to appeal the decision.

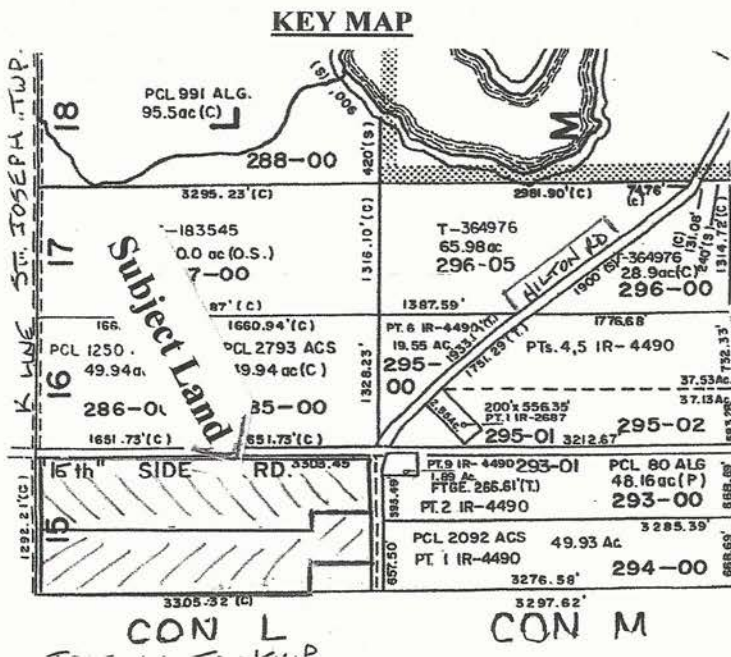
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Hilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of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

For more information relating to the proposed Amendment, including information about appeal rights, contact Valerie Obarymskyj, Clerk Treasurer at the Township of Hilton, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0 by phoning 705-246-2472 between the hours of 9:00 am and 4:30 pm, Monday to Friday or by emailing: admin@hiltontownship.ca

Dated at the Township of Hilton
this 15th day of June, 2023.

Valerie Obarymskyj

Valerie Obarymskyj
Clerk - Township of Hilton



BY-LAW NO. 1374-23
A ZONING BY-LAW AMENDMENT
BY
THE CORPORATION OF THE TOWNSHIP OF HILTON

TAKE NOTICE that the Council of the Corporation of the Township of Hilton, on the 5th day of July 2023, passed By-Law No. 1374-23 under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

The land affected by the Amendment includes Part of Lot 15, Concession L, Hilton Road, Township of Hilton, as outlined in red on the Key Map below.

The purpose and effect of the by-law is to amend the Township of Hilton's Zoning By-law No. 1025-11 to reduce the required minimum lot frontage for the subject land to 125 metres (410 feet) in order to allow severance of the subject land into two lots. All other provisions of By-law No. 1025-11 continue to apply.

In reaching its decision to approve By-law No. 1374-23, Council considered all of the written and oral submissions received.

TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing no later than 4:00 p.m. on Wednesday, July 26, 2023, a notice of appeal with the Clerk of the Corporation of the Township of Hilton setting out the reasons for the appeal. The appeal must be accompanied by the prescribed fee payable to the Minister of Finance by certified cheque or money order.

A copy of the amendment and any additional information relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0.

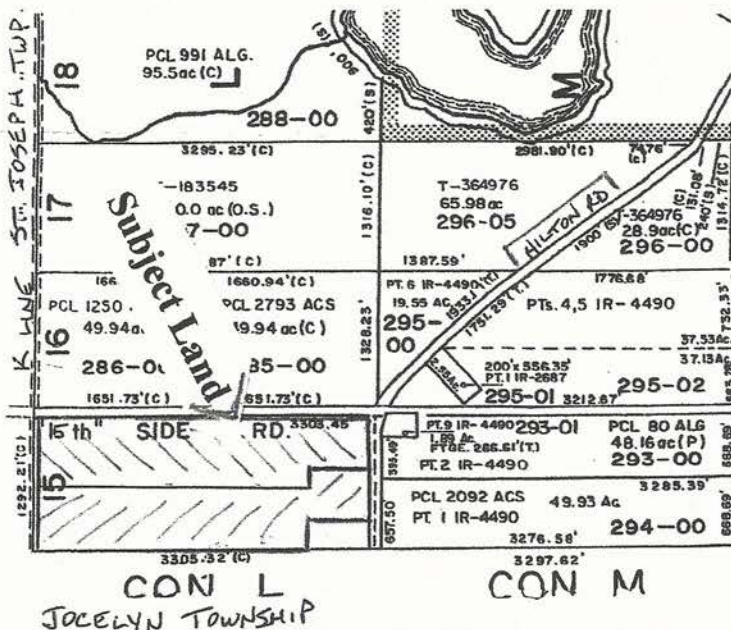
Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group, however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group 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 a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of Hilton this 7th day of July, 2023.

