

Agency and Public Comments

Agency Comments

1. City of Owen Sound Fire Department – June 2, 2025
2. Historic Saugeen Metis – June 3, 2025
3. County of Grey – June 17, 2025

Public Comments

4. Goetz, Richard – June 3, 2025

From: [Matt Given](#)
To: [OS Planning](#)
Subject: Zoning By-law Amendment – 28th Avenue East - Bruce Grey Catholic District School Board
Date: Monday, June 2, 2025 2:07:44 PM
Attachments: [Outlook-Logo_Desc.png](#)
[Outlook-s4mixxbb.png](#)
[Outlook-Facebook_L.png](#)
[Outlook-Twitter.png](#)
[Outlook-Instagram.png](#)
[Outlook-LinkedIn.png](#)
[Outlook-Text_Desc.png](#)

Our office has reviewed application ZBA 55 and has no objection or comments at this time. We reserve the right to comment further through any site plan approval or building permit application.

Matt Given
Fire Prevention Officer
Owen Sound Fire and Emergency Services
City of Owen Sound
1209 3rd Ave East, Owen Sound, ON N4K 2L6
519-376-2512 ext. 2233
Cell: 519-378-6577
mgiven@owensound.ca
www.owensound.ca



The City of Owen Sound respectfully acknowledges the Territory of the Anishinabek Nation, the traditional keepers of this land.

Connect with us:



From: [Public Notices](#)
To: [OS Planning](#)
Subject: FW: Request for Comments - City of Owen Sound (Bruce Grey Catholic District School Board) - Proposed Zoning By-law Amendment
Date: Wednesday, June 4, 2025 10:30:07 AM
Attachments: [attachment.png](#)

From: hsmlrcc <hsmlrcc@bmts.com>
Sent: Tuesday, June 3, 2025 10:42 AM
To: Public Notices <notice@owensound.ca>
Cc: ronalddavidson@rogers.com; alecialantz@bgcdsb.org
Subject: Re: Request for Comments - City of Owen Sound (Bruce Grey Catholic District School Board) - Proposed Zoning By-law Amendment

Warning: Unusual sender <hsmlrcc@bmts.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

City of Owen Sound

Re: File number ZBA56

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment as presented.

HSM encourages the School Board to take the opportunity this project presents for environmental leadership. This can include choosing green building materials and ensuring that the new building is energy efficient. HSM also encourages the establishment of a biodiverse school yard. Planting diverse native species will support soil health, habitat, and air quality, and will provide great educational opportunities. The addition of garden space and amenities, a greenhouse, or food forest could also be considered. HSM supports the School Board's current participation in the EcoSchools Network and hopes to see leadership with the development of this new school.





Stories from the Greenbelt : Taking Action with
EcoSchools Canada
greenbelt.ca

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis
204 High Street
Southampton, ON
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519-483-4000

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Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

Margaret Potter, Senior Planner
City of Owen Sound
808 2nd Ave. E
Owen Sound, Ontario N4K 2H4

RE: ZBA 56 - Bruce Grey Catholic District School Board
Legal: RANGE 5 EGR PT LOT 10
Roll: 425904006500100
City of Owen Sound

Dear Ms. Potter:

This correspondence is in response to the above noted application. We have undertaken a preliminary review of the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the zoning application is to permit the construction of a new secondary school. The new school is proposed to comprise two floors with approximately 12,077 square metres of floor space. The proposal also includes the construction of parking areas, stormwater management area, a field house, a small auto shop, sports fields and a portables area in case portables are warranted in the future due to increased student enrolment. The effect of the application is to amend the zone category applying to the subject lands from Rural (RUR) to Institutional (I) to permit the proposed use. The application may also result in the refinement of the existing Hazard (ZH) zone boundaries to reflect the findings of site-specific studies completed in support of the rezoning.

County staff provided formal comments at the Consent application stage, as well as at the Pre-submission stage. Furthermore, County staff have been in frequent meetings with City, Schoolboard and MTO staff regarding the development of the school site.

Planning Comments:

County planning staff have undertaken a high-level review of the submitted studies, and would suggest that previous planning comments have been adequately addressed. It is noted that the boundaries of the Hazard Lands may shift as a result of the proposed studies, and it is recommended that the relevant policies of Section 7.2 of the County's

Official Plan be addressed in any future staff report. Further comments should also be provided by GSCA in this respect. Planning staff have no further comments at this time.

Forestry and Trails Comments:

Grey County Forestry and Trails staff have reviewed the proposed development and provided the following comments:

- The proposed site plan appears to show a new connection to the County Trail, which the County would support.
- Please connect with County Trails staff (Sarah Johnson – sarah.johnson@grey.ca) to formalize further details regarding a trail connection, including signage, etc.
- As noted previously, staff would advise that this is a recreational trail including a snowmobile trail during the winter months. There will be noise associated with the trail as a result. During the non-winter months, the uses on the trail are non-motorized.

