

From: [Coreena Smith](#)
To: [REDACTED] [Candace Hamm](#)
Cc: [Bruce County Planning - Lakeshore Hub](#)
Subject: RE: Two-Zone Policy PIC
Date: Monday, November 17, 2025 11:12:05 AM
Attachments: [image001.png](#)

Amanda,

Thank you for your email.

Your comments have been received and will be included in the official record on file for the Southampton Two Zone amendments for consideration by the Town of Saugeen Shores and the County of Bruce. You will receive future notices related to Local Official Plan Amendment file L-2025-018 and Zoning By-law Amendment file Z-2025-062.

Kind regards,

From: Amanda Froese [REDACTED]
Sent: Wednesday, November 5, 2025 9:16 AM
To: Candace Hamm <candace.hamm@saugeenshores.ca>
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Two-Zone Policy PIC

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Good morning Candace,

Thank you again for letting me sit in on the Developer's Forum last week for the update on the two-zone policy. I am unfortunately away on the 19th, so can't attend the PIC. I will look at the information when it is available, but thought I could share some considerations while it is fresh in my mind:

1. There is a need to have the information "ground truthed" so that the floodway is accurately defined to what existing today. For example, there is currently a line shown through a farm field from High Street to Grenville Street that does not exist, and the elevations support this by it not having "banks".
2. There should be consideration of the accuracy level of the data as well, some

areas have a flood depth of less than 10cm. LIDAR accuracy (Ontario-DTM-Lidar-Derived User Guide) is 8.3cm (15.92cm in vegetated areas).

3. As-constructed information for work that has been completed since the LIDAR information (2022), should be included in the final model and floodway, flood fringe mapping.
4. The work to bring this information up to date, could be considered in the DC Background Study, and/or as an Area Specific DC.
5. The policy should define what infrastructure can be within the Floodway, such as roads, parks, trails, stormwater management facilities. Restrictions would be that they do not interfere with the storage/and or conveyance of the storm. Safe Access of 0.3m throughout the floodway, in keeping with the SVCA policy for emergency services would be an example.
6. Consideration for engineering solutions that would enable good planning of lands such that the floodway can be altered on the site, through engineering analysis and design, such that the upstream properties continue to be able to flow through the site with the same capacity and location and that the downstream outlet receives the same flow, velocity as the existing conditions. The outlet could also be altered to meet a 'better' location if justified by the new "engineered" floodplain. I am thinking of on Grenville, instead of the floodway as shown going through properties south of Grenville, if it was directed to the existing stormwater management pond and watercourse (same outlet as the area south of Grenville) it would remove properties in the floodplain downstream.
7. It should be clear if a cut/fill balance is required site by site for the work in the flood fringe.
8. The subdivision agreement and grading, registered on title should describe whether or not each lot (site plan or single family) will need to get a permit from SVCA, or if there is an overall approval from the subdivision.
9. It should describe what is required to support a planning application (including site plan). If the development is in the flood fringe, would it require anything?

I appreciate the work to date that is supporting development in this area, and hope the PIC goes well. Let me know if you have any questions.

Sincerely,
MERITECH ENGINEERING

Amanda Froese, P.Eng., FEC
President

From: [REDACTED]
To: [Klarika Hamer](#); [Bruce County Planning - Lakeshore Hub](#)
Cc: [Coreena Smith](#); [REDACTED]
Subject: RE: Public Meeting Notice L18 Z62 Southampton Two Zone JQ6005
Date: Thursday, April 9, 2026 8:12:30 AM

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[REDACTED]

Good morning,

We plan on sending in a supporting letter from a specialist, but would like to provide a comment that the lands north of High Street, east of Grenville Street North, owned by Launch Property Group Inc. should be consider a spill area and not floodplain or floodway due to the fact that a defined watercourse does not exist through the property. The watercourse was originally shown in both the one-zone and two-zone model results however there is no evidence of said watercourse in the field.

Sincerely,
MERITECH ENGINEERING

Amanda Froese, P.Eng., FEC
President



Meritech Engineering
1315 Bishop Street North, Suite 202
Cambridge ON N1R 6Z2



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From: Klarika Hamer <KHamer@brucecounty.on.ca>
Sent: March 23, 2026 11:30 AM
To: Bruce County Planning - Lakeshore Hub <bcplpe@brucecounty.on.ca>

Cc: Coreena Smith <CJSmith@brucecounty.on.ca>

Subject: Public Meeting Notice L18 Z62 Southampton Two Zone

Good morning,

Please see the attached Public Meeting Notice (Newspaper Notice) for Local Official Plan file L-2025-018 and Zoning By-law Amendment file Z-2025-062.

