

SENT ELECTRONICALLY ONLY: [lredmond@brucecounty.on.ca](mailto:lredmond@brucecounty.on.ca) and [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

November 2, 2022

County of Bruce Planning & Development Department  
1243 Mackenzie Road  
Port Elgin, Ontario N0H 2C6

ATTENTION: Linda Redmond, Planner

Dear Ms. Redmond,

RE: S-2022-007 (Easthampton)  
Unassigned civic address  
Roll No.: 411048000400601  
Lots 1 to 32 Plan M42  
Geographic Town of Southampton  
Town of Saugeen Shores

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province 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 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA), dated September 2019, with the County of Bruce representing natural hazards, natural heritage, and water resources; and the application have also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

### **Purpose**

A Draft Plan of Subdivision application has been submitted to create nine single detached dwelling lots and one large block for stormwater management and future development purposes.

SVCA staff have received and reviewed the following documents submitted with the application:

1. Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc., dated April 18, 2022;
2. Natural Heritage Environmental Impact Study prepared by AWS, dated February 2022;
3. Stormwater Management Report prepared by GM BluePlan, dated February 2022; and
4. Subdivision drawings: DP2, 1, 2, PP-1, PP-2, and 3; all dated June 16, 2020, all revision 1 dated February 2022, prepared by GM BluePlan.

### **Recommendation**

The application is generally acceptable in principle, however many of SVCA staff concerns noted as part of the SVCA pre-submission consultation comments dated June 18, 2020 do not appear to have been have addressed. Specifically concerns related to natural hazards-flooding have not been addressed. Therefore, SVCA staff recommend deferral of a decision at this time until SVCA concerns are addressed.

### **Background**

As part of the pre-submission consultation process for a future subdivision proposal, the SVCA was contacted by Ron Davidson Planning Consultant (agent for the owner: Launch Property Group Inc. c/o Brooks Turton) on May 26, 2020. SVCA conducted a site inspection of the property on June 11, 2020, and provided pre-submission consultation comments dated June 18, 2020. The SVCA comments outlined SVCA requirements and recommendations for the proposed development.

### **Delegated Responsibility and Advisory Comments**

**SVCA staff 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, 2020). We have also reviewed the application through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

Floodplain mapping exists for the community of Southampton. SVCA's floodplain mapping shows the very northern and very southern portions of property are affected by the Hurricane Hazel Flood Event (HHFE/regional floodplain). SVCA's mapping indicates the HHFE floodplain on the north section of property is generally confined within the stream valley, whereas the floodplain from the High Street ditch spills over onto the southern portion of the property. The Town of Saugeen Shores Zoning By-law and the Town's Official Plan (OP) 'environmental hazard' mapping appears to match the flood hazard mapping as originally plotted by the SVCA. The spill area shown on SVCA's mapping is also depicted in the Town of Saugeen Shores Zoning By-law as a "Spills Area" overlay.

A floodplain spill area exists where flood waters are not physically contained within the valley or stream corridor and exit into surrounding lands. Consequently, the limit and depth of flooding of a spill area are difficult to determine. Flood spill areas occur naturally or can occur as a result of downstream barriers to the passage of flood flows such as undersized bridges or culverts.

In addition to the above, SVCA staff observed localized flooding on the property, on the day of SVCA staff's site visit there was approximately 3 inches to 6 inches of standing water in the central portion of the property. The cause of flooding likely resulted from of the previous night's heavy rain event. Consequently, proposed development must consider the localized flooding issues that affect the property when developing a lot/grading plan.



The following are a summary of Provincial, Bruce County, and Town of Saugeen Shores natural hazard policies that apply to the application.

#### Provincial Policy Statement – Section 3.1

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. Based on the plans submitted with the application, a small part of proposed lot 1 appears to be located within the flood hazard. Similarly, the proposed future stormwater management block for Phase 2 appears to be located almost entirely within the flood hazard. Therefore, it is the opinion of SVCA staff that the application does not appear to be consistent with Section 3.1. of the PPS, 2020.

#### County of Bruce OP Policies

Section 5.8. and more specifically section 5.8.5.2 of the County of Bruce OP generally directs development to be located outside of Hazardous Land Area. It is the opinion of SVCA staff that the application does not appear to be consistent with the natural hazard policies of the Bruce County OP.

#### Town of Saugeen Shores OP Policies

Section 3.18.4.1.1 of the Saugeen Shores OP states in part that no buildings or structures shall be permitted in the Environmental Hazard designation except buildings or structures intended for flood or erosion control, public utilities, or accessory structures to permitted passive outdoor recreational uses.

However, Section 3.18.4.5 (Spill Area Policy) contains policies for development proposed on lands not considered “Hazard Lands” but identified on zoning schedules as being within 50 metres of a Spill Weir. These areas are considered to be within the Spill Area Policy of the SVCA, and shall be subject to the policies of the SVCA in this regard; and that, the SVCA Spill Area Policy applies to all lands within 50 metres measured horizontally, of a Spill Weir. New developments may be permitted within a spill area provided that they meet all applicable policies of the OP, and are floodproofed to the elevation of the HHFES floodplain.

Section 3.18.4.6 - “Development in Shallow Flood Areas” states, in general, that where new development is proposed in generally the northeast part of the Town despite the policies throughout this Plan which permit development to occur, property owners are advised that there is the potential for flooding in areas not designated “Environmental Hazard” and not within the Spill Area Policy. While the flooding may be infrequent and shallow, the extent of the flooding cannot be shown on the mapping. It is advised that all new development should consider the possibility of flooding and property owners should design buildings accordingly. Design considerations might include elevating the ground floor level well above surrounding ground levels; elevating building openings; and elevating or deleting basements. It is SVCA staff’s opinion, this policy would apply to the property based on the localized flooding observed on the property and that is common in the area.

It is the opinion of the SVCA that development and site alteration must be located outside the HHFES floodplain identified as ‘Environmental Hazard’ on the Town’s Zoning By-law and OP Schedules. However, residential development may be permitted within the 50 metre Spill Area subject to floodproofing, safe ingress/egress, where there is no impact on the environment, and where the existing flood hazard is not aggravated. Additionally, because the property is affected by the regulatory floodplain and localized shallow flooding, lot grading plans for development would need to demonstrate no development within the regulatory floodplain

limit, the ground floor and minimum opening elevation are above the regulatory floodplain elevation and well above surrounding ground levels; and further that the residences do not have basements or that the basements are elevated. This is further emphasised as the Planning Justification Report noted that the dwellings proposed as part of the application may have basements which may contain accessory dwelling units.

Proposed culverts crossing the High Street ditch will need to demonstrate no impacts to the regulatory floodplain elevation upstream of the culvert.

Additionally, if not already completed, SVCA staff would recommend a geotechnical investigation to determine the groundwater elevations, and that no basements, if proposed, be permitted below the high groundwater table.

#### **Natural Heritage:**

As part of SVCA pre-submission correspondence, SVCA noted natural heritage features affecting the property. A Natural Heritage Environmental Impact Study dated February 2022, was prepared by AWS. Provided the mitigation measures (EIS section 16) are followed, it is the opinion of SVCA staff that the application appears to be consistent with Section 2.1 of the Provincial Policy Statement, and the natural heritage policies of the Bruce County OP, and the Town of Saugeen Shores OP.

#### **Statutory Comments**

**SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The northerly and southerly areas of the property, are within the SVCA Approximate Regulated Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Regulated Area may require permission from SVCA, prior to carrying out the work.

*"Development" as defined under the Conservation Authorities Act means:*

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) site grading; or,*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Regulated Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. For the property, the SVCA Approximate Regulated Area includes the natural hazard feature being the HHFES floodplain and an offset distance outwards from the floodplain.

#### SVCA Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Regulated Area on the property, the SVCA should be contacted, as permission (SVCA permit) will be required. Based on the plans submitted with the application, it appears that grading would occur within the SVCA Approximate Regulated Area and so a permit from the SVCA will be required.

#### Regulatory Floodplain/Spill Area

In general, SVCA’s policies do not support development within the regulatory floodplain limit. However, development within the spill area may be permitted subject to conditions noted below.

SVCA does not regulate development in spill areas in the same manner as development within floodplain areas, as spill areas are not readily defined and the storage/flow that occurs in spill areas is not considered as part of the natural floodplain, therefore preservation of flood storage in a spill area is not required. Where spill areas can be identified, SVCA may permit development provided appropriate flood hazard mitigation can be established. The SVCA Regulated area of a spill area is within 50 metres of the indicated “Spill Area” on floodplain mapping.

