

INCORPORATED VILLAGE OF HILTON BEACH  
By-law #681

Being a by-law to amend By-law #432 to allow a change in lot sizes in areas with municipal sewage and water services.

WHEREAS the Incorporated Village of Hilton Beach has enacted By-law #432 to regulate the use of land and the erection, use, bulk, height and location of buildings and structures in the Village of Hilton Beach;

AND WHEREAS the Council of the Village of Hilton Beach deems it desirable to revise the provisions of that by-law to recognize the availability of municipal water and sewage services in certain areas;

NOW THEREFORE the council of the Incorporated Village of Hilton Beach ENACTS AS FOLLOWS:

1. By-law #432 of the Incorporated Village of Hilton Beach is hereby amended by the addition of Map Schedules No. 2A and 4A attached thereto;
2. By-law #432 of the Incorporated Village of Hilton Beach is hereby amended by the deletion of Schedules A, A-1 and C of that By-law and the addition of Schedules A, A-1, A-3 and C attached hereto;
3. Map Schedules No. 2A and 4A and Schedules A, A-1, A-3 and C attached hereto form a part of this by-law;
4. The provisions of By-law #432, as amended hereby, continue to apply to the lands affected by this by-law in so far as they are inconsistent with this by-law.
5. By-law #680 is hereby rescinded.

Read a first, second and third time and finally passed on this 7th day of May, 1997.

VILLAGE OF HILTON BEACH

  
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J. W. Hore, Reeve

  
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Gloria Fischer, Clerk

## SCHEDULE "A"

### ZONE V - VILLAGE CENTRE COMMERCIAL REGULATIONS

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Maximum Lot Coverage	Maximum Building Height	Front	Minimum Setbacks		
						Side	Rear	
<b>SERVICED AREA</b>								
465 m <sup>2</sup> ( 5,000 sq. ft. )	15.0 metres ( 50 feet )	20.0 metres ( 66 feet )	35 %	2 Storeys or 9.0 metres ( 30 feet )	Nil	Nil	7.5 metres ( 25 feet )	
<b>UNSERVICED AREA</b>								
1,400 m <sup>2</sup> ( 15,000 sq. ft. )	24.5 metres ( 80 feet )	30.5 metres ( 100 feet )	35 %	2 Storeys or 9.0 metres ( 30 feet )	Nil	Nil	7.5 metres ( 25 feet )	

## SCHEDULE A-1

### ZONE HC - HIGHWAY COMMERCIAL REGULATIONS

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Coverage	Maximum Building Height	Front	Minimum Setbacks		
						Side	Rear	
<b>SERVICED AREA</b>								
930 m <sup>2</sup> (10,000 sq. ft. )	20 metres ( 66 feet )	30.5 metres ( 100 feet )	30 %	2 Storeys or 9.0 metres ( 30 feet )	15.0 metres ( 50 feet )	7.5 metres ( 25 feet )	7.5 metres ( 25 feet )	
<b>UNSERVICED AREA</b>								
1,400 m <sup>2</sup> ( 15,000 sq. ft. )	24.5 metres ( 80 feet )	30.5 metres ( 100 feet )	25 %	2 Storeys or 9.0 metres ( 30 feet )	15.0 metres ( 50 feet )	7.5 metres ( 25 feet )	7.5 metres ( 25 feet )	

**SCHEDULE "A-3"**  
**ZONE RC - RESORT COMMERCIAL REGULATIONS**

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Maximum Lot Coverage	Maximum Building Height	Front	Minimum Side Setbacks	Rear
<b>SERVICED AREA</b> 2,700 m <sup>2</sup> ( 29,000 sq. ft. )	20.0 metres ( 66 feet )	61.0 metres ( 200 feet )	30 %	2 Storeys or 9.0 metres ( 30 feet )	15.0 metres ( 50 feet )	7.5 metres ( 25 feet )	7.5 metres ( 25 feet )
<b>UNSERVICED AREA</b> 0.40 hectares ( 1 acre )	24.5 metres ( 80 feet )	61.0 metres ( 200 feet )	25 %	2 Storeys or 9.0 metres ( 30 feet )	15.0 metres ( 50 feet )	7.5 metres ( 25 feet )	7.5 metres ( 25 feet )

