

From: [STEVENS, Darren](#)
To: [Klarika Hamer](#)
Subject: RE: Updated Request for Agency Comments and Updated Notice of Complete Application S4 L16 Z27 Chantry Crossing
Date: Saturday, September 6, 2025 9:07:55 AM

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Good morning,

Currently Canada Post does not have any additional comments for this application.

Kind regards,

DARREN STEVENS | DELIVERY PLANNING | CANADA POST | 955 Highbury Ave N, London ON N5Y 1A3 | 519-281-3428

From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: September-02-25 12:44 PM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>; Jake Bousfield-Bastedo <JBousfield-Bastedo@brucecounty.on.ca>
Subject: Updated Request for Agency Comments and Updated Notice of Complete Application S4 L16 Z27 Chantry Crossing

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Good afternoon,

Further to the email below, attached please find the Updated Request for Agency Comments and Updated Notice of Complete Application for Draft Plan of Subdivision file S-2025-004, Local Official Plan Amendment file L-2025-016 and Zoning By-Law Amendment file Z-2025-027.

The list of Supporting Materials (removed Deed to Title, Archaeological Assessment Comments, Cut and Fill Letter, and added Engineering Letter and Draft Plan Signed) and Site Plan documentation (removed Draft Plan Signed, and added Proposed Zoning By-law Amendment and Proposed Official Plan Amendment) have been updated. All other information remains the same.

All of the documentation can be found on our website: [Planning Saugeen Shores | Bruce County](#).

Please reach out if you have any questions.

Kind regards,
Klarika Hamer
Applications Technician
Planning and Development
Corporation of the County of Bruce
Office: 226-909-1601
Direct: 226-909-3359
www.brucecounty.on.ca

From: Lori Mansfield

Sent: Friday, August 29, 2025 4:03 PM

To: Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>

Cc: Coreena Smith <CJSmith@brucecounty.on.ca>; Jake Bousfield-Bastedo <JBousfield-Bastedo@brucecounty.on.ca>; Klarika Hamer <KHamer@brucecounty.on.ca>

Subject: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing

Good Afternoon:

Attached please find a Request for Agency Comments and Notice of Complete Application for Draft Plan of Subdivision File No. S-2025-004, Local Official Plan Amendment File No. L-2025-016 and Zoning By-Law Amendment File No. Z-2025-027.

The Application, Draft Plan and Planning Justification Report are also attached for your review and reference. All other documents filed in support of this application (listed below) can be found on our website: [Planning Saugeen Shores | Bruce County](#)

- Traffic Impact Study
- Geotechnical Investigation
- Stormwater Management Report
- Functional Servicing Report
- Environmental Impact Study
- Tree Preservation Plan
- Planning Justification Report
- Stage 1 and 2 Archaeological Assessment
- Archaeological Assessment Comments
- Cut and Fill Letter

- Zoning Matrix
- Environmental Site Assessment
- Deed to Title

SVCA - Please be advised that \$8,020.00 has been collected on behalf of the SVCA for the review of this application.

Brett - the Development Sign that is required to be posted at the property is being sent to you via courier. Please have the sign posted immediately upon receipt. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Once a Public Meeting has been scheduled, a notice will be sent out advising of the date and time of the meeting.

Yours truly,
Lori Mansfield

From: [Lori Mansfield](#)
To: [Klarika Hamer](#)
Subject: FW: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing
Date: Monday, September 8, 2025 11:04:09 AM
Attachments: [S-2025-004 Chantry Crossing Commenting Letter.pdf](#)

From: STEVENS, Darren <Darren.Stevens@canadapost.postescanada.ca>
Sent: Saturday, September 6, 2025 8:23 AM
To: Lori Mansfield <LMansfield@brucecounty.on.ca>
Subject: RE: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing

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Hi Lori,

Please see the attached file of Canada Post Comments for Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing.

Please let me know if you require any further information.

Kind Regards,

DARREN STEVENS | DELIVERY PLANNING | CANADA POST | 955 HIGHBURY AVE N, LONDON ON N5Y 1A3 | 519-281-3428



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

September 6th, 2025,

Lori Mansfield

Applications Technician | Planning Department | Corporation of the County of Bruce
519-534-2092

Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our Multi-Unit policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Corporation of the County of Bruce.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality.
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Darren Stevens
Delivery Services Officer | Delivery Planning
955 Highbury Ave N
London ON N5Y 1A3
(519) 281 3428
darren.stevens@canadapost.ca

From: [Jake Bousfield-Bastedo](#)
To: [%John Morton%](#); [Ron Davidson](#); [Brett Chang](#)
Cc: [Bruce County Planning - Lakeshore Hub](#); amandaf@meritech.ca
Subject: Natural Heritage Comments S4 L16 Z27 Chantry Crossing
Date: Thursday, September 25, 2025 4:01:12 PM
Attachments: [Archaeological Assessment S4 L16 Z27 Chantry Crossing.pdf](#)
[Geotechnical Investigation S4 L16 Z27 Chantry Crossing.pdf](#)

Hi there, I'm reaching out with a few comments related to Natural Heritage.

Wetland Mapping: A few pieces of information have emerged that should be addressed to confirm no wetland ecology on the site. I am not suggesting that there is a wetland that was missed through fieldwork as I have full confidence in John's ability to identify wetland ecology! Since the original EIS:

- The ministry updated their wetland mapping within 2k of the lakeshore, and there is now an unevaluated wetland polygon shown on the property. As such Figure No. 3 in the EIS is outdated.
- The Arch study left this portion of the site as "unassessed" as they encountered groundwater at/near the surface (see purple area on page 39 of their report, and photos on page 53, attached)
- The Geotech did one borehole in the area and noted 1.2 m of organics (attached)

Please provide a brief addendum letter including the updated ministry map, comment on wetland ecology (or lack of) and a description of observations of site hydrology (as per site visit noted in April 2021 in Methodology). Again, I am not suggesting something has been missed. Rather, we now have a few clues that could be indicative of wetland conditions and seek confirmation that your conclusions remain.

Tree Preservation Plan: I am aware the EIS noted that a TPP was not needed, but that our pre-consultation meeting notes suggested a TPP as a preliminary submission requirement. We are supportive of including a TPP demonstrating retention. With that in mind, please see the below clarification comments for the development team:

- Labelling the double-hatched areas as "compensation" areas is misleading if the intention is for removal in these areas. Typically a "compensation" area on a TPP as an area which can accept plantings.
- There is a note that removed trees will be replaced at a 1:1 ratio on the same parcel – it's unclear where there would be any available space to do this (aside from the trail where the previous alignment would be available for planting). Please revise the plan to show the existing and proposed trail, and clarify compensation areas.
- The oblong area behind lots 1-14 is noted as a tree preservation block on the Draft Plan, but "compensation" (i.e., removal) is noted on the TPP. Is there a specific reason trees need to be removed here? Furthermore, I will engage the town on this matter but I don't expect it to be reasonable to have the configuration as shown tapering to a point.
- The plan should give a clear picture of the extent of removals, including whether the lots will be cleared, and the extent of removals on the town lands for the connection to Island St. Please add a table clarifying total removals. This would be best accompanied by overlaying the woodland polygon from Figure 8 of the EIS to illustrate.

- Brett, you had suggested to me that the trail realignment toward the east would still have trees on both sides. It's not clear whether this would be possible as the trail corridor gets pushed toward the property boundary. Adding the woodland polygon beyond the bounds of the property would clarify this. As we discussed on the phone, a separate "Trail Alignment Plan" may be appropriate. Please reach out if you have any questions.

From: Brett Chang
Sent: Monday, September 22, 2025 8:01 AM
To: Jake Bousfield-Bastedo
Cc: Ron Davidson
Subject: Re: Chantry Crossing - EIS

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Hi Jake,

Hope you're well! I just wanted to surface this again to see if there's anything you need from us regarding the EIS.

My understanding is the Town expects to get their comments in by September 29th, so it would be great to resolve any comments you have with the EIS by then as well.

Let me know if there's anything I can do to help move this process along!

Thanks,

Brett

Sent via [Superhuman iOS](#)

On Mon, Sep 8, 2025 at 8:00 AM, Brett Chang <brett@readthepeak.com> wrote:

Hi Jake,

Hope you had a great weekend and really appreciate all your help with our application to date! I know you've had a chance to review our EIS a few times now, both in pre-consultation and to review the application for completeness, and I wanted to check-in on if there are any issues left that you'd like us to address.

As a quick recap, your original comments were around significant woodlands and black ash. Our ecologist John Morton submitted clarification on why the property is not a significant woodland, which you accepted, and he did an additional field study for black ash which found nothing.

If you're satisfied with the report, that's great but if there are any additional issues, I'm keen to address them sooner than later to make for a smooth process.

Thanks in advance!

Brett

Sent via [Superhuman](#)

**Orange Shirt Day / National Day for Truth and Reconciliation |
September 30**

Join us in reflecting, supporting, and participating in global conversations on September 30th, as we commemorate the thousands of First Nations, Métis, and Inuit children across Canada affected by the residential school systems. We honour the healing journey of all those affected by the generational impacts of these institutions.



Original artwork by Taylor Cameron, Saugeen First Nation.