New development will be permitted within 50 metres of a spill area designated (in the geographic Town of Southampton only) and approved on engineered floodplain mapping, provided the following conditions are met:

- a) the building or structure is floodproofed to the elevation of the Regulatory Flood;
- b) grading is kept to a minimum;
- c) structural engineering will be required should the lowest floor elevation be below the flood elevation;
- d) safe access is achievable where feasible;
- e) all habitable floor space and electrical, mechanical, and heating services are above the elevation of the Regulatory Flood; *and*
- f) no basement is proposed, or the basement is floodproofed to the elevation of the Regulatory Flood. This may include structural engineering to ensure hydrostatic uplift and side pressure, velocity, impact loading, and waterproof design are addressed.

#### Alteration to a Watercourse

As part of a proposed Phase 2 for development, if alteration to the northerly watercourse is proposed for stormwater management facility location and/or outlet, a SVCA permit will be required and may be permitted,

provided plans demonstrate the proposed will not have an impact on the control of flooding (i.e. no impact to the HHFES floodplain), erosion, pollution, or the conservation of land.

### **Summary**

SVCA staff has reviewed the application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The application is generally acceptable in principle, however many of SVCA staff concerns noted as part of the SVCA pre-submission consultation comments dated June 18, 2020 do not appear to have been have addressed. Therefore, SVCA staff recommend deferral of a decision at this time until SVCA concerns are addressed.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has not been demonstrated;
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has not been demonstrated.

Please inform this office of any decision made by the Town of Saugeen Shores and/or the County of Bruce with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

Enclosure: SVCA comments dated June 18, 2020

cc: Dana Mitchell, Planning Department Administration, Town of Saugeen Shores (via email)  
Jay Pausner, Development Services Supervisor, Town of Saugeen Shores (via email)  
Josh Planz, CBO, Town of Saugeen Shores (via email)  
Cheryl Grace, SVCA Member representing the Town of Saugeen Shores (via email)  
Dave Myette, SVCA Member representing the Town of Saugeen Shores (via email)



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Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ([brooks@launchpropertygroup.com](mailto:brooks@launchpropertygroup.com))

June 18, 2020

Brooks Turton (SENT VIA EMAIL ONLY)

Dear Mr. Turton:

RE: Pre-Submission Consultation  
Roll No. 411048000400601  
Lots 1 to 45, Plan M42  
Geographic Town of Southampton  
Town of Saugeen Shores

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As requested, Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted property for proposed multi-residential use/subdivision. Our *Planning Act* and SVCA application pre-submission comments are in accordance with our delegated responsibility from the Province 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 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, natural heritage, and water resources; and your proposal has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

As per your request, SVCA staff visited the property on June 11, 2020 to review site conditions and based on our review, development on the site may be feasible subject to conditions detailed in the report below.

**The following report is organized into two general sections, where much of the report focuses on Provincial, County/Municipal, and SVCA Policy applicable to your proposed development or property. At the end of the report you will find a summary that clarifies how these policies will impact your development specifically.**

### **SITE CHARACTERISTICS**

The subject property is located on the north-east corner of High Street and Grenville Street in the Town of Southampton and is approximately 4 ha in size. The property features a young successional woodlot on the south half of the lot comprised predominantly of cedar trees mixed with ash and is 2.7 ha in size. There is a section of this woodlot where the cedar trees are dense with little to no understory. The soils on the property appear to be comprised of clay/silt with a mix of sand and are poorly drained. SVCA staff are of the opinion there is a high groundwater table across the site. On the day of staff's site visit there were pockets of standing water across the property, with a larger ponded area that presents as a wide swale/drainage feature. This swale feature was comprised of both open meadow and a dead ash tree stand. On the most northern portion



Watershed Member Municipalities  
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

of the property is a section of watercourse and stream valley that traverses another mixed cedar/deciduous woodlot of .97 ha.

The lands directly east to the subject property have cleared a portion of the cedar woodlot and have seeded the area with what appears to be soy. The approximate cleared area is illustrated on the attached SVCA map.

### **PLANNING ACT APPLICATION PRE-SUBMISSION CONSULTATION**

The following pre-submission consultation comments are offered by SVCA staff in advance of any submission of a formal *Planning Act* Application (i.e. zoning by-law amendment, plan of subdivision etc.) to the County of Bruce or the Town of Saugeen Shores. Please note, SVCA staff provide advice and recommendations to the County/Town regarding natural hazard and natural heritage matters; however, the SVCA is not the Approval Authority for *Planning Act* Applications. We recommend you contact the Town and/or County for information pertaining to the *Planning Act* process.

### **ZONING AND OFFICIAL PLAN**

Administration and final interpretation of the Zoning By-law and Official Plan are the responsibility of the Town and/or County. We recommend you contact the Town of Saugeen Shores and/or the County of Bruce to confirm the zoning status and/or designation of the property, and for all other items relating to the Zoning By-law and Official Plan.

### **DELEGATED RESPONSIBILITY AND ADVISORY COMMENTS**

**SVCA staff has reviewed the proposed 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, 2014). We have also reviewed the proposed through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2014, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.**

#### **Natural Hazards:**

SVCA's floodplain mapping shows portions of property are affected by the Hurricane Hazel Flood Event (HHFE) on the north and south sections of property. SVCA's mapping indicates the HHFE floodplain on the north section of property is generally confined within the stream valley, whereas the floodplain from the High Street ditch spills over onto the southern portion of the property. The Town of Saugeen Shores Zoning By-law and the Town's Official Plan (OP) 'environmental hazard' mapping appears to match the hazard mapping originally plotted by SVCA. The spill area shown on SVCA's mapping is also depicted in the Town of Saugeen Shores Zoning By-law as a "Spills Area" overlay.

A floodplain Spill Area exists where flood waters are not physically contained within the valley or stream corridor and exit into surrounding lands. Consequently, the limit and depth of flooding are difficult to determine. Flood Spill Areas occur naturally or can occur as a result of downstream barriers to the passage of flood flows such as undersized bridges or culverts.

In addition to the above, and as mentioned previously, SVCA staff observed localized flooding on the property, specifically in the location noted on the attached map. On the day of staff's site visit there was approximately 3 inches to 6 inches of standing water at this location, which likely resulted from the previous night's heavy rain event. Consequently, future development must consider the localized flooding issues that affect the property when developing a lot/grading plan.

Please note the HHFE will herein be referred to as the "regulatory floodplain".

The following are a summary of Provincial, County, and Town natural hazard policies that apply based on your current proposal.

#### Provincial Policy Statement (PPS, 2020) Natural Hazard Policies– Section 3.1

Section 3.1 of the PPS states, in general, that development shall be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and hazardous sites. Institutional uses, essential emergency services, and hazardous substances are not permitted in hazardous lands or hazardous sites. The PPS, Sections 3.1.4 and 3.1.6 allow for development in flooding hazards where there are Special Policy Areas (SPA) or Two-Zone floodplain policies; subject to floodproofing, safe ingress/egress, where there is no impact on the environment, and where the existing hazard is not aggravated.

#### County of Bruce Official Plan (OP) Policies

It is SVCA staff's interpretation that Section 5.8.5.2 of the County OP does not permit buildings or structures, nor the placing or removal of fill of any kind whether originating on the site or elsewhere, nor land grading shall be permitted in the Hazard Land Area except where such buildings, structures or fill are intended for flood or erosion control or maintenance and management of the natural environment, recreational purposes or non-residential accessory farm buildings (e.g. a sugar shack), and are approved by the Municipal Council, the Conservation Authority where they exist, and the Chief Building Official. However, Section 5.8.5.11 of the OP does permit development in floodplains where a Two-Zone or Special SPA approach is implemented in County OP or in Local Official Plans, and where they are consistent with Provincial floodplain policy.

#### Town of Saugeen Shores Official Plan (OP) Policies

Section 3.18.4.1.1 of the Town's OP, in the opinion of SVCA, states that no buildings or structures shall be permitted in the Environmental Hazard designation except buildings or structures intended for flood or erosion control, public utilities, or accessory structures to permitted passive outdoor recreational uses.

However, Section 3.18.4.5 (Spill Area Policy) of the Town's OP contains policies for development proposed on lands not considered "Hazard Lands" but identified on zoning schedules as being within 50 metres of a Spill Weir. These areas are considered to be within the Spill Area Policy of the SVCA and shall be subject to the policies of the Authority in this regard; and that, the SVCA Spill Area Policy applies to all lands within 50 metres measured horizontally, of a Spill Weir. New developments may be permitted within a Spill Area provided that they meet all applicable policies of the Town's OP, and are floodproofed to the elevation of the Hurricane Hazel Flood Event Standard Flood Plain (H.H.F.E.S). Furthermore, Section 3.18.4.5.4 requires

written permission of the SVCA prior to any construction within the Spill Area. In each case an application, describing the proposed construction, must be made to the Authority for its review and consideration.