All supporting materials can be downloaded from our website:

<https://www.brucecounty.on.ca/active-planning-applications>.

Sincerely,

Klarika Hamer

Applications Technician

Planning and Development

Corporation of the County of Bruce

Office: 226-901-1601

Direct: 226-909-3359

www.brucecounty.on.ca

COB_Logo.png



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From: [REDACTED]
To: [Klarika Hamer](#); [Coreena Smith](#)
Cc: [Candace Hamm](#); [Michael Oberle](#); [Matt Armstrong](#); [REDACTED]; [REDACTED]
Subject: Launch Property Group Ltd. / Meritech comments on L18 Z62 Southampton Two Zone JQ6005
Date: Saturday, April 11, 2026 7:54:26 AM
Attachments: [Grenville Street Floodplain Mapping Update Memo 2026.04.10.pdf](#)

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Good morning,

We would like to add this comment for the Town's consideration of the Two-Zone OPA. We are supportive of this initiative to enable development in Southampton in a safe manner. The properties owned by Launch Property Group are located on Grenville Street North and High Street. Our comments are specific to these properties. Through discussions we have voiced a concern that the current model and resultant mapping incorrectly identify a watercourse through the properties and the adjacent property starting at the ditch on High Street. This area was previously considered a spill area in the historic floodplain studies and so we retained Greenland Consulting Engineers to review the condition on site and analyse the impact to the model. At the same time, they included improvements to the model to reflect the works performed on Grenville Street North by Launch Properties to install an urbanized road, storm sewers, lot grading and stormwater management pond.

The results of this analysis (including a site walk) are attached and confirm that there is no watercourse present as shown in the model and that this area should be considered a spill area. This means that though still regulated development in the areas shown on the attached figure (in the memo) would be treated the same as areas in the flood fringe, requiring flood proofing measures. To develop the property as a subdivision or site plan, site alteration, stormwater management, road creation and the installation of infrastructure will be subject to review and acceptance by the conservation authority in accordance with standard engineering practices.

We respectfully request that you include these in the comments for consideration and we will connect separately on the current severance application for the lots on Grenville Street North.

Sincerely,
MERITECH ENGINEERING

Amanda Froese, P.Eng., FEC

President



Meritech Engineering
1315 Bishop Street North, Suite 202
Cambridge ON N1R 6Z2



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10 April 2026

4813-G-26

Launch Property Group Inc.
140 Miramichi Bay Rd,
Port Elgin, ON N0H2C6
Attention: Mr. Brooks Turton

via email

Re: Floodplain Mapping Update – Grenville Street Lots

Dear Mr. Turton,

The following letter report has been prepared in support of an update to the existing floodplain mapping, and proposed two-zone floodplain mapping, in the vicinity of the lots (1-11) under development on Grenville Street North in Southampton, ON. Greenland International Consulting Ltd. (Greenland) was retained to prepare an update to the existing one-zone floodplain mapping in the vicinity of Grenville Street, based on changes to the existing condition since the regulatory floodplain model was developed. The study area is shown below in **Figure 1**.



Figure 1 Study Area

Municipal
Infrastructure

Water
Resources

Landscape
Architecture

Environmental
Management

Monitoring

Information
Systems

GREENLAND® International Consulting Ltd.

120 Hume Street, Collingwood, Ontario L9Y 1V5

TEL: 705 444-8805 FAX: 705 444-5482 E-MAIL: greenland@grnland.com WEBSITE: www.grnland.com

Greater Toronto • Collingwood

Background

The current regulatory mapping used by the Saugeen Valley Conservation Authority (SVCA) was prepared by Water's Edge Environmental Solutions Team Inc. (Water's Edge) in 2024. As part of the 2024 update, Greenland was retained by the SVCA to peer-review the modelling and mapping prepared by Water's Edge.

The 2024 regulatory mapping was developed using a LiDAR-based Digital Elevation Model (DEM). The LiDAR in this area was flown in 2022. Since the LiDAR was flown, development along Grenville Street North has occurred, including reconstruction of Grenville Street North between High Street and Landsdowne Street, and the on-going development of the Grenville Street lots 1-11.

In 2025, Greenland was retained by the Town of Saugeen Shores (Town) to develop two-zone floodplain mapping, based on the Water's Edge 2024 modelling and mapping. This two-zone mapping is currently undergoing public review prior to approval and implementation.

