

From: [MacLean Plewes](#)
To: [Daniel Kingsbury](#)
Subject: Psotka
Date: Thursday, March 24, 2022 10:46:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[PSOTKA_MAP.pdf](#)

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Hi Dan,

I've georeferenced the revised plan showing a more accurate watercourse location and provided a revised hazard delineation. It is recommended that trailer site A be relocated to the alternate site location, but this can be addressed through the site plan approval.

Let me know if you have any questions.

Thanks,

Mac Plewes

Manager of Environmental Planning

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca

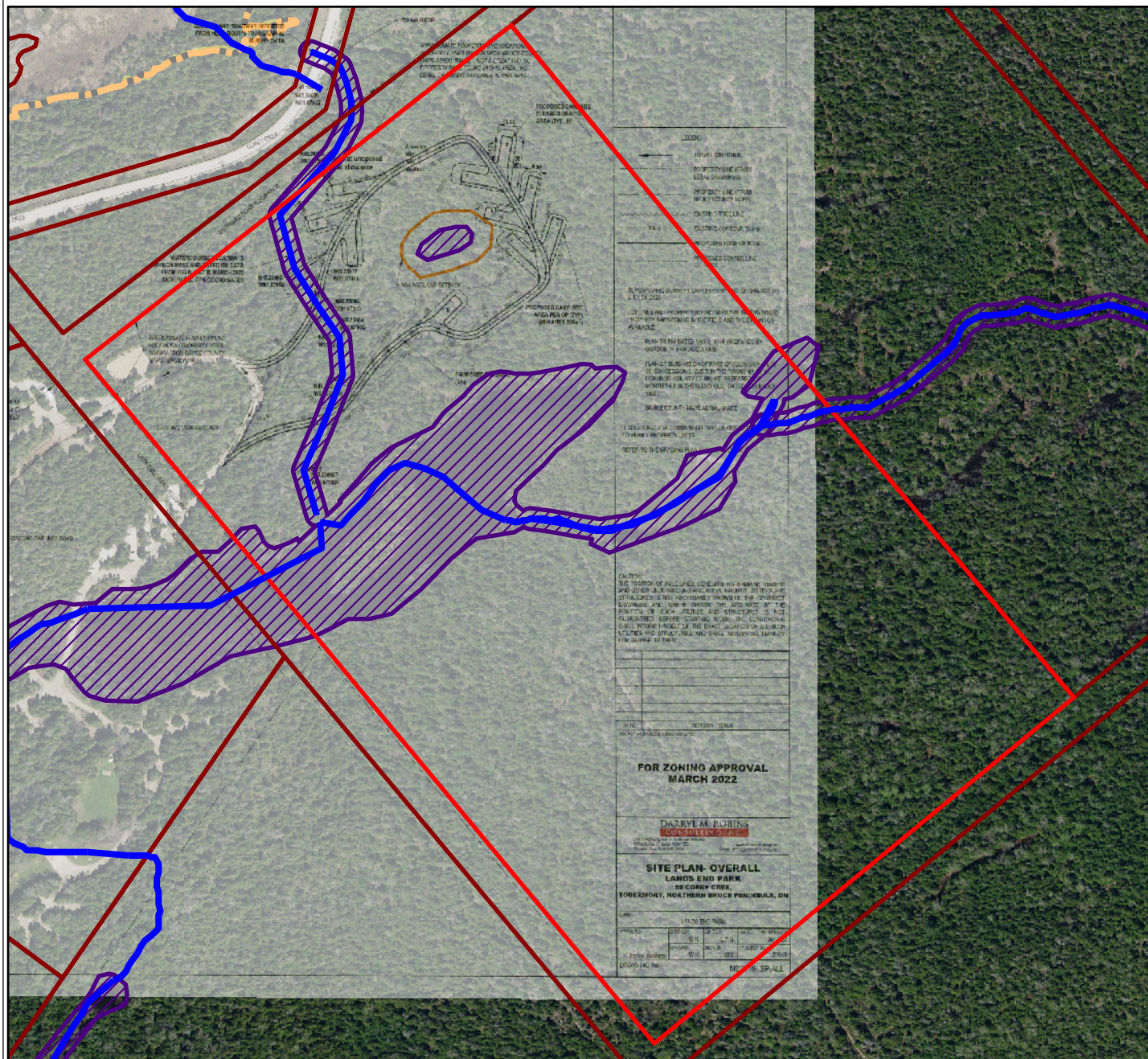


Please note that due to the ongoing COVID-19 situation, GSCA staff will be continuing to work in a combination of in-office and remote situations and may not have access to office phones. Please utilize email as the most reliable way to reach our staff at this time. A full staff directory is available on our website. Rest assured that GSCA is committed to continuing to provide a high level of service and staff will be doing their best to ensure this. The GSCA Administrative Office is open to the public in a limited capacity. Most of GSCA's conservation areas continue to remain open. As this situation continues to evolve, please monitor our website at www.greysauble.on.ca for up-to-date information.