## SCHEDULE "C"

### ZONE R - RESIDENTIAL REGULATIONS

TYPE OF RESIDENTIAL UNIT	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Floor Area (per Unit)	Maximum Lot Coverage	Maximum Building Height	Minimum Setbacks		
							Front	Side	Rear
<b>SERVICED AREA</b>									
One (1) Unit - (Single Family)	700 m <sup>2</sup> (7,500 sq. ft.)	15.0 metres (50 feet)	20.0 metres (66 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	25 %	2 Storeys or 9.0 metres (30 feet)	6.0 metres (20 feet)	1.8 metres (6 feet)	7.5 metres (25 feet)
Two (2) Unit - (Duplex)	1,350 m <sup>2</sup> (14,500 sq. ft.)	20.0 metres (66 feet)	30.5 metres (100 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	20 %	2 Storeys or 9.0 metres (30 feet)	6.0 metres (20 feet)	1.8 metres (6 feet)	7.5 metres (25 feet)
Three (3) Unit - (Triplex)	1,850 m <sup>2</sup> (20,000 sq. ft.)	30.5 metres (100 feet)	38.0 metres (125 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	17 %	2 Storeys or 9.0 metres (30 feet)	7.5 metres (25 feet)	4.5 metres (15 feet)	7.5 metres (25 feet)
Four (4) Unit - (Fourplex)	2,320 m <sup>2</sup> (25,000 sq. ft.)	38.0 metres (125 feet)	45.5 metres (150 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	15 %	2 Storeys or 9.0 metres (30 feet)	7.5 metres (25 feet)	4.5 metres (15 feet)	7.5 metres (25 feet)
<b>UNSERVICED AREA</b>									
One (1) Unit - (Single Family)	1,400 m <sup>2</sup> (15,000 sq. ft.)	30.5 metres (100 feet)	30.5 metres (100 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	17 %	2 Storeys or 9.0 metres (30ft)	6.0 metres (20 feet)	1.8 metres (6 feet)	7.5 metres (25 feet)
Two (2) Unit - (Duplex)	1,765 m <sup>2</sup> (19,000 sq. ft.)	30.5 metres (100 feet)	38.0 metres (125 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	15 %	2 Storeys or 9.0 metres (30ft)	6.0 metres (20 feet)	1.8 metres (6 feet)	7.5 metres (25 feet)
Three (3) Unit - (Triplex)	2,150 m <sup>2</sup> (23,000 sq. ft.)	38.0 metres (125 feet)	45.5 metres (150 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	12 %	2 Storeys or 9.0 metres (30ft)	7.5 metres (25 feet)	4.5 metres (15 feet)	7.5 metres (25 feet)
Four (4) Unit - (Fourplex)	2,500 m <sup>2</sup> (29,000 sq. ft.)	45.5 metres (150 feet)	50.0 metres (165 feet)	66.9 m <sup>2</sup> (720 sq. ft.)	10 %	2 Storeys or 9.0 metres (30ft)	7.5 metres (25 feet)	4.5 metres (15 feet)	7.5 metres (25 feet)

**AMENDMENT NO. 36**

**TO THE**

**OFFICIAL PLAN**

**FOR THE**

**ST. JOSEPH ISLAND PLANNING AREA**

OFFICIAL PLAN AMENDMENT NO. 36

for the

ST. JOSEPH ISLAND PLANNING AREA

Official Plan Amendment No. 36 of the St. Joseph Island Planning Area consisting of the attached maps and explanatory text, was prepared by the St. Joseph Island Planning Board and was submitted to the Councils of the Township of St. Joseph and the Village of Hilton Beach under section 18(2) of the Planning Act, c.P.13, R.S.O. 1990, as amended on the 20 day of January, 1997.

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CHAIRMAN

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SECRETARY

This Amendment was adopted under section 18(3) of the Planning Act, c.P.13, R.S.O. 1990, as amended, by the Councils of the Corporation of the Township of St. Joseph by By-law No. 1548 on the 1st day of April, 1997 and the Incorporated Village of Hilton Beach by By-law No. 679 on the 9th day of April, 1997.

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Reeve, Township of St. Joseph

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Clerk, Township of St. Joseph

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Reeve, Village of Hilton Beach

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Clerk, Village of Hilton Beach

AMENDMENT NO. 36 TO THE OFFICIAL PLAN  
FOR THE  
ST. JOSEPH ISLAND PLANNING AREA

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AMENDMENT NO. 36 TO THE OFFICIAL PLAN

FOR THE ST. JOSEPH ISLAND PLANNING AREA

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and maps (designated Schedules A and B) constitutes Amendment No. 36 to the Official Plan for the St. Joseph Island Planning Area.

Also attached is PART C - THE APPENDICES which do not constitute part of this amendment. These appendices contain the background data, planning considerations and public involvement associated with this amendment.



PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is recognize the development of municipal water and sewage services in the hamlets of Richards Landing and Hilton Beach.

LOCATION

The lands affected by this amendment are those lands as shown on Schedule "A" and "B", hereto attached, located in the Hamlets of Richards Landing and Hilton Beach.

The policies being revised are contained within Section E.1 of the Official Plan.

BASIS

At the present time the Official Plan indicates that no municipal water and/or sewage services are anticipated.

Such services are however now being provided to serve parts of both Richards Landing and Hilton Beach. It is felt that the Plan should be amended to recognize the development of those services.

## PART B - THE AMENDMENT

All of this part of the document entitled Part B the Amendment, consisting of the following text and attached maps designated Schedules "A" and "B" constitutes Amendment No. 36 to the Official Plan for the St. Joseph Island Planning Area.

## DETAILS OF THE AMENDMENT

The Official Plan for the St. Joseph Island Planning Area is amended as follows:

Item 1        Schedule "A" of the Official Plan is hereby amended by adding a new "Serviced Area" classification and by identifying those lands as shown on Schedules A and B as "Serviced Areas".

Item 2        Section E.1.2.1 of the Official Plan is hereby deleted and replaced with the following:

### E.1.2.1

The size of residential lots in the hamlets of Richards Landing and Hilton Beach should take into consideration the availability of municipal water and sewer services. New development within the Serviced Areas will be development on the basis of municipal water and sewer services. Development approvals in these serviced areas will only be granted after it has been demonstrated that sufficient uncommitted reserve municipal water and sewer servicing capacity is available to accomodate the proposal.

The size of residential lots in hamlets should take into consideration the requirements of private septic tank systems where municipal services are not available.

All water supply systems must be installed to meet the requirements of the Medical Officer of Health and/or the Ministry of Environment and Energy.

IMPLEMENTATION

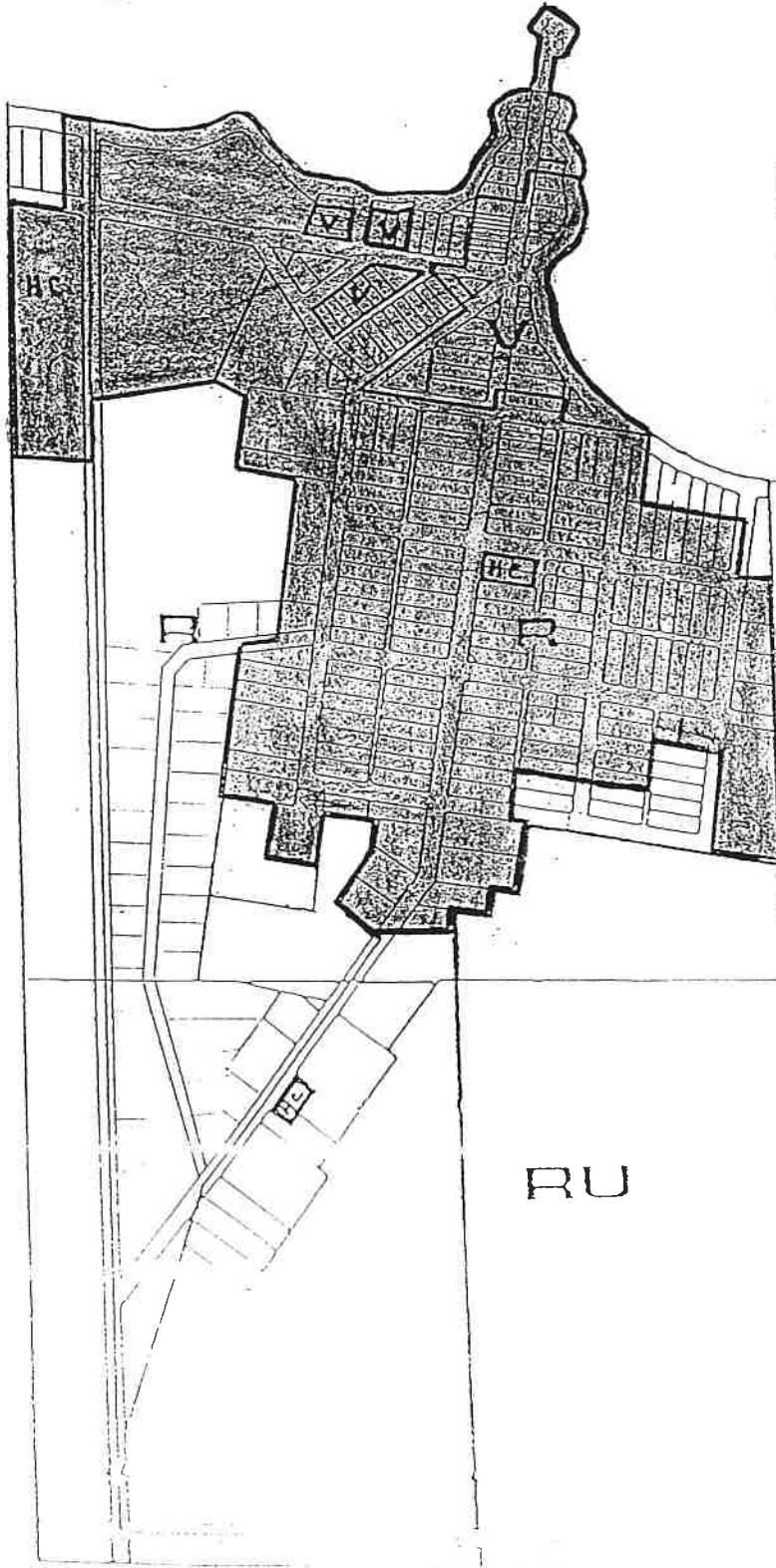
This amendment will be implemented by corresponding Zoning By-law Amendments, pursuant to section 34 of the Planning Act.