SVCA staff further notes, that Section 3.18.4.6 - "Development in Shallow Flood Areas" states, in general, that where new development is proposed in generally the northeast part of the Town despite the policies throughout this Plan which permit development to occur, property owners are advised there is the potential for flooding in areas not designated "Environmental Hazard" and not within the Spill Area Policy. While the flooding may be infrequent and shallow, the extent of the flooding cannot be shown on the mapping. It is advised that all new development should consider the possibility of flooding and property owners should design buildings accordingly. Design considerations might include elevating the ground floor level well above surrounding ground levels; elevating building openings; and elevating or deleting basements. It is SVCA staff's opinion, this policy would apply to the property based on the localized flooding observed on the property and that is common in the area.

Regarding your proposed residential development on the subject property, it is SVCA staff's opinion new development and site alteration must be located outside the regulatory floodplain identified as 'Environmental Hazard' on the Town's Zoning By-law and OP Schedules, and attached SVCA map. However, residential development may be permitted within the 50 metre Spill Area subject to floodproofing, safe ingress/egress, where there is no impact on the environment, and where the existing flood hazard is not aggravated. Additionally, because the property is affected by the regulatory floodplain and localized shallow flooding, lot grading plans for development would need to demonstrate no development within the regulatory floodplain limit, the ground floor and minimum opening elevation are above the regulatory floodplain elevation and well above surrounding ground levels; and further that the residences do not have basements or that the basements are elevated. Additionally, access to the development cannot be located within the 'environmental hazard' area/regulatory floodplain. Proposed culverts crossing the High Street Ditch will need to demonstrate no impacts to the regulatory floodplain elevation upstream of the culvert.

Additionally, SVCA staff would recommend a geotechnical investigation to determine the groundwater elevations and that no basements, if proposed be permitted below the high groundwater table.

### **Natural Heritage:**

In the opinion of SVCA staff, the subject property features Fish Habitat, and potentially Habitat of Endangered Species or Threatened Species.

The following are a summary of Provincial, County, and Town natural heritage policies that apply based on your current proposal.

### **Fish Habitat:**

SVCA staff consider the watercourse on the northwest portion of the property to be fish habitat.

### **Provincial Policy Statement (PPS, 2020) – Natural Heritage Policies – Section 2.1**

Section 2.1.6 of the PPS states that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements; and further, Section 2.1.8 states that development and site alteration shall not be permitted on adjacent lands to fish habitat unless the



ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

#### County of Bruce Official Plan (OP) Policies

It is SVCA's interpretation that Section 4.3.2.1 of the County OP does not permit development within 30 metres of the banks of a cold water stream or 15 metres of a warm water stream. Landowners are encouraged to forest the area within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections. Additionally, Section 4.3.3.1 of the County OP requires development proponents to prepare an environmental impact study (EIS) for any proposal that is within 120 metres adjacent to fish habitat.

#### Town of Saugeen Shores Official Plan (OP) Policies

Section 2.6.5.1 of the Towns OP, in the opinion of SVCA, states that where development is proposed in a water feature or adjacent to a water feature that has the potential to contain fish habitat, an E.I.S. shall be required

#### Habitat of Endangered Species and Threatened Species:

It is the opinion of SVCA staff that the subject property may feature habitat of endangered and threatened species.

#### Provincial Policy Statement (PPS, 2014) – Natural Heritage Policies – Section 2.1

Section 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS is appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be sent via email to: SAROntario@ontario.ca.

#### County of Bruce Official Plan (OP) Policies

It is the interpretation of SVCA staff that Section 4.3.2.7.3 of the County OP does not support development within the habitat of endangered/threatened species except for infrastructure permitted by the Provincial Policy Statement within significant portions of the habitat of threatened and endangered species.

#### Town of Saugeen Shores (OP) Policies

It is SVCA staff's interpretation that Section 2.6.3.2 of the Town's OP does not permit development or site alteration in habitat of endangered or threatened species or species.

### Environmental Impact Study (EIS):

Section 6.27.4.5 of the Town of Saugeen Shores OP states that the Town may waive the requirement for the preparation of an EIS, upon recommendation of the SVCA, if the proposal is of such a minor nature or site conditions are such that the preparation of an EIS would serve no useful purpose for the protection of the natural heritage features. Similarly, the County of Bruce OP, Section 4.3.3.8, allows for the waiving of an EIS on the opinion of outside independent advice.

It is the opinion of SVCA staff that an EIS to address the impacts of development on adjacent lands to fish habitat could be waived, provided there is no development or vegetation clearing within 30 metres to the watercourse on the northwest section of property. During construction, the potential impacts to fish habitat can be further mitigated with standard sediment and erosion control measures. Please note, SVCA's recommendation to waive the EIS does not include the requirements by the MECP to address potential habitat for endangered and threatened species. Additionally, if stormwater is proposed to outlet to this watercourse, or if development and vegetation clearing is proposed within 30 metres to the watercourse, then SVCA staff may recommend a scoped EIS to address fish habitat.

### Stormwater Management

If the outlet for a proposed stormwater management (SWM) facility is to the northerly watercourse or SVCA regulated area (i.e. floodplain), SVCA will be required to review the SWM report and plans in accordance with our MOA with the County of Bruce. Attached is SVCA's SWM Guidelines for your information.

### STATUTORY COMMENTS

**SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands, and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

Portions of the subject property are within the SVCA's Regulated Area associated with Ontario Regulation 169/06. The regulated areas on the property are the watercourse and stream valley plus stable top of bank; Spill Area, and the regulatory floodplain limit plus 15 metres. In accordance with O. Reg. 169 /06 development and within these areas and their adjacent lands require the permission from SVCA, prior to carrying out the work.

"Development" as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*

- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 includes the straightening, diverting or interference in any way with a river, creek, stream, or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA’s approximate regulated area on the property, please refer to the attached SVCA map.

### **SVCA PERMISSION FOR DEVELOPMENT OR ALTERATION**

A SVCA permit may be required for development and alteration to the regulated areas noted above. SVCA staff review of our regulatory mandate will occur concurrently with our review of any *Planning Act* application. In general, SVCA staff recommend formal submission of SVCA’s application to alter a regulated area or to interfere with a watercourse after the *Planning Act* review process. SVCA fees for permit application vary and will be addressed by reviewing staff at the time of application.

### **Regulatory Floodplain/Spill Area**

In general, SVCA’s policies do not support development within the regulatory floodplain limit. However, development within the Spill Area may be permitted subject to conditions noted below.

SVCA does not regulate development in spill areas in the same manner as development within floodplain areas, as these areas are not readily defined and the storage/flow that occurs in these areas is not considered as part of the natural flood plain, hence preservation of flood storage is not required. Where spill locations can be identified, SVCA may permit development provided appropriate flood hazard mitigation can be established. Spill Regulated Areas are located within 50 metres of the indicated “Spill Area” on floodplain mapping.

New development will be permitted within 50 metres of a spill area designated (in the geographic Town of Southampton only) and approved on engineered floodplain mapping, provided the following conditions are met:

- a) the building or structure is floodproofed to the elevation of the Regulatory Flood;
- b) grading is kept to a minimum;
- c) structural engineering will be required should the lowest floor elevation be below the flood elevation;
- d) safe access is achievable where feasible;
- e) all habitable floor space and electrical, mechanical, and heating services are above the elevation of the Regulatory Flood; *and*
- f) no basement is proposed, or the basement is floodproofed to the elevation of the Regulatory Flood. This may include structural engineering to ensure hydrostatic uplift and side pressure, velocity, impact loading, and waterproof design are addressed.

### **Alteration to a Watercourse**

If alteration to the northerly watercourse is proposed for SWM outlet and should the development require access onto High Street (crossing the ditch/floodplain) a SVCA permit will be required and may be permitted, provided plans demonstrate the proposed will not have an impact on the control of flooding (i.e. no impact to the regulatory floodplain elevation), erosion, pollution, or the conservation of land.

### **Right to Hearing**

Please be advised that the owner(s) of a property may submit an Application for a development or alteration proposal to the SVCA at any time. An Application must be complete as determined by the SVCA for it to be considered. The completeness of an Application is determined by SVCA staff, or an administrative review can be requested by the applicant to the SVCA's General Manager/Secretary Treasurer. In the event that the administrative review by the SVCA's General Manager/Secretary Treasurer determines an Application is not complete, the applicant can request an administrative review by the Authority.

In accordance with Section 28 (12) of the *Conservation Authorities Act*, permission required under *Ontario Regulation 169/06*, as amended, shall not be refused or granted subject to conditions unless the person requesting the permission has been given the opportunity for a hearing (by request) before the Authority or, in the case of the SVCA, before the Authority's Executive Committee. Should you receive a SVCA permit, approved by staff, with conditions of approval and object to one or more of the conditions, you will have the option to attend a hearing before the SVCA Executive Committee. Should you submit a complete Application for which staff is not prepared to issue a permit, you will have the option to attend a hearing scheduled before the SVCA Executive Committee.