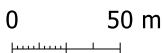
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MNBP



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-  Subject Property (Approx.)
 GSC Streams
 Natural Hazard Area

59 Corey Crescent
Roll no. 410968000412900
Municipality of Northern Bruce Peninsula
(St. Edmunds)

Thursday, March 24, 2022



Grey Sauble
CONSERVATION

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September 29, 2021

GSCA File: P21460

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

Attn: Eric Steele, Planner
ESteele@brucecounty.on.ca

Re: Official Plan Amendment C-2021-005 and Zoning By-law Amendment Z-2021-016
59 Corey Crescent
Roll No: 410968000401206, 410968000412900, 410968000401205
Municipality of Northern Bruce Peninsula, formerly St. Edmunds
Applicant: Fran Psocka (Lands End Trailer Park & Campground)

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 Official Plan to change the designation of the property from Rural to Travel Trailer Park and Commercial Campground. A zoning amendment is also requested to rezone the property from Restricted Rural (RU2), Rural Special (RU1-d), and Environmental Hazard (EH) to Travel Trailer Park & Commercial Campground Special Holding (C4-xx-2021-h) and Environmental Hazard (EH) to permit the use. The site specific amendment proposes to reduce the minimum buffer area setbacks from campsites to property lines. The smallest reduction proposed is from 15 metres to 2.62 metres. The zoning amendment will also establish a holding zone with the requirement for an Archaeological Assessment to be completed before further development takes place.

Documents Reviewed

Staff have reviewed the following documents submitted with this application:

- Environmental Impact Assessment (EIA), prepared by SAAR Environmental Ltd., dated June 16, 2020

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

- Planning Report, prepared by Cuesta Planning Consultants Inc., dated January 2021, revised May 2021
- Site Plans, prepared by Darryl M. Robins Consulting Inc., dated April 20, 2021

Site Characteristics

Existing mapping indicates that:

- Designated Rural in the Bruce County Official Plan
- Zoned Restricted Rural (RU2), Rural Special (RU1-d), and Environmental Hazard (EH) in the Municipality of Northern Bruce Peninsula Comprehensive Zoning By-law
- The property features an existing trailer park and related amenities. Natural areas consists primarily of coniferous woodlands, wetlands and watercourses.

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.**

The natural hazards identified on the properties include the flood and erosion potential associated with wetland features, watercourse and shoreline of Lake Huron. In review of the existing Environmental Hazard (EH) zone and site plans, campsites A-D within the easterly property are within the EH zone. This portion of EH appears to be associated with a watercourse/drainage feature that provides for an outlet for the wetland feature to Lake Huron. The EIA makes note of this feature and that the layout has been designed to avoid it, however the location of the feature is not represented in the site plans and it is unclear if the trailer sites maintain an appropriate setback from a natural hazard perspective. Typically a 15 allowance is utilized for hazard purposes and the site plans would include this depiction. We have georeferenced the site plan in relation to the existing hazard mapping and enclosed with these comments. Given the above, it is the opinion of GSCA that this application has not fully demonstrated consistency with Section 3.1 policies of the PPS.

- 2. 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: An EIA has been prepared for the subject proposal and identified a number of mitigation measures to address the proposed development and protection of natural heritage features. GSCA is generally accepting of the report and measures recommended within it. The majority of the measures are to be implemented through the site plan. However, there is one item that we recommend receiving clarification on. The EIA recommends a 25 metre setback from the wetland features and this is further noted in the Planning Report. The Site Plans depict the 25 metre setback from the wetlands and several trailer sites appear to fall within this setback. The sites within the setback include F, H, J

& K on the easterly parcel and site F on the westerly parcel. Based on this, GSCA is of the opinion that the application may not be consistent with the Section 2.1 policies of the PPS.

2.2 Water

Overall increase in site imperviousness is expected to be limited given the nature and scope of the development. As such, 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 not fully been demonstrated given the existing EH alignment and site plan;
2. Consistency with Section 2.1 of the PPS has not fully been demonstrated with the site plan indicating the location of trailer sites within the wetland setbacks;
3. Consistency with PPS Section 2.2 has been demonstrated;

Recommendation

GSCA generally has no objection in principle to the proposed official plan amendment and zoning by-law amendment for the proposed expansion of the existing trailer park. However, we have noted a few items in the preliminary site plans that require clarification related to the following:

1. The proposed campsites within the existing EH zone associated with the watercourse/drainage feature on the easterly parcel.
2. The trailer sites proposed within the 25 metre wetland setbacks contrary to the EIA recommendation.

