
Provided on behalf of the Bruce-Grey Catholic District School Board

September 25, 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 the Bruce-Grey Catholic District School Board (BGCDSB), 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:

- St. Peter & St. Paul Catholic School (Grades JK-8 – Regular Track)
- St. Basils Catholic School (Grades JK-2 – French Immersion)
- Notre Dame Catholic School (Grade 2-8 – French Immersion)
- St. Mary's Catholic High School (Grades 9-12 – Regular Track & French Immersion)

Comments:

The BGCDSB does not currently operate any schools in Dundalk, and the nearest Catholic elementary school is located in Durham, approximately 35 km away. The closest secondary school is in Owen Sound, more than 60 km from Dundalk. These





distances create a substantial service gap for families in Southgate seeking access to Catholic education.

To address this gap, the BGCDSB is actively pursuing the identification of a suitable school site in Dundalk to support future student accommodation. The Board's goal is to establish a local Catholic elementary school and, in time, explore potential opportunities for secondary programming to better serve the community.

The site within this particular development has been determined unsuitable for a school due to its limited size and environmental constraints. BGCDSB will continue to monitor growth, review development applications, and work with municipal partners to identify and secure a viable site in Dundalk.

Conditions:

Due to concerns associated with school accommodation, the Bruce Grey Catholic District School Board wishes to advise that should the development proceed to the satisfaction of the municipality, that the attached clauses be included in the municipal conditions of approval and subsequently within any agreements of purchase and sale for the proposed units of this plan. Please also refer to the attached sign specifications for the Bruce Grey Catholic District School Boards' development-site signage requirements.

We will continue to monitor development growth in Southgate/Dundalk on behalf of the BGCDSB as it relates to the cumulative impact on local schools. The BGCDSB 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, the BGCDSB 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] Ext. 278
Mobile: [REDACTED]
Fax: [REDACTED]

cc: [REDACTED], Bruce-Grey Catholic District School Board



BGCDSB Signage Requirements

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

Welcome to the Community! Families are invited to contact the Bruce-Grey Catholic District School Board at (519) 364-5820 or visit www.bgcdsb.org to learn more about the Catholic schools serving this area.

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

- Dimensions should be in the range of 4' x 5' or 4' x 6', made of wood, with wording and arrangement consistent with the sample provided
 - The sign should be installed 5 to 6 feet above ground on two 4' x 4' posts
 - 2" black lettering for the main body on a white background
 - The font to be displayed as per the sample provided above
 - BGCDSB's logo must be displayed in colour and follow the [BGCDSB Logo Style Guide \(attached\)](#)
 - Sign should be installed as close as possible to a sidewalk or roadway in a highly visible, unobstructed area.
- 3) Photo proof of sign design must be approved prior to printing. Please email the design proof to business.services@bgcdsb.org for approval.
- 4) Photo proof of sign installation to be emailed to business.services@bgcdsb.org and bgcdsb.planning@watsoncon.ca.



WELCOME TO THE COMMUNITY!

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Or visit www.bgcdsb.org to learn more about Catholic schools serving this area.