

Agency Comments

Town of Saugeen Shores:

Original Comments of June 4, 2024

Town of Saugeen Shores staff has reviewed the above-noted Request for Agency Comments. The applicant proposes to amend an existing Draft Approved Plan of Subdivision to provide for a modified stormwater management facility, a more functional subdivision design and increased density. The revised proposal also now includes a school block. The changes will be implemented through a Zoning By-law Amendment which will re-zone a portion of the lands to Residential Second Density Special (R2-XX), Residential Third Density Special (R3-XX), Institutional Special (I-XX) and Open Space (OS). Special provisions are proposed in the R2-XX and R3-XX zones to modify the minimum lot area, minimum lot frontage and maximum lot coverage for specified dwelling types. Special provisions are also proposed in the I-XX zone to allow an elementary school with an amended minimum lot area and minimum lot frontage. Residential uses are also proposed in the I-XX zone should the Bluewater District School Board not require the lands for school purposes, or a period of two years has passed from the date of registration of those lands.

In general, staff are supportive of the proposal, as it is geared towards meeting the needs of the Town by providing increased density and lands for a possible elementary school. The enhancement of trail and sidewalk connectivity to encourage active transportation is recommended, particularly along Concession 10 and north-south connections with the proposed school site and/or Concession 10.

While Town staff are supportive of the proposed amendments overall, we do have concerns with the special provisions proposed for the I-XX zone. The By-law has been drafted to only allow for Residential Third Density (R3) and Residential Fourth Density (R4) uses on the property once the Bluewater District School Board has provided a letter advising that they do not require the lands for school purposes; or after a two-year time period following registration. Establishing a “sunset clause” within the Town’s Zoning By-law is not the preferred approach. From a zoning perspective, clauses 3. a) iv) a. and b. are not required if Residential Third Density (R3) and Residential Fourth Density (R4) are permitted uses within the I-XX zone.

If the requirement for a letter from the Bluewater District School Board indicating they do not require the lands for school purposes, and the two-year time period are desired by the applicant, it is recommended that other planning mechanisms outside of the Town’s By-law, such as the Conditions of Draft Approval, be used to achieve matters that are separate from land use and beyond the scope and intent of the Town’s policies and provisions.

(Note: The draft by-law was subsequently revised to address comments from Town staff).

Revised Comments of February 10, 2025

Further to the Town of Saugeen Shores comments provided on June 4, 2024, the following comments are provided in response to the Additional Public Consultation Meeting Notice circulated.

The proposal has been revised and updated documents have been submitted in response to the previous comments submitted to the County during the initial consultation process. The applicant proposes to amend the existing Draft Approved Plan of Subdivision to provide for a modified stormwater management facility, a more functional subdivision design and increased density. The revised proposal also now includes a school block. The changes will be implemented through a Zoning By-law Amendment which will re-zone the lands to Residential Second Density Special (R2-16), Residential Third Density Special (R3-15), Residential Fourth Density (R4) / Institutional Special (I-9), and Open Space (OS).

Staff are supportive of the proposal, as it is geared towards meeting the needs of the Town by providing increased density and lands for an elementary school. The Town was excited by the recent announcement that the Ministry of Education has approved \$17.9 million in Capital Priorities Program funding to build a new elementary school in Port Elgin. This Planning Act application is helping to facilitate the school.

The Town's original concerns with the "sunset clause" provisions proposed in the amending by-law have been resolved through the proposed Residential Fourth Density (R4) / Institutional Special (I-9) compound zone.

The Town is interested to work with the developer to enhance trail and sidewalk connectivity to encourage active transportation within the development, particularly along Concession 10 and north-south connections with the proposed school site and Concession 10.

Saugeen Ojibway Nation (SON): The SON Environment Office initially requested a better plan that shows the protected archaeological sites in relation to the proposal (*this was provided by the applicant*). The SON Environment Office then advised that Block 76 at the southeast corner of site appears to be encroached upon. They also asked if an archaeological assessment has been done for the stormwater management facility below the Block 76 site.

(Note: County staff advised the SON Environment Office that the current major revision to the Draft Plan of Subdivision for the Summerside project and its associated Zoning By-law Amendment application do not affect Block 76 which contains an archaeological site. There are also no proposed works in the stormwater management facility block below the Block 76 site. The only changes proposed are shown in Phases 11 and 12 on the Draft Plan.)