To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

February 17, 2026

Natural Heritage Review Comments

S4 L16 Z27 Chantry Crossing

The County is currently reviewing an application to create a residential subdivision consisting of 33 single detached building lots and 18 townhouse lots along planned extensions of Albert Street and Emerald Drive. The development is proposed in an area with natural heritage features and an Environmental Impact Study (EIS) has been prepared by Aquatic and Wildlife Services dated October 2021.

Development must be consistent with natural heritage policies of Provincial Planning Statement, the Bruce County Official Plan and the Township of Huron-Kinloss Official Plan. Development must also not contravene provincial and federal legislation (e.g., federal Species at Risk Act, Migratory Birds Convention Act, Fisheries Act and provincial Endangered Species Act). Staff have reviewed the EIS in light of this legislative and policy framework.

In addition to reviewing the EIS, the following documents were reviewed:

- Draft Plan
- Planning Justification Report
- Preliminary Stormwater Management Report April 2025
- Tree Preservation Plan April 2025

Staff reviewed the EIS and provided comments on the EIS. An addendum was provided by the ecologist in November 2025 confirming no wetlands present on the site. The EIS confirmed no significant features, linkage corridors, significant ecological functions, or species of conservation concern have been identified. The provided Tree Preservation Plan was proposed by the developer and not a requirement to fulfill Natural Heritage policies of the Provincial Policy Statement.

The materials provided demonstrate consistency with relevant policies in the Provincial Planning Statement and the County and Local Official Plans, provided the following recommendations from the ecologist are implemented:

- Any tree clearing activities for site development should not occur from April 1st to August 25th during the active nesting/rearing season period for migratory birds

without additional mitigative measures and reporting by qualified person(s) in accordance with the federal Migratory Birds Convention Act.

- No site development or site alterations are to proceed within 30m to any Black Ash tree on-site which meet the present Ontario Regulations 6/24 for species criteria and 7/24 for regulated habitat of Black Ash without obtaining MECP clearance or authorized approval under the Endangered Species Act, 2007 relating to healthy and criteria meeting Black Ash tree(s).

Should you have any questions about the below comments, please contact Jake Bousfield-Bastedo, Intermediate Planner, (jbousfield-bastedo@brucecounty.on.ca).

Klarika Hamer

From: hsmrcc <hsmrcc@bmts.com>
Sent: Tuesday, September 23, 2025 3:13 PM
To: Bruce County Planning - Lakeshore Hub
Subject: Re: Request for Comments - Town of Saugeen Shores (SKG Holdings Inc c/o Brett Chang) - Proposed Site Plan, Local Official Plan Amendment, and Zoning Bylaw Amendment

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Town of Saugeen Shores

Re: File number S-2025-004, L-2025-016, Z-2025-027

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and offers the following comments:

HSM understands that "The Environmental Impact Study (EIS) conducted for the property determined that no natural features of interest to the Province, County, or Town exist on the property". However, the mature forest on site has inherent value, regardless of whether or not there are species at risk present.

All decision makers have a responsibility to ensure a healthy environment for future generations and the degradation of the environment impinges upon HSM's asserted rights as a Métis community. Housing development is a significant threat to Ontario's biodiversity and in order to maintain a livable environment we must ensure that development balances the need for housing with the need to maintain naturalized areas and restore healthy ecosystems. The cumulative impacts of development projects must be considered.

HSM recommends that the site plan should be adjusted such that forest will be maintained on at least 50% of the site and that other green development measures such as low impact design stormwater management and the planting of diverse native species rather than grass be considered.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation

From: [Klarika Hamer](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: FW: Bruce - RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3 Town of Saugeen Shores (Southampton Town), Roll Number 411048000442503 - S-2025-004
Date: Monday, September 22, 2025 8:50:16 AM
Attachments: [image001.png](#)

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: Monday, September 22, 2025 8:48 AM
To: Klarika Hamer <KHamer@brucecounty.on.ca>
Subject: FW: Bruce - RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3 Town of Saugeen Shores (Southampton Town), Roll Number 411048000442503 - S-2025-004

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: Friday, September 19, 2025 4:48 PM
To: Lori Mansfield <LMansfield@brucecounty.on.ca>; Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>
Subject: Bruce - RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3 Town of Saugeen Shores (Southampton Town), Roll Number 411048000442503 - S-2025-004

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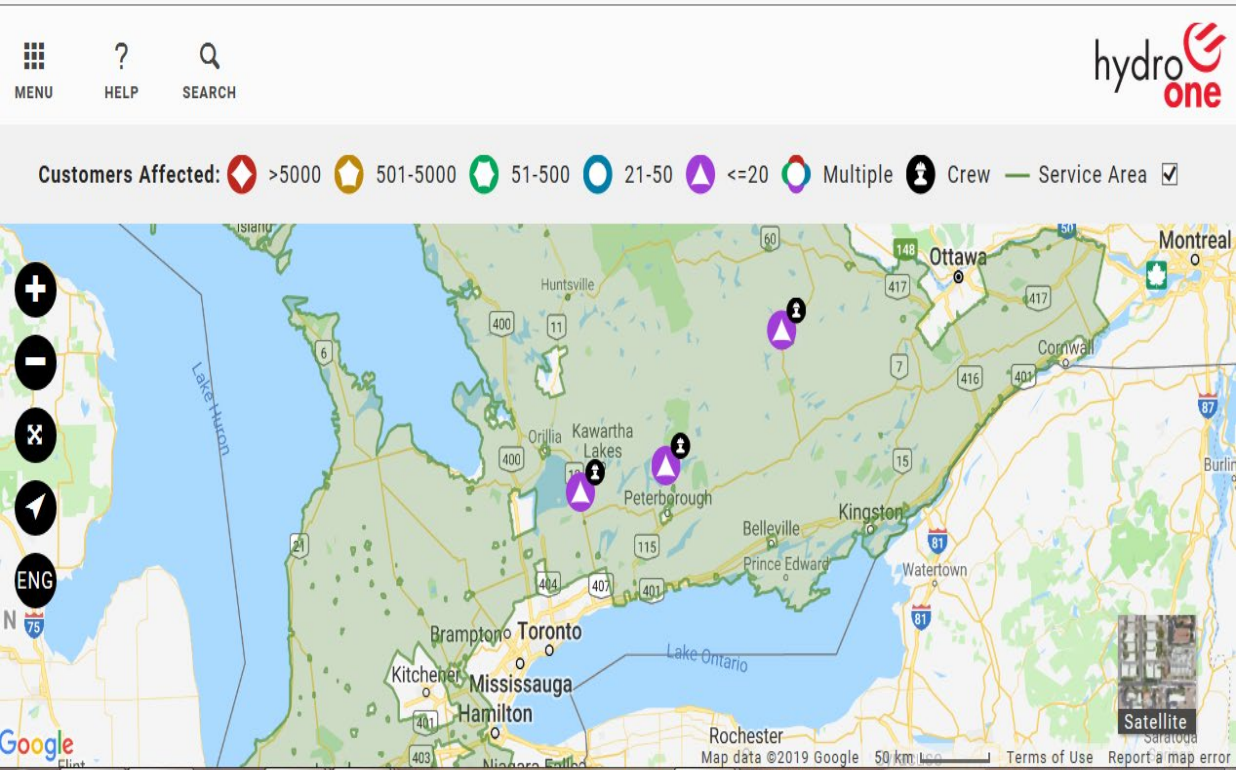
Hello,

We are in receipt of your Application for Subdivision, S-2025-004 dated 2025-08-29. 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' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

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

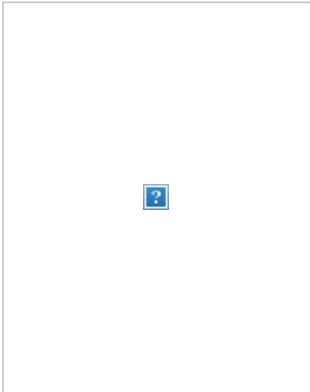


If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
 Hydro One Networks Inc.
 Email: LandUsePlanning@HydroOne.com



Orange Shirt Day / National Day for Truth and Reconciliation | September 30

Join us in reflecting, supporting, and participating in global conversations on September 30th, as we commemorate the thousands of First Nations, Métis, and Inuit children across Canada affected by the residential school systems. We honour the healing journey of all those affected by the generational impacts of these institutions.

Original artwork by Taylor Cameron, Saugeen First Nation.

To learn more visit [Orange Shirt Society - Creating Awareness \(OrangeShirtDay.org\)](http://OrangeShirtSociety-CreatingAwareness(OrangeShirtDay.org))

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Original artwork by Taylor Cameron, Saugeen First Nation.

To learn more visit [Orange Shirt Society - Creating Awareness \(orangeshirtday.org\)](http://Orangeshirtday.org)

Ministry of Transportation
Highway Corridor Management Section - London
659 Exeter RD
London, ON N6E1L3

October 13, 2025

Lori Mansfield

Dear Lori:

Re: Land Development Review Request #MTO-LD-2025-31L-000607

- Site specific land use / development planning - Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA), Plan of Subdivision
- Project / Site Name: S-2025-004 L-2025-016 Z-2025-027

No Land Development Review Required

Please be informed that the above-mentioned Land Development Review request submitted October 13, 2025 does not require review by the Ministry of Transportation's Highway Corridor Management Office. However, review and/or approvals from other agencies may apply.

