

February 10, 2025
GSCA File: P25018

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

Sent via email: planning@georgianbluffs.ca

Re: Application: Consent B27/24
Address: 482464 Colpoys Range Road
Roll No: 420362000614505 & 4203620006145400
Township of Georgian Bluffs, former Keppel Township
Applicant: Micah Marcella and Serge Marcella

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 2.94 hectares containing a dwelling shed and barn from a 76.4 hectare property for continued rural residential use. 73.46 hectares will be retained for continued agricultural use. A consent cancellation will also be enacted on the retained lands to facilitate the severance.

Site Description

The property is located on the south side of Colpoys Range Road, just east of Gleason Lake Road, in the Township of Georgian Bluffs, former Keppel Township. The property features existing residential dwellings and accessory agricultural structures. The northwest portion of the property features an upland deciduous woodland with two watercourses and a wetland feature further to the south. The majority of the property is utilized for agricultural purposes.

GSCA Regulations

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include Gleason Brook, the Provincially Significant Gleason Lake Wetland, and an unnamed tributary of Gleason Brook.

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

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

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.

No development activity is proposed associated with the subject consent within the regulated areas.

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*

The property features sufficient area to accommodate any future development or site alteration beyond the natural hazard areas. The area mapped as potential for karst in the County of Grey Official Plan generally coincides with the northwesterly deciduous woodland.

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 as it is not anticipated to impact any regulated features and or natural hazard areas. We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,

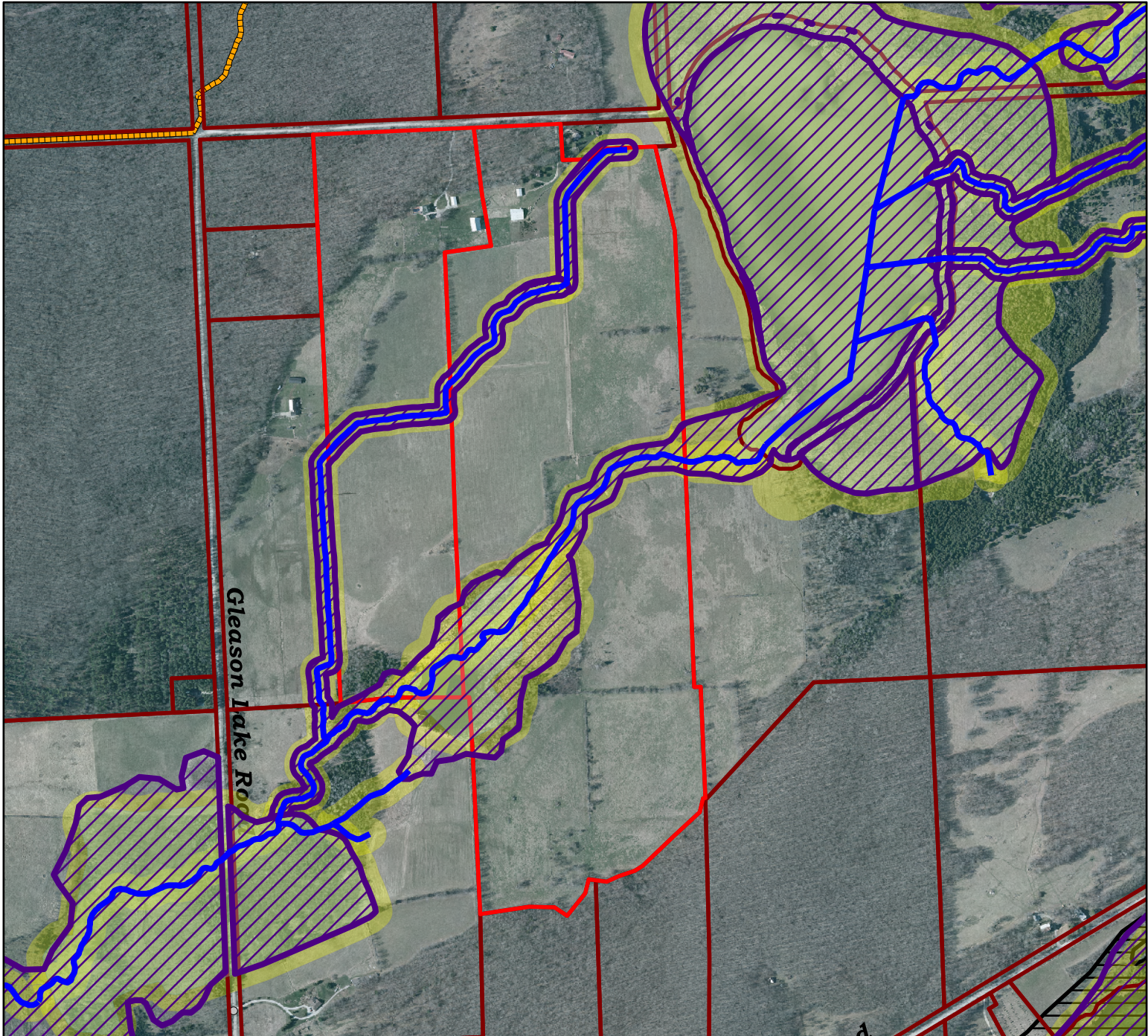


Mac Plewes
Manager of Environmental Planning

c.c. Rick Winters, GSCA Director, Township of Georgian Bluffs
Tobin Day, GSCA Director, Township of Georgian Bluffs
Planning Department, County of Grey
Cuesta Planning Consultants, Agent

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
	Provincially Significant Wetland

N

 Scale = 1:10000
 0 150 m

B27/2024
 482464 Colpoys Range Road
 Roll No. 420362000614505 &
 4203620006145400
 Township of Georgian Bluffs (Keppel)

 Monday, February 10, 2025

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