

October 12, 2021

GSCA File: P21-469

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

Attn: Jenn Burnett
Senior Planner
jburnett@georgianbluffs.on.ca

Dear Jenn Burnett

Re: Applications for Consent B-08-21
Applicant: Bell Canada
Part of Lot 1, Concession 21: Roll No. 420362000600300
Township of Georgian Bluffs, former Keppel 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 subject consent applications to create an easement in favour of Bell Canada on the westerly portion of the property.

Documents Reviewed

- No additional documents were reviewed.

Site Characteristics

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.

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

- Designated 'Niagara Escarpment Plan' and 'Space Extensive Industrial' in the County of Grey Official Plan;
- Zoned NEC, C4 and EP 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 western portion of the property features a hotel with parking area. The majority of the site features a regenerating cultural meadow.

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.**

GSCA Comment: Natural hazard features identified on the subject property include the flood and erosion potential of a channelized watercourse. As the proposal is for easement purposes and no development is proposed, GSCA is of the opinion the proposal is consistent with the Section 3.1 policies.

We note, the air photos are indicative of possible drainage issues within the easterly portion of the property. While poor drainage is not inherently hazardous, it may be a nuisance to development and neighbouring property. Any future development in this area will need to further review this further.

- 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.**

The subject property is partially regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. The regulated feature is associated with the channelized watercourse. No development is proposed at this time within the regulated area at this time.

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.

GSCA Comment: There were no natural heritage features identified on the subject property at this time. As such, we are of the opinion the proposal is consistent with the Section 2.1 PPS policies.

2.2 Water

GSCA Comment: As the proposal is for easement purposes, no new development is proposed and GSCA is of the opinion the proposal is consistent 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 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. The proposal is consistent with the Section 3.1 PPS policies.
2. Ontario Regulation 151/06 does apply to the subject site.
3. The proposal is consistent with the Section 2.1 & 2.2 PPS policies
4. The subject site is 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 proposed consent for easement purposes as it is not anticipated to impact any areas regulated under Ontario Regulation 150/06, natural hazards and/or natural heritage features.

Please inform this office of any decision made by the Township of Georgian Bluffs with regard to the subject application. 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,

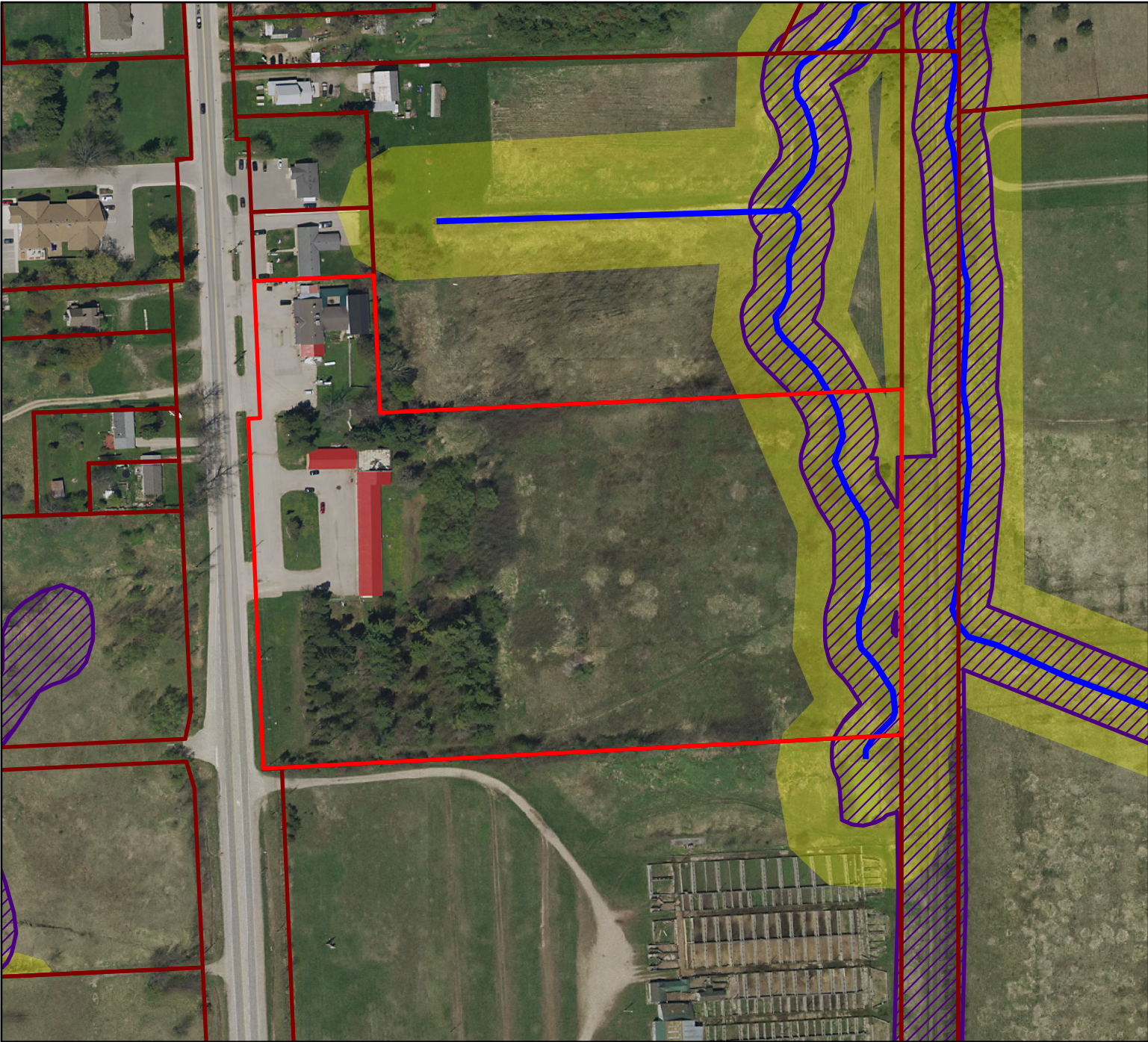



Mac Plewes
Manager of Environmental Planning


Encl. GSCA Map


c.c. Dwight Burley, GSCA Director, Township of Georgian Bluffs
Cathy Coburn, GSCA Director, Township of Georgian Bluffs
Planning & Building Department, Township of Georgian Bluffs
Planning Department, Grey County


Ontario Regulation 151/06




 Subject Property (Approx.)

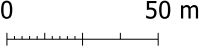
 ON Reg 151/06

 Natural Hazard Areas

 Streams


N

Scale = 1:2500


0 50 m

Part of Lot 1, Concession 21
Roll No. 420362000600300
Township of Georgian Bluffs (Keppel)

Tuesday, October 12, 2021

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Version 1 & 2 & 1:10000 scale mapping.

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