



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3

December 22, 2021

Ms. Lindsey Green, Clerk
Township of Southgate
185667 Grey County Road 9
Dundalk, ON, N0C 1B0
*Sent via E-mail

**RE: Site Plan Application SP24-21 / Bluewater District School Board (daycare)
CON 3 W PT LOT 37, Southgate
Civic Address: 392141 GREY ROAD 109
Applicant/Owner: Bluewater District School Board
Agent: Cathy MacLellan**

Dear Ms. Green,

This correspondence is in response to the above noted applications. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The above application proposes the development of a new daycare (549 m²), as well as a new parking area and outdoor play area for daycare children. As part of the proposal, a new septic system would be added to the site, while the existing septic system is proposed to be decommissioned. A stormwater management report, Wastewater Treatment Report and Septic System Inspection Report have been circulated with the subject application.

Schedule A of Recolour Grey designates the subject property as 'Secondary Settlement Area.' There is an existing school on the subject property and the addition of a daycare facility would be in keeping with the Institutional use of the site. It is noted that the proposed daycare (and existing school) would be serviced with private servicing including an on-site septic and wastewater treatment system, and a private well. Provided the proposed septic system and well water is sufficient to accommodate the long-term needs of the proposed daycare centre and existing school, the County generally has no concerns with the proposed daycare use on the subject lands.

From a general planning perspective, Staff would recommend that all relevant Accessibility for Ontarians with Disability Act (AODA) standards be applied to the proposed development, both internally and externally. County staff would also suggest considerations towards the addition of trees and/or other landscaping details in or around the proposed outdoor play areas to encourage natural shade options during summer months and further engagement with nature.

The subject application has been circulated to the County's Transportation Services Department, who have indicated the following concern regarding the proposal:

Grey County Transportation has a concern with this development directing storm water to the County Road side ditch. This water would run north to a road crossing culvert that outlets to the west side of the road allowance and a farmer's field that has no outlet. The County recommends that the storm water be dealt with on site.

Should further clarification on the above be required, please contact Jim Stevenson, Corridor Control Technologist, at Jim.Stevenson@grey.ca

Provided the above drainage concerns are addressed, the County has no further comments on the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Hillyer", with a long horizontal flourish extending to the right.

Becky Hillyer
Planner
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