The Archaeology Department of the SON Environment Office subsequently advised that they reviewed the following report: "Report on the 2006, 2007, 2008 & 2009 Stage 1-3 Archaeological Assessment of the Summerside Development within the Proposed Lord Elgin Estates Draft Plan of Subdivision, Part of Lot 46, 47, 48, 49 & 50, Lake Range and Part of Park Lots 15 & 16 Registered Plan No. 111 (formerly Township of Saugeen), Town of Saugeen Shores, County of Bruce, completed by AMICK Consultant Limited - Southwestern District (September 2010)". The findings of the report are acceptable. Should previously undocumented archaeological resources be discovered during the development of the site,

they may be an archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage with SON Archaeology.

Historic Saugeen Métis (HSM): The HSM Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Redline Revision to the Draft Plan of Subdivision and Zoning By-law Amendment as presented.

Enbridge Gas Inc.: It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge Gas Inc. the necessary easements and/or agreements required by Enbridge Gas Inc. for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.

(Note: Enbridge Gas Inc. confirmed through email that the County's standard condition for gas service providers is sufficient and captures their interests. The condition reads "That the Owner agrees to make satisfactory arrangements with the appropriate gas provider for the provision of permanent or temporary gas services to this Plan.")

Hydro One Networks Inc.: We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities,' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier, the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

Ministry of Transportation (MTO): Please be informed that the above-mentioned Land Development Review request submitted May 14, 2024 does not require review by the Ministry of Transportation's Highway Corridor Management Office. However, review and/or approvals from other agencies may apply.

Should the information or location provided in MTO-LD-2024-31L-000185 change, this confirmation will be deemed invalid.

Eastlink: No concerns at this time.

Bell: Unfortunately Bell Canada does not provide service to this area at this time. Please reach out to your local telephone company.

Rogers Communications: Full letter with conditions provided below.

Bruce-Grey Catholic District School Board: No comments.

Bluewater District School Board: Full letters with conditions provided below.

Saugeen Valley Conservation Authority: Full letters provided below.

Risk Management Office: Full letter provided below.



May 15th 2024

Klarika Hamer
Planning Department
Bruce County,
Ontario

Dear Klarika:

Re: Summerside Subdivision (the “**Subdivision**”) County File 41T-2011-1.44

Rogers Communications Canada Inc. (“**Rogers**”) has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the “**Communications Service Providers**”) to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at [226-898-1112] or [ryan.rodrique@rci.rogers.com].

Yours truly,

Ryan Rodrigue
Rogers Communications
85 Grand Crest Place
Kitchener, ON N2C 2L6

copy: Ryan Figueiredo



Bluewater District School Board

351 1st Avenue North
Chesley ON N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

May 17, 2023

Coreena Smith
Planning & Development Department
County of Bruce
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
bcple@brucecounty.on.ca

RE: Major Redline Revisions Summerside
File No. 41T-2011-01-Z141
SAUGEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287 PT; PART 1 RP 3R9253
PART 3 PAT;PART12 RP 3R10590 PART 1
Town of Saugeen Shores (Saugeen Township)

Dear Coreena,

Thank you for circulating notification for the major redline revision to the draft approved plan of subdivision for the Summerside development.

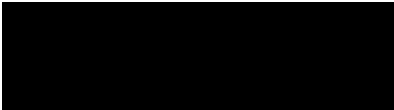
Given the increased development in Saugeen Shores, Bluewater District School Board (BWDSB) staff would like to request a meeting with planning staff and the developer to discuss the possibility of a school site in one of the developments in the north end of Port Elgin such as Summerside.

As the developer continues to build within Saugeen Shores, student accommodation pressures within the community continue to grow. As school site acquisition and building timelines can be quite extensive, it is imperative that together we continue to move forward with communications on the future school needs within Saugeen Shores.

School site conditions will follow once it has been determined whether this would be the development where an elementary school site is procured.

BWDSB looks forward to collaborating with the County, municipality and the developer to move forward with designating a suitable school site which will best accommodate students as development continues in this area. Please contact this office at 519-363-2014 or rob_cummings@bwdsb.on.ca with availability for a potential meeting date.

