

January 31, 2022
GSCA File: P22-061

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-17-21 and Severance Applications B11/21, B12/21 & B13/21
Applicant: Blair Radbourne & Cherilyn Radbourne
128 Maple Ridge Crescent; Roll No. 42-03-580-003-033-00
Township of Georgian Bluffs, former Sarawak 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. 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. Finally, GSCA has provided comments as an adjacent landowner.

GSCA staff have reviewed the proposed applications to rezone a portion of the subject lands from 'PD – Planned Development' to Residential to facilitate severance applications B11/21, B12/21 & B13/21. The zoning will also re-align the EP boundary and permit a 0 metre setback from the EP zone. The lands within the Niagara Escarpment Plan area will remain zoned NEC. The three new residential lots will be sized 5090 sq m, 2374.6 sq m, and 2910 sq m with the retained lot area of 30.36 ha.

Please note, GSCA provided pre-consultation comments on the subject proposal dated November 22, 2019.

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 Justification Report, prepared by Ron Davidson Land Use Planning Consultant Inc., dated November 30, 2021, received by GSCA staff December 17, 2021.
- Stormwater Management Report, prepared by Darryl M. Robins Consulting Inc., dated November 2021, received by GSCA staff December 17, 2021.
- Grading Plan & Site Plan, prepared by Darryl M. Robins Consulting Inc., dated November 2021, received by GSCA staff December 17, 2021.
- Environmental Impact Study, prepared by AWS Environmental Consulting Inc., dated December 2020, received by GSCA staff December 17, 2021.

Site Characteristics

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.
- Designated Secondary Settlement Area and Niagara Escarpment Plan in the County of Grey Official Plan;
- Zoned 'RU - Rural' 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;
- Portions of the property are utilized for agricultural purposes with naturalized areas featuring woodlands, watercourses and valleys.

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 the Indian Creek valley and an unnamed 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:

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

GSCA Comments: The EP zone is proposed to be re-aligned to the 'No Development' areas outlined in the site plan prepared by Darryl M. Robins Consulting Inc. and a 0 metre setback from the EP zone is proposed. As the 'No Development' areas include the appropriate setback allowances, no additional setbacks are necessary and the proposed lots identify suitable development envelopes outside of the hazard areas. As such, we are of the opinion 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.

Portions 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 valley of Indian Creek, and two unnamed watercourses. Development and site alteration within the regulated area requires a permit from GSCA. The regulated areas are shown on the enclosed map.

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 and potential features were identified during the pre-consultation review and an Environmental Impact Study was requested to further assess the property, the features and proposal in relation to the Section 2.1 PPS policies. In this regard, the EIS identified natural heritage features in the form of fish habitat associated with the watercourse features, significant woodland associated with the woodland features, and potential for significant wildlife habitat associated with a species of special concern (Eastern Wood-pewee).

The EIS report outlines mitigation measures in section 16, page 24. GSCA is generally accepting of the recommended measures and their implementation through further planning tools. We note, there appears to be a discrepancy between the tree/vegetation clearing window between the EIS and the Planning Report. The restrictive window outlined in the EIS (April 1st to October 31st) is preferred. We should note, there is the potential for tree clearing to be over the total recommended limit based on the envelope sizes identified on the Grading Plan prepared by Darryl M. Robins. To address this, the Planning report identifies a limit of 0.1333 hectares of tree removal per proposed lot and is to be implemented through the zoning provisions to address this. The site-specific development plans will need to demonstrate they are within the envelopes and tree removal is at or below the recommended limit for each lot.

Provided the mitigation measures are implemented by the Township, we are of the opinion the proposal is consistent with the Section 2.1 PPS policies.

2.2 Water

GSCA Comment: A Stormwater Management Plan was prepared by Darryl M. Robins Consulting Inc. to address stormwater quantity and quality measures for the site. The plan details the use of grassed swales within the Maple Ridge Crescent ROW and between Lots 2 & 3 to mitigate impacts to stormwater. The proposed swales generally meet the design qualifiers as per the MOE's Stormwater Management Planning & Design Manual. We note, the proposed swale between lots 2 and 3 is along the proposed property boundary. Should the lots fall into separate ownership prior to the swale being constructed, it would be

challenging for the swale to be installed and would require an agreement between the landowners. The Township may wish to consider requiring the swales to be installed through a site plan agreement and/or conditions of severance with clearance provided by the engineer upon their completion.

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.

