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December 20, 2024

GSCA File: P24459

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

Sent via email: planning@georgianbluffs.ca

Re: Application: Consents B02/25 and B03/25
Address: 150 Mountain Lake Drive
Roll No: 420362000506003
Township of Georgian Bluffs, former Keppel Township
Applicant: Ron Taylor

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 applications are to create two 0.8 hectare lots with frontages of 58 and 60 metres along Mountain Lake Drive from an existing 19 hectare parcel. The retained parcel contains a dwelling and accessory structures that are utilized for residential purposes.

Site Description

The property is located on the south side of Mountain Lake Drive, just south of Mountain Lake Road, in the Township of Georgian Bluffs, former Keppel Township. The property features an existing dwelling on private services, mixed coniferous and deciduous woodlands, wetland, and agricultural areas. The southern limit of the property fronts onto the Township Shore Road Allowance associated with Mountain Lake.

GSCA Regulations

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include the Provincially Significant Mountain Lake Skinners Marsh Wetland (PSW), other wetland areas, and the watercourse that flows along the western property boundary.

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 regulated area. Also, a permit is required for interference with a

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

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 1st, 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.

It is expected that development activity on the proposed westerly parcel will require a permit from GSCA.

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 wetlands and watercourse features. The approximate extent of the hazard areas are zoned EP in the Township of Georgian Bluffs Comprehensive Zoning By-law and the designated Hazard Lands in the County of Grey Official Plan. Additionally, the potential for karst is identified through the County Official Plan. Karst is considered a hazardous site for the potential of unstable bedrock.

The Karst Assessment concluded that the area of the severed parcels 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 permitting process.

The Karst Assessment noted water table was encountered at varying depths within the test pits. While high ground water is not inherently hazardous, it can be a nuisance to development if not appropriately addressed through the design and construction. As such, we recommend engineered grading and drainage plans be completed for the site plan of each lot. We also recommend that basements be avoided, or new dwellings have basements adequately raised above the water table.

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 consents. It is noted that development activity on the westerly parcel is anticipated to require a permit from GSCA. It is recommended that development of the severed parcels include an engineered grading and drainage plan and address high water table concerns.

We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,

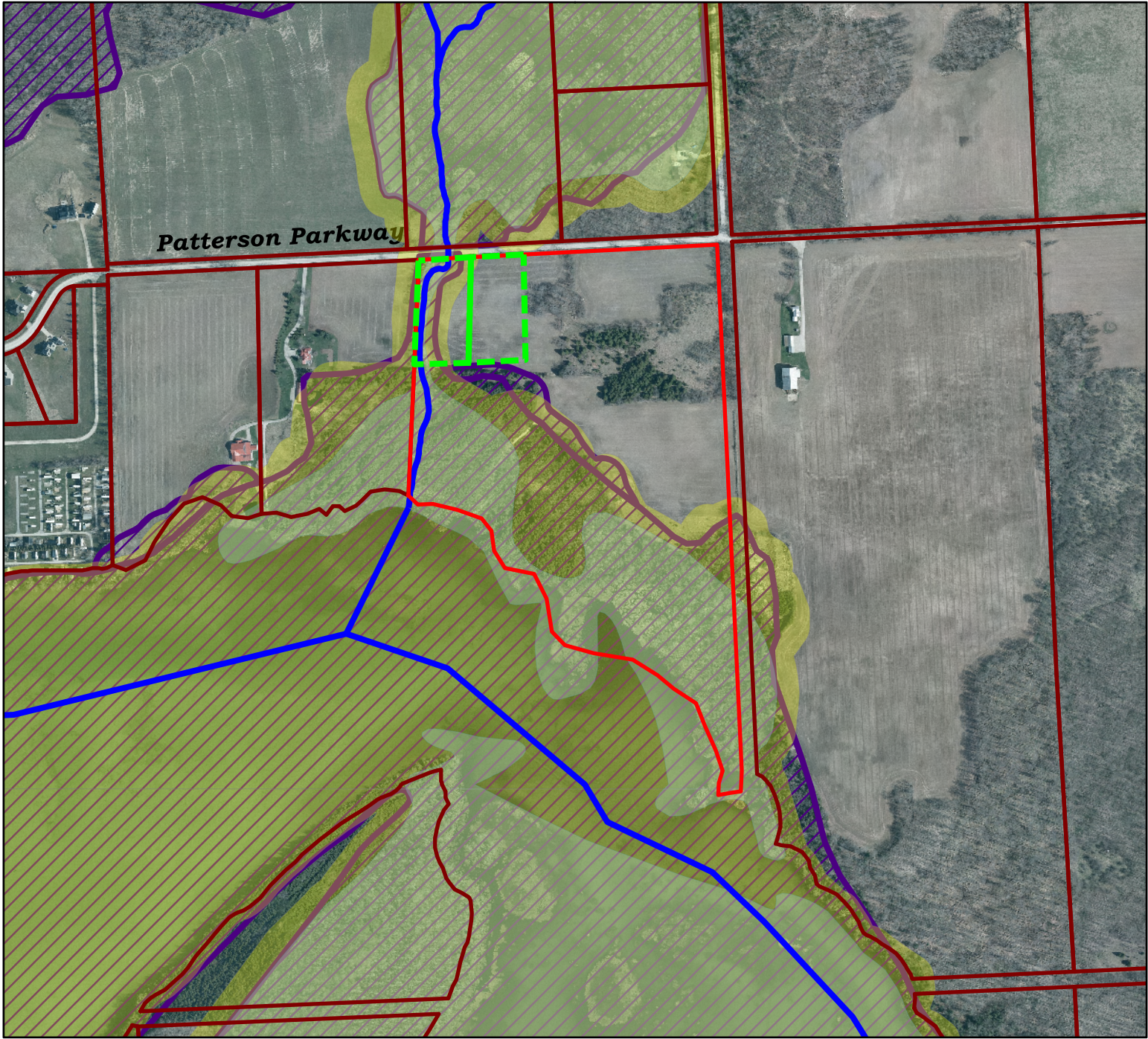
A handwritten signature in black ink, appearing to read "Mac Plewes".








Mac Plewes
Manager of Environmental Planning

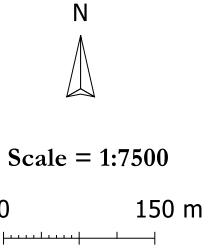
c.c. Sue Carleton, GSCA Director, Township of Georgian Bluffs
Tobin Day, GSCA Director, Township of Georgian Bluffs
Planning Department, County of Grey
Ron Taylor, Landowner

Encl. GSCA Reg Map

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



-  ON Parcels (Approx.)
-  Subject Property (Approx.)
-  O. Reg. 41/24
-  Hazard Area
-  Watercourses
-  Proposed Consents (Approx.)
-  Provincially Significant Wetland



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 150 Mountain Lake Drive
 Roll No. 420362000506003
 Township of Georgian Bluffs (Keppel)

December 20, 2024

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