Valerie Obarymskyj
 Valerie Obarymskyj
 Clerk - Township of Hilton

KEY MAP



**PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of Hilton will hold a public meeting on **Wednesday, July 5, 2023 at 7:15 p.m.** at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

The purpose and effect of the application is to amend the Municipality's zoning by-law to rezone the subject lands from Zone LSR = Limited Service Residential to Zone SR – Shoreline Residential which will result in year-round road maintenance performed by the Municipality.

The land affected by the Zoning Amendment includes all waterfront properties on Red Maple Drive included in Registered Plan 1M- 554, Township of Hilton, as outlined in red on the Key Map below.

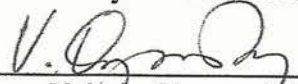
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed zoning by-law amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Hilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Hilton Council before the by-law 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 a public meeting, or make written submissions to the Township of Hilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

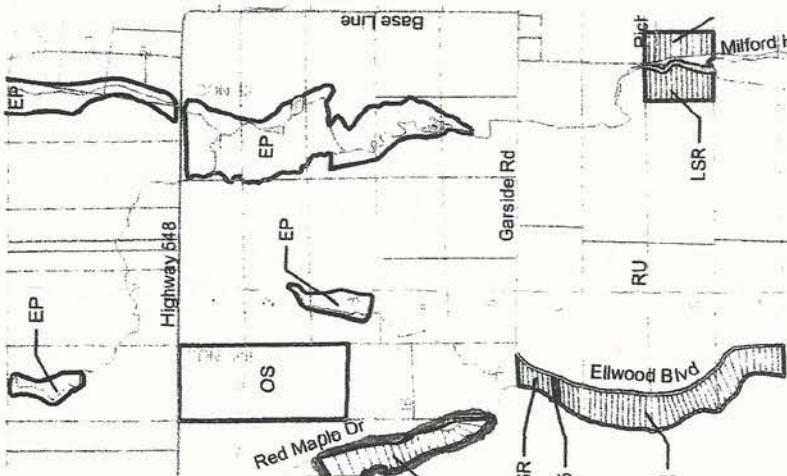
For more information relating to the proposed amendment, including information about appeal rights, contact Valerie Obarymskyj, Clerk Treasurer at the Township of Hilton, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0 by phoning 705-246-2472 between the hours of 9:00 am and 4:30 pm, Monday to Friday or by emailing: admin@hiltontownship.ca

Dated at the Township of Hilton
this 16th day of June, 2023.



Valerie Obarymskyj
Clerk - Township of Hilton

KEY MAP



NOTICE OF THE PASSING OF
A ZONING BY-LAW AMENDMENT
BY
THE CORPORATION OF THE TOWNSHIP OF HILTON

TAKE NOTICE that the Council of the Corporation of the Township of Hilton, on the 5th day of July 2023, passed By-Law No. 1373-23 under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

The land affected by the Amendment includes all waterfront properties on Red Maple Drive included in Registered Plan 1M-554, Township of Hilton, as outlined in red on the Key Map below.

The purpose and effect of the by-law is to amend the Township of Hilton's Zoning By-law No. 1025-11 to rezone the subject lands from Zone LSR (Limited Service Residential) to Zone SR – Shoreline Residential which will result in year-round road maintenance performed by the Municipality. All other provisions of By-law No. 1025-11 continue to apply.

In reaching its decision to approve By-law No. 1373-23, Council considered all of the written and oral submissions received.

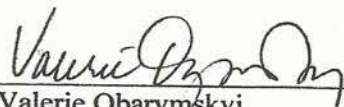
TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal in respect of the By-law by filing no later than 4:00 p.m. on Wednesday, July 26, 2023, a notice of appeal with the Clerk of the Corporation of the Township of Hilton setting out the reasons for the appeal. The appeal must be accompanied by the prescribed fee payable to the Minister of Finance by certified cheque or money order.

