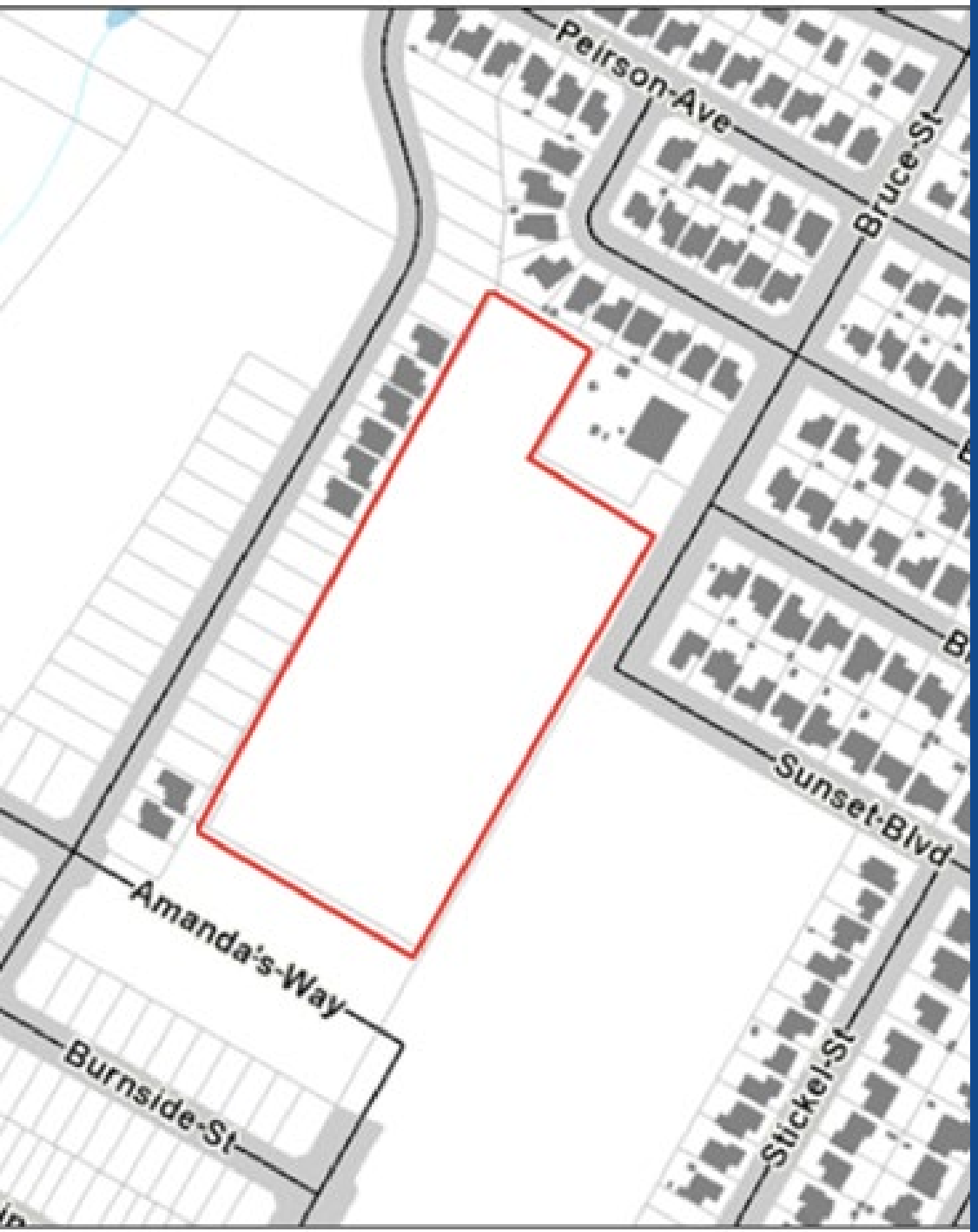


Bluewater Lands Housing and Park: History

Saugeen Shores

Bluewater Lands Process to-date

- 2021: Saugeen Shores Attainable Housing Taskforce released a 25-recommendation report to tackle local housing shortages.
- 2022: Through the Annual Business Plan, Planning Division workplan item to identify Town lands for housing
    - Shortlist of properties developed with housing as the ***highest and best use***
    - Council direction to advance Bluewater Lands among others
- 2023: Drafting of Policy and procedures to ensure consistent approach
- 2024: Approval of the Affordable Housing on Town-Owned Lands Policy
- 2025: Request for Proposals issued
    - Tim Welch Consulting Consortium including Margaret Laurence Housing Cooperative were selected to design and build housing and park
- Oct 2025: Media Release Issued
- 2026: Technical studies and surveying completed
    - Park concepts prepared, community meeting held
    - Rezoning application submitted and circulated for comments, public meeting