Sincerely,



Rob Cummings, CPA, CMA
Superintendent of Business Services

c.c.: Shelley Crummer, Business Analyst, BWDSB
Dennis Dick, Manager of Plant Services, BWDSB
Jay Pausner, Supervisor of Development Services, Town of Saugeen Shores



Bluewater District School Board

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June 18, 2024

Coreena Smith
County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
bcplpe@brucecounty.on.ca

FILE NO. 41T-2011-01-Z141

RE: Redline Revision & Zoning By-law Amendment – 2nd Submission
Summerside Subdivision
Lord Elgin Estates Developments Limited
SAUGEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287 PT; PART 1 RP 3R9253
PART 3 PT; PART 12 RP 3R10590 PART 1
Town of Saugeen Shores (Saugeen Township)

Thank you for circulating notification for a 2nd submission of a redline revision to an existing Draft Approved Plan of Subdivision and a Zoning By-law Amendment for the above-noted file. The proposal includes a modified stormwater management facility, a more functional subdivision design, increased density, and the inclusion of a school block. The Zoning By-law Amendment will re-zone a portion of the lands to Residential Second Density Special (RS-XX) Residential Third Density Special (R3-XX), Institutional Special (I-XX) and Open Space (OS).

Bluewater District School Board (BWDSB) planning staff have no objection to the proposed redline revision for the draft approved plan of subdivision and are pleased with the inclusion of an Institutional Block, Block 58, for a future public elementary school.

Bluewater District School Board planning staff appreciate the inclusion of the site-specific Institutional provisions within the draft zoning by-law amendment, as it is clear that these are intended to protect the board's interest in the School Block and provide for a suitable site for a future public elementary school. BWDSB planning staff provide the following recommendations, as some of the proposed provisions are not suitable for inclusion in a Zoning By-law Amendment and are better left to the future Option Agreement/Purchase and Sale Agreement.

Planning staff recommend that the Institutional Block 58 be subject to a Holding (H) provision to permit the uses in accordance with the Residential Third Density (R3) Zone and Residential Fourth Density (R4) Zone, including the provisions of Section 10 of By-law 75-2006, should BWDSB no longer require Block 58 for a future elementary school. Planning staff recommend that the hold be able to be lifted once BWDSB confirms in writing that Block 58 shown on the draft plan dated October 23, 2023 is not required for a future public elementary school. The current wording of Section 3 of the proposed draft Zoning By-law Amendment is not suitable within the mechanism of a Zoning By-law Amendment and also creates redundancy, as the Draft Plan Conditions, Option Agreement/Purchase and Sale Agreement, and Subdivision Agreement will contain the necessary timing stipulations. In an effort to provide more straightforward provisions relating to the School Block that benefit all parties, planning staff have attached a proposed Section 3 for the draft Zoning By-law Amendment with recommended wording.

Bluewater District School Board (BWDSB) requests that the following conditions be included as draft plan conditions for School Location Block 58 on the draft plan dated October 10, 2023, and prepared by MHBC Planning, Urban Design & Landscape Architecture:

The following conditions apply to all phases of the Summerside subdivision:

1. That the Owner(s) covenants and agrees that the following clauses shall be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision provided as follows:

All offers of purchase and sale on lands immediately adjacent to the elementary school site shall contain the following clauses:

- The purchaser acknowledges and accepts that School Location Block 58 is a future school site and will be maintained and developed as such.
- The purchaser acknowledges and accepts that noise, dust, and truck traffic are normal circumstances during the construction of a school, and once the school is constructed noise, exterior lighting, portable classrooms, and increased traffic on neighbouring streets during peak A.M. and P.M. hours and during special events are normal operating conditions for a school.
- Temporary facilities/portables may be placed on the lands in order to accommodate students in excess of the capacity of the school building.

All offers of purchase and sale shall contain the following clauses:

- The construction of a public elementary school on a designated site is not guaranteed. Accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in portable classrooms, a "holding school", or directing students to an alternative attendance boundary.
- Student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.
- If school buses are required within the Subdivision in accordance with Board transportation policies, as may be amended from time to time, school bus pick up points will generally be located on through streets at a location as determined by the Student Transportation Service Consortium of Grey-Bruce.

