



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

April 24, 2025

City of Owen Sound
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

Attention: Sabine Robart
Manager of Planning & Heritage
Community Services Department

Dear Sabine:

**Re: Zoning By-law Amendment Application
Part of Park Lots 9 and 10, Range 5, EGR
Geographic Township of Sydenham
City of Owen Sound
Owner: Bruce-Grey Catholic District School Board**

Further to numerous discussions with City staff regarding the above-noted property, enclosed please find the following:

- a completed A.7 Zoning By-law Amendment application;
- a completed A.1 General Information application;
- a completed Engineering Review form;
- a completed Grey Sauble Conservation Authority Review form; and,
- application fees.

To assist your office in its review and evaluation of the requested rezoning, I offer the following information:

1. Purpose of Application

The purpose of the Zoning By-law Amendment application is to rezone the subject property from 'RUR' (Rural) to 'I' (Institutional) to allow the Bruce-Grey Catholic District School Board (BGCD SB) to construct a school on this site for children enrolled in Grades 9 to 12.

2. Proposed Development

The new school will be constructed on the east side of the property, as illustrated on the attached conceptual site plan. The building will comprise two floors and provide approximately 12077 square metres of floor space. A small auto shop building will be erected to the south of the principal structure. An athletic field will be established on the site's west side. Portables will also be placed on the property in the future, if warranted by an increased student enrollment.

Vehicular access to the new school will be provided via a new road to be constructed westward from 28th Avenue East on lands located immediately north of the site. The road allowance has already been conveyed to the City.

3. History

BGCDSB has been involved in numerous meetings with City staff, Grey County, Grey Sauble Conservation Authority, and the Ministry of Transportation over the last two years regarding the use of the subject property as a school site.

These lands were also the subject of a recent Consent application that separated this parcel from the lands to the north. Through that Consent process, the City acquired the aforementioned road allowance.

4. Supporting Documents

Over the last two years, a series of studies addressing traffic, ecology, archaeology, and soil conditions have been conducted by a team of experts. These studies are referenced in this Planning Justification Report. It should be noted that an additional report addressing stormwater management will be prepared at the Site Plan Agreement stage.

5. Subject Lands

The subject property is located in Owen Sound's northeast quadrant and possesses frontage along 28th Avenue East (Grey Road 5), as illustrated on Figure 1 of this Planning Justification Report.

The site comprises 7.53 hectares of land, most of which is cash cropped. A series of hedgerows are found on the property, including in areas along the property's westerly and southerly boundaries. An intermittent watercourse flows through the west side of the property.

Figure 3 of the Environmental Impact Study illustrates the existing natural features on the property.

6. Adjacent Land Uses

Lands within the immediate vicinity of the subject property have mostly remained undeveloped, primarily due to the fact that municipal services are not yet available in this area.

A large, vacant lot exists to the immediate north, most of which is cash-cropped. That parcel was separated from the subject property through the recent aforementioned severance process, and it is designated in the City's Official Plan for commercial development.

A small residential lot containing a house is situated to the immediate south.

Another large lot, currently used for farming, exists to the south of the subject property and is designated for future residential development.

The Grey County recreational "rail trail" follows the westerly boundary of the site.

West of the trail is a large, partially-forested parcel that was recently approved, in part, for a commercial / residential development.

The property located along the east side of 28th Avenue East is farmed and is situated outside of the City's municipal boundaries.

7. Owen Sound Zoning By-law

The subject property is currently zoned predominantly 'RUR' (Rural) on Schedule 'A' of the City of Owen Sound Zoning By-law, as shown on Figure 2 of this Planning Justification Report. The intermittent watercourse and small section of land in the site's southeast corner are zoned 'ZH' (Hazard Lands).

Permitted uses in the 'RUR' zone include agriculture and a detached dwelling.

The submitted Zoning By-law Amendment application is requesting the 'RUR' lands be rezoned to 'I' (Institutional). The 'I' zone permits a variety of institutional uses, including a school.

The 'ZH' zone will remain.

The requested zoning is shown on Figure 3 of this Planning Justification Report.

8. Owen Sound Official Plan

8.1 Schedule 'A' Land Use Designations, Permitted Uses, and Policies

Schedule 'A' of the City's Official Plan designates the subject lands as 'Residential', 'Open Space', and 'Hazard Lands', as illustrated on Figure 4 of this Planning Justification Report.

According to the 'Residential' policies of the Official Plan, local institutional uses (e.g., schools) that are considered compatible or form part of a residential area shall be permitted. Such uses are generally to be located along arterial roads with access to public transit and full municipal services. 28th Avenue East is recognized as an arterial road, and full municipal services will be provided to the site. Public transit is not yet available along 28th Avenue East, although this will likely change once this area starts developing.