Should the information or location provided in MTO-LD-2025-31L-000607 change, this confirmation will be deemed invalid.

If you have any questions or require additional information, please contact:

Jessica Pegelo
Phone: +1 (519) 379-4397
Email: Jessica.Pegelo@ontario.ca

Sincerely,



Notice of Restricted Land Use
Clean Water Act – ss. 59(2)(a)

TO/ATTN: SKG HOLDINGS C/O BRETT CHANG

Location Address: GROSVENOR STREET, SOUTHAMPTON

Assessment Roll #: 41104800044250300000

Property Owner Name SKG HOLDINGS C/O BRETT CHANG and/or

Person engaged
in Activity _____
(where applicable)

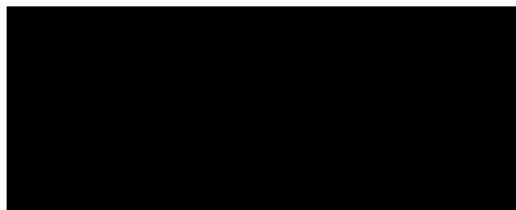
Notice File No. RLU-4110-2025-009 RMP File No. n/a

From the information noted in the application for draft plan of subdivision including residential, commercial and tree preservation on the above property, it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-based Area for the Southampton Drinking Water System, whereby the storage of fuel greater than 13,000 litres is regulated.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RM



Date: September 2, 2025

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



September 29, 2025

SENT VIA EMAIL

SKG Holdings Inc % Brett Chang
brett@readthepeak.com

VIA

Ron Davison
Ron Davidson Land Use Planning Consultants Inc
ronalddavison@rogers.com

Re. Saugeen Ojibway Nation conditions for CHANTRY CROSSING, a RESIDENTIAL AND COMMERCIAL SUBDIVISION by SKG HOLDINGS INC at:

Part of Lots 31 to 37 west of Albert Street, and
Part of Lots 34 to 36 east of Albert Street, and
Part of the southwest park of Park Lot 19 east of Albert Street, and
Part of Albert Street between Lots 34 to 36 east of Albert Street and Lots 33 to 36 west of Albert Street, and
Part of Albert Street between Lots 37 and 38 west of Albert Street and the southwest part of Park Lot 19 south of Albert Street, and
Part of Peel Street between Grosvenor Street and the lane between the lots east of Albert Street and west of Victoria Street Geographic Town of Southampton Town of Saugeen Shores County of Bruce

The Saugeen Ojibway Nation (“SON”) Environment Office and SKG HOLDINGS INC. entered into a Letter of Agreement (“LOA”) on June 24th, 2025 with respect to our mutual goal to set out a consultation and accommodation framework regarding the proposed CHANTRY CROSSING SUBDIVISION development in SON’s Territory. As the SKG HOLDINGS INC. is already aware, SON’s Territory has been significantly altered through ongoing development pressure. Over the past few decades, the SON has seen a decline in biodiversity and an erosion of healthy ecosystems, resulting in the undermining of SON’s rights, culture and way of life. The individual and cumulative impacts from projects on the SON’s Territory are ongoing concerns for us, as we strive to maintain our relationships with the land and waters, which we have used and protected for time immemorial. The LOA supported SON’s participation in and input into the technical assessments undertaken as part of the CHANTRY CROSSING application process. More specifically, the LOA allowed SON and the SKG HOLDINGS INC. to identify a plan for addressing any potential impacts of the CHANTRY CROSSING on SON’s lands and constitutionally protected Aboriginal

4558596v1

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.

SKG HOLDINGS INC., CHANTRY CROSSING SUBDIVISION, DEVELOPMENT OF THE SUBDIVISION INTO 33 DETACHED DWELLINGS, 10 TOWNHOUSES, 2 WALKWAYS, 1 COMMERCIAL BLOCK, 5 TREE PRESERVATION AREAS, 2 HIGHWAY WIDENING AREAS, AND 2 RESERVES, at:

Part of Lots 31 to 37 west of Albert Street, and
Part of Lots 34 to 36 east of Albert Street, and
Part of the southwest park of Park Lot 19 east of Albert Street, and
Part of Albert Street between Lots 34 to 36 east of Almbert Street and Lots 33 to 36 west of Albert Street, and
Part of Albert Street between Lots 37 and 38 west of Albert Street and the southwest part of Park Lot 19 south of Albert Street, and
Part of Peel Street between Grosvenor Street and the lane between the lots east of Albert Street and west of Victoria Street Geographic Town of Southampton Town of Saugeen Shores County of Bruce.

As per the LOA, SON Environment Office has conducted a peer review of the following documents to measure the impact of the development on SON's Indigenous rights and interests:

Natural Heritage Environmental Impact Study for SKG Holdings Inc. Site Development, Hwy 21, Adelaide Street & Emerald Street Area, Settlement of Southampton, Town of Saugeen Shores, County of Bruce. Prepared by AWS Environmental Consulting Inc. October 2021. 19 pp. + Figures + Appendices.

Planning Justification Report. Proposed Residential Plan of Subdivision: Chantry Crossing...Town of Saugeen Shores, County of Bruce. Prepared by Ron Davidson, Land Use Planning Consultant Inc. May 5, 2025. 40 pp. + Appendices.

Chantry Crossing Tree Preservation Plan. Prepared by GEI Consultants. April 2025. 1 map.

Planning Justification Report Proposed Residential Plan of Subdivision, Chantry Crossing prepared by Ron Davidson Land Use Planning Consultant Inc. (May 5, 2025).

Natural Heritage Environmental Impact Study for SKG Holdings Inc., Site Development, Hwy 21, Adelaide and Emerald Street Area, Settlement of Southampton, Town of Saugeen Shores, County of Bruce prepared by AWS Environmental Consulting Inc. (October 2021).

Geotechnical Investigation Summerhill Park-Phase 2, Southampton, Ontario prepared by GEI Consultants Canada Ltd. (May 2, 2025).

Stormwater Management Report, Chantry Crossing, Southampton, Ontario prepared by GEI Consultants Canada Ltd. (April 25, 2025).

Functional Servicing Report, Chantry Crossing, Southampton, Ontario prepared by GEI Consultants Canada Ltd. (April 25, 2025).

Additional Background Research:

Owen Sound Field Naturalists. 2023. Vascular Plant List – Bruce & Grey: Compendium. 86 pp.

Google Earth Pro mapping. Accessed: June 2025.

In addition, I discussed the potential hydrological and groundwater impacts of the proposed extraction reviewed with SON's hydrogeology and hydrology advisor, William Blackport.

Review of the documents listed above I have reviewed the Terrestrial Ecology Technical Review prepared by Jarmo Jalava (September 2, 2025).

MECP Water Well Database [Map: Well records | ontario.ca](https://www.ontario.ca/en/gov/service/water-well-database)

Surficial Geology [OGSEarth \(gov.on.ca\)](https://www.ogsearth.gov.on.ca/)

It is the Saugeen Ojibway Nation (SON) position that we have a shared responsibility throughout Traditional Territory of the Saugeen Ojibway Nation ("SON"), or *Saukiing Anishinaabekiing*, to honour, preserve and protect the ecological integrity and cultural practices that reflect SON's ancestral connection to this land and SON's way of life. With respect to the technical information discussed here, it is important to understand that even though some specific priorities and considerations are identified below, it is the SON position that it is our duty and responsibility to protect and care for *all* the lands, waters and species in SON Territory for future generations, as well as for our ongoing spiritual, cultural and economic wellbeing. The lands and waters are integrally connected and cannot be thought of separately. Mammals, fish, birds, insects and plants live and move across the lands and waters to meet their needs irrespective of the parcel fabric and other human-made boundaries. These technical reviews are undertaken in the spirit of ensuring that, across the Territory, the lands, waters, wildlife and Aboriginal and treaty rights of SON are protected from any potential negative impacts of land and in-water development. SON must be consulted on any project that has the potential to negatively impact SON Aboriginal and treaty rights or the environment of SON Territory.

Summarized below are the findings of these reviews:

Natural Heritage Review Summary

Review conducted by Jarmo Jalava, Terrestrial Ecologist Advisor, SON Environment Office

The EIS concludes that there will be no negative impacts resulting from the removal of >3 ha of forest and other natural cover from a 4 ha area in order to develop 33 detached dwelling lots, 18 townhouse lots, two walkways, one commercial block, two highway widening areas, as well as new streets to for access to the lots. This position does not adequately consider the following ecosystem functions and services provided by the existing natural habitat on site:

- Foraging and roosting habitat for land birds within an important regional migration corridor;
- Habitat for Endangered Black Ash, a culturally very important species for SON;
- Habitat for other traditional SON medicines and food plants;
- Improved local air quality;
- Climate regulation (cooler temperatures);

- Carbon sequestration.

The EIS does not explicitly note the physical and mental health benefits of retaining natural areas within urban environments, nor does it consider the cumulative effects of ongoing loss of forest and other natural habitats in SON Territory.