The following conditions apply only to the phase of the subdivision that contains the school block:

BLUEWATER DISTRICT SCHOOL BOARD

1. That the Owner agree to register the draft plan of subdivision with the agreed upon school site, currently known as School Block 58, on the draft plan, dated October 10, 2023, and prepared by MHBC Planning, Urban Design & Landscape Architecture with no less than 2.861 hectares in area.
2. That the Owner shall submit to BWDSB for review and comment, at no cost to BWDSB, the overall subdivision plans/reports and addendums as prepared as part of the Plan of Subdivision so that BWDSB may review as they relate to the Institutional Block 58 and the ability of the site to construct a two/three story elementary school:
 - (i) Provide a copy of any existing Geotechnical Reports or modifications to said reports to BWDSB.
 - (ii) With reasonable notice, provide access to BWDSB to conduct the necessary borehole drilling to ensure the construction of a typical two to three storey school is feasible.
 - (iii) Provide BWDSB with detailed engineering drawings of Waterloo Street across the frontage of Block 58 once approved by the town.
 - (iv) A Site Servicing Plan showing the following:

- Stub locations for sanitary sewer.
 - 1 – 100mm diameter domestic waterline service stub, with curb valves and boxes.
 - 1 – 200mm diameter fire protection service stub, with curb valves and boxes.
 - 1 – 8 inch stub for sanitary sewers.
- (v) The Erosion and Sedimentation Control Plan for the overall phase of the subdivision which includes Block 58, to ensure that the plan does not negatively affect the school block.
- (vi) A Stormwater Management Plan, including the following:
- A stormwater connection plan.
 - Stormwater management calculations to include 60% impervious infiltration to allow for a school, portables, and hard surfaces.
- (vii) Provide BWDSB with any further modifications to the Traffic Study (dated December 2022, including addendum dated April 2024) which recognizes elementary school traffic flows, including pedestrian movement, any street calming requirements on Waterloo Street, and reviews the need for signalization adjacent to Block 58, particularly at 10th Concession and Waterloo Street.
- (viii) A Photometric Plan (streetlighting plan) ensuring location does not interfere with school block entrances.
- (ix) Electrical Design Drawings showing a 500kva Hydro feed to the property line that can support a transformer for the school block.
- (x) Provide BWDSB with any modifications to the Archeological Assessment, including any recommendations and/or mitigation works that will be required to be completed and confirmation that this will not affect the developability of the school block.
- (xi) Any other supporting documentation that may be relevant or requested by BWDSB.
3. That the Owner shall submit, at no cost to BWDSB, written confirmation from the Municipality of Saugeen Shores or Bruce County confirming the following as they relate to a new school facility:
- (i) The availability of a satisfactory water supply (both domestic and fire).
 - (ii) The availability of sewage allocation.
 - (iii) That School Location Block 58 stormwater flow calculations have been incorporated into the overall storm water management design.
4. BWDSB will provide their reasonable anticipated domestic water demand and fire flows and sanitary sewage flows, as well as the preferred location of services to the property line, to the Owner within 60 days upon receipt of written request from the owner. The Owner shall incorporate those flows into their detailed engineering design and provide same to BWDSB for their review. The Owner shall agree to install all services to the property line of Block 58, in accordance with the approved engineering drawings.
5. BWDSB will provide their reasonable anticipated electricity demands to the Owner within 60 days upon receipt of written request. The Owner shall include this information in the application to Hydro One for the subdivision electrical design.
6. The Owner(s) acknowledges that the school block be provided with local natural gas to the property line within 60 days of registration of the school block phase.
7. BWDSB will provide their reasonable requirements for phone service infrastructure and Fiber Optic service infrastructure within 60 days upon written request from the Owner(s). The Owner(s) shall incorporate those into their detailed design and provide the same to BWDSB for their review. The Owner(s) shall agree to install all services to the property line, in accordance with the approved drawings.
8. The Owner shall agree that there will be no stockpiling of soils on School Location Block 58. Where stockpiling has occurred, the Owner shall remove all excess soils and the lands shall be graded with material suitable for use in supporting the imposed load of buildings and hard surfaces in accordance with the approved subdivision grading plan. A pre and post stockpiling soils test shall be conducted by a qualified engineer and provided to BWDSB.

