

INCORPORATED VILLAGE OF HILTON BEACH

OFFICIAL PLAN PUBLIC MEETING AGENDA

September 13, 2023

5:00 pm Municipal Office, 3100 Bowker Street, Hilton Beach, Ontario

Purpose of Meeting

To provide the general public with an opportunity to make representations to Council in respect to the proposed new Official Plan for St. Joseph Island.

Background Presentation

Municipalities are required to have an Official Plan that is reviewed at least every 5 years and every 10 years a new plan is required.

The St. Joseph Island Planning Board enlisted the help of consultants from Fotenn Planning & Design to draft a new plan for all of St. Joseph Island. The draft was completed in 2022 and public consultations began.

Changes to the Official Plan reflect changes in Provincial legislation and policies. New areas of interest/concern include: Alternative transportation modes (biking, walking, trails); Short Term Rentals (AirBnB/VRBO); Making it easier for seniors to age in place; the Creation of Heritage Conservation districts to allow for more by-law options.

Rate payers in attendance expressed concerns about the requirement of a 100 ft setback from the highwater mark. Specifically, lots on Mariners Way, are not large enough to allow for 100 ft setbacks. This subdivision was created by and lots were sold by the Municipality. 100 ft setbacks are the provincial standard. Municipalities or landowners can apply for deviations from the plan. The Village of Hilton Beach has a very old zoning by-law that sets 50 ft. from the highwater mark to be the requirement. A new zoning by-law could include a provision to allow for a lesser setback on designated lots or subdivisions. This would be allowable as the size of the lots is a pre-existing condition.

Economic development and tourism were also discussed.

The draft Official Plan can be found on the Village's Website at www.hiltonbeach.com

Mayor Robert Hope

Clerk Jillian Hayes