

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Tuesday, May 28th, 2019

7:30 P.M.

Township of St. Joseph Municipal Administration Building

1669 Arthur Street, Richards Landing, Ontario

AGENDA

Declarations of Pecuniary Interest:

Minutes of Previous Meeting:

Agenda Additions:

Consent Applications:

Application # 4/19 - D. & B. McLean
Re: Pt. Lot 11, Con. D, St. Joseph Twp.

Delegations:

None

Correspondence:

Township of St. Joseph
Re: Zoning By-law Amendments (2)
- Shore Road Allowance Sales (2)

Township of Hilton
Re: Zoning By-law Amendment

Hon. Steve Clark, Minister, MMAH
Re: More Homes, More Choice - Action Plan

Ministry of Municipal Affairs & Housing
NEO Planning Authorities Technical Workshop

Discussion/Reports/New Business:

None

O P Review/Training:

Sec. B4 (Townsite Mixed Use Area)

Payment of Accounts:

Adjourn:

ST. JOSEPH ISLAND PLANNING BOARD
NOTICE OF APPLICATION FOR CONSENT

TAKE NOTICE that the St. Joseph Island Planning Board will meet on Monday, May 28th, 2019 at 7:30 p.m. at the Township of St. Joseph Municipal Administration Building, 1669 Arthur Street, Richards Landing, Ontario, to consider an application for consent.

The purpose and effect of the subject application for consent is to permit the granting of an easement over part of Lot 11, Concession D, in the Township of St. Joseph, for an existing water supply to the adjacent residential property. Both properties are about 0.2 hectares (0.5 ac.) in size and have frontage on Highway 548 (Richards Street) in Richards Landing. The residential dwellings on the two parcels have shared the water well located on the subject property for about 45 years (circa 1973).

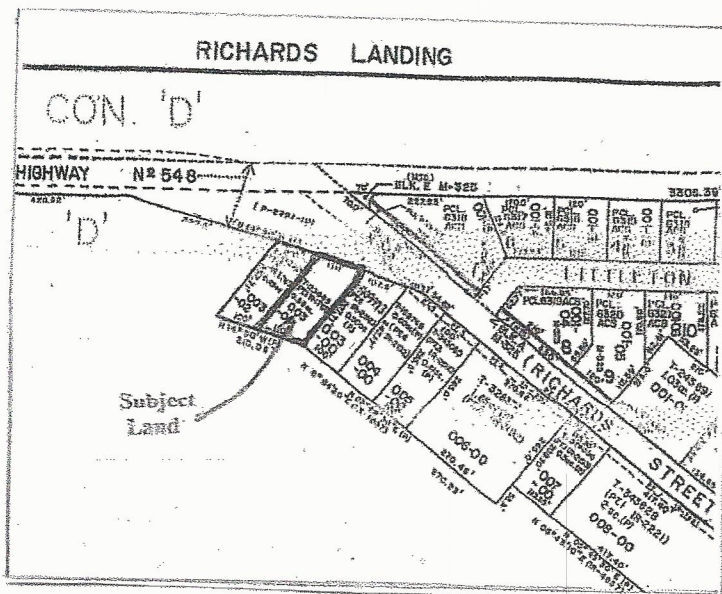
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

ANY PERSON may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed consent. 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 Local Planning Appeal 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
P.O. Box 290
Richards Landing, Ontario
P0R 1J0

KEY MAP

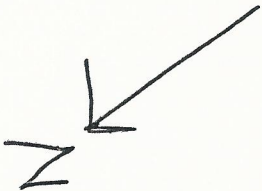


Dated at St. Joseph Island
this 18th day of April, 2019

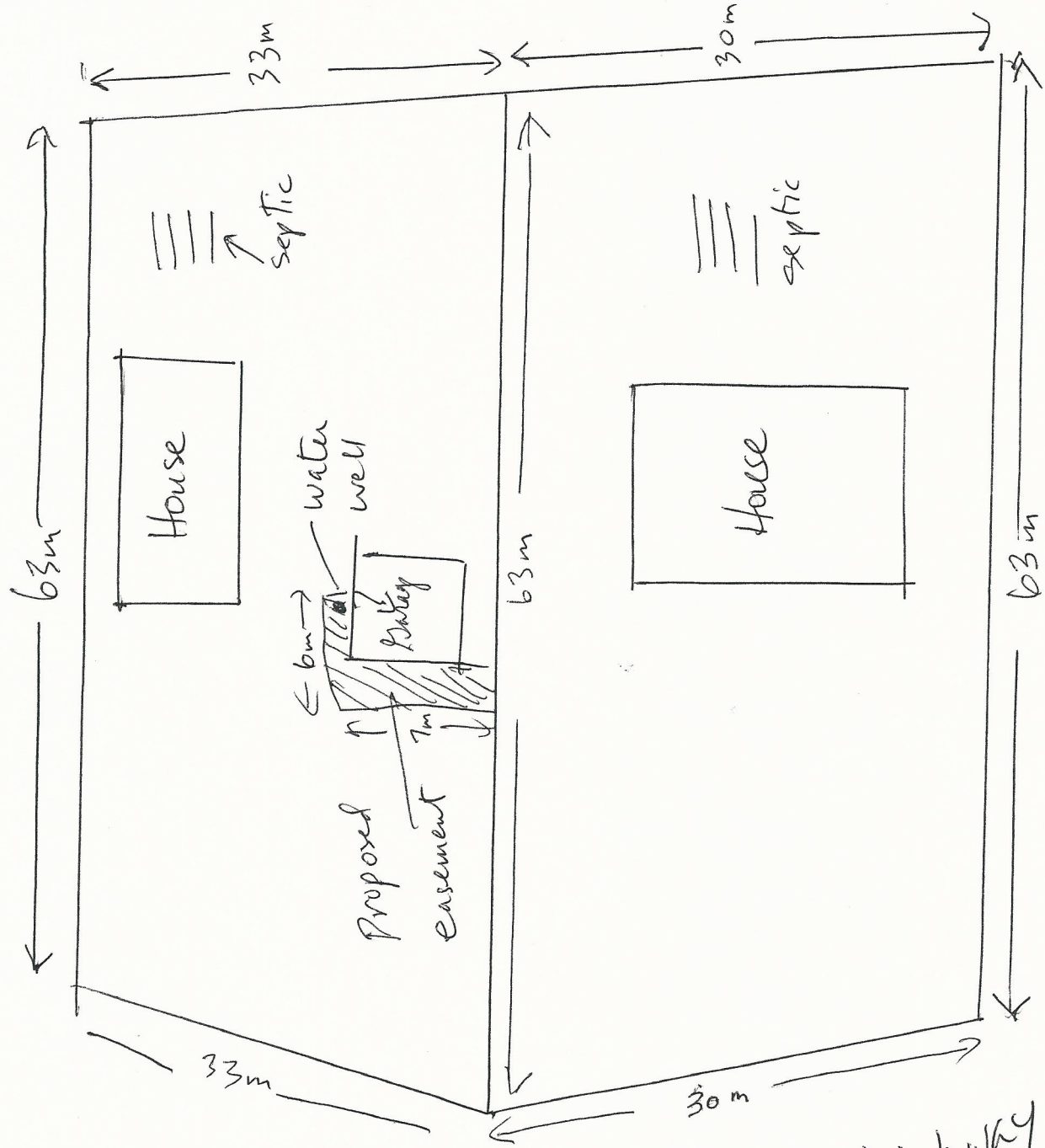

Michael Jagger, Secretary-Treasurer
St. Joseph Island Planning Board
Telephone: (705) 542-4606
Email: sjiplanningboard@gmail.com

