

**St. Joseph Island Planning Board**  
***Draft Minutes***  
**August 22<sup>nd</sup>, 2022**

Planning Board met at the Township of Jocelyn Municipal Office on the above date. Present were Chairman Doug Clute, Board Members Steven Adams, Bob Courtney, Dave Leask, Mark Henderson, and Jody Wildman; and Board Administrator and Secretary-Treasurer Michael Jagger. The start time of the meeting was delayed until 7:25 p.m. due to a lack of quorum.

There were no declarations of pecuniary interest.

The minutes of the previous meeting was presented.

Moved by: Steven Adams

Seconded by: Mark Henderson

Be it resolved that we do adopt the minutes of the June 20th, 2022 meetings as presented.

- Cd.

The meeting agenda was reviewed.

Moved by: Bruce Ibbitson

Seconded by: Rod Wood

Be it resolved that we do approve the agenda for this meeting as presented. - Cd.

Consent Application # 4/22 by Virginia L. Simons was considered. It was noted that this application proposed to create one new residential building lot on Arthur Street in Richards Landing and also to allow the severance of a surplus located on a previously developed residential property located on Highway 548 (Richards Street) which had merged with applicants holdings a result of property acquisition. It was noted that both of these proposals were in conformity with the Official Plan policies respecting same, and that no objections or concerns had been raised.

Moved by: Bob Courtney

Seconded by: Mark Henderson

Be it resolved that we do provisionally approved Consent Application # 4/22 by Virginia L. Simons subject to the following conditions:

1. This approval shall apply to the severance of two lots from Part of Lot 11, Concession D, Township of St. Joseph. One parcel shall be composed of Part 5 of Plan 1R-9013, with frontage of about 41 metres (135 ft.) on Highway No. 548. The new other parcel shall have an area of approximately 0.63 hectares (1.5 ac.) with frontage of about 53 metres (175 ft.) on Arthur Street.
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 municipality's zoning by-law shall have been amended, and be in effect, to remove the holding provision in respect to the new lot to be created on Arthur Street;
  - iv) The applicant and any prospective purchaser of the proposed new lot on Arthur Street shall have acknowledged in writing that they are aware that water and sewer service connections will have to be installed at the owners expense to serve that lot prior to the issuance of any building permits for that property; and
  - v) 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.

- Cd.

Notices respecting proposed and adopted zoning by-law amendments were received from the Township of Hilton.

Notice of proposed and adopted zoning by-law amendments and a proposed shore road allowance closure and sale were received from the Township of St. Joseph.

Moved by: Bob Courtney

Seconded by: Dave Leask

Be it resolved that we do advise the Township of St. Joseph that we have no objection to the Zoning Amendment Application by Virginia Simons to remove the holding provision (H symbol) from a portion of her property known as 1385 Richards Street, part of Lot 11, Concession D, to allow for the severance and development of one new residential lot.

- Cd.

Moved by: Steven Adams

Seconded by: Jody Wildman

Be it resolved that we do advise the Township of St. Joseph that we have no objection to the proposed closure and sale of the original shore road allowance in front of Lot 14, Plan M-194.

- Cd.

The minimum setback from the shoreline for septic systems was discussed. It was noted that Algoma Public Health requires only a 15 metre (50 ft.) setback from the high water mark while the municipal zoning by-laws require a 30 metre (100 ft. setback). It was suggested that this variance could perhaps be addressed in the new Official Plan and or updated zoning by-law once the new Official Plan is in place.

The use of Site Plan Agreements to address issues related to construction on existing lots on roads which are not publicly maintained year round (Limited Service Residential Zone) was discussed. The Board was in support of such agreements and noted that all costs related thereto should be the responsibility of the landowner. It was also noted that realtors involved in the sale of such properties may have a duty to ensure purchasers are made aware of these requirements.

Plans for the Open Houses on the draft new Official Plan, which were to be held the following day with the Board's planning consultants in attendance, were reviewed.

Moved by: Bob Courtney

Seconded by: Jody Wildman

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

Township of St. Joseph	Re: 2020 Financial Reports	\$ 408.31
Fotenn Consultants Inc.	Re: OP Update - Inv. # 54549	1,401.20
Michael Jagger	Re: Expense Allowance Adjustment (July & Aug.)	56.50
	- Admin. Fees and Expense Allowances for September & October, 2022	1,808.00
	- Postage (Reimbursement)	103.96
Island Clippings	Re: Advertising – O.P. Open Houses	<u>316.40</u>
Total		\$ 4,094.37
		- Cd.

Moved by: Steven Adams

Seconded by: Jody Wildman

Be it resolved that we do adjourn to meet again on September 19<sup>th</sup>, 2022 or at the call of the Chair (at Richards Landing). - Cd.

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Chairman - Doug Clute

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Secretary-Treasurer - Michael Jagger