9. That the Owner(s) shall agree in the Subdivision Agreement, that prior to registration of the of the subdivision or a portion of the subdivision, as shown on Appendix XX, Draft Plan, prepared by MHBC Planning, Urban Design & Landscape Architecture , dated October 10, 2023 and as may be amended, the Owner(s) shall enter into an Option Agreement with Bluewater District School Board outlining how the value of the site and timing of purchase will be determined for School Block 58, including how the school block conditions will be satisfied.
10. BWDSB will have an option to purchase the school site at any time specified by BWDSB within five (5) years following the date of registration of plan of subdivision, as shown on Appendix XX of MHBC Planning, Urban Design & Landscape Architecture, dated October 10, 2023, and as may be amended, in which School Block 58 is located. The Owner(s) further agrees that the school site shall have adequate municipal servicing and road frontage on Waterloo Street and 10th Concession Road within one (1) year of executing the Purchase and Sale Agreement.
11. That the Owner(s) shall agree in the Subdivision Agreement, that if Bluewater District School Board has not exercised the option to purchase School Block 58 within five (5) years following the date of registration of the phase containing School Block 58, BWDSB will provide the municipality with a letter confirming that the property is not required for a school site.
12. That the Owners(s) agree that any existing easements on School Block 58, which may interfere with the development of the site shall be released prior to BWDSB purchasing School Block 58.

As we understand there may be further amendments to studies or reports, please provide BWDSB with a copy of all amendments to any supporting materials. Please note that our conditions may change where such amendments have an impact on the school site or the ability to develop the school site. It is anticipated that the majority of the above-noted draft plan conditions will be covered by the execution of an Option Agreement or a Purchase and Sale Agreement. The execution of such Agreement would then enable BWDSB to easily clear any relevant conditions.

Furthermore, please provide Bluewater District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files. Once the subdivision has been registered, please provide Bluewater District School Board with a copy of the registered Subdivision Agreement and registered plan in electronic format. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Andrew Low, CPA
Superintendent of Business Services & Treasurer

Cc: Dennis Dick, Manager Plant Services
Shelley Crummer, Business Analyst
Brad Pryde, BMTS
Dave Aston, MHBC Planning

Attachments

Proposed Revised Section 3 of the draft Zoning By-law Amendment

Proposed Revised Section 3 of the Draft Zoning By-law Amendment

2. That By-law 75-2006 as amended, is hereby further amended by adding the following section to Section 20.4 thereof:

I-XX-H

- a) Notwithstanding the 'I' zoning provisions, the following provisions shall apply to lands zoned 'I-XX-H' on Schedule 'A' to this By-law:
- i) The H-Holding zone provision may be removed for all or part of the subject lands, subject to the Bluewater District School Board providing a letter in writing indicating that the School Block identified as Block 58 on the draft plan of subdivision dated October 10, 2023 is not required for a future public elementary school.
 - ii) Once the H-Holding zone provision is removed, uses in accordance with the Residential Third Density (R3) Zone and Residential Fourth Density (R4) Zone and the provisions of Section 10 of By-law 75-2006 are permitted.

Provided on behalf of the Bluewater District School Board

October 1, 2024

Coreena Smith
County of Bruce
1243 MacKenzie Road
Ontario N0H 2C6
Email: bcplpe@brucecounty.on.ca

Electronic Copy

Re: COMMENT LETTER

Revised Draft Approved Plan of Subdivision
Location: SAUGEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287 PT;
PART 1 RP 3R9253 PART 3 PT; PART 12
File Nos.: 41T-2011-01, Z-2022-141 Summerside

Dear Coreena Smith,

On behalf of Bluewater District School Board (BWDSB), we confirm receipt of the revised Draft Approved Plan of Subdivision 41T-2011-01 and Z-2022-141 Summerside dated May 14, 2024. A total of 570 units are proposed for this development and a revised maximum of 1,437 units proposed within the overall plan of subdivision. With respect to this application, the following comments are submitted:

Location:

This development falls within the attendance boundaries of:

- Northport Elementary School (JK-6, English Programming)
- Port Elgin-Saugeen Central (JK-6, English and French Immersion)
- Saugeen District Secondary School (7-12, English and French Immersion)

Comments:

At this time, the local elementary and intermediate schools are operating at capacity and cannot accommodate additional students from the development as proposed. Cumulative enrolment pressures resulting from residential growth could necessitate the implementation of short-term solutions, such as transporting students to non-local



facilities with available capacity, utilizing temporary accommodations, and adjusting boundary alignments until long-term capital solutions can be developed to adequately address future growth.

