

April 28, 2021

GSCA File: P21190

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-04-21
Applicant: Cody Wagner
341065 Concession 14; Roll No. 42-03-620-003-097-00
Township of Georgian Bluffs, former Keppel Township

Grey Sauble Conservation Authority (GSCA) has reviewed these applications 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 seeks to amend the zoning on the property to permit a two storey 149 sq m secondary suite in a farm storage building approximately 117 m west of the existing house.

Documents Reviewed

- Planning Justification Report, prepared by Ron Davidson Land Use Planning Consultant Inc., dated March 24, 2021, received by GSCA staff April 7, 2021.

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

Site Characteristics

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.
- Designated Agricultural and Hazard Lands in the County of Grey Official Plan;
- Zoned 'AG – Agricultural' 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;
- The property features a single-family dwelling on private services with multiple accessory structures. The majority of the property features agricultural lands with treed fencerows and a woodland to the north west corner. Grades are generally highest in the southern portion of the property and decline to the north west and south east.

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 of a watercourse and wetland feature in the north west portion of the property.

- 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. The proposed development is not within the natural hazard area. As such, the proposal is consistent with the Section 3.1 PPS policies.

- 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 an unnamed watercourse and wetland feature in the north west portion of the property. The proposed development is not within the area regulated by GSCA. As such, a permit is not required from GSCA for the subject proposal.

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 significant woodlands as mapped in the County of Grey Official Plan. The significant woodland feature is located in the north west portion of the property. The propose development is situated well beyond the 120 metre adjacent lands to the woodland feature. As such, we are of the opinion the proposal is consistent with the Section 2.1 PPS policies.

2.2 Water

GSCA Comment: The proposal will result in an increase to site imperviousness. However, given the size and grades of the property no negative impacts are anticipated. As such, the proposal is considered consisted with the Section 2.2 PPS policies.

- 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 will be required from GSCA for any development or site alteration within the regulated area;
3. Consistency with Sections 2.1 & 2.2 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 zoning by-law amendment as it does not impact any areas regulated under Ontario Regulation 151/06, natural hazards and/or natural heritage features.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mac Plewes', with a stylized, cursive script.

Mac Plewes

Manager of Environmental Planning

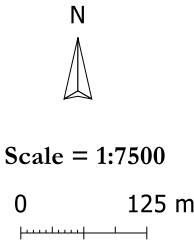
Encl. Ontario Regulation 151/06 Map

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 (Approx.)
- Subject Property (Approx.)
- ON Regulation 151/06
- Streams
- Natural Hazard Area (EP Zone)



341065 Concession 14
Roll no. 42-03-620-003-097-00
Township of Georgian Bluffs (Keppel)

Wednesday, April 28, 2021

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