The EIS also does not consider or recommend mitigations for the likely increase in bird fatalities due to window strikes on the new buildings, nor the increases in local light pollution, nor the potential for introduction of invasive non-native plants.

In my opinion, strategic forest and wetland restoration/creation at an appropriate scale off-site (as per Recommendations below) may compensate for the loss of habitat and ecological functions and services that would not be adequately addressed solely with the proposed tree preservation plan.

Natural Heritage Review Recommendations

1. Proponent to provide SON with a map showing the location of Black Ash, as well as documentation of the number of stems observed during the EIS.
2. To compensate for the loss of Black Ash (and its habitat) and habitat for several other ecologically conservative fen-associated plant species, as well as for the loss of urban forest cover and associated ecological functions and services, the proponent and/or Municipality shall fund and undertake strategic wetland and/or forest habitat restoration on 4 ha of land of comparable or greater ecological value than the project site. The restoration site should be afforded permanent protection through a conveyance, easement or other legal measure. SON may be able to assist in identifying appropriate site(s) and partner(s) for restoration as has been the case with other similar projects.
3. Proponent to ensure standard measures are taken during construction to prevent the introduction of invasive non-native species (e.g., equipment cleaning prior to entering site; fencing to protect retained natural habitat; landscaping with certified weed-free materials).

Hydrogeological Technical Review Summary

Review conducted by William Blackport, Hydrogeology Advisor, SON Environment Office

The hydrostratigraphic data and groundwater conditions provided were limited to the test pit logs.

The overburden material presented in the test pit logs described above is consistent with the Ontario Geological Survey mapping for the area which is described as coarse-textured glaciolacustrine deposits including sand, gravel, minor silt and clay. The organic deposits may be a reflection of a previous wetland. Although there are no well records within the immediate vicinity of the site well records along the Huron Fringe in the general area consistently indicate thick deposits of clay below the shallow sand deposits.

Based on the stratigraphy within the upper 2 meters as shown in the test pits and the apparent seepage face for the end of January 2025, which indicates the depth of the seasonal water table being 1.5m to

lower than 2m below ground surface, a time when the water table can still be a bit higher compared to the summer (no ET), I would expect that any discharge to the "ditch" would be limited to a brief time in the spring and late fall or during extended precipitation events.

I would assess that natural recharge is expected to be reduced given the increase in impermeable surfaces but given the stormwater management plan recommends infiltration techniques within the shallow more permeable overburden and natural recharge will still occur within the tree preservation area I would expect that changes to the overall groundwater balance may not be significant. There may be a potential increase in the height of the local water table.

Hydrogeological Technical Review Recommendations

No significant hydrological impacts, aside from the removal of the current drainage feature, or hydrogeological impacts resulting from the proposed development based on the existing conditions and current development design.

Archaeological Review Recommendations

Review conducted by Dr. Rob Martin, Archaeology Advisor, SON Environment Office

SON Archaeology accepts the report produced by CRM Lab Archaeological Services.

Due to the limitations of test pitting, there are understandably concerns with the potential for deeply buried archaeological materials or remains in this area. SON requests that the proponent communicate with their consultant Archaeologist, CRM Lab Archaeological Services, as subsequent ground disturbance and construction activities are undertaken - particularly with regard to the southern portion of the subject property that is comprised of sand dunes and deep deposits of sand (please see LiDAR imaging). Should deeply buried or undetected archaeological resources be revealed in future, the Saugeen Ojibway Nation should immediately be notified at: archaeology@saugeenojibwaynation.ca

Southern portion of Study Area
[Ontario Digital Terrain Model \(Lidar-Derived\):](#)



Upon completion of the technical review, SON Environment Office has determined that the proposed Project may be approved. As per the Letter of Agreement, please incorporate the above recommendations from the technical review as binding conditions into the final plans and applications for the development.

Once you have completed incorporating the recommendations from the technical review as binding conditions into the final plan and application, please send us a copy for review. If you require us to draft a letter to you or the planning department of the municipality overlooking the Project, please contact us.

Miigwetch,



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

Cc'

Sasha Fernando, Resource and Infrastructure Coordinator
associate.ri@saugeenojibwaynation.ca

From: [SON Archaeology](#)
To: [Klarika Hamer](#)
Cc: [Bruce County Planning - Lakeshore Hub](#); [Coreena Smith](#); [Jake Bousfield-Bastedo](#); [Sasha Fernando](#); [Natalie](#)
Subject: Re: Updated Request for Agency Comments and Updated Notice of Complete Application S4 L16 Z27 Chantry Crossing
Date: Wednesday, September 3, 2025 1:36:48 PM

**** [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.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi all,

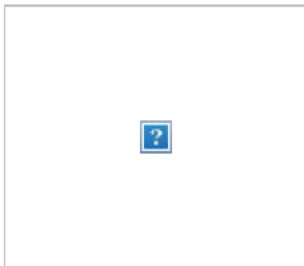
Just for clarity, we have an open LOA with this project and are currently reviewing their files.

Miigwech,

Natalie

SON Archaeology

Resource & Infrastructure Department



10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0

saugeenojibwaynation.ca

November 17, 2025

County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
SENT VIA E-MAIL: bcplpe@brucecounty.on.ca

ATTENTION: Jake Bousfield-Bastedo, Intermediate Planner

Dear Jake,

RE: Preliminary Town of Saugeen Shores Comments
Request for Agency Comments – Chantry Crossing
Draft Plan of Subdivision S-2025-004, Local Official Plan Amendment L-2025-016,
and Zoning By-law Amendment Z-2025-027
RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3
(Southampton), Town of Saugeen Shores, Roll Number 411048000442503

Town of Saugeen Shores staff are in receipt of the above-noted Request for Agency Comments and the supporting materials provided with the circulation. The applicant is proposing to create a subdivision consisting of 33 single detached building lots and 18 townhouse lots along planned extensions of Albert Street and Emerald Drive. The subdivision also includes blocks for highway commercial, walkway, tree preservation, highway widening, and 0.3 m reserve purposes. The proposal requires a Draft Plan of Subdivision application; an application to amend the boundaries of the Residential, Highway Commercial, and Parks & Open Space designations in the Town's Official Plan; and, an application to amend the Town's Zoning By-law to rezone the lands from Residential First Density Holding (R1-h-5), Highway Commercial Holding (HC-h-5) and Open Space Holding (OS-h) to Residential First Density Special (R1-a), Residential Third Density Special (R3-b), Highway Commercial Special (HC-c) and Open Space (OS).

The following preliminary comments are offered:

1. Stormwater Management

An initial review of the Stormwater Management and Functional Servicing Report has been undertaken by the Town, and it has been determined by staff that an external review of the engineering submission for the development is warranted. The purpose of the peer review is to ensure, among other things, that the design methodology is acceptable; that there will not be adverse impacts to public and/or private lands



downstream; and that Town infrastructure will not be negatively impacted by the proposed design. The Town has engaged an external engineering consultant to review the submission, and costs associated with the engineering peer review will be the responsibility of the Owner.

2. Road Network

Clarification is needed on the proposed road network. The Conceptual Draft Plan shows Emerald Drive extending beyond the subject lands, through Town-owned land, connecting to Island Drive. Road construction on Town-owned land requires review through the Municipal Class Environmental Assessment (EA) process and is not typically initiated by a developer to facilitate private development. Additional information and clarification are needed so that the Town can provide comments on the proposed road network.

3. Environmental Site Assessment

The Phase 1 Environmental Site Assessment submitted with the application was undertaken in 1995. Historically, the subject lands were associated with a rail line and rail yard. Given that the 1995 assessment predates the current legislation that regulates and governs Environmental Site Assessments in Ontario, Town staff are requesting the preparation of an updated Phase 1 Environmental Site Assessment, and if necessary, a Phase 2 assessment, prior to the application advancing.

4. Tree Preservation

During pre-consultation, it was indicated by staff that the Town is interested in Tree Preservation Areas being transferred to the Town as a mechanism to assist with the long-term protection and preservation of woodland features. To further clarify our position, the intent is for the Town to take ownership of woodland areas that have been identified through the preparation of an Environmental Impact Study (EIS) as being Significant Woodlands or other woodlands and areas that have natural heritage and/or ecological features that require protection.

The Natural Heritage EIS prepared by John Morton (October, 2021), submitted in support of this application, concluded that the forested lands on the site were not deemed to be significant, and that a Tree Preservation Plan was not required. Nevertheless, a Tree Preservation Plan was prepared by GEI Consultants Canada Ltd., and the developer is proposing to transfer the Tree Preservation Areas identified on the GEI Tree Preservation Plan to the Town. Further discussions relating to Tree Preservation and proposed land transfers to the Town are required. In particular, the Town is not interested in the ownership of proposed Block 57 and recommend that



this Block be eliminated from the Proposed Draft Plan.

It appears that the Tree Preservation Areas have been excluded from the density calculations for the site. Given the conclusions of the EIS, that a Tree Preservation Plan is not required, Town staff question the appropriateness of excluding these lands from the density calculations, as lands that do not have natural heritage or natural hazard features and could be considered developable.

