

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, November 21st, 2022

7:00 P.M.

Township of Hilton Municipal Office

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

AGENDA

Declarations of Pecuniary Interest:

Minutes of Previous Meeting:

Agenda Review/Additions:

Consent Applications:

James Pollock & Marlene Gibbs - #5/22
Re: Pt. Lot 25, Con. G, St. Joseph Twp.

Delegations:

None

Correspondence:

Township of Jocelyn
Re: Notice of Zoning Amendment

Township of St. Joseph
Re: Notice of Zoning Amendment

Village of Hilton Beach
Re: Zoning Amendment Application Notice

Discussion/Reports/New Business:

OP Review Update

Board Appointments / Succession Planning

Next Meeting Date

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 21st, 2022 at 7:00 p.m. at the Hilton Township Municipal Office, 2893 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 Part of Lot 25, Concession G, in the Township of St. Joseph, to create two new rural residential lots and allow one lot addition. The proposed two new lots would consist of about 6 hectares (15 ac.) of land each with frontage of approximately 150 metres (493 ft) on V Line Road (Hwy. 548). The proposed lot addition would consist of about 5 hectares (12.4 ac.) which would be added to an adjacent 1.9 hectare (4.75 ac.) parcel. The parcel proposed to be retained consists of approximately 5 hectares (12.3 ac.) of land with frontage of over 675 metres (2,000 ft.) on V Line Road (Hwy. 548). All of the subject property is currently vacant land.

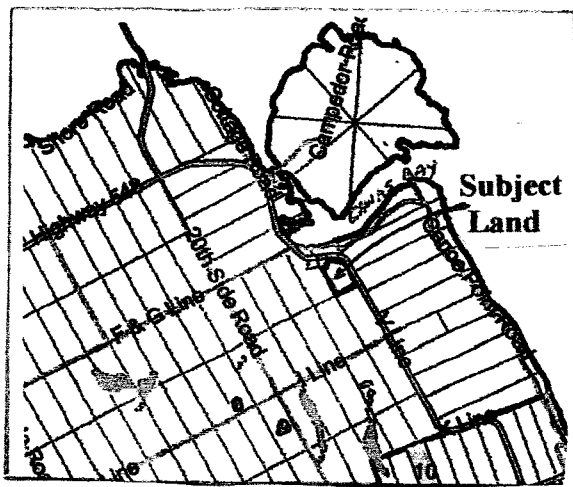
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

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 should 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

