

From: Rebecca Baker

December 2, 2024



To: Elisha Milne, Legislative and Planning Coordinator, The Township of Southgate

Councillors of the Township of Southgate

FILE: C25-24

Good day,

I would like to address some of the statements of the RDA Design proposal presentation, given at the public meeting on November 27th, 2024. I have quoted the statements for clarity of my reply.

“The presence of a well-maintained, large-scale project could attract other developments, indirectly boosting local commerce and infrastructure”

This statement caused me great concern. What additional local commerce would the existing natural environment support. How will the ecosystem and environment of the hazard lands (EPA and PSW) along with the South Saugeen River be protected. Where would the line be drawn?

“The mansion like architecture and landscaping will elevate the areas visual appeal, making it a more desirable place to live”

The structure as a mansion will look very out of place with the existing housing being smaller scale and most houses are low height.

“The design ensures that the building will look like a grand residential home rather than a commercial structure, helping it harmonize with the rural and residential nature of the area”

This type of huge structure will not harmonize with the existing rural, residential and farming community that already exists. The sheer size of the structure will dominate over all existing buildings and resident neighbours in the area.

“Thoughtful placement of entrances, windows, and activity areas ensure privacy for both the family and the neighbors”.

How can privacy be given with extensive balcony's overlooking adjacent neighbours' properties? The suggestion that a bridge over the South Saugeen River and perhaps pavilion build is a huge concern as

there is no building allowed in the Provincially Significant wetlands. It has been noted that property has been clear cut to the river. Photos are available upon request.

“Zoning Considerations ◦ We will try to meet all zoning by-law requirements regarding the zoning of the building including setbacks and heights ◦ If anything is not met, we would file for a separate minor variance application”

The height of the proposed structure, to be determined as yet, is a great concern in regards to water fowl that use this area during spring and fall migrations. The height of the structure will cause the water fowl distress. What would be a minor variance application?

“The building’s foundation will be raised above the base flood elevation to prevent water intrusion in extreme conditions”

This will make the structure even taller and with a height TBD, how tall would it be?

“MDS Calculations ◦ MDS Calculations were not included as we were informed by the Township of Southgate on Wednesday December 20 th, 2023, that after further discussions and site visits the structure of concern is not fit to house livestock and is unoccupied. Therefore, MDS Calculations are not required. ◦ We have email correspondence for this”

It should be noted that there are several adjacent properties within the 120m notification that have livestock and barn structures that have not been taken into consideration with this application. I believe the applicant has only included the barn located on Rushpal Singh and Akbinder Rishi adjacent property in their MDS calculations.

“Planning Justification ◦ We acknowledge concerns regarding protentional increases in traffic, noise and property values. ◦ The facility will be designed with ample on-site parking including multiple car garage and paved driveways. ◦ Implementation measures will be taken to mitigate noise, including landscaping buffers and careful site planning. ◦ The project will enhance property values by providing a high-quality, well-maintained facility in the area”

A paved driveway on a large scale would be a detriment to the environmental causing a reduction in the ground water absorption and causing a great deal of water run off. Noise travels extremely well in this area, I doubt softscape (trees and shrubs) landscaping will help in lowering noise volumes. A structure of this size will require exterior lighting for safety and intrude on the neighbours. Also of concern is the possibility of trespass and liability. It is not an increase in property value that is of concern but a decrease in property value with such a large structure that would dominate the landscape.

It is commendable that Mr. Ahmad has a vision to the cause of helping disabled people. I do not deny that there is a need for such a facility of this nature for this area, however the site chosen is not a good fit for such a large-scale facility or the existing environment and ecosystems.

Sincerely,



Rebecca Baker

cc: Michael Oberle, Saugeen Valley Conservation Authority (via email)

Cassandra Dillman, Grey County, Planning and Development (via email)