

Planning Report Caframo Expansion

Proposed Niagara Escarpment Plan Amendment
&
Township of Georgian Bluffs Zoning By-law Amendment

Part Lot 3, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs
County of Grey

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1. PROPOSAL

1.1 Caframo Expansion

Caframo Limited (Caframo) has been designing and producing fans, heaters and similar products on their Georgian Bluffs property since 1956. The site is shown on Figure 1 to this Planning Report.

This light industrial, locally-owned company has experienced success in expanding their innovative product line over the last several years, resulting in a modest growth in the business during this time. Today, Caframo employs 80 people on this site.

The owner wishes to continue to grow the business, and is confident that Caframo's current sales could grow fourfold and have the workforce increase to 125 employees. A second and possibly third work shift would be added and the existing floor space would double over time.

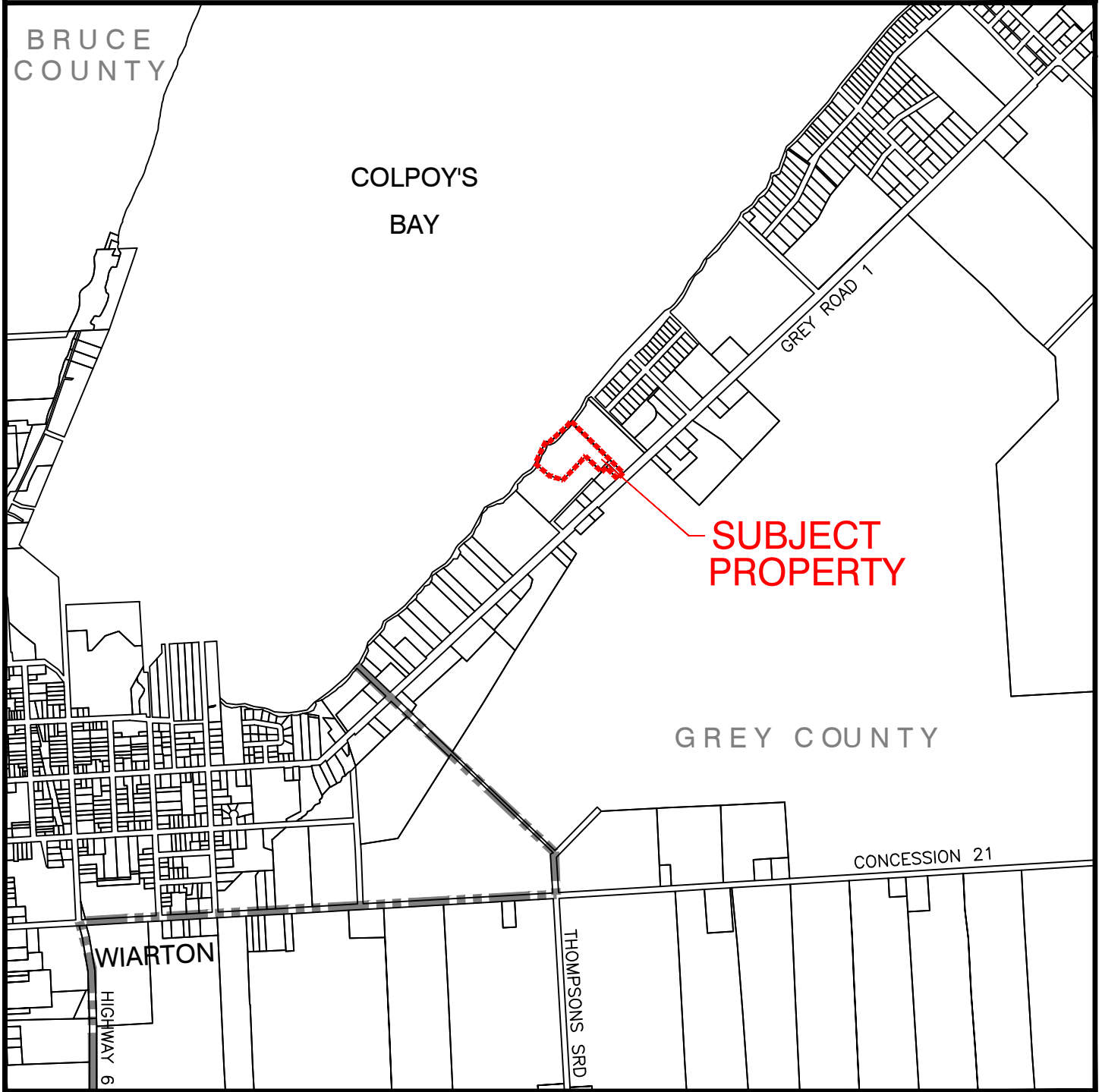
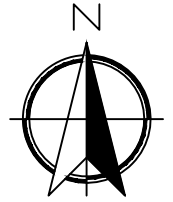
Currently, three buildings exist on the property, as shown on the attached Overall Site Plan – Existing Conditions contained in Appendix A to this Planning Report. The buildings collectively comprise 2,574.6 square metres of floor area, and are used for assembly, administration / office space, research and development, and component and finished goods storage. The manufacturing component of Caframo's operation involves hand assembly of the parts. The parts are manufactured elsewhere and shipped to the site. Caframo uses no water and produces no effluent in its day-to-day operations, save for washroom purposes.

The proposed building expansions are illustrated on the Overall Site Plan – Proposed Conditions provided in Appendix B to this Planning Report. The additions involve a two-storey expansion of the existing two-storey office building, a one-storey expansion of an existing single-storey warehouse, and the construction of a second storey on the existing testing facility building. The upgrades and new construction will result in 2,235.1 square meters of floor area being added to the facility, bringing the total floor area to 4,809.7 square meters.

This development would occur in phases, in keeping with the growth of the business. The parking area will be expanded to accommodate a total of 81 vehicles, and a new sewage treatment system will be installed with capacity to handle the proposed increase in employees.

The subject lands fall within the planning jurisdiction of the Niagara Escarpment Plan, the County of Grey Official Plan and the Township of Georgian Bluffs Zoning By-law. Amendments to the Niagara Escarpment Plan and the Township's Zoning By-law are

Figure 1: Location Map



Caframo Limited
Part Lot 3, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

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required for the expansion to occur. In this regard, applications have been filed with the Niagara Escarpment Commission (NEC) and the Township.

1.2 Purpose of this Planning Report

This Planning Report is intended to evaluate the submitted applications within the context of Provincial, County and local policy, and ultimately to demonstrate the merit of the proposed development.

2. BACKGROUND

2.1 Subject Property

The subject property is located along the south shore of Colpoy's Bay (Georgian Bay), approximately 1.5 kilometres east of Wiarton, as shown on Figure 1.

The site comprises 3.5 hectares of land and fronts onto Grey Road No1. Situated on the property are three buildings and parking for approximately 66 vehicles, as shown on the Site Plan provided in Appendix A.

The remainder of the site is in a natural state, covered in mid-maturity aged mixed conifers - mostly White Cedar, White Ash and Poplars.

The site's driveway is located partially on the vacant property to the east. Caframo will likely relocate the driveway to correct this encroachment. Permission from the County of Grey Transportation Services will be required since the relocation involves the shifting of the actual County Road entrance. Approval from the NEC, however, is not needed; nevertheless, the impact of the driveway relocation will be addressed in this Report.

The property is connected to the Wiarton municipal water supply and is serviced with a private septic system. Plans for a new, enlarged septic system have recently been approved by the Grey Sauble Conservation Authority (GSCA) and the Township of Georgian Bluffs, and the septic construction will commence in the spring of 2015. Out of courtesy, the NEC has also been kept apprised of the plans for the new septic system.

2.2 History of the Property

In 1901, the Colonial Portland Cement Company began extensive construction on the subject property, which included the main rotary building, the powerhouse, the boiler house, the coal grinding building and the dry grinder. The company also constructed a rail line between Wiarton and the site.

By 1907, the business had officially begun operations, manufacturing cement using stone from nearby White Could Island and marl found along the shores of the bay. The factory operated under the name Wiarton Cement Works.

Despite the tremendous size of the operation, the Colonial Portland Cement Company suffered financially, within an industry of excess production, falling prices and huge amalgamations. The company was forced to fold at the beginning of 1909.

The cement factory re-emerged later that year under the name Crown Portland Cement Company. Within a few months, the site had undergone extensive upgrades to improve efficiency, reduce costs and ultimately compete with other cement firms.

Improvements included the construction of the world's largest conveyor belt, used to deliver stone taken by barge from White Cloud Island.

Figure 2: Cement Factory (circa 1907)

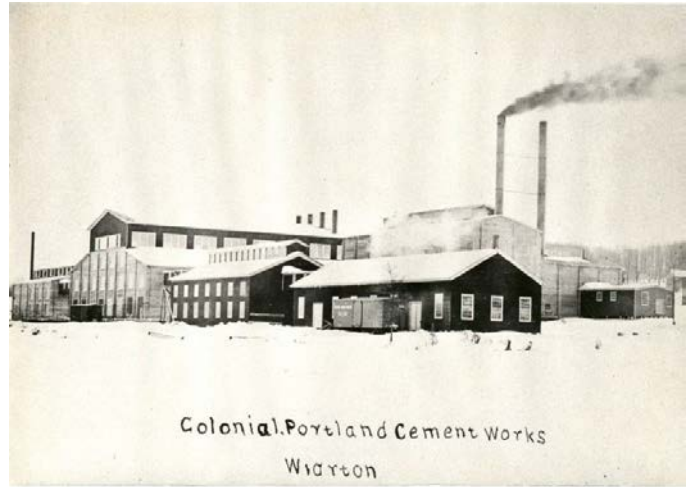
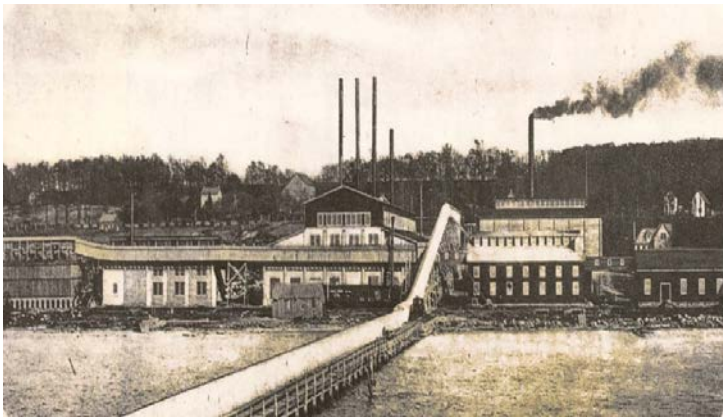


Figure 3: Cement Factory (circa 1912)



Notwithstanding these efforts to remain competitive in the cement business, the Crown Portland Cement Company fell into receivership in August, 1912.

