



Sent via e-mail: bdobrindt@georgina.ca

September 19, 2024

Municipal File No.: 03.1183
LSRCA File No.: ZO-54503-052324

Brittany Dobrindt
Planner I
Development Services Department
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Dobrindt,

Re: Application for Zoning By-law Amendment
252 Pefferlaw Road
Town of Georgina
Owner: 2614702 Ontario Inc. (c/o Trevor Comeau & Tracy Davis)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application under Section 34 of the *Planning Act* for a Zoning By-law Amendment to rezone Subject Land (A) from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-XX)' and 'Site-Specific General Commercial (C1-YY)' to permit the existing single detached dwelling, existing accessory building and driveway access. Development is not proposed on Subject Land (A) and the site is considered an undersized lot, therefore a Zoning By-law Amendment is also required to address the lot area deficiency. Subject Land (B) is proposed to be rezoned from 'Rural (RU)' to 'Site-Specific Residential (R-XX)' and 'Site-Specific Open Space (OS-XX)' to permit the construction of a single detached dwelling and accessory buildings.

A subsequent application for Consent will be submitted for the purpose of adding a portion of Subject Land (A) to Subject Land (B) in order to provide lot frontage, as Subject Land (B) is currently landlocked.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Planning Justification Report and Draft Zoning By-law Schedule prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated April 24, 2024)
- Topographic Survey prepared by Ertl-Hunt Surveyors (dated November 29, 2022)

- Conceptual Site Plan/Severance Plan prepared by Michael Smith Planning Consultants; Development Coordinators (dated August 3, 2023)
- Site Grading Plan prepared by Greck and Associates Ltd. (dated February 2, 2024; revised September 18, 2024)
- Fluvial Geomorphological Assessment Memo prepared by Palmer (dated June 16, 2023)
- Geotechnical Investigation prepared by Palmer (dated June 21, 2023)
- Flood Hazard Assessment and Driveway Layout Design prepared by Greck and Associates Ltd. (dated February 23, 2024; revised September 18, 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

We note that LSRCA planning staff provided pre-consultation comments to the Applicant/Municipality dated March 25, 2022 in advance of the receipt of the application.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is generally consistent and in conformance with the applicable natural hazard policies. On this basis, LSRCA staff have no objection to the approval of this application for Zoning By-law Amendment.

Site Characteristics

Subject Land (A) and Subject Land (B) have a combined area of approximately 3.51 hectares (8.67 acres). Subject Land (A) is north of Pefferlaw Road, while Subject Land (B) is a landlocked parcel directly north of Subject Land (A) with no road frontage. Subject Land (A) is within the 'Commercial' designation per the Pefferlaw Secondary Plan and is currently zoned 'Site-Specific General Commercial (C1-1)' per the Town of Georgina's Zoning By-law 500, as amended. Subject Land (B) is within the 'Rural' and 'Residential' designations per the Pefferlaw Secondary Plan and is currently zoned 'Rural (RU)' per the Town of Georgina's Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject properties are regulated by the LSRCA under Ontario Regulation 41/24. This is representative of:
 - The presence of a watercourse (Pefferlaw Brook)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Evaluated wetland and the associated 30 metre adjacent lands
 - Steep slopes/unstable soils associated with apparent valleylands
- The subject properties contain identified woodland areas.
- The subject properties are within a Significant Groundwater Recharge Area (SGRA).

- The subject properties are identified as being within the 'Protected Countryside' per the Greenbelt Plan.

Delegated Responsibility and Statutory Comments

1. LSRCA 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 (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard areas). The proposal is generally consistent with 3.1 of the PPS which has been demonstrated through the submission of a floodplain analysis, cut/fill exercise and geotechnical assessment.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject property. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated area.

Please note that the LSRCA will require the Geotechnical Assessment to be updated in support of the final civil plans, including compliance with the LSRCA's Watershed Development Guidelines (<https://lsrca.on.ca/wp-content/uploads/2023/06/2021-Regulation-Implementation-Guidelines.pdf>), through the permitting process.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Not Undertaking NH Review:

Please note that with Bill 23, *More Homes Built Faster Act*, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022, the LSRCA's review has been modified. This impacts our review by way of *Planning Act* applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Settlement Areas established prior to 2009. This includes the subject lands considered as part of this application. Please note that a Natural Heritage Evaluation/Environmental Impact Study will not be requested by the LSRCA accordingly. It is important to note that provincial, regional, and local Natural Heritage planning policies for these areas remain in effect. We understand that the municipality will be providing comments related to Natural Heritage and the requirements for an NHE/EIS.

Summary

Based on our review of the submitted information in support of this application, LSRCA staff have no objection to the approval of this application for Zoning By-law Amendment.

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

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to the subject sites. A permit from the LSRCA will be required prior to development or site alteration within the regulated area;
3. We note that the Applicant/Owner has paid the LSRCA application fees associated with a Major Zoning By-law Amendment in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Please inform this office of any decision made by the municipality 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 (j.lim@lsrca.on.ca).

Sincerely,

A handwritten signature in blue ink that reads "J. Lim." with a period at the end.

Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)



October 17, 2024

Brittany Dobrindt
Planner II, Development Services Department
26557 Civic Centre Road, Keswick, ON
L4P 3G1
905-476-4301 ext. 2442
E| bdobrindt@georgina.ca

Dear Ms. Dobrindt:

Re: Environmental Impact Statement Proposed Development for 252 Pepperlaw Road, Georgina, ON

Egis (formerly McIntosh Perry) was retained by the Town of Georgina in a Peer Review function to review the supporting documentation (EIS) for an application for consent/single family dwelling and reconfiguration of property boundaries to allow for road access to a land locked parcel. The application was made by 2614702 Ontario Inc. The property is located within a settlement area.

The proponent retained Riverstone Environmental Solutions Inc (RES) to conduct the required study in support of the application. The Environmental Impact Statement (EIS) provided the basis of our review.

This letter represents the comprehensive review of the material enclosed with your correspondence to Jeff King, Vice President, Environmental with Egis, for the above-noted application.

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Respectfully Submitted,

Jeff King, B.Sc.
Vice President, Environmental, North America
T: 613-229-2882

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1.0 SUMMARY

1.1 Documentation

The documents that were provided to us for our review are noted in **Table 1**.

Table 1: Documentation for Review Application			
Title	Author	Date	Contents
Environmental Impact Statement (EIS)	RES	November 2023	Site background, biophysical features and functions, impact assessment, etc.

1.2 Environmental Impact Statement Evaluation

The EIS provided a comprehensive review of the study area background information. The Lake Simcoe Region Conservation Authority (LSRCA) was contacted by RES and completed an initial site visit with RES to delineate wetland boundaries on site in September 2021. RES completed their field review of the site on June 5, 2023.

It is noted that the property to be developed is entirely or partially within the floodplain of the Pefferlaw River. The EIS, nor the peer review will discuss any requirements associated with development within a floodplain.

In general, the property being reviewed was previously disturbed due to its use as a fish farm and therefore much of the habitat on site is anthropogenic in nature. Regardless, there is some habitat value within the property that is discussed in the report. The most significant feature is the Pefferlaw River, and the 'ribbon of life' associated with it.

The study area for the EIS is usually defined as the property plus 120 m, which could get extended if there are significant features that may be further but could be affected by the project works. A summary on potential impacts to adjacent lands was considered as part of this scoped EIS.

In Section 3.4 limited mention of wildlife species observations on-site were recorded. It is typical to have a table with species observed. Outside of a brief mention of frogs and turtles there was no mention of other observations. In the context of this report (setting and proposed development) it is not likely that this additional information would change the perspective of the reviewer.

Species at risk (SAR) are discussed in the report and potential species that may be found are detailed in the appendices. It was determined that there would be limited function of the property for SAR and where functions could occur no disturbance was associated with these areas.

It is understood that the Pefferlaw River adjacent to the property is considered a warm water system. As no works will be within 30 m and mitigation measures will be in place it is agreed that there will be no impacts to fish habitat. The addition of a riparian edge with plantings is applauded.

In general, Egis is in agreement with the assessments of the EIS. It is unlikely that any woodlands would be considered significant, fish and significant wildlife habitat is unlikely to be disturbed by the erection of a single-family dwelling with septic and the valley lands are not likely to be impacted significantly by the proposed. It is understood by Egis that there is an existing laneway into the location where the dwelling will be constructed. No discussion on upgrades to this access were included in the EIS. It is therefore assumed that the access will remain generally the same with small improvements such as pruning or the addition of gravel typical with roadway maintenance, however that generally the width and condition of the laneway will be maintained.

1.3 Closing

The EIS for the proposed development appears to address the potential concerns/requirements as defined by the various documents/legislations governing development. Based on the information that is available and an understanding of the location, the reviewer would agree that the proposed will have limited impacts and any impacts can be mitigated. It is good to see improvements to try and obtain a net gain with any development. It is expected that this development will be able to proceed as depicted.

1.4 Summary of Comments/Recommendations

Comments have been made above. To summarize:

- Confirm that the existing laneway will remain generally as is and that no significant changes are anticipated.

1.5 Limitations

This letter was produced for the exclusive use of the Town of Georgina and is intended to provide peer review guidance regarding the proposal for development for 252 Pefferlaw Road, Georgina, Ontario. It involved the review of an EIS prepared by RES. The Report was reviewed by Egis; however, no field verification of any information was conducted.

Any use which a third party makes of this review, or any reliance on decisions made based on it, without a reliance letter are the responsibility of such third parties. Egis accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this review.

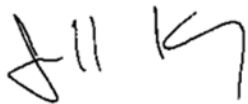
In evaluating the scoped EIS, Egis has relied in good faith on information provided by individuals as noted in the report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in the report as a result of omissions, misinterpretation or fraudulent acts.

The findings, conclusions and/or recommendations of this letter are only valid as of the date of this letter. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, Egis should be requested to re-evaluate the conclusions presented in this letter, and provide amendments, if required.