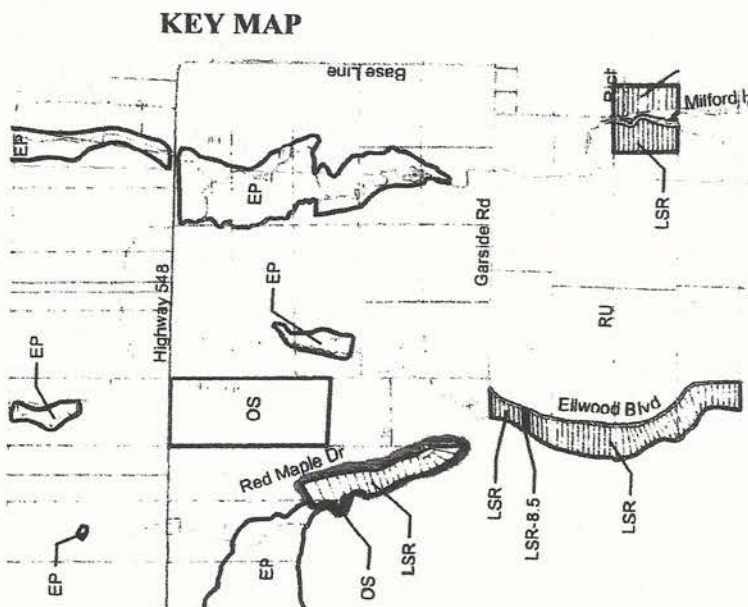
A copy of the amendment and any additional information relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land 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 a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of Hilton this 7th day of July, 2023.


Valerie Obarymskyj
Clerk – Township of Hilton



THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH
NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT 2023-02

Applicant: BARICH
Subject Property: PT LT 6 CON V ST. JOSEPH AS IN UC4363 (SEVENTHLY) EXCEPT PT 1 1R11119; ST. JOSEPH and PT LT 6 CON V ST JOSEPH EXCEPT PT 2 1R11119; ST. JOSEPH – Canoe Pointe Road
File Number: ZBA 2023-02
Date of Decision: June 21, 2023
Date of Notice: June 22, 2023
Last Day to Appeal: July 12, 2023

The Council of the Corporation of The Township of St. Joseph passed By-law 2023-22 on June 7, 2023, to amend the Township's Zoning By-law, as amended, under section 34 of the *Planning Act*. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council. Notice shall be given to any prescribed person or public body who has the right to appeal these by-laws. If you choose not to appeal these by-laws, no further action is necessary.

Purpose and Effect

The Zoning Amendment approved June 21, 2023, permits the reduction of the minimum lot size and was a condition of a consent application for one parcel in the Shoreline Residential zone described as PT LT 6 CON V ST. JOSEPH AS IN UC4363 (SEVENTHLY) EXCEPT PT 1 1R11119; ST. JOSEPH and PT LT 6 CON V ST. JOSEPH EXCEPT PT 2 1R11119; ST. JOSEPH – Canoe Pointe Road. The purpose of the Zoning By-Law Amendment 2023-02 is to reduce the minimum lot size for Shoreline Residential use (Table B1) from 2.5 ac (1 ha) to 2.33 acres (0.90 ha), being part of Lot 6 Concession V, Canoe Pointe Road and as a condition of an application for consent.

Appeal Process

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

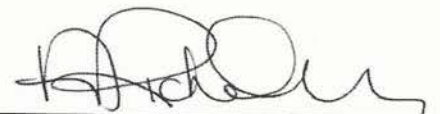
If you intend to appeal this zoning by-law, a Notice of Appeal must be filed with the Clerk Administrator, Corporation of the Township of St Joseph, no later than 20 days from the date of this Notice for each by-law and shall include:

1. The reasons for the appeal and the specific part of the proposed Zoning By-law amendments to which the appeal applies.
2. A completed A1 Appellant Form. This form is to be completed by the appellant for appeals relating to the Zoning By-law amendment and is available on the Ontario Land Tribunal website.
3. A fee in the amount of \$400.00, pursuant to the Ontario Land Tribunal Act, 2021, S.O. 2021, payable by certified cheque or money order to the Minister of Finance.