Within the next few years, all of the machinery on the property was sold and the site was taken over by a trust company. No activity occurred on the lands for over 40 years.

In 1954, Hans Heidolph purchased the property, which was by that time in extremely poor condition. The massive, concrete walls of the former cement factory, however, had survived the years of neglect and exposure to the elements, and were incorporated into the design of the new industrial operation.

Following extensive changes to the property, Mr. Heidolph's business of designing and manufacturing heaters, fans and similar goods was operating by 1956 under the name Caframo. (The name was derived from Canadian Fractional Motors.)

By 1964, the manufacturing building was expanded to provide for more manufacturing and office space.

In 1996, Mr. Heidolph sold the business to Tony Solecki, the current owner; and, in 2009, Mr. Solecki purchased the property in the name of Solkima Limited. A Phase II Environmental Site Assessment was completed in 2009 and resulted in considerable site remediation. A total of 4,623 tonnes of impacted soil was removed from the property and properly disposed.

Despite these efforts and the exorbitant cost, the soil classification was only brought to an “Industrial” rating under the Ministry of the Environment Table 3 standards.

The site today has considerably less building coverage than in previous years, and significantly more tree coverage, as shown on Figure 5.

Figure 4: Caframo (circa 1964)

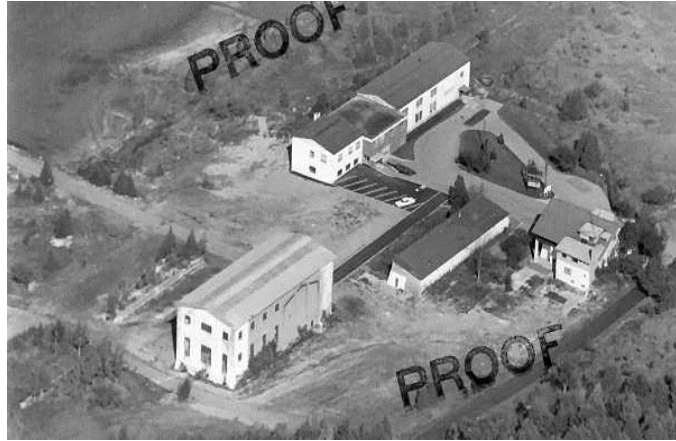


Figure 5: Caframo 2014



It is important to note that the proposed building additions will occur almost entirely within the footprints of the previously demolished structures and above one of the existing single-storey buildings.

For a more elaborate understanding of the history of the property please read the document prepared by Caframo staff entitled “Caframo Property: History of the Site and Proposed Expansion”.

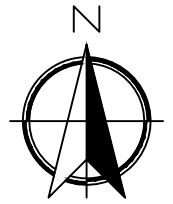
2.3 Adjacent Lands

The lands within the immediate vicinity of the Caframo property are used as follows:

North:	Colpoy’s Bay (Georgian Bay)
West:	Detached residential
South:	Detached residential and Wiaraton/Keppel Airport
East:	Vacant

Within a broader context, the majority of the lands located along the shoreline are used for residential purposes, with a mixture of seasonal and year-round occupancy. The settlement area of Wiaraton is situated approximately 1.5 kilometres to the west. The aerial photograph in Figure 6 illustrates the use of land within close proximity of the site.

Figure 6: Aerial Photograph
County of Grey GIS, 2010



Caframo Limited
Part Lot 3, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

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3. PRECONSULTATION REQUIREMENTS / BACKGROUND STUDIES

Prior to the submission of the applications to the Niagara Escarpment Commission and the Township of Georgian Bluffs, a series of onsite meetings was conducted with NEC staff, the Township Planner and Public Works Manager, Grey Sauble Conservation Authority representatives and the Environmental Officer of Saugeen Ojibway Nations. Preconsultation discussions were also conducted via telephone with the County of Grey Planning and Development Department.

Based on their site visit, discussions with the Ministry of Natural Resources and Forestry (MNR) and the fact that the development is proposed to generally fall within the already disturbed portions of the site, the NEC advised in an e-mail dated November 6, 2014 (see Appendix C) that the following studies and drawings would be required as part of the Niagara Escarpment Plan Amendment application:

- planning justification report;
- tree/vegetation inventory / preservation study;
- servicing study;
- stormwater management report and grading plan;
- scoped archaeological study; and,
- site plans, plans showing site pre and post development, elevations and landscaping plans.

In keeping with the NEC's request, the following has been prepared and submitted in conjunction with the Niagara Escarpment Plan Amendment and Township Zoning By-law Amendment applications:

- This Planning Report provides a detailed evaluation of the proposed development and justification of the proposed amendments.
- Caframo has prepared a document entitled "Caframo Property: History of the Site and Proposed Expansion" which provides additional historical of the site.
- Aquatic and Wildlife Services conducted a Tree Inventory / Preservation Plan in accordance with the NEC-approved Terms of Reference. This study focused on

the areas of the property to be impacted by the building expansion, driveway relocation, parking area enlargement and the new septic system installation. The study identified the species type and number of trees to be removed and concluded that no negative impacts to the remaining adjacent trees or tree cover would result from the vegetation removal within the site alteration areas. Of note, no mature Butternut trees would be affected.

- GM BluePlan prepared a Sewage System Design Brief in support of the recent application to the Township of Georgian Bluffs for a new septic system and the associated GSCA Development Permit application. The respective applications have been approved, and the new system will be installed in the spring of 2015. Given that the property is already serviced with municipal water from the Wiarton system, the NEC has indicated that this septic report would fulfill the submission requirements for a servicing study.
- GM BluePLAN has also prepared a detailed Stormwater Management Report which focuses primarily on water quality. Given the proximity of the property to Colpoy's Bay, the handling of stormwater from a water quantity perspective is not a concern.
- To initiate the archaeological review of the site, an onsite meeting was held involving the Environmental Office of Saugeen Ojibway Nation (SON). Following the meeting, SON conferred with its Archeologist and subsequently advised in an e-mail dated December 8, 2014 that no further archaeological investigations would be required. NEC staff further requested that the SON e-mail be substantiated with a formal letter from the Archeologist; and, in this regard, Dr. William Fitzgerald, on behalf of SON and at the expense of Caframo, prepared a letter dated January 9, 2015 explaining that the proposed development would be located within the area of the property that was disturbed in the early 1900's and therefore there are no archaeological concerns.
- GM BluePlan has also prepared the following:
 - Overall Site Plan – Existing Conditions (Dwg. SP1);
 - Overall Site Plan - Proposed Conditions (Dwg. SP2);
 - Proposed Servicing Plan (Dwg. SP3);
 - Proposed Grading Plan (Dwg. SP4);
 - Tree Retention Plan (Dwg. SP5);
 - Notes, Details, and Driveway Relocation Details (Dwg.6);
 - Proposed Sewage System (Dwg. 2);
 - Notes and Details (Dwg 3);

- A Topographical Survey on the site has been completed by Ivan Dinsmore Limited, Ontario Land Surveyors.

Copies of the above-noted reports and drawings have been filed in conjunction with this Planning Report and the respective applications to the NEC and Township in both paper and electronic format.

4. POLICY EVALUATION

4.1 County of Grey Official Plan

4.1.1 Land Use Designation

Schedule A (Land Use) of the County of Grey Official Plan designates the majority of the subject property as 'Escarpment Recreation Area', as shown on Figure 7 to this Planning Report. The portion of the site located along the County Road is outside of the County of Grey Official Plan jurisdiction and is simply shown on Schedule A as 'Niagara Escarpment Plan Area' for reference purposes.

The 'Escarpment Recreation Area' policies of the County Official Plan state:







2.5.2 Escarpment Recreation Area

The following policies apply to those areas identified as Escarpment Recreation Areas on Schedule A of the Official Plan.

1. Escarpment Recreation Area designation as shown on Schedule A of this Plan applies to the Escarpment Recreation Areas of the Niagara Escarpment Plan.
2. Local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan.
3. For the purposes of Paragraph (2) above, the approved Town of The Blue Mountains Official Plan and Official Plan for the Castle Glen Resort Community are recognized within the Niagara Escarpment Plan.
4. The importance of the Four Seasons Recreational Resort Areas to the tourism sector of Ontario's economy, Grey County and the Town of The Blue Mountains is recognized.
5. For the purposes of Paragraph (2) above, Section 4.9 Recreation Area of the approved Official Plan for the Municipality of Grey Highlands shall apply to the Escarpment Recreation Area of the Niagara Escarpment Plan within the boundaries of the Municipality of Grey Highlands.
6. The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.