Applicant: Daniel & Beberly McLean
Consent Application # 4/19

agricultural



Residential



Commercial

Richards Street [Public highway]

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: May22, 2019

Re: Consent Application # 4/19 - Daniel & Beverly McLean
Part of Lot 11, Concession D, Township of St. Joseph

Background:

An application has been received for Consent to permit the granting of an easement over part of Lot 11, Concession D in the Township of St. Joseph. The proposed easement is to be granted to the neighbouring land owner for a shared private water supply (i.e. drilled well) that services both the subject property and the adjacent residential property. Notice of this application has been circulated in accordance with the provisions of the Planning Act.

The subject property is located in the Townsite land use designation and is zoned for residential use. The subject parcel of land consists of about 0.2 hectares (0.5 ac.) . The proposed easement to be granted to the neighbouring lands occupies about 22.9 sq. metres (247 sq. ft.) and has a drilled well located thereon which has been shared by the two properties for more than 45 years (circa 1973). The parcel to which the easement is proposed to be granted is of approximate equal size. Both properties have existing access onto Highway No. 548 on the outskirts of Richards Landing.

A recent site inspection confirmed that both properties have existing residences thereon and existing access onto Highway No. 548. There is also a small private storage garage on the parcel from which the easement is proposed to be granted.

Correspondence has been received from the municipality and from Algoma Public Health indicating that they have no objections to this proposal. To date, no other comments have been received.

Options:

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

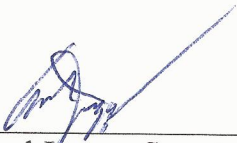
Planning Rationale:

While the subject properties are within the Townsite designation where the Official Plan identifies the preferred means of servicing lands is being by full municipal water and sewage services, the subject lands are outside the current municipal service area and have been serviced by a shared drilled well and private sewage septic systems for many years. The Official Plan (Section D1.2) permits the use of private services in such areas providing site conditions are suitable for the long term provision of such services.

Recommendation:

That Application No. 4/19 by Daniel and Beverly McLean, part of Lot 11, Concession D, Township of St. Joseph, be provisionally approved subject to the following conditions:

1. This approval shall apply to the granting of an easement for a shared water supply over that part of Lot 11, Concession D, in the Township of St. Joseph being Part 1, Plan 1R-13479.
2. The proposed easement shall be in favour of, and conveyed to the owner(s) of, the adjacent portion of Lot 11, Concession D, Township of St. Joseph being Part 2, Plan 1R-1769.
3. 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
4. The subject transaction shall be completed and the deeds stamped within one year of the date of notice of this approval.



Michael Jagger, Secretary-Treasurer

THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

**NOTICE OF PASSING
A BY-LAW TO AMEND THE ZONING BY-LAW**

TAKE NOTICE that the Council of the Corporation of The Township of St. Joseph passed By-law 2019-17 on the Twentieth day of March, 2019 in accordance with Section 34 of the *Planning Act* having the following **Purpose and Effect**:

To reduce the shoreline setback for the residential property to permit the enclosure of a sunroom, kitchen and a garage addition;

The property located at Part Lot 7, Con A and shown as Parts 11, 12 and 16 on Pt. Shore Road Allowance of Plan 1R-10731, located at 955 Sailors Encampment Drive in The Township of St. Joseph, contains a residence. The Zoning Amendment approved March 20, 2019 permits the reduction of the shoreline setback to permit the enclosure and expansion of the sunroom and kitchen, and to expand the garage.

TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Corporation of The Township of St. Joseph no later than the Twenty Fourth day of April, 2019, a notice of appeal setting out the reasons for the appeal. A notice of appeal must be accompanied by the fee required by the Local Planning Appeals Tribunal.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeals 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.

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, are 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 this Third day of April, 2019.

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

The key map on the reverse shows the location to which By-law No. 2019-17 applies.

**NOTICE OF APPLICATION AND PUBLIC MEETING
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 in regard to the following property:

Con A, Lot 8 and Pt. 4 on Plan 1R-2304, and
Part 1 on Plan 1R-13549
1003 Sailors Encampment Drive
The Township of St. Joseph

Purpose and Effect: The proposed zoning by-law amendment would reduce the minimum shoreline setback from 100 feet (30 meters) as required in the Zoning By-law, to 64 feet (19.5 meters) in the Shoreline Residential zone to permit the relocation and renovation of an existing dwelling.

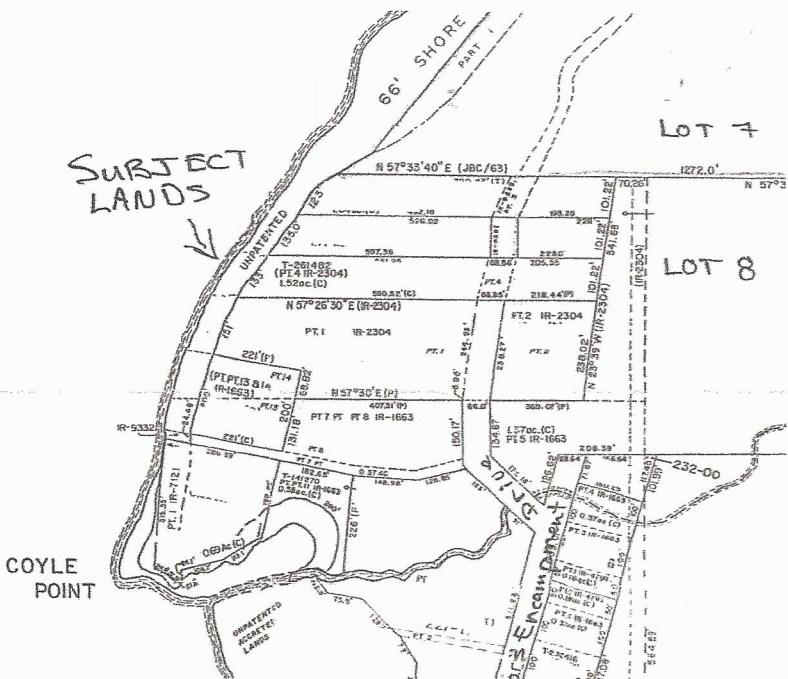
The Council of The Corporation of The Township of St. Joseph will hold a public meeting to consider the proposed amendment on:

