

October 12, 2021

**GSCA File: P21-470**

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

Attn: Jenn Burnett  
Senior Planner  
[jburnett@georgianbluffs.on.ca](mailto:jburnett@georgianbluffs.on.ca)

Dear Jenn Burnett

**Re: Zoning By-law Amendment Z-11-21 and Site Plan Control SP-08-21**  
**Applicant: 660341 Ontario Inc. o/a Harold Sutherland**  
**319660 Grey Road 1; Roll No. 42-03-580-004-051-00**  
**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 subject zoning by-law amendment to rezone a portion of the lands outside of the licenced area from MX – Extractive Industrial to AG – Agricultural and RU – Rural Special in accordance with the County Land Use designations. The RU – Special zone will permit the existing structures to be used in conjunction with the onsite quarry. The detached dwelling will be converted for office use and meeting rooms and the 72 sq m (755 sq ft) shop will be used for equipment repair related to the quarry operation. We understand no exterior changes to the buildings or the property itself are proposed.

We note, our office provided comments on the proposed quarry expansion on the subject property dated November 12, 2019.

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**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**

- Planning Report, prepared by Ron Davidson Land Use Planning Consultant Inc., dated September 20, 2021

## **Site Characteristics**

Existing mapping indicates that the subject property is:

- Not regulated under Ontario Regulation 151/06.
- Designated 'Rural' and 'Agricultural' in the County of Grey Official Plan;
- Zoned MX – Extractive Industrial 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 an existing dwelling and workshop with woodlands and agricultural lands. Much of the property has approval for a quarry operation, which has not yet commenced.

## **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:** The subject property does not contain natural hazards as identified in Section 3.1 of the PPS. As such, GSCA is of the opinion the proposal is consistent with the Section 3.1 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.**

The subject property is not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA.

## **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:** Natural heritage features identified on and/or adjacent to the subject lands include significant wildlife habitat and habitat of endangered species and threatened species. These features were identified in the Natural Environment Technical Report prepared for the proposed expansion of the quarry.

The above features were identified in the southwesterly woodland on the property, well away from the existing structures subject to the zoning and site plan applications. As such, we are of the opinion the proposal is consistent with the Section 2.1 PPS policies.

## **2.2 Water**

GSCA Comment: We understand no new development is proposed and the applications are associated with existing buildings. As such, no new impacts are anticipated 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 1<sup>st</sup>, 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 not 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 not apply to the subject site.
3. The proposal is consistent with the Section 2.1 & 2.2 PPS policies
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 proposed zoning by-law amendment and site plan control applications as the proposal will not 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

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