2.0 CLOSURE

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Prepared by:



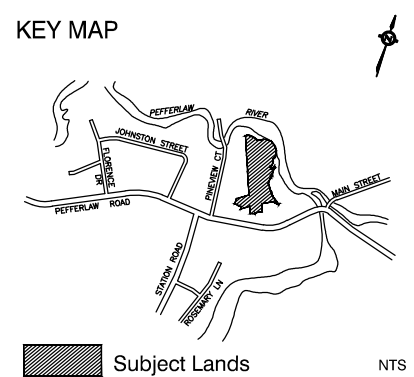
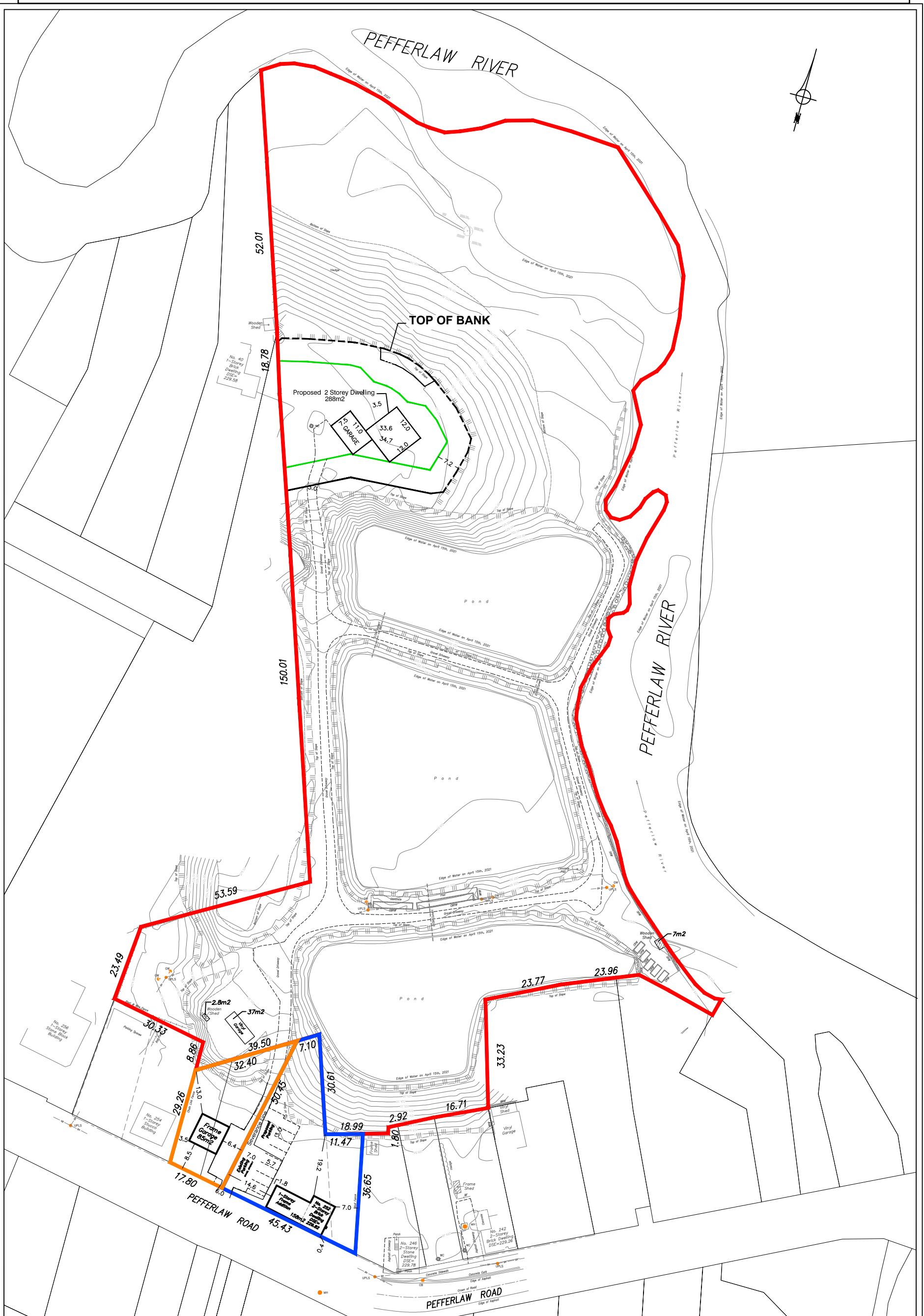
Jeff King, B.Sc.
Vice President, Environmental, North America
T: 613-229-2882

Reviewed by:



Christian Lyon
Practice Area Lead, Natural Sciences, North America
T: 613-714-4672

CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT



- Beneficial Land - 32,780m²
- Subject Land - 850m²
- Retained Land - 1,490m²
- Proposed Limit of Development

Attachment 3
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CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT		
TREVOR COMEAU 252 PEPPERLAW ROAD		
PART OF LOTS 22 & 23 CONCESSION 5 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
SCALE: 		
Scale: Aug 3, 2023	Approved By: MRES	Drawn By: VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		Drawing Number: 1273-00