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November 14, 2019

Mrs. Jenn Burnett, Intermediate Planner
Township of Georgian Bluffs
177963 Grey Road 18, R.R. #3
Owen Sound, ON
N4K 5N5

Dear Ms. Burnett:

RE: Proposed Zoning By-law Z-07-19
Applicant: The Rotary Club of Owen Sound
339639 Presqu'ile Road
Roll No.:42-03-580-004-112-00
Township of Georgian Bluffs, formerly Sarawak Township
Our File: P19112

This is a follow up to our comments of April 26, 2019 regarding the above noted file and receipt of the survey requested in the previous comments.

Subject Proposal

The subject proposal is for a zoning by-law amendment to rezone the property from R2 – Inland Lake and Shoreline Residential to I-Institutional, to allow for the construction of an addition to the kitchen area of the main hall, and to allow for relief from section 4.8.1, a reduced side yard setback, recognition of each respective parcel as a lot of record, and recognition of existing encroachments on the road allowance through an encroachment agreement. Since the previous comment the proposed addition has been revised to be located off of the Centre Street road allowance. (see attached preliminary site plan)

GSCA Regulations

A portion of the subject site 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 shoreline of Georgian Bay and includes a 15 metre setback from the 100 year flood line at elevation 177.9 metres for wave uprush and other water related hazards plus an additional 15 metre allowance. The regulation limit has been revised based on the new survey.

1 of 3



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

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 an effect of altering the use or potential use of the building or structures, 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 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.

We note that the proposed location of the building addition is captured within the regulated area, thus a permit will be required from our office for this construction.

Provincial Policy Statement (2014)

3.1 Natural Hazards

Natural hazards identified on the subject lands include shoreline flood and erosion associated with Georgian Bay. These hazard lands include the lands below the 100-year flood like level of 177.9 metres Geodetic Survey of Canada (GSC), and a 15-metre inland setback to account for wave uprush and other water related hazards. Our regulation policies do not permit filling below the 100-year flood elevation and new development shall be directed to the areas outside of the natural hazard area. The revised location of the addition is located outside the estimated hazard area for the site but is within a regulated area as noted above.

We note that a number of structures a potentially within areas subject to natural hazards such as flooding, erosion, wave uprush and other water related hazards. If any these structures are damaged by water related hazards in the future, they should be re-located outside potential hazard areas. The few bunk houses close to the shore may be affected.

2.1 Natural Heritage

Natural heritage features identified on or adjacent to the property include significant woodland as identified in the County of Grey Official Plan and fish habitat associated with Georgian Bay.

It is not anticipated that new negative impacts to the Natural heritage features on the site would be impacted by the proposed addition to the main hall.

Summary of Recommendation

Based on the recent survey, we acknowledge that some buildings on the site may have been built with the proper permits and some may have not. Since the zoning proposed is to institutional, it is important to recognize nature hazards on the site through zoning.

1. We recommend that for the zoning by-law amendment that the area below the 100 year flood line be zoned environmental protection (EP). No new buildings or expansions to any buildings within the EP zone would be permitted. Any buildings within the EP Zone destroyed by water or fire, would need to be re-located to an area outside 100 year flood line and the 15 metre

setback from the 100 year flood line. This provision would affect three small bunk houses and a shed.

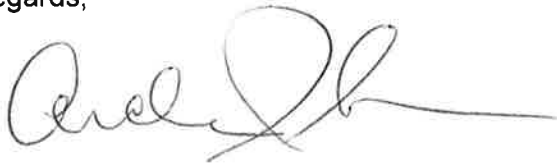
2. We also recommend that the area within the 15 metre setback from the 100 year line be zoned Environmental Protection – special provisions. The special provisions would recognize the existing buildings and structures within this area and deem them legal non-conforming. No new structures or expansion to the existing buildings would be permitted within this area without the support of a coastal engineer's report and a permit from the Township and the GSCA. We suggest that existing structures in this area can be maintained in a safe condition on the existing footprints.
3. The remainder of the site could be zoned institutional including the area west of Presqu'ile Road as proposed to recognize the existing camp facility.
4. Provided the above provisions are implemented, the EP zone setback provision in the comprehensive zoning by-law can be reduced to 0 in this particular case.

As mentioned above, portions of the subject lands are regulated under Ontario Regulation 151/06, the proposed addition is located in a regulated area and a permit will be required from our office.

We request a notice of decision and any appeals in this matter to be provided to our office.

If any questions should arise, please contact our office.

