

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, November 20th, 2023

7:00 P.M.

Township of St. Joseph Municipal Administration Building

1669 Arthur Street, Richards Landing, Ontario

AGENDA

New Member Welcome:

Declarations of Pecuniary Interest:

Minutes of Previous Meeting:

Agenda Review/Additions:

Consent Applications:

Frank & Julia Tassone - Application # 8/23
re: Pt. Lot 11, Con. M, Jocelyn Twp.

Delegations:

None

Correspondence:

Township of Jocelyn
re: Consent Application # 6/21 Conditions

Ontario Land Tribunal
re: Appeal Hearing Adjournment

Discussion/Reports/New Business:

Consent Application # 3/23 Appeal Update

Official Plan Approval Process Update

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, November 20th, 2023 at 7:00 p.m. at the Township of St. Joseph Municipal Administration Building, 1669 Arthur Street, Richards Landing, ON to consider that application.

The purpose and effect of the subject application for consent is to permit the severance of Part of Lot 11, Concession M, in the Township of Jocelyn, into two parcels. The subject property consists of approximately 4.6 hectares (11.5 acres) with frontage on 10th Side Road. The portion proposed to be severed has an area of 2 hectares (5 ac.) with road frontage of about 209 metres (685 ft.) and is currently vacant land. The portion proposed to be retained consists of about 2.6 hectares (6.5 ac.) of land with road frontage of nearly 274 metres (900 ft.) and has a single residential dwelling and storage garage thereon.

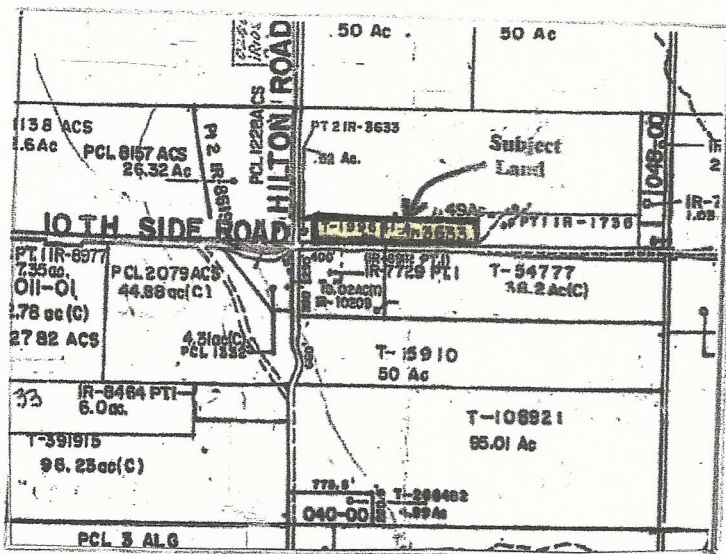
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

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 31st day of October, 2023


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

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

Consent Application # 8/23
Owner/Applicant: Frank & Julia Tassone



TOWNSHIP OF JOCELYN
 (ON ST. JOSEPH ISLAND)
 DISTRICT OF ALGOMA
 SCALE: 1 INCH = 100 FEET
 L. A. MILLER, O.L.S.
 1978

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY:
 1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2) THAT THE SURVEY WAS COMPLETED ON THE 15th DAY OF NOVEMBER 1978.

Dated this 16th day of November 1978
 L. A. MILLER
 (Firm of Chamberlain & Miller Limited)

