

December 16, 2022

GSCA File: P22656

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

Sent via email: jburnett@georgianbluffs.ca

Re: Applications for Severance (B24/22 & B25/22), zoning by-law amendment (Z-18-22) and site plan application (SP-13-22)
Address: unassigned Big Rock Road, Francis Drive and Concession 14
Roll Nos: 420362000420200, 420362000418600 & 420362000422903
Township of Georgian Bluffs
Applicant: McCrabb

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

Severance applications B24/22 and B25/22 propose to recreate lots that merged when registered in the same name. Zoning Amendment Application Z-18-22 proposes to address minimum lot size issues. Site plan control applies and application SP-13-22 has been submitted to address mitigation measures outlined in an Environmental Impact Study (EIS).

GSCA Regulations

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

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 the 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.

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

Provincial Policy Statement 2020

3.1 Natural Hazards

Although GSCA staff have not identified any mapped natural hazards on the subject property, we note that the potential for Karst topography has been mapped through the County of Grey Official Plan. Karst topography - areas where water flowing over and through soluble bedrock deposits creates sinkholes, trenches and underground caverns - are considered hazardous sites. A karst assessment has been completed for the two proposed development sites within the mapped Karst area (Severed Lot # 2 and Retained). The report found no hydraulically active karstic features that would limit development. Given the above, we are of the opinion that the proposed development is consistent with the section 3.1 policies of the PPS.

2.1 Natural Heritage

An EIS was prepared by Palmer in support of the proposed severances. The EIS noted the site to contain potential species at risk, significant wildlife habitat and significant woodland. The report demonstrated that the proposed severances would result in no negative impacts to these natural heritage features provided the mitigation measures outlined in the report are followed. The report noted building areas and an extent of tree clearing, as well as timing windows. We are of the understanding that a Site Plan Application has been submitted to reflect these mitigation measures. We would recommend that the more constraining of the timing windows provided (outside of the bat maternity roosting period) of early April to late October should be reflected in the final site plan agreement. We are of the opinion that given the above, the proposal is consistent with section 2.1 policies of the PPS.

2.2 Water

An increase in imperviousness is expected following construction in the areas proposed for severance. We recommend that appropriate sediment and erosion controls are implemented prior to any site alteration or development on site, and that drainage for the areas 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 & Conclusions

Generally speaking, the GSCA has no objections to the proposed severances provided the measures outlined in the Karst Assessment and Environmental Impact Study.

Regards,



Jake Bousfield-Bastedo, Watershed Planner