

February 16, 2021
GSCA File: P21037

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

Attn: Jenn Burnett
Senior Planner
jburnett@georgianbluffs.ca

Dear Jenn Burnett

Re: Zoning By-law Amendment Z-01-21
Applicant: Anna Szabo
1900 8th Avenue west; Roll No. 42-03-580-012-317-00
Township of Georgian Bluffs, former Sarawak Township

Grey Sauble Conservation Authority (GSCA) 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, 2020) and as a regulatory authority under Ontario Regulation 151/06. 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. 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 proposed zoning by-law amendment application, which seeks the following relief:

- To reduce the setback from the Environmental Protection Zone (EP) from 15 m to 5 m;
- To reduce the setback from a watercourse from 15 m to 5 m.
- To recognize the deemed parcel as a lot of record.

We understand the proposal is to ultimately accommodate an addition to the existing dwelling and relocation of the septic system.

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

Documents Reviewed

- No additional technical documents were circulated with the proposal at this time.

Site Characteristics

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.
- Designated Secondary Settlement Area and Hazard Lands in the County of Grey Official Plan;
- Zoned 'R1c – Residential' and 'EP – Environmental Protection' in the Township of Georgian Bluffs Comprehensive Zoning By-law;
- Located within an area that is subject to the policies contained in the Source Protection Plan;
- The property features an existing dwelling on private services, a detached accessory structure, manicured lawn, and an intermittent watercourse. Grades are highest to the south and decline gradually to the watercourse feature.

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.**

Natural hazards are associated with the flood and erosion potential for the watercourse.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to river, stream and small inland lakes systems which are impacted by flooding hazards, and/or erosion hazards.*

GSCA Comments: The hazard area is shown on the enclosed map and is zoned 'EP – Environmental Protection'. The EP zone is intended to extend 15 metres from the centre of the watercourse. Given the minor upstream drainage area and property elevations, the proposed development is located outside of the natural hazard areas. As such, we have no objections to reducing the EP zone setback to accommodate the proposal.

- 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 property 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 area is associated with the meander belt of the intermittent watercourse. The proposed development is within the regulated area and will require a permit from our office.

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: Natural heritage features include the adjacent lands to significant woodland as mapped in the County of Grey Official plan.

2.1.5 Development and site alteration shall not be permitted:

- 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: The proposed structure is within the adjacent lands to 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 their ecological functions.

GSCA Comment: The Natural Heritage Reference Manual and County of Grey Official Plan recommend a 120 metre adjacent lands width for consideration of negative impacts. The proposal falls within the adjacent lands allowance. However, the proposed development location is within the manicured footprint associated with the existing residence. As such, no new impacts are anticipated with the subject proposal.

1.2 Water

GSCA Comment: The proposal will result in an increase to site imperviousness. Given the drainage issues in the Brooke area a stormwater management plan is recommended to address potential water quality and quantity concerns.

- 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 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 will be required from GSCA for the subject proposal;
3. Consistency with Section 2.1 PPS has been demonstrated;
4. A stormwater management plan is recommended to address PPS Section 2.2;
5. 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 zoning by-law amendment and reducing the setback from the EP zone from 15 metres to 5 metres. We note, the setback from the watercourse for the proposed development appears to be 20 metres. As such, reducing the 5 metre watercourse setback is not necessary.

Should you have any questions, please contact the undersigned.

Sincerely,



Mac Plewes


Watershed Planner, Environmental Planning & Regulations


Encl. Ontario Regulation 151/06 Map


Cc via email Dwight Burley, GSCA Director, Township of Georgian Bluffs
Cathy Moore Coburn, GSCA Director, Township of Georgian Bluffs
Planning & Building Departments, Township of Georgian Bluffs
Planning Department, Grey County


GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)





 ON Parcels

 Subject Property

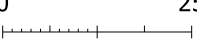
 ON Regulation 151/06

 Natural Hazard Area (EP Zone)

 GSC Streams


N

Scale = 1:1000


0 25 m

1900 8th Ave w
Roll No. 42-03-580-012-317-00
Township of Georgian Bluffs (Sarawak)

Tuesday, February 16, 2021

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