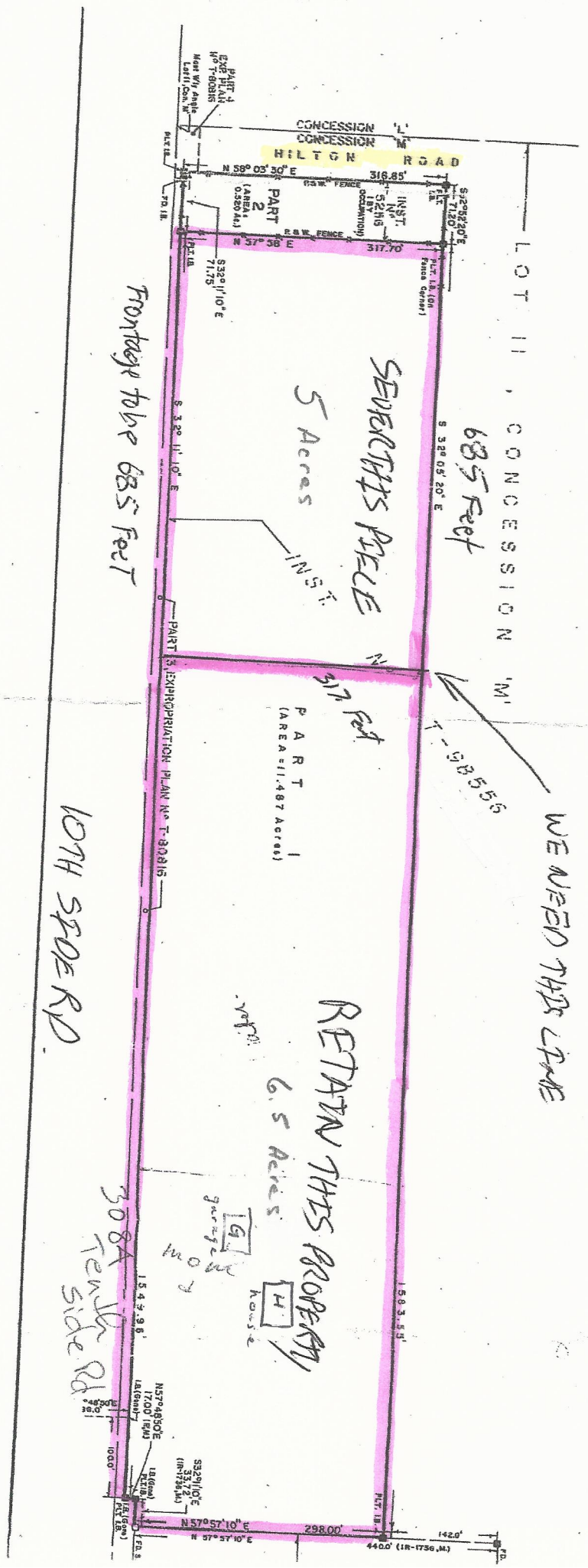
DIMENSIONS SHOWN HEREON ARE ASTRONOMIC AND ARE DERIVED FROM THE EASTERLY LIMIT OF THE TENTH SIDE ROAD AS BEING 332'11"10"E AS SHOWN ON EXPROPRIATION PLAN NO. T-80816.

LEGEND
 S.B. DENOTES A 1" x 1" x 48" STANDARD IRON BAR.
 I.B. " " A 5/8" x 5/8" x 24" IRON BAR.
 F.D. " " FOUND.
 P.L.T. " " PLANTED.
 M. " " MEASURED.
 R. " " EXPROPRIATION PLAN NO. T-80816.
 L.A.M. " " L. A. MILLER, O.L.S.

NOTE: ALL HANGING LINES HAVE BEEN VERIFIED.

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF THE PLANNING ACT R.S.O. 1970 (AS AMENDED).

I HEREBY REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.
 DATE: DECEMBER 4, 1978
 L. A. MILLER
 (Firm of Chamberlain & Miller Limited)



1/3 acres

685 Feet
 CONCESSION 'M'

WE NEED THIS LINE

RETAIN THIS PROPERTY
 6.5 Acres

Frontage to be 685 Feet

10TH SIDE RD.

3084 Tenth Side Rd

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: November 3, 2023

Re: Consent Application # 8/23 – Frank and Julia Tassone- Pt. Lot 11, Con. M, Jocelyn Twp.

Background:

This applications proposes to divide a 4.6 hectare (11.5 ac.) rural residential parcel on 10th Side Road in the Township of Jocelyn into two parcels. The subject property is located in the Rural land use designation, and is located in zone RU in the municipality's zoning by-law.

The parcel proposed to be severed consists of 2 hectares (5 ac.) of vacant land with road frontage of about 209 metres (685 ft.) and is mostly open field. The parcel proposed to be retained consists of approximately 2.6 hectares (6.5 ac.) of partially wooded land with road frontage of about 274 metres (900 ft.) and has a single residential dwelling and private storage garage thereon.

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 B 6.4.1 of the Official Plan provides that “a maximum of two new lots may be created from a lot in the Rural designation for residential purposes” subject to the following criteria:

- a) The severed lot will not remove good agricultural land from production;
- 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;
- c) The severed lot maintains a minimum distance of 300 metres from an existing barn or feedlot and meets the minimum distance requirements of the Minimum Distance Separation 1 Formulae;
- d) Compliance with the criteria set out in Section D4 (General Consent Policies) of the Official Plan.
- e) Does not create more than two new lots from the original retained parcel as it existed on the date the Official Plan was approved; and
- f) A maximum of 50 new lots are created in the Rural designation in each incremental five year planning period following approval of the Official Plan.