After holding a hearing under Section 28 (12), the SVCA Executive Committee shall,

- (a) refuse the permission; or
- (b) grant the permission, with or without conditions

After the hearing, if the Executive Committee refuses permission, or grants permission subject to conditions, the person who requested permission shall be given written reasons for the decision. If the person is refused permission or objects to conditions imposed on the permission, the person may appeal to the Minister of Natural Resources and Forestry within 30 days of receiving the reasons for the refusal.

### **SUMMARY**

SVCA staff has reviewed your proposal in accordance with our Memorandum of Agreement (MOA) with the County of Bruce and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*

In general, residential development on the property is feasible, provided development addresses SVCA staff's concerns/conditions noted in this report.

Preliminary SVCA comments regarding *Planning Act* matters have been included within this correspondence but should not be considered all-encompassing for formal SVCA *Planning Act* application comments and you should contact the Town of Saugeen Shores to confirm your zoning status and the *Planning Act* application

process. The Council for the County of Bruce and/or the Town of Saugeen Shores are the Approval Authorities for *Planning Act* applications, and the decisions for all applications, and on the requirement for the preparation of an EIS, remains with the Municipality and/or County.

SVCA staff has provided comments for the proposed based on a site visit and review of current provincial, county, town, and SVCA policies. There is no guarantee these comments will remain unchanged indefinitely.

Thank you for the opportunity to comment. Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter". The signature is written in dark ink on a light-colored background.

Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

Encl: SVCA Maps, SVCA Stormwater Management Guidelines

cc: Ron Davidson, Agent, (via email)  
Cheryl Grace, Authority Member (via email)  
Mike Myatt, Authority Member (via email)



**PLAN M42; LOTS 1 TO 45**  
**Geo. Town of Southampton**  
**Town of Saugeen Shores**

**Legend**

-  Subject Property
-  Approximate Regulated Area
-  Regulatory Flood Line
-  100 Year Flood Line
-  SVCA Spill Areas
-  Intermittent Watercourse
-  Permanent Watercourse
-  Local Flooded Area/Swale Feature
-  Cleared Vegetaion



UTM Zone 17N, NAD 83  
0 50 m

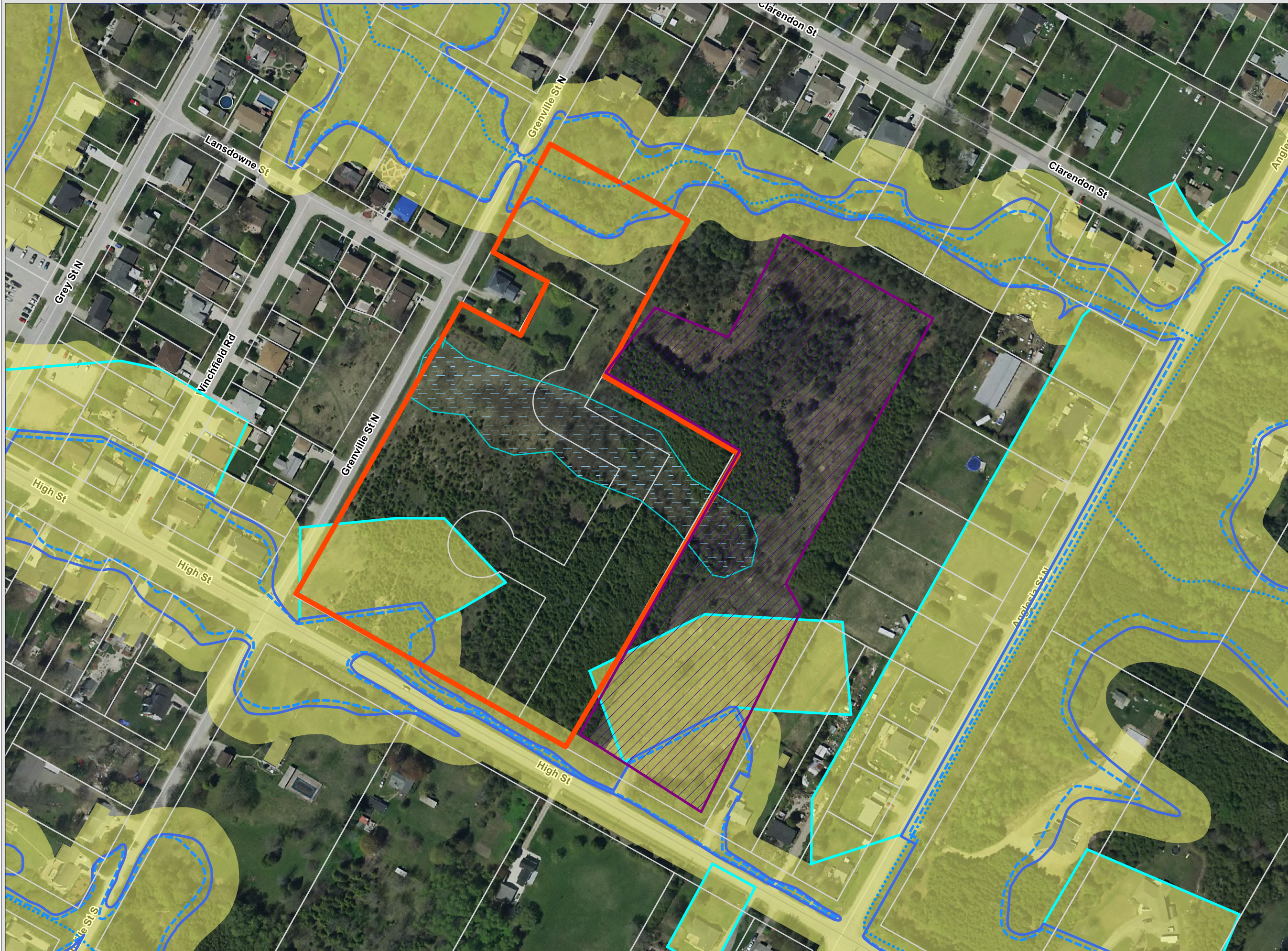
The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©[2020] of the Queen's Printer for Ontario. All Rights Reserved. [2020] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2015 (SWOOP2015). These images were taken in 2015 at 20cm resolution by Fugro GeoServices. They are the property of Saugeen Valley Conservation Authority ©2020.



**Figure 1**





**From:** [Michael Oberle](#)  
**To:** [Coreena Smith](#)  
**Subject:** RE: Easthampton  
**Date:** Friday, May 5, 2023 10:24:44 AM  
**Attachments:** [image001.png](#)

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Good morning Coreena,

This email is in reply to your email of below regarding the above referenced file.

SVCA recommended conditions of draft plan approval:

1. That prior to any grading or construction on site, and prior to final approval of the subdivision by the County, the owner shall prepare the following, completed to the satisfaction of the Saugeen Valley Conservation Authority;

a. Final Lot Grading and Drainage Plan and Sediment and Erosion Control Plan.

Currently, Drawing No.: 2 South Grading and Drainage Plan, revision 5, signed and dated April 21, 2023, prepared by GM BluePlan, is acceptable to the SVCA

Currently, Drawing No.: 3 North Grading and Drainage Plan, revision 5, signed and dated April 21, 2023, prepared by GM BluePlan, is acceptable to the SVCA.

b. Stormwater Management Report.

Currently, the Stormwater Management Report, Phase 1, Easthampton Subdivision, Southampton, dated April 2023, prepared by GM BluePlan, is acceptable to the SVCA.

2. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading and Drainage and Final Sediment and Erosion Control Plan, and Final Stormwater Management Report.

I trust that the above is helpful for now. SVCA staff look forward to continue to be involved, when required, as part of this project.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

1078 Bruce Road 12, PO Box 150, Formosa, ON N0G 1W0

[www.saugeenconservation.ca](http://www.saugeenconservation.ca)

---

**From:** Coreena Smith

**Sent:** Thursday, May 4, 2023 12:11 PM

**To:** Michael Oberle  
**Subject:** FW: Easthampton

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Michael,  
Ron Davidson forwarded the attached materials to my attention on file S7 Easthampton in Saugeen Shores, which includes an email from SVCA. Is SVCA now in a position to issue conditions of draft plan approval that I can include in my upcoming report to the Town's Planning Committee. If there are specific conditions to include, please forward them to my attention by **May 9, 2023** if possible. If more time is needed, please let me know.  
Sincerely,

**Coreena Smith**  
Senior Planner  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
Direct: 1-226-909-6305  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



---

**From:** Ron Davidson  
**Sent:** Monday, May 1, 2023 8:02 AM  
**To:** Coreena Smith; [Jay Pausner](#); [Brooks Turton](#); [Ian Eriksen](#) - GM [BluePlan](#)  
**Subject:** [Easthampton](#)

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Coreena, good morning. Please see attached.