Bluewater District School Board is encouraged by the inclusion of a school block in the revised plans and is actively working to finalize a Purchase and Sale agreement for this block to support future local school accommodation, contingent on funding approval from the Ministry of Education.

Ensuring safe and accessible transportation routes is paramount for the safety and well-being of students. Bluewater District School Board acknowledges the inclusion of roundabouts at key intersections within the overall subdivision plan. However, BWDSB is reassured that roundabouts are not proposed in close proximity to the school site, as they may present potential safety risks for students.

To further enhance student safety, BWDSB prefers the establishment of a controlled intersection near the proposed school block, with the potential for staffing by a school crossing guard. This measure will promote active transportation and walkability within the school community and contribute to a healthier environment for students and the surrounding area.

Furthermore, we respectfully request that the development plan, or any future revisions to this plan, carefully consider school bus routing, safe pedestrian crossings, and traffic flow around both existing and future school sites. We also recommend the incorporation of sidewalks not only in proximity to existing and future schools but also throughout the proposed development. This would accommodate high foot traffic areas and encourage the use of active transportation and walkability, thereby ensuring safe and convenient access for students and the broader community.

Conditions:

In reviewing the proposed development within the context of local school capacity and the cumulative impact of residential growth on enrolment, Bluewater District School Board has identified potential implications for both local school capacity and infrastructure. To ensure that future residents are fully informed of these potential impacts and that adequate arrangements are made for student accommodation, the Board respectfully recommends the inclusion of the following conditions of 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*



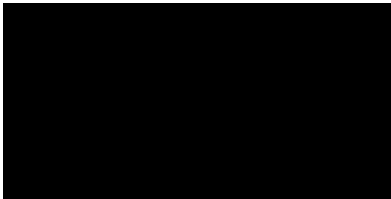
accommodation in a portable classroom, a “holding school”, or directing students to an alternative attendance boundary.”

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 pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.”*

Bluewater District School Board is committed to ongoing collaboration with the County and other stakeholders to ensure that the needs of the student population are met effectively. We will continue to monitor development growth in Saugeen Shores and the County of Bruce on behalf of the Bluewater District School Board as it relates to the cumulative impact on local schools. Bluewater District School Board also request notification of any modifications, community consultations, appeals, or notices of decision related to this plan.

Please note that further to the comments provided, Bluewater District School Board reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact bwdsb.planning@watsonecon.ca.

Sincerely,



Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.

brutto@watsonecon.ca
Office: 905-272-3600 Ext. 278
Mobile: 905-967-4775
Fax: 905-272-3602

cc: Andrew Low, Bluewater District School Board
Shelley Crummer, Bluewater District School Board
Brad Pryde, BMTS



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Provided on behalf of the Bluewater District School Board

December 20, 2024

Coreena Smith
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Electronic Copy

Re: COMMENT LETTER

Revised Conditions of Draft Approval and Draft By-law
Location: SAUGEEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287 PT;
PART 1 RP 3R9253 PART 3 PT; PART 12
File Nos.: 41T-2011-01, Z-2022-141 Summerside

Dear Coreena Smith,

On behalf of Bluewater District School Board (BWDSB), we confirm receipt of the revised conditions of draft approval and corresponding zoning by-law 41T-2011-01 and Z-2022-141 Summerside dated December 13, 2024. With respect to this circulation, the following comments are submitted:

Comments:

The conditions originally requested by BWDSB are specifically designed to ensure that prospective homebuyers are adequately informed about local school accommodation at the time of purchase, enabling them to make well-informed decisions regarding their home choices. These clauses represent one of the few tools available to school boards to promote such awareness and rely on collaboration with local municipalities as public entity partners. BWDSB appreciates the inclusion of the requested conditions relating to student bussing however BWDSB firmly asserts that the original conditions should remain fully intact and respectfully requests the reinstatement of the following condition:

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*

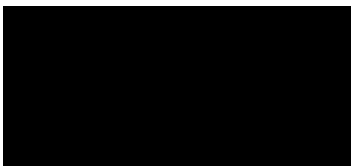


students to an alternative attendance boundary.”

