

**From:** Betsy Ippolito

**Sent:** July 16, 2025 1:03 PM

**To:** Saugeen Shores Clerk <[clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca)>; Joel Ippolito; Derek Seaman

**Subject:** 317 High Street, Southampton - Permit

Renovation of 317 High Street

Southampton Clerk

I am writing to you concerning the recent application for permits for 317 High Southampton.

The property was purchased by my parents, Douglas & Beatrice Johnson in 1967. Joel and myself purchased the home from my parents in 2012.

We have enjoyed over 60 years of wonderful times at 317 and look forward to continuing the traditions and family times for many years to come.

The recent application is in keeping with this family plan and continuing to grow with our family in Southampton.

The building that we call "the cabins" has been changed over the years, most recently renovated in 2005. My father did not intend for this building to be Heritage.

The cabins as they are now no longer suitable as there have been mould issues and a decaying floor. Hence the reason for a substantial rebuilds for family use.

As to the house, the original part of the "1862" home that was renovated in 1990 will be updated.

Eric Dreger was the contractor in 1990 who completed the renovations for my parents on the original house. Upon completion of that renovation my father had the house designated as heritage.

However, my mother felt the home was not suitable as there were no main floor bathroom or laundry facilities. They hired Kirke Fordham to do an addition in 1993. The original summer kitchen, built date unknown, was taken down in 1993 and was rebuilt as a full addition with a building permit in 1993/94 by Mr. Fordham. It is this addition that we would like to rebuild for our family use.

Let me know if you have any questions or comments.

Regards

Sarah (Betsy) & Joel Ippolito

**From:** Derek Seaman

**Sent:** Friday, July 18, 2025 11:31 AM

**To:** Dawn Mittelholtz <dawn.mittelholtz@saugeenshores.ca>

**Cc:** 'Joel Ippolito'; 'Betsy Ippolito'

**Subject:** 317 High street

Dawn

Thank you for meeting with me this morning in regards to 317 High Street.

My clients Joel and Betsy Ippolito (I have attached them to this email) would like to demolish the approx. 20'x45' cabin on the west side of their property. Betsy's father had heritage registered the entire property, at the end of this email I have attached a copy of the email they sent to you detailing the history. Betsy's Father did not intend to register the cabin as a heritage building, but the bylaw unfortunately included all buildings on the property.

The cabin is in a state of disrepair. The floors are rotten and there is a fair amount of mold. Unfortunately, the cabins were built in a flood plain. I have attached a current flood plain map provided to us by the Saugeen Valley Conservation Authority that shows the location of the cabin and the flood plain. Our plan would be rebuild a new cabin the exact same size and location. The design of the cabin would be very similar to the original cabin (I have attached the final drawings for the proposed new cabin). The new cabin will be built on a reinforced concrete slab and raised over 18" to ensure that the flood plain will not be an issue in the future. I have attached a few pictures of the cabin to this email.

There is also a shed to the north of the cabin that we would like to demolish. It is also unfortunately not in good shape. I had included a picture of the shed.

Please let me know if you need anymore detail to take this to council.

Thanks



**Derek Seaman**

**President**

**Cell: 519-386-8159**

**Derek@seamanbuilders.com**

**162 High Street, Southampton, ON**



Shed



Cabin





Cabin and Shed







**Mapping is approximate. If works are within the screening/regulated area or near a Hazardous Land (floodplains, erosion prone lands, unstable soils), watercourse (including inland lakes), wetland, valley, steep slope, or the Lake Huron Shoreline, permission from the SVCA is likely required prior to that development or alteration beginning, as defined by Ontario Regulation 169/06.**

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**317 High Street  
Pt Lot 17 S  
Roll No. 411048000133600  
Geographic Township of Southampton  
Town of Saugeen Shores**




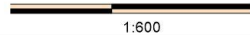
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UTM Zone 17N, NAD 83

**Legend**

 SVCA Hazard Lands



1:600