The last day for filing a Notice of Appeal is June 28, 2023. A true copy of By-law 2023-24 is available for review at the municipal administration office.

An explanation of the purpose and effect of the by-law, a description of the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, is shown on the reverse. The complete by-law is available for inspection at the Township office during regular office hours.

Dated at The Township of St. Joseph, June 22, 2023



Amanda Richardson, Clerk Administrator
The Corporation of The Township of St. Joseph
P.O. Box 187
Richards Landing, Ontario

Explanation

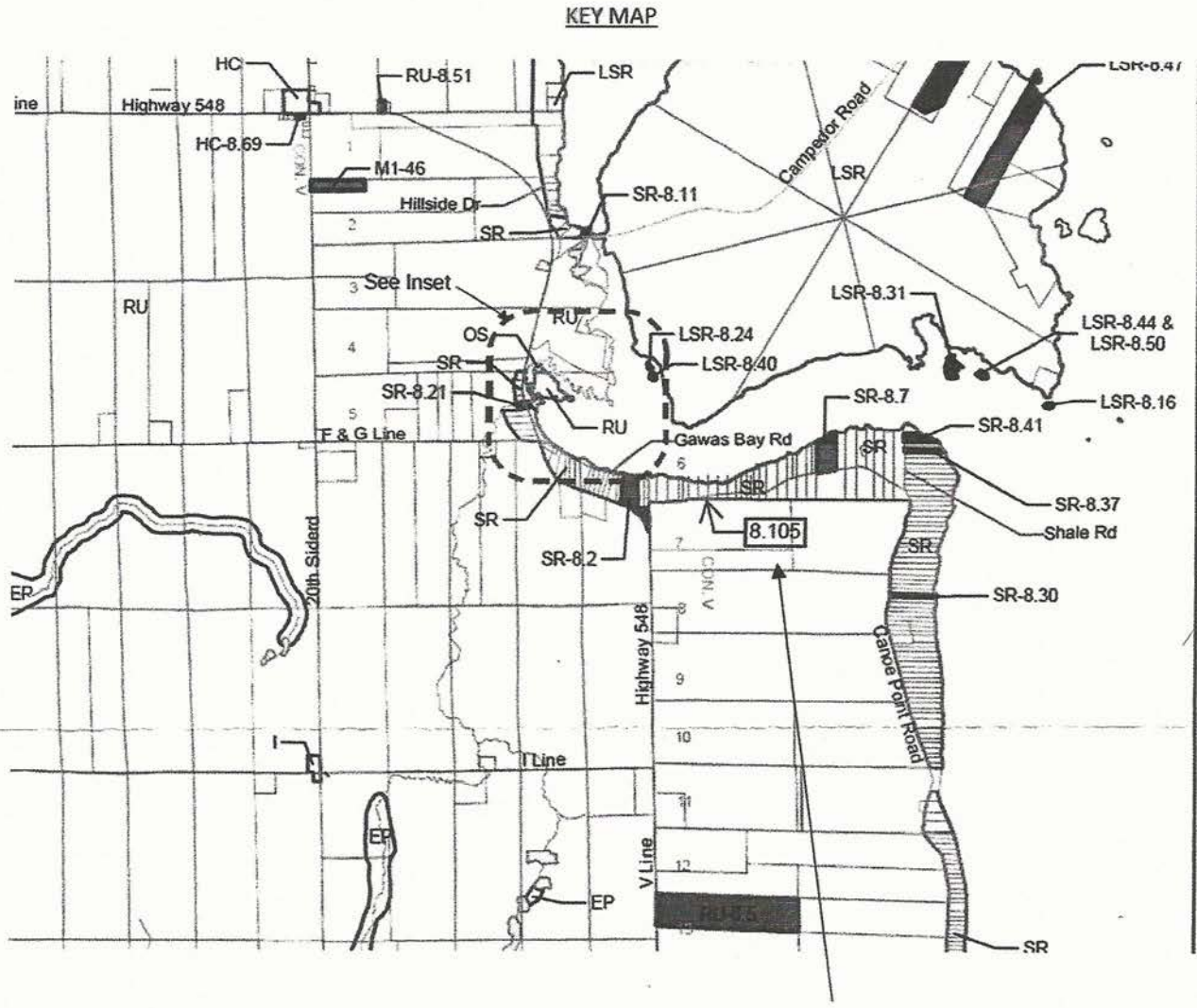
8.105 PT LOT 6 CONCESSION V (By-law 2023-24 – Barich Canoe Pt Rd)

