

December 2, 2022
GSCA File: P22621

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

Sent via email: jburnett@georgianbluffs.ca

Re: Application for rezoning Z-16-22
Address: 102759 Grey Road 18
Roll No: 420354000106005
Township of Georgian Bluffs
Applicant: Hicks

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards, and our advisory comments related to Natural Heritage and Water policies as per the Memorandum of Agreement with the Township of Georgian Bluffs and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The applicants are proposing rezone the subject property from PD- Planned Development to Residential - R1 and permit a detached garage to be built in the front yard 95 feet from the front lot line. This will locate the garage 13 feet in front of the dwelling.

GSCA Regulations

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

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazard features identified on the subject property include karst topography as mapped in the Grey County Official Plan. Karst topography presents a potential hazard and development should be generally directed elsewhere. In the case of the subject proposal it appears that the proposed development may be within the known karst area. A Karst Topography Assessment prepared by GM Blue Plan (August 8, 2022) was provided with the application. The assessment did not identify hydraulically active karst features or epi-karst and recommended that the proposed development could proceed in the specified area. As such, we are of the opinion that the proposal is consistent with section 3.1 policies of the PPS.

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

2.1 Natural Heritage

Natural heritage features on the subject property include significant woodland as mapped by the Grey County Official Plan. The detached garage is proposed within the mapped significant woodland. The area in question appears to be juvenile trees planted over manicured lawn. We do not anticipate negative impacts to the significant woodland or its ecological function provided tree clearing is limited to the footprint required for the building and associated grading, and conducted outside the active woodland bird nesting/rearing season from May 1st to August 15th, in accordance with the Federal Migratory Birds Act.

2.2 Water

An increase in imperviousness is expected following construction of the detached garage. We recommend that appropriate sediment and erosion controls are implemented prior to any site alteration or development on site, and that drainage for the area is designed to ensure no increase in runoff to neighbouring properties.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

The GSCA has no objections to the requested rezoning and proposed garage.

Should you have any questions, please contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Jake Bousfield-Bastedo', is written over a light blue rectangular stamp.

Jake Bousfield-Bastedo, Watershed Planner