Local institutional uses should not introduce unwanted and inappropriate impacts in a residential area in terms of noise, odour, dust, storage, and traffic, according to the Official Plan. Future residential development occurring on the lands to the south should not be impacted by the new school with regard to any of these matters. The school will definitely generate relatively large volumes of traffic, especially at the beginning and end of the school day; however, the traffic will be handled entirely through the new road that will be accessed from 28th Avenue East, without causing traffic problems for abutting landowners.

Furthermore, the Official Plan states that the outward appearance, scale, and design of a new local institutional use shall be compatible with the character of the residential area and appropriate buffering shall be included to minimize negative impacts on abutting residential uses. In this regard, the school will likely be larger than other future residential buildings in the neighbourhood, although it will be attractively designed, and the lands will be appropriately landscaped in a manner that will be compatible with the surrounding area.

The 'Hazard Lands' designation applies to the intermittent watercourse traversing the west side of the property and small low-lying area in the site's southeast corner. The implementing 'Hazard Lands' zoning will remain, as explained above.

As noted above, a portion of the site (approximately 12%) is designated 'Open Space' on Schedule 'A' of the City's Official Plan. Lands designated 'Open Space' are to be used primarily for recreational and cultural purposes, both indoor and outdoor, with permitted uses including active and passive parks, trails, stadiums, swimming pools, arenas, community centres, golf courses, tennis courts, cemeteries, and campgrounds. The entire west side of the subject property, including this small area designated 'Open Space', will be used as an athletic field, which is clearly in keeping with the intent of this land use designation.

This notwithstanding, the City's Official Plan recognizes a future need for more parkland once residential development occurs in this easterly section of the City. For this reason, lands to the immediate north of the site are also designated 'Open Space'. In keeping with the City's Recreation, Parks, and Facilities Master Plan, City staff will be discussing with BGCSB possible arrangements regarding the shared use of the athletic field for soccer, if needed, and the gymnasium for other public uses.

The 'Open Space' policies also require new development to be walkable and bike friendly by including multi-use trails, sidewalks, and paved shoulders, and where appropriate, it requires new development to integrate with the overall transportation system. As well, the Recreation, Parks, and Facilities Master Plan encourages connectivity to the liner rail trail which is located to the immediate west. Matters of this nature will be addressed at the Site Plan Agreement stage.

8.2 Schedule 'A2' Land Use Designations, Permitted Uses, and Policies

The subject lands fall within the 'Sydenham Heights (Phase One) Planning Area', as illustrated on Schedule 'A2' of the Official Plan. The only difference between the land use designations shown on Schedules 'A' and 'A2', as they apply to the subject property, is that the 'Residential' designated lands on Schedule A are more specifically shown as 'High Density Residential' and 'Low Density Residential' on Schedule 'A2', as illustrated on Figure 5 of this Planning Justification Report.

The 'Sydenham Heights Planning Area' is intended to primarily accommodate residential land uses, along with a mix of compatible institutional, commercial, and open space uses to support and service the local residential area.

Local institutional uses, such as schools, may be permitted within the 'High Density Residential' and 'Low Density Residential' designations, subject to the lands being rezoned and conforming with the 'Institutional' policies contained in Section 3.10 *Institutional* of the Official Plan. These policies state that the new institutional use should be located to adequately serve the principal user group, and that adequate site area should be available to accommodate buildings, off-street parking, and landscaping. Suitable access should also be provided to an arterial or collector road to discourage traffic from using local roads. Consideration should be given to ensuring safety and mobility for pedestrians and alternative modes of transportation. Institutional uses should be located only where they are complementary to adjacent land uses. The policies specific to new elementary and secondary schools state that new school sites should have good access to an arterial or major collector road and, where feasible, be located adjacent to areas of public open space and within areas where the safety of children can be protected.

With regard to these policies, the BGCDSB spent a considerable amount of time and effort finding a site that is appropriately located and of adequate size to accommodate a new school. The BGCDSB has determined that this site is ideal. The property was severed from a large parcel to accommodate their specific needs. The 7.53-hectare parcel will adequately accommodate the buildings, future portables if needed, outdoor recreational facilities, parking, and landscaping. The property also provides excellent vehicular access to an arterial road (28th Avenue East) but will utilize a new local road in order to ensure vehicular and pedestrian safety.

8.3 Future Roads

Schedules 'A' and 'A2' envision the extension of a 'Collector Road' from 8th Street East, northerly across a portion of the subject lands and then easterly to connect to 28th Avenue East. The north-south portion of this road would also continue northerly as a 'Local Road' to provide a right-in / right-out connection to 16th Street East. This future road concept is also shown on Schedule C (Transportation Plan) of the Official Plan. Future roads shown on the Official Plan schedules, however, are intended to be conceptual and flexibility to their location. In this regard, a traffic engineer has conducted a Traffic Impact Study that recommends a new road extending from 28th Avenue East along the north side of the subject property. This road would be located approximately 80 metres north of the road envisioned on the Official Plan schedules. This road will not connect to the lands to the south, which will presumably be used for residential purposes; however, it will allow for a connection, at a later date, to the future commercial development to the north and will provide access to Highway No. 26. The details regarding connection to Highway No. 26 have not been finalized with City staff or the Ministry of Transportation. This arrangement is consistent with the City's vision for this area shown on Schedules 'A', 'A2', and 'C'.