By-law No. 2023-24 applies only to the lands being PT LT 6 CON V ST. JOSEPH AS IN UC4363 (SEVENTHLY) EXCEPT PT 1 1R11119; ST. JOSEPH and PT LT 6 CON V ST. JOSEPH EXCEPT PT 2 1R11119; ST. JOSEPH, located on Canoe Pointe Road in the Township of St. Joseph and denoted by the number 8.105 below; and amends the municipality's comprehensive zoning by-law (By-law No. 2011-34) as follows:

To reduce the minimum lot size for the subject property from 2.5 acres (1ha) to 2.33 acres (0.90 ha).

This by-law is in conformity with the Official Plan for St. Joseph Island.

The following key map shows the location to which By-law 2023-24 applies:



Subject Property 8.105

**PUBLIC NOTICE CONCERNING A
PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that The Corporation of The Township of St. Joseph has received an application to amend the Township's Zoning By-law regarding the following property:

ST JOSEPH CON D PT LOT 19 W SHORE RD RP 1R13456 PART 1
Also known as 2233 Shore Road

Purpose and Effect: The proposed Zoning By-law Amendment would seek to amend the municipality's Zoning By-law to reduce the minimum required interior side yard building setback to from 2 metres (6.5 feet) to 0.318 metres (1.04 feet) to permit the construction of a new accessory building and deck (S 4.1.2.1).

The Council of The Township of St. Joseph will hold a public meeting to consider the proposed amendment on Wednesday, July 19th, 2023, beginning at 6:45 p.m. at the Township Administration Office, 1669 Arthur Street, Richards Landing, Ontario.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment. Written submissions should be addressed to the undersigned, by no later than 3:00 p.m. on Tuesday, July 18th, 2023.

If a person or public body would otherwise have an ability to appeal the decision of Council for the Township of St. Joseph to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Corporation of the Township of St. Joseph before the by-law 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 a public meeting or make written submissions to the Township of St. Joseph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of The Township of St. Joseph on the proposed zoning by-law amendment, you must make a written request to:

The Township of St. Joseph PO Box 187
Richards Landing, ON POR 1J0
clerkadmin@stjosephtownship.com

Additional information relating to the proposed zoning by-law amendment is available for inspection at The Township of St. Joseph municipal office, located at 1669 Arthur Street in Richards Landing.

A key plan showing the property location can be found on the reverse of this notice.

