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Sent: Friday, July 8, 2022 4:18 PM

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Cc: Luke Charbonneau <mayor@saugeenshores.ca>; Jack Van Dorp <JVanDorp@brucecounty.on.ca>; Stuart Doyle <Stu@barrysconstruction.ca>; Shelley Crummer <Shelley_Crummer@bwdsb.on.ca>; Derrick Thomson <DThomson@brucecounty.on.ca>; Kara Van Myall <kara.vanmyall@saugeenshores.ca>

Subject: RE: BWDSB Conditions re. Major Revision 41T-2016-02.46 Bluewater

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Good afternoon Coreena, thank you for drawing our attention to this item at next week's County PDC meeting.

The Town of Saugeen Shores has reviewed the revised Conditions and would like to note its objection to the recommendation to approve the Draft Plan Major Revisions, only in relation to conditions 23 i – iii, requested by the Bluewater District School Board (BWDSB). The resolution of the Town of Saugeen Shores Council on May 9, 2022 to remove these provisions is still in effect and we note that your recommendation to approve effectively amends Condition 23 items i, ii, and iii rather than removing them.

Saugeen Shores has been clear that the School Boards desire to affect a community discussion through a Plan of Subdivision is not appropriate. The request to include statements regarding school capacity in the Offers of Purchase is not an appropriate way to address the school capacity situation in Saugeen Shores and we submit this is not a land use planning consideration that should be incorporated with the exception of condition 23.iv.

As you note, the test of a conditions acceptability is that the condition is within "scope, enforceable and actionable". Your report needs to include details of how you have defined "within scope" to support an objective evaluation. Additionally, another general requirement or test is that the conditions imposed are reasonable. Community-wide issues require community-wide responses. Our argument is that the requested conditions by BWDSB are not within scope and are not relevant, appropriate or reasonable as a condition related to the wise use of the subject lands.

Your evaluation of the use of warning clauses raises particular concern when you draw a parallel to the potential location of a stormwater management pond. We do not agree that this is a reasonable parallel to draw to this issue. The Stormwater pond is specific and controllable consideration within the subdivision. As noted above, community-wide issues are not specific to the subdivision.

You further note that the applicant agreed to include the Board's conditions as a further point to support your position. The Town would offer that the applicant has little authority to influence the School Board in its request and from their perspective the request is actionable. However, addressing a community wide issue should not be a burden placed on one applicant or one Plan of Subdivision.

The Town is actively advancing discussions with the Province and the School Board regarding school capacity within the Town. The burden to address this community-wide issue is the Town's, the County's, the School Board's and the Province's, not the developer's. These conditions do not belong in a Plan of Subdivision and the Town respectfully requests that, should the County decide to approve the Major Revision requested, that Conditions 23.i – iii be removed. As noted above, we do not object to Condition 23 iv.

We request these comments be provided to the Planning and Development Committee on July 14th and request a copy of the decision.

Thank you again for this opportunity to review and offer the Town's position on this matter.

Kara Van Myall

Chief Administrative Officer

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