8.4 Natural Heritage Features

The policies of the Official Plan serve to protect natural heritage features from development. In this regard, an Environmental Impact Study was conducted for the subject property and for those lands to the north from which the subject lands were severed. The Environmental Impact Study concluded that the following are present on the site: unevaluated wetlands, significant wildlife habitat, fish habitat, and habitat for endangered and threatened species. These features are identified on Figure 7 of the Environmental Impact Study.

The Ecologist provided a series of recommendations to protect these features, including:

- further involvement from an Ecologist in the design of the water course realignment;
- preparation of an Erosion and Sediment Control Plan;
- additional health assessment of the Butternut trees;
- consultation with the Ministry of Environment, Conservation and Parks with regard to potential onsite habitat for species at risk; and,
- confirmation that post-development water flow into the wetlands matches pre-development flow.

These issues will be addressed at the Site Plan Agreement stage.

8.5 Services

The Official Plan requires all development within the Sydenham Heights Planning Area to proceed on the basis of full municipal wastewater and water services. Such services will be extended to the site and BGCDSB is aware that all costs associated with this infrastructure work will be its responsibility.

Servicing costs for development within the Sydenham Heights (Phase 1) Planning Area, however, are identified in Schedules 'C' and 'D' of the City's Development Charges By-law, and therefore BGCDSB will be able to recover some of their costs from other developers when development occurs on other lands in this area.

The specific details regarding servicing will be discussed at the Site Plan Agreement stage.

8.6 Stormwater Management

According to the City's Official Plan, stormwater management facilities shall be designed to manage stormwater quality and quantity at an appropriate level as determined in consultation with the Grey Sauble Conservation Authority. A Stormwater Management Report will form part of the Site Plan application submission.

8.7 Cultural Heritage

The City's Official Plan protects lands of archaeological significance. In this regard, a Stage 1 Archaeological Assessment was conducted for the subject property and revealed that the development on the site had potential for the discovery of archaeological resources. A Stage 2 Archaeological Assessment was therefore recommended. The Stage 2 Assessment did not result in the documentation of any archaeological resources. As such, no further assessment was recommended.

8.8 Official Plan Review Summary

Based on the foregoing, the proposed Zoning By-law Amendment conforms to all relevant policies of the Owen Sound Official Plan.

9. Provincial Planning Statement:

The Provincial Planning Statement (PPS) generally directs urban-type development, including residential, commercial, industrial, open space / recreational, and institutional, to the designated settlement areas, such as Owen Sound.

The PPS also encourages development to be serviced with municipal water and sanitary sewers where such services exist. The new school will be fully serviced.

Furthermore, the PPS protects natural heritage features from new development and site alteration. The Environmental Impact Study has recommended a series of mitigative measures that will ensure that any natural heritage features on the site or adjacent lands will not be negatively impacted by the school development.

The PPS also protects areas of archaeological significance. The Stage 1 and 2 Archaeological Assessment determined that the site did not contain archaeological resources.

Moreover, the PPS promotes safe and efficient transportation systems on municipal streets, County roads, and Provincial highways. To ensure that no negative impact is created as a result of traffic increase, a Traffic Impact Study has been prepared in support of the proposed road system for this area. The Study is under review by the Ministry of Transportation. No concerns are anticipated with regard to the new entrance extending from 28th Avenue East.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement.

10. Recommendation

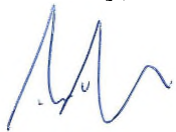
The proposed Zoning By-law Amendment intended to permit a school on the subject property conforms to the relevant policies of the Owen Sound Official Plan and is consistent with the Provincial Planning Statement. This application has merit and can be given favourable consideration.

11. Concluding Comments

I trust this information is satisfactory and will enable your office to deem the application complete. Should you require anything further, please do not hesitate to contact the undersigned.

Prior to scheduling the public meeting for this file, please contact the undersigned to ensure our availability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