DATED AT THE TOWNSHIP OF ST. JOSEPH
THIS 30th Day of June, 2023



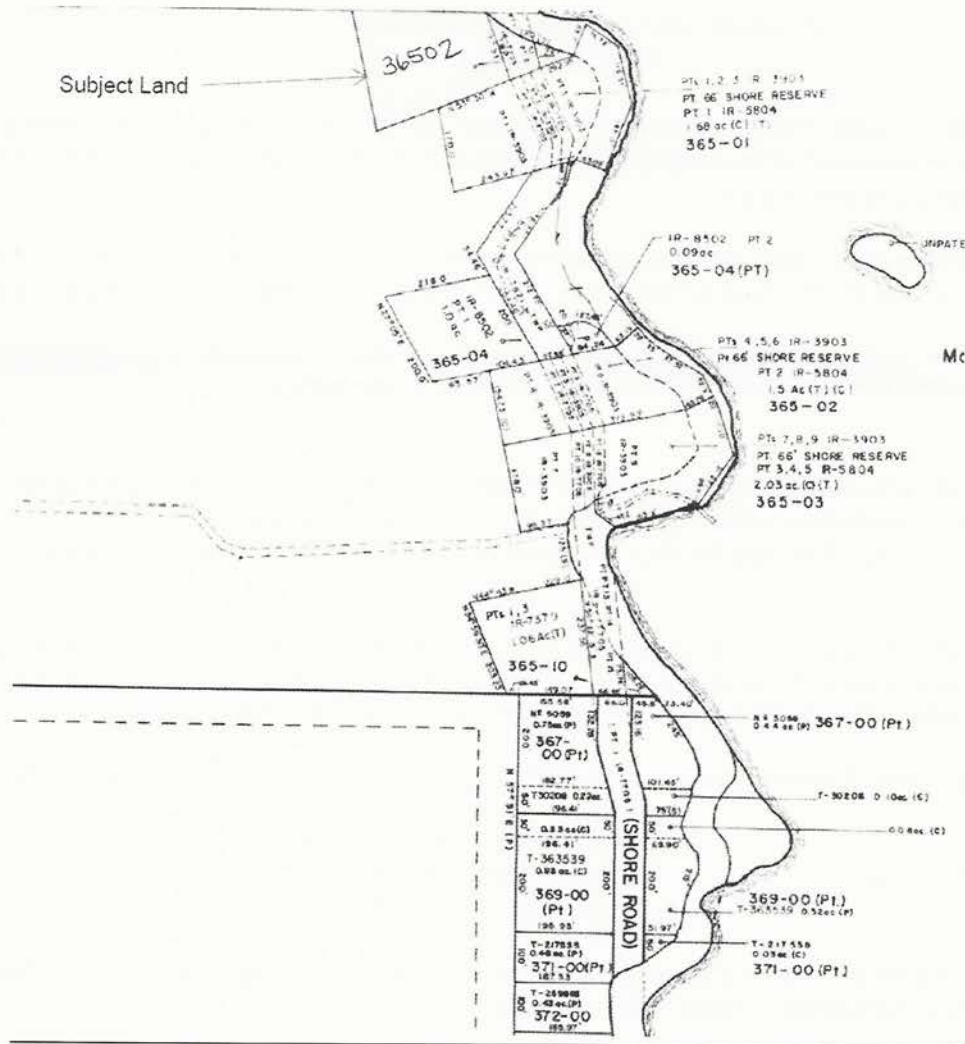
Amanda Richardson, Clerk Administrator
The Township of St. Joseph
clerkadmin@stjosephtownship.com
(705) 246-2625 x. 202

KEY MAP

SUBJECT PROPERTY:

