

February 13, 2023
GSCA File: P23038

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

Sent via email: bcplwa@brucecounty.on.ca

Re: Application for Zoning By-law Amendment Z-2022-127
Address: 46 Bruce Road 17
Roll No: 410349000315402
Municipality of Arran-Elderslie
Applicant: Thorn

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 151/06. We offer the following comments.

Subject Proposal

The subject proposal is to establish definitions in the Municipality's Zoning Bylaw to facilitate the construction of a Micro Cultivation and Micro Processing Cannabis facility on the subject property.

GSCA Regulations

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Provincial Policy Statement 2020

3.1 Natural Hazards

GSCA staff have not identified any natural hazards on the subject property.

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 & Conclusions

GSCA has no objections to the proposed development.

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

Regards,

A handwritten signature in black ink, appearing to read "Jake Bousfield-Bastedo". The signature is written in a cursive, flowing style.

Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Building Department, Municipality of Arran-Elderslie

Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: _____

Location Address: _____

Assessment Roll #: _____

Property Owner Name _____ and/or

Person engaged
in Activity _____
(where applicable)

Notice File No. _____ RMP File No. _____

From the information noted in the application to amend bylaw that would facilitate construction and operation of Micro Cultivation and Micro Processing Cannabis Facility on this property, it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the a portion of the property is located within the Wellhead Protection Area E for the Tara Drinking Water System, whereby the storage and/or application of pathogens (agricultural source material) requires the development of a Risk Management Plan.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  _____ Date: _____

Existing Services	Private
Proposed Services	Private
Access	Year-Round Municipal Road
Surrounding Land Uses	North – Residential and Tara Centre Community Park; South – Residential, truck storage depot and Church; East – Residential, Agricultural West – Vacant Property, Agricultural Lands and Sewage Treatment Lagoons for the Community of Tara
Designations and Zones	Existing
County Official Plan	Primary Urban and Rural
Local Official Plan	Residential
Zoning By-law	Residential: Low Density Single and General Agriculture
Designations and Zones	Proposed
County Official Plan	No change
Local Official Plan	No change
Zoning By-law	Residential: Low Density Single and General Agriculture with Special Provision

File Number: Z-2022-127

Agency: Bruce County Transportation Services

No Comment: Title: Eng. Technician

Signature:



Comments:

From: [Scott McLeod](#)
To: [Christine Fraser-McDonald](#); [CAO Arran-Elderslie](#); [building](#); [Chris](#)
Cc: [Lori Mansfield](#)
Subject: RE: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn
Date: Tuesday, January 31, 2023 12:13:37 PM
Attachments: [image001.png](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

No Comments at this time from Public Works.

Entrance onto Bruce County Roadway. No municipal water or sewer services available.

Thanks,

Scott McLeod

Municipality of Arran-Elderslie
Manager of Public Works
1925 Bruce Road #10
Chesley, Ontario
N0G 1L0
519-363-3039 ext. 115
Cell 519-373-9781

From: Christine Fraser-McDonald <clerk@arran-elderslie.ca>
Sent: January 30, 2023 3:32 PM
To: Sylvia Kirkwood <cao@arran-elderslie.ca>; Scott McLeod <works@arran-elderslie.ca>; Pat Johnston <building@arran-elderslie.ca>; Chris Legge <water@arran-elderslie.ca>
Subject: FW: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn

Please see attached.

Thanks.

Christine Fraser-McDonald
Clerk
Municipality of Arran-Elderslie
1925 Bruce Road 10
P.O. Box 70
Chesley, ON N0G 1L0
Ph: 519.363.3039 x 101
Cell: 519.270.4922
clerk@arran-elderslie.ca

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: January 30, 2023 3:07 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Megan Stansfield <MStansfield@brucecounty.on.ca>
Subject: Request for Agency Comments and Notice of Complete Application Z-2022-127 Thorn