

ST. JOSEPH ISLAND PLANNING BOARD MEETING

Monday, September 19th, 2022

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: None

Delegations: None

Correspondence: Town of Thessalon
Notice of Public Meeting/Zoning By-law Update

Mr. D. Moule
Re: Draft Official Plan

Township of Jocelyn
Re: Draft New Official Plan

Discussion/Reports/New Business: Draft New Official Plan – Next Steps

2020 Financial Report

Payment of Accounts:

Adjourn:

**NOTICE OF A PUBLIC MEETING
FOR A ZONING BY-LAW UPDATE FOR THE
TOWN OF THESSALON**

TAKE NOTICE that the Council for The Corporation of the Town of Thessalon will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, C.P. 13 as amended, to inform the public and provide opportunity for public comments on the proposed update to the Comprehensive Zoning By-law for the Town of Thessalon.

DATE OF PUBLIC MEETING

Date: Tuesday, September 27th, 2022
Public Meeting: 6:00 pm
Location: W.J. Barrett Chambers, Town Office - 187 Main Street

SUMMARY OF THE PROPOSED ZONING BY-LAW

The Zoning By-law is the primary implementation tool of the Official Plan authorized by the Planning Act. It is the pre-eminent By-law whose purpose is to regulate land use as well as the location of buildings and structures. The Town's current Comprehensive Zoning By-law was approved in 2009. Given that the Town updated its Official Plan in 2020, the timing is appropriate to update the Zoning By-law.

Some of the proposed changes to the current Zoning By-law include:

- New zoning schedule (mapping);
- Regulations allowing accessory dwelling units within existing dwellings or detached garages;
- Adding new definitions and replacing or updating outdated definitions;
- Updated regulations related to accessory buildings and uses;
- The addition of an Island Zone and Hazard Zone; and,
- The consolidation of zone amendments and mapping changes since the last update in 2009.

ADDITIONAL INFORMATION

There is no key map given that the Zoning By-law Amendment affects all lands within the Town of Thessalon. The draft Zoning By-law is available for review at the Town office or at <https://thessalon.ca/living/planning-and-development/>

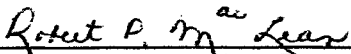
This public meeting will be an in-person meeting but virtual attendance can be accommodated. If you wish to attend this meeting virtually, please contact Lindsay MacFarlane at lindsay@thessalon.ca or 705-842-2217 to obtain a meeting link.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the proposed changes to the Zoning By-law that are being considered by Council. Any person who attends the meeting shall be afforded an opportunity to make comments on the draft Zoning By-law. The Planning Advisory Committee and Council will then use the information collected at this meeting to make a decision at a future meeting as to whether the Zoning By-law update can be adopted or should be modified.

If you wish to be notified of the decision of the Council for the Corporation of the Town of Thessalon in respect to the proposed Zoning By-law update, you must submit a written request (with forwarding addresses) to the Clerk of the Town of Thessalon.

If a person or public body files an appeal of a decision of the Council for the Corporation of the Town of Thessalon, in respect of the proposed Zoning By-law Amendment but does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendments are adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