5. Trail Realignment

Subject to the conditions listed below, the proposed trail realignment is acceptable to the Town, in principle, and aligns with the goals of the Trails Master Plan for trail continuity and enhanced pedestrian access:

a) Trail Design Standards

- The trail must be constructed to municipal standards for surface, width, and accessibility.
- Surfacing must be suitable for year-round use, including winter maintenance.

b) Final Alignment Verification

- The alignment must be confirmed through detailed design and field verification to ensure usability and safety.

c) Tree Preservation and Compensation

- Tree removals must be minimized. The 1:1 replacement strategy must use native species and be documented in a Tree Compensation Plan.
- The presence of Black Ash trees must be addressed through ecological assessment, with appropriate buffers and protection measures.

d) Land Conveyance and Zoning

- The trail corridor must be conveyed to the Town as public open space and zoned appropriately.
- The width of the Open Space designation must reflect the actual trail location and not exceed what is necessary.

e) Amenities and Wayfinding

- The final design must include town standard wayfinding elements (signage) to support safe and accessible use.
- Consideration should be given to benches, rest areas, and interpretive signage where appropriate.

Feedback on the proposal Trail Realignment should be sought from the Saugeen Rail Trail Association.

6. Parkland Dedication

Further discussions with the Town regarding Parkland Dedication are required,



including, but not necessarily limited to, suggested enhancements to Memorial Gardens.

7. Black Ash

If healthy Black Ash trees are determined to be on the site, the Planning Justification Report and EIS recommend that a 30 m No Development or Site Alteration buffer be included as a condition of Draft Approval. Clarification is needed on the how this proposed condition would be fulfilled, who would be responsible for clearing the condition, and the long-term implementation of the 30 m No Development/Site Alteration area.

8. Block 54

If the intent is for Block 54 to be a future mixed-use commercial building with residential apartments above, the developer should consider scoping the commercial uses permitted on the site to those that are conducive to / compatible with a residential component.

Section 13.4.3 Minimum Floor Area for Retail and Office Uses and Food Stores of Town of Saugeen Shores Zoning By-law 75-2006 should be reviewed in relation to Block 54.

9. Zoning Provisions

- a) Two (2) parking spaces are required for single and semi-detached homes.
- b) Setbacks should be added to the Zoning Matrix.

Thank you for the opportunity to provide comments. Please do not hesitate to contact me, should questions arise. Please ensure the Owner and Agent receive a copy of the Town comments.

Sincerely,



Candace Hamm
Development Services Officer

ch/



Town of Saugeen Shores
600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

December 19, 2025

County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
SENT VIA E-MAIL: bcplpe@brucecounty.on.ca

ATTENTION: Jake Bousfield-Bastedo, Intermediate Planner


Dear Jake,

RE: Town of Saugeen Shores Technical Review Comments
Request for Agency Comments – Chantry Crossing
Draft Plan of Subdivision S-2025-004, Local Official Plan Amendment L-2025-016,
and Zoning By-law Amendment Z-2025-027
RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3
(Southampton), Town of Saugeen Shores, Roll Number 411048000442503

Further to the Preliminary Town of Saugeen Shores Comments provided on November 17, 2025, please find enclosed the Technical Memorandum prepared by R.J. Burnside & Associates Limited. The Town is requesting that the items identified in the Technical Memorandum be appropriately addressed by the applicant, either prior to Draft Plan Approval, or as Conditions of Draft Plan Approval.

Thank you for the opportunity to provide comments. Should questions arise, please do not hesitate to contact me. Please ensure the Owner and Agent receive a copy of the Town comments.

Sincerely,


Candace Hamm
Development Services Officer

ch/

Encl.





Technical Memorandum

Date: December 8, 2025 **Project No.:** 300055743.0000

Project Name: Saugeen Shores Engineering Services
Chantry Crossing – First Draft Plan Submission

Client Name: Town of Saugeen Shores

Submitted To: Candace Hamm, Development Services Officer

Submitted By: Stephen Walker, C.E.T.

Reviewed By: Jeremy Taylor, P.Eng.

At the request of the Town of Saugeen Shores (the Town), we have reviewed the following First Submission Draft Plan materials for the Chantry Crossing subdivision:

- Draft Plan, dated April 17, 2025, prepared by GEI Consultants Canada Ltd. (GEI).
- Functional Servicing Report (FSR), dated April 25, 2025, prepared by GEI.
- Stormwater Management (SWM) Report, dated April 25, 2025, prepared by GEI.
- Geotechnical Investigation, dated May 2, 2025, prepared by GEI.
- Transportation Impact Study, dated May 2025, prepared by Paradigm Transportation Solutions Limited (PTSL).

In addition, we received and have noted the following supporting materials:

- Letter from the Town to the County of Bruce (the County), dated November 17, 2025.
- Email from County of Bruce, dated October 23, 2024.
- Town pre-consultation meeting notes, prepared by the Town for a meeting held on July 18, 2024.
- Pre-consultation summary email with attachments, dated October 23, 2024, prepared by the County.
- Conditions of Draft Plan Approval, File 41T-2004-03.48, dated November 18, 2004 regarding the previously approved adjacent development.
- County of Bruce ATP Committee Planning Department Report dated November 18, 2004.

The external water, sanitary and storm sewer capacities could not be reviewed as the FSR for the adjacent Summerhill Park Subdivision was not received as background information. In

addition, the following plans were not included in the current FSR or SWM reports despite being noted as being included:

- Summerhill Phase 2 Surface Water Management and Grading Control Plan dated April 24, 2000, rev. March 2003.
- Surface Water Management and Grading Control Plan 2B (May 2003).

The capability of external services to support the proposed development may be reviewed when the report and material are available.

We have partially reviewed other materials including an Environmental Impact Study, provided to the Township for background information and to support comments made in this review. A comprehensive review of material other than those noted above will be completed by others.

Comments below that are recommended to be addressed prior to Draft Plan Approval identify issues which may affect the road and lot fabric or the ability to service the development. These should be addressed prior to marketing and sales of the lots which may take place following Draft Plan Approval. Comments below that could be a Condition of Draft Plan Approval should be addressed as part of Detailed Design review and prior to registration of the plan.

Draft Plan – General Comments

1. The proposed construction of Emerald Drive through Town lands and connecting to Island Drive is exempt from Class Environmental Assessment (EA) requirements based on the March 2023 EA project tables since the road will function as a local road.

The FSR provides insufficient preliminary design information to evaluate the feasibility or potential impacts on surrounding land uses of the roadway. It is recommended that a functional design be prepared prior to Draft Plan Approval. The design should be based on the Town and Transportation Association of Canada (TAC) criteria including showing the alignment within the complete boundary of the Town ownership, providing a minimum centerline radius of 85 m, meeting all sight line criteria, providing positive drainage, matching surrounding grades and considering potential impacts to surrounding landowners.

If the Town is not supportive of the road connection through Town-owned lands, the Draft Plan would require revisions to remove the road connection and include a permanent turning circle on Emerald Drive. The Traffic Impact Study would also require revision to reflect the change in the road network.

2. Prior to Draft Plan Approval, the design to fill the Regional storm floodplain and provide compensating cut within the development area should be submitted to the Town and the Saugeen Valley Conservation Authority (SVCA) for approval. The floodplain-affected areas and associated volumes are discussed in the FSR but should be identified on a drawing.

3. The proposed lot fabric may be confirmed once comments regarding stormwater quantity control have been addressed. A block or blocks for stormwater quality and/or quantity control may be required if site conditions are not suitable for the measures proposed in the SWM and FSR reports.
4. With the proposed Tree Preservation Areas being considered developable area as noted in the Town's correspondence dated November 17, 2025, this may change the Draft Plan including the size, layout or characteristics of the servicing required. The density of the plan should be confirmed as acceptable to the Town prior to finalizing the Draft Plan and the FSR.
5. Any revisions to the Tree Preservation Areas should provide sufficient screening of the Commercial Block from the adjacent residential lots.
6. The proposed municipal Block 57 at the rear of Lots 1 to 14 consists of a tree preservation area with a proposed infiltration tank structure. The block is not practically accessible with an approximate 1.5 m wide frontage on Albert Street and is not recommended for stormwater management purposes.
7. A Noise Study including a landscaping requirement for the proposed Commercial Block should be a Condition of Draft Plan Approval, to be completed at the time of the Site Plan Application.
8. We defer to the MTO review of the application with respect to any requirements for a noise study due to the site location relative to Highway 21.
9. Seasonally high groundwater levels have not been determined based on a limited soils investigation completed in January 2025. The report notes some areas of the site are within 1.5 m of groundwater levels which may limit options to provide basements in residential units. Prior to Draft Plan Approval, it is recommended that seasonal groundwater monitoring be required to determine any building restrictions before marketing and sales of lots take place, which may begin immediately following Draft Plan Approval.
10. The Geotechnical Investigation identified a 1.2 m thick layer of peat in the proposed Commercial Block. The decomposition of organic matter produces methane, which as a hazardous material is not compatible with the creation of lots for development and building construction. The extent of the peat deposit should be determined through further site investigation, documented and recommendations provided by Qualified Professionals as to the handling and removal of all related organic material. The Town may require this work to be provided prior to Draft Plan Approval or as a Condition of Draft Plan Approval.
11. Standard daylighting radii should be applied to the street line/lot line of Lot 1 and 27 at the intersection of Emerald Drive and Albert Street.

