

September 14, 2022

**GSCA File: P22441**

County of Bruce  
Planning and Economic Development Department  
268 Berford Street, Box 129  
Warton, ON  
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Sent via email: [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)

**Re: Application C-2022-008 & Z-2022-062**  
**Roll No: 410256000104300**  
**Town of South Bruce Peninsula, Village of Hepworth**  
**Applicant: Atchison & Gibbons Concrete Ltd.**

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 County of Bruce and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

### **Subject Proposal**

The County Official Plan Amendment proposes to permit the development of a multi-unit residential development on private water and sewage services. The Zoning By-law Amendment is proposing to rezone the lands from R1A – Unserviced Detached Residential to R4 – Medium Density Multi-Family Residential. If approved, the application would facilitate the development of a 10-unit townhome, residential development contained within two separate structures.

GSCA has reviewed the following documents:

- 1) Assessment for the Presence of Karst Terrain, completed by GSS Engineering Consultants Ltd., dated April 3, 2020
- 2) Functional Servicing Study Report, completed by GSS Engineering, dated January 2022, revised April 2022
- 3) Hydrogeological and Terrain Analysis Report, completed by GM BluePlan Engineering, dated January 2022

GSCA provided pre-consultation comments dated November 13, 2019 for a different development proposal on the property. However, those comments are still relevant to consider the development of the site in principle.

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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

## **Site Description**

The subject property is located on the north side of Queen Street West, approximately 180 metres west of James Street in the former Village of Hepworth, in the Town of South Bruce Peninsula, formerly Amabel Township. The property features a cultural meadow with existing development to the east and west of the site. Grades are generally highest in the west and fall gradually 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 permits are required from our office.

## **Provincial Policy Statement 2020**

### **3.1 Natural Hazards**

Natural hazards were not identified on the subject site. However, GSCA notes the areas to the north of the property have the potential to be impacted by a seasonally high-water table and/or shallow flooding. The area also potentially features karst topography. A Karst Assessment was completed by GSS Engineering in this respect and did not identify any karstic features through their assessment.

### **2.1 Natural Heritage**

An Environmental Impact Study was not requested through pre-consultation given the limited potential for the property to support any significant natural heritage features. It was noted that there is the potential for habitat of endangered species and threatened species based on the Natural Heritage Information Centre Records and presence of a cultural meadow. The noted species include Bobolink and Eastern Meadowlark, which are grassland birds. The Ministry of Environment, Conservation and Parks are to be contacted should the birds be identified on site.

### **2.2 Water**

The Functional Servicing Study Report introduces the proposed stormwater management strategy. A storm sewer system with perforated piping to allow for infiltration is proposed along with a dry pond in the north east corner, that will function primarily during times of elevated ground water levels. In principle, we do not have objections to the approach, however more details are needed through a final detailed design. The final report should verify quantity controls are achieved for various storm events up to and including the 100-year storm and quality controls achieve an enhanced level of TSS removal (80%). The report should also demonstrate how it is consistent with the design guidelines for infiltration and dry ponds as outlined in the Provincial 2003 Stormwater Planning and Design Manual.

In addition to the above, the proposed outlet is through private property to the northwest. The designing engineer should verify if this is a suitable outlet and ensure no new impacts are experienced by the neighbouring landowner.

As a final note, the report indicates there is no storm sewer or stormwater drainage ditch along the County Road (Queen Street). However, there appears to be catch basins within a short distance to the southwest of the site and within the County Road allowance. Furthermore, a similar development proposal at 202 Queen Street W, approximately 30 metres to the west of the subject property, is utilizing the County storm sewer as the site outlet. We recommend this be further explored as it may represent a more suitable outlet than through private lands to the northeast.

## **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 generally has no objections to the approval of the subject planning applications in principle as they do not impact any areas regulated under Ontario Regulation 151/06, natural hazards, and or natural heritage. Further details are needed with respect to the proposed stormwater management strategy and

can be provided through further planning approvals (ie. site-plan approval) or other appropriate mechanisms.

Please inform this office of any decisions made by the County of Bruce and Town of South Bruce Peninsula 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.

Regards,

A handwritten signature in black ink, appearing to read "Mac Plewes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mac Plewes  
Manager of Environmental Planning

c.c. Paul McKenzie, GSCA Director, Town of South Bruce Peninsula  
Angie Cathrae, Director of Legislative Services/Clerk, Town of South Bruce Peninsula