Wednesday, June 5, 2019 beginning at 6:30 p.m.
at the
Township Administration Building
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 amendments. If a person or public body that files an appeal of a decision of The Township of St. Joseph in respect of the proposed amendments does not make oral submissions at a public meeting or make written submissions to The Township of St. Joseph before the proposed amendments are adopted, the Local Planning Appeal Tribunal may dismiss all or part of the appeal. Written submissions should be addressed to the undersigned no later than 4:00 pm on Thursday, May 30, 2019.

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, between the hours of 8:30 am to 4:00 pm.

KEY PLAN



DATED AT
THE TOWNSHIP OF ST. JOSEPH
THIS THIRD DAY OF MAY, 2019

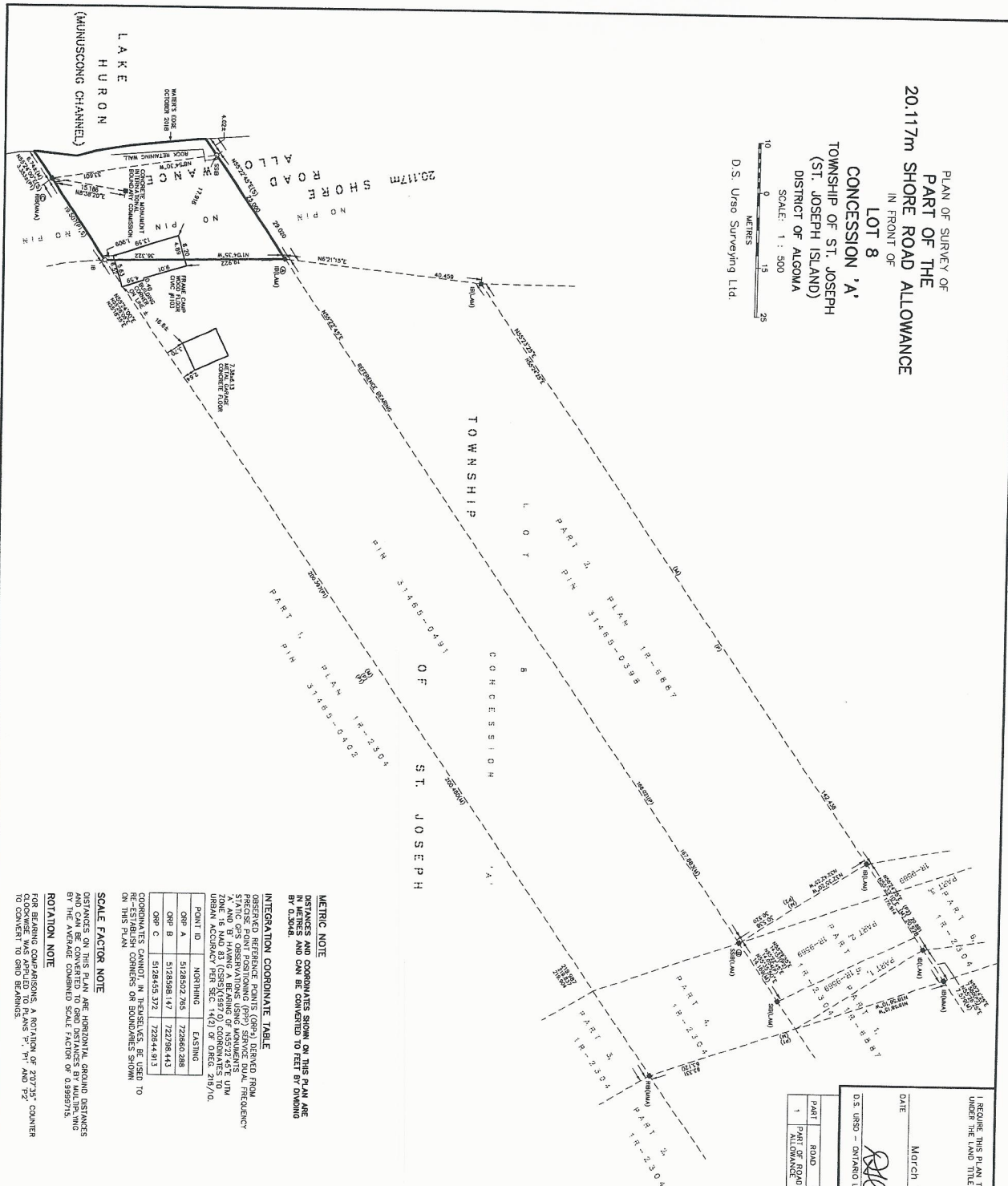

Carol O. Trainor, Clerk Administrator
The Township of St. Joseph

Applicant: Viotto, M.

PLAN OF SURVEY OF
PART OF THE
20.117m SHORE ROAD ALLOWANCE
IN FRONT OF

CONCESSION 'A'
LOT 8
TOWNSHIP OF ST. JOSEPH
(ST. JOSEPH ISLAND)
DISTRICT OF ALGOMA

D.S. Urso Surveying Ltd.
SCALE: 1 : 500
METRES



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: March 14, 2019

RECEIVED AND DEPOSITED: March 14, 2019

DATE: March 14, 2019

REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF ALGOMA (M.A. J.)

D.S. URSO - ONTARIO LAND SURVEYOR

PART	ROAD	LOT	CONCESSION	TOWNSHIP	AREA	PN
1	ROAD ALLOWANCE	IN FRONT OF 8m	'A'	ST. JOSEPH	818.90 SQ.M.	NO PN

NOTE
PART 1 SET BY OCCUPATION (PRODUCTION)

LEGEND

- DENOTES FOUND EVIDENCE
- DENOTES PLANTED MONUMENT
- DENOTES IRON BAR
- DENOTES IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON ROD
- DENOTES IRON ROD
- DENOTES DEPOSITED PLAIN IR-6887
- DENOTES DEPOSITED PLAIN IR-4354
- DENOTES DEPOSITED PLAIN IR-3503
- DENOTES SET
- DENOTES SET
- DENOTES L.A. WALKER, O.L.S.
- DENOTES M.A. AGHESON, O.L.S.
- DENOTES PROPERTY IDENTIFICATION NUMBER

BEARING NOTE

BEARINGS ARE LISTED FROM REVERSE POINT POSITIONING (RPP) SERVICE DATA FROM OBSERVATIONS ON MONUMENTS 'A' AND 'B' SHOWN HEREON. CENTRAL MERIDIAN OF WEST LONGITUDE OF UTM ZONE 18 NAD 83 (GRS83/9997.0).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 31, 2018.