12. A portion of the relocated rail trail is shown to cross the MTO road allowance opposite Peel Street. Subject to MTO approval of the relocation, the Ministry may require the Town to enter into a maintenance agreement. If this is not preferred, the Municipality may consider other trail routes around the right-of-way which should be part of the Draft Plan review process.

Geotechnical Investigation and Hydrogeology

1. The single-day groundwater measurement in the winter season in one area on the property is insufficient for the design of infiltration trenches used for flood control. Should groundwater enter the trenches, flood storage volume would be reduced. The MECP SWM Planning and Design Manual (2003) specifies the seasonally high groundwater level as the reference for infiltration trench design.

Prior to Draft Plan Approval, the seasonally high groundwater levels across the site should be provided as geodetic spot elevations and geodetic groundwater contours as opposed to depth below existing ground, for use in the SWM and servicing design.

2. Please clarify the discussion regarding the location of groundwater measurements compared to the notes on the test pit logs. It appears that the east side of the site (possibly Test Pits 3 and 4) did not encounter groundwater per the test pit notes whereas the text description of areas “west of Albert Street” not encountering groundwater is contradicted by the notes on Test Pit Logs 1 and 2. A revised description of where groundwater was encountered at depths of 1.2 m to 1.5 m using the test pit ID numbers would be helpful.
3. The required level of stormwater quantity control relies partially or fully on infiltration depending on the catchment location. Since the trenches and tanks are proposed to be municipal infrastructure and are necessary to reduce downstream flooding, the estimated infiltration rate based on grain size analysis should be confirmed by in-situ percolation testing, as recommended by the LID Design Manual (2010). The testing should be carried out in the locations and at the elevation of the bottom of the trenches.
4. A hydrogeological assessment of potential groundwater mounding potentially impacting structures or municipal services should be prepared prior to Draft Plan Approval. The assessment should be completed due to the volume and depth of storm runoff retained near the surface in infiltration trenches and tanks throughout the plan.
5. As noted in the Draft Plan comments, the extent of peat soils should be determined prior to Draft Plan Approval. The report defines native soils in two areas, north and south of the trail blocks. The townhouse units and the extension of Albert Street are north of the trail and closest to the test pit where 1.2 m of peat was identified. A mitigation plan with respect to the peat deposit should also be approved prior to Draft Plan Approval.

6. The depth of the test pit investigations at 1.5 m to 2.1 m is insufficient relative to the depth of the sanitary sewers at 3.5 m to 4 m. Additional boreholes or test pits should be 1 m or greater below the lowest proposed servicing elevation to support the design and construction requirements. Buoyancy conditions on services are to be considered in areas of high groundwater.
7. The report should estimate the dewatering volumes of groundwater expected to construct the deepest municipal services to assist with design of a discharge management plan.

Transportation Impact Study

1. According to Table 2.2 of the Transportation Impact Assessment Scoping Checklist in the Saugeen Shores TMP – Appendix C TIA Guidelines, the report is currently missing the sections on Walking and Cycling Considerations, Site Circulation Review, Access Review, and Safety Analysis. Please update the report to include these sections, as appropriate.
2. Considering that the proposed development includes a mixed-use block and based on Table 3.1 of the Transportation Impact Assessment Scoping Checklist in the Saugeen Shores TMP – Appendix C TIA Guidelines, a weekend/Saturday analysis is also required. Please update the report to include this in the assessment.
3. Figures 3.2a and 3.2b illustrate the intersections of Street A and Emerald Drive, Emerald Drive and Albert Street, Island Drive and Albert Street, and Emerald Drive and Island Drive. However, the results for both the background conditions and the future total conditions do not include all of these intersections. Please update the report to include this in the assessment.
4. Section 2.1 Existing Roadway does not discuss Emerald Drive, Island Drive and Albert Street S (the local road). Please include the required information on these roads as they are part of the study intersections.
5. The report does not discuss the future site driveways—other than the one opposite Subway Drive—anywhere except in Figures 3.2a and 3.2b. Please include a discussion of all future site driveways in the report.
6. For the trip generation, the 11th Edition of the ITE Trip Generation Manual was used; however, the 12th Edition is the most current. Please update the trip generation calculations using the latest edition.
7. Under Section 5.1, the signal warrant analysis was completed using the 2012 OTM Book 12. However, the most recent version is the 2024 update. Please revise the signal warrant analysis using the latest version.

8. Appendix C presents the background traffic volumes. If Paradigm calculated the trips using the ITE Trip Generation Manual, please include a table showing the trip generation calculations as well.

Functional Servicing Report (FSR)

1. A preliminary lot grading design was not included in the FSR. A design that is coordinated with the servicing, drainage and roadway designs should be prepared prior to Draft Plan Approval. Finished basement floor elevations should be a minimum of 0.6 m above the seasonally high groundwater table. Alternatively, the FSR should identify houses that should have only slab-on-grade construction. The proposed house unit types (level, back-split, walk-out or walk-up, etc.) in addition to lot corner and house geodetic elevations should be noted. A section describing the proposed lot grading design based on the Town's grading requirements should be included in the FSR.
2. The text of the FSR should expand on the proposed road design to confirm how the Town's requirements are met (geometry, slopes, etc.). A discussion should be provided regarding design and construction of the proposed road connection through the Town-owned lands including addressing potential impacts to adjacent landowners. Sidewalks on one side of new roads should be added to the Overall Servicing Plan, consistent with the location of existing sidewalks. A sidewalk connection to Emerald Drive should also be constructed outside the Draft Plan in Block 39.
3. The existing trail in Blocks 52 and 53 is noted to include existing overhead hydro services and a 400 mm diameter watermain. The existing services and the proposed walkway should be shown on the Overall Servicing Plan. A cross-section detail should be provided to show how the 42 m x 6.7 m x 1 m Infiltration Tank No. 2 is proposed to fit in the block including the method of introducing storm flows into and controlling flows out of the tank.
4. There is inconsistency in the details and location of the infiltration trenches shown in the Overall Servicing Plan and the modified road cross-section (FSR, page 8). It is not clear how the Exfiltration System Details cross-sections with 200 mm to 300 mm diameter perforated sewers shown in the boulevard relate to the "large diameter storm sewers to be located under the curb" described in the text and shown in the road cross-section and why this requires a 9 m wide asphalt pavement compared to the Town standard section. Refer to additional comments on the infiltration trench design in the SWM report comments.
5. The extent and elevations of the proposed infiltration trenches should be added to the Albert Street and Emerald Drive profile drawing.
6. The location and size of the Town's services on Adelaide Street along with the proposed connections to the Commercial block should be shown on a plan. The sanitary sewer

and water servicing capacity should be confirmed relative to either previous development approvals or Master Plans. The site appears relatively flat; therefore, an area grading design and storm drainage/stormwater management criteria, including a drainage outlet location, should be determined and shown on a plan to demonstrate the feasibility of servicing.

7. The Water and Wastewater Servicing Master Plan Update (BM Ross Limited, 2020) is based on development of 45 units (with no specific unity type) on the property as identified in Figures 4.2 and 6.1 of the Master Plan. The Draft Plan proposes a total of 51 units which exceeds the basis of the Master Plan analysis. Justification should be provided for proposing an increased number of units beyond the servicing allowance identified in the Master Plan.
8. Section 5.4 of the FSR references Figures D6 and D7 regarding future planned fire flows from the Master Plan; however, they were not included in the FSR and should be added to a revised copy of the document.
9. It is recommended that hydrant flow tests near connection points to the existing watermain be required as a condition of Draft Plan Approval, to confirm the current system flow and pressure available as part of the Detailed Design.

Stormwater Management (SWM) Report

1. The following SWM-related comments should be addressed prior to Draft Plan Approval:
 - a) Section 3.3 of the report should be revised to acknowledge that the Town's maximum ponding criteria is 0.15 m during the 100-year storm. The recommended maximum ponding or flow depth during the Regional storm is 0.30 m. These values are significantly less than the SVCA maximum ponding criteria of 0.7 m and should be the basis of the design.
 - b) It is noted that the quantity control release rates for the two outlet locations from the development are based on imperviousness values of 20% and 28%. The imperviousness values should be confirmed as representing pre-development conditions following a review of supporting documents from the adjacent downstream development.
 - c) The contours on the Storm Catchment Area Plan show some drainage from the rear lots on the north side of Island Drive towards the development lands and to the proposed road connection to Island Drive from the property at 254 Island Drive. Review the drainage design for all external drainage areas and include them in the calculations.
 - d) The required quantity control volumes for a 24-hour AES distribution storm should be modelled as per the Town's Design Guidelines in addition to the 3-hour Chicago