Regards,

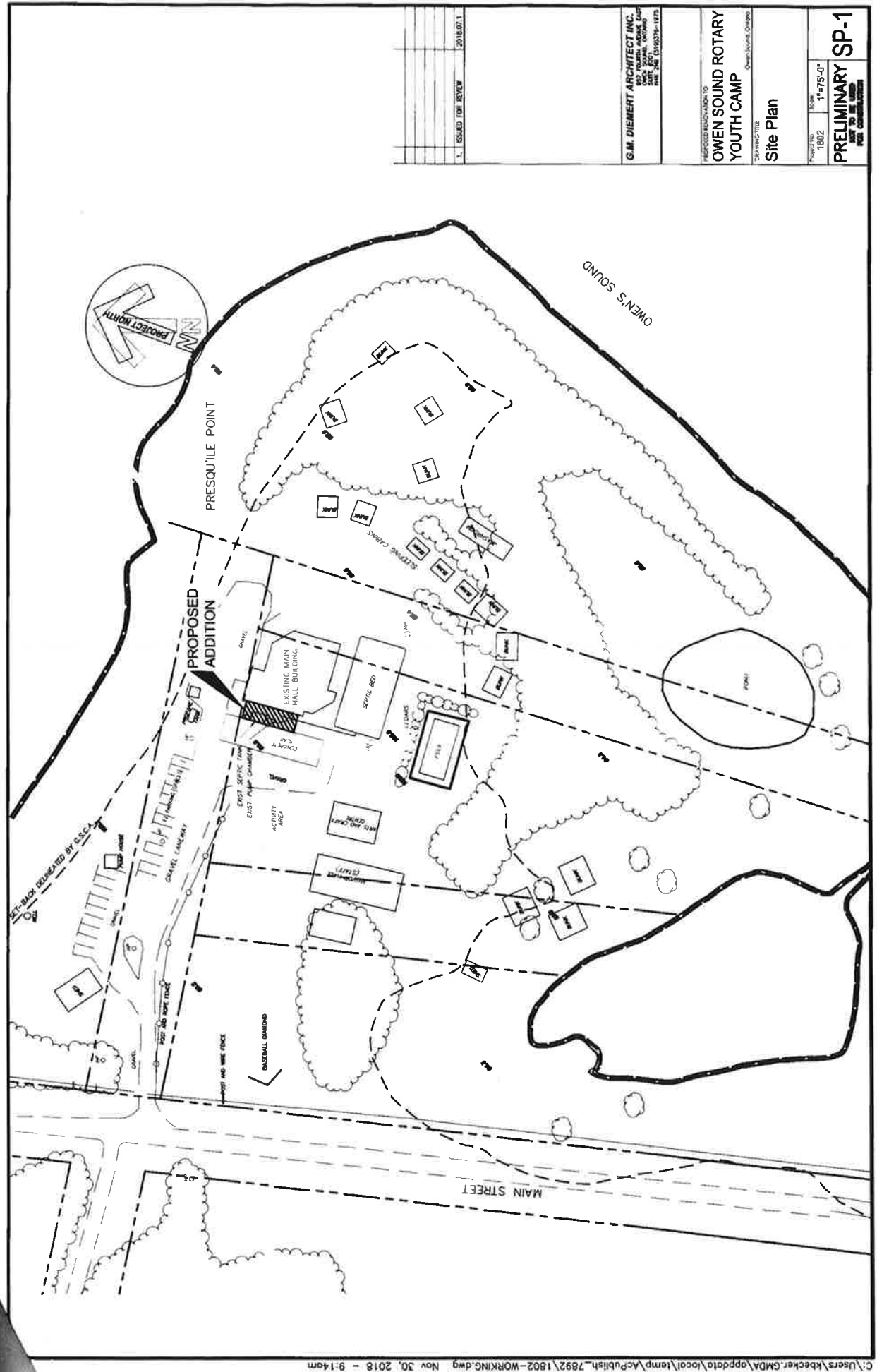


Andrew Sorensen
Environmental Planning Coordinator

enclosure

Cc Mr. Dwight Burley, GSCA Director, Township of Georgian Bluffs
Ms. Sue Carleton, GSCA Director, Township of Georgian Bluffs
Mr. Rick Winters, CAO, Township of Georgian Bluffs
Planning and Building Departments, Township of Georgian Bluffs
Planning Department, County of Grey
Rob Robinson, The Alliance Lawyers






Revised Plan
 Received From A. E. (Rob) Robinson



1. ISSUED FOR REVIEW	2018.07.11
G.M. DIEMERT ARCHITECT INC. 2001 YORK ST. TORONTO, ONTARIO M5E 1A5 TEL: (416) 593-1875	
PREPARED FOR: OWEN SOUND ROTARY YOUTH CAMP DRAWING TITLE: Site Plan	
Project No.	1802
Scale	1"=75'-0"
PRELIMINARY SP-1 NOT FOR CONSTRUCTION	