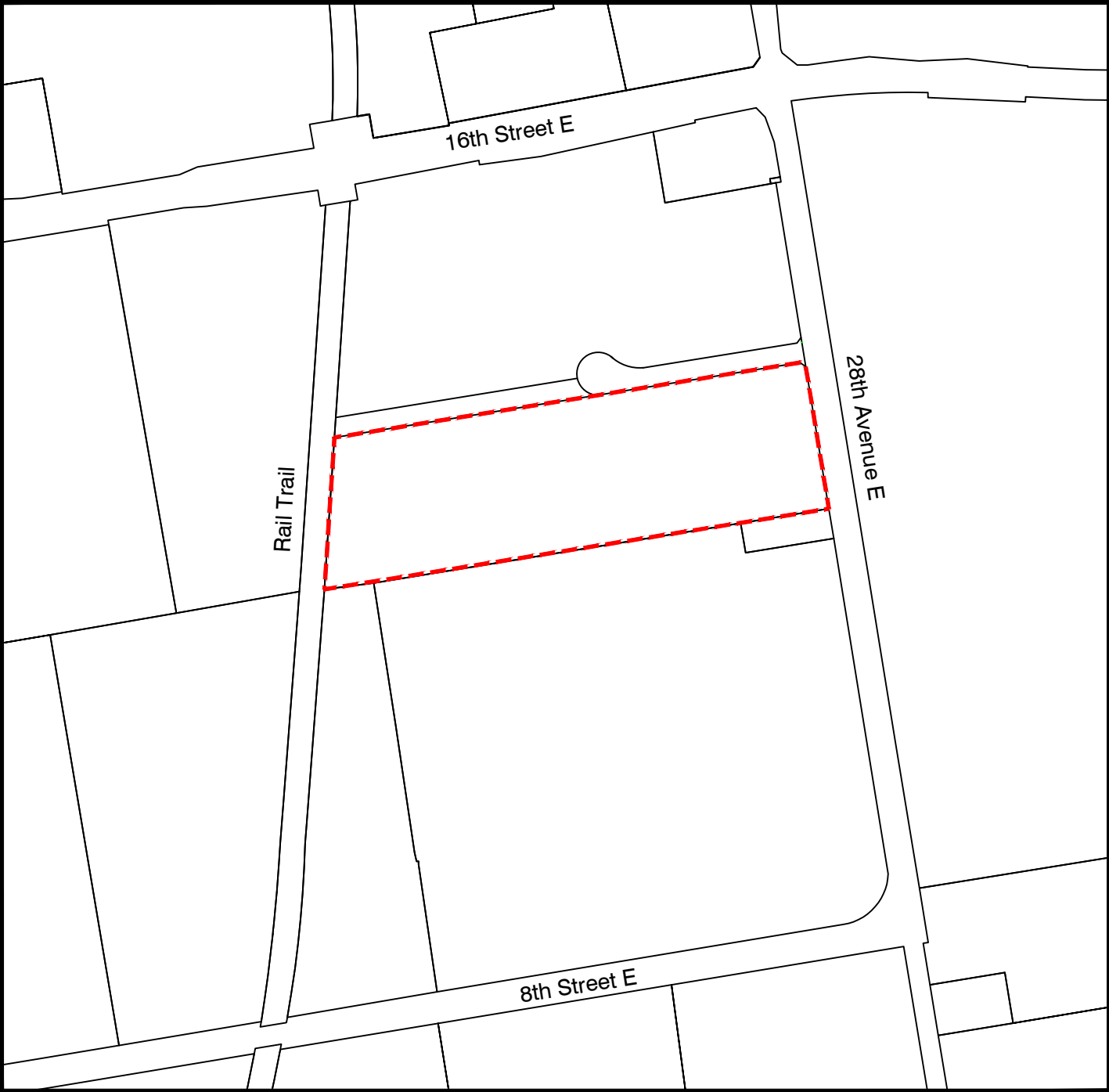
Ron Davidson, BES, RPP, MCIP

c.c. Alecia Lantz (BGCD SB)
Chad Aitken (BGCD SB)