History of Property

- Lands conveyed to the Town on November 6, 2006 (transfer LT62504) by Port Elgin Farms Ltd (Ray Fenton), ***expressly for municipal purposes***.
- Port Elgin Farms Ltd lawyer notes that the conveyance is to satisfy the developers parkland dedication obligation under the subdivision framework (Plan 3M-197) as well as outstanding obligations from a previous agreement in 2004.
- Previous Agreement is assumed to refer to Subdivision Agreement registered as LT 55820 on December 15, 2004 which contains a provision which identifies lands to satisfy parkland for Plan 3M-143.
- Schedule E of Subdivision Agreement (Plan 3M-197) confirms that parkland was satisfied through lands outside the draft plan area.
- Specifically, Section 32(b) explicitly states: ***"Notwithstanding the conveyance of land to the Town for parkland purposes, the Town reserves its right to sell such land pursuant to section 42(5) of the Planning Act."***

Parkland Dedication / Cash-in-lieu

- Developers are required by the Planning Act to provide municipalities with 2-5% of land as a parkland dedication or as cash-in-lieu of parkland fee.
- Municipalities decide whether to accept the land or cash as the developer's contribution.
- Section 42.(5) of the Planning Act (2006 version) expressly provides that land conveyed to a municipality under that section shall be used for park or other public recreational purposes but may be sold at any time. Section 51.1(5) applies to section 42(5) to land conveyed under section 51.1 which governs parkland conveyances in subdivision approvals.
- These lands ***were not donated or bequeathed*** to the Town.
- They were required to be provided by Port Elgin Farms Ltd (Ray Fenton), to satisfy Planning Act parkland requirements in order to develop the lands for housing.

Zoning History

- As the lands came to the Town outside of a Draft Plan of Subdivision, they have remained zoned **Residential First Density (R1)** since **2006**
- The Town has not made any zoning changes to this property until this application was advanced.

- Two smaller parcels formerly part of the Bluewater subdivision are part of the larger holding and current zoning is **Residential First Density Special** (R1-84)
- Zoning has been in place since 2018
- Prior to 2018, these parcels were zoned R1 (since at least 2006).

- **The Zoning for the Bluewater property has remained unchanged since 2006**.

Zoning History Con't

- Low density residential uses are permitted in the Residential First Density zone (R1 or R1-84)
- A municipal park is permitted in R1 and R1-84 zone (s. 3.25.2a)
- Surrounding the Town-owned lands is the Bluewater Draft Plan of Subdivision (41T-2016-02.46)
- Versions of this approved draft plan identify the adjacent Town-owned lands as either 'park' or 'Residential R1 Zoning'
- It should be noted, that these identifications are notes added by a surveyor and do not represent a zoning designation.
- The subject lands have been zoned R1 since 2006.
- Any representations on the sale of lots is not the responsibility of the Town.

How Parks are Determined

- The amount of parkland is setout in the Town's Official Plan and guides decisions when the Town is negotiating with developers.
- Excerpt from Official Plan for Neighbourhood Park

PARK TYPE	DEFINITION	PROVISION STANDARD
Neighbourhood Park	- Serves passive and active parkland needs within local neighbourhood area but does not provide a high enough level of amenities to draw people from the larger community; - Typically a service radius of 5-10 minutes walking distance (800 metres), within safe and convenient walking distance of majority of neighbourhood residents; - Park size is generally less than 2 ha per park; - Example of facilities/amenities include a backstop for children's baseball, junior-sized soccer fields/playfields, playground equipment, paved areas for informal games/basketball, shaded areas for passive recreation and could include small parking areas if needed.	1.0 ha/1,000 population

Parkland Classification and Size

Neighbourhood Park

- Includes passive and active parkland needs within local neighbourhood area.
- Typically a service radius of 10mins and/or 800metre walking distance.
- Size is generally less that 2ha (5a).