INTERPRETATION

The provisions of Section "I" entitled "Interpretation" of the Official Plan for the St. Joseph Island Planning Area shall apply in respect to the interpretation of this amendment.

**SCHEDULE "A"**  
**to Amendment No. 36**  
**for the St. Joseph Island**  
**Planning Area**

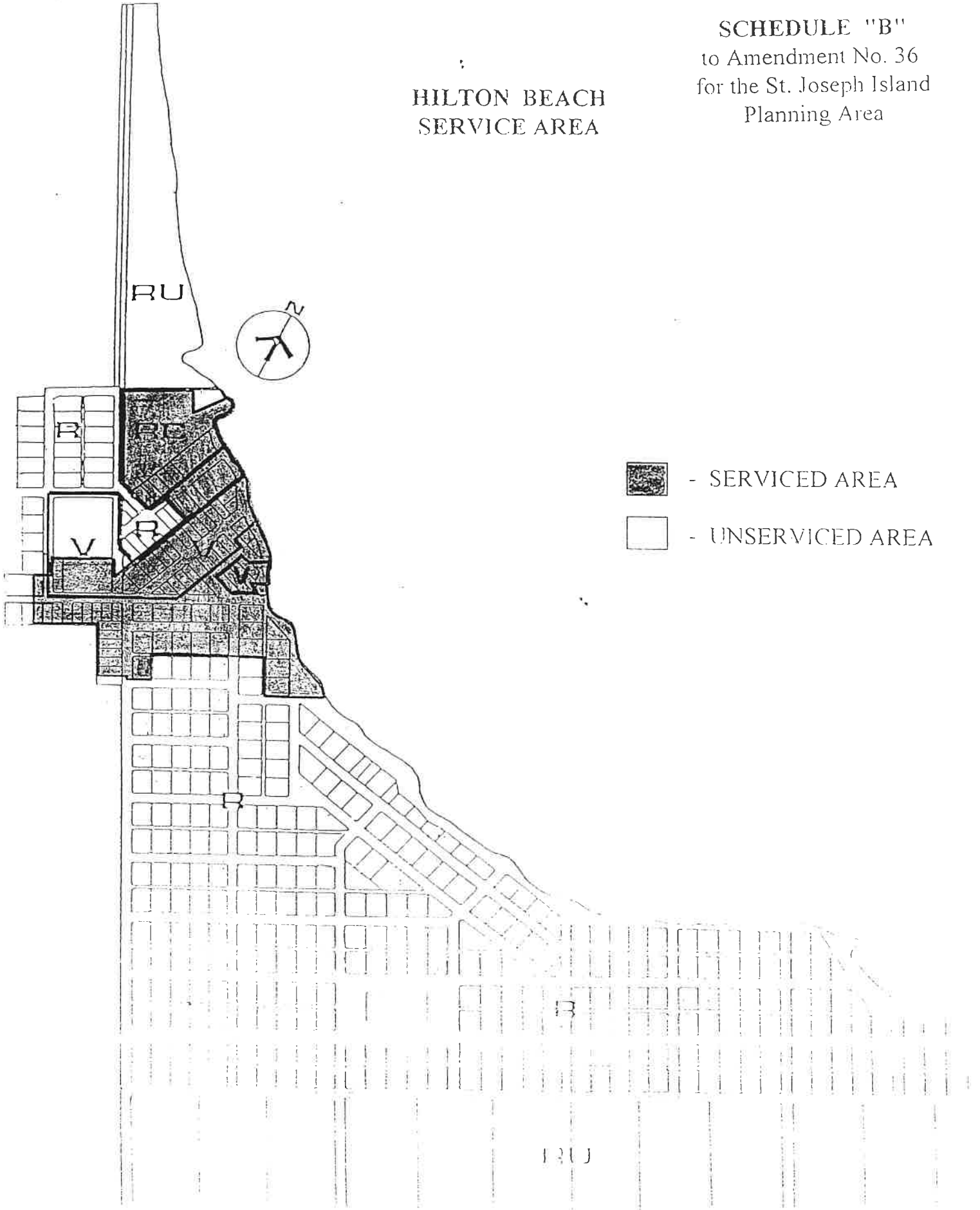
**RICHARDS LANDING**  
**SERVICE AREA**



-  - SERVICED AREA
-  - UNSERVICED AREA

# HILTON BEACH SERVICE AREA

SCHEDULE "B"  
to Amendment No. 36  
for the St. Joseph Island  
Planning Area



PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 36, but are included as information supporting amendment.

Appendix I            Background to the Amendment

Appendix II          Public Participation

APPENDIX I: BACKGROUND TO THE AMENDMENT

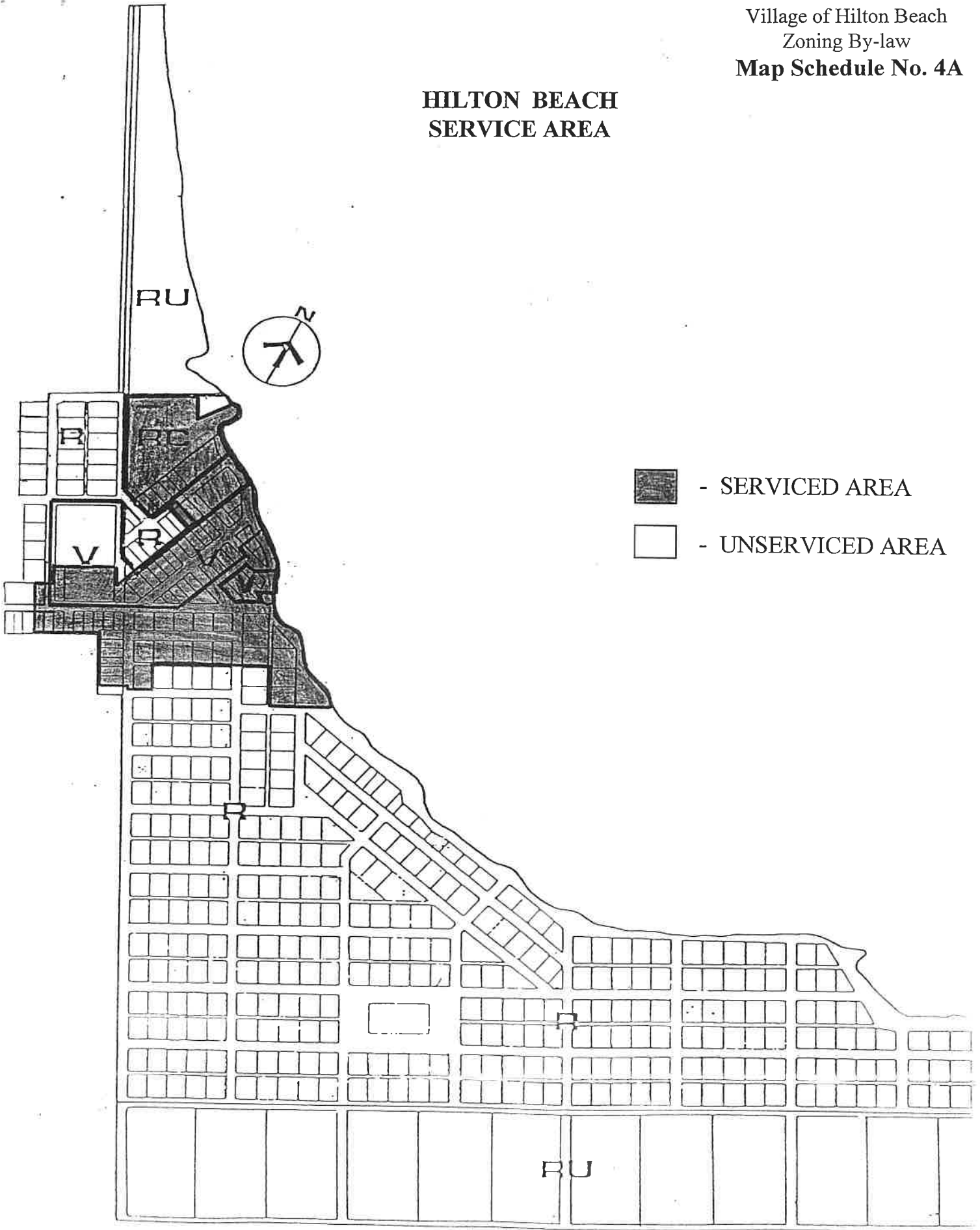
At the time the Official Plan was prepared the provision of municipal utilities was not anticipated within the planning period. Both the Township of St. Joseph and the Village of Hilton Beach have however recently completed municipal sewage and water works systems to service areas within the Hamlets of Richards Landing and Hilton Beach respectively.

