

## Public Comments

**From:** [Sheila Latham](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** East Hampton Subdivision  
**Date:** Tuesday, September 27, 2022 8:46:19 AM

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Hello,

As an interested citizen, I am hoping you can send me some information about the subdivision that is planned for the area east of Grenville Street in Southampton.

I have found a map and I am wondering if you have any more information.  
Lots 1 to 32, Plan M42 (Southampton) Town of Saugeen Shores Roll Number 411048000400601

Has the subdivision been approved?  
How many houses will there be?  
What size are the lots?  
Can you share any visual information with me?

Thank you.  
Sheila Latham  
Southampton

**From:** [Coreena Smith](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** FW: Easthampton Development Proposal  
**Date:** Thursday, September 22, 2022 1:41:41 PM

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Klarika,

Can you please respond to this public comment and send them the application materials? Please let them know that I would be happy to discuss the file further once they have had a chance to look at the submission package.

Please also forward this comment to the agent, applicant, Linda and Jay.

Thanks

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**From:** Byron Harris [REDACTED]  
**Sent:** Wednesday, August 17, 2022 4:07 PM  
**To:** Coreena Smith <CJSmith@brucecounty.on.ca>  
**Subject:** Re: Easthampton Development Proposal

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Coreena Smith,

Thank you for responding to my inquiry re File S-2022-007) .

We own the property that abuts the large block, to the north, designated as future development for storm water management. The proposal at hand does not specify what might take place on that block in the future. I have been watching current development on McNabb street, across from the Brewer's Retail store. That project has created substantial redirection of drainage and significant deforestation. I would echo my neighbour, Robin Hilborn's, concern expressed re deforestation impacts of the current Eastgate application. But I have additional personal concerns, since my property abuts the large block (future development) which is part of this application, about what might occur in the Hazard land in that ravine. My property is part of that hazard designation, as I said, to the North.

The photograph sent to us with notification of the current application shows a large area to the east showing potential lot designations. I realize that the application is not currently seeking approval regarding those lots. But undoubtedly should an application for that portion be made, its development would substantially increase surface runoff that would be directed to the drainage and so flow through the large block which is part of this application. So I am wondering what consideration is being given to this "future development".

I am sure your records will have archived the application that was sought several years ago for the entire holding, including the nine lots currently sought, along with the area shown on the aerial photograph that has been overlain with potential lots. That earlier proposal, if memory serves me correctly, included a retention pond. But there is no such retention pond indicated on the

notification sent to us regarding the current proposal. I believe it was shown, on the previous plan of subdivision, directly east of the large (future development) block included in the current application. I went to meetings regarding that earlier proposal but I am working from memory on that. Would it be the intention to establish such a retention pond somewhere on the balance of the land that is currently not part of the submitted application? Or would it be the plan to direct storm water down the existing stream, without holding it back, to regulate the flow? If that is the case I fear that significant modifications to the existing water course would need occur and this would substantially affect my property.

The drainage servicing the development on McNabb St., that I referred to earlier, has substantially altered the vegetation, the stream bed and so the appearance of that area.

I would appreciate some indication that thought is being given to such concerns and some forward knowledge of what would be in store should that larger plan of subdivision be submitted for approval in the future.

I look forward to hearing from you on these matters. If you have time at some point for a meeting (personal or public) to discuss the vision for the entire block, that would be appreciated. Until such time as a meeting might occur, you perhaps have thoughts you might share to address the concerns I have expressed. You have my contact info on record. I await your response. Let me know if I might come to discuss the maps/plan proposals, or perhaps I should call you to discuss such, or perhaps a discussion via email will suffice at this point.

Respectfully,

Byron and Paige Harris  
73 Grenville St N.



At 09:34 AM 2022-08-17, you wrote:

Byron,

I understand you were in the office last week inquiring about the Easthampton development project (File S-2022-007). I can be contacted if there are any questions.

My direct line is 226-909-6305.

Regards,

Coreena Smith

Senior Planner  
Planning and Development

Corporation of the County of Bruce

Office: 519-881-1782

Direct: 226-909-6305

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



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**From:** [Robin Hilborn](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [Heather Wallace](#); [Byron Harris](#)  
**Subject:** Submission, S-2022-007 Easthampton — Stormwater Block  
**Date:** Friday, August 12, 2022 2:10:37 PM

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*To:*

Linda Redmond  
County of Bruce Planning & Development Department  
1243 MacKenzie Road, Port Elgin ON N0H 2C6  
[bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

**Re S-2022-007, Launch Property Group, Easthampton Subdivision**

Please accept the following as our submission for the public record on this subdivision plan.

Our lot is

The rear of this lot (the banks of a creek) is zoned Environmental Hazard, requiring a permit from Saugeen Valley Conservation Authority for any development.

The same creek flows through the Storm Water Management Block.

We would like assurances that this development will respect SVCA Environmental Regulations and in particular that no trees along the creek will be cut down.

Ref.: SVCA, Environmental Planning and Regulations Policies Manual,  
[www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/DOC\\_EPR\\_Policies\\_2018.pdf](http://www.saugeenconservation.ca/en/permits-and-planning/resources/Environmental-Regulations/DOC_EPR_Policies_2018.pdf). 3.5.4 Infrastructure, Stormwater Management, Ponds & Parks, Trails & Recreational Open Spaces.

Yours truly,

Robin Hilborn and Heather Wallace  
421 Clarendon St., Southampton ON NOH 2L0  


*Copies:* Heather Wallace, Byron Harris