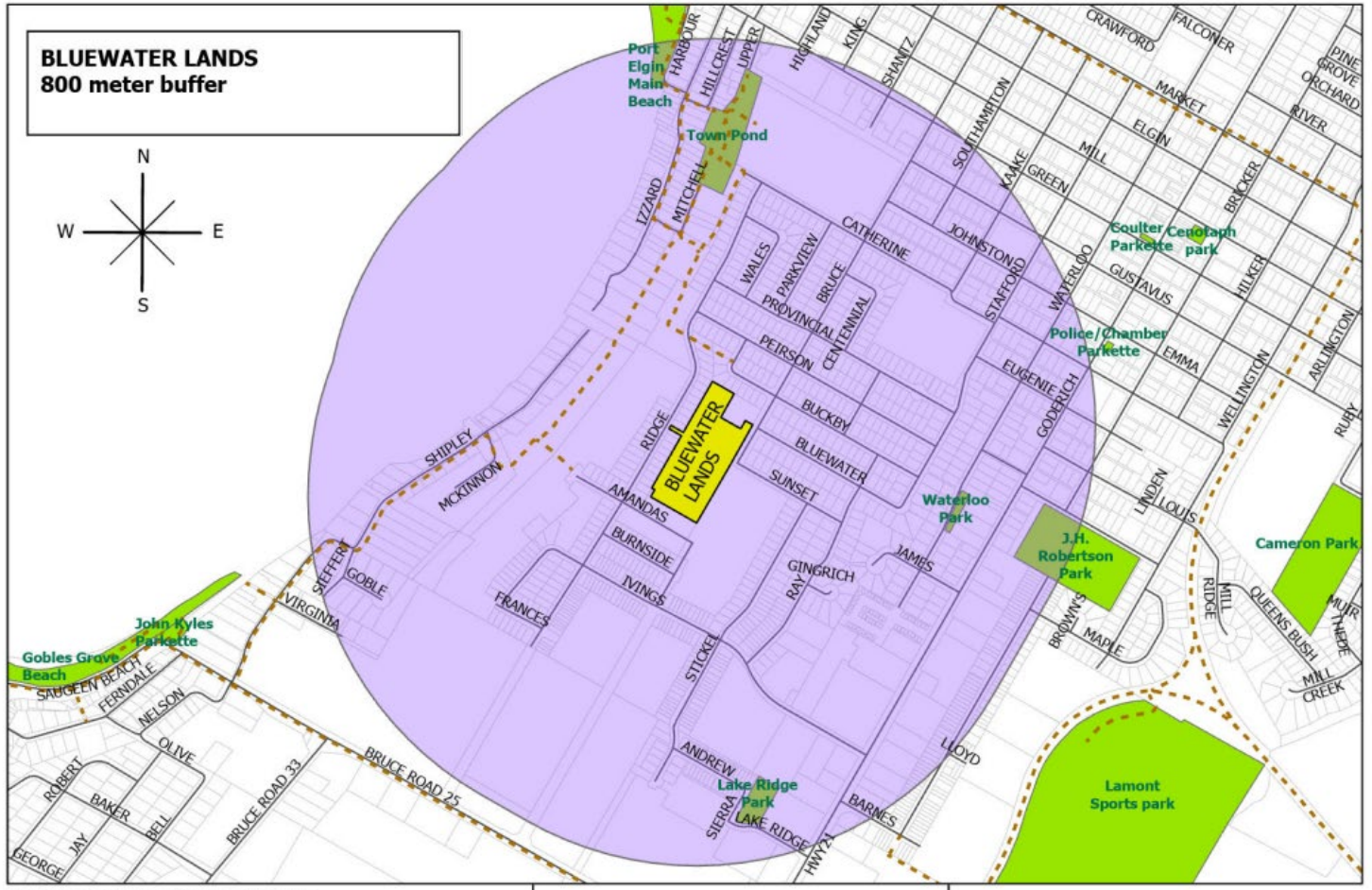
3.19.4.1.2 A provision standard of 1 playground area within 800 metres (generally equivalent to a 10-minute walk) of all residential areas shall be used to guide the provision of public playground facilities in new residential development and for existing residential neighbourhoods. This policy may be applied with greater flexibility in areas designated as Shoreline Residential.

