

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, December 16, 2024

7:00 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 Review/Additions:

Consent Applications:

Josh & Tricia Scott - # 8/24

Re: Pt. Lot 1 Con. V, St. Joseph Twp.

Robert Dumanski - # 9/24

Re: Pt. Lots 4 & 5, Con. 8, Hilton Twp.

Delegations:

None

Correspondence:

Township of St. Joseph

Re: Zoning By-law Amendments (3)

Discussion/Reports/New Business:

Official Plan Part "C"

Payment of Accounts:

Adjourn:

ST. JOSEPH ISLAND PLANNING BOARD

NOTICE OF APPLICATION FOR CONSENT TO SEVER LAND

TAKE NOTICE that the St. Joseph Island Planning Board has received a complete application for consent to sever land and will meet to consider this application on:

Monday, December 16th, 2024 at 7:00 p.m.

at the

Township of St. Joseph Municipal Building
1669 Arthur Street, Richards Landing, Ontario

The purpose and effect of the subject application for consent is to permit the severance of part of Lot 1, Concession V, Township of St. Joseph, into three parcels for rural residential development.. The two parcels proposed to be severed consist of over 2.8 and 2.0 hectares (7 ac. And 5 ac.) respectively with frontage on and a proposed shared entrance easement for access to/from Highway 548. The parcel proposed to be retained consists of about 12.8 hectares (31.6 ac.) with frontage on Highway 548, and is proposed to be accessed via an existing entrance onto Highway 548 with an access easement across one of the parcels to be severed.

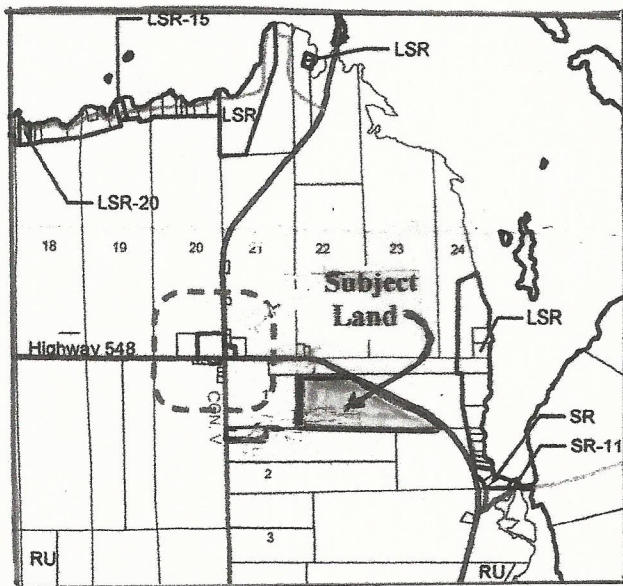
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

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 Ontario Land Tribunal may dismiss the appeal.

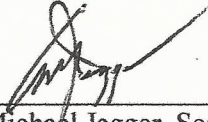
If you wish to be notified of the decision of the St. Joseph Island Planning Board in respect of the proposed consent, you must make a written request to:

St. Joseph Island Planning Board
P.O. Box 290
Richards Landing, Ontario P0R1J0

KEY MAP



Dated at St. Joseph Island
this 7th day of November, 2024


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

Applicant(s): Josh and Tricia Scott
Consent Application # 8/24



SUBJECT LANDS

±17.66ha

No.	DATE	BY	ISSUES / REVISIONS
3	2024/09/13	MDJ	Add Access Easements, per MTO
2	2024/09/12	MDJ	Revised Dimensions based on P-plan
1	2024/04/28	MDJ	Revised Lot Layout

		T: 705-522-6303 sudbury@tulloch.ca 137 REGINA ROAD URBAN KENNEDY P3Y 1Y7
DRAWING: Pre-consultation Sketch		
PROJECT: Pre-consultation MTO D Line Rd, St Joseph's Is.		
DRAWN BY: MDJ	CHECKED BY: BC/VS	PROJECT NO.: 24-0728
SCALE: 1:2500	DATE: Oct 7, 2024	

Planning Report

To: St. Joseph Island Planning Board

From: Michael Jagger, Secretary-Treasurer

Date: December 7, 2024

Re: Consent Application # 8/24 - Josh & Tricia Scott - Pt. Lot 1, Concession V, St. Joseph Twp.

Background:

This application proposes to sever part of Lot 1, Concession V, in the Township of St. Joseph, into three parcels.