Bluewater District School Board is committed to ongoing collaboration with the County and other stakeholders to ensure that the needs of the student population are met effectively. We will continue to monitor development growth in Saugeen Shores and the County of Bruce on behalf of Bluewater District School Board as it relates to the cumulative impact on local schools. Bluewater District School Board also request notification of any modifications, community consultations, appeals, or notices of decision related to this plan.

Please note that further to the comments provided, Bluewater District School Board reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact bwdsb.planning@watsonecon.ca.

Sincerely,



Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.

brutto@watsonecon.ca
Office: 905-272-3600 Ext. 278
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Fax: 905-272-3602

cc: Andrew Low, Bluewater District School Board
Shelley Crummer, Bluewater District School Board
Brad Pryde, BMTS

From: [Adam Brutto](#)
To: [Coreena Smith](#); [Shelley Crummer](#)
Cc: [Andrew Low](#)
Subject: RE: Draft Conditions and By-law for Review 41T-2011-01 Z141 Summerside
Date: Wednesday, February 5, 2025 3:02:53 PM
Attachments: [image001.png](#)
[image002.png](#)

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Coreena,

Thank you for your email and for your efforts to understand and advocate for BWDSB's position in your report. BWDSB will continue to request these conditions on future proposals as part of their due diligence however, with the funding approval now in place, the Board is keen to avoid any further delays and does not object to the removal of the requested condition for Summerside regarding temporary facilities.

We also appreciate that you have consolidated all of BWDSB's highlighted requested conditions and confirm that we would like these conditions included in the final approval conditions.

Kind Regards,

Adam Brutto, BURPI, (he/him)
Senior Consultant

Watson & Associates Economists Ltd.

brutto@watsonecon.ca

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Sent via electronic mail only

April 10, 2023

Bruce County Planning and
Economic Development Department
1243 MacKenzie Road,
Port Elgin, ON
N0H 2C6

ATTENTION: Coreena Smith, Senior Planner

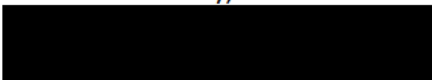
Dear Mrs. Smith:

RE: Proposed Red Line Revision Draft Plan of Subdivision 41T-2011-01.44
Proposed Zoning By-Law Amendment Z-2022-141
SAUGEEN CON LAKE RANGE PT; LOTS 45 TO 50 RP 3R8287
PT; PART 1 RP 3R9253 PART 3 PT; PART 12 RP 3R10590 PART 1
Geographic Township of Saugeen
Town of Saugeen Shores (Lord Elgin Estates Developments Limited)

Saugeen Valley Conservation Authority (SVCA) staff have reviewed this application for revision to a Draft Plan of Subdivision, and a proposed zoning by-law amendment in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 2018, and the Memorandum of Agreement between the Authority and the County of Bruce relating to Plan Review. Please be advised that SVCA staff have reviewed the proposed on the above noted property and find it to be acceptable. Details with regards to a revised stormwater management plan were not available at the time of this review. Information and conditions remaining as conditions of approval are acceptable to SVCA staff.

We trust these comments are helpful. Should questions arise, do not hesitate to contact this office.

Yours Sincerely,



Erik Downing
Manager, Environmental Planning and Regulations
Saugeen Conservation
ED/

cc: Jay Pausner, Town of Saugeen Shores (via email)
Dave Myette, SVCA Member representing the Town of Saugeen Shores (via email)
Bud Halpin, SVCA Member representing the Town of Saugeen Shores (via email)

SENT ELECTRONICALLY ONLY: CJSmith@brucecounty.on.ca and bcplpe@brucecounty.on.ca

June 4, 2024

County of Bruce Planning & Development Department
1243 Mackenzie Road
Port Elgin, Ontario N0H 2C6

ATTENTION: Coreena Smith, Planner

Dear Ms. Smith,

RE: 41T-2011-01 And Z-2022-141 (Summerside)
Unassigned Civic Address
Roll No.: 411044000624904
CON LAKE RANGE PT LOTS 45 TO 50; 3R8287 PT; PT 1 3R9253 PT 3 PT;PT 12
Geographic Township of Saugeen
Town of Saugeen Shores