Regards,  
Ron

**Ron Davidson Land Use Planning Consultant Inc.**  
**265 Beattie Street**  
**Owen Sound, ON**  
**N4K 6X2**  
**Tel: 519 371-6829**

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# Bluewater District School Board

P.O. Box 190, 351 1<sup>st</sup> Avenue North  
Chesley, Ontario N0G 1L0  
Telephone: (519) 363-2014 Fax: (519) 370-2909  
[www.bwdsb.on.ca](http://www.bwdsb.on.ca)

August 3, 2022

Linda Redmond  
Planner, Planning & Development Department  
11243 MacKenzie Road  
Port Elgin, ON N0H 2C6  
[bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

RE: S-2022-007 – Easthampton Subdivision  
Southampton, Town of Saugeen Shores

Attention: Linda Redmond,

Thank you for circulating the first submission regarding a proposed Plan of Subdivision for the development described above. The proposed plan of subdivision consists of 9 single dwellings, and future development blocks.

Bluewater District School Board has no objection to this development. Planning staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of draft plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or may be directed to an alternate attendance boundary."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft plan approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us if you have any questions, concerns or for more information.

Sincerely,  
Shelley Crummer  
Business Analyst  
c.c.: Rob Cummings, Superintendent of Business Services  
Dennis Dick, Manager of Plant Services

**From:** [Riel Warrilow](#)  
**To:** [Klarika Hamer](#)  
**Subject:** Re: Request For Agency Comments S7 Easthampton  
**Date:** Wednesday, August 3, 2022 2:25:18 PM  
**Attachments:** [BRU\\_Logo\\_CMYK\\_Pos\\_7fe4ac59-8ed1-4449-be48-9e77bf2cdb4c.jpeg](#)

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Thank you for your email.

This application requires further engagement with the Saugeen Ojibway Nation.

**We have contacted the proponent to initiate consultation.**

Miigwech,

**Riel Warrilow**  
**Resources & Infrastructure Associate**  
T: (519)534-5507 ex 111



10129 Hwy 6 Georgian Bluffs, ON  
N0H 2T0

[saugeenojibwaynation.ca](http://saugeenojibwaynation.ca)

10129 Hwy 6 Georgian Bluffs, ON  
N0H 2T0

[saugeenojibwaynation.ca](http://saugeenojibwaynation.ca)

On Fri, Jul 15, 2022 at 10:58 AM Klarika Hamer <[KHamer@brucecounty.on.ca](mailto:KHamer@brucecounty.on.ca)> wrote:

Good morning,

Please see the attached Application, Request for Agency Comments, Notice of Complete

Application, Draft Plan, Supporting Plans, Planning Justification Report, Stormwater Management Report, Environmental Impact Study, Archaeological Assessment Letter and Archaeological Assessment for the proposed Plan of Subdivision file number S-2022-007.

The Public Meeting Notice for the proposed Subdivision Application will be circulated at a later date.

Brooks – the Development Sign that is required to be posted at the property is being sent to you via Purolator. Once posted, please email a picture of the posted sign to [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca).

Kind regards,

Klarika Hamer

Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



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010129 Highway 6,  
Georgian Bluffs, ON  
N0H 2T0  
(519) 534-5507  
saugeenojibwaynation.ca



June 14, 2023

**SENT VIA EMAIL**

Launch Property Group Inc.  
% Brooks Turton  
brooks@launchpropertygroup.com

**VIA**

Ron Davidson Land Use Planning Consultants Inc.  
ronalddavidson@rogers.com

**Re. Saugeen Ojibway Nation conditions for Easthampton Subdivision, a Subdivision by Launch Property Group Inc. % Brooks Turton at Lots 1-32, Town of Saugeen Shores, County of Bruce, Roll# 41104800601**

The Saugeen Ojibway Nation ("SON") Environment Office and **Launch Property Group Inc.** entered into a Letter of Agreement on **September 8, 2022** with respect to our mutual goal to set out a framework for consultation and accommodation with SON regarding the proposed **Easthampton Subdivision** development in SON's Territory.

This agreement was intended to support SON's participation in and input into the technical assessments being undertaken as part of the application process. More specifically, this agreement allows SON and the **Launch Property Group Inc.** to identify a plan for addressing any potential impacts of the **Easthampton Subdivision** on SON's lands and constitutionally protected Aboriginal and Treaty rights, proven and asserted, including SON's land claims. This enabled a process that ensured appropriate and meaningful consultation and accommodation of SON's rights and interests throughout the life of the Proponent's proposed operation.

**Launch Property Group Inc. - Easthampton Subdivision - Lots 1-32, Town of Saugeen Shores, County of Bruce - Nine detached dwellings (single-family homes each with additional single rental units) under the current Draft Plan of Subdivision.**

The Project is located on lands within SON's Territory and may include sensitive species and natural heritage features of specific cultural value to SON, archaeological importance, or other environmental concerns. SON members exercise their constitutionally protected rights, both asserted and proven, throughout SON's Territory.

As per the Letter of Agreement, SON Environment Office has conducted peer reviewed documents to measure the impact of the development on SON's Indigenous rights and interests.

- NATURAL HERITAGE ENVIRONMENTAL IMPACT STUDY Residential Draft Plan of Subdivision – Easthampton Plan M42 with Former Lots 1 to 45, Fronting Grenville and High Street, Settlement of Southampton, Town of Saugeen Shores. Prepared for Launch Property Group Inc. by AWS Environmental Consulting Inc. February 2022.
- PLANNING REPORT - PROPOSED RESIDENTIAL PLAN OF SUBDIVISION “Easthampton Subdivision”, Lots 1 to 32, Plan M 42, Geographic Town of Southampton, Town of Saugeen Shores, County of Bruce, Owner: 2 Launch Property Group Inc. (c/o Brooks Turton), Prepared by: Ron Davidson, Land Use Planning Consultant Inc., Owen Sound. April 18, 2022.
- STORMWATER MANAGEMENT REPORT – EASTHAMPTON SUBDIVISION, Southampton. Prepared for Launch Property Group Inc. by GM Blue Plan Engineering. GMBP File: 220138-1. February 2022.
- Stormwater Management Report, Easthampton Subdivision, Southampton (GMBlue Plan, Feb. 2022).
- Stage 1 and 2 Archaeological Assessment: Plan M42 Lot 1 to 45 Sec M42; PCL 1-1 to 451 Block Part PCL; A-1; NE Corner of Grenville and High Streets, Town of Saugeen Shores, former GT of Saugeen, Bruce County

#### **Additional Background Research:**

- J. Jalava field notes and photographs from a roadside site visit on December 4, 2022.
- Ontario Wetland Evaluation System, Southern Manual. 3rd Edition, Version 3.2. 2013
- Ontario Reptile and Amphibian Atlas database for Saugeen Ojibway Nation Territory, provided to SON Environment Office by Ontario Nature, May 19, 2021.
- Ministry of the Environment, Conservation and Parks (MECP) water well database

The following summarises the findings of these reviews.

#### ***Natural Heritage Review Summary***

Environmental Study was adequate however, no apparent SON contact was made prior to or during preparation of the EIS.

- No review of Ontario Reptile and Amphibian Atlas, iNaturalist, Breeding Bird Survey, Breeding Bird Atlas or eBird data (most of these data are easily accessed on-line).
- No targeted bat surveys or bat habitat assessment were undertaken.
- The level of detail provided in the ELC table and plant list appendix is not adequate to demonstrate that “Community 2” is not a wetland. ELC descriptions should indicate species dominants for each vegetation stratum and the overall plant list should link each species to the ELC type(s) in which it was observed. Assessing the site on the basis of % native vs. non-native plant species is not helpful as presented, as the percentage may differ significantly at the site level vs. the ELC community level; for example, the White Cedar forest at the site could consist almost entirely of native species (indicating high ecological quality) while most or all of the non-native species might occur in other more disturbed habitats along the edges of the site. There is no way to assess this because of how information is presented in the EIS.
- Mitigations recommended are adequate to address the ecological impacts of development of nine residential lots along Grenville Street as proposed.
- Any additional development on the subject lands (e.g., as proposed in the original Concept Plan), given the high water table and the presence of a wetland (or at least

hydric soils) that support Black Ash (an at risk species of high cultural importance), would be of concern to SON.

### ***Natural Heritage Review Recommendations***

1. No road or building construction within Black Ash habitat (identified and mapped in the AWS EIS as “Community 2. FOD7-2 Fresh-Moist Ash Lowland Deciduous Forest” and in the SVCA map included in the EIS as “Local Flooded Area / Swale Feature”) or the 15m wide buffer around the Black Ash habitat feature (as mapped in Figure 7: Natural Heritage Features of the EIS).
2. Any additional development plans for the remainder of the three lots owned by Launch Property Group Ltd. will require further review and meaningful consultation with SON.