The proposed new parcels would consist of approximately 2.8 and 2.0 hectares (7 and 5 ac.) respectively, with frontage on Highway 548 (D Line Road) and would share a common entrance thereto. The parcel to be retained would consist of 12.8 hectares (31.6 ac.) with frontage on Highway 548 (D Line Rd.) and access via an existing entrance and an access easement across one of the new parcels being severed. The subject lands are located in the Rural land use designation and are vacant bushland. The intended use of the three parcels is rural residential,

Notice of this application has been circulated in accordance with the provisions of the Planning Act. The Township of St. Joseph has advised that they have no concerns with this application. Correspondence has also been received from the Ontario Ministry of Transportation advising that they support the proposed severance in principle provided their access permit requirements are met. To date, no other comments or objections 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 B 6.4.1 provides that while the majority of new residential development is to be directed to the Townsites and existing vacant building lots, "a maximum of two new residential 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;
- 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, or the minimum distance required by the Minimum Distance Separation I Formulae, whichever is the greater; and
- d. The proposed lot complies with the criteria set out in Section D4 (General Consent Policies).

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

The municipality's zoning by-law permits detached dwellings 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.

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

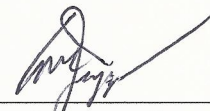
Options:

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

Recommendation:

That Application No. 8/24 by Josh and Tricia Scott be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of two new rural residential parcels from Lot 1, Concession V, Township of St. Joseph, one with an area of approximately 2.8 hectares (7 acres) and frontage of at least 150 metres (500 ft.) on Highway 548, and the other with an area of at least 20 hectares (5 acres) and frontage on Highway 548 of about 277 metres (908 ft.), together with easements for access to both the severed and retained parcels.
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.
 - iv. The transferors and the respective transferees shall acknowledge in writing that:
 - a) They are aware that Ministry of Transportation of Ontario (MTO) residential entrance permits will be required for each lot accessing Hwy. 548; and that access to the lots being severed must be from a mutual/shared entrance located on the boundary between the two severed lots and access to the retained lot must be from the existing entrance located at coordinates 46.208085, 83,971238;
 - b) The placement of any buildings or structures within 45 metres of the Hwy. 548 property line will require MTO building/land use permits; and
 - c) Any future development or change in land use must be subject to MTO review.
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
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, December 16th, 2024, at 7:00 p.m. at the Township of St. Joseph Municipal Administration, 1669 Arthur Street, Richards Landing, Ontario to consider that application.

The purpose and effect of the subject application for consent is to permit the severance of a parcel of land located at Concession 8 Part Lots 4 and 5 Reference Plan 1R9553 Parts 2 and 3, in the Township of Hilton. This application proposes to sever a parcel with an approximate area of 12.3 hectares (30.4 acres). The parcel proposed to be severed has frontage of approximately 150 metres (500 feet) on Garside Road West and is made up of vacant land. The proposed use of the parcel to be severed is to be developed as rural/residential. The parcel to be retained has an approximate area of 28.31 hectares (70 acres) and frontage along Garside Road West of 1,150 metres (350 feet).

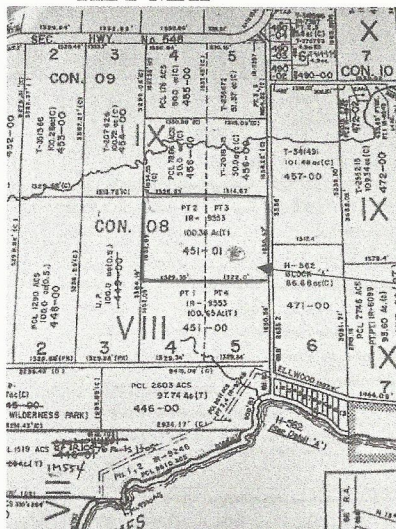
ADDITIONAL INFORMATION regarding the application is available for inspection by contacting the Secretary-Treasurer of the St. Joseph Island Planning Board at the address shown herein.

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.

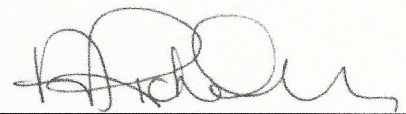
If any person wishes to be notified of the decision of the St. Joseph Island Planning Board in respect of the proposed consent, a written request must be submitted to:

St. Joseph Island Planning Board
c/o P.O. Box 290
Richards Landing, Ontario
P0R 1J0

KEY MAP



Dated at St. Joseph Island
this 26th day of November 2024



Amanda Richardson
Assistant to the Secretary-Treasurer

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

Consent Application # 9/24
Owner/Applicant: Dumanski

Robert W Dumanski 705 989 6604
2120 Garside Rd W Hilton Beach
100 acre total Parcel



Rear of property

concession 8 Lot 4 PT Lot 5 PT
RP1R9553 PT2 PT3 T437258

2,650'

proposed
severance

69.961
acres

30.4178
acres

septic

598' from lot line

64'

House

488'

well

69' from
lot line

80' from lot
line

Drive
way

West

1,150' frontage

500'

East

Driveway

Garside Rd W Road

Planning Report

To: St. Joseph Island Planning Board

From: Amanda Richardson, Assistant to the Secretary-Treasurer

Date: November 26, 2024

Re: Consent Application # 9/24 - Dumanski - Part Lot 4&5, Concession 8, Hilton Twp.