Given the nature of the above, it may be feasible to address these matters through the site plan proposal as they primarily relate to the final layout of the campsites.

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,

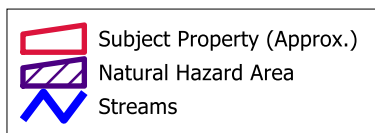
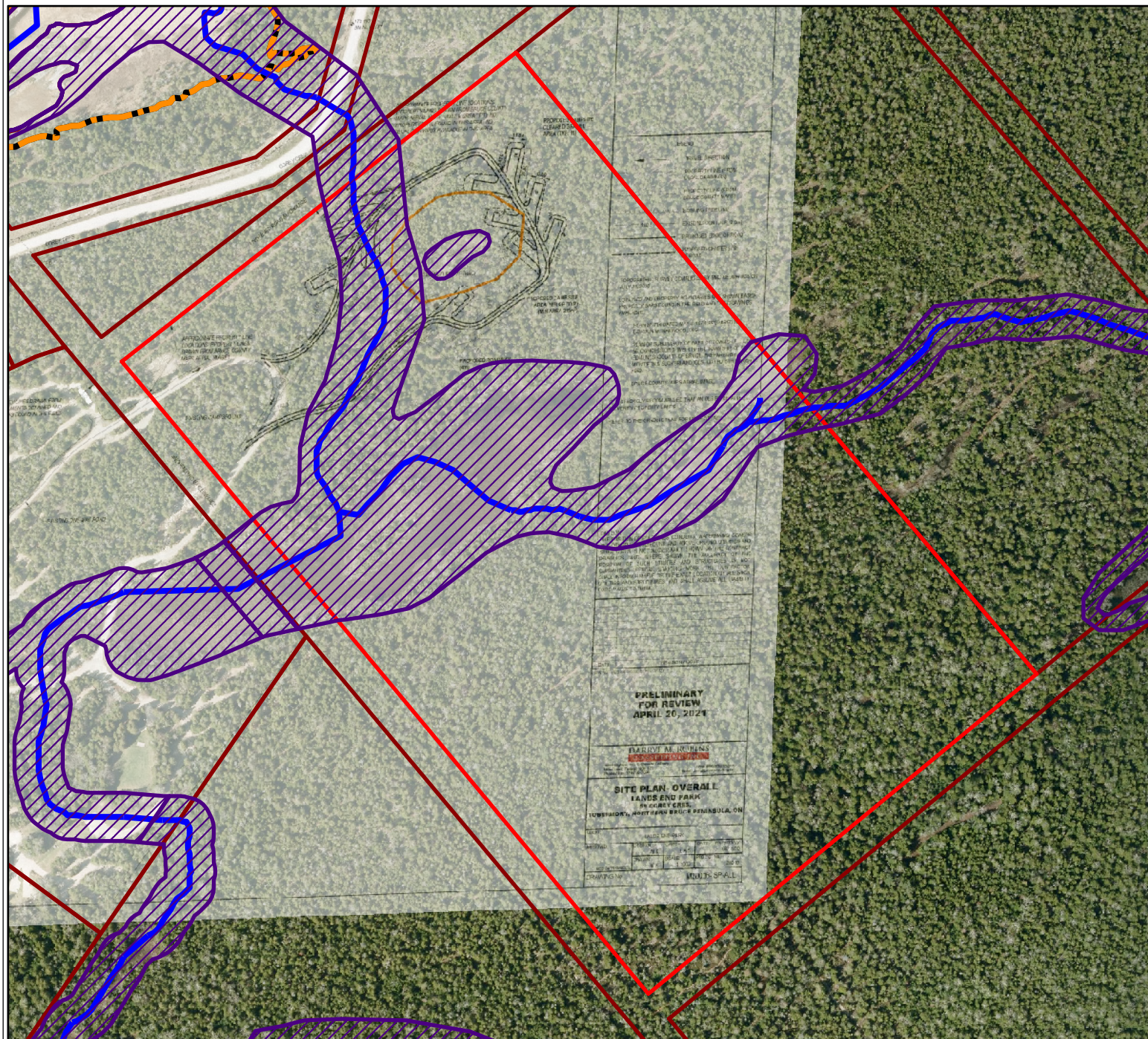