Within the proposed two-zone floodplain mapping, significant portions of the subject lots under development have been identified as floodway due to the existence of a road-side ditch along Grenville Street North, which served as the primary drainage feature (watercourse) for water flowing north-east down Grenville Street North toward the C5T1 watercourse, as well as the C5T1 watercourse itself. As part of the urbanization of Grenville Street North, a storm sewer was constructed, with a curb and gutter system. The road-side ditch was filled in, and the drainage feature along Grenville Street North no longer exists. The current proposed two-zone floodplain mapping is shown below in **Figure 2**, which does not reflect the urbanization of Grenville Street North.

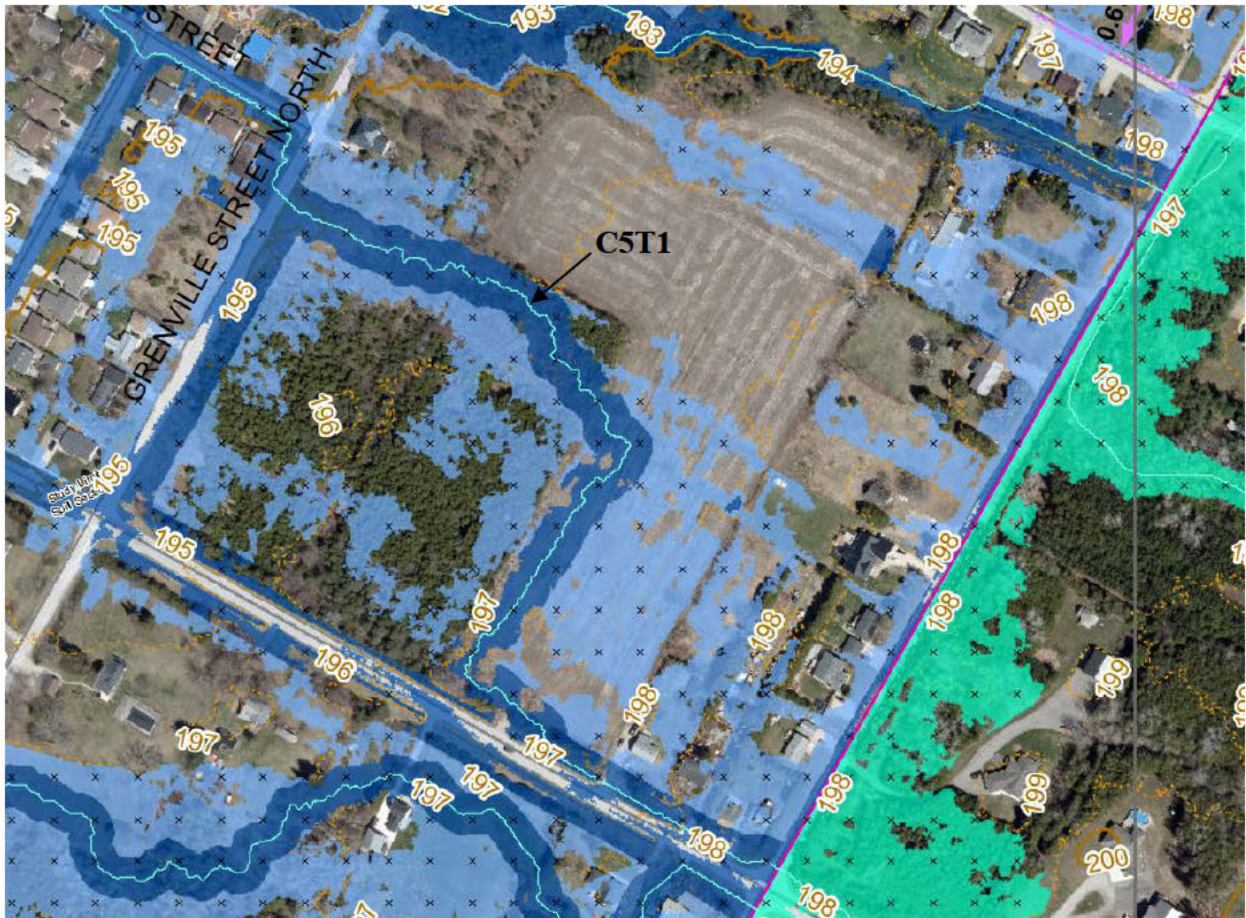


Figure 2 Proposed Two-Zone Floodplain Mapping - Grenville Street

In addition to the grading updates since the 2024 mapping was prepared, Greenland reviewed the existence of a watercourse (C5T1) that had been identified in the Water’s Edge hydrologic model. The watercourse was identified as traversing north-west along High Street, past Anglesia Street, where it turned north-east through an agricultural field, before turning toward the north-west again, cutting through Lot 11, crossing Grenville Street and continuing to flow down Landsdowne Street to the north-west.