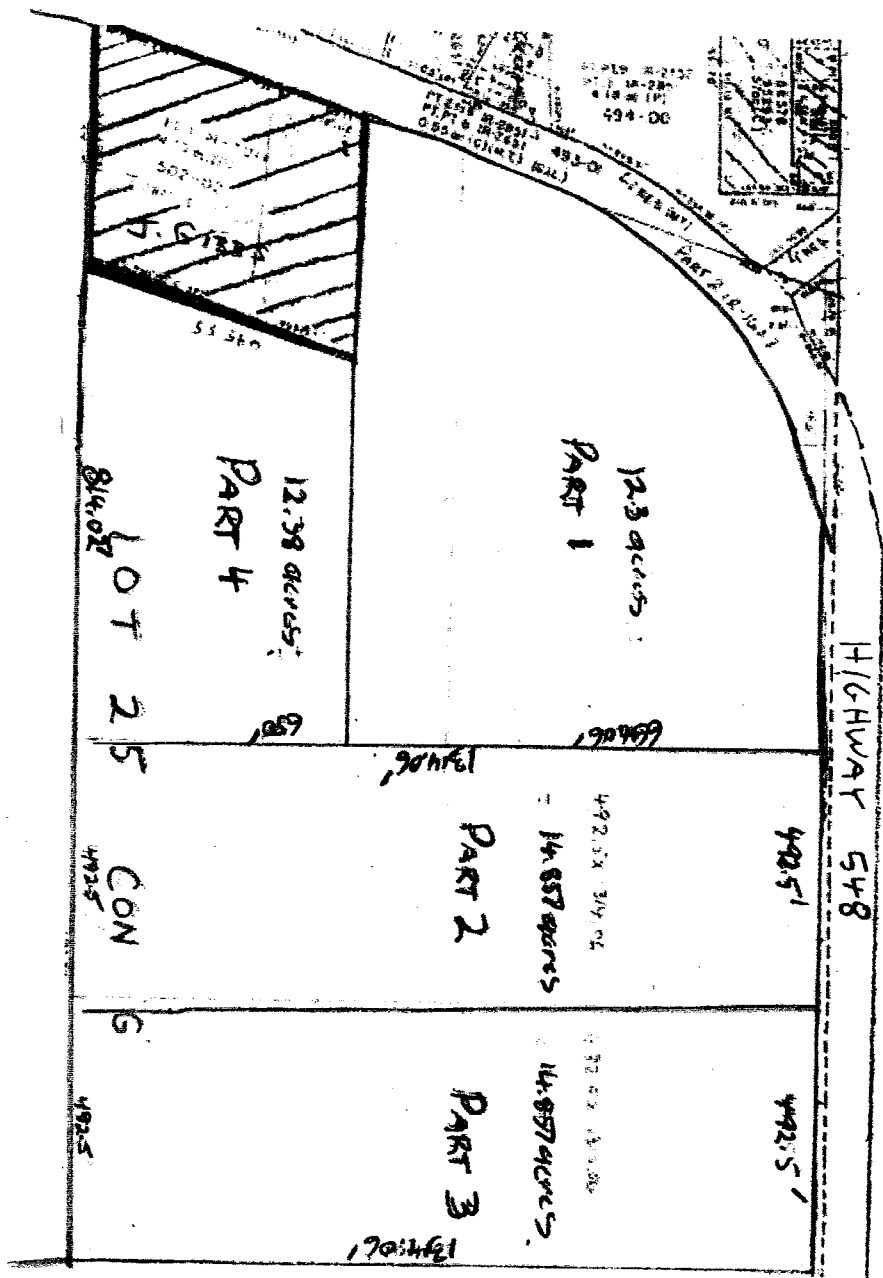


Dated at St. Joseph Island
this 19th day of October, 2022



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

Applicants: J. Pollock & M. Gibbs
Consent Application # 5/22



PART 1
12.3 acres

PART 2

PART 3

PART 4
12.38 acres

HIGHWAY 548

492.51

492.51

14.857 acres

14.857 acres

LOT 25

CON

G

492.51

1349.61

1349.61

814.02

492.51

492.51

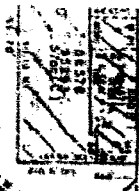
494.00

0.55 ACRES (100000 SQ. FT.)

502.00

513.5

495.5



Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: November 9, 2022

Re: Consent Application # 5/22 - James Pollock & Marlene Gibbs - Pt. Lot 25, Con. G

Background:

An application has been received for Consent to permit the severance of Lot 25, Concession G in the Township of St. Joseph. The proposal would create 2 new rural residential lots and allow one lot addition.

The subject property is located in the Rural land use designation and consists of approximately 22 hectares (54.4 ac.) of vacant land with frontage of over 750 metres (2,460 ft.) on Highway No. 548 (V Line Rd.). Each of the two parcels proposed to be severed contain approximately 6 hectares (14.86 ac.) of vacant land with highway frontage of 150 metres (492.5 ft.) each. The proposed lot addition consists of about 5 hectares (12.4 ac.) which has no road frontage and is proposed to be added to the adjacent part of Lot 25, Concession G. The portion proposed to be retained consists of approximately 5 hectares (12.3 ac.) of land with frontage of over 450 metres (1,475 ft.) on Highway 548.

The subject property is primarily over grown fields and bush, with open field at the rear portion of the property and a cleared area where a residence was formerly located. There is a circular drive with two entrances onto Highway 548 at this location.

Notice of this application has been circulated in accordance with the provisions of the Planning Act. . To date, no objections have been received however the Ontario Ministry of Transportation has provided comments regarding entrance, building and land use permit requirements, and has noted that one of the two existing entrances onto Highway 548 from the parcel to be retained must be removed.

Planning Rationale:

Each of the proposed parcels meets the current official plan policies respecting size, use and location for the proposed lot development in the Rural land use designation (sections B5.4.1 and D4.2.1), and for the proposed lot addition (section D4.2.2).

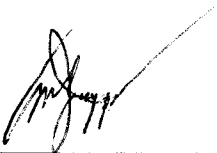
Options:

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

Recommendation:

That Application No. 5/22 by James Pollock and Marlene Gibbs be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of two new lots and one lot addition from Part of Lot 25, Concession G, Township of St. Joseph. Each of the new new lots shall have an area of approximately 6 hectares with frontage of at least 150 metres on Highway No. 548. The permitted lot addition shall be composed of approximately 5 hectares which shall be conveyed to the owner(s) of, and be combined with, the adjacent part of Lot 25, Concession G, Township of St. Joseph; being Part 1, Plan 1R-3011.
2. Subsection 50(3) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the lot addition parcel of land that is the subject of this consent.
3. Prior to the deeds for these transactions 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 applicants and any prospective purchaser(s) of the parcel to be retained shall have acknowledged in writing that they are aware of the Ontario Ministry of Transportation's entrance, building and land use permit requirements, and that the Ministry will require that one of the two existing highway entrances to the parcel to be retained will have to be removed.
 - iv) 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