Mailing Date of this Notice: September 1st, 2022


Robert MacLean, Clerk-Treasurer
Town of Thessalon

Comments on Draft Official Plan for St. Joseph Island – August 2022

- A2.3.2 #1 I suggest that the word “regulating” be replaced by “limiting”.
- A3.1 #1(g) You should define “freight-supportive”? I don’t know what this means.
- A3.1 #6 This section is not logical, and not correct, at least as it relates to Hilton Beach. The Schedule shows every road allowance and every laneway that was laid out in the town plot well over 100 years ago, by someone who had very grandiose ideas of what the village would look like in the future. This is NOT a rational road network. Most of the roads have not been opened over the past 100 years, and will not be opened (nor should they be) in the next 25 years. No part of either 5th Street or 7th Street has been opened. Only a tiny piece of 8th Street has been opened (other than the piece that is overlapped by Hwy. 548). No part of either 9th Street or 10th Street has been opened, because there is no demand for any of these roads to be opened. There is plenty of vacant, undeveloped land on open roads within the village to accommodate foreseeable future development. Most of that land is also serviced by water and sewer systems, and that is where development should be encouraged. Small portions of some road allowances might be opened or extended in the future, but this should only be done after careful consideration of the costs and benefits.
- A3.1.1.1 “Townsite” designation – This section is misleading and unrealistic with respect to Hilton Beach. The majority of the “townsite” area of Hilton Beach contains neither existing nor planned residential development. None of the area south of 6th Street or east of Birch Street is serviced. Extending water and sewer services into this area would not be financially feasible. Take a look at an air photo of Hilton Beach and you will see that the eastern two-thirds of the village is forested. In this area, there are about a half dozen permanent residences and a scattering of summer cottages. The OP should not be suggesting that this area has the same suitability for development as the serviced area in the core of the village.
- A3.1.1.2 “Downtown” designation – Again, the OP does not reflect reality in the existing downtown section of Hilton Beach. In the area designated “downtown” at present, there are 13 residences, 2 commercial properties, and 2 institutional uses (the Library and the Community Hall). While it may be a goal to get more commercial uses into the downtown, the statement in the draft OP is wrong to suggest that commercial is already the predominant use.
- B1.1 “Purpose” of the Townsite designation. With respect to Hilton Beach, I think this section should contain a specific objective of encouraging development of land within the area that is already serviced with water and sewer. These systems are

expensive to operate and maintain, and they currently operate at a significant deficit, partly because so few properties are connected to them. Subsection #4 hints at this, but is not clear enough.

B1.2 "Location". Similar to my comments above regarding A3.1.1.1, to my knowledge the eastern portion of Hilton Beach (roughly 2/3 of the village area) is not proposed to be connected to water and sewer services, nor should these services be extended until the existing serviced area is fully developed.

Section B1 general – the Townsite section contains no guidelines regarding lot creation or severance by consent. Shouldn't there be something to address this? Personally, I think that in the built-up section of the village of Hilton Beach, the severance of lots into smaller parcels should be permitted – perhaps even encouraged. As an example, there are currently two vacant lots for sale in the block bounded by Hwy. 548, Maple St, 1st Street, and South St. Each of these lots is 132 feet square. Each of them could be divided into 2 lots having 66 feet frontage and a depth of 132 feet, which is entirely reasonable in a serviced area at the edge of the downtown core. This would make the land more affordable for development, and create 2 additional lots that would become customers of the water/sewer systems.

B3 Downtown

B3.3 Downtown permitted uses – I think that the limitation of residential uses to upper storeys of mixed-use buildings is unrealistic and will be a disincentive to development. Given that most of the existing uses in downtown Hilton Beach are residential, and that there is a history of residential and commercial existing side-by-side, it seems to me that this practice should be allowed to continue.

B3.4 #2(b) – consistent with my comments above under B3.3, residential uses in upper storeys above commercial may be encouraged, but this should not prevent other forms of residential.

B3.5.2 #1 – Land assembly. While land assembly should not be discouraged, it seems inappropriate to me to give it such a high priority. There is virtually no demand for larger parcels of land for development in downtown Hilton Beach. Existing parcels are sufficiently large to accommodate the type of development that is most likely to occur.

B3.5.4 Parking – The requirement to provide minimum amounts of parking should not be unduly rigorous. There is no parking problem in Downtown Hilton Beach now; there is a problem with lack of commercial activity. According to StrongTowns.org, mandatory parking minimums frequently create an obstacle to

new development, by making otherwise feasible developments infeasible due to increased costs.

- B3.6 #1(d) "continued public ownership and appropriate development of existing municipal waterfront spaces" is a worthwhile goal, but it doesn't belong in the Downtown section of the plan. These areas are within the Townsite Mixed Use area.
- B5.4.1 New lot creation in Rural areas. Given that the stated intent is to maintain the rural character of the island, I think that allowing 2 new severed lots for each existing lot is overly permissive, and will not help to achieve the stated goal. I would suggest that not more than one severance should be permitted from each 100-acre original lot. Also, in this section there needs to be a definition of a "lot"; does this mean a 100 acre original township lot, or could it apply to any existing legal parcel? This must be clearly defined.
- B8.2 Environmental Protection areas. Given that The Kensington Conservancy has just acquired and designated the Gravel Point Preserve in lots 1, 2, 3, and 4 of Concession W, this area should probably be shown in the Environmental Protection designation.
- D10.3 #1 is redundant, in that according to Schedules A, A1 and A2, there are no Shoreline designations within the Settlement Areas. Shoreline designations only exist in the non-settlement areas, and are all unserved.