March 14, 2019

SKILLI STEE WINKEL, ONTARIO

D.S. Urso Surveying Ltd.

Ontario Land Surveyor

10 King St. East, Suite 201, Toronto, Ontario M5E 1C5
Tel: (416) 591-7881
Fax: (416) 591-7882

Checked: [] Date: []

Checked: [] Date: []

Checked: [] Date: []

METRIC NOTE

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

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM THE SURVEY AND THE ADJACENT SURVEY PLAN, FREQUENCY STATIC GPS OBSERVATIONS (ORP) SERVICE TOTAL FREQUENCY 'A' AND 'B' HAVING A BEARING OF N53°27'45"E UTM URBAN ACCURACY PER SEC 14(2) COORDINATES TO UTM URBAN ACCURACY PER SEC 14(2).

POINT ID	NORTHING	EASTING
ORP A	512852.753	722860.288
ORP B	512856.147	722198.443
ORP C	512845.372	722844.913

COORDINATES CANNOT, IN THEMSELVES, BE USED TO CORRECT OR RECONSTRUCT THE PLAN OR TO CORRECT OR RECONSTRUCT THE COORDINATES SHOWN ON THIS PLAN.

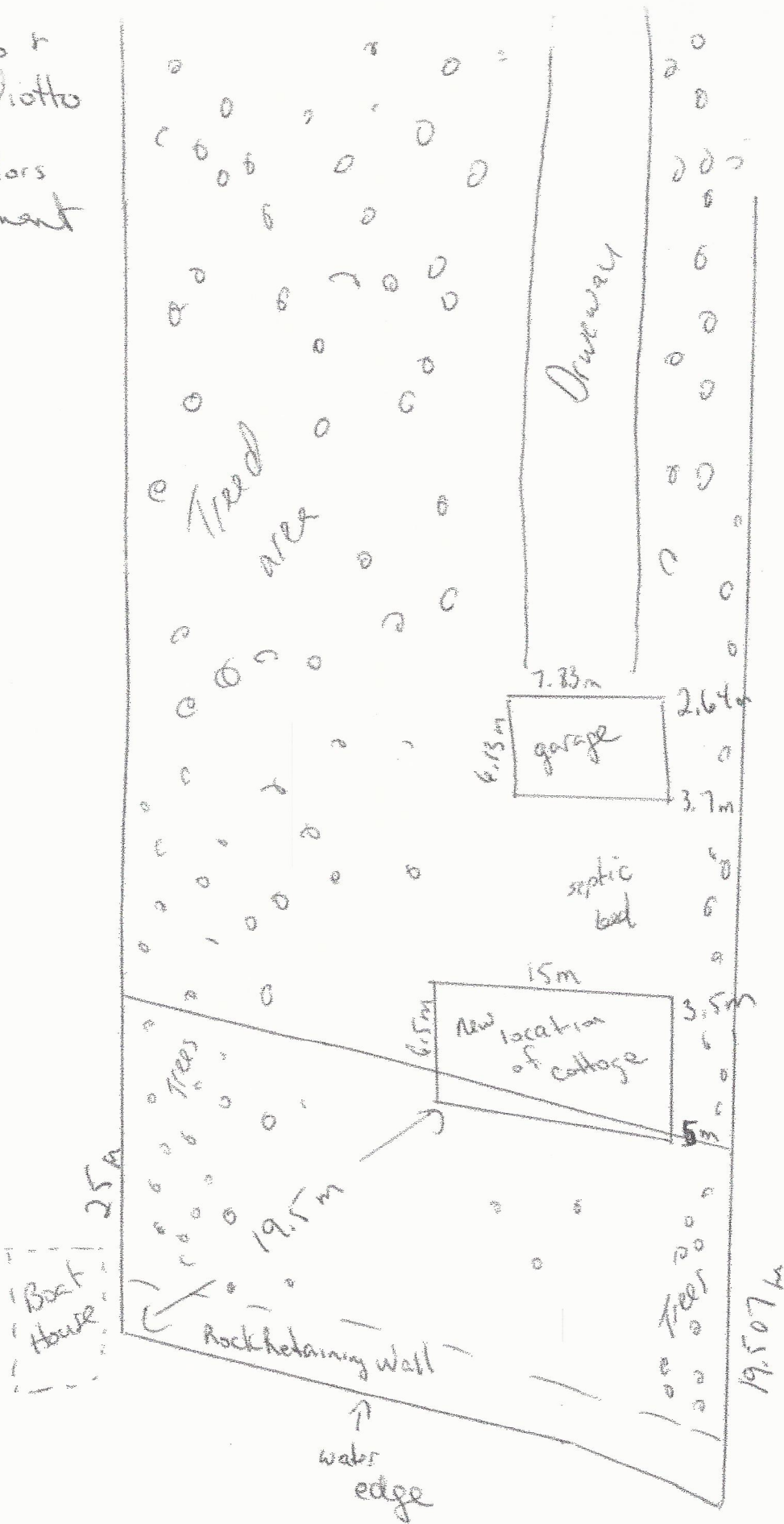
SCALE FACTOR NOTE

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTED SCALE FACTOR OF 0.999973.

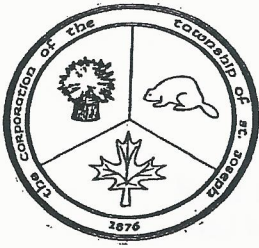
ROTATION NOTE

FOR BEARING COMPARISONS A ROTATION OF 207°35' CORNER CLOCKWISE WAS APPLIED TO PLANS 'P', 'P1' AND 'P2' TO CORRECT TO GRID BEARINGS.

Maurizio &
Gina Viotto
1003 Sailors
Encampment



Tree area



THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

P.O. Box 187

1669 Arthur Street

Richards Landing, ON P0R 1J0

Telephone: 705-246-2625, ext 202

Fax: 705-246-3142

www.stjosephtownship.com

April 23, 2019

To Whom it May Concern:

Re: Application SRA 2018-03

Purchase of a portion of the Shore Road Allowance

1972 Shore Road

Part of Lot 15, Concession D, and north of Lot 5 on Registered Plan M-404,

Shown as Part 1 on Reg. Plan 1R-13498

TAKE NOTICE that the Council of The Township of St. Joseph has passed By-law 2019-15, being a by-law to stop up, close and sell part of the original 66 foot shore road allowance lying in front of Lot 15, Concession D, also being north of Lot 5 on Registered Plan M-404, and shown as Part 1 on Plan 1R-13498, located adjacent to 1972 Shore Road in The Township of St. Joseph.