Background:

This application proposes to sever a parcel of land located at Concession 8 Part Lots 4 and 5 Reference Plan 1R9553 Parts 2 and 3, in the Township of Hilton. The parcel proposed to be severed has an approximate area of 12.3 hectares (30.4 acres). And frontage of approximately 150 metres (500 feet) on Garside Road West and is made up of vacant land. The proposed use of the parcel to be severed is to be developed as rural/residential, the parcel to be retained has an approximate area of 28.31 hectares (70 acres) and frontage along Garside Road West of 350 metres (1,150 feet).

The subject lands are designated as Rural under the Official Plan and zoned as rural under the municipality's zoning by-law. The parcel to be retained is developed for residential purposes and the parcel to be severed is proposed to be used for future residential development.

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.

Section B 6.4.1 provides that “a maximum of two new residential 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;
- 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, or the minimum distance required by the Minimum Distance Separation I Formulae, whichever is the greater; and

- d. The proposed lot complies with the criteria set out in Section D4 (General Consent Policies).

The subject property is not located within 500 metres of an agricultural operation. 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 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.

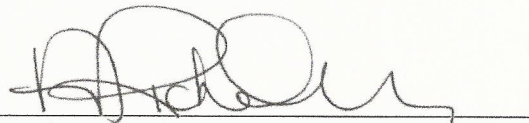
Options:

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

Recommendation:

That Application No. 2/24 by Robert Dumanski be provisionally approved subject to the following conditions:

1. This approval shall apply to the severance of one new rural/residential lot from Part Lot 4 & 5, Concession 8, Hilton Township, with an area of approximately 12.3 hectares (30.4 acres) and frontage of about 150 metres (500 ft.) on Garside Road Wes.
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.



Amanda Richardson, Asst. Secretary-Treasurer
For:

Michael Jagger, Secretary-Treasurer



THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

P.O. Box 187 - Richards Landing, Ontario P0R 1J0

PH: (705) 246-2625 E: clerkadmin@sjtwp.ca

NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT 2024-06

Applicant: Dienesch
Subject Property: ST JOSEPH PLAN M194 LOT 14 PT SHORE RD ALLOW AND RP 1R12121
PART 1 PCL 4852 ACS (2488 Canoe Point Road)
File Number: ZBA 2024-06
Date of Decision: October 16, 2024
Date of Notice: October 24, 2024
Last Day to Appeal: November 13, 2024

The Council of the Corporation of The Township of St. Joseph passed By-law **2024-44** on **October 16, 2024**, 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 **2024-44** was to amend the municipality's Zoning By-law section 4.21.1 (Setbacks from Shoreline) to reduce the minimum setback from the established high-water mark from 30 metres (100 feet) to 14.6 metres (48 feet) to facilitate the proposed expansion and conversion of an existing seasonal residence into a single-family dwelling.

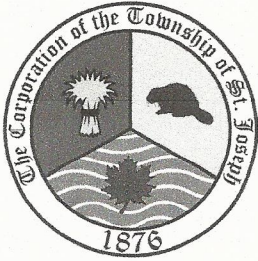
Appeal Process

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 CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

P.O. Box 187 - Richards Landing, Ontario P0R 1J0

PH: (705) 246-2625 E: clerkadmin@sjtwp.ca

NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT 2024-07

Applicant:	Romyn
Subject Property:	CON A LOT 16PT RP 1R4379 PART 1 (1615 A Line Road)
File Number:	ZBA 2024-07
Date of Decision:	November 6, 2024
Date of Notice:	November 25, 2024
Last Day to Appeal:	December 14, 2024

The Council of the Corporation of The Township of St. Joseph passed By-law **2024-47** on **November 6, 2024**, 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 **2024-47** was to amend the municipality's Zoning By-law Table B1 – Residential Zone Standards to reduce the minimum lot area from 2 hectares (5 acres) to 1 hectares (2.5 acres), and to reduce the minimum lot frontage from 150 metres (500 feet) to 76 metres (248 feet), as a prerequisite for consent application to create a new, rural/residential lot.

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:

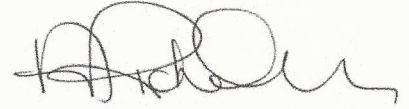
1. The reasons for the appeal and the specific part of the proposed Zoning By-law amendments to which the appeal applies.
2. A completed A1 Appellant Form. This form is to be completed by the appellant for appeals relating to the Zoning By-law amendment and is available on the Ontario Land Tribunal website.
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 **December 14, 2024**. A true copy of By-law **2024-47** 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, November 25, 2024.