5. **GSCA has reviewed the application as an adjacent landowner within 120 metres of the proposed development.**

GSCA Comment: The property adjacent to the south of the proposal is the Indian Falls property owned by GSCA. We respectfully request that the southerly property boundary along proposed Lot 1 be clearly delineated and we request to receive a copy of any survey completed in this regard.

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 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 applications provided the natural heritage and stormwater management implemented through the appropriate planning tools.

Should you have any questions, please contact the undersigned.

Sincerely,

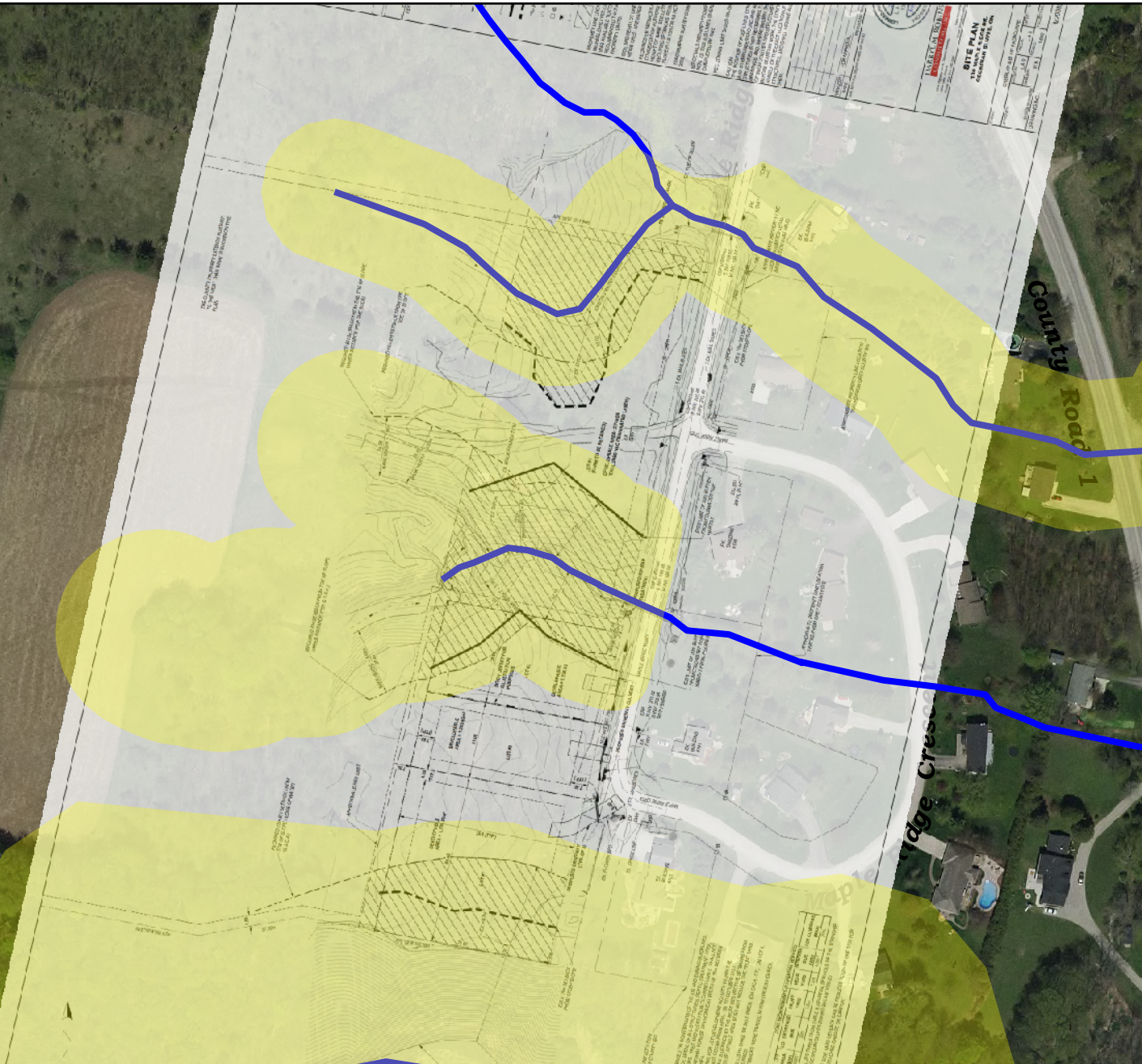



Mac Plewes
Manager of Environmental Planning

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 Regulation 151/06 (Approx.)



Streams




N

Scale = 1:2500

0

50 m



128 Maple Ridge Crescent
Roll No. 42-03-580-003-033-00
Township of Georgian Bluffs (Sarakwak)

Monday, January 31, 2022

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