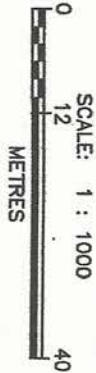
ST JOSEPH CON D PT LOT 19 W SHORE RD RP 1R13456 PART 1

Also known as 2233 Shore Road

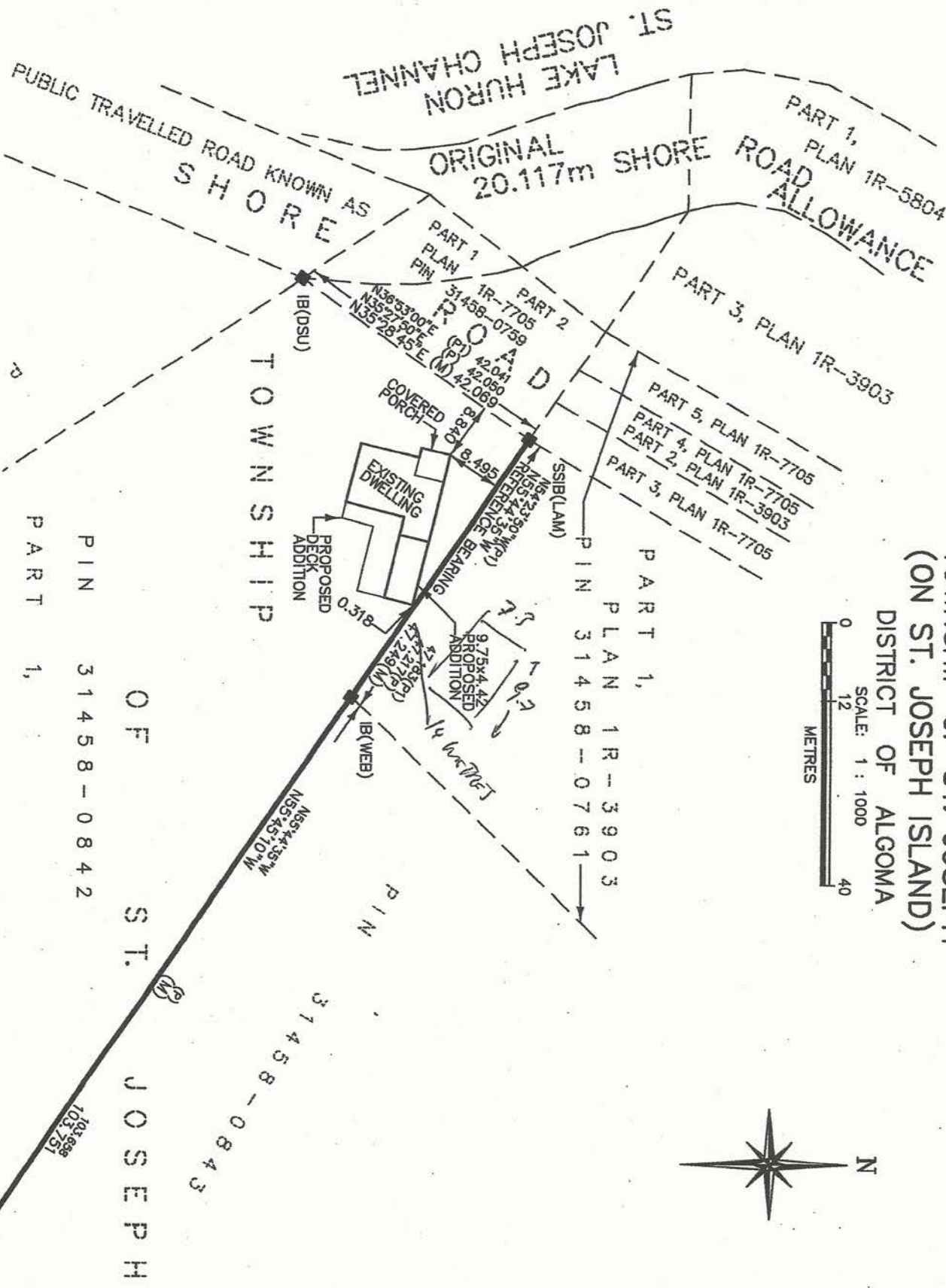


SITE PLAN OF
PART OF LOT 19
 IN THE
CONCESSION 'D'

TOWNSHIP OF ST. JOSEPH
 (ON ST. JOSEPH ISLAND)
 DISTRICT OF ALGOMA



METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



Via Email only

July 7, 2023

Michael Jagger, Secretary
St. Joseph Island Planning Board
P.O. Box 290
Richards Landing, ON P0R 1J0
sjipianningboard@gmail.com

**Re: Provincial Review Comments
St. Joseph Island Planning Board – Official Plan
Ministry File # 57-OP-219681**

Dear Michael Jagger,

Thank you for circulating the St. Joseph Island Planning Board official plan draft to the Ministry of Municipal Affairs and Housing. We understand that this draft has been prepared under the terms of the criteria and policies of the Provincial Policy Statement, 2020 (PPS) and the Growth Plan for Northern Ontario.

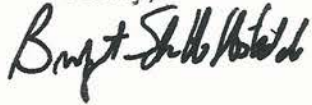
As you may be aware, the government is making legislative, regulatory, and policy changes to help achieve its goal of building 1.5 million homes over the next ten years as part of the government's housing supply action plans.

Recognizing the important role that official plans play in supporting housing and other economic development opportunities, the board is strongly encouraged to take the necessary steps towards adoption of the new official plan, including any required public consultation prior to board adoption, in a timely manner. If you have any questions that would benefit from Ministry advice, we would be happy to arrange a meeting to discuss.

Once the Ministry receives the complete submission package for the adopted official plan, a proposal notice will be posted on the Environmental Registry in a timely manner to solicit additional public input. The Ministry will assess the Indigenous engagement undertaken and conduct a review of the official plan with circulation to relevant partner ministries as applicable. As a result of our review, the Minister may approve, approve with potential modifications, or refuse to approve in accordance with the Planning Act.

We trust that this information is helpful to the board in its consideration of the draft official plan. As noted above, provincial staff are available to discuss your next steps and if you have any questions or concerns, please contact the undersigned. We look forward to working with you to finalize this important work and to helping Ontario build great communities that offer housing, jobs and opportunities for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Bridget Schulte-Hostedde". The signature is written in a cursive, flowing style.

Bridget Schulte-Hostedde
Regional Director, Municipal Services Office North
Ministry of Municipal Affairs and Housing