Attachments: Figures 1 to 5
Conceptual Site Plan

Figure 1: Location of Subject Lands

 Subject Lands

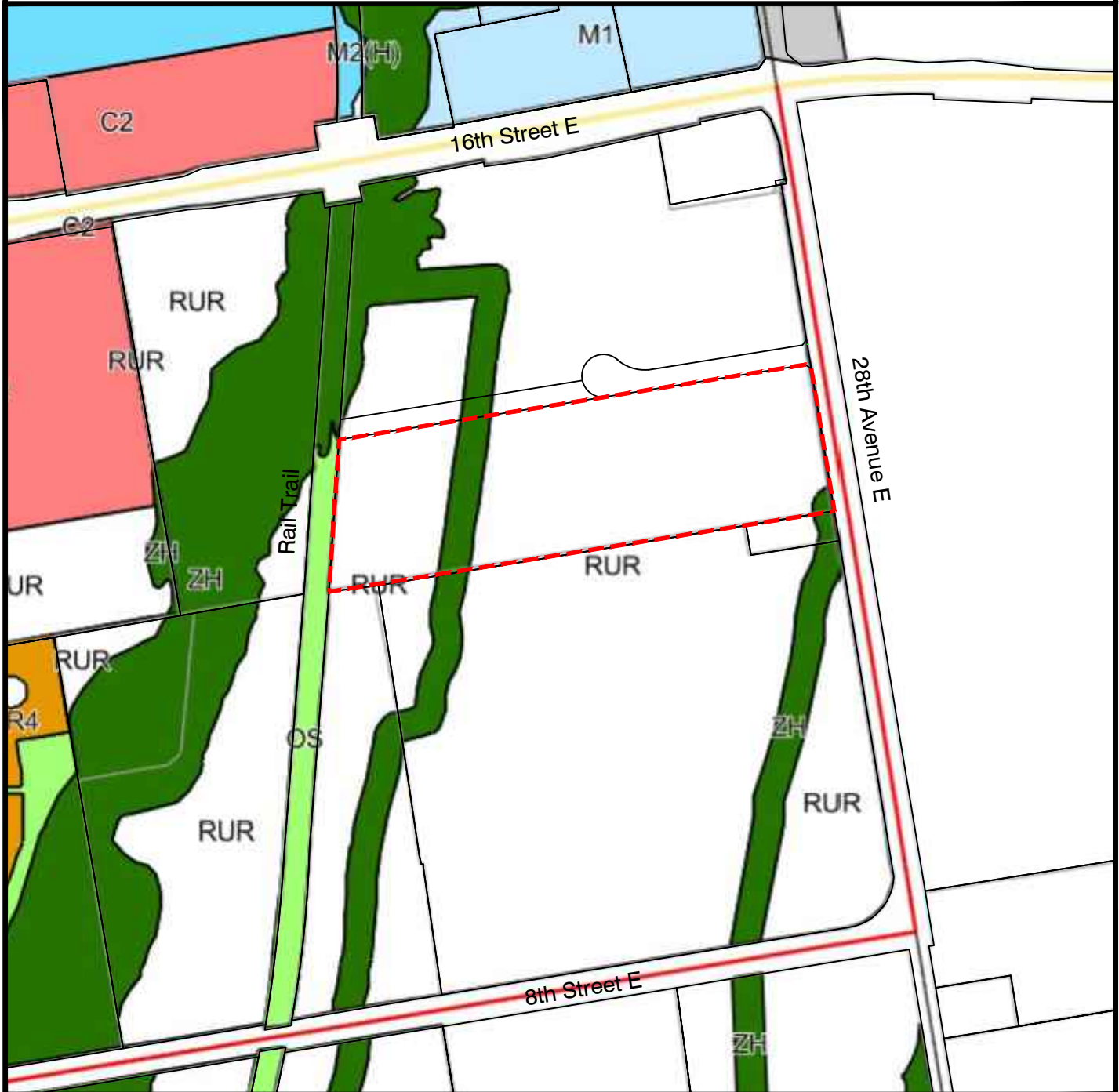


Bruce-Grey Catholic District School Board
28th Avenue East
Owen Sound

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:6000

Figure 2: City of Owen Sound Zoning By-law Schedule A

 Subject Lands

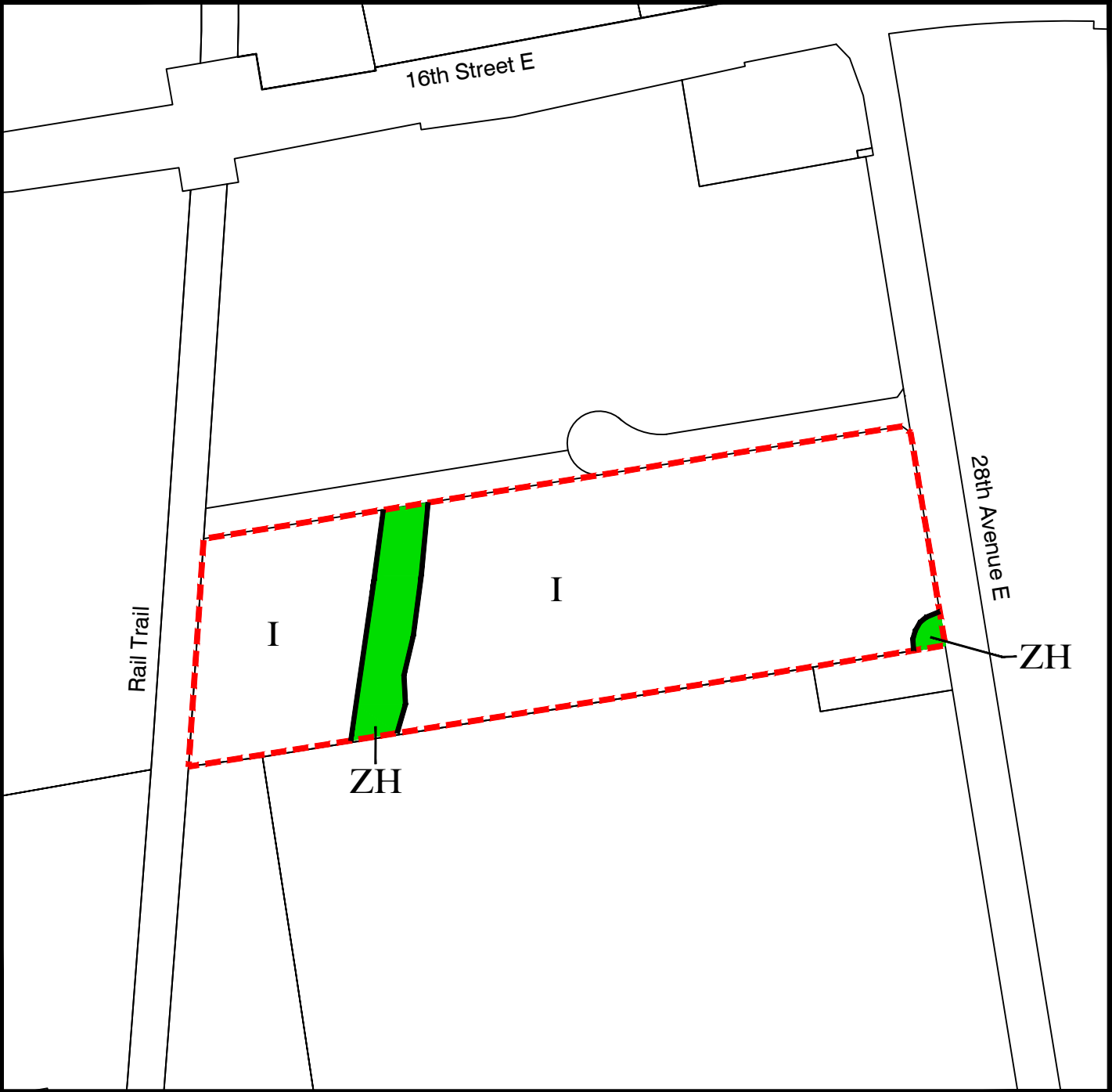