- storm currently modelled. It is noted the 24-hour rainfall volume is approximately 30% greater than the 3-hour storm currently modelled.
- e) The Regional storm is to be modelled based on saturated (i.e., AMC III) ground conditions. The extent of the major system flow and ponding is to be within the road allowances and municipal blocks. The saw-tooth road profile is to be accounted for in the analysis.
 - f) The separation between the geodetic seasonally high groundwater levels and the proposed geodetic elevation of the bottom of infiltration trenches should be a minimum of 1 m per MECP guidelines, versus the 0.3 m to 0.6 m proposed. The recommendation included in the summary of the SWM report to monitor seasonally high groundwater levels appears to be a post-construction recommendation which is not appropriate since the trenches are the only means of providing flood protection for downstream areas.
 - g) Generally, the resulting depth to the bottom of the infiltration trenches below ground appears to be 1.4 m and 1.6 m for Albert Street and Emerald Drive, respectively. With the proposed 0.3 m to 0.6 m of separation to the groundwater table, the depth to ground water should be 1.9 m to 2.2 m. These depths are into groundwater based on the findings of the Geotechnical Investigation which note groundwater depth between 1.2 m to 1.5 m.
 - h) The relative location of the perforated pipes within the Emerald Drive infiltration trenches is not consistent between the cross-section on the Servicing Plan and the stage-storage-discharge table.
 - i) The hydraulics of the Street A/Albert Street extension infiltration trench is that the overflow weir invert is 0.66 m above the lowest centerline of road at Sta. 2+040 where the end of the trench is located. The top of trench elevation is just 0.10 m below the centerline of road. It appears before any overflow may occur, there will be 0.56 m of head on the top of the trench with minimal ground cover.
 - j) The type of “weir” and “overflow” characteristics for the infiltration trench designs is not clear. Clarify what they represent, where they are located and how they relate to the storage volumes. The “overflow” storage elevation for the Albert Street system appears to be a typo.
2. The following SWM-related comments should be addressed as a Condition of Draft Plan Approval:
- a) The catchment identification numbers and the “from” and “to” structure numbers on the storm sewer design sheet do not relate to information on the Storm Catchment Area Plan.

- b) The runoff coefficient of 0.40 used for single family lots on the storm sewer design sheet should be revised to 0.50 for lots proposed between 12 m and 15 m frontage based on the Design Guidelines.
- c) The storm sewer design is required to provide the 100-year storm inlet capacity to the infiltration galleries. In addition, the twin 300 mm diameter perforated pipes are to be shown to have capacity to convey and distribute the 100-year storm peak flow. Review and revise sewer sizing accordingly.
- d) Additional quality control measures are to be provided upstream of the inlets to infiltration trenches accepting runoff from roadways. Sediment and winter sand loading over the long term will reduce storage space and plug the filter fabric wrapping the clear stone. Measures to remove solids are subject to the Town's approval.

We trust this is the information you require for evaluation of the application for Draft Plan Approval. If you have any questions or wish to discuss these comments, please contact us.

R.J. Burnside & Associates Limited

Stephen Walker, C.E.T.
Project Manager
SW/JT:bp



Jeremy Taylor, P.Eng.
Senior Engineer



1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
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www.saugeenconservation.ca
publicinfo@svca.on.ca

SENT ELECTRONICALLY (JBousfield-Bastedo@brucecounty.on.ca)

October 8, 2025

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

ATTENTION: Jake Bousfield-Bastedo, Planner

Dear Jake Bousfield-Bastedo,

RE: S-2025-004, L-2025-016, Z-2025-027 (Chantry Crossing)
Unassigned civic address
Roll Number: 411048000442503
RP 3R5364 PT PARTS 9 17 21;PARTS 12 13 RP 3R7341 PT;PART 3
Geographic Town of Southampton
Town of Saugeen Shores]

The above-noted applications have been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the applicable Municipality or County.

Purpose

The purpose of the applications are to create a subdivision consisting of 33 single detached building lots and 18 townhouse lots along planned extensions of Albert Street and Emerald Drive. The subdivision also includes blocks for highway commercial, walkway, tree preservation, highway widening, and 0.3 m reserve purposes. The proposal requires a Draft Plan of Subdivision application; an application to amend the boundaries of the Residential, Highway Commercial, and Parks & Open Space designations in the Town's Official Plan; and, an application to amend the Town's Zoning By-law to rezone the lands from Residential First Density Holding (R1-h-5), Highway Commercial Holding (HC-



h-5) and Open Space Holding (OS-h) to Residential First Density Special (R1-a), Residential Third Density Special (R3-b), Highway Commercial Special (HC-c) and Open Space (OS).

Recommendation

SVCA staff recommend deferral of the applications until additional technical information and plans have been provided to support the proposed development. It is the opinion of SVCA staff that the applications are currently not consistent with the natural hazard policies of the PPS, County, and Town of Saugeen Shores. We elaborate below.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with the applications:

1. Request for Agency Comments, dated August 29, 2025;
2. Updated Notice of Complete Application, dated September 2, 2025;
3. Subdivision Application, dated April 1, 2025;
4. Drawing: DP1, revision 0, dated April 17, 2025;
5. Geotechnical Investigation, dated May 2, 2025;
6. Engineering Letter, dated June 19, 2025;
7. Functional Servicing Report, dated April 25, 2025;
8. Stormwater Management Report, dated April 25, 2025;
9. Natural Heritage Environmental Impact Study, dated October, 2021;
10. Stage 1 & 2 Archeological Assessment, dated September 6, 2024;
11. Tree Preservation Plan, revision 0, dated May 2, 2025; and
12. Planning Justification Report, dated May 5, 2025.

Site Characteristics

The property is vacant lands, surrounded by existing residential development to the north, south, and west. A rail trail exists along the eastern boundary, and Highway 21 to the east of that. The property is mostly wooded. Engineered floodplain mapping exists for the community of Southampton. Although there is recent, updated floodplain mapping for a portion of Southampton, dated 2024, it does not include the area of Southampton for the subject property. The engineered floodplain mapping affecting the subject property is dated 1991. This 1991 engineered floodplain mapping identified floodplain in the north portion of the property. The floodplain is associated with a drainage feature that flows east to west through the northern portion of the property.

SVCA historical files (specifically the Stormwater Management Plan, dated January 2000, prepared by Gamsby and Mannerow Limited), identify that the floodplain affecting the property was to be altered and contained within the stormwater management system for earlier phases of development surrounding the subject property. Current SVCA staff cannot confirm if the proposed works as part of the previous phases of development were completed.

Background

The property appears to be part of a larger historical draft plan of subdivision. It is the understanding of SVCA staff that the draft plan of subdivision for the subject property has lapsed.

As part of the pre-submission consultation process, an owner at the time, Mr. Marion, contacted the SVCA in 2018. SVCA staff provided initial comments dated October 16, 2018.

Then in 2020, as part of the same process, and review of the terms of reference (TOR) for the proposed environmental impact study (EIS), SVCA provided updated comments dated September 22, 2020. SVCA staff advised that the property contained “flood prone lands/hazardous lands that were subject to the SVCA’s regulation. Then in August 2024, SVCA repeated preliminary comments that the northern portion of the property contained SVCA hazard lands, and that development should not be located in the SVCA hazard lands.

Recommendations/Concerns

1. Decades of development have occurred, including municipal infrastructure, on the lands surrounding the subject property. For reasons indicated above, it is the opinion of SVCA staff that the 1991 engineered floodplain report and mapping cannot be relied upon for the property. It is the opinion of SVCA staff that areas of the property are flood prone. Therefore, to confirm the limits and constraints of the flooding hazard affecting the property, SVCA staff recommend that updated engineered floodplain modeling and mapping be prepared. If the flood study demonstrates the property is affected by flooding the draft plan of subdivision must be amended to locate development outside the flood hazard. Alternatively, if it is found through historical SVCA approved engineered studies that the floodplain was altered to allow for surrounding development, SVCA is willing to update this recommendation.
2. The stormwater management report for the current application, dated April 25, 2025, prepared by GEI, section 3.2 states in part that “quantity control criteria were requested but not provided by the Town prior to the preparation of the report, however this development is the second phase of an existing subdivision (Summerhill Park) and the development area was accounted for in the design of the storm sewers with a runoff coefficient per the Town’s development standard.” As stated above, SVCA are unsure if the proposed works as part of the previous phases of development were completed or not. This should be confirmed with the Town of Saugeen Shores.
3. Although the 100-year design storm is required as per provincial guidelines for stormwater management modeling and facilities, SVCA recommends that the regional storm/Hurricane Hazel design storm also be incorporated into the model. SVCA is aware that for past development within the community of Southampton, that modeling for the 100-year storm will not adequately address stormwater management.
4. The stormwater management report, dated April 25, 2025, prepared by GEI, section 4 states in part that stormwater quantity analysis was not included for the commercial block. However, SVCA staff do not find this acceptable. A stormwater management report should include a drainage plan for the entirety of the proposed development to ensure future phases have been appropriately addressed.

5. The Geotechnical Investigation, dated May 2, 2025, prepared by GEI, identifies that 1.2 metres of peat and organics soils were encountered at test hole #5. In September 2020 SVCA identified the northern portion of the property, including the location of test hole #5 exhibited hazardous sites conditions at this location. SVCA requests that the hazardous lands, which includes both the flooding hazards and hazardous site (unstable organic soils) be delineated to SVCA's satisfaction. The draft plan of subdivision should be amended to exclude development from being located in the hazardous lands and sites.
6. That the flooding hazard (i.e. regional storm/Hurricane Hazel floodplain) and hazardous site (i.e. organic soils), be zoned and designated EP and EH.
7. As noted in the Geotechnical Investigation, dated May 2, 2025, prepared by GEI, shallow groundwater has been identified. SVCA recommends that basements be restricted for this development.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

As noted above, unstable sites was identified on the property. Section 5.2.2 states in part that development shall generally be directed away from hazardous sites.