Amanda Richardson, Clerk Administrator
The Corporation of The Township of St. Joseph

Explanation

By-law No. 2024-47 applies only to the lands specified as CON A LOT 16PT RP 1R4379 PART 1, also known as 1615 A Line Road; and amends the municipality's comprehensive zoning by-law (By-law No. 2011-34) as follows:

8.110 CON A LOT 16PT RP 1R4379 PART 1 (1615 A Line Road)

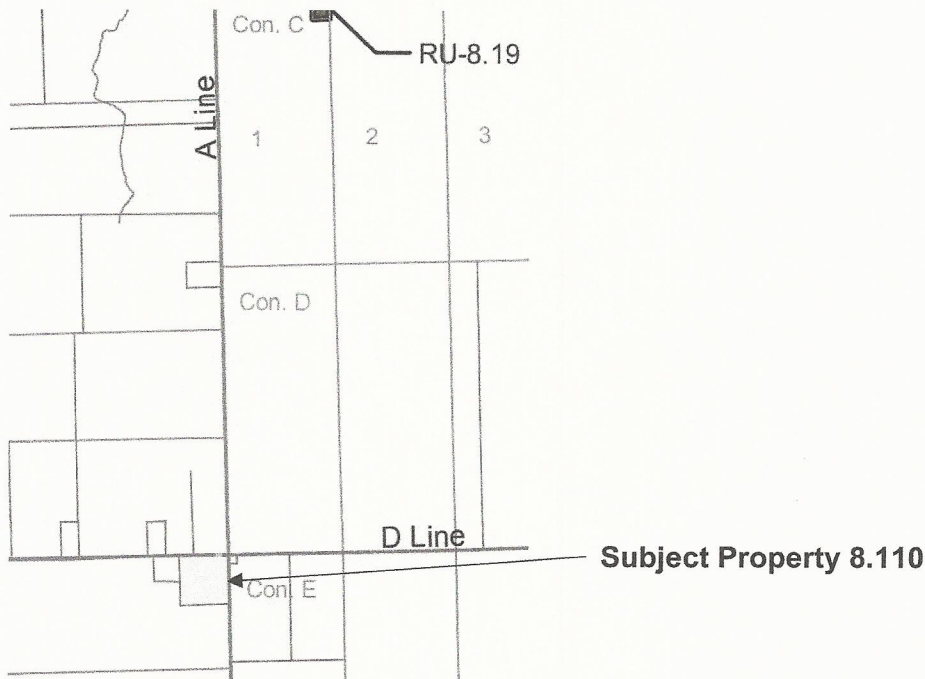
The following specific zone standards shall apply:

1. The minimum lot area for newly created lots be reduced to 1 hectare (2.5 acres)
2. The minimum lot frontage be reduced to 76 metres (248 feet).

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 **2024-47** applies:

KEY MAP





THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH

P.O. Box 187 - Richards Landing, Ontario P0R 1J0

PH: (705) 246-2625 E: clerkadmin@sjtwp.ca

NOTICE OF PUBLIC MEETING: ZONING BY-LAW AMENDMENT

TAKE NOTICE that Council for the Corporation of the Township of St. Joseph will consider an amendment to the Township's Zoning By-Law regarding the following property:

Applicant (Surname):	Kentvale Merchants Ltd.
Subject Property Legal Description:	ST JOSEPH CON A PT LOT 30 RP 1R11669 PART 2
Subject Property Civic Address:	712 K Line Road
File Number:	ZBA 2024-08
Date of Notice:	November 29, 2024

Purpose and Effect: The proposed Zoning By-law Amendment would seek to amend the municipality's Zoning By-law Schedule A-1 to correct the zoning for the subject property from Rural (RU) to Highway Commercial (HC).

The Council of The Township of St. Joseph will hold a public meeting to consider the proposed amendment at the Township of St. Joseph Municipal Administration Building, Council Chambers 1669 Arthur Street, Richards Landing, Ontario on Wednesday, December 18, 2024, beginning at 6:40 p.m.

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 4:00 p.m. on Wednesday, December 11, 2024.

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 Clerk Administrator via regular mail or email (contact information above).

Additional information relating to the proposed zoning by-law amendment is available for inspection at The Township of St. Joseph Municipal Administration Building.

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

DATED AT THE TOWNSHIP OF ST. JOSEPH
THIS 29th Day of November 2024


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

KEY MAP

SUBJECT PROPERTY:

ST JOSEPH CON A PT LOT 30 RP 1R11669 PART 2 – Also known as 712 K Line Road