To prepare an updated floodplain map including the recent improvements to Grenville Street North and recent grading of lots 1-11, the existing one-zone hydraulic model developed by Water’s Edge was updated with the latest grade elevations. The methodology of the updates is detailed below.

Hydraulic Model Updates

Topographic survey data was supplied by Meritech Engineering for Grenville Street North, High Street (west of Anglesia), the Grenville Street lots, and the two (2) lots north-east of High Street and south-west of Grenville Street North. The survey data was collected by GEI Consultants for Launch Property Group, and is in the NAD83 UTM 17N horizontal datum, and CGVD28 vertical datum.

In order to import the topographic data into the 2D hydraulic model developed by Water's Edge, the vertical datum of the topographic survey data had to be adjusted to match the hydraulic model (CGVD2013). This adjustment was completed using the GPS-H tool developed by Natural Resources Canada. In order to convert the vertical datum of the survey data, the elevation of all points was lowered by 0.397m.

The updated survey points were added to the hydraulic model (HEC-RAS v 6.3) in RAS mapper. In order to update the terrain of the model, a modification layer was added to the terrain. A polygon was created around the perimeter of the survey points within the study area, and the elevation of the points was assigned to the polygon, adjusting the terrain locally, without impacting the entire terrain. The modification area within the HEC-RAS model is shown below in **Figure 3**.