Figure 7: County of Grey Official Plan
Schedule A (Land Use)



- | | |
|---|---|
|  Rural |  Niagara Escarpment Plan Boundary |
|  Hazard Lands |  Niagara Escarpment Development Control Area |
|  Provincially Significant Wetlands |  Escarpment Recreation Area |



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Comment: Despite the above-noted policies which instruct the lower tier municipalities to provide more specific direction in their local Official Plans with regard to the 'Escarpment Recreation Area' lands, the Official Plan for Georgian Bluffs covers only the designated settlement areas of the Township and does not apply to the subject lands or this general area of the Municipality.

The policies of Section 2.5.2 noted above are general in nature and make no attempt to provide specific policies for development within the 'Escarpment Recreation Area' designation. During the presubmission discussions, the County Planning Department advised that the proposed development would not warrant an amendment to the County Official Plan.

4.1.2 Natural Heritage Features

The County of Grey Official Plan also includes policies that are intended to protect the various natural heritage features. In this regard, the subject lands are not located within or adjacent to any of the natural heritage areas that have been mapped and incorporated into the County's Official Plan schedules and appendices.

During the preconsultation discussions with the various agencies, MNRF advised the NEC directly that the MNRF mapping for Species at Risk did not identify the subject property as an area of concern. MNRF did state, however, that there is the possibility that Eastern Massasauga Rattlesnakes may exist in the area, but did not require further study on this matter because the development is occurring within already-disturbed areas. Furthermore, MNRF stated that Butternut trees may possibly be present on site, but added that the Tree Inventory / Preservation Plan would sufficiently address this potential concern.

The Tree Inventory / Preservation Plan was conducted, and it concluded that no mature Butternut trees exist on the site.

With regard to fish habitat, certain water quality measures will be implemented to the satisfaction of the GSCA in order to mitigate any potential impact on Colpoy's Bay. Those measures are detailed in the Stormwater Management Report prepared by GM BluePlan.

4.1.3 County Roads

The Grey County Official Plan also provides policies pertaining specifically to development on lots fronting along County Roads. Of particular importance is the policy contained in Section 5.2.2 which reads:

- i) Where a development application or site plan is likely to generate significant traffic volumes, the County will require the submission of a Traffic Impact Study. This Study will assess the impact of the application on the County Road system, adjacent access points and Local Roads, and recommend improvements if required.

Comment: Notwithstanding Caframo's plans to increase productivity, the number of trucks frequenting the site would increase only slightly, at most. At present, the trucks delivering products and hauling the finished goods from the property are partially empty. Therefore, an increase in production within the Caframo plant would simply result in a more efficient use of the trucks rather than an increase in traffic. It should also be noted that the amount of peak traffic activity associated with the employee vehicles would increase only marginally because the additional jobs created through this expansion will be added primarily through a second work shift.

The reconfiguration of the existing entrance/driveway is not directly associated with the proposed factory expansion. It could occur regardless of the outcome or timing of the submitted applications to the NEC and the Township. The entrance realignment will, however, require a permit from Grey County Transportation Services; and, in this regard, please be advised that Transportation Services has provided a preliminary comment indicating that moving the driveway entirely onto the Caframo property should not likely be a concern.

4.1.4 Official Plan Conformity Summary

Based on the foregoing review, it is evident that the proposed development would conform with the County of Grey Official Plan.

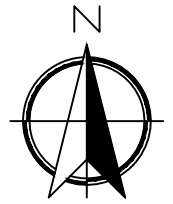
4.2 Niagara Escarpment Plan







4.2.1 Land Use Designation

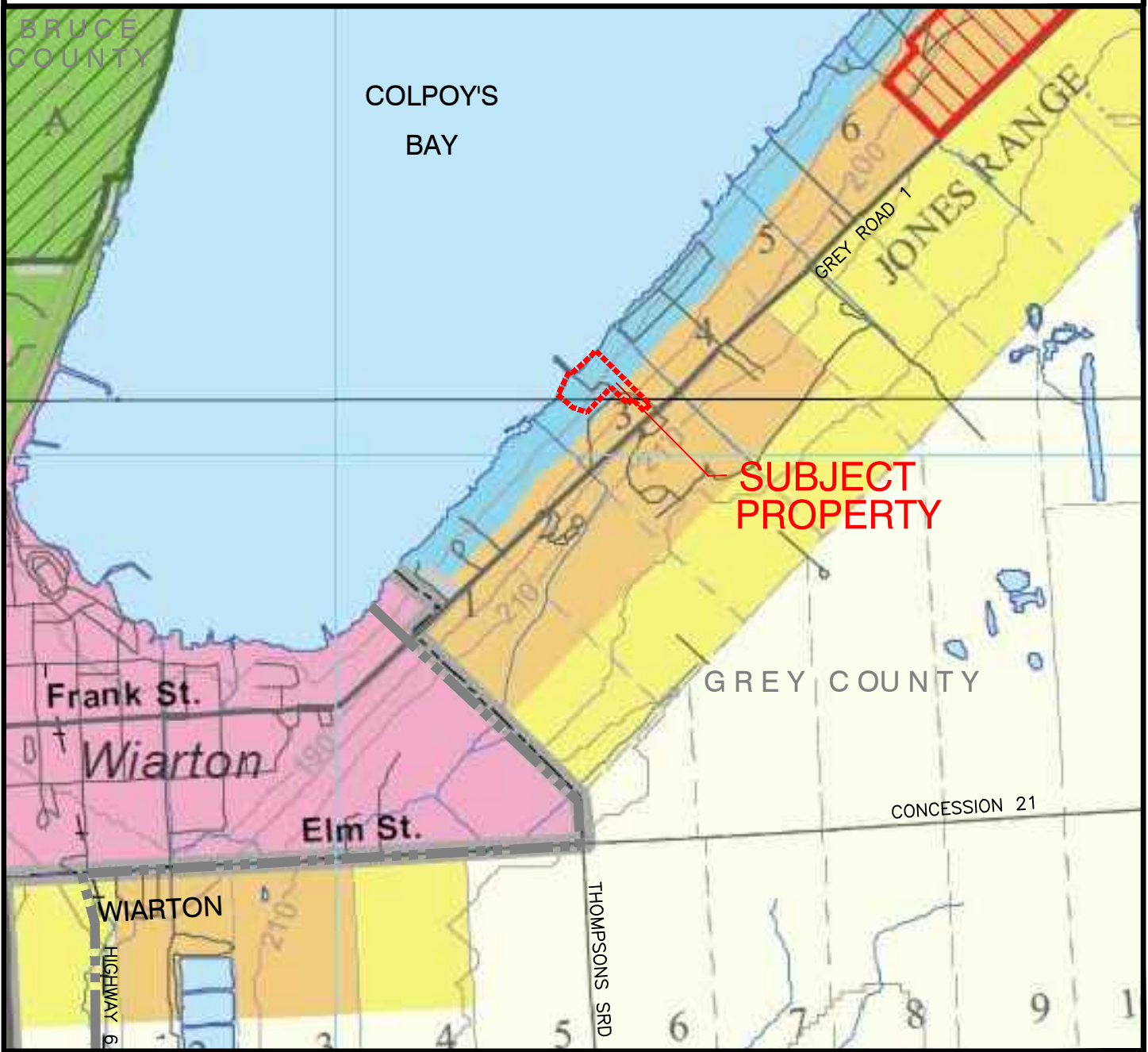
Map 7 to the Niagara Escarpment Plan designates the majority of the subject lands, including the area subject to development, as 'Escarpment Recreation Area', as shown on Figure 8 to this Planning Report.

The portion of the site located adjacent to the County Road is designated 'Escarpment Protection Area'. No development is proposed within the 'Escarpment Protection Area', except for the relocation of the existing entrance and a portion of the driveway, and therefore an evaluation of the 'Escarpment Protection Area' policies is not required.

Figure 8: Niagara Escarpment Plan Map 7



- | | |
|--|--|
|  Escarpment Natural Area |  Escarpment Recreation Area |
|  Escarpment Protection Area |  Urban Area |
|  Escarpment Rural Area |  Minor Urban Centre |



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4.2.2 Permitted Uses

With regard to the 'Escarpment Recreational Area' lands, Section 1.8 of the Niagara Escarpment Plan identifies the following permitted uses:

Permitted Uses

Subject to Part 2, Development Criteria, and the requirements of official plans, and/or secondary plans and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, the following uses may be permitted.

1. Existing uses.
2. In ski centres, accessory buildings, structures and facilities (e.g. snow-making pond), signs, and the site modifications required to accommodate them and incidental uses (e.g. golf courses, tennis courts) and the site modifications required to accommodate them provided that any adverse effect on the environment is minimal.
3. In ski centres, facilities such as ski runs, ski lifts, snowmobile trails, slide rides, toboggan runs, ski chalets and commercial development such as lodges, retail stores and service establishments associated with the centre.
4. In lakeshore cottage areas, dwellings, facilities such as marinas, and commercial developments such as lodges, retail stores and service establishments accessory to the cottage recreational development.
5. In the Craigleith-Camperdown and the Castle Glen Recreation Areas, uses as provided for in the Craigleith-Camperdown and the Castle Glen Secondary Plans (in the Town of The Blue Mountains).
6. Uses permitted in Park and Open Space Master/Management Plans which are not in conflict with the Niagara Escarpment Plan.
7. The Bruce Trail corridor including the pedestrian footpath and, where necessary, bridges, boardwalks and other trail-related constructions and unserviced Overnight Rest Areas and Access Points for Bruce Trail users.
8. Nature preserves owned and managed by an approved conservation organization.
9. Signs and billboards, subject to Part 2.2.11.

