

December 2, 2021

GSCA File: P21563

County of Bruce
Planning & Development Department
268 Berford Street, P.O. Box 129
Warton, ON
N0H 2T0

Attn: Daniel Kingsbury, Planner
DKingsbury@brucecounty.on.ca

Re: Official Plan Amendment C-2021-023 and Zoning By-law Amendment Z-2021-078
76 & 78 Stokes River Road
Roll No: 410962000529200 & 410962000528901
Municipality of Northern Bruce Peninsula, formerly Eastnor
Applicant: Corey & Jackie Keller

Staff has reviewed this application as per our Memorandum of Agreement (MOA) with the County of Bruce regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and also regarding natural heritage and water policies identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. We offer the following advisory comments.

GSCA staff have reviewed the above-noted applications to amend the Bruce County Official Plan and the Comprehensive Zoning By-law for the Municipality of Northern Bruce Peninsula to permit a single family detached cottage to be established on the combined properties of 76 & 78 Stokes River Road. The lands are currently developed with an undersized dwelling and holding tank. A significant portion of the lands are located below the 100-year flood elevation (177.6 m GSC).

Documents Reviewed

Staff have reviewed the following documents submitted with this application:

- Coastal Engineering Analysis, prepared by Darryl M. Robins Consulting Inc., dated August 4, 2021
- Scoped Environmental Impact Study, prepared by SAAR Environmental Ltd., dated August 5, 2021

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

Site Characteristics

Existing mapping indicates that:

- Designated Hamlet Community, Evaluated Wetland Constraint in the Bruce County Official Plan
- Zoned R2-a-h Resort Residential Holding in the Municipality of Northern Bruce Peninsula Comprehensive Zoning By-law
- The property features an existing undersized dwelling with holding tank with a manicured lawn.

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. Only the relevant policies are noted in this report.**

Natural hazards are associated with flood and erosion potential of the shoreline of Lake Huron and Stokes River.

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:

- a) hazardous lands adjacent to the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards.*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

3.1.2 Development and site alteration shall not be permitted within:

- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard area.*

GSCA Comment: The hazard area includes the 100-year lake flood elevation of 177.6m GSC and a 15-metre allowance for wave uprush and other water related hazards. The entire property is subject to the shoreline hazard. Stokes River is adjacent to the east of the property.

GSCA has reviewed the Coastal Engineering Analysis prepared by Darryl M. Robins Consulting Inc. The report was prepared to address natural hazard concerns related to the proposed development. In this regard, we have no objection to the proposed approach. As the proposal includes a revetment structure on the west side of the development. We recommend the revetment be constructed prior to the construction of the dwelling. The Municipality should receive confirmation that the revetment was constructed in accordance with the proposed design prior to proceeding with issuing a building permit. Additionally, we recommend the municipality receive confirmation that the foundation and footings are at the designed elevation prior to proceeding with

further construction. These matters can be specified through a site plan process with the Municipality and the landowner.

The report notes potential access concerns as Stokes River Road is approximately 15 cm below the 100-year flood elevation. The proposal will raise the road elevation above the 100-year elevation. We note, flooding effects from Stokes River are expected to be limited in comparison to the water elevation of Lake Huron.

Based on our review, we are of the opinion the proposal as generally demonstrated it is consistent with the Section 3.1 PPS policies.

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

2.1.1 Natural features and area shall be protected for the long term.

GSCA Comment: An Environmental Impact Study (EIS) was prepared by SAAR Environmental Ltd. to assess the natural heritage features and identify any measures necessary for their protection. Natural heritage features within the vicinity of the property include the Provincially Significant Stokes Bay-Gauley Bay Wetland Complex, fish habitat and significant wildlife habitat. The EIS has recommended timing constraints and measures for the protection of the identified natural heritage features. Our office is generally satisfied with the conclusions of the EIS and recommendations for mitigation to be implemented through the site plan approval process. Based on this, GSCA is of the opinion that the application is consistent with the Section 2.1 policies of the PPS.

2.2 Water

The proposed development will result in an increase in drainage area and property elevations. Drainage patterns are indicated on the plan prepared by Darryl M. Robins. We recommend the Municipality seek confirmation of final grading through the site plan process to ensure the construction occurred as per the proposed design. With this, GSCA is of the opinion that the application is consistent with the Section 2.2 policies of the PPS.

Summary

Given the above comments, it is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been generally demonstrated;
2. Consistency with Sections 2.1 & 2.2 of the PPS has been demonstrated;

Recommendation

Based on our review of the applications and supporting technical information, GSCA generally has no objections to the proposed official plan amendment and zoning by-law amendment. The site plan control process is an important tool to ensure staging and construction occur in accordance with the engineered site plan and EIS measures given the constrained nature of the property and natural heritage features adjacent to the property.

Please inform this office of any decision made by the County of Bruce 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
Environmental Planner, Environmental Planning & Regulations Department

c.c. Municipality of Northern Bruce Peninsula