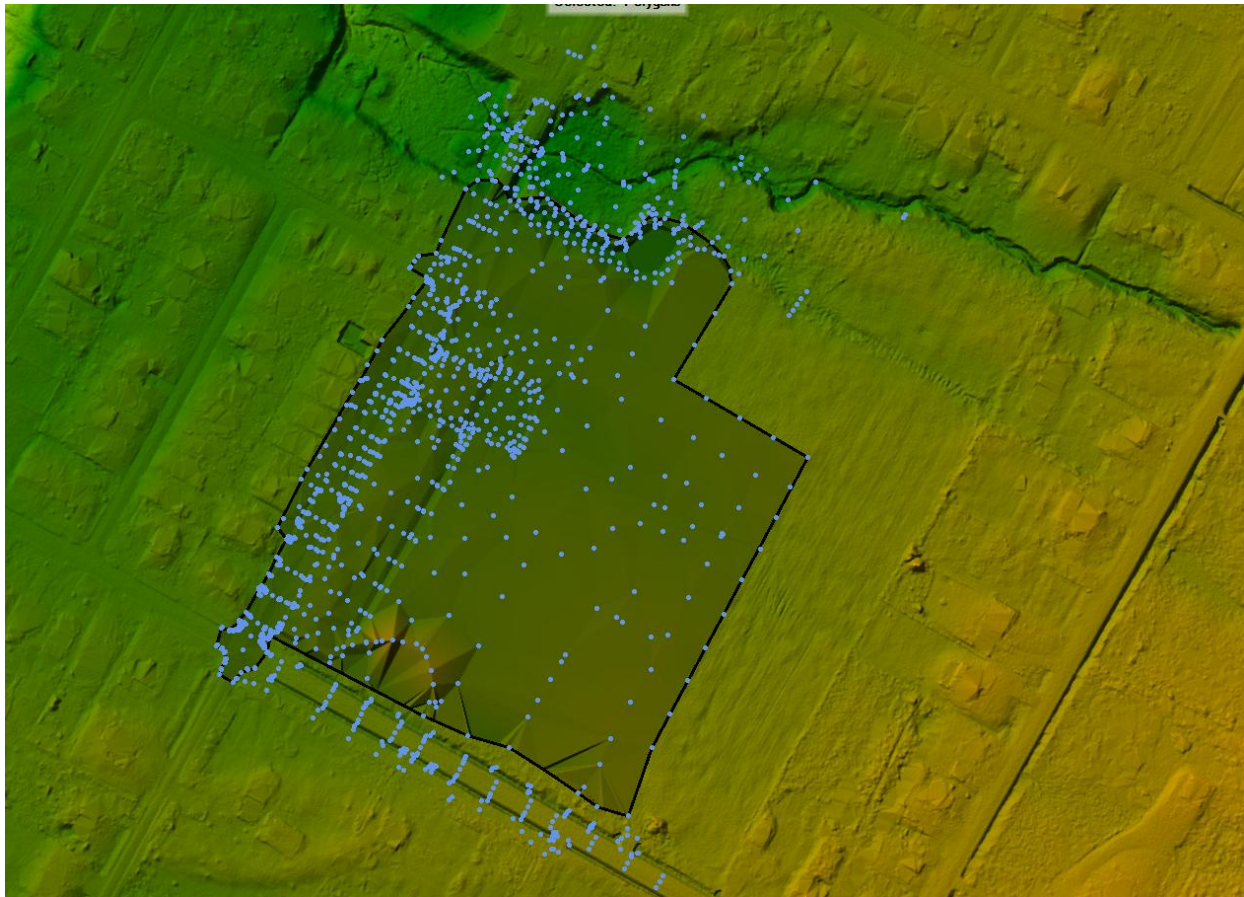


Figure 3 RAS Mapper - Terrain Modification Area

The updated model was run for the Hurricane Hazel storm (regulatory event) to determine the updated regulatory flood hazard limits in the vicinity of the Grenville Street lots.

The regulatory inundation boundary was exported from the hydraulic model, and imported into ArcMap to update the floodplain mapping for the regulatory storm.

Watercourse and Spill Review

Prior to updating the floodplain mapping, Greenland reviewed the topographic survey data and LiDAR-based DEM for Grenville Street North and for C5T1 between High Street and Grenville Street North to confirm the existence of the watercourse.

During the development of the hydrologic model by Water's Edge, a watercourse was defined in Ontario as "an identifiable depression in which water regularly or continuously flows." In 2024, the definition of a watercourse was updated to "a defined channel having a bed and banks or sides in which a flow of water regularly or continuously occurs." Under this new definition, a depression through a lot would no longer be considered a watercourse if the bed and banks could not be defined.

Based on a desktop review, it appeared that the C5T1 watercourse was a depression identified in the LiDAR within the agricultural field and forested lot, rather than a 'watercourse'.

In order to verify whether the watercourse exists, Greenland completed a field visit on 07 April 2026, and walked the length of the mapped C5T1. Based on the site visit, no watercourse was identified, as per **Figure 4** to **Figure 7**, shown below.



Figure 5 Looking south toward ditch and cut behind Grenville Lots



Figure 4 Looking west toward Grenville St (Lot 10/11)



Figure 6 Looking northwest toward forested lot (immediately north of High St)