10. Notwithstanding the permitted uses and Development Objective 1 of this section, two new golf course holes may be permitted, subject to the Development Criteria of the Niagara Escarpment Plan, on the Escarpment slope in the plateau at the top of the former ski trails, in conjunction with the removal of the mound and rehabilitation of the associated excavated pit and disturbed areas, on lands described as the mid-part of Lot 8, Concession 5, Municipality of Grey Highlands (formerly Euphrasia Township), Grey County, on Map 6 of the Niagara Escarpment Plan, as shown on Schedule A to Amendment No. 145.

Notwithstanding the permitted uses and Development Objective 1 of this section, the range portion of a driving range may be permitted immediately west of the existing Talisman base lodge (Alpenhof) on lands described as lower mid-part of Lot 7, Concession 5, Municipality of Grey Highlands (formerly Euphrasia Township), Grey County, on Map 6 of the Niagara Escarpment Plan, as shown on Schedule A to Amendment No. 145.

11. Agricultural operations.
12. Agricultural purposes only lot (see definition and policies for APO lots).
13. Accessory buildings, structures and facilities (e.g., garage or farm pond), signs and the site modifications required to accommodate them.
14. Incidental uses (e.g., swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal.

Comment: The existing light manufacturing operation would fall under the above-stated “existing uses” category.

4.2.3 Existing Uses

Section 2.3 Existing Uses applies to the proposed development. It reads as follows (edited for relevancy):

The objective is generally not to disrupt existing uses.

1. An existing use, building or structure may expand or change in use, or be replaced when it can be sufficiently demonstrated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

2. Where an existing use has a substantial ecological or visual impact, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of the Niagara Escarpment Plan (e.g. erect a fence around a wrecking yard or install manure storage facilities).
3. An existing use, building or structure may be rebuilt in the same location, of the same exterior size and use without a Niagara Escarpment Development Permit provided provincial and municipal requirements and the provisions of Ontario Regulation 828/90 as amended, are met and in the case of hazard lands, approval is required from the Conservation Authority.
4. An expansion or enlargement shall be minor in proportion to the size and scale of the building or use at the time it became a legally existing use as defined by the Plan, and shall not result in an intensification of the use.
5. An existing use may change to a similar use or more compatible use provided it can be sufficiently demonstrated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

Comment: The proposed expansion is not minor, as confirmed by NEC staff, and therefore an amendment to the Niagara Escarpment Plan is required.

4.2.4 Amendments to the Niagara Escarpment Plan

Section 1.2.1 of the Niagara Escarpment Plan provides the following policies in regard to amendments:

1.2.1 Plan Amendments

Changes in policy or land use designation require an amendment to the text and/or Appendices and Maps of this Plan. The process is outlined in sections 6.1, 7, 8 and 10 of the Niagara Escarpment Planning and Development Act.

The following provisions apply to applications to amend the Niagara Escarpment Plan:

- Planning policies and land use designations may be changed as long as the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan are met. The purpose statement and objectives in the Introduction of the Plan shall not be changed outside of the context of a full review of the Plan.

- Sections 6.1(2.1) and 10(6) of the Niagara Escarpment Planning and Development Act require that amendments to the Niagara Escarpment Plan be justified. The justification for a proposed amendment to the Niagara Escarpment Plan means the rationale for the amendment, and includes reasons, arguments or evidence in support of the change to the Plan proposed through the amendment.
- It must be demonstrated that the proposed amendment and the expected impacts resulting from the proposed amendment do not adversely affect the purpose and objectives of the Niagara Escarpment Planning and Development Act. The proposed amendment must be consistent with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan and shall be consistent with other relevant Provincial policies

Comment: An evaluation of the requested Niagara Escarpment Plan Amendment within the context of the Niagara Escarpment Planning and Development Act is provided in Section 4.3 of this Planning Report.

4.2.5 General Development Criteria

Section 2 *Development Criteria* of the Niagara Escarpment Plan provides the following policies (edited for relevancy):

2.2 General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

1. Permitted uses may be allowed provided that:
 - a) The long term capacity of the site can support the use without a substantial negative impact on Escarpment environmental features such as contours, water quality, water quantity, natural vegetation, soil, wildlife, population, visual attractiveness and cultural heritage features.
 - b) The cumulative impact of development will not have serious detrimental effects on the Escarpment environment (e.g. water quality, vegetation, soil, wildlife, and landscape).
 - c) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding.

- d) Development meets applicable federal, provincial and municipal requirements including health and servicing requirements.
- e) Notwithstanding the provisions of subsections a), b), c) and d) above, a property listed as a nature preserve in Appendix 4 of this Plan, acquired by an approved conservation organization shall not be used as a building lot or for any other purpose inconsistent with the maintenance and protection of the natural features and values for which the nature preserve was established.
- f) Notwithstanding the provisions of sub-sections a), b), c) and d) above, a property listed as an APO lot in Appendix 5 of this Plan, when associated with a farm consolidation, shall not be used as a residential building lot, or for any other purpose inconsistent with an agricultural use. Permitted agricultural development on such lots shall be limited to existing uses, uses that are accessory to or incidental to agriculture as defined by this Plan, but excluding wineries, greenhouse operations, equestrian centres, mushroom farms and commercial, industrial, institutional, warehousing, office, manufacturing and similar uses which may serve or be related to agriculture.

Comment: With regard to these policies, please consider the following:

- The proposed development should cause no additional impact on the Escarpment's environmental features because the subject property has been used for industrial purposes for over a century, with the previous industrial use (i.e. cement factory) being considerably larger in its operation and less friendly to the natural environment.
- The visual impact of the proposed additions should be negligible. Given the amount of tree cover around the sides and frontage of the property, the buildings on the site will continue to be virtually hidden from the neighbours' properties and public view along the County Road. The existing buildings can be seen from the opposite side of the Bay, and from the bay itself if boating; however, the existing buildings aren't unattractive, and the expansions – of which not all will be visible from that perspective – should not have a negative impact on the visual attractiveness of the site. To demonstrate this point, contained in Appendix D to this Planning Report is a photograph, taken from the north, showing the existing buildings with the additions superimposed in a three-dimensional perspective.

- No cumulative impact should result from this development. Even after the additions have occurred, the amount of industrial floor space will be less than what existed on this property in the past, and the industrial activity will be considerably less intensive. Although Caframo is an industrial operation, the business is dry, quiet and creates very little impact on the natural environment. Constructing additional floor area almost entirely within the footprints of the ruins of the previous buildings that existed on the site should have no impact on water quality, vegetation, soil, wildlife, landscape or any other aspects of the Escarpment's environment.
- The site is not considered hazardous to life or property due to unstable soil or possible flooding.
- All requirements of the various levels of government with regard to health and service requirements will be met. As stated previously, a new septic system has recently been approved by the Township and the GSCA, and the system will be installed in the spring of 2015.
- The subject lands are not listed as a nature reserve in Appendix 4 of the Plan or as an APO in Appendix 5.

2. Where a lot is located in more than one designation, development shall be located on that portion of the lot located in the least restrictive designation, except where it is evident that the impact of development on the Escarpment environment would be reduced by locating the development on a portion of the lot located in a more restrictive designation.

Comment: The subject property does have a split designation, as illustrated in Figure 7. The development will occur within the least restrictive 'Escarpment Recreation Area'.

3. Private sewage systems and water supplies associated with permitted uses require, where specified by statute, the approval of the Ministry of Environment and Climate Change or its agent, the local Medical Officer of Health, or the authority having jurisdiction in these matters.

Comment: The subject property is already serviced with municipal water from the Wiarton system. The existing septic system will be replaced in the spring of 2015, and approvals in this regard have already been granted by the Township and the GSCA.

4. Any development permitted should be designed and located in such a manner as to preserve the natural, visual and cultural characteristics of the area.

Comment: The proposed development will occur within areas of the property that have been previously disturbed during the site's 100-plus years of industrial activity. The remaining undeveloped lands will remain forested. As a result, the new development should have no impact on the natural, visual and cultural characteristics of the area.

8. Development permitted should be designed and located in such a manner as to provide for or protect access to the Niagara Escarpment including the Bruce Trail Corridor.

Comment: The subject lands are not located adjacent to the Escarpment or in close proximity to the Bruce Trail. Access to these features is therefore not relevant in this case.

2.6 New Development Affecting Water Resources

The objective is to ensure that new development affecting streams, watercourses, lakes, wetlands, and groundwater systems will have minimum individual and cumulative effect on water quality and quantity, and on the Escarpment environment.

Water Quality

1. Changes to the natural drainage should be avoided.

Comment: Any changes to the drainage of the site will be made to improve the quality of the water flowing into Georgian Bay.

2. No sewage system should be allowed closer than 30 metres (approximately 100 feet) from:

- a) The high water mark of any lake;
- b) The top of a stream bank or ravine; or
- c) The edge of any wetland.

Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the Ministry of Environment and Climate Change or its designated agent.

Comment: A new septic system designed by GM BluePlan has already been approved by the Township and the GSCA. The system will be installed in the spring of 2015.

3. A setback for other development will be established from each side of a stream, river bed, lakeshore or wetland necessary to maintain existing water quality. The width of this buffer shall be determined by the implementing authority in consultation with the Ministry of Environment and Climate Change, Conservation Authority and the Ministry of Natural Resources and Forestry, which shall consider:

- a) Soil type;
- b) Types and amounts of vegetation cover;
- c) Slope of the land; and
- d) Fish and wildlife.

Comment: The new buildings have been designed in accordance with the GSCA's recommended setback from Georgian Bay. A portion of the property is situated within the GSCA's Regulated Area and therefore a Development Permit will be required before site alteration and development occurs within that particular area.

4. No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the implementing authority, such action would adversely affect surface and/or groundwater resources.

Comment: The Stormwater Management Plan prepared by GM BluePlan is subject to the approval of the Township and the GSCA.

