April 2, 2020
GSCA File: P20104

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

Attn: Jenn Burnett
Planner
jburnett@georgianbluffs.ca

Dear Jenn Burnett

Re: Consent Applications B02/2020 & B03/2020 and Zoning By-law Amendment Z-06-19
Part of Lots 16 & 17, Concession 3; 202404 Highways 6 & 21, 202408 Highways 6 & 21 & 202410 Highways 6 & 21
Roll No. 42-03-540-005-086-62, 42-03-540-005-087-00 & 42-03-540-005-087-15
Township of Georgian Bluffs, formerly Derby Township
Owner: Reginald MacDonald Holdings Inc.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 151/06. Grey Sauble Conservation Authority (GSCA) has also provided comments as per our Memorandum of Agreement (MOA) with the Township of Georgian Bluffs representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the above-noted applications which include the following:

- Severance application B02/20 proposes a .13 ha lot addition from the Baywest Nissan property to the Baywest Mitsubishi property. The purpose of the lot addition is to
Application for Consent B02/20 & B03/20 and Zoning By-law Amendment Z-06-19
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permit a building addition on the Baywest Mitsubishi property and to provide sufficient land to relocate the septic system.

- Severance application B03/20 proposes to sever a 1.3 ha lot from the Baywest Toyota property. This will re-establish the Baywest Nissan property after it advertently merged with the Baywest Toyota property.
- Zoning by-law amendment application Z-06-19 proposes to increase the total allowable lot coverage for Baywest Mitsubishi (16%) as the Zoning By-law permits 10% in the C4 Highway Commercial Zone. Recognize deficient lot frontages for Baywest Nissan (44 m), Baywest Mitsubishi (63 m) and Baywest Toyota (77 m) as the Zoning By-law requires 100 m in the C4 Highway Commercial Zone. Recognize a deficient lot area for Baywest Mitsubishi (5868 sq m) as the Zoning By-law requires 8000 sq m in the C4 Highway Commercial Zone.

We note, comments were provided by GSCA for related consent application B05/19 and Z-06-19 dated April 9, 2019. Comments were also provide for the site plan and stormwater management addendum dated June 6, 2019.

Documents Reviewed

No additional documents were circulated with the subject applications.

Site Characteristics

Existing mapping indicates that the subject property is:

- Regulated under Ontario Regulation 151/06. The regulated areas are associated with an unnamed watercourses that traverse the rear portion of the lots;
- Designated Sunset Strip Area in the County of Grey Official Plan;
- Zoned C4 Highway Commercial and EP Environmental Protection in the Township of Georgian Bluffs Comprehensive Zoning By-law;
- Located within an area that is not subject to the policies contained in the Source Protection Plan;
- Developed featuring car dealerships, and manicured area. Grades appear to direct drainage to the north, east and south.

Delegated Responsibility and Statutory Comments

1. GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.
The natural hazards identified on the property include flood and erosion hazards associated with the unnamed watercourses. We note, the property is also partially within the Karst Area as identified in the County of Grey Official Plan. We have provided comments on the policies which apply to the site.

- 3.1.1 Development shall generally be directed to areas outside of:
  
  b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
  
  c) hazardous sites.

GSCA Comment: No development is proposed within the hazard areas or within the designated Karst Area to the south of the properties.

2. GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.

A portion of the subject site is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. The regulated areas are associated with the unnamed watercourses in the southern portion of the property.

The regulated areas are generally indicated on the attached map. A permit is required from this office for development and site alteration within the regulated areas.

**Advisory Comments**

3. GSCA has reviewed the application through our responsibilities as a service provider to the Township of Georgian Bluffs in that we provide comment on natural heritage features under Section 2.1 of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.

**2.1 Natural Heritage**

2.1.1 Natural features and areas shall be protected for the long term.
GSCA Comment: The natural heritage features identified on the subject lands include significant woodland as mapped in the County of Grey Official Plan.

2.1.5 Development and site alteration shall not be permitted in:

   b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);  

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

GSCA Comment: Previous comments indicated that there was no woodland present on the property as a result of site alterations. We note, the southern wooded escarpment slope remains and is part of a significant woodland. No development is proposed within the significant woodland feature.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

GSCA Comment: The Official Plan and Natural Heritage Reference Manual recommend an adjacent lands width of 120 metres for consideration of negative impacts. Development is not proposed within the adjacent lands area.

2.2 Water

GSCA Comment: GSCA reviewed and commented on a Stormwater Management Plan Addendum related to the proposal on June 6, 2019. Those comments accepted the addendum review and site plan.

4. GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006. The Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property is not located within an area that is subject to the local Source Protection Plan.
Summary
Given the above comments, it is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 151/06 does apply to the subject site. A permit from GSCA is required prior to any development or site alteration taking place within the regulated area;
3. Consistency with Section 2.1 and Section 2.2 of the PPS has been demonstrated;
4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

Recommendation
GSCA has no objections to the approval of the subject applications.

Please inform this office of any decision made by the Township of Georgian Bluffs with regard to the applications. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

Mac Plewes
Watershed Planner, Environmental Planning & Regulations

Encl: Regulation Map

c.c. Dwight Burley & Sue Carleton, GSCA Directors, Township of Georgian Bluffs
Planning Department, County of Grey
Reginald MacDonald Holdings Inc., Owner
Ron Davidson, Planning Consultant