In this respect, Grey County would encourage the School Board to facilitate future connections to the County's Rail Trail in future designs of the proposed school site.

Planning Ecology Comments:

Grey County Planning Ecology staff have reviewed the proposed development and provided the following comments:

The subject property contains:

- Potential Habitat of Threatened or Endangered Species;
- Potential Significant Wildlife Habitat (SWH)
- Potential Fish Habitat;
- A watercourse; and
- Is in the adjacent lands of Significant Woodlands.

County Planning Ecology staff have reviewed the Environmental Impact Study (EIS) and support the mitigation measures provided within the report.

1. The 0.51 ha of riparian wetland proposed for removal should be compensated via on-site wetland creation within the study area. A comprehensive compensation plan should be appended to the EIS which includes details regarding how the form and function will be replaced in addition to the SWH associated with the existing wetland feature. The EIS indicates that the remaining unevaluated wetland portions will be retained and protected with a 10m Vegetation Protection Zone (VPZ). Further, County staff support evaluating the wetlands under OWES

methodology to address the assumption that the wetlands are not provincially significant.

2. County staff support the completion of water balance studies as part of detailed design to demonstrate that pre- and post-development flow contributions and wetland hydrology are matched and mitigation measures to maintain hydroperiod requirements are provided.
3. County staff support the creation of pollinator habitat through the watercourse channel realignment to compensate for the removal of Monarch butterfly habitat. These details should be included within the compensation plan. The compensation plan should also include details around recreating chimney crayfish habitat through implementation of natural channel design for the relocation of the watercourse.
4. The proposed watercourse realignment will require a DFO "Request for Review" to determine if a DFO Authorization will be required for the proposed relocation works/design. This DFO submission is typically completed at the detailed design stage and requires at minimum 90% completion drawings regarding the specifics of the design. The DFO submission will also include specific construction, mitigation, and protection details to ensure the overall protection to fish and fish habitat located within the study area. This DFO submission should be sent for review to DFO well in advance of the proposed construction date of the construction of the new channel. The County should be provided a copy of the DFO Request for Review as well as any subsequent correspondence with the DFO once available.
5. Regarding the Species at Risk habitat identified on site, the EIS should be updated with the details regarding the Butternut Health Assessment in addition to any correspondence with MECP regarding Bobolink, Eastern Meadowlark and bats. The EIS should be updated with details regarding tree removal once available. Proposed tree removals should be conducted outside the migratory bird breeding period (generally April 1 to August 31) and outside of the bat active period (generally March 15 to November 30 for SAR bats). If removals are required during these timing windows, a qualified professional shall screen for Species at Risk prior to any tree removals. In addition, all ESA requirements related to SAR bat habitat and Endangered / Threatened tree species (such as Butternut) will also need to be addressed prior to removal of applicable trees.
6. Lastly, the EIS should be updated with a figure containing the site plan overlaid on the mapped features to demonstrate the location of the wetland proposed to

be removed and the watercourse realignment relative to the development. This figure should also include the buffers and their distances.

County Planning Ecology staff would be happy to meet with GEI to discuss compensation plan requirements. County staff recommend the consultant contact ecology@grey.ca.

Transportation Comments:

Grey County Transportation Staff have had several discussions with the school board to date on this matter, to ensure that the proposed new local road access (access to be taken from Grey Road 5) will be appropriately located to serve the transportation demands of the proposed school site, in addition to future development of surrounding lands. County Transportation staff have no further comments at this time, but will continue to engage with the City, Schoolboard and MTO to address arising matters around road design, servicing infrastructure, etc.

Summary:

To summarize:

- 1) County staff would recommend that the City and/or applicant reach out to County staff to discuss the proposed rail trail connection; and
- 2) The above-noted Planning Ecology comments should be addressed prior to the granting of a building permit. Staff would note that these comments may be added as conditions of a future site plan application, where appropriate.
- 3) County Planning and Transportation staff will continue to work with all stakeholders to move forward discussions on road design, etc.

Overall, staff are supportive of this development and look forward to this site being developed to better serve the local and regional community.

Please let me know in case of any questions.

Sincerely,



Becky Hillyer
Senior Planner
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From: [Public Notices](#)
To: [OS Planning](#)
Subject: FW: Zoning Amendment for Proposed School
Date: Wednesday, June 4, 2025 10:30:23 AM

From: Richard Goetz <rgoetz@owensound.ca>
Sent: Tuesday, June 3, 2025 2:24 PM
To: Public Notices <notice@owensound.ca>
Subject: Zoning Amendment for Proposed School

Hi there,

My name is Richard, and I reside in Chatsworth Township.

The school proposal does not affect me directly. However, I have long wondered when you see new schools shortly after construction with portables, how one calibrates the capacity of the school to match or exceed the nearby neighbourhoods? I am aware of the subdivisions proposed in the near vicinity, and I imagine there will literally be more down the road.

Thank you,

Richard