5. The cutting of trees within the setback is regulated by Parts 2.7 and 2.9, Development Criteria.

Comment: The trees to be removed from the site as required to facilitate the construction of the building additions, septic system and parking area, and the relocation of a portion of the driveway, are identified in the Tree Inventory / Preservation Plan prepared by Aquatic and Wildlife Services. This report will be reviewed by the NEC, GSCA and the Township.

6. Where in the opinion of the implementing authority a potential ground or surface water pollution problem exists, the applicant shall detail through appropriate studies, the detrimental effects and how they will be minimized.

Comment: Caframo is a dry, clean, light industry that does not involve the use of water or effluent treatment except as required for the employee washrooms. The septic system will be replaced in the spring of 2015. As such, there should not be any threat of ground or surface water pollution resulting from the existing industry or its expansion.

7. During development, the following sediment and erosion control practices should be carried out:
- a) Only the smallest practical area of land should be exposed at any time during the development.
 - b) When land is exposed during development the exposure should be kept to the shortest practical period of time.
 - c) Natural features such as tree groves, grades and waterways should be preserved.
 - d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development.
 - e) Final landscaping and vegetation should be installed as soon as practical following completion of the development.
 - f) Topsoil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting.
 - g) Sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction.
 - h) Construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.

Comment: The sediment and erosion control practices required during construction have been stipulated in the engineered drawings prepared by GM BluePlan, and such drawings are subject to the review and approval by the Township and the GSCA.

Water Quantity

8. Permitted Uses which involve water taking or undertake stream diversions must be demonstrated to be an essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the Escarpment

environment. The implementing authority may require that studies be undertaken to justify the need and amount of water taking and/or diversions and to mitigate impact on the Escarpment environment.

Comment: No water taking or watercourse diversion is necessary.

Fisheries

The objective is to ensure that water resources are maintained in a clean and healthy condition so that there is no net loss of aquatic ecosystems including fish habitat or other natural habitats which depend upon lakes, watercourses, wetlands, and groundwater systems for their existence in accordance with the Federal Fisheries Act and any associated protocols or policies that the province and the federal government have established.

14. New Development or redevelopment adjacent to significant fishery resources shall demonstrate the following:

- a) The development shall ensure net gain/no net loss of productive capacity of fish habitat;
- b) Maintenance of minimum baseflow of watercourses;
- c) Maintenance of existing watercourses in a healthy, natural state;
- d) Maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource and development criteria; and
- e) Best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Ministries of Environment and Natural Resources.

Comment: The Stormwater Management Plan prepared by GM BluePlan has been designed to ensure that the quality of water leaving the site and entering Colpoy's Bay will not impact this fish habitat.

2.7 New Development Within Wooded Areas

The objective is to ensure that new development should preserve as much as possible of wooded areas.

1. Disturbance of treed areas should be minimized, and proposed developments in heavily treed areas shall have site plan agreements containing specific management details regarding the protection of existing trees.
2. Trees to be retained should be protected by means of snow fencing, wrapping, or other acceptable means during construction (e.g. tree wells).
3. Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 per cent (1 in 4 slope).

Comment: The majority of the existing trees will not be affected by the proposed development, as illustrated on the Tree Retention Plan. The type and number of trees to be removed are identified in the Tree Inventory / Preservation Plan.

2.8 Wildlife Habitat

The objective is to protect the habitat of endangered (regulated) as prescribed by the Endangered Species Act, endangered (not regulated), rare, special concern and threatened, plant and animal species, and minimize the impact of new development on wildlife habitat.

1. New development will not be permitted in identified habitat of endangered (regulated) plant or animal species.
2. Development shall be designed so as to:
 - a) Minimize the impacts upon wildlife habitat, in particular, habitats of endangered (not regulated), rare, special concern, and threatened plant or animal species, as identified by on-site evaluation;
 - b) Maintain wildlife corridors and linkages with adjacent areas; and
 - c) Enhance wildlife habitat wherever possible.

Comment: The proposed development will have a negligible impact on the natural environment. The additions to two of the existing buildings will occur almost entirely within the footprints of structures that previously existed on the site, and the third addition will take the form of a second floor constructed above an existing single-storey building.

Because of the amount of land that has previously been disturbed on this property, and because all available mapping pertaining to natural heritage features did not identify any such features on or within close proximity to the site, as confirmed by MNRF, an Environmental Impact Study was not required. During the preconsultation discussions, MNRF advised that Butternut trees could exist on the property, but was satisfied that the Tree Inventory / Preservation Plan would sufficiently address this matter. The Inventory was conducted and did not identify any mature Butternut trees on the entire property.

2.12 Heritage

The objective is to inventory, interpret, evaluate, maintain and conserve the cultural heritage features of the Niagara Escarpment Plan Area.

1. Care should be taken to discover unknown and to preserve known archaeological sites (especially native burial sites) and areas where such sites might reasonably be expected to exist.
2. Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.
3. New development including reconstruction, alterations and consideration of a second dwelling under Part 2.2.7.b) should be in harmony with the area's character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.
4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:
 - a) Preservation and display of fragments of the former buildings' features and landscaping;
 - b) Marking the traces of former locations, shapes and circulation lines;
 - c) Displaying graphic verbal descriptions of the former use; or
 - d) Reflection of the former architecture and use in the new development.

5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage and excavation, and the recording of buildings or structures through measured drawings or photogrammetry or their physical removal to a different location.
6. Where the implementing authority has approved the construction of a second single dwelling on an existing lot of record to preserve the local, provincial or national heritage value or interest of an existing single dwelling on the same lot, the property and details regarding its size and location shall be recorded and listed in Appendix 3.
7. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

Comment: A meeting involving the Environmental Office of Saugeen Ojibway Nation (SON) was conducted on site. Following the meeting, SON conferred with its Archeologist who prepared a letter dated January 9, 2015 explaining that the proposed development would be located within the area of the property that was disturbed in the early 1900's and therefore there are no archaeological concerns.

4.2.6 Niagara Escarpment Plan Evaluation Summary

In view of the foregoing, it is evident that the proposed amendment to the Niagara Escarpment Plan conforms with the "Amendment" policies and all other relevant sections of the Plan.

4.3 Niagara Escarpment Planning And Development Act

Amendments to the Niagara Escarpment Plan shall be consistent with the purpose and objectives of the Niagara Escarpment Planning And Development Area, according to Section 1.2.1 of the Niagara Escarpment Plan, as stated in Section 4.2.4 of this Planning Report. In this regard, please consider the following:

The purpose, as stated in Section 2 of the Act, is "...to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment."

Comment: With regard to this stated purpose, please consider the following:

- Whereas the proposed development does represent an 87% increase in the total floor area of the existing industrial operation, it is important to note that the proposed building enlargements will occur almost entirely within the footprints of buildings that previously existed on the site and above an existing one-storey building. There will be no greater disturbance of land than previously existed. In fact, the total floor area following the expansions will still be less than the footprint of the previous industrial activity that occurred on the property.
- Some trees will be removed in order to facilitate the expansion of the buildings and parking area, relocation of the driveway entrance and the construction of the new septic system; however, the amount of tree/vegetation on the property to remain on the site will still be considerably greater than the vegetation that existed in the past. Caframo has allowed the property to naturally reforest over the last several years, as demonstrated when comparing Figures 4 and 5 of this Planning Report. Also, the study completed by Aquatic and Wildlife Services in support of the proposed development found no mature Butternut trees on the site.
- The stormwater management works required by the Grey Sauble Conservation Authority as part of the development approval process will ensure that the quality of the surface water runoff is sufficient to protect the fish habitat of Colpoy's Bay.
- Also of importance in the consideration of this amendment request is the nature of the Caframo industrial operation. The use is dry in nature, using no water and generating no effluent (except as for the employee's washroom). Also, the manufacturing component of the business involves only hand assembly of parts that are made elsewhere, and no machines that could generate noise or air pollution are used.
- Based on the foregoing, the existing use and its expansion should be considered environmentally friendly.

Section 8 of the Niagara Escarpment Planning And Development Act lists the following objectives:

- (a) to protect unique ecologic and historic areas;
- (b) to maintain and enhance the quality and character of natural streams and water supplies;
- (c) to provide adequate opportunities for outdoor recreation;
- (d) to maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
- (e) to ensure that all new development is compatible with the purpose of this Act as expressed in section 2;
- (f) to provide for adequate public access to the Niagara Escarpment; and
- (g) to support municipalities within the Niagara Escarpment Planning Area in their exercise of the planning functions conferred upon them by the Planning Act. R.S.O. 1990, c. N.2, s. 8; 1999, c. 12, Sched. N, s. 4 (5); 2009, c. 12, Sched. L, ss. 7, 10.

Comment: With regard to these objectives, please consider the following:

- The proposed expansion will have a negligible impact on the existing natural environment, as explained previously in this Planning Report.
- The history of this particular site involves industrial activity dating back over 100 years, and therefore the proposed additions should have no negative impact on the historical nature of the property.
- The proposed development will have no impact on the water features in the area. The industrial operation is dry and nature, involving no use of water except for employee washroom purposes. As well, the stormwater management works required by the GSCA will ensure that the quality of water draining into Colpoy's Bay is sufficient as to not impact the fish habitat. It should also be noted that the Warton water system supplies water to all existing development in this general area.

- The proposed development will have no impact on existing or future outdoor recreational opportunities.
- The subject lands, for the most part, do not possess an open landscape character. The property contains three buildings that have been used for industrial purposes for over a century. At one time, additional buildings existed on the site and the lot coverage was actually greater than the proposed lot coverage. Notwithstanding the extent of development on the property, Caframo will be maintaining as much tree cover as possible on the site, thereby giving the property some feeling of open landscape. It is worth noting that the forest cover along the County Road provides for an effective screening of the industrial buildings to the general public travelling along the County Road.
- The new development is as consistent as possible with the purpose of the Act, as demonstrated above.
- Additional development on the subject property would have no bearing on the public's ability to access the Niagara Escarpment.
- The proposed development would not interfere with the ability of the County and Township to exercise their planning functions conferred upon them by the Planning Act. Of note, the proposed development requires an amendment to the Comprehensive Zoning By-law as well as a Site Plan Control Agreement; and, as such, Township Council will be directly involved in the review of this development proposal.

Based on the foregoing, it is evident that the proposed Niagara Escarpment Plan Amendment is consistent with the purpose and objectives of the Niagara Escarpment Planning And Development Act.

4.4 Provincial Policy Statement

Various sections of the Provincial Policy Statement (PPS) are relevant to the evaluation of the proposed development.

4.4.1 Rural Lands

Section 1.1.5 *Rural Lands In Municipalities* states:

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

Comment: Caframo would fall under the category of “other rural land uses”.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

Comment: With regard to these policies, please note:

- The expansion of Caframo will secure this industry’s place in the community and increase its workforce from 80 employees to approximately 125. This represents an excellent economic opportunity for both Caframo and the Grey-Bruce region.
- The site has been used for industrial purposes for over a century. At one time, other buildings existed on the property and the overall footprint would have exceeded what is now being proposed. The expansion of this facility, as proposed, should have no negative impact on the rural landscape.

- Municipal water from the Wiarton system currently services the site. Municipal sewage disposal is not available and therefore private sewage disposal is necessary. The current septic system will be replaced in the spring of 2015, and the necessary approvals have also been granted by the Township and the GSCA.
- Given the non-obtrusive nature of this industry, relocating the business should not be necessary.

4.4.2 Land Use Compatibility

Section 1.2.6 *Land Use Compatibility* states:

- 1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

Comment: The Caframo property is well-screened from adjacent land uses. This will not change as a result of the expansion. Caframo will continue to be a dry, light industry which produces no noise, odour or other contaminants and poses no threats to public health and safety. As such, the expanded operation should continue to be a compatible neighbour to the adjacent land uses.

4.4.3 Employment

Section 1.3 *Employment* states:

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

Comment: If the subject property was vacant today, industrial activity on this site would be discouraged for several reasons, and no doubt prohibited. Industrial activity on this property, however, has existed on this site for over 100 years, and a considerable amount of industrial infrastructure has been constructed. As such, allowing for the expansion of this well-screened, environmentally friendly facility should be given consideration.

The existing 80 jobs currently provided by Caframo and the additional 45 employment opportunities that will result from the expansion are integral to the local economy, now and in the future.

4.4.4 Servicing

Section 1.6.6 Sewage, Water and Stormwater states:

1.6.6.5 Partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Comment: Caframo is currently serviced with municipal water and a private septic system. Sanitary sewers are not available. This partial servicing arrangement will not change as a result of the expansion.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;

- b) minimize changes in water balance and erosion;
- c) not increase risks to human health and safety and property damage;
- d) maximize the extent and function of vegetative and pervious surfaces;
and
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development

Comment: A Stormwater Management Report has been prepared, and focuses primarily on the issue of water quality. Given the proximity of the site to Colpoy's Bay, water quantity is not a concern. The Report will be subject to the review and approval of the Township and the GSCA.

4.4.5 Long-Term Economic Prosperity

Section 1.7 *Long-Term Economic Prosperity* states (edited for relevancy):

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;

Comment: The proposed expansion represents a significant opportunity for economic development. It secures Caframo's existence in the community and will be adding approximately 45 additional jobs to the local workforce. The spin-off effects of this industrial operation in the local economy are substantial.

4.4.6 Natural Heritage Features

Section 2.1 *Natural Heritage* states:

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Comment: The PPS provides detailed policies for the various natural heritage features that are of interest to the Ontario Government. The County of Grey Official Plan includes mapping for three of these natural heritage features (i.e. Significant Wetlands, Significant Woodlands, and Areas of Natural and Scientific Interest), none of which apply to the subject property or adjacent lands.

Also, during the preconsultation discussions with the various agencies, MNRF advised the NEC directly that mapping for Species At Risk did not identify the subject property as an area of concern. MNRF did state, however, that there is the possibility that Eastern Massasauga Rattlesnakes may exist in the area, but did not require further study on this matter because the development is occurring already-disturbed areas. Furthermore, MNRF stated that Butternut trees may possibly be present on site, but added that the Tree Inventory / Preservation Plan would sufficiently address this potential concern. On this note, the Tree Inventory / Preservation Plan was conducted, and it concluded that no mature Butternut trees exist on the site.

With regard to fish habitat, certain stormwater management measures will be implemented to protect the water quality of Colpoy's Bay.

4.4.7 Cultural Heritage

Section 2.6 *Cultural Heritage and Archaeology* states:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

Comment: Following a review of the history of the property and an onsite meeting with the Environmental Office of Saugeen Ojibway Nation (SON), Archaeologist Dr. William Fitzgerald prepared a letter on behalf of SON explaining that the proposed development would be located within the area of the property that was disturbed in the early 1900's and therefore there are no archaeological concerns.

4.4.8 PPS Evaluation Summary

In view of the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

5. ZONING

The subject property falls within the jurisdiction of the Township of Georgian Bluffs Zoning By-law. As shown on Figure 9, the subject lands are zoned 'PD' (Planned Development).

The 'PD' zone is a category that permits only uses, buildings and structures that existed on the date of passing of Zoning By-law. The intent of this zoning category is generally to place a hold on any new development until a specific proposal has been presented to the Township and evaluated by Council.

The existing industrial use of the property, as it exists today, is permitted under the current 'PD' zoning; however, no expansion or enlargement is allowed without an amendment to the Zoning By-law. In this regard, a rezoning application has been filed with the Township.

The most appropriate zone within the Township's Zoning By-law for this industrial activity would be the 'M1' (General Industrial) category. The 'M1' zone permits, among other things, light or dry industrial uses. In this particular instance, it may be appropriate to limit the industrial activity on the site to "light or dry industrial uses" and "uses buildings and structures accessory thereto" because most of the other uses permitted in the 'M1' zone would not seem appropriate on this site.

Special provisions to the 'M1' zone should also be added to reflect the existing undersized lot frontage (9 metres) and the existing interior side yard (9.1 metres).

Figure 9: Township of Georgian Bluffs Zoning By-Law Schedule A Map 3



R2 Inland Lake and Shoreline Residential

C1 General Commercial

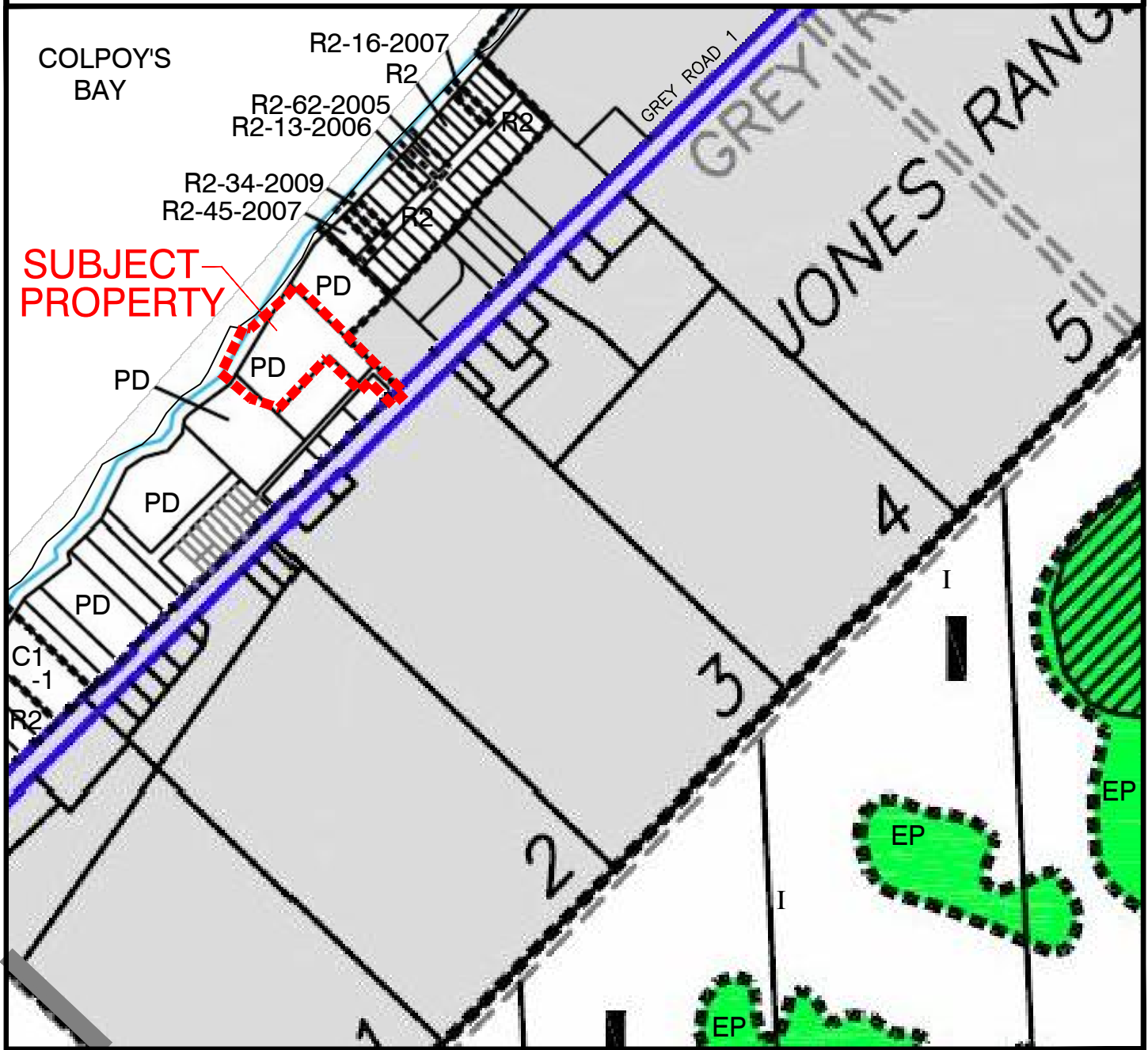
I Institutional

EP Environmental Protection

PD Planned Development

 Niagara Escarpment Development Control

 Wetland



Caframo Limited
Part Lot 3, Jones Range
Geographic Township of Keppel
Township of Georgian Bluffs

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:10 000

6. CONCLUSION AND RECOMMENDATION

Considerable merit of Caframo's proposed expansion has been demonstrated throughout this Planning Report.