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards. The applications have also been reviewed through our role as a public body under the Planning Act as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the applications to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The applicant proposes to amend an existing Draft Approved Plan of Subdivision to provide for a modified stormwater management facility, a more functional subdivision design and increased density. The revised proposal also now includes a school block. The changes will be implemented through a Zoning By-law Amendment which will re-zone a portion of the lands to Residential Second Density Special (R2-XX), Residential Third Density Special (R3-XX), Institutional Special (I-XX) and Open Space (OS). Special provisions are proposed in the R2-XX and R3-XX zones to modify the minimum lot area, minimum lot frontage and maximum lot coverage for specified dwelling types. Special provisions are also proposed in the I-XX zone to allow an elementary school with an amended minimum lot area and minimum lot frontage. Residential uses are also proposed in the I-XX zone should the Bluewater District

School Board not require the lands for school purposes or a period of two years has passed from the date of registration of those lands.

Background

SVCA has been involved with the pre-consultation, and provided review and formal comments for various phases of the larger Lord Elgin Estates development (Summerside) since at least 2006.

Recommendation

The applications are generally acceptable to SVCA staff.

Natural Hazards

The natural hazard features affecting the larger property is the shoreline bluff/slope. SVCA had historically recommended that a 15 metre “no development zone” be included adjacent to the east side of the woodlands and shoreline bluff/slope. It is the understanding of SVCA staff that the Linear Parks/trails along the eastern side of the woodlands, as shown on the plans to the applications, addressed this SVCA recommendation.

SVCA note that historically the Lands in the southwestern part of the lands to the applications, zoned EP that are to be re-zoned R2-xx, included drainage outlets for the agricultural fields. It is the understanding of SVCA staff that the drainage has been addressed. SVCA have no objections to the proposed zoning as shown on Appendix A: Zoning By-law Amendment, prepared by MHBC, dated October 13, 2023, and as submitted as part of the applications.

It is the opinion of SVCA staff that the proposal is consistent with the natural hazard policies of the PPS, 2020; the Bruce County OP; and the Town of Saugeen Shores OP.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA’s Prohibited Activities, Exemptions and Permits Regulation). This regulation, made under Section 28 of the Conservation Authorities Act, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The western portion of the property is within the Approximate Screening Area associated with the SVCA’s Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any “development” within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Approximate Screening Area includes shoreline bluff/slope, and an offset distance from these features.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

Depending on the type of development proposed within the SVCA Approximate Screening Area on the property, including construction, reconstruction, conversion, grading, filling or excavation, the SVCA should be contacted with further details as they are available, as permission (SVCA permit) may be required.

Summary

SVCA staff has reviewed the proposal in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Town of Saugeen Shores and/or County of Bruce with regard to the proposal. Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

cc: Jay Pausner, Supervisor – Development Services, Town of Saugeen Shores (via email)
Candace, Hamm, Development Officer, Town of Saugeen Shores (via email)
Josh Planz, CBO, Town of Saugeen Shores (via email)
Dana Mitchell, Zoning Coordinator, Town of Saugeen Shores (via email)
Bud Halpin, SVCA Member representing Saugeen Shores (via email)
Dave Myette, SVCA Member representing Saugeen Shores (via email)

Risk Management Office

237897 Inglis Falls Road
RR4 Owen Sound, ON N4K 5N6
Phone: 519-470-3000
rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: LORD ELGIN ESTATES DEVELOPMENTS LIMITED

Location Address: SAUGEEN CON LAKE RANGE PT; LOTS 45-50

Assessment Roll #: 411044000624900

Property Owner Name LORD ELGIN ESTATES DEVELOPMENTS LIMITED and/or

Person engaged
in Activity
(where applicable) _____

Notice File No: RLU-4110-2023-002 RMP File No. n/a

From the information noted in the application to amend an existing Draft Approved Plan of Subdivision to provide modified stormwater management facility and more functional subdivision design and increased density it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act, 2006*.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-base Area for the Southampton Drinking Water System, whereby the storage of fuel greater than 13,000 litres in the wooded portion and 22,500L for remainder of property is regulated.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO



ate: March 10, 2023