The regulatory floodplain on the property is managed as one-zone floodplain and is therefore considered to be floodway. Section 5.2.3 of the PPS states in general that development and site alteration shall not be permitted within a floodway.

Given the current applications propose development within potential hazardous lands and sites, it is SVCA's opinion, consistency with the natural hazard policies of the PPS has not been demonstrated. To be consistent with PPS natural hazard policy, the above recommendations must be implemented to SVCA's satisfaction.

County Official Plan Policies

The following comments are made in accordance with the SVCA / County of Bruce MOA.

It is SVCA staff's interpretation that section 5.8 hazard land policies of the County OP do not support new development within lands affected by natural hazards.

For reasons indicated in the PPS policy section of this report, SVCA staff do not find the applications consistent with the County's natural hazard policies.

Town of Saugeen Shores Official Plan (OP) Policies

The following comments are made in accordance with the SVCA / County of Bruce MOA.

The above-noted regulatory floodplain and hazardous site on the property are not mapped as Environmental Hazard (EH) in the Town's OP. As such, once delineated in the above recommended studies, it is SVCA staff's opinion that the Town's OP mapping should be updated accordingly.

Regardless of the absence of OP EH mapping, it is SVCA staff's opinion that the property is subject to the Town's hazard land policies, including the provisions of Special Policy Area (SPA) No. 3. The SPA No. 3 recognizes the flooding hazards affecting the property.

Relating to the refined one-zone floodplain, it is SVCA staff's interpretation that the hazard policies of the Town's OP do not support building or structures within lands affected by flooding hazards.

For reasons indicated in the PPS policy section of this report, SVCA staff do not find the applications consistent with the Town's natural hazard policies.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

The above-noted natural hazard features of floodplain and hazardous sites are regulated by the SVCA, plus an offset distance of 15 metres outwards from the natural hazard features. Once the natural hazard features have been delineated, if applicable, SVCA can provide our updated regulated area mapping for the property.

SVCA Permit

In accordance with the CA Act future development proposed within SVCA's regulated area on the property will require a permit from the SVCA. Prior to site grading and development, the developer should continue to be in contact with SVCA staff to determine if a SVCA permit will be required.

Drinking Water Source Protection

The subject property appears to SVCA staff to be located within an intake protection zone (IPZ), an area that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at rmo@gasca.on.ca.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines.

October 8, 2025

Page 6 of 6

We have also reviewed the applications for conformity with the natural hazard policies of the County of Bruce OP.

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

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has not been demonstrated.
- 2) Consistency with local planning policies for natural hazards has not been demonstrated.
- 3) The decision for these applications should be deferred until SVCA's recommendations outlined in this report are addressed to SVCA's satisfaction.

Please inform this office of any decision made by the County regarding the applications. We respectfully request to receive a copy of the decisions and notice of any appeals filed.

Should you have any questions, please contact the undersigned [m.oberle@svca.on.ca].

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Jay Pausner, Manager-Planning and Development, Town of Saugeen Shores (via email)
Candace Hamm, Development Services Officer, Town of Saugeen Shores (via email)

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From: [Mike Oberle](#)
To: [Kirsten McFarlane](#); [Amanda Froese](#)
Cc: [Brett Chang](#); [Bruce County Planning - Lakeshore Hub](#); [Ron Davidson](#)
Subject: SVCA comments- S-2025-004, L-2025-016, Z-2025-027 (Chantry Crossing)
Date: Friday, March 13, 2026 1:29:24 PM

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Good afternoon Kirsten and Amanda,

This email is further to recent emails and meetings regarding the above referenced files. SVCA has reviewed the draft Hydrologic and Hydraulic Analysis prepared by Greenland dated March 2026.

Subject to the following, SVCA generally finds this report acceptable, that it demonstrates confirmation that previous development has occurred that has addressed the floodplain natural hazard area, and that riverine flooding is not applicable to the subject property.

SVCA request the following:

1. That the following questions be addressed as part of the final report:
 - a. Figure 3-4 MTO IDF Look Up-Hazael is not listed, should it be, or does MTO not list it?
 - b. Table 3.2 Flow comparison 12hr SCS shows 100 year, does not include Hazel, should it? Also 24hr SCS shows Timmins, should this instead be Hazel, and are the numbers correct and just a word typo, or could the numbers also be incorrect if using Hazel vs. Timmins?
 - c. We understand that the report proposes to remove the floodplain from the property, and that the property would not be regulated by the SVCA. However, has the report clearly delineated the riverine/watercourse flood boundary, or would the flood hazard only be proposed to be remove from this property, and not beyond the property boundaries even if the report shows that it is not riverine flooding on adjacent lands?
2. That the report be finalized, stamped and signed and submitted to the SVCA. SVCA can then provide update comment to BC planning, that SVCA concerns have been addressed, and the applications are acceptable to the SVCA.
3. That although the riverine floodplain is not applicable to the property, a portion of the property is still subject to SVCA regulations. As noted in the geotechnical report, the area in the vicinity of borehole #5 contains peat/organic soils (unstable soils) that are

subject to SVCA's regulation. We understand that those soils are proposed to be removed, however a SVCA permit will be required prior to that work occurring. When applied for, an SVCA permit can be granted, subject to conditions, for the removal of the unstable soils.

SVCA will be updating our SVCA mapping accordingly.

For their reference, and as per SVCA practice, I am copying the owner (Brett), agent (Ron), and BC planning Lakeshore Hub on this email.

I trust that this is helpful.

Any questions, please do not hesitate to ask.

I will wait to hear back from you.

Kind regards,

Mike

Michael Oberle

Environmental Planning Technician

Saugeen Valley Conservation Authority

Cell: 519-373-4175

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

m.oberle@svca.on.ca

www.saugeenconservation.ca

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From: [Lori Mansfield](#)
To: [Klarika Hamer](#)
Subject: FW: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing
Date: Wednesday, September 17, 2025 12:31:02 PM

From: Cole McKnight <cole.mcknight@westariopower.com>
Sent: Wednesday, September 17, 2025 11:29 AM
To: Lori Mansfield <LMansfield@brucecounty.on.ca>
Subject: Re: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing

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You don't often get email from cole.mcknight@westariopower.com. [Learn why this is important](#)

Hi Lori,

The developer will need to fill out the linked request form for the development.

Thanks,

<https://westario.com/wp-content/uploads/2023/07/Subdivison-Service-Request-Form.pdf>

[Microsoft Word - Subdivison Service Request Form](#)

Subdivision Service Request Form It is essential that the following information be provided to assess the impact of the proposed project on the Electrical Distribution System and enable Westario Power Inc. to prepare pertinent information for the Applicant. Preliminary electrical and site plan drawings are to be submitted with this form. Drawings shall show local pole locations, proposed ...

westario.com

Cole McKnight
Manager, Engineering
WESTARIO POWER INC. | | "Powering People's Lives"
RR #2, 24 Eastridge Rd
Walkerton, ON N0G 2V0
C: (519) 881-7349

From: Lori Mansfield <LMansfield@brucecounty.on.ca>
Sent: Friday, August 29, 2025 4:02 PM
To: Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>; Jake Bousfield-Bastedo <JBousfield-Bastedo@brucecounty.on.ca>; Klarika Hamer <KHamer@brucecounty.on.ca>
Subject: Request for Agency Comments and Notice of Complete Application S-2025-004 L-2025-016 Z-2025-027 Chantry Crossing

CAUTION: This email originated from outside of the Westario Power network. **Do not click** links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon:

Attached please find a Request for Agency Comments and Notice of Complete Application for Draft Plan of Subdivision File No. S-2025-004, Local Official Plan Amendment File No. L-2025-016 and Zoning By-Law Amendment File No. Z-2025-027.

The Application, Draft Plan and Planning Justification Report are also attached for your review and reference. All other documents filed in support of this application (listed below) can be found on our website: [Planning Saugeen Shores | Bruce County](#)

- Traffic Impact Study
- Geotechnical Investigation
- Stormwater Management Report
- Functional Servicing Report
- Environmental Impact Study
- Tree Preservation Plan
- Planning Justification Report

- Stage 1 and 2 Archaeological Assessment
- Archaeological Assessment Comments
- Cut and Fill Letter
- Zoning Matrix
- Environmental Site Assessment
- Deed to Title

SVCA - Please be advised that \$8,020.00 has been collected on behalf of the SVCA for the review of this application.

Brett - the Development Sign that is required to be posted at the property is being sent to you via courier. Please have the sign posted immediately upon receipt. Once posted, please email a picture of the posted sign to bcplpe@brucecounty.on.ca.

Once a Public Meeting has been scheduled, a notice will be sent out advising of the date and time of the meeting.

Yours truly,

Lori Mansfield

Lori Mansfield
Applications Technician
Planning and Development
Corporation of the County of Bruce

Office: 519-534-2092
Direct: 1-226-909-5987
www.brucecounty.on.ca

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