



15 Falcon Street.
Toronto, ON M4S 2P4
416-485-5103
rkindersley@georgianbay.ca

www.georgianbay.ca

September 11, 2020

Township of Georgian Bay (TGB)
99 Lone Pine Road, Port Severn
Ontario L0K 1S0

Dear Mayor Koetsier and Members of Council,

We are writing with regard to two matters currently on the Planning Council's agenda for Sept 14.

**Re: ZONING BY-LAW AMENDMENT APPLICATION ZBL-18/32 (the application)
Moreau Property 818 Island 820 Georgian Bay**

It has come to our attention that the Planning Council is being asked to consider accepting the Development Services Report, and approving this application.

We are concerned about this application because it appears to be an attempt to develop a small, badly located lot on sensitive habitat, including wetlands, fronted by very shallow water, almost entirely composed of important fish habitat. **Both** the development of such land **and** allowing an overlong dock to access this site, would create precedents for development and water access in Georgian Bay that we view as unacceptable, since there are other similar undeveloped lots in TGB.

We are also advised that the owners' response to the peer review studies that are strongly critical of the application have only been made available to local interests opposing this development on August 31, and it would therefore be appropriate to allow more time for careful consideration of the potential environmental impacts.

However, an even more cogent reason for delaying this decision is that TGB is currently reviewing an amendment to the Official Plan to address whether or not to permit water access/docks for vacant lots, where the shoreline is zoned Type FHI and/or EP habitat. It would therefore be inappropriate to consider this application before that OP amendment decision is made.

Accordingly, please could you consider holding this matter over to your October council meeting to allow sufficient time for receipt of public comment and input on the above new information, and to properly consider all the implications.

**Re: NOTICE of an AMENDMENT to a COMMERCIAL SITE PLAN AGREEMENT
Brandy's Cove Yachting Centre Inc. File no. S20-06 (the amendment)**

It has also come to our attention that Planning Council is being asked to consider approving this amendment.

The reason that GBA is concerned is the potential for a severe negative impact on water quality in Severn Sound should the proposed sewage system on this site prove to be inadequate. We have reviewed the peer reviews and other documentation that is also included in your Agenda package.

We have some fundamental concerns about this development, as follows:

- We understand that this marina is the only one on the north and east shores of Georgian Bay (i.e. in the biosphere/archipelago area) that has been permitted to be located on a small island;
- The number of docking slips seems to exceed the maximum number permitted; and
- It appears that the island has been artificially expanded by the owner by diverting material to be used in dock construction to infill.

The existence of this marina and the way it has developed to date creates, in our opinion, an unfortunate precedent that we would ask Council to treat as a one-off situation that will not pave the way for any similar future developments.

The safe treatment of the effluent has to date addressed the most concerning environmental aspect of this marina. Accordingly, compounding the poor precedent set out above by allowing what appears to be an unsafe, inadequate sewage system to be applied is something that requires extremely careful consideration by Council.

We understand that there are a number of outstanding matters on this proposed amendment regarding: the processing of the application; the peer reviews; and the actions of the engineers involved, but in particular a response from MECP on the Burnside peer review. Given that these matters address the key water quality environmental concerns, and given the serious consequences of proceeding with an inadequate sewage system, we would ask that you also please consider holding this matter over to your October council meeting (or later) to allow sufficient time for resolution of these outstanding matters, public comment and input on the above new information, and to properly consider all the implications.

We thank you for your consideration and look forward to hearing from you.

Yours sincerely,



**Rupert Kindersley
Executive Director**