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Figure 3: Proposed Zoning








 Subject Lands

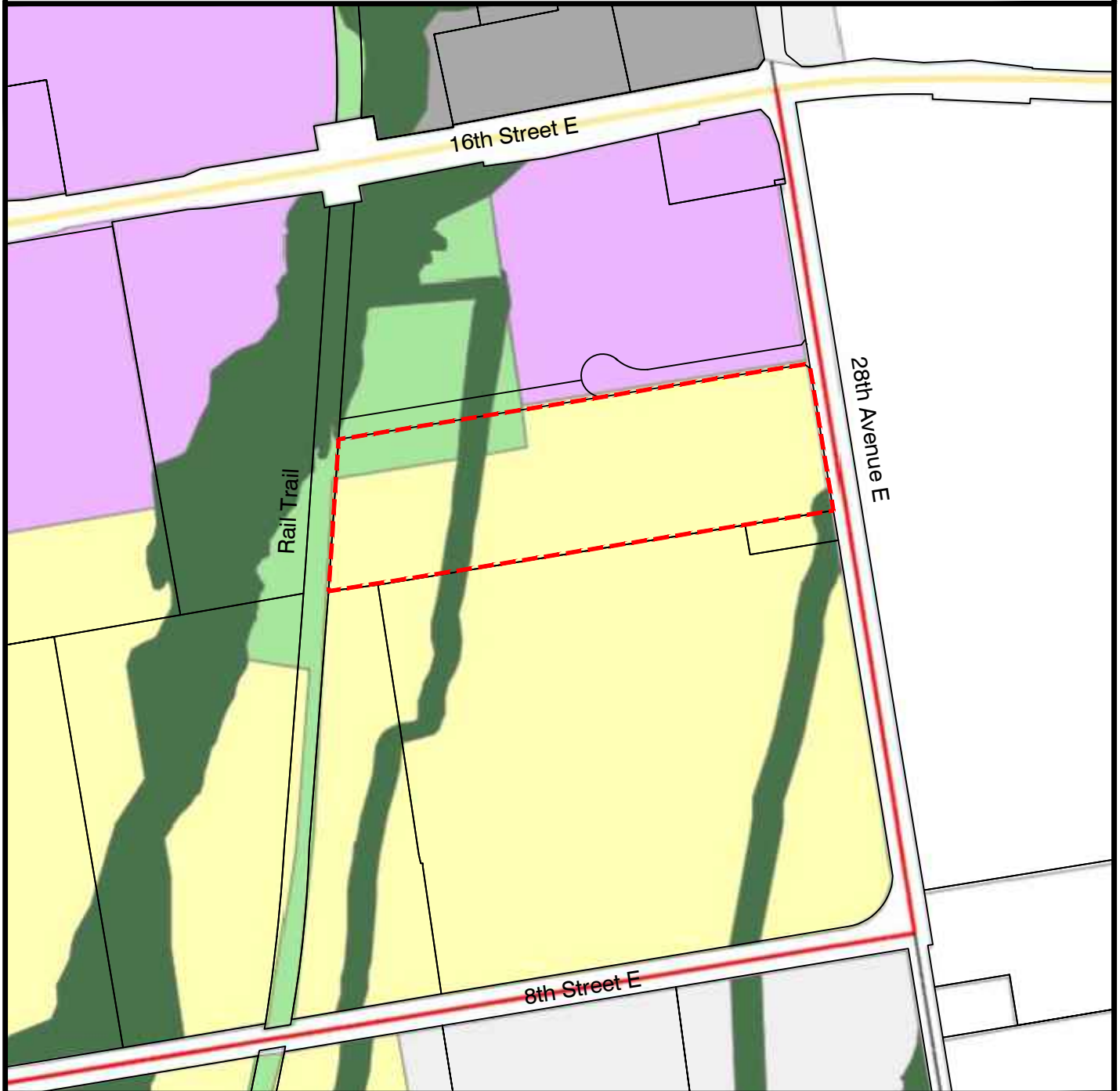


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Figure 4: City of Owen Sound Official Plan Schedule A

- | | | |
|---|--|---|
|  Subject Lands |  Niagara Escarpment Plan Area |  |
|  Residential |  East City Commercial | |
|  Employment |  Open Space | |