Copies of the By-law and Reference Plan have been attached for your information.

Please amend your records accordingly.

Yours truly,

Carol O. Trainor, A.M.C.T.

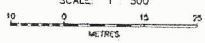
Clerk Administrator

Encl.

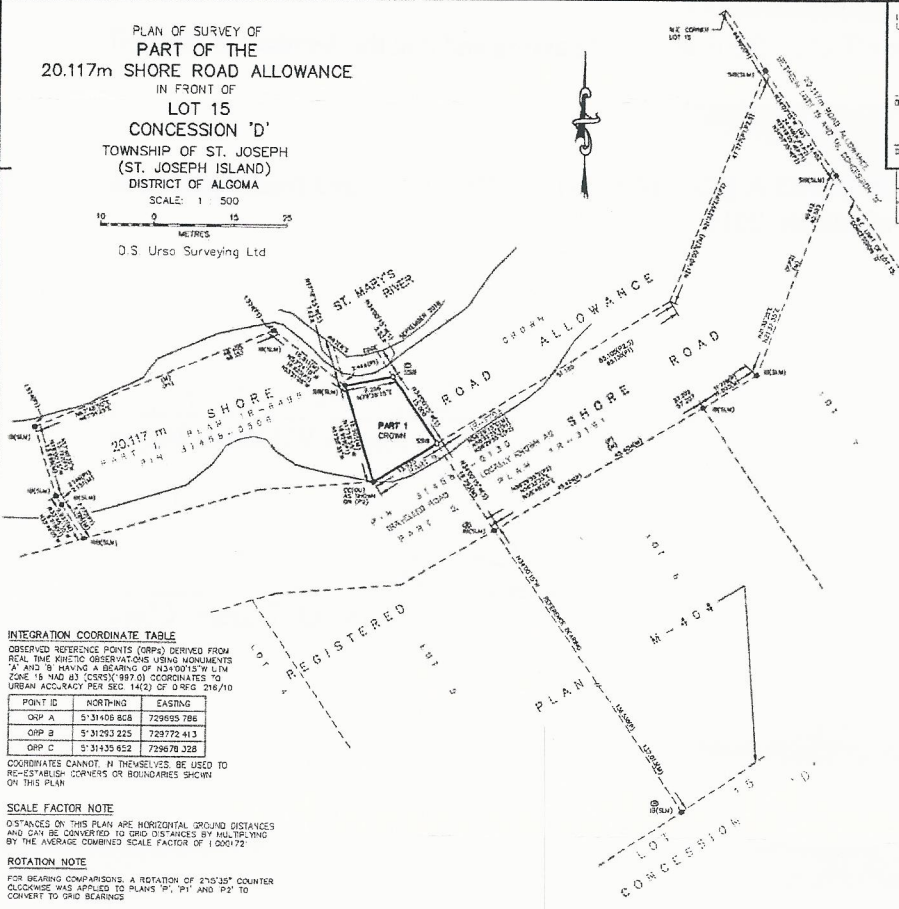
cc: G. Patterson

SCHEDULE "A"
to By-law 2019-15

PLAN OF SURVEY OF
PART OF THE
20.117m SHORE ROAD ALLOWANCE
IN FRONT OF
LOT 15
CONCESSION 'D'
TOWNSHIP OF ST. JOSEPH
(ST. JOSEPH ISLAND)
DISTRICT OF ALGOMA
SCALE: 1:500



D.S. Urso Surveying Ltd



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: October 15, 2018

D.S. URSO - ONTARIO LAND SURVEYOR

PLAN 1R- 13498

RECEIVED AND DEPOSITED

DATE: October 15, 2018

"M. Agliari"
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ALGOMA (M-1)

PART	ROAD	LOT	CONCESSION	TOWNSHIP	AREA	PIN
1	PART OF ROAD IN FRONT OF LOT 15	15	D	ST. JOSEPH	191.15 Sq.m	CROWN

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM REAL TIME KINETIC OBSERVATIONS USING MONUMENTS A AND B HAVING A BEARING OF N34°00'15"W UTM ZONE 18 NAD 83 (CSRS) (997.0) COORDINATES TO URBAN ACCURACY (PER SEC. 14(3) OF OREG. 206/10

POINT ID	NORTHING	EASTING
ORP A	5731456.828	729585.788
ORP B	5731293.225	729772.413
ORP C	5731439.652	729670.328

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SCALE FACTOR NOTE

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 1.000172

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 270°35" COUNTER CLOCKWISE WAS APPLIED TO PLANS 'P', 'P1' AND 'P2' TO CONVERT TO GRID BEARINGS

METRIC NOTE

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

- LEGEND**
- DENOTES FOUND EVIDENCE
 - DENOTES PLANTED MONUMENT
 - IR DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SBIR DENOTES SHORT STANDARD IRON BAR
 - RI DENOTES ROUND IRON BAR
 - CC DENOTES CUT CROSS
 - M DENOTES MEASURED
 - P DENOTES REGISTERED PLAN W-404
 - P1 DENOTES DEPOSITED PLAN IR-6495
 - P2 DENOTES DEPOSITED PLAN IR-7703
 - S DENOTES SET
 - WT DENOTES WITNESS
 - OJ DENOTES ORIGIN UNKNOWN
 - SLM DENOTES S.L. MCCOY/CALL O.L.S
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - *** DENOTES NOT TO SCALE

BEARING NOTE

BEARINGS ARE UTM GRID DERIVED FROM PRECISE POINT POSITIONING (PPP) SERVICE, DUAL FREQUENCY STATIC GPS OBSERVATIONS ON MONUMENTS 'A' AND 'B', SHOWN HEREON, HAVING A BEARING OF N34°00'15"W AND ARE REFERRED TO THE CENTRAL MERIDIAN BY WEST LONGITUDE OF UTM ZONE 18 NAD 83 (CSRS) (1997.0).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON SEPTEMBER 4, 2018

October 15, 2018

S.A.T. ST. MARY, ONTARIO

D.S. URSO
ONTARIO LAND SURVEYOR

D.S. Urso Surveying Ltd
Ontario Land Surveyors & Certified Land Surveyors
Planning Consultants

15 KING ST. EAST, SUITE 201, MARKHAM, ONT. M3J 1K7	TEL: (905) 254-7881
1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONT. M1S 1W7	FAX: (905) 254-5337
Company of PERSONS	INCORPORATED IN CANADA
CHANGED: 2004	REG. NO. R-6801



THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

P.O. Box 187

1669 Arthur Street

Richards Landing, ON P0R 1J0

Telephone: 705-246-2625, ext 202

Fax: 705-246-3142

www.stjosephtownship.com

April 23, 2019

To Whom it May Concern:

Re: Application SRA 2018-04
Purchase of a portion of the Shore Road Allowance
Lying in front of Lot 8, Concession A, being Pt. 4 on Plan 1R-2304, and
Part 1 on Plan 1R-13549
Located at 1003 Sailors Encampment Drive

TAKE NOTICE that the Council of The Township of St. Joseph has passed By-law 2019-15, being a by-law to stop up, close and sell part of the original 66 foot shore road allowance lying in front of Lot 8, Concession A, being Pt. 4 on Plan 1R-2304, and being Part 1 on Plan 1R-13549, located at 1003 Sailors Encampment Drive in The Township of St. Joseph.

Copies of the By-law and Reference Plan have been attached for your information.

Please amend your records accordingly.

Yours truly,

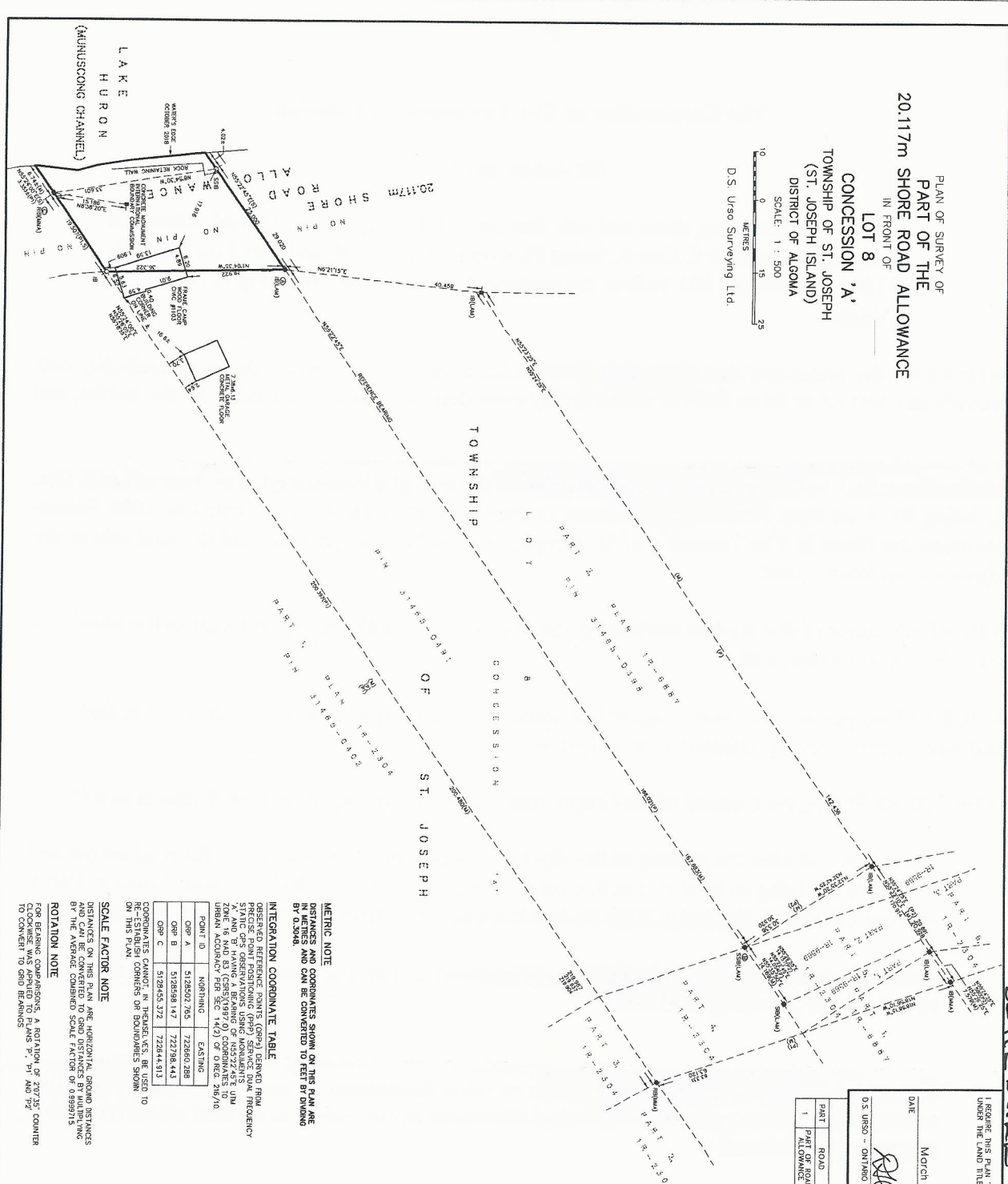
Carol O. Trainor, A.M.C.T.
Clerk Administrator

Encl.

cc: G. Viotto

PLAN OF SURVEY OF
 PART OF THE
 20.117m SHORE ROAD ALLOWANCE
 IN FRONT OF
 LOT 8
 CONCESSION 'A'
 TOWNSHIP OF ST. JOSEPH
 (ST. JOSEPH ISLAND)
 DISTRICT OF ALGOMA

SCALE: 1 : 500
 D.S. Uso Surveying Ltd.



SCHEDULE 'A' to B/LAW 2019-21

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		RECEIVED AND DEPOSITED				
DATE	March 14, 2019	DATE	March 14, 2019			
D.S. USO - ONTARIO LAND SURVEYOR		"M. AQUILINI"				
D.S. USO - ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ALGOMA (s/s 1)				
PART	ROAD	LOT	CONCESSION	TOWNSHIP	AREA	PIN
1	ALLOWANCE	IN FRONT OF B	'A'	ST. JOSEPH	01810 SQm	NO PIN

METRIC NOTE
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE BY METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM SERVICE POINT POSITIONING (SPP) SERVICE DUAL FREQUENCY 'A' AND 'B' HAVING A BEARING OF 458.222451E THRU ZONE 18 NAD 83 (CSRS/9970) COORDINATES TO ZONE 18 NAD 83 (CSRS/9970) OR 0.0000 280/18

POINT ID	NORTHING	EASTING
ORP A	5128502.765	722680.288
ORP B	5128588.147	722798.443
ORP C	5128455.372	722874.913

SCALE FACTOR NOTE
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9999715.