Existing Park Locations

- Comparable Neighbourhood Park sizes in Saugeen Shores:
  - Davey Park 2.3a
  - Eastwood Park 1.8a
  - Summerside Park 2.6a

- Parkland within 800 m of Bluewater Subdivision:
  - Lake Ridge
  - JH Robertson Park
  - Waterloo Park
  - PESC School
  - St Joseph School

Existing Park Locations Map



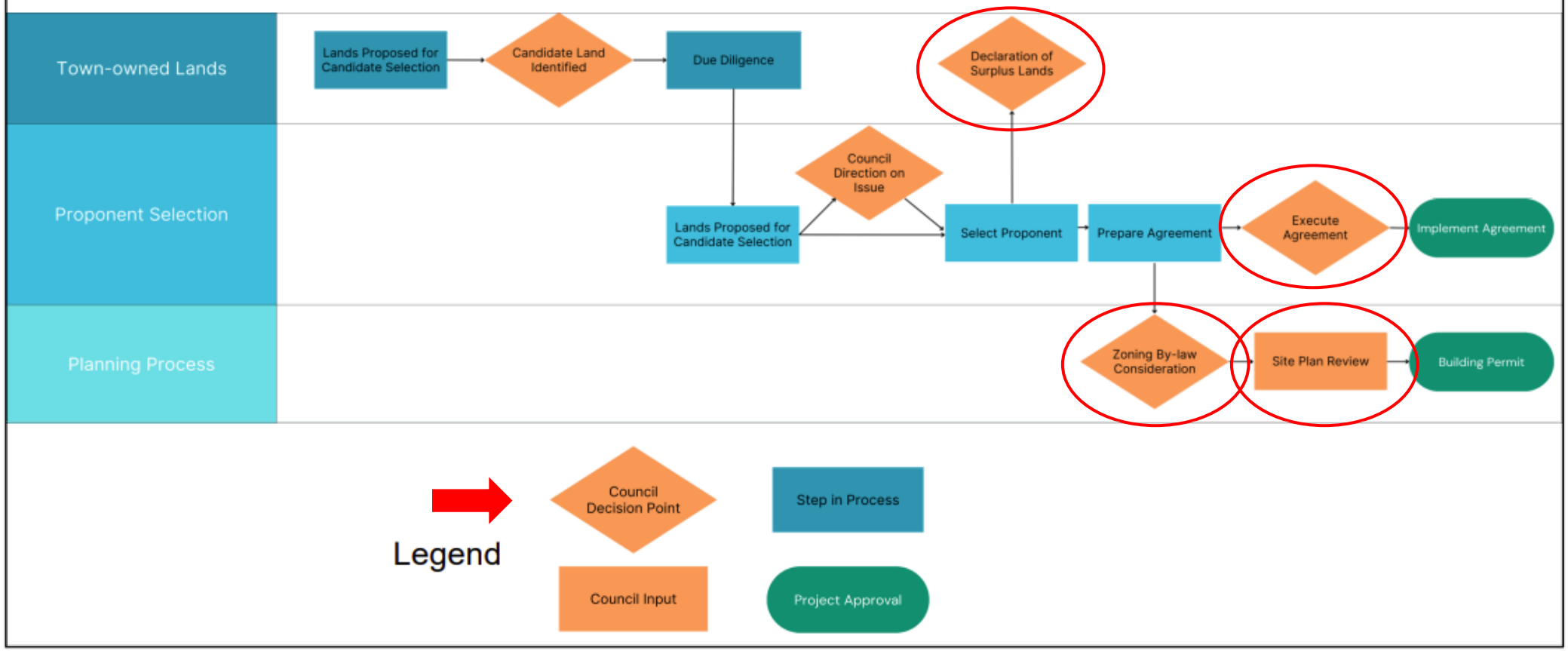
Data Source: Town of Saugeen Shores
Date: June 2026
The information displayed on this map is intended for illustrative purposes and may not reflect exact field conditions. Data accuracy is not guaranteed, and the Town of Saugeen Shores is not liable for any discrepancies or misuse of this information.

Trails
Parks
800m Buffer of Bluewater Lands
Bluewater Lands

SaugeenShores

0 125 250 500 Meters

Affordable Housing on Town-owned Lands Sample Process Flow



Further Council Input and Decisions

1. Declaration that the Residential portions are Surplus to the Town’s needs;
2. Site Plan Approval; and
3. Agreements.

These future stages will provide additional opportunities for Council review and direction regarding the project's design and implementation.

Role and Timing of Funding

- Funding application to Build Canada Homes (BCH)
- A large number of applications have been submitted and are being processed - important to submit this application as soon as possible.
- Successful application requires the Zoning to be in place.
- Approving the Rezoning application does not commit the Town to subsequent Site Plan or Park Design approvals.