
Provided on behalf of Bluewater District School Board

September 23, 2025

Shavindra Fernando
Dundalk (Southgate)
185667 Grey County Road 9
Ontario N0C 1B0
Email: sfernando@southgate.ca

Electronic Copy

Re: COMMENT LETTER

Application for Zoning By-Law & Official Plan Amendments
Location: Con 2 SWTSR, PT Lot 234, Geographic Township of Proton, Township of Southgate
File Nos.: C14-25 & OPA3-25

Dear Shavindra Fernando,

On behalf of Bluewater District School Board (BWDSB), we confirm receipt of the Zoning By-Law and Official Plan Amendment applications C14-25 & OPA3-25 dated July 28, 2025. A total of 376 units are proposed for this development. With respect to this application, the following comments are submitted:

Location:

This development falls within the attendance boundaries of:

- Dundalk & Proton Community School (Grades JK-2)
- Highpoint Community School (Grades 3-8)
- Macphail Memorial Elementary School (Grades JK-8, French Immersion)
- Grey Highlands Secondary School (Grades 9-12)

Comments:

BWDSB is experiencing enrolment pressures in Southgate and is currently constructing a new elementary school in Dundalk to accommodate the community's growing student population. In the interim, the Board has implemented short-term accommodation measures, including redirecting existing Grade 7 and 8 students in Dundalk schools to





Grey Highlands Secondary School in Flesherton, where capacity is available. In addition, through the use of holding zones, students from new residential developments are being directed to Macphail Memorial Elementary School, also in Flesherton. These strategies will remain in place until the new Dundalk elementary school is completed and operational.

Looking ahead, BWDSB anticipates the need for an additional elementary school site in Dundalk as Southgate's population continues to grow. However, the site within this particular development has been determined unsuitable for a future school due to its limited size and environmental constraints. The Board will continue to monitor enrolment trends, assess development applications as they are received, and provide comments on school site requirements where appropriate.

Conditions:

In reviewing the proposed development in the context of local school capacity and the cumulative impact of residential growth on enrolment, BWDSB has identified potential pressures to school capacity.

To ensure that future residents are adequately informed of these potential impacts and to support effective planning for student accommodation, the Board requests that signage be installed on site in accordance with the attached signage requirements.

Furthermore, the Board respectfully requests that the following conditions be included as part of the draft plan approval:

That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, the following statements advising prospective purchasers that:

1. "Accommodation within a public school operated by Bluewater District School Board may include temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or directing students to an alternative attendance boundary."
2. "Student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pickup points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

We will continue to monitor development growth in Southgate/Dundalk on behalf of BWDSB as it relates to the cumulative impact on local schools. BWDSB also requests



notification of any modifications, community consultations, appeals, or notices of decision related to these plans.

Please note that further to the comments provided, BWDSB reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact [REDACTED].

Sincerely,

[REDACTED]

[REDACTED] BURPI.
Senior Consultant
Watson & Associates Economists Ltd.

Office: [REDACTED]
Mobile: 9 [REDACTED]
Fax: [REDACTED]

cc: [REDACTED], Bluewater District School Board
[REDACTED], Bluewater District School Board



BWDSB Signage Requirements

- 1) The wording and specifications for signage should be as follows:

Visit **bwdsb.on.ca** to learn more about public schools in the area.

WELCOME TO THE COMMUNITY

Families are invited to contact Bluewater District School Board at ([REDACTED])
or [REDACTED]

- 2) The Specifications for the sign are as follows:

- Sign dimensions should be in the range of 4' x 5' or 4' x 6', made of wood, with wording, font and arrangement consistent with the sample provided.
- The sign should be installed 5 to 6 feet above ground on two 4' x 4' posts and installed as close as possible to a sidewalk or roadway in a highly visible, unobstructed area.
- The sign must be displayed in colour.
- A minimum of 2" lettering must be used to maintain visibility.

- 3) Sign design must be approved by the school board prior to printing. Please email the design proof to [REDACTED] to obtain approval.



- 4) To obtain full condition clearance, photographic evidence confirming the installation of the signage must be submitted to [REDACTED].





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Families are invited to contact
Bluewater District School Board at
 226-908-5745 or
 bwdsb.planning@watsonecon.ca