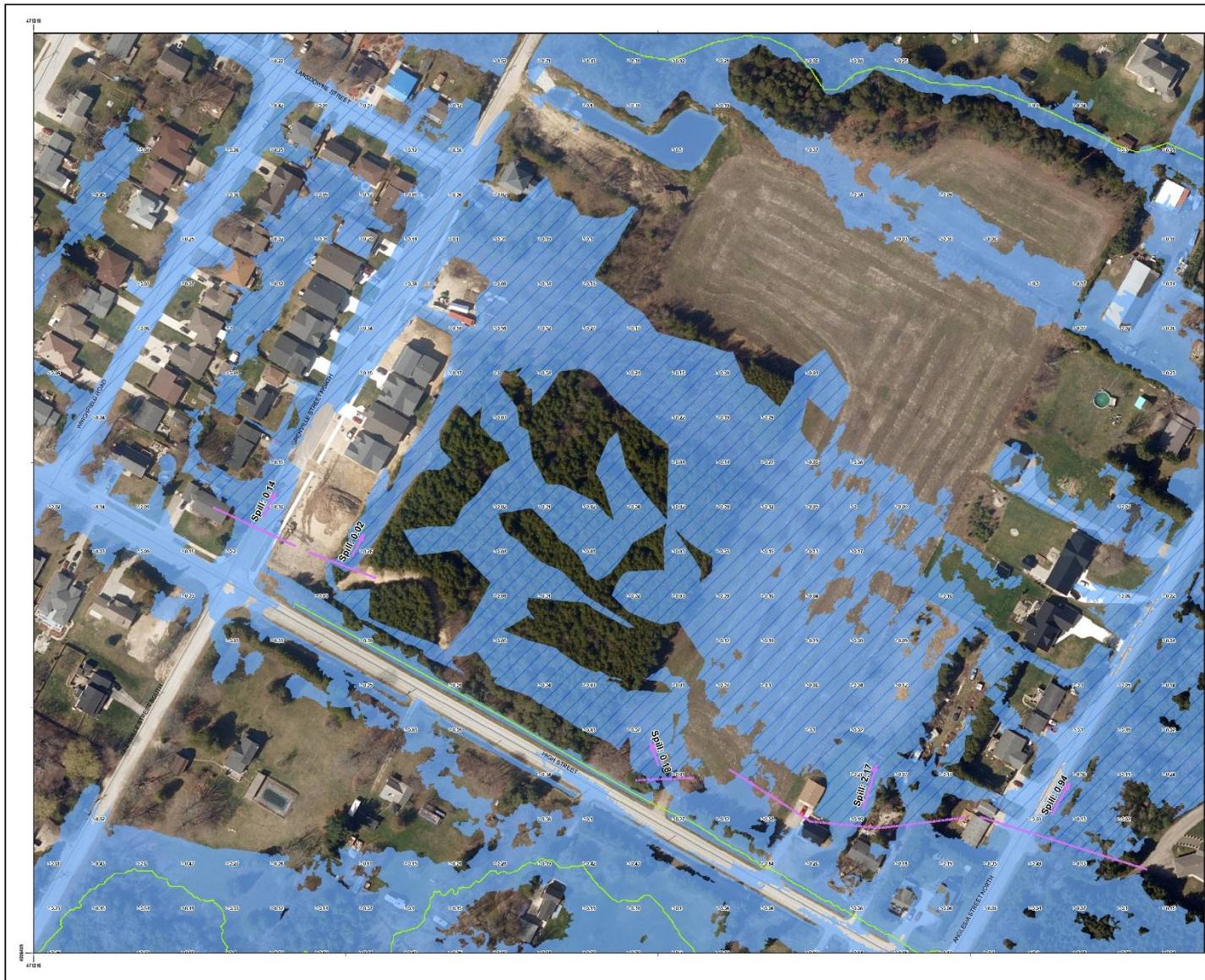
Figure 7 Looking south toward High Street

Floodplain Mapping Updates

Based on the site visit completed by Greenland, the C5T1 watercourse does not exist, and therefore it was reviewed if the flooding identified in the study area (agricultural field, forested lots, Grenville St N and associated lots) should be considered floodplain or spill hazard.

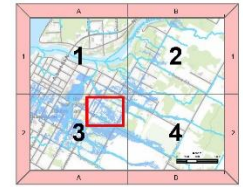
It was determined that the flooding from High Street toward the north-east and north-west should be considered a results of spills from the ditch along High Street, and not a result of riverine floodplain. Five (5) spills have been identified ranging from 0.02 cms to 2.17 cms under the regulatory storm.

An updated floodplain map for the study area has been prepared, and included in **Attachment I**, A reduced version is shown below in **Figure 8**.



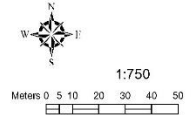
Southampton

Regulatory Floodlines
(Existing Condition)



Legend

- x Depth Points
- Rivers
- Roads
- > Spill Direction
- Hazard Event Floodplain
- Hazard Event Spill



Scale: 1:750
 1. All map products are the property of the user.
 2. Flood areas were generated using a DEM
 3. Flood areas were generated using a DEM
 4. Flood areas were generated using a DEM
 5. Flood areas were generated using a DEM
 6. Flood areas were generated using a DEM
 7. Flood areas were generated using a DEM
 8. Flood areas were generated using a DEM
 9. Flood areas were generated using a DEM
 10. Flood areas were generated using a DEM

Figure 8 Regulatory Floodplain Map - not to scale

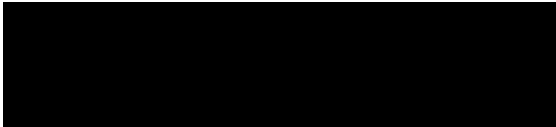
Recommendations and Closure

Based on the site review and updated modelling completed by Greenland for the Grenville Street lots (1-11) and surrounding area, the following has been identified for consideration by the SVCA and Town of Saugeen Shores:

- 1) It is evident through the field verification completed by Greenland that the watercourse (C5T1) identified by Water's Edge, and as shown on the currently proposed two-zone floodplain mapping, does not meet the new definition of a watercourse under the Ontario Reg. 41/24;
- 2) The conclusion in item 1 is valid for both the current one-zone regulatory mapping and proposed two-zone regulatory mapping in Southampton;
- 3) The floodplain associated with the C5T1 watercourse, and previous road-side ditch along Grenville Street, should be classified as a spill area, and regulated as such; and,
- 4) Prior to approval of the new two-zone floodplain mapping, the floodway associated with the C5T1 watercourse between High Street and Grenville Street, and with the previous road-side ditch along Grenville Street North should be revised such that it is mapped and regulated as a spill.
- 5) Subject to submission of a complete permit application, that the unapproved buildings along Grenville Street North currently proposed for development (Lots 10/11) be approved, subject to floodproofing requirements as detailed in Section 4.7.3.2 of the SVCA Environmental Planning and Regulations Policies Manual.