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 of that section and Section B 6.4.1.

The municipality's zoning by-law establishes a minimum lot size of 0.81 hectares (2 ac.) with at least 61 metres (200 ft.) of road frontage as well as a minimum depth of 61 metres (200 ft.).

Both the proposed new lot and the lot to be retained meet the use, minimum size and location requirements outlined in the Official Plan and the municipality's zoning by-law.

Options:

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

Recommendation:

That Application No. 8/23 by Frank and Julia Tassone be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of one new lot from part of Lot11, Concession M, Township of Jocelyn, with an area of at least 2 hectares (approximately 5 acres) and frontage of about 209 metres (385 ft.) on 10th Side 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.

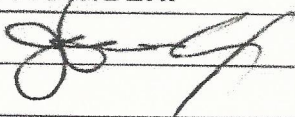
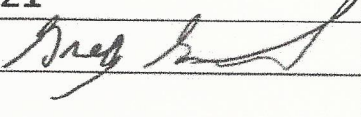
Respectfully submitted by:



Michael Jagger, Secretary-Treasurer

THE CORPORATION OF THE TOWNSHIP OF JOCELYN

RESOLUTIONS

RESOLUTION NUMBER:	DATE: 2023 09 21
MOVED BY: 	SECONDED BY: 

Resolved that we do request the St. Joseph Island Planning Board to amend the conditions for provisional approval of Consent Application # 6/21, by Robert and Janet Algie, for Lot 5 and Part of Lot 6, Registered Plan No. H-409, in the Township of Jocelyn, by deleting condition no. 4. iii) regarding replacement and maintenance of a drainage culvert on the subject lands.

CARRIED: 

RECORDED VOTE: CIRCLE THE COUNCIL MEMBER REQUESTING THE RECORDED VOTE:

REEVE MARK HENDERSON	YES	NO
COUNCILLOR ALBERT CROWDER	YES	NO
COUNCILLOR GREG GILBERTSON	YES	NO
COUNCILLOR JASON KENNEDY	YES	NO
COUNCILLOR NELSON SOARES	YES	NO



Michael Jagger <sjiplanningboard@gmail.com>

RE: OLT-23-000856 - 2296357 Ontario Inc. v. St. Joseph Island Planning Board - St. Joseph/Algoma

1 message

Pan, Eurus (MAG) <Eurus.Pan@ontario.ca>

Fri, Oct 27, 2023 at 3:22 PM

To: Joe Sniezek <JoeSniezek@shaw.ca>, Konstantine Stavrakos <stavrakos@omh.ca>, "khenshell@henshelllaw.com" <khenshell@henshelllaw.com>, Michael Jagger <sjiplanningboard@gmail.com>, "Richardson, Amanda (MOH External)" <clerkadmin@stjoseph township.com>, Laura Mizzi <mizzi@omh.ca>

Cc: "Co, Ryan (MAG)" <Ryan.Co@ontario.ca>, "Molnar, Christopher (MAG)" <Christopher.Molnar@ontario.ca>

Good afternoon,

Please be advised that the Tribunal has granted the adjournment request for the November 20th, 2023, two-day merit hearing, and further directions will follow.

Best regards,

Eurus Pan

Co-op Student Planner

Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5

437-992-1233 | Eurus.Pan@ontario.ca

From: Konstantine Stavrakos <stavrakos@omh.ca>**Sent:** Thursday, October 26, 2023 9:55 AM**To:** Pan, Eurus (MAG) <Eurus.Pan@ontario.ca>; Michael Jagger <sjiplanningboard@gmail.com>**Cc:** khenshell@henshelllaw.com; Richardson, Amanda (MOH External) <clerkadmin@stjoseph township.com>; Co, Ryan (MAG) <Ryan.Co@ontario.ca>; Molnar, Christopher (MAG)

<Christopher.Molnar@ontario.ca>; Laura Mizzi <mizzi@omh.ca>

Subject: Re: OLT-23-000856 - 2296357 Ontario Inc. v. St. Joseph Island Planning Board - St. Joseph/Algoma**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good morning,

We are in the process of updating the adjournment form, previously provided. Could the Planning Board (and if it intends to attend the Township) provide any date in January – March, 2024 for which they will not be available to attend?