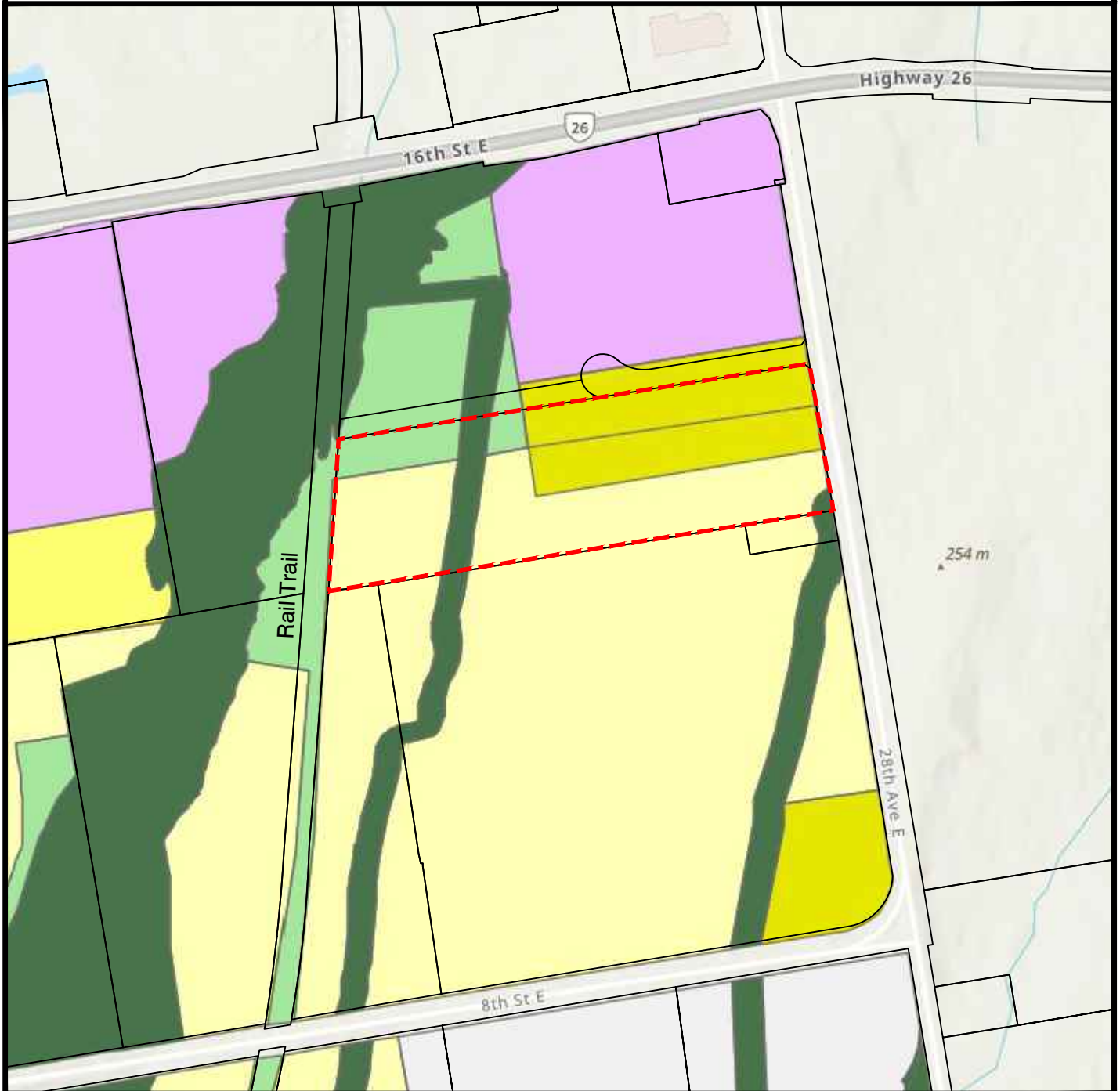


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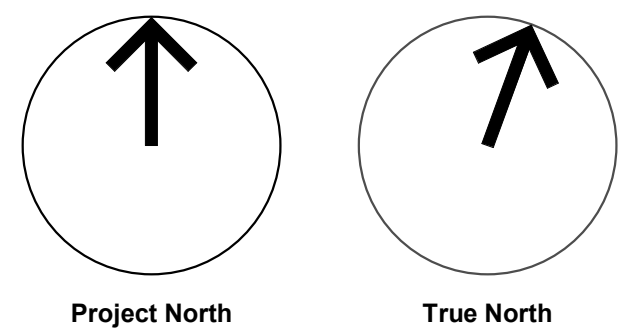
Figure 5: City of Owen Sound Official Plan Schedule A2

- | | | |
|--|--|---|
|  Subject Lands |  Niagara Escarpment Plan Area |  |
|  Residential |  East City Commercial | |
|  High Density Residential |  Open Space | |



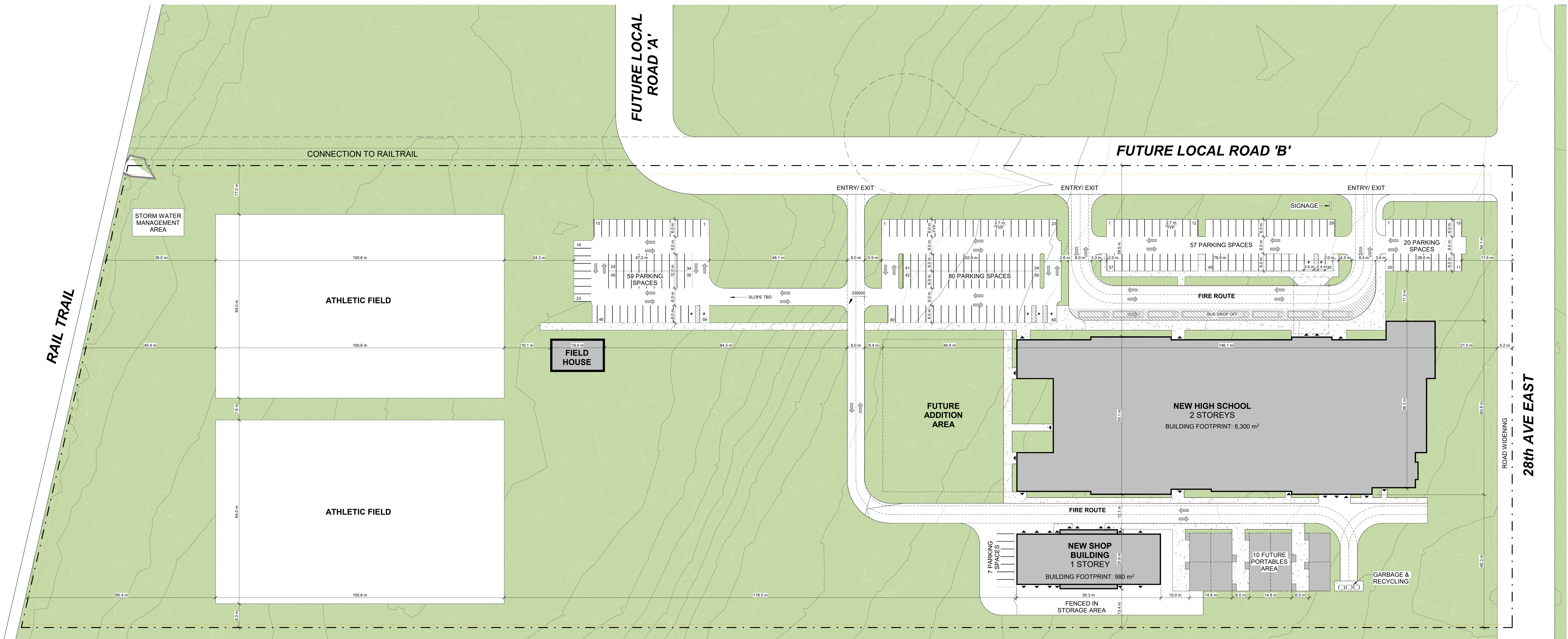
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SITE DATA		
Project Address, City, Province		
DATA	REQUIRED	PROVIDED
CURRENT ZONING	ZONING - A	
LOT AREA (m²)	(m²)	(m²)
FRONT YARD (m)	7.5 (m)	28.7 (m)
INTERIOR SIDE YARD (m)	1.0 (m)	13.4 (m)
EXTERIOR SIDE YARD (m)	3.0 (m)	59.5 (m)
REAR YARD (m)	2.0 (m)	343.3 (m)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
STANDARD PARKING STALLS	119	223
BARRIER FREE PARKING STALLS	5	7
TOTAL		223



1 SITE PLAN w/ GRADING
1:500

