

December 7, 2023  
**GSCA File: P23-401**

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

Sent via email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

**Re: Application: Consent application B16/2023 and Zoning By-law Amendment Z08/23**  
**Address: 440 Princess Street**  
**Roll No: 420362000900700**  
**Township of Georgian Bluffs, former Keppel**  
**Applicants: Matt Brown**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

### **Subject Proposal**

The proposed consent application includes the severance of approximately 2,558 square metres with frontage along Main Street to erect a four-unit one-storey townhouse building, which is proposed for rental housing for older adults. The retained parcel would have an area of approximately 3,374 square metres with frontage along Princess Street and is occupied by an existing dwelling and three accessory buildings.

The proposed zoning by-law amendment will re-zone a portion of the subject lands from the Residential One (R1) Zone to the Residential Multiple One (RM1) Zone to permit the construction of a four-unit townhouse building, with a site-specific provision to allow for partial servicing.

### **Site Description**

The property is located at the north side of Princess Street with the rear yard fronting onto the south side of Main Street, on the western side of the Village of Shallow Lake. The property features existing development in the form of a single-family dwelling on private servicing, accessory structures, and manicured lot. Grades are highest to the west and decline to the east.

### **GSCA Regulations**

The subject property is not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. As such, no permission is required from GSCA for the development on the proposed or retained lots.

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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

## **Provincial Policy Statement 2020**

### **3.1 Natural Hazards**

There are no natural hazards identified on the subject property. We note, there is karst area mapping in the County of Grey Official Plan immediately adjacent to the west of the property but does not extend into the property. The Sewage Feasibility study prepared by GM BluePlan, does comment on the potential for karst throughout the area. Due to the fractured nature of karstic bedrock, it can provide a direct conduit from sewage treatment systems to the ground water supply. We are of the opinion that the recommendations within the report from GM BluePlan are sufficient in this regard.

As the proposed development is not within any identified natural hazard areas, we are of the opinion that the proposal is consistent with the Section 3.1 PPS policies.

### **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**

GSCA has no objections with the proposed consent and zoning applications as they will not result in an impact to any areas regulated by Ontario Regulation 151/06 and/or natural hazards.

Should you have any questions please do not hesitate to contact our office.

Regards,



Mac Plewes  
Manager of Environmental Planning

c.c. Sue Carleton, GSCA Director, Township of Georgian Bluffs  
Tobin Day, GSCA Director, Township of Georgian Bluffs  
Planning Department, County of Grey