C-2021-005 & Z-2021-016
59 Corey Crescent
MNBP (St. Edmunds)
September 29, 2021

Mac Plewes
Environmental Planner, Environmental Planning & Regulations Department

c.c. Municipality of Northern Bruce Peninsula

MNBP



Scale = 1:3500



59 Corey Crescent
Roll No. 41-09-680-004-129-00
Municipality of Northern Bruce Peninsula (St. Edmunds)

Tuesday, September 28, 2021



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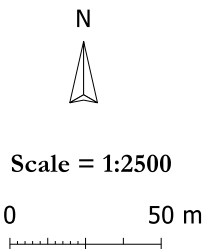
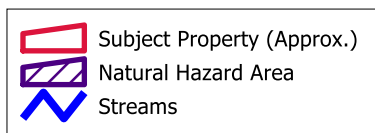
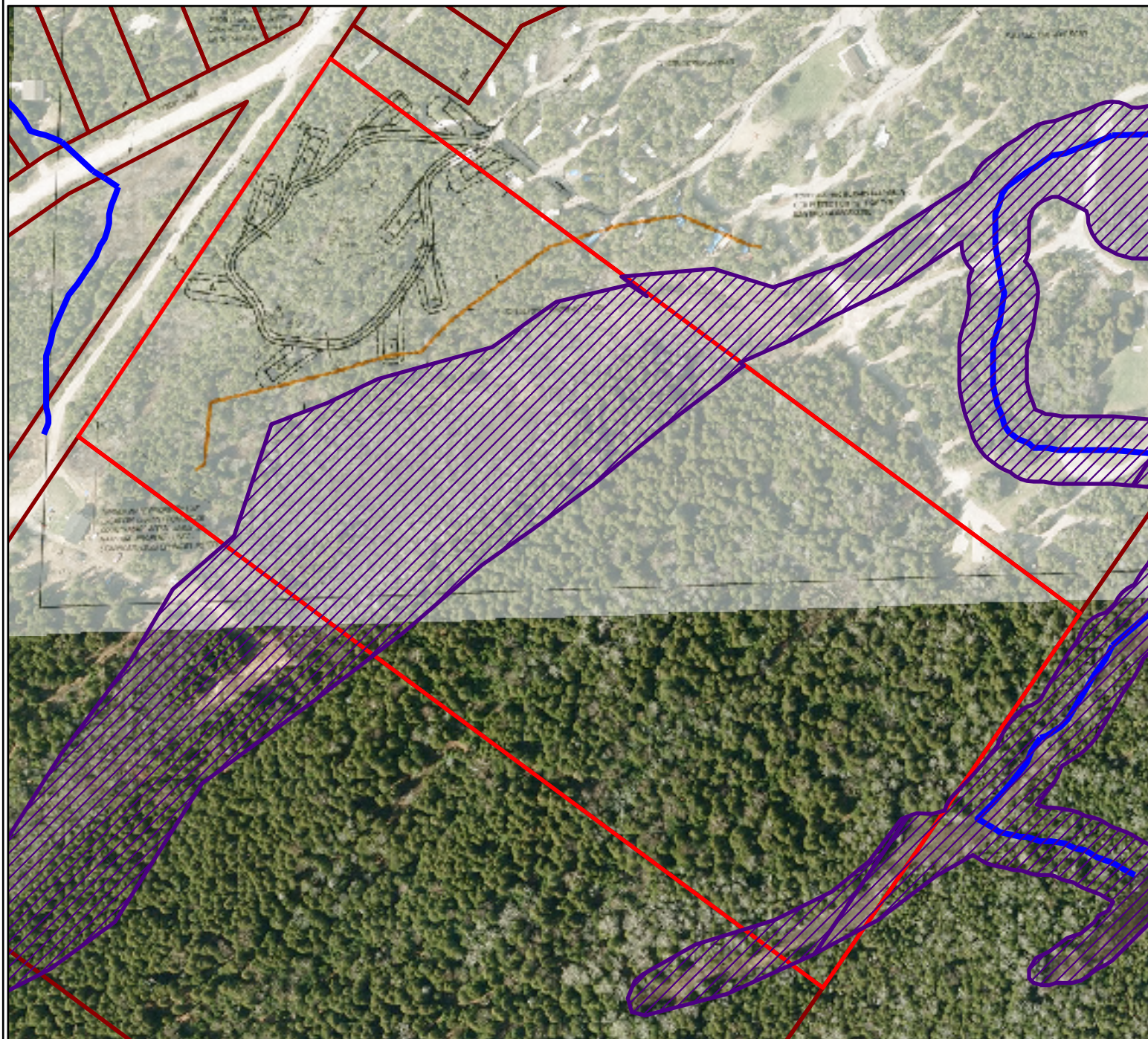
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59 Corey Crescent
Roll No. 41-09-680-004-120-50
Municipality of Northern Bruce Peninsula (St. Edmunds)

Tuesday, September 28, 2021



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