Comments prepared by:

David L. Moule, P.Eng. (retired)

September 3, 2022



Michael Jagger <sjiplanningboard@gmail.com>

RE: Official Plan Update

Township of Jocelyn <admin@jocelyn.ca>
To: Michael Jagger <sjiplanningboard@gmail.com>

Thu, Sep 8, 2022 at 9:57 AM

Hi - there was a lot of chatter for sure.

Drainage:

Drainage was a hot topic right now – we have been challenged in one court case and given our lack of adequate drainage ditches or the provision for them in subdivisions or planning applications. Not only that the provisions are there, but they are followed up on with new planning applications.

Development:

It was suggested that “development” be defined in the official plan and follow that definition through to the zoning by-law. It appears that the *interpretation* of the definition that was in the PPS when Chris Jones was involved seems to be a little different ie planning applications/consents/ subdivisions There was mention last night that development could be considered a building permit.... I don't have a problem with that, but we just need clarification and a follow through.

Per the PPS **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Perhaps we just need an interpretation on that? What would you consider construction of buildings/structures requiring approval under the Planning Act?

Endangered Species:

Our understanding is that the endangered species is on the same mapping as the environmental features – the ministry won't tell us what the species are – how do we know what is there, can we issue a building permit there, etc. etc. or does this only occur in areas of new development – what is development?

Does the Planning Board get clarification of what is there to ensure that we aren't obliterating some species? Are we supposed to be doing a study every time we issue a building permit? (I think not but obviously we had a lot of questions!)

Affordable housing:

This was discussed and there are concerns about second units on the small subdivision lots. We understood that all factors would need to be considered - ie the ability of the property to support the extra unit with regards to septic, size limitations, etc. We understand, as the plan states that our zoning by-law will address this.

B5.4.1e – creation of new lots for residential purposes – Clarification please – so what does an “original retained lot” mean? I interpret that to mean that it could have been involved in a consent before, as long as other conditions are met ie frontage/size and etc.?

Randy Gardner had a lot of questions but some were regarding shore road allowance and I believe his questions were answered.

My notes were limited as I was trying to listen!

I provided my mapping changes as well

I think that was it.

Janet

From: Michael Jagger <sjiplanningboard@gmail.com>
Sent: Wednesday, August 24, 2022 12:39 PM
To: Township of Jocelyn <admin@jocelyn.ca>
Subject: Official Plan Update

Hi Janet,

It looked like you guys were having a very thorough discussion on the Official Plan last night. Do you have any comments or concerns as a result?

Mike

—

Michael Jagger
Secretary-Treasurer
St. Joseph Island Planning Board

P.O. Box 290

Richards Landing, ON

POR 1J0

Telephone: 705-542-4606

The Corporation of the Township of St. Joseph
Schedule 6 - St. Joseph Island Planning Board
(Unaudited)

Statement of Operations

For the year ended December 31	Budget	2021	2020
Revenue			
Grants - municipal	\$ 13,800	\$ 13,800	\$ 13,780
Application fees	3,900	5,100	3,900
Interest	300	184	341
	<u>18,000</u>	<u>19,084</u>	<u>18,021</u>
Expense			
Administration services	6,720	6,715	6,715
General board expenses	3,100	3,002	2,993
Honoraria	2,500	910	1,030
Insurance	3,530	3,527	2,885
Official plan	20,000	9,231	-
Professional fees	400	400	378
	<u>36,250</u>	<u>23,785</u>	<u>14,001</u>
Annual surplus (deficit)	(18,250)	(4,701)	4,020
Accumulated surplus, beginning of year	37,888	37,888	33,868
Accumulated surplus, end of year	\$ 19,638	\$ 33,187	\$ 37,888

Statement of Financial Position

December 31	2021	2020
Financial assets		
Cash	\$ 32,762	\$ 40,877
Accounts receivable	825	1,303
	<u>33,587</u>	<u>42,180</u>
Liabilities		
Accounts payable	400	4,292
Accumulated surplus (reserve for working funds)	\$ 33,187	\$ 37,888

Note: The accumulated surplus which represents the reserve for working funds is being held for mandatory review and updating of the official plan.

Participating Municipalities

The municipalities participating in the Board are:
Township of St. Joseph
Township of Jocelyn
Township of Hilton
Village of Hilton Beach