We trust the updated floodplain mapping and supporting memo are satisfactory. If you have any questions or concerns, please do not hesitate to contact the undersigned.

--Greenland International Consulting Ltd.--



Kirsten McFarlane
Project Manager



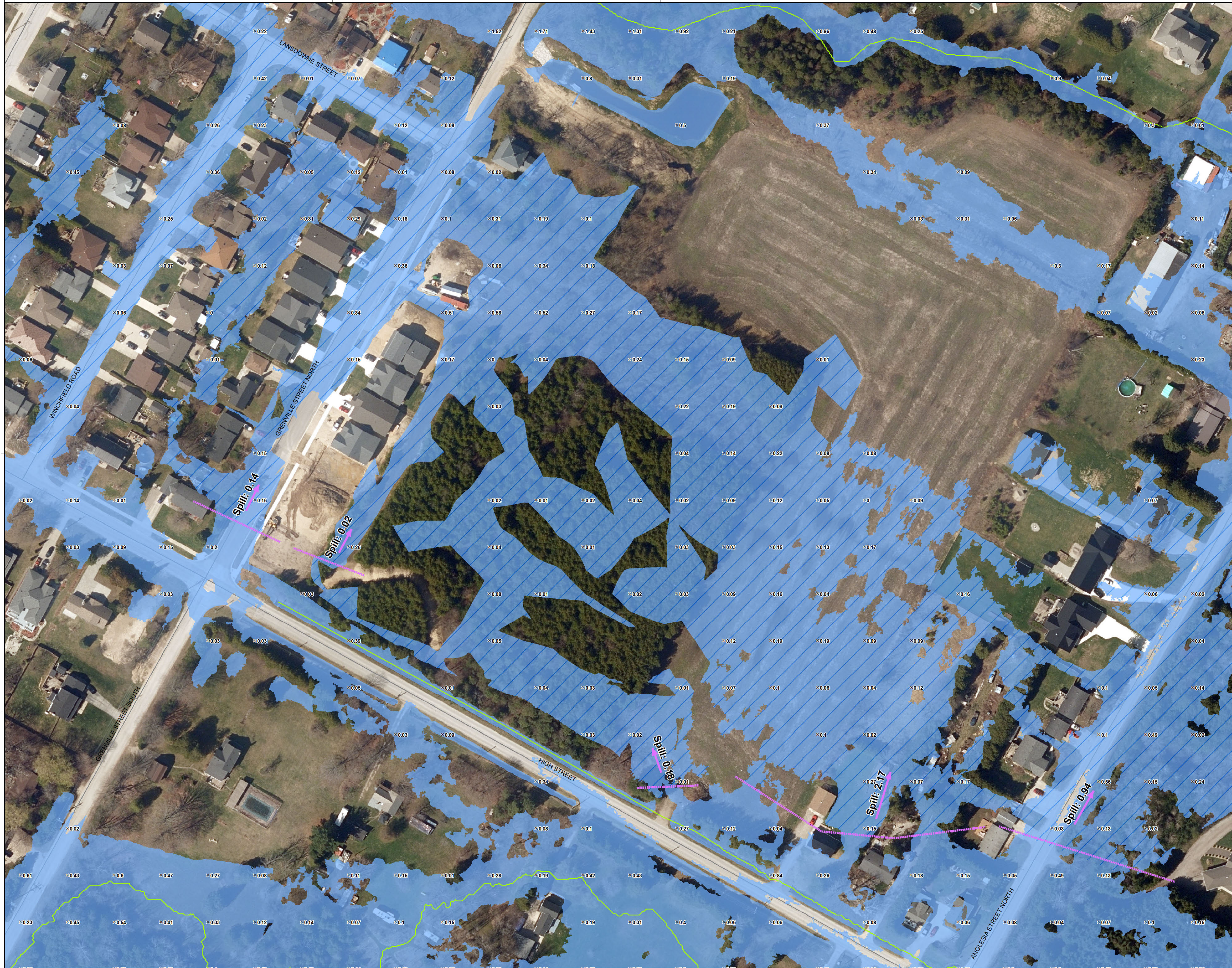
George Yang, P.Eng.
Senior Water Resources Engineer



