

June 14, 2024  
**GSCA File: P24-200**

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

Sent via email: [bcplwi@brucecounty.on.ca](mailto:bcplwi@brucecounty.on.ca)

**Re: Application for Zoning By-law Amendment Z-2024-017, Local Official Plan Amendment L-2024-004 and County Official Plan Amendment C-2024-002**  
**Address: 274 Spry Lake Road**  
**Roll No: 410254001801100**  
**Town of South Bruce Peninsula, former Township of Amabel**  
**Applicant: Ken Naves & Jodi Naves**

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 41/24. We offer the following comments.

### **Subject Proposal**

The proposal is to establish a home industry use, specifically an automobile repair and service shop on the lands, in addition to a commercial trailer park and the accessory residential dwelling. The new use would occupy the existing administrative office building and would employ a maximum of two employees. To facilitate the proposal, a County Official Plan amendment is required along with amendments to the Local Official Plan and the Town's Zoning By-law

### **Site Description**

The property is located on the south side of Spry Lake Road, at the northern end of Spry Lake, in the Town of South Bruce Peninsula. The property features a commercial trailer park, residential use, accessory structures, manicured areas, and woodland areas.

### **GSCA Regulations**

A portion of the subject property is regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The regulated area is associated with Spry Lake, which also contains the Rankin River Provincially Significant Wetland and an unevaluated wetland feature in the northwest corner.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the

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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

temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

The location of the existing structure subject to the proposed use is not within the regulated area. As such, a permit is not required from our office should any alterations be proposed to the structure to accommodate the use.

## **Provincial Policy Statement 2020**

### **3.1 Natural Hazards**

Natural hazards include the flood and erosion potential Spry Lake and the northwestern wetland feature. These areas are generally zoned 'EH – Environmental Hazard' in the Town of South Bruce Peninsula Comprehensive Zoning By-law.

*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:*

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

We have refined the EH boundaries on the enclosed map to more accurately reflect the extent of the wetland feature in the northwest portion of the property and the 15 metre hazard allowance for flooding and erosion associated with Spry Lake. We recommend these boundaries be incorporated as the new EH boundary. The existing structure subject to the amendments is not with the hazard area. As such, 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 the proposed zoning by-law amendment, local official plan amendment, and county official plan amendment. We have revised the 'EH – Environmental Hazard' mapping and recommend this be utilized as the new EH boundary.

Regards,







Mac Plewes  
Manager of Environmental Planning

Encl. GSCA Map

c.c. Kathy Durst, GSCA Director, Town of South Bruce Peninsula  
Angie Cathrae, Director of Legislative Services/Clerk, Town of South Bruce Peninsula  
Cuesta Planning Consultants Inc.

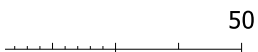
# Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



-  Subject Property (Approx.)
-  O. Reg. 41/24
-  Natural Hazard Area
-  Provincially Significant Wetland



Scale = 1:1500



274 Spry Lake Road  
Roll No. 410254001801100  
Town of South Bruce Peninsula (Amabel)

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The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Version 1 & 2 & 1:10000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

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