

December 20, 2024

**GSCA File: P24443**

Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON  
N4K 5N5

Sent via email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

**Re: Application: Consent B01/25**  
**Address: 362480 Lindwood Road**  
**Roll No: 420362000422400**  
**Township of Georgian Bluffs, former Keppel Township**  
**Applicant: Courtney O' Donoghue**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards under the Provincial Planning Statement and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

### **Subject Proposal**

The proposed consent is to sever a 3.99 hectare parcel of land with a frontage of 101 metres along Lindenwood Road from an existing 19-hectare parcel. 15 hectares containing a dwelling and accessory structures will be retained for continued rural residential use.

### **Site Description**

The property is located on the south side of Lindenwood Road, approximately 400 metres east of Concession 17, in the Township of Georgian Bluffs, former Keppel Township. The property features mixed coniferous and deciduous woodlands, wetland, agricultural areas. The southern limit of the property fronts onto the Township Shore Road Allowance associated with Francis Lake. We understand that a single-family dwelling was recently built on the property as it isn't visible in the 2020 air photos available to GSCA.

### **GSCA Regulations**

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include a southerly wetland feature and Francis Lake. The area of the proposed consent does not feature any mapped regulated areas.

Please be advised that under this regulation, a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the

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### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream, or watercourse.

The property also has the potential to feature karst areas as identified in the County of Grey Official Plan. Karst is a potentially hazardous feature due to the potential for unstable bedrock. A Karst Assessment and Bedrock Resource Letter of Opinion was prepared accordingly.

We note, the assessment letter provides commentary on GSCA regulation, however it refers to the previous regulation GSCA was responsible for (O. Reg 151/06). The province replaced O. Reg. 151/06 with Ontario Regulation 41/24 effective April 1<sup>st</sup>, 2024. As per the current version of the Conservation Authorities Act and O. Reg. 41/24, the regulated areas and features are to ensure development activity is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

The assessment also notes Provincially Significant Wetland on the property. However, the wetland feature is identified as an “other wetland” and is therefore not classified as Provincially Significant.

## **Provincial Planning Statement 2024**

### **5.2 Natural Hazards**

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
  - b) *Hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards; and*
  - c) *Hazardous sites*

Flooding and erosion hazards identified on the subject property are associated with the wetland and Francis Lake. The proposed consent does not feature any identified natural hazard features. Karst is considered a hazardous site for the potential for unstable bedrock.

The Karst Assessment concluded that the area of the severed parcel does not contain evidence of active karst features. As such, GSCA has no concerns in this regard provided the recommendations identified in the Karst Assessment be followed through the building permit process with the Township.

### **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

### **Recommendations**

GSCA has no objections to the proposed consent. We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,

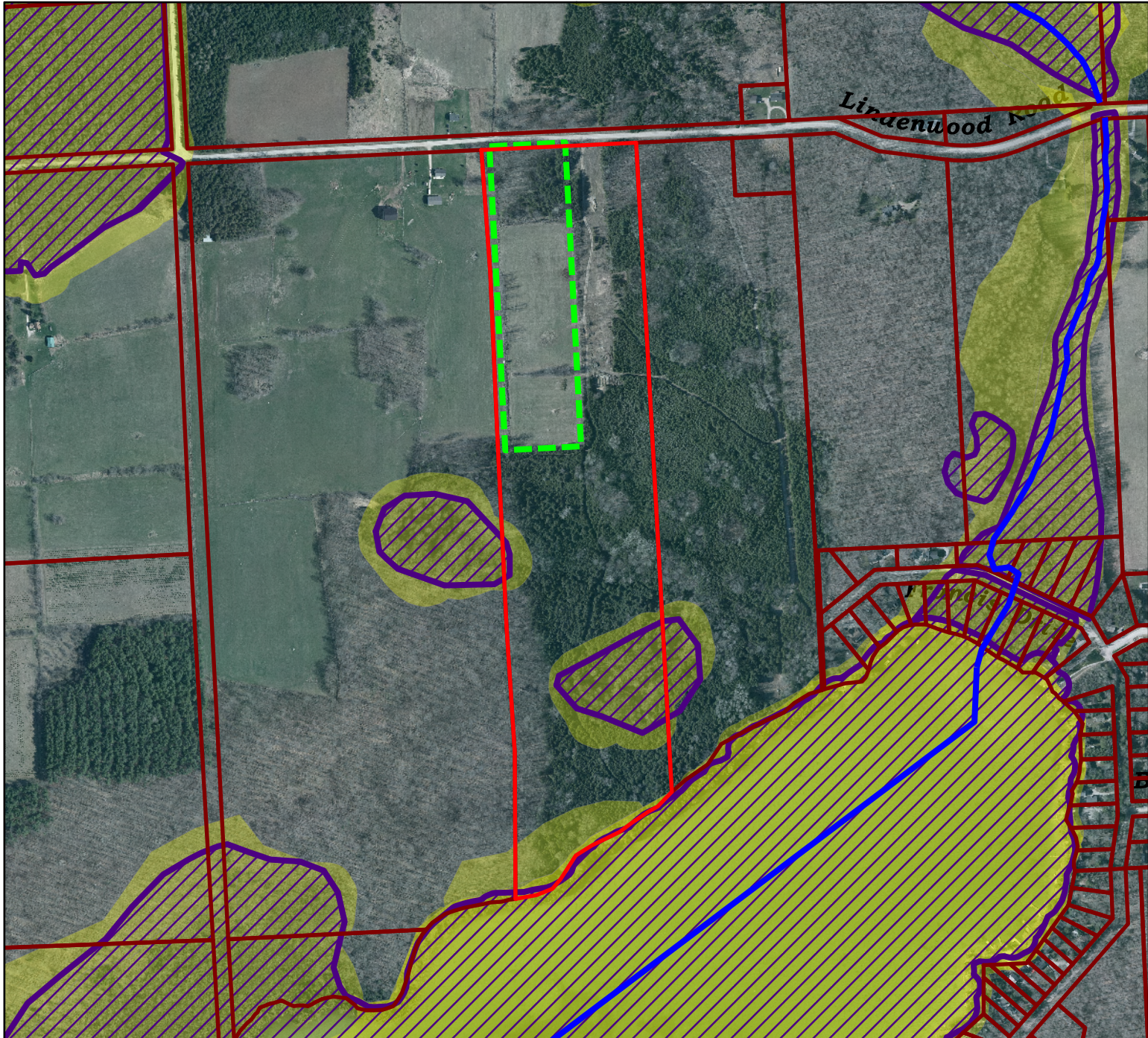








Mac Plewes  
Manager of Environmental Planning

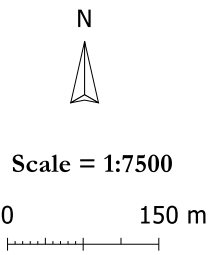
c.c. Sue Carleton, GSCA Director, Township of Georgian Bluffs  
Tobin Day, GSCA Director, Township of Georgian Bluffs  
Planning Department, County of Grey  
Cortney O'Donoghue, Property Owner

Encl. GSCA Reg Map

# Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



-  ON Parcels (Approx.)
-  Subject Properties (Approx.)
-  O. Reg. 41/24
-  Hazard Area
-  Watercourses
-  Proposed Consent (Approx.)



B01/24  
 362480 Lindenwood Road  
 Roll No. 420362000422400  
 Township of Georgian Bluffs (Keppel)

December 20, 2024

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