

May 25, 2021

GSCA File: P21-221

County of Bruce
Planning and Economic Development Department
268 Berford Street, Box 129
Warton, ON
N0H 2T0

Attn: Jack Van Dorp
Manager of Land Use Planning
JVanDorp@brucecounty.on.ca

Dear Mr. Steele,

**Re: County Official Plan Amendment (C-2021-010) and Zoning By-law Amendment (Z-2020-060)
202 Queen Street West; Roll Number: 410256000104401
Town of South Bruce Peninsula, Hepworth
Applicant: David Ioannidis**

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) and has a regulatory authority under Ontario Regulation 151/06. GSCA has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing their interests regarding natural heritage and water policies identified in Sections 2.1 and 2.2, respectively, of the PPS. Finally, GSCA has provided advisory comments related to policy applicability to assist with the implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act. We offer the following comments:

GSCA staff have reviewed the above-noted County Official Plan Amendment, which requests relief from the Hamlet servicing policies which limit development proposals on private services to 5 lots or dwelling units per application.

The Zoning By-law Amendment would establish site-specific R4 zoning to permit 8 townhouse units on private services, require a sewage treatment system that is certified to removed 50 of nitrogen from the wastewater, and establish a site plan control area.

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

- Hydrogeological Study – Site Servicing and Karst Assessment, prepared by GM BluePlan Engineering, dated February 2021
- Stormwater Management Report, prepared by GM BluePlan Engineering, dated August 2020
- Development Plans, prepared by GM BluePlan Engineering, dated April 28, 2020

Site Characteristics

Existing mapping indicates that the subject property is:

- Not regulated under Ontario Regulation 151/06;
- Designated Secondary Urban Area in the County of Bruce Official Plan;
- Designated Residential in the Local Official Plan;
- Zoned R1A – Unserviced Detached Residential in the Town of South Bruce Peninsula Comprehensive Zoning By-law;
- The property is currently vacant and maintained primarily in a grassed state with sparse tree coverage.

Commenting Role under the Bruce County Planning Services Agreement

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.**

GSCA Comment: There are no natural hazards identified on the subject property.

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 regulated development in or adjacent to river or stream valleys, Great Lakes and inland lakes 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 of the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

GSCA Comment: The property is not regulated under Ontario Regulation 151/06.

Advisory Comments

3. **GSCA has reviewed the application through our responsibilities as a service provider to the County of Bruce 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

GSCA Comment: There were no natural heritage features identified on the subject property.

2.2 Water

2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*

- i) *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

GSCA Comment: The proposed development will increase overall site imperviousness, which may result in impacts if left unmitigated. A Stormwater Management Report has been prepared by GM BluePlan Engineering to address stormwater management issues. Modelling prepared by GM BluePlan indicates stormwater quantity is expected to be equal to or less than the existing conditions peak flow rate. Quality treatment is proposed primarily with the parking areas and is to be provided through infiltration and is expected to be treated to an enhanced level (80% TSS removal). With the engineered site plan, GSCA does not anticipate any impacts associated with the Section 2.2 policies of the PPS.

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.

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

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. The property is not regulated under Ontario Regulation 151/06
3. Consistency with Sections 2.1 & 2.2 of the PPS has been demonstrated.
4. The subject site is located within an area that is not subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Protection Plan.


Recommendation

GSCA has no objections to the proposed Official Plan and Zoning By-law amendment applications. The detailed design plans are to be implemented through site plan control.

Please inform this office of any decision made by Bruce County with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Mac Plewes
Manager of Environmental Planning

c.c. Paul McKenzie, GSCA Director, Town of South Bruce Peninsula
Building Department, Town of South Bruce Peninsula