### ***Hydrogeological Technical Review Summary***

During major runoff precipitation events a portion of overland flow which may have discharged to the local drainage feature associated with the Black Ash habitat may now be collected by the stormwater management facility and directed away from the habitat. Given the shallow sand layer on the site and the characteristic high recharge conditions during a majority of the precipitation events it is expected that the overall water table and subsequent soil moisture would likely be maintained for the current proposed development given the extent of undeveloped land.

### ***Hydrogeological Technical Review Recommendations***

Any additional development of the larger subject property is expected to require additional hydrological and hydrogeological studies to confirm the site specific characteristics and provide technical input for a feature based water balance related to the Black Ash habitat as well as any necessary water management options.

### ***Archaeological Review Summary***

Neither Launch Property Group Inc. or Scarlett Janusas Archaeology Inc. engaged with the Saugeen Ojibway Nation prior to or during the 2020 archaeological Stage 1 Background Study or Stage 2 Property Assessment. The SON Environment Office was only provided with the assessment report following the completion of the Stages 1 and 2 assessment report.

### ***Archaeological Review Recommendations***

The Ministry-accepted Stage 1 and Stage 2 archaeological assessment report by Scarlett Janusas Archaeology Inc. recommended that no further archaeological assessment is required for the proposed Launch Property Group Inc. subdivision development at the northeast corner of Grenville North and High Streets in Southampton (Town of Saugeen Shores). That recommendation is hesitantly supported; however, when development commences, the area where the two structures on the 1857 Sproat & Hawkins map of Southampton are depicted should be archaeologically monitored.

**As per, the Letter of Agreement, the above recommendations from the technical review are to be incorporated into the final plans and applications for the development. The Black Ash on the property is of cultural importance to SON, the above recommendations of how to protect the Black Ash from damage should be respected.**

This is a finite landscape shared by many different forms of life that are inextricable from SON's rights, culture, ways of life, and the health of the lands and waters. In most parts of SON Territory, well over 50% of natural lands have been significantly altered. The pressures of development are ongoing, and increasing. Impacts occur at the scale of each individual project as well as on a cumulative scale. The conversion of forests, wetlands, grasslands and other natural habitats into developed lands (e.g., subdivisions, roads, utility corridors and other built environments) has led to significant impacts on healthy ecological functions (e.g., loss of habitat connectivity and biodiversity; declines in populations of plants and animals that are culturally important to SON; reduced carbon sequestration and ecological resilience in the face of climate change; introduction of invasive species) as well as impacts to fish habitat (e.g., due to shoreline alteration), surface water and groundwater quality and quantity (which can occur as a result of stormwater management and the infrastructure required for drinking water and sewage management). The combinations of these land and water related impacts are a major concern for SON, given the cumulative effects of multiple developments in a given area that typically occur over time. SON's uses of and relationships with its lands and waters since time immemorial are impacted, as are, by extension, SON's rights, interests, and responsibilities.

Miigwetch,

A handwritten signature in blue ink, appearing to be 'C. Smith', written in a cursive style.

Manager of Resources and Infrastructure,  
Environment Office of the Saugeen Ojibway Nation

Cc'

Coreena Smith, Senior Planner, Corporation of the County of Bruce

Karen Heisler, Resource and Infrastructure Association, Saugeen Ojibway Nation Environment Office



**From:** [LANDUSEPLANNING](#)  
**To:** [Klarika Hamer](#)  
**Subject:** Town of Saugeen Shores - Lots 1 to 32 PL M42 - S-2022-007  
**Date:** Wednesday, July 27, 2022 1:09:44 PM  
**Attachments:** [image001.png](#)

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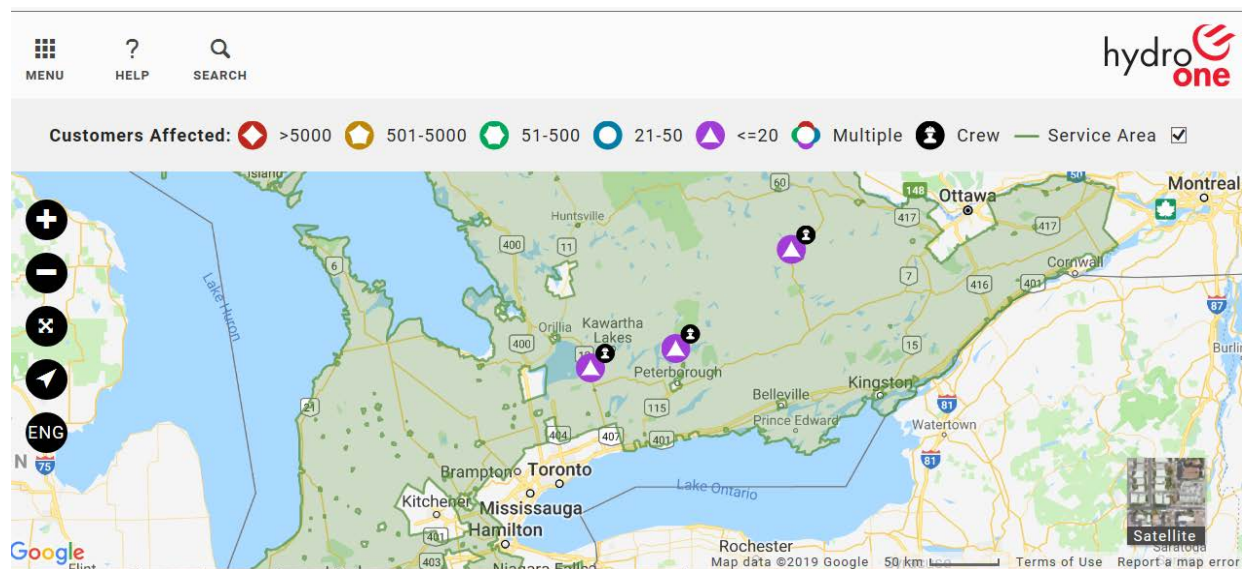
We are in receipt of your Draft Plan of Subdivision Application, S-2022-007 dated July 15, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,  
**Kitty Luk**

**Hydro One Networks Inc.**

185 Clegg Road

Markham, ON | L6G 1B7

Email: [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)

---

**From:** Klarika Hamer <KHamer@brucecounty.on.ca>

**Sent:** Friday, July 15, 2022 10:57 AM

**To:** Jay Pausner <jay.pausner@saugeenshores.ca>; Clerk <clerk@saugeenshores.ca>; Shelley Crummer <Shelley\_Crummer@bwdsb.on.ca>; Al Hastie <al\_hastie@bgcdsb.org>; Saugeen Valley - Conservation Authority (bruce.county@SVCA.ON.CA) <bruce.county@svca.on.ca>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Customer Communications <CustomerCommunications@HydroOne.com>; Customer Service - Westario (customer.service@westario.com) <customer.service@westario.com>; ontugllandsinq@enbridge.com; ONTUGLLandsINQ@uniongas.com; HSM <HSMASSTLRCC@bmts.com>; Consultations <consultations@metisnation.org>; Riel Warrilow (associate.ri@saugeennojibwaynation.ca) <associate.ri@saugeennojibwaynation.ca>; Juanita Meekins <juanita.meekins@saugeennojibwaynation.ca>; circulations@wsp.com; engineering@brucetelecom.com; Eng-osprequest@req01.eastlink.ca; weichenberger@wightman.ca; customerservice@hurontel.on.ca; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Consents <lpuconsents@mpac.ca>; MTO <Jessica.Pegelo@ontario.ca>; stephen.white@canadapost.postescanada.ca

**Cc:** Coreena Smith <CJSmith@brucecounty.on.ca>; Ron Davidson <ronalddavidson@rogers.com>; Brooks Turton <brooks@launchpropertygroup.com>; Linda Redmond <LRedmond@brucecounty.on.ca>

**Subject:** Request For Agency Comments S7 Easthampton

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Good morning,

Please see the attached Application, Request for Agency Comments, Notice of Complete Application, Draft Plan, Supporting Plans, Planning Justification Report, Stormwater Management Report, Environmental Impact Study, Archaeological Assessment Letter and Archaeological Assessment for the proposed Plan of Subdivision file number S-2022-007.

The Public Meeting Notice for the proposed Subdivision Application will be circulated at a later date.

Brooks – the Development Sign that is required to be posted at the property is being sent to you via Purolator. Once posted, please email a picture of the posted sign to [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca).