It is felt that the Official Plan should now be amended to recognize the availability of those services.

APPENDIX II: PUBLIC PARTICIPATION



**HILTON BEACH  
SERVICE AREA**



## APPENDIX II: PUBLIC PARTICIPATION

A public meeting to consider proposed Amendment No. 36 to the Official Plan for the St. Joseph Island Planning Area, and corresponding zoning by-law amendments, was held at the Hilton Beach Community Centre in Hilton Beach on March 26, 1997.

Notice of this meeting was published in the North Shore Sentinel on February 26, 1997. Notice of this meeting was also mailed to all residents of the Township of St. Joseph and the Village of Hilton Beach.

Fourteen people were in attendance as follows:

1. Five members of the Council of the Township of St. Joseph;
2. Four members of the Council of the Village of Hilton Beach;
3. Three members of the general public; and
4. The Clerks of the Township of St. Joseph and the Village of Hilton Beach.

The meeting was called to order at 7:05 p.m. under the Chairmanship of the Reeve of the Village of Hilton Beach.

The purpose and effect of the proposed amendments were reviewed. Written comments from the Ontario Ministry of Municipal Affairs were reviewed. No other written comments were received. All persons present were given the opportunity to express their views on the proposed amendments, however no concerns were raised.

The meeting was adjourned at 7:20 p.m.

TOWNSHIP OF ST. JOSEPH  
and  
VILLAGE OF HILTON BEACH

**PUBLIC MEETING CONCERNING PROPOSED  
OFFICIAL PLAN and ZONING BY-LAW AMENDMENTS**

TAKE NOTICE that the Councils of the Corporation of the Township of St. Joseph and the Incorporated Village of Hilton Beach will hold a public meeting on **Wednesday, March 26th, 1997 at 7:00 p.m.** at the Hilton Beach Community Hall, 3050 Hilton Road (Highway 548), Hilton Beach, Ontario to consider proposed Official Plan and Zoning By-law Amendments.

The proposed Official Plan Amendment would recognize the development of municipal water sewage services in the hamlets of Richards Landing and Hilton Beach.

The proposed Zoning By-law Amendments would revise the regulations respecting lot sizes and building locations in recognition of the availability of municipal water and sewer services.

The proposed amendments would apply to the hamlets of Richards Landing and Hilton Beach.

If you wish to be notified of the adoption of the proposed official plan amendment, you must make a written request to either the Township of St. Joseph, Box 187, Richards Landing, Ontario P0R 1J0 or the Village of Hilton Beach, Box 25, Hilton Beach, Ontario: P0R 1G0.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendments. If a person or public body that files an appeal of a decision of the Township of St. Joseph or the Village of Hilton Beach in respect of the proposed official plan or zoning by-law amendments does not make oral submissions at a public meeting or make written submissions to the Township of St. Joseph or the Village of Hilton Beach before the proposed official plan or zoning by-law amendments is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

ADDITIONAL INFORMATION relating to the proposed amendments, copies of the proposed amendments and background materials are available for inspection at the Township of St. Joseph Municipal Office and the Village of Hilton Beach Municipal Office during normal office hours.

DATED THIS 26TH DAY OF FEBRUARY, 1997

A. Michael Jagger, Clerk  
Township of St. Joseph

Gloria Fischer, Clerk  
Village of Hilton Beach