ROTATION NOTE
 FOR BEARING CONVERSIONS, A ROTATION OF 287.35° COUNTER CLOCKWISE WAS APPLIED TO PLANS 'A', 'B', AND 'C' TO CONVERT TO GRID BEARINGS.

NOTE
 PART 1 SET BY OCCUPATION (PRODUCTION)

- LEGEND**
- DENOTES FOUND EVIDENCE
 - DENOTES PLANTED MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - M DENOTES MEASURED
 - P DENOTES DEPOSITED PLAN R-8887
 - P2 DENOTES DEPOSITED PLAN R-5289
 - SIT DENOTES SETTING
 - MA DENOTES M.A. ACHESON, O.L.S.
 - LAM DENOTES L.A. MILLER, O.L.S.
 - PAN DENOTES PROPERTY IDENTIFICATION NUMBER

BEARING NOTE
 BEARINGS ARE TO GRID DERIVED FROM SERVICE POINT POSITIONING (SPP) SERVICE DUAL FREQUENCY 'A' AND 'B', SHOWN HEREIN, OBSERVATIONS ON MONUMENTS 'A', AND 'B', SHOWN HEREIN, CONTROL MEASUREMENT BY WEST LONGITUDE 8° 51M 52M, 18 NAD 83 (CSRS/9970).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON OCTOBER 31, 2018.

March 14, 2019
 SAULT STE. MARIE, ONTARIO

D.S. USO
 ONTARIO LAND SURVEYOR

D.S. Uso Surveying Ltd.
 Ontario Land Surveyor
 10 KING ST. WEST, SUITE 201, TORONTO, ONT. M5H 2K1
 TEL: (416) 593-2200
 FAX: (416) 593-2201
 REG. NO. 11-0833

CORPORATION OF THE TOWNSHIP OF HILTON

2983 Base Line, Hilton Beach, Ontario P0R 1G0

Phone: 705-246-2472

Fax: 705-246-0132

Email: admin@hiltontownship.ca

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 3rd day of April, 2019, passed By-Law No. 1244-19 under Section 34 of the Planning Act.

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 Corporation of the Township of Hilton not later than the 7th day of May, 2019, a notice of appeal setting out the reasons for the appeal.

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 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.

The purpose and effect of the by-law is to:

- a) rezone part of Part Lot 12, Concessions X and Y, Township of Hilton, as outlined in red on the attached plan, from Zone OS – Open Space to Zone LSR – Limited Service Residential to allow for the construction and use of a seasonal cabin
- b) rezone part of Part Lot 12, Concessions X and Y, Township of Hilton, as outlined in green on the attached plan and marked ‘Wetlands’ to Zone EP – Environmental Protection in order to prohibit any development, building or site alteration within 15 metres (50 feet) of these wetlands
- c) rezone the remainder of Part Lot 12, Concession X and Y, Township of Hilton, as outlined in blue on the attached plan, from Zone SR - Shoreline Residential to Zone LSR – Limited Service Residential as the entrance to the property is now restricted to access from Old Moffat Bay Road

A copy of the by-law showing the lands to which the by-law applies is available for inspection at the Hilton Township Municipal Office, 2983 Base Line, Hilton Beach, Ontario, P0R 1G0.

Dated at the Township of Hilton this 17th day of April, 2019.

Valerie Obarymskyj
Clerk – Township of Hilton



Michael Jagger <sjiplanningboard@gmail.com>

More Homes, More Choice: Ontario's Housing Supply Action Plan

1 message

Minister Steve Clark <mah@ontario.ca>

Thu, May 2, 2019 at 5:31 PM

Reply-To: growthplanning@ontario.ca

To: sjiplanningboard@gmail.com

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel: 416 595-7000
Fax: 416 595-6470

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 595-7000
Téléco. : 416 595-6470



Ontario

19-002867

Greetings:

Ontario's Government for the People is committed to building more housing and bringing down costs for the people of Ontario. To help fulfill this commitment, we have developed a broad-based action plan to address the barriers getting in the way of new ownership and rental housing.

More Homes, More Choice (the action plan) outlines our government's plan to tackle Ontario's housing crisis, while encouraging our partners to do their part. We are taking steps to make it faster and easier for municipalities, non-profits and private firms to build the right types of housing in the right places, to meet the needs of people in every part of Ontario.

As part of the action plan, we are proposing changes that would streamline the complex development approvals process to remove unnecessary duplication and barriers, while making costs and timelines more predictable. We are also proposing changes that would make it easier to build certain types of priority housing such as second units.

On May 2, 2019, the government introduced Bill 108 (the bill), the proposed More Homes, More Choice Act, 2019, in the Ontario Legislature. While the bill contains initiatives from various ministries, I would like to share some details regarding initiatives led by the Ministry of Municipal Affairs and Housing.

Planning Act

Schedule 12 of the bill proposes changes to the Planning Act that would help make the planning system more efficient and effective, increase housing supply in Ontario, and streamline planning approvals.

If passed, the proposed changes would:

- Streamline development approvals processes and facilitate faster decisions,
- Increase the certainty and predictability of the planning system,
- Support a range and mix of housing options, and boost housing supply,
- Make charges for community benefits more predictable, and
- Make other complementary amendments to implement the proposed reforms, including how the proposed changes would affect planning matters that are in-process.

Amendments to the Planning Act are also proposed to address concerns about the land use planning appeal system. Proposed changes would broaden the Local Planning Appeal Tribunal's jurisdiction over major land use planning matters (e.g., official plan amendments and zoning by-law amendments) and give the Tribunal the authority to make a final determination on appeals of these matters. The Ministry of the Attorney General is also proposing changes to the Local Planning Appeal Tribunal Act, 2017 to complement these changes (see Schedule 9 of the bill).

Development Charges Act

Schedule 3 of the bill proposes changes to the Development Charges Act that would make housing more attainable by reducing costs to build certain types of housing and would increase the certainty of costs to improve the likelihood of developers proceeding with cost sensitive projects, such as rental housing.

If passed, the proposed changes would:

- Make it easier for municipalities to recover costs for waste diversion,
- Increase the certainty of development costs in specific circumstances and for certain types of developments,
- Make housing more attainable by reducing costs to build certain types of homes, and
- Make other complementary amendments to implement the proposed reforms.

Further consultation on the Planning Act and Development Charges Act

We are interested in receiving any comments you may have on the proposed changes to the Planning Act and the Development Charges Act. Comments on these proposed measures can be made through the [Environmental Registry of Ontario](#) as follows:

- Planning Act: posting number 019-0016
- Development Charges Act: posting number 019-0017

The Environmental Registry postings provide additional details regarding the proposed changes.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

As an important part of **More Homes, More Choice**, I am also pleased to provide you with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, which addresses the needs of the region's growing population, its diversity, its people and its local priorities. A Place to Grow will come into effect on May 16, 2019.

