Staff Report

Presented By: Candace Hamm, Manager, Planning and Development

Meeting Date: September 21, 2026

Subject: Site Plan Control Application - Bluewater Lands

Attachment(s): Bluewater Lands Site Plan and Building Renderings
Bluewater Lands Architectural Drawings
Bluewater Lands Engineering Drawings Including Photometrics
Bluewater Lands Elevations
Bluewater Lands Floor Plans
Bluewater Lands Unit Distribution and Areas
Bluewater Lands Landscape Plan
Bluewater Lands Tree Inventory
Notice of Proposed Site Plan – Bluewater Lands Development
Public Comments – Bluewater Lands Development

Recommendation

That Council receive the Site Plan Control Application – Bluewater Lands report for information.

Report Summary

Tim Welch Consulting, on behalf of the Margaret Laurence Housing Cooperative, proposes the construction of two 4-storey apartment buildings with 95 total units, three 3-storey stacked townhouses with 8 units each, one three-storey stacked townhouse with 4 units, and three 4-storey stacked townhouses with 12 units each, consisting of a total of 159 rental units. The application is being reviewed in accordance with the Site Plan approval process outlined in Section 41 of the Planning Act.

Background/Analysis

The subject lands are owned by the Town of Saugeen Shores and are located at 362-370 Bruce street, generally east of Ridge Street and west of Bruce Street in the geographic Town of Port Elgin.

Town of Saugeen Shores By-law 60-2026 was adopted by Council at the meeting held on June 22, 2026 after originally being deferred on June 15, 2026. The property was re-zoned from Residential First Density (R1 and R1-84) to Residential Fourth Density (R4-33), Open Space (OS), and Institutional (I-4) to permit a neighbourhood park and a mix of housing types. On

June 22, 2026 Council also adopted By-law 66-2026 being a by-law authorizing a Letter of Intent with Margaret Laurence Housing Co-operative (MLHC) in support of an affordable housing development on Town-owned lands located on Bruce Street in Port Elgin. A Bluewater Lands Housing and Park Development - Project Update report was presented to Council on August 10, 2026.

The proposal conforms with the Town of Saugeen Shores Official Plan and complies with the provisions of the Town of Saugeen Shores Zoning By-law.

The Margaret Laurence Housing Cooperative is a non-profit housing co-operative. Under the Development Charges Act, non-profit housing developments are exempt from development charges.

The Site Plan materials for the residential portion of this project have been circulated to staff and are currently under review.

The Neighbourhood Park is not included in the Site Plan Control Application being considered. The design of the park will undergo a separate review and public consultation process at a later date.

Public Consultation

As part of the Town-initiated Bluewater Lands development project, the Town committed to providing enhanced opportunities for communication and engagement with the neighbourhood on the Site Plan process. To support this commitment, the following was undertaken:

- Circulated the attached Notice of Site Plan Application to property owners and residents within a 120-metre radius of the subject lands and requested comments by no later than September 10, 2026; and
- E-mailed the notice to individuals who provided written comments and an email address during the previous planning process.

Information covering all aspects of the project, including the Site Plan control process, are available to the public on the Town's Engage Saugeen Shores - Bluewater Lands Development webpage.

At the time of writing this report, one public comment on the proposed Site Plan was received and is attached in full to this report. Concerns have been raised regarding property standards and traffic speeds on Ridge Street. The construction of a permanent 8-foot high fence where the subject lands abut residential properties on Ridge Street has been requested.

Accessibility Advisory Committee

The proposal was presented to the Accessibility Advisory Committee (AAC) on September 9, 2026, and the Committee had a number of comments, as listed below:

- Accessible Parking – the number of proposed accessible parking spaces has been provided in accordance with Section 3.24.3 of Town of Saugeen Shores By-law 75-2006.

The Committee has requested consideration of additional accessible parking spaces, beyond the minimum required, to reflect the needs of future residents.

- Accessible Parking – proposed accessible parking spaces should be located in close proximity to main entrances.
- Accessible Parking – inclusion of an accessible parking space near 'Building C'.
- The external sidewalk along Bruce Street should be referenced in all drawings and the connection to the internal sidewalk network shown.
- Internal pedestrian sidewalk connections to the future park should be considered.
- Information on pedestrian movement throughout the development should be included with the submission, and improvements to the flow of pedestrian traffic should be considered.
- Pedestrian pathways to the centralized garbage facility should remain barrier free and have appropriate snow clearing, particularly if future residents will be responsible for bringing their own household garbage and recycling materials to the facility.

The comments from the public and the AAC will be forwarded to Tim Welch Consulting for consideration, and will be incorporated into the site plan, where feasible.

Agreement

The standard agreement is proposed to be used for the Site Plan Control process, covering adherence to the approved drawings, and other typical obligations.

Comments from Council and staff will be forwarded to Tim Welch Consulting. A Site Plan Control Agreement will be drafted once the final drawings are complete, and all identified concerns have been appropriately addressed. As directed by the Province, the Site Plan Control Agreement between the Town and the property owner will be approved by the Chief Administrative Officer and will be registered with the title of the lands.

Next Steps

The Bluewater Lands Housing and Park Development is a complex project with inter-related processes, requirements and timelines. The purpose of this report is to present the Site Plan materials to Council and seek feedback on the details of the design.

Updates and recommendations to Council which continue to be provided to activate key next steps for the project.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Corporate Services Business as Usual

Financial Impacts/Source of Funding

Revenue associated with the administration fee for the agreement is contained within the existing budget.

Prepared By:	Candace Hamm, Manager, Planning and Development
Reviewed By:	Dwayne Evans, Director, Development Services
Approved By:	Kara Van Myall, Chief Administrative Officer

Location Map

