

**St. Joseph Island Planning Board**  
***Draft Minutes***  
**July 24<sup>th</sup>, 2023**

Planning Board met at the Township of Hilton Municipal Office at Hilton Beach on the above date. Present were Chairman Doug Clute, Board Members Robert Courtney, Mark Henderson, Robert Hope, Michelle Pearse, Faye Stevens, Jody Wildman and Rodney Wood; and Board Administrator and Secretary-Treasurer Michael Jagger. Assistant Secretary-Treasurer (Trainee) Amanda Richardson was also in attendance.

Members of the public in attendance were Jason Garside, Joanne Martin, James Slumskie, Jonathan Stewart and Martin Wilding.

The Board's new Assistant Secretary-Treasurer Trainee, Amanda Richardson, was introduced and welcomed by the Chairman.

There were no declarations of pecuniary interest.

The minutes of the previous meeting were presented.

Moved by: Michelle Pearse

Seconded by: Jody Wildman

Be it resolved that we do adopt the minutes of the May 23, 2023 meeting as presented.

- Cd.

The meeting agenda was reviewed. There were no changes or additions.

Moved by: Robert Courtney

Seconded by: Rod Wood

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

- Cd.

Consent Application # 3/23 by 2296357 Ontario Inc. was considered. It was noted that the purpose of this application was to permit the severance of one new residential lot in the Downtown commercial land use designation and that the subject lands were currently zoned GC – General Commercial; and that neither the Official Plan nor the municipality's zoning by-law currently support or permit new residential development in the subject area. A planning report prepared by the Secretary-Treasurer highlighted a number of non-conformity issues including zoning, public road access, and availability of municipal water and sewer services. Correspondence was received from Algoma Public Health indicating that "if the lot is unable to be serviced by municipally provided services, it cannot be severed as it is not suitably sized to accommodate a septic system". Correspondence was also received from the Township of St. Joseph indicating that "Council does not support the application to sever the waterlot from the remainder of the property to encourage compliance with setbacks, minimum lot size requirements as well as parking and loading requirements contained within the Township's Zoning By-law".

The municipality also noted concerns in respect to minimum setbacks, minimum lot size and frontage requirements, authority for placement of a boathouse on the property, lack of road access to the property, and water and sewer servicing of the proposed new lot.

Mr. Jonathan Stewart was in attendance on behalf of the proposed transferee of the lands to be severed and indicated that it had always been the proposed transferee's intent to retain the waterlot when they sold the subject lands. He indicated that the laneway/easement presently being used for access to the proposed new lot was "like a road" and requested that the decision on this application be based on "practical issues".

Mr. James Slumskie, a neighbouring landowner, objected to the application and raised concerns regarding a shortage of off-street parking to serve the lands to be retained and suggested that the area proposed to be severed should be retained for that purpose. He also expressed concerns regarding sewage disposal both for the proposed new lot and a houseboat currently located on the site.

The owner of the applicant corporation, Martin Wilding, and the owner of one of the businesses located on the subject property, Joanne Martin, were in attendance but did not make any presentation in respect to this application. Mr. Wilding did however indicate that it was a requirement of his purchase agreement for the subject lands that he consent to this application.

Given the complex and serious nature of the conflicts with existing policies and regulations, the Board concluded that this application would not be in the best interests of the community and should therefore be refused.

Moved by: Michelle Pearse

Seconded by: Jody Wildman

Be it resolved that we do refuse Consent Application No. 3/23 by 2296357 Ontario Inc.

- Cd.

Consent Applications No. 4/23 and 5/23 were considered. It was noted that these two applications proposed to sever land from two abutting 100 acres lots which would then be combined to create one new 40 acre parcel. Planning Reports prepared by the Board's Secretary-Treasurer indicated that the parcel proposed to be severed under application No. 4/23 met all of the policy and zoning requirements for a new stand alone lot and that application No. 5/23 proposed a lot addition to that lot to increase the size thereof, which is encouraged in the Official Plan policies for the Rural area. Correspondence was received from the municipality in support of these applications. No delegations were in attendance to make presentations on these applications and no objections or concerns were received.

Moved by: Robert Courtney

Seconded by: Rod Wood

Be it resolved that we do provisionally approve Consent Application No. 4/23 by Karl and Amanda Christensen; subject to the following conditions:

1. This approval shall apply to the severance of one new lot from part of Lot 8, Concession G, Township of St. Joseph, with an area of approximately 10.6 hectares (26 acres) and frontage of about 174 metres (570 ft.) on F&G Line Road.
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.

- Cd.

Moved by: Robert Courtney

Seconded by: Rod Wood

Be it resolved that we do provisionally approve Consent Application #5/23 by Karl Christensen and James Tulloch; subject to the following conditions:

1. This approval shall apply to the severance of approximately 5.6 hectares (14 acres) with frontage of about 93 metres (305 ft.) on F&G Line Road, from Lot 9, Concession G, Township of St. Joseph.
2. The subject parcel shall be conveyed to the owners of and be combined with the immediately adjacent part of Lot 8, Concession G, Township of St. Joseph, which has been provisionally approved for consent to sever under Application # 4/23.
3. Subsection 50(3) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
4. 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.
5. The subject transaction shall be completed within two years of the date of notice of this approval.

- Cd.

Consent Application # 1/22 which had been deferred in June 2022 to allow the applicant to submit an amended application was considered. A report was presented by the Secretary-Treasurer advising that an amended complete application had still not been received despite notification to the applicant in April of this year that the application would be considered to be abandoned unless an amended application was received by May 31, 2023.

Moved by: Robert Hope

Seconded by: Faye Stevens

Be it resolved that we do refuse Consent Application # 1/22 by 2334657 Ontario Inc.

- Cd.

Notices regarding zoning by-law amendments were received from the Township of Hilton and the Township of St. Joseph.

Correspondence was received from the Ministry of Municipal Affairs and Housing regarding provincial review of the proposed new Official Plan for the Island and encouraging the Planning Board to proceed to adoption of the new Plan.

Move by Mark Henderson

Seconded by Michelle Pearse

Be it resolved that:

1. We do approve the Final Draft of the new Official Plan for the St. Joseph Island Planning Area, dated July 2022.
2. That the Planning Board supports and recommends the Final Draft of the Official Plan, to the Councils of the Townships of Hilton, Jocelyn and St. Joseph, and the Village of Hilton Beach.
3. That Planning Board requests adoption of this new Official Plan by September 15, 2023 by all four municipalities.

- Cd.

An opportunity for the Secretary-treasurer to be given access to MPAC's Municipal Connect for all the municipalities on the Island was discussed.

Moved by: Robert Courtney

Seconded by: Michelle Pearse

Be it resolved that we do authorize the Secretary-Treasurer to enter into a Municipal Connect use agreement with the Municipal Property Assessment Corporation (MPAC).

- Cd.

Moved by: Mark Henderson

Seconded by: Robert Hope

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

Michael Jagger	Re: Admin. Fees and Expense Allowances - for August and September, 2023	\$ 1,808.00
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Michael Jagger	Re: Postage (Reimbursement)	<u>130.27</u>
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Total		\$ 1,938.27
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- Cd.

Moved by: Rod Wood

Seconded by: Jody Wildman

Be it resolved that we do adjourn to meet again on September 18<sup>th</sup>, 2023 or at the call of the Chair. (at Jocelyn Township).

- Cd.

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Chairman - Doug Clute

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Secretary-Treasurer - Michael Jagger