As you know we recently consulted on proposed policy changes to make it faster and easier for municipalities in the region to plan for growth, increase housing supply, attract investment, and create and protect jobs. I would like to thank those who participated in the consultation process, and who contributed through their feedback to the development of the Plan.

It is anticipated that A Place to Grow will:

- Provide more flexibility for municipalities to respond to local needs,
- Increase housing supply at a faster rate,
- Attract new investments and jobs,
- Make the most of transit investments, and
- Protect important environmental and agricultural assets.

A Place to Grow reflects our trust in the ability of local governments to make decisions about how their communities grow, while the province maintains protections for the Greenbelt, agriculture, and natural heritage systems. One size doesn't fit all. We're supporting municipalities so they can respond to local needs and regional priorities.

In addition to sharing the new Plan with you today, I am also informing you that we are asking for further feedback on the transition regulation. Specifically, we are seeking feedback on specific planning matters that were submitted as part of the recent consultations and for which we would provide transitional rules. These matters were deemed to be far along in their process and as such are being considered for transition so as to not unduly disrupt ongoing planning matters that may be impacted by the policies in A Place to Grow. Changes to the transition regulation can be found on Ontario's Environmental Registry and Regulatory Registry for the next 30 days.

Provincially Significant Employment Zones (PSEZs)

The economy in the Greater Golden Horseshoe is not only a critical factor provincially but also across Canada in achieving economic success and viability. As such, ensuring that lands are available to support the creation of jobs and the attraction of investments is paramount to providing homes that people can afford near stable and reliable employment.

To achieve this, we have formally identified the 29 provincially significant employment zones that we consulted on for the purposes of providing enhanced protections to existing employment areas. While no zones were removed or added to the 29 provincially significant employment zones at this time, they have been revised to address any factual errors in the mapping based on municipal official plans already in effect. These zones can be viewed on our web portal.

With the technical adjustments made, we will now begin the process of reviewing Requests for Reconsideration. Through this process, my ministry will consider requests to reconsider lands within and outside of existing zones as well as requests to add new zones. We will assess requests based on a number of factors that include, but are not limited to, the local planning context, municipal support and provincial interest.

If you have questions about the zones, the Requests for Reconsideration process, or accessing mapping files you may contact ministry staff at growthplanning@ontario.ca.

Finally, we heard loud and clear throughout the recent consultation period that there was a desire for further discussions on the longer term vision for the provincially significant employment zones that would look at opportunities to support current and emerging industries. Notably, many expressed interest in utilizing zones to leverage economic development investments, programs and strategies both inside and outside of the Greater Golden Horseshoe.

Working with our partner ministries, we will be embarking on further public engagement in the coming months to explore the longer-term vision for provincially significant employment zones, along with potential opportunities to maximize the use of the zones as tools in investments, infrastructure planning and economic activity. Through these targeted engagement discussions, we will look to clearly articulate a framework for provincially significant employment zones that will position Ontario for more homes and better jobs.

If you have any questions and/or need further information on the upcoming engagement, or on any of the growth related matters, please feel free to contact Cordelia Clarke Julien, Assistant Deputy Minister, Ontario Growth Secretariat at cordelia.clarkejulien@ontario.ca or at (416) 325-5803.

Taken together, the actions outlined in **More Homes, More Choice** - including the proposed changes detailed above - will make it easier to build the right types of housing in the right places, make housing more affordable and help taxpayers keep more of their hard-earned dollars. Building more housing will make the province more attractive for employers and investors, proving that Ontario is truly Open for Business.

This action plan is complemented by our recently announced **Community Housing Renewal Strategy**, which will help sustain, repair and grow our community housing system. Together these two plans will ensure that all Ontarians can find a home that meets their needs.

At the same time, **More Homes, More Choice** underscores our commitment to maintain Ontario's vibrant agricultural sector and employment lands, protect sensitive areas like the Greenbelt, and preserve cultural heritage. Our plan will ensure that every community can build in response to local interests and demand while accommodating diverse needs.

I look forward to continuing to work together as we implement **More Homes, More Choice**.

Sincerely,



Steve Clark

Minister

Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement



Municipal Services Office
North (Sudbury)

159 Cedar Street, 4th Floor
Sudbury ON P3E 6A5
Tel.: 705 564-0120

Bureau des services aux
municipalités du Nord (Sudbury)

159, rue Cedar, 4^e étage
Sudbury ON P3E 6A5
Tél.: 705 564-0120

May 3, 2019

MEMO TO: NE Ontario Municipalities (CAO/Clerks, Planning Staff, Head of Council)
Planning Boards (Chair, Administrator, Secretary-Treasurer), Health Units,
Partner Ministries, Conservation Authorities, Consultants

FROM: Megan Grant, Manager, Community Planning and Development
Municipal Services Office-North (Sudbury)

SUBJECT: **Northeastern Ontario Planning Authorities Technical Workshop
Save the Date!**

Dear Colleagues,

We are pleased to advise that the date for the *2019 Planning Authorities Technical Workshop* is now confirmed for **Wednesday, September 11th, 2019**, at the Northbury Hotel (formerly the Lexington), located at 50 Brady Street, in Sudbury. The Workshop is an annual event aimed at exploring current planning topics and reviewing best practices with a northern Ontario lens. Participants include planners, planning practitioners, decision-makers and technical agencies staff from across northeastern Ontario, particularly small and rural communities.

We are in the very early stages of developing the workshop, and we encourage you to make suggestions to us on training topics and/or logistics that will help to engage and make this workshop an excellent learning opportunity for all. We can confirm that the workshop will provide technical sessions on different types of development applications and provide training on various planning policies and processes. Please forward any suggestions or comments to this year's Workshop Chair, Caitlin Carmichael at 1 800 461-1193 extension 46845 or 705 564 6845, or by email at caitlin.carmichael@ontario.ca.

A block of 50 rooms (group rate of \$129/night plus applicable taxes) has been set aside for those wishing to stay at the hotel. To ensure this rate, please book prior to August 28th and mention the Ministry of Municipal Affairs and Housing/Planning Authorities Technical Workshop when making your reservation(s). For information regarding the

hotel and/or booking you may call (705) 675-5602 or visit their website at:
<https://northburyhotels.com/>.

For your convenience, we've also attached an updated chart showing district coverage by ministry staff. Please feel free to contact your area Planner or Assistant Planner for any planning questions that arise in your day-to-day work.

We look forward to seeing you in September.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Grant". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Megan Grant
Manager (A), Community Planning and Development
megan.grant@ontario.ca
1 800 461-1193 extension 46802 or 705 564-6802