Jim Hartman, P.Eng.
Senior Associate

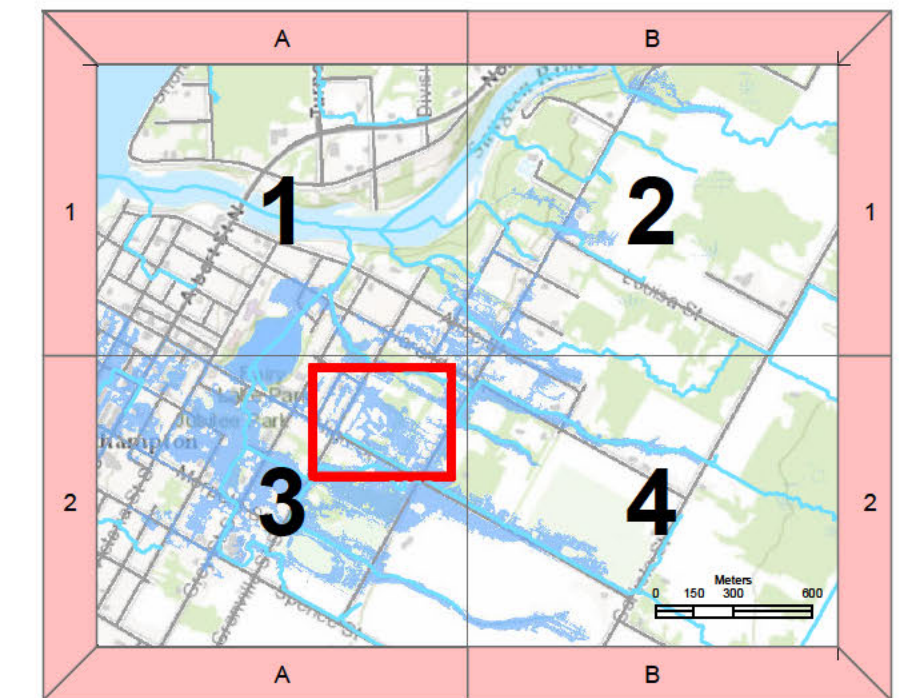
Attachment I
Floodplain Mapping





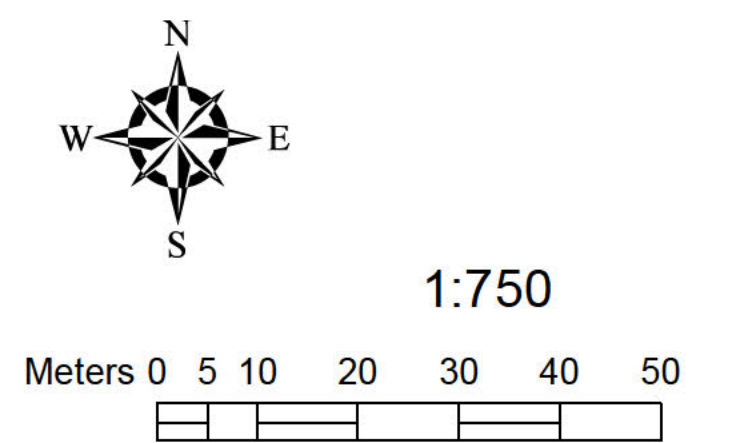
Southampton

Regulatory Floodlines (Existing Condition)



Legend

Symbol	Name
x	Depth_Points
Blue shaded area	Hazel Event Floodplain
Green line	Rivers
Black line	Roads
Purple arrow	Spill Direction
Blue hatched area	Hazel Event Spill



Scale: 1 : 1,000
 1 cm on the map represents 10 m on the ground
 All measurements are in Metric
 Vertical Datum: CGVD2013
 Horizontal Datum: North American Datum 1983 (NAD 83)
 Projection: Universal Transverse Mercator
 Zone: 17
 Central Meridian: 81 West
 Grid Spacing: 100 Meters

NOTES:
 1. Floodlines were generated using a DEM derived from a LIDAR survey.
 2. Where a discrepancy between the contours and the Floodlines is evident, the Floodline shall take precedence.
 3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.