

St. Joseph Island Planning Board
Draft Minutes
September 23rd, 2019

Planning Board met at the Township of Jocelyn Municipal Office in Hilton Beach on the above date. Present were Chairman Doug Clute, Vice Chair Dave Leask, Board Members Steven Adams, Robert Courtney, Mark Henderson, Bob Hope, Bruce Ibbitson, and Jody Wildman; and Board Administrator and Secretary-Treasurer Michael Jagger.

There were no declarations of pecuniary interest.

Moved by: Mark Henderson

Seconded by: Bruce Ibbitson

Be it resolved that we adopt the minutes of the July 22nd, 2019 meeting as presented.

- Cd.

The agenda was reviewed and additions noted.

Moved by: Jody Wildman

Seconded by: Robert Courtney

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

- Cd.

Consent Application No. 6/19 by Vanmark Builders Ltd. was considered. It was noted that the intent of this application was to allow the severance of part of Lot 20, Concession E into two parcels, one with frontage on Highway 548 (D Line Road) and one with frontage on 20th Side Road. It was noted that a similar proposal had been provisionally approved a number of years before but was never completed, and that the current proposal was in conformity with current Official Plan policies and zoning regulations. No objections had been received in regard to this application.

Moved by: Bob Hope

Seconded by: Steven Adams

Be it resolved that we do provisionally approve Consent Application No. 6/19 by Vanmark Builders Ltd., part of Lot 20, Concession E, Township of St. Joseph, subject to the following conditions:

1. This approval shall apply to the severance of the subject lands into two parcels. One parcel of about 2.1 hectares with frontage of approximately 244 metres on Highway #548 (D Line Rd.), and one parcel of about 36 hectares (with frontage of about 839 metres on 20th Side Road.
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) 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.
 - iii) All property taxes levied against the subject property shall have been paid in full; and
3. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.

- Cd..

Notices of the closure and sale of a portion of the original shore road allowance in front of part of Lot 13, Concession A was received from the Township of St. Joseph.

Correspondence was received from the Minister of Municipal Affairs and Housing regarding the Province's More Homes, More Choice Act, 2019 and regulations to implement those changes. The need for an amendment to the conditions for approval of Consent Application No. 5/19 was brought to the attention of the Board.

Moved by: Bruce Ibbitson

Seconded by: Dave Leask

Be it resolved that we do amend the conditions for provisional approval of Consent Application No. 5/19 by Joshua and Tricia Scott by the addition of the following:

2. (v) The applicant(s) 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.

- Cd.

The Chairman and the Secretary-Treasurer reported on their attendance at the Northeastern Ontario Planning Authorities Technical Workshop which was held Sudbury on September 11, 2019.

The issue of Shipping Containers commonly referred to as Sea Cans and options for controlling their use and location were discussed.

Moved by: Jody Wildman

Seconded by: Bruce Ibbitson

Be it resolved that we do authorize the Secretary-Treasurer to meet with local municipal clerks in order to prepare a draft zoning by-law amendment to regulate the use and location of shipping containers (i.e. sea cans), for consideration at the next meeting of this Board.

- Cd.

Official Plan sections D4 (Subdivision of Land) was reviewed in detail.

The process, requirements and anticipated cost of mandatory review and updating of the Official Plan was discussed. The Secretary was requested to seek additional information for consideration at the next meeting.

Moved by: Robert Courtney

Seconded by: Bruce Ibbitson

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

Minister of Finance	re: NEO Planning Workshop Registration Fee	\$ 100.00
Doug Clute	re: Travel Expenses (NEO Planning Workshop)	398.45
Michael Jagger	re: Office Expenses (Postage)	127.46
	- Travel Expenses (NEO Planning Workshop)	190.09
	- Admin. Fees and Expense Allowances (for October and November, 2019)	1,661.10

Total		\$ 2,477.10

- Cd

Moved by: Jody Wildman

Seconded by: Mark Henderson

Be it resolved that we do adjourn to meet again on November 18th, 2019 or at the call of the Chair (at Richards Landing)

- Cd.

Chairman - Doug Clute

Secretary-Treasurer - Michael Jagger

Note: The next meeting was subsequently rescheduled to December 9, 2019 (at Hilton Township).