Kind regards,

**Klarika Hamer**

Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



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**From:** [Coordinator LRC HSM](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Request for Comments - Saugeen Shores (Launch Property Group) - Proposed Draft Plan of Subdivision  
**Date:** Tuesday, July 19, 2022 3:37:56 PM

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Saugeen Shores Municipality

RE: S-2022-007 - Draft Plan of Subdivision

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the proposed Draft Plan of Subdivision application as submitted by Launch Property Group. HSM has no objection or opposition to the proposed application and offers the following comments.

HSM supports the need to construct of a stormwater management pond as current stormwater flows in the area have a direct impact on Fairly Lake water quality and the surrounding environment. In regard to the Impact Assessment and the presence of black ash trees, it should be noted that this tree also has significant cultural value to indigenous communities.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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**From:** [Al Hastie](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Fwd: Request For Agency Comments S7 Easthampton  
**Date:** Monday, July 18, 2022 9:02:59 AM  
**Attachments:** [BRU Logo CMYK Pos 7fe4ac59-8ed1-4449-be48-9e77bf2cdb4c.jpeg](#)  
[Request for Agency Comments S7 Easthampton.pdf](#)  
[Notice of Complete Application S7 Easthampton.pdf](#)  
[Subdivision Application S7 Easthampton.pdf](#)  
[Supporting Plans S7 Easthampton.pdf](#)  
[Archaeological Assessment Letter S7 Easthampton.pdf](#)  
[Planning Justification Report S7 Easthampton.pdf](#)  
[Stormwater Management Report S7 Easthampton.pdf](#)  
[Environmental Impact Study S7 Easthampton.pdf](#)  
[Archaeological Assessment S7 Easthampton.pdf](#)  
[Draft Plan S7 Easthampton.pdf](#)

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No Comments

*Al Hastie*  
 **Bruce-Grey Catholic District School Board**

----- Forwarded message -----

**From:** **Klarika Hamer** <[KHamer@brucecounty.on.ca](mailto:KHamer@brucecounty.on.ca)>  
**Date:** Fri, Jul 15, 2022 at 10:58 AM  
**Subject:** Request For Agency Comments S7 Easthampton  
**To:** Jay Pausner <[jay.pausner@saugeenshores.ca](mailto:jay.pausner@saugeenshores.ca)>, Clerk <[clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca)>, Shelley Crummer <[Shelley\\_Crummer@bwdsb.on.ca](mailto:Shelley_Crummer@bwdsb.on.ca)>, Al Hastie <[al\\_hastie@bgcdsb.org](mailto:al_hastie@bgcdsb.org)>, Saugeen Valley - Conservation Authority ([bruce.county@SVCA.ON.CA](mailto:bruce.county@SVCA.ON.CA)) <[bruce.county@svca.on.ca](mailto:bruce.county@svca.on.ca)>, Hydro One <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>, Hydro One Networks Inc. (customercommunications@HydroOne.com) <[CustomerCommunications@hydroone.com](mailto:CustomerCommunications@hydroone.com)>, Customer Service - Westario ([customer.service@westario.com](mailto:customer.service@westario.com)) <[customer.service@westario.com](mailto:customer.service@westario.com)>, [ontugllandsinq@enbridge.com](mailto:ontugllandsinq@enbridge.com) <[ontugllandsinq@enbridge.com](mailto:ontugllandsinq@enbridge.com)>, [ONTUGLLandsINQ@uniongas.com](mailto:ONTUGLLandsINQ@uniongas.com) <[ONTUGLLandsINQ@uniongas.com](mailto:ONTUGLLandsINQ@uniongas.com)>, HSM <[HSMASSTLRCC@bmts.com](mailto:HSMASSTLRCC@bmts.com)>, Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>, Riel Warrilow ([associate.ri@saugeenonibwaynation.ca](mailto:associate.ri@saugeenonibwaynation.ca)) <[associate.ri@saugeenonibwaynation.ca](mailto:associate.ri@saugeenonibwaynation.ca)>, Juanita Meekins <[juanita.meekins@saugeenonibwaynation.ca](mailto:juanita.meekins@saugeenonibwaynation.ca)>, [circulations@wsp.com](mailto:circulations@wsp.com) <[circulations@wsp.com](mailto:circulations@wsp.com)>, [engineering@brucetelecom.com](mailto:engineering@brucetelecom.com) <[engineering@brucetelecom.com](mailto:engineering@brucetelecom.com)>, [Eng-osprequest@req01.eastlink.ca](mailto:Eng-osprequest@req01.eastlink.ca) <[Eng-osprequest@req01.eastlink.ca](mailto:Eng-osprequest@req01.eastlink.ca)>, [weichenberger@wightman.ca](mailto:weichenberger@wightman.ca) <[weichenberger@wightman.ca](mailto:weichenberger@wightman.ca)>, [customerservice@hurontel.on.ca](mailto:customerservice@hurontel.on.ca) <[customerservice@hurontel.on.ca](mailto:customerservice@hurontel.on.ca)>, Shantz, Tyler (MMAH) <[Tyler.Shantz@ontario.ca](mailto:Tyler.Shantz@ontario.ca)>, Consents <[lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca)>, MTO <[Jessica.Pegelo@ontario.ca](mailto:Jessica.Pegelo@ontario.ca)>, [stephen.white@canadapost.postescanada.ca](mailto:stephen.white@canadapost.postescanada.ca) <[stephen.white@canadapost.postescanada.ca](mailto:stephen.white@canadapost.postescanada.ca)>  
**Cc:** Coreena Smith <[CJSmith@brucecounty.on.ca](mailto:CJSmith@brucecounty.on.ca)>, Ron Davidson <[ronalddavidson@rogers.com](mailto:ronalddavidson@rogers.com)>, Brooks Turton <[brooks@launchpropertygroup.com](mailto:brooks@launchpropertygroup.com)>, Linda Redmond <[LRedmond@brucecounty.on.ca](mailto:LRedmond@brucecounty.on.ca)>

Good morning,

Please see the attached Application, Request for Agency Comments, Notice of Complete Application, Draft Plan, Supporting Plans, Planning Justification Report, Stormwater Management Report, Environmental Impact Study, Archaeological Assessment Letter and Archaeological Assessment for the proposed Plan of Subdivision file number S-2022-007.

The Public Meeting Notice for the proposed Subdivision Application will be circulated at a later date.

Brooks – the Development Sign that is required to be posted at the property is being sent to you via Purolator. Once posted, please email a picture of the posted sign to [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca).

Kind regards,

Klarika Hamer

Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782

[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



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**From:** [Michael MacDougall via req01](#)  
**To:** [Klarika Hamer](#)  
**Subject:** Resolved Eng - Fiber Quote Notice [ENG-OSP Quote #1450894]  
**Date:** Friday, July 15, 2022 12:23:33 PM

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**Resolved Ticket Notice; Subject Request For Agency Comments S7**  
**Easthampton**

The review of the ticket for has been completed by the Design Team.  
The results will be provided by a CSE Shortly

The  
Site Survey Status will be updated by Buscoor within 1 Business day.

**Ticket info:**

**Closing Comments:** -----  
----- No concern at this tiime

Eastlink Inc.

**From:** [Ontario Lands](#)  
**To:** [Klarika Hamer](#)  
**Subject:** RE: Request For Agency Comments S7 Easthampton  
**Date:** Friday, July 15, 2022 11:03:53 AM  
**Attachments:** [image001.jpg](#)

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

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (formerly Union Gas Ltd) request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

**Kelly Buchanan**

Land Analyst

—

**ENBRIDGE GAS INC.**

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect.**

---

**From:** Klarika Hamer <KHamer@brucecounty.on.ca>

**Sent:** Friday, July 15, 2022 10:57 AM

**To:** Jay Pausner <jay.pausner@saugeenshores.ca>; Clerk <clerk@saugeenshores.ca>; Shelley Crummer <Shelley\_Crummer@bwdsb.on.ca>; Al Hastie <al\_hastie@bgcdsb.org>; Saugeen Valley - Conservation Authority (bruce.county@SVCA.ON.CA) <bruce.county@svca.on.ca>; Hydro One <landuseplanning@hydroone.com>; Hydro One Networks Inc. (customercommunications@HydroOne.com) <CustomerCommunications@HydroOne.com>; Customer Service - Westario (customer.service@westario.com) <customer.service@westario.com>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; HSM <HSMASSTLRCC@bmts.com>; Consultations <consultations@metisnation.org>; Riel Warrilow (associate.ri@saugeenjobwaynation.ca) <associate.ri@saugeenjobwaynation.ca>; Juanita Meekins <juanita.meekins@saugeenjobwaynation.ca>; circulations@wsp.com; engineering@brucetelecom.com; Eng-osprequest@req01.eastlink.ca; weichenberger@wightman.ca; customerservice@hurontel.on.ca; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Consents <lpuconsents@mpac.ca>; MTO <Jessica.Pegelo@ontario.ca>; stephen.white@canadapost.postescanada.ca

**Cc:** Coreena Smith <CJSmith@brucecounty.on.ca>; Ron Davidson <ronalddavidson@rogers.com>;



Brooks Turton <brooks@launchpropertygroup.com>; Linda Redmond  
<LRedmond@brucecounty.on.ca>

**Subject:** [External] Request For Agency Comments S7 Easthampton

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Good morning,

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Brooks – the Development Sign that is required to be posted at the property is being sent to you via Purolator. Once posted, please email a picture of the posted sign to [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca).