Grey Sauble Conservation Authority- Planning Map



	Subject Parcels (Approx.)
	Environmental Protection Zone
	Environmental Protection Special
	100 Year Flood Line 177.9 m
	ON Regulation 151/06



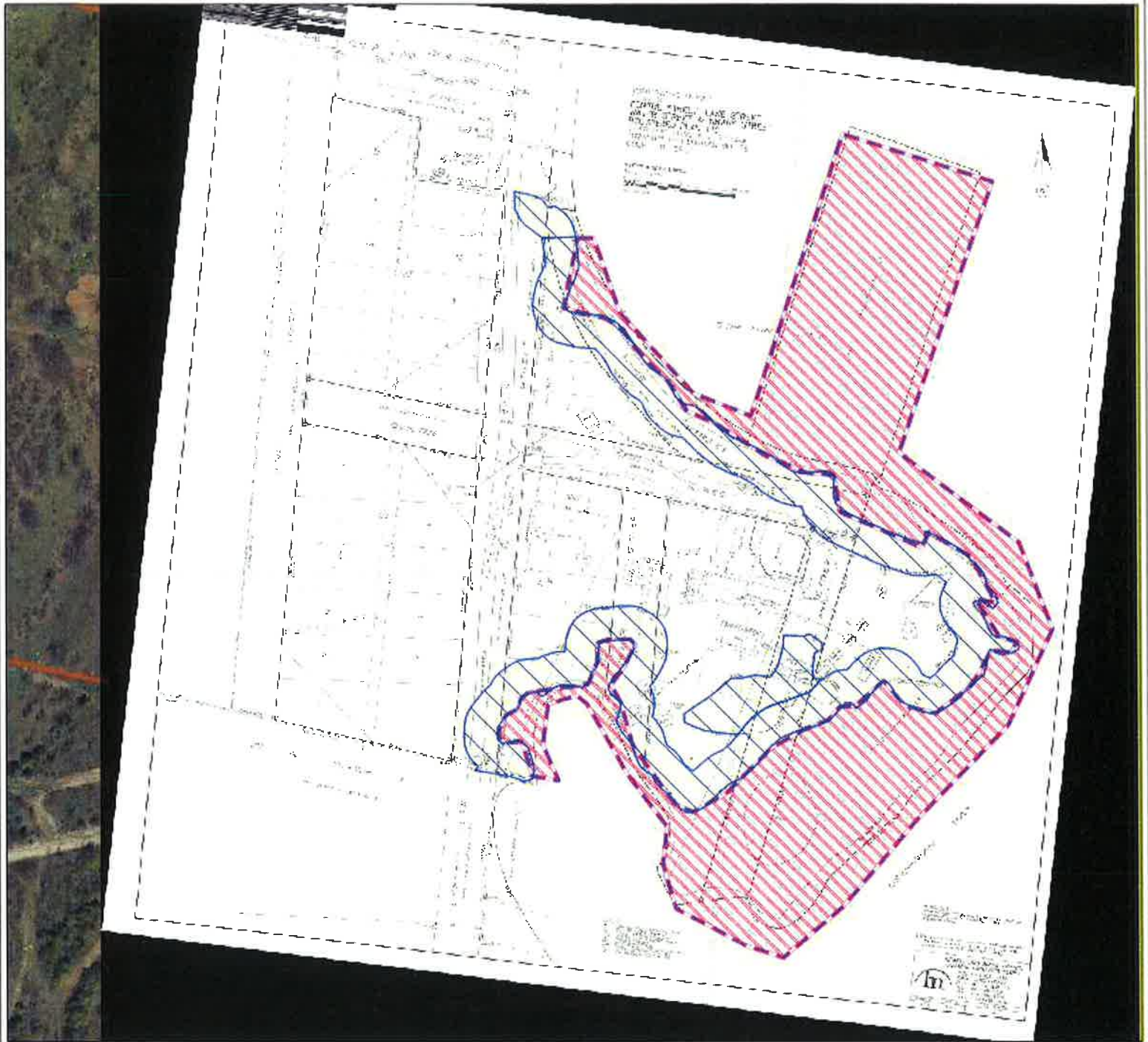
Scale = 1:2500






Zoning By-law Amendment Z-07-19
339639 Presqu'ile Road
Township of Georgain Bluffs (Sarawak)
File: P19112
 November 14, 2019

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Projection: Universal Transverse Mercator - Zone 17
 Datum: North American 1983 - datum for Canada

Grey Sauble Conservation Authority- Planning Map



	Subject Parcels (Approx.)
	Environmental Protection Zone
	Environmental Protection-Special
	100 Year Flood Line 177.9 m
	ON Regulation 151/06



Scale = 1:2500

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Datum: North American 1983 - mean for Canada