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 2022-1508, on September 13, 2022, under Section 34 of the Planning Act, RSO 1990

PURPOSE AND EFFECT:

The purpose of the amendment is to:

- a) Change the minimum setback from the established high water mark to 30 metres (98.5 feet) to prohibit buildings or structures other than docks be permitted within this setback;
- b) Change the minimum setback from the easterly limit of Parts 3 and 5 to 15 metres (50 feet) to prohibit buildings and structures being located within this setback

The effect of this application is site specific to Concession 6, Parts of Lot 2, 1R13928, Parts 2 and 4 and Parts 3 and 5 (end of Nelson Road-Roll number 5701 000 000 41100 0000)

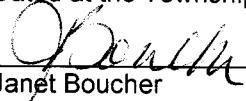
DESCRIPTION OF SUBJECT LANDS: Concession 6, Parts of Lot 2, 1R13928, Parts 2 and 4 and Parts 3 and 5 (end of Nelson Road – Roll Number 5701 000 000 41100 0000)

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 October 11, 2022, 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 5th Sideroad, Hilton Beach, ON, POR IGO during regular office hours.

Dated at the Township of Jocelyn, September 21, 2022



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

THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH
NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT 2022-46

Applicant: Simons
Subject Property: abutting Arthur Street known as Part of Lot 11, Concession D and Part 1, Registered Plan IR- 9013
File Number: ZBA 2022-04
Date of Decision: September 21, 2022
Date of Notice: October 4, 2022
Last Day to Appeal: October 24, 2022

The Council of the Corporation of The Township of St. Joseph passed By-law 2022-46 on September 21, 2022, 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 purpose of the Zoning By-Law Amendment 2022-46 is to remove the holding provision on the portion of the subject property abutting Arthur Street known as Part of Lot 11, Concession D and Part 1, Registered Plan IR- 9013 as a condition of consent application through the St. Joseph Island Planning Board.

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.

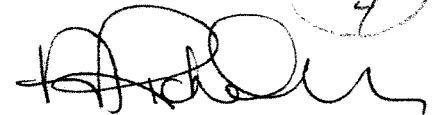
If you intend to appeal this zoning by-law, a Notice of Appeal must be filed with the Clerk Administrator, Corporation of the Township of St Joseph, no later than 20 days from the date of this Notice for each by-law and shall include:

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 October 24, 2022. A true copy of By-law 2022-46 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, October 24, 2022



Amanda Richardson, Clerk Administrator
The Corporation of The Township of St. Joseph
P.O. Box 187
Richards Landing, Ontario
P0R 1J0

**Village Of Hilton Beach
NOTICE OF PUBLIC MEETING
AMENDMENT TO A ZONING BYLAW
Planning Act Section 34**

TAKE NOTICE that the Council of the Village of Hilton Beach will hold a public meeting in order to consider an amendment to the Zoning Bylaw No. 432 (as amended by By-Law 587). The public meeting will be held on Wednesday, November 16th, 2022 at 6:30 p.m. in Council Chambers at 3100 Bowker St. Hilton Beach, Ontario.

File No. Z2022-01

The purpose for the amendment would be to allow for an attached accessory dwelling. The subject property is designated Downtown in the Official Plan and is included in Zone V - Village Centre Commercial in the municipality's zoning by-law which currently permits only second floor residences

The property is described as The Village of Hilton Beach, 3112 Marks St., Concession No. 17 – Block B, Plan No. 366, Lot 4; also known locally as Mad Jacks Cafe

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 Village of Hilton Beach on the proposed zoning bylaw amendment, you must make a written request to the Clerk of the Village of Hilton Beach.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Village of Hilton Beach to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Village of Hilton Beach 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 Village of Hilton Beach 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 3100 Bowker St., Hilton Beach ON P0R 1G0 during regular office hours.

Dated this 26th day of October 2022

Jillian Hayes, Clerk
Village of Hilton Beach
3100 Bowker St.
Hilton Beach ON P0R 1G0
Tel. 705-246-2242
jillian@hiltonbeach.com

Please Note: you are receiving this notice as you are a property owner within a 120 metre radius of the subject property.

Planning Act Ont. Reg. 545/06