Kind regards,

**Klarika Hamer**

Applications Technician  
Planning and Development  
Corporation of the County of Bruce

Office: 519-881-1782  
[www.brucecounty.on.ca](http://www.brucecounty.on.ca)



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**From:** [Jay Pausner](#)  
**To:** [Coreena Smith](#)  
**Subject:** Easthampton  
**Date:** Thursday, May 4, 2023 9:01:05 AM  
**Attachments:** [Town Draft Conditions of Approval - Easthampton phase 1.docx](#)

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Please see attached the Town's proposed conditions of approval.

I draw your attention to conditions 28, 29 and 30 for addressing specific matters. The remainder of the conditions are typical Town conditions recommended for all subdivisions.

## **Jay Pausner**

### **Supervisor, Development Services**

Town of Saugeen Shores

600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0

**T** 519-832-2008 x120 | **F** 519-832-2140

**E** [jay.pausner@saugeenshores.ca](mailto:jay.pausner@saugeenshores.ca) | [saugeenshores.ca](http://saugeenshores.ca)

## **Disclaimer**

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## **TOWN'S RECOMMENDED CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

### **Identification**

1. That this approval applies to Plan of Subdivision File S-2022-007 for Easthampton Subdivision – Phase 1.

### **Servicing, Stormwater Management, Public Roads, Walkways, Streetlighting & Future Development.**

2. Any dead ends and open sides of road allowances created by this Draft Plan shall be terminated in 0.3 metre reserves.

3. Walkways and Service Corridors shall be conveyed to the Town of Saugeen Shores, free and clear of encumbrances.

4.     a. Sidewalks shall be installed on one side of the local streets in a location and standard approved by the Town of Saugeen Shores.  
       b. Sidewalks shall be installed on both sides of collector roads in a location and standard approved by the Town of Saugeen Shores.  
       c. Sidewalks shall be installed external to the Plan of Subdivision, where required by the Town.

5. Before any lots, blocks, roads, walkways, trails, service corridors, 0.3 metre reserves, identified in this Plan are conveyed to the Town of Saugeen Shores, they shall be free and clear of encumbrances.

6. All street and public lighting fixtures shall be dark-sky compliant.

7. Site Visibility Triangles at the intersections of all roads shall be conveyed to the Town of Saugeen Shores, as required by the Town and shall be provided clear and free of encumbrance.

8. Temporary turning circles or other approved turnarounds, shall be installed, if required by the approved phasing/staging of the subdivision, to the Town's satisfaction. Provisions for the design, construction, and decommissioning of the turnarounds shall be incorporated in the subdivision agreement.

9. The Owner acknowledges that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity generally. Notwithstanding the previous statement, commitment to reserve water and sanitary servicing capacity shall be granted where existing agreements identify such commitment but only to the extent such detail provides in existing agreements.

10. Watermains shall be looped as required by the Town of Saugeen Shores.

11. The Owner shall prepare a Stormwater Management Plan by a technically qualified consultant and approved by the Town.

12. The Owner shall prepare, to the Town's satisfaction, a Lot Grading Plan by a technically qualified consultant; The Plan shall indicate proposed lot grades and shall ensure minimal removal of trees. The Agreement may impose lot grading securities on each lot to provide assurances that the lots are graded in accordance with the approved drawings.

13. The Owner shall prepare an erosion control plan to the Town's satisfaction.

14. All internal and external services and upgrades to existing services required for the development of this Plan shall be designed by a qualified professional to the Town of Saugeen Shores satisfaction and in accordance with the Town's Development Manual and constructed/installed at the owner's expense.

### **Parkland / Open Space**

15. That the Owner conveys land in the amount required pursuant to the Official Plan for The Town of Saugeen Shores for residential purposes to the Town of Saugeen Shores for park purposes Alternatively, the Town of Saugeen Shores may accept cash-in-lieu for the said conveyance and under provisions of The Official Plan for The Town of Saugeen Shores is hereby authorized to do so. The Town may also accept a combination of land and cash to satisfy this requirement.

### **Easements**

16. That the Owner agrees to grant such easements as may be required for utility or drainage purposes to the Town of Saugeen Shores or other appropriate authority.

### **Subdivision Agreement**

17. That the Owner enter into an agreement with the Town of Saugeen Shores to satisfy all the requirements of the Town of Saugeen Shores, and including matters required in these conditions of approval and may also include the following to the satisfaction of the Town of Saugeen Shores:

i. the contribution to or the making of any required off-site improvements.

18. That the Subdivision Agreement be registered by the Town of Saugeen Shores against the land to which it applies and a copy of the registered agreement be forwarded to the County of Bruce at the time of Final Approval of the Plan.

### **Staging and Lapsing**

19. That the Owner agrees to stage any development of the Plan in a manner satisfactory to the Town of Saugeen Shores.

20. The Owner shall prepare a **Phasing Plan**, if deemed necessary by the Town, outlining the timing of the required studies, and the design and timing of construction of all amenities and services (road construction, services, pedestrian linkages, trails connections, etc.).

### **Utilities & Canada Post**

21. An overall utility distribution plan shall be prepared and submitted for approval to the satisfaction of the Town of Saugeen Shores.

22. The Owner agrees to make satisfactory arrangements with the appropriate electric provider for the provision of permanent or temporary electrical services to this Plan.

23. The Owner agrees to make satisfactory arrangements for the provision of permanent or temporary telecommunications services, gas and cable services to this Plan.

24. The Owner agrees to make satisfactory arrangements for the installation of postal boxes, if deemed necessary by Canada Post. The location and design of postal boxes shall be jointly approved by Canada Post and the Town of Saugeen Shores.

### **Official Plan and Zoning By-law**

25. That the County of Bruce be advised by the Town of Saugeen Shores that the Plan of Subdivision conforms to the Town of Saugeen Shores Local Official Plan approved under the Planning Act.

26. That the County of Bruce be advised by the Town of Saugeen Shores that the Plan of Subdivision conforms to the Zoning By-law approved under the Planning Act. Holding provisions, pursuant to Section 36 of The Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding “H” symbol is removed in accordance with the provisions of The Planning Act. The Zoning By-law shall specify the terms under which Council may consider the removal of the Holding “H” symbol.

### **Notices & Warning Clauses**

27. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores include the requirement for the following Notice / Warning Clauses to be included in all offers of purchase and sale for residential lots on the Plan:

*i. “Stormwater Management Facilities*

*Purchasers are advised that facilities for the management of stormwater runoff on the lot are subject to an approved Stormwater Management Plan. No Owner of any lot shall alter, interfere with or remove any of the Stormwater Management Facilities located within the lot except in accordance with the approved Stormwater Management Plan. Changes or alterations to the approved Stormwater Management Plan shall require the prior approval of the Town of Saugeen Shores and Saugeen Valley Conservation Authority.”*

ii. “**Lot Grading**

*Purchasers are advised that the grading of the lot is subject to an approved Lot Grading Plan. No Owner of any lot shall alter the grade or place or remove any fill material within any yard except in accordance with the approved Lot Grading Plan. Changes or alterations to the approved Lot Grading Plan shall require the prior approval of the Town of Saugeen Shores and Saugeen Valley Conservation Authority.”*

**Attainable Housing**

28. The Owner shall agree to construct at least two (2) additional residential units within Lots 1 to 9 in the subdivision. This term shall be incorporated into the subdivision agreement.

**Blocks 14, 15, 16**

29. The Owner agrees to install stormwater works on Blocks 14 to the satisfaction of the Town.

30. The Owner acknowledges that Blocks 14, 15 and 16 are to be developed, if to be developed, as a plan of Subdivision.

**Other**

31. All disturbed lots or blocks to be left vacant for longer than thirty (30) days shall be graded, seeded and maintained to the satisfaction of the Town of Saugeen Shores.

**Digital Plan Submission**

32. That prior to Final Approval the Owner shall submit to the Town of Saugeen Shores a digital file of the Plan to be registered in a format approved by the Town of Saugeen Shores.

**Notes to Draft Approval: Subdivision File No. S-2022-007**

1. We strongly recommend that a 'draft' of the Final Plan be submitted to the County and the Registry Office for pre-clearance prior to the submission of any Application.
2. The Owner is advised that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity.