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***Provided on behalf of the Bluewater District School Board***

September 12, 2024

Ken Melanson  
Township of Southgate  
185667 Grey County Rd 9, Dundalk  
Ontario N0C 1B0  
Email: [kmelanson@southgate.ca](mailto:kmelanson@southgate.ca)

*Electronic Copy*

**Re: COMMENT LETTER**  
Application for Plan of Subdivision  
Location: Ida Street, Dundalk  
File No.: 42T-2024-07

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Dear Ken Melanson,

On behalf of the Bluewater District School Board, we confirm receipt of the Plan of Subdivision application 42T-2024-07 dated August 9, 2024. A total of 321 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 and Proton Community School (JK-2, Regular Track)
- Highpoint Community School (3-8, Regular Track)
- Macphail Memorial Elementary (JK-8, French Immersion)
- Grey Highlands Secondary School (9-12)

**Comments:**

At this time, the local elementary schools are operating at or near capacity and cannot accommodate additional students from the proposed development. However, Bluewater District School Board is exploring other options to help temporarily manage enrolment pressures in the elementary panel due to ongoing residential growth.



As part of the 2023-24 Capital Priorities Program, the Ministry of Education approved funding for the Bluewater District School Board to construct a new JK-8 school in Dundalk to support the educational needs of Southgate's growing population.

Given the proximity of this proposal to Highpoint Community School, the Bluewater District School Board requests to be consulted on the future construction management plan to ensure student safety is thoroughly addressed throughout the construction process.

The Bluewater District School Board emphasizes the importance of safe and accessible transportation routes for student safety and well-being. We respectfully request that the development plan consider school bus routes, pedestrian crossings, and traffic flow around existing and future school sites. Additionally, we strongly recommend the incorporation of sidewalks throughout the development to accommodate high foot traffic areas, promote walkability, and ensure safe and convenient access for both 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, the 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.”*



We will continue to monitor development growth in Southgate and Dundalk on behalf of the Bluewater District School Board as it relates to the cumulative impact on local schools. The Bluewater District School Board also requests notification of any modifications, community consultations, appeals, or notices of decision related to this application.

Please note that further to the comments provided, the 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 [vw@watsonecon.ca](mailto:vw@watsonecon.ca).

Sincerely,

**Adam Brutto BURPI.**  
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cc: Andrew Low, Bluewater District School Board  
Shelley Crummer, Bluewater District School Board  
Becky Hillyer, County of Grey