A series of background studies and drawings required by the NEC has proven that the development would have no negative impact on the Niagara Escarpment, the general character of the area, the natural environment, groundwater and surface water resources, and other land uses in the vicinity of the subject lands.

This Planning Report has also explained that the proposed development will assist in ensuring the continuation of 80 existing jobs and the creation of another 45 employment opportunities, which is a significant benefit to the local economy.

Furthermore, this Report has shown that the proposal is consistent with the Plan Amendment section of the Niagara Escarpment Plan and conforms with all other relevant policies of that Provincial Plan. The development is also consistent with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the relevant policies of the Provincial Policy Statement. Furthermore, the expansion conforms with the County of Grey Official Plan.

Based on the foregoing, the proposed amendments to the Niagara Escarpment Plan and the Township of Georgian Bluffs Zoning By-law should be given favourable consideration by the NEC and Township Council respectively.

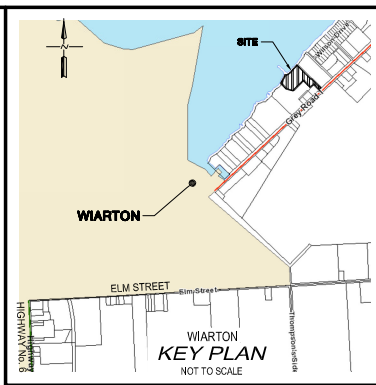
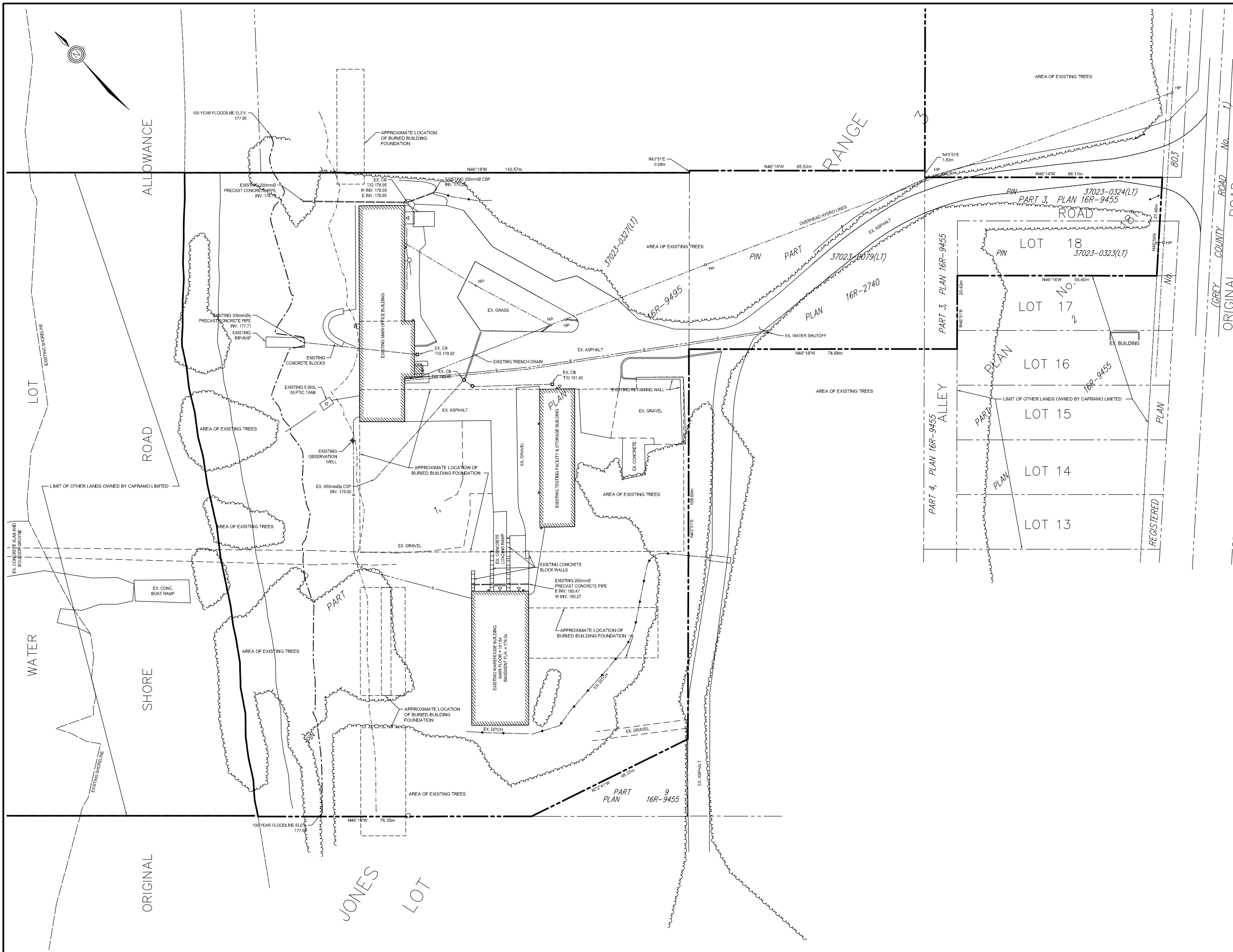
A Site Plan Control Agreement between the Township and Caframo should be required. The various engineered drawings prepared by GM Blueplan should be included in the Agreement.

Respectfully submitted,

Ron Davidson, BES, RPP, MCIP

Acknowledgements: GM Blue Plan
Aquatic and Wildlife Services
Dr. William Fitzgerald
Ivan Dinsmore Limited, OLS

APPENDIX A: OVERALL SITE PLAN – EXISTING CONDITIONS (DWG. SP1)



- NOTES:**
1. ALL DIMENSIONS AND ELEVATIONS IN METRIC UNLESS OTHERWISE NOTED.
 2. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY IVAN DINSMORE LTD DRAWING 10046, REVISION 5, DATED SEPTEMBER 28, 2010.
 3. APPROXIMATE EXTENT OF REMEDIATED AREA AS PER FIGURE 2 IN THE PHASE I UPDATE OF THE ENVIRONMENTAL SITE ASSESSMENT PREPARED BY TERRAPROBE INC DATED OCTOBER 13, 2010.
 4. REFER TO DRAWINGS No. 1 TO 6 PREPARED BY GM BLUEPLAN LIMITED FOR ADDITIONAL DETAILS.

BENCH MARKS:

BENCHMARK No. 1 - TOP OF NUT ON FIRE HYDRANT LOCATED ON EASTERLY SIDE OF GREY ROAD 1 DIRECTLY ACROSS FROM CAFRAMO ENTRANCE. ELEV. = 200.44

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

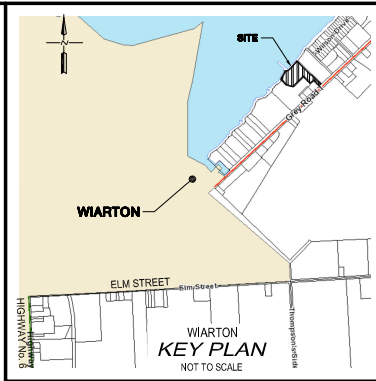
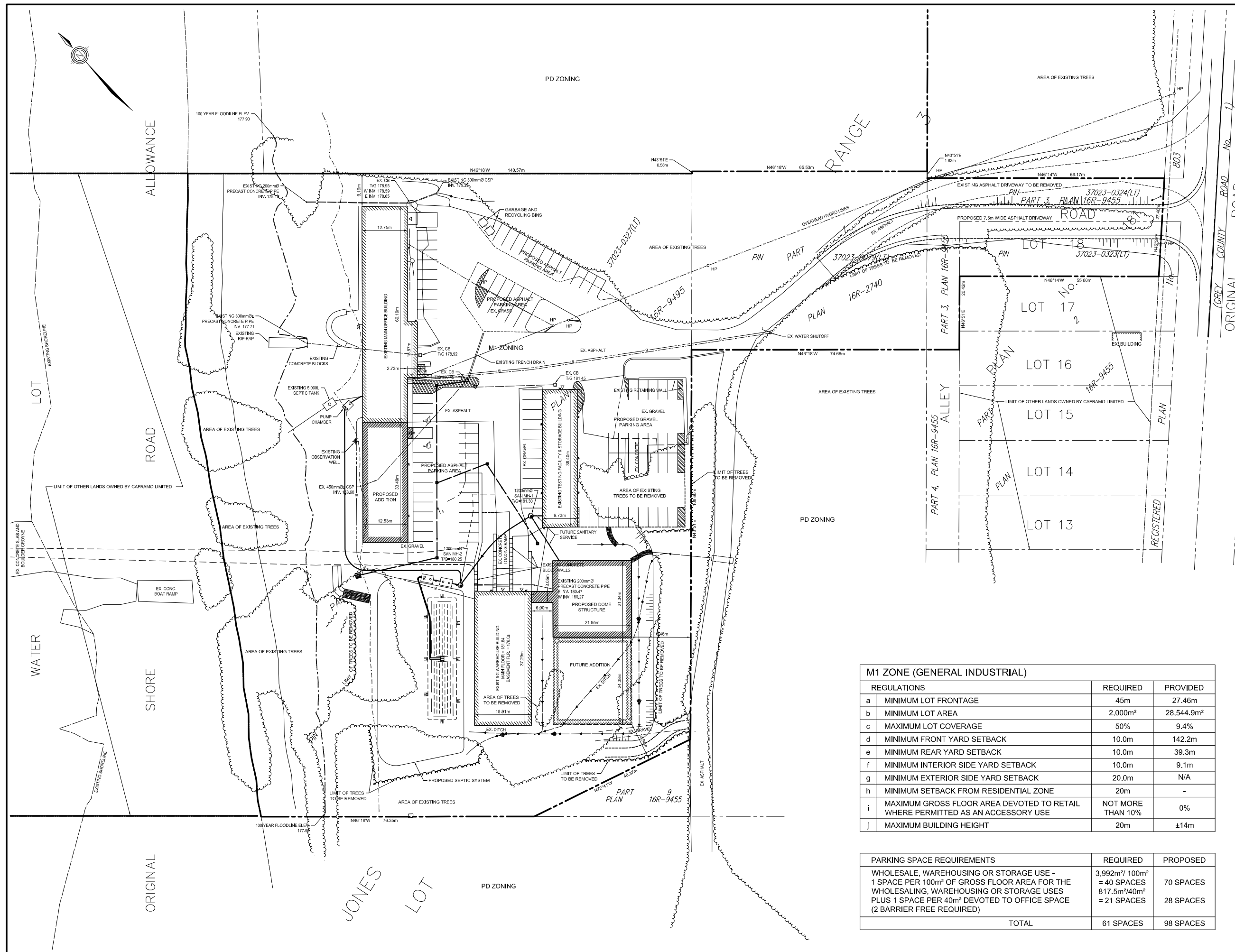
2	2/10/2015	ISSUED FOR N.E.C. APPROVAL	I.E.E.
1	12/12/2014	ISSUED FOR CLIENT REVIEW	I.E.E.

NO.	DATE	REVISION DESCRIPTION	CHKD

QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
 1280 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
 TEL: 519-276-1805 www.gmblueplan.ca

PROPOSED BUILDING ADDITIONS			
CAFRAMO LIMITED			
501273 GREY ROAD 1, TOWNSHIP OF GEORGIAN BLUFFS			
OVERALL SITE PLAN EXISTING CONDITIONS			
DRAWN BY: K.B.	APPROVED BY: I.E.E.	PROJECT NO.: 214154-1	DRAWING NO.: SP1
DESIGNED BY: I.E.E.	DATE: DEC. 2014	SCALE: 1:500	

APPENDIX B: OVERALL SITE PLAN - PROPOSED CONDITIONS (DWG. SP2)



- NOTES:**
1. ALL DIMENSIONS AND ELEVATIONS IN METRIC UNLESS OTHERWISE NOTED.
 2. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY IVAN DINSMORE LTD DRAWING 10046, REVISION 5, DATED SEPTEMBER 28, 2010.
 3. APPROXIMATE EXTENT OF REMEDIATED AREA AS PER FIGURE 2 IN THE PHASE I UPDATE OF THE ENVIRONMENTAL SITE ASSESSMENT PREPARED BY TERRAPROBE INC DATED OCTOBER 13, 2010.
 4. REFER TO DRAWINGS No. 1 TO 6 PREPARED BY GM BLUEPLAN LIMITED FOR ADDITIONAL DETAILS.

BENCH MARKS:

BENCHMARK No. 1 - TOP OF NUT ON FIRE HYDRANT LOCATED ON EASTERLY SIDE OF GREY ROAD 1 DIRECTLY ACROSS FROM CAFRAMO ENTRANCE. ELEV. = 200.44

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

2	2/10/2015	ISSUED FOR N.E.C. APPROVAL	I.E.E.
1	12/12/2014	ISSUED FOR CLIENT REVIEW	I.E.E.

NO.	DATE	REVISION DESCRIPTION	CHKD

QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
1260 - 280 AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-376-1805 www.gmblueplan.ca

PROPOSED BUILDING ADDITIONS

CAFRAMO LIMITED

501273 GREY ROAD 1,
TOWNSHIP OF GEORGIAN BLUFFS

**OVERALL SITE PLAN
PROPOSED CONDITIONS**

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
K.B.	I.E.E.	214154-1	SP2
DESIGNED BY:	DATE:	SCALE:	
I.E.E.	DEC. 2014	1:500	

M1 ZONE (GENERAL INDUSTRIAL)		
REGULATIONS	REQUIRED	PROVIDED
a MINIMUM LOT FRONTAGE	45m	27.46m
b MINIMUM LOT AREA	2,000m ²	28,544.9m ²
c MAXIMUM LOT COVERAGE	50%	9.4%
d MINIMUM FRONT YARD SETBACK	10.0m	142.2m
e MINIMUM REAR YARD SETBACK	10.0m	39.3m
f MINIMUM INTERIOR SIDE YARD SETBACK	10.0m	9.1m
g MINIMUM EXTERIOR SIDE YARD SETBACK	20.0m	N/A
h MINIMUM SETBACK FROM RESIDENTIAL ZONE	20m	-
i MAXIMUM GROSS FLOOR AREA DEVOTED TO RETAIL WHERE PERMITTED AS AN ACCESSORY USE	NOT MORE THAN 10%	0%
j MAXIMUM BUILDING HEIGHT	20m	±14m

PARKING SPACE REQUIREMENTS		
	REQUIRED	PROPOSED
WHOLESALE, WAREHOUSING OR STORAGE USE - 1 SPACE PER 100m ² OF GROSS FLOOR AREA FOR THE WHOLESALE, WAREHOUSING OR STORAGE USES PLUS 1 SPACE PER 40m ² DEVOTED TO OFFICE SPACE (2 BARRIER FREE REQUIRED)	3,992m ² / 100m ² = 40 SPACES 817.5m ² /40m ² = 21 SPACES	70 SPACES 28 SPACES
TOTAL	61 SPACES	98 SPACES

APPENDIX C: NEC E-MAIL (NOVEMBER 6, 2014)

From: "McCormack, Kellie (MNR)" <Kellie.McCormack@ontario.ca>
To: "dschnurr@caframo.com" <dschnurr@caframo.com>; "tsolecki@caframo.com" <tsolecki@caframo.com>; "ronalddavidson@rogers.com" <ronalddavidson@rogers.com>
Cc: "Whitbread, Ken (MNR)" <ken.whitbread@ontario.ca>; "Watt, Rick (MNR)" <rick.watt@ontario.ca>
Sent: Thursday, November 6, 2014 12:09 PM
Subject: Study requirements for NEP Amendment (Caframo)

Hello Dale, Tony and Ron:

As a follow-up to my e-mail a couple of weeks ago, I wanted to let you know that I have heard back from the Ministry of Natural Resources and Forestry (MNRF) regarding species at risk on the site, as well as provide you with a preliminary list of studies that would be required as part of a Niagara Escarpment Plan (NEP) Amendment application.

The MNRF has advised that the restricted species record that I had flagged is not relevant for the site. However, they did suggest that there is always the potential for other species at risk to be found on the site based on known habitat and observations in the area. In particular, MNRF staff has suggested that there is the possibility that Massasauga Rattlesnakes may be in the area but that further study (i.e., an EIS) is not necessarily warranted, as the plans you submitted generally propose development within areas that are already disturbed. Should you encounter this species during construction, the MNRF said they would be pleased to provide advice on how to proceed.

In addition, MNRF staff noted that Butternut trees may be present on the site but that a tree/vegetation inventory (as I had suggested at the meeting) would be sufficient to flag this species. Should this inventory identify Butternut, we can discuss options with the MNRF on how to proceed.

Based on the above, as well as our site visit, the plans submitted to-date and that development is proposed to generally fall within the already disturbed portions of the site, NEC staff would require the following studies as part of an NEP Amendment application:

- Planning justification report;
- Tree/vegetation inventory / preservation study;
- Servicing study;
- Stormwater management report;
- Scoped archeological study; and
- Site plans, plans showing site pre- and post-development, elevations, and landscaping plans.

Please note that the Conservation Authority and municipality have not been contacted and that they may require additional studies. I recommend that they be engaged to determine what (if any) requirements they may have that need to be considered as part of a NEP Amendment application, as well as subsequent *Planning Act* or Conservation Authority approvals. We are prepared to receive a scoped servicing study and stormwater management report as part of the NEP Amendment application. However, if you are required to submit more detailed studies (i.e., servicing and/or stormwater management) as part of other approvals, it may be advantageous to submit the same studies to the NEC.

I trust that you have the NEP Amendment application forms that I provided at our meeting. You can also obtain an electronic copy of the form via our website at <http://www.escarpment.org/applications/amendments/index.php>.

From this point, I will leave it to you to determine if and/or when you wish to proceed with a NEP Amendment application.

Please let me know if you have any questions or wish to discuss this further.

Kind regards,
Kellie

APPENDIX D: PERSPECTIVE OF PROPOSED EXPANSION FROM COLPOY'S BAY

EXISTING BUILDINGS



FUTURE DEVELOPMENT

Second level on lab building

**New interconnected
warehouse building**

Office building extension

