

# Staff Report to Council

**Title:** Bluewater Trailer Park

**Report Number:** Parks & Facilities-2024-20

**Director:** Community Services

**Manager:** Manager.

**Meeting Date:**

Wednesday, September 25, 2024

**Date to be considered by Council:**

Wednesday, September 25, 2024

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## Recommendation:

That Council approves a three-year agreement with Lisa Stacey for the purposes of management of the Bluewater Trailer Park with an expiry date of October 31, 2027.

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## Executive Summary:

Lisa Stacey has been managing the Bluewater Trailer Park through multiple Agreements with the Municipality of Kincardine for the past 6 years. This final Agreement will conclude all campground operations as of October 31, 2027.

## Strategic Priorities:

B.7-Ensure municipal facilities and owned lands make the best use of each asset

## Financial Considerations:

The Lessee covenants to pay the Municipality, during the first year of the Term of this Lease for the Subject Lands and Trailer Park as and by way of Base Rent a total of THIRTY-THREE THOUSAND AND ONE HUNDRED AND FORTY DOLLARS (\$33,140.00 CND) plus all applicable taxes, annually in two payments payable as follows

- (a) On or before May 31st annually an amount of SIXTEEN THOUSAND FIVE HUNDRED AND SEVENTY DOLLARS (\$16,570.00) plus all applicable taxes; and
- (b) On or before June 30th annually an amount of SIXTEEN THOUSAND FIVE HUNDRED AND SEVENTY DOLLARS (\$16,570.00) plus all applicable taxes.

The Base Rent is calculated on the basis of a payment of 43 trailer park sites (individually referred to as "Site") plus 2 transient sites at a rate of a \$770.70 per site. During the Term of this Lease in the event that the Lessee proves that there has been more than a 10%

reduction in the number of Site Permits issued for any year the Municipality may upon receipt of a written request from the Lessee in its sole and absolute discretion consider reducing the amount of the Base Rent based on the percentage reduction in the number of Site Permits issued for any year at all times excluding the transient park sites from this calculation of Base Rent.

**Policy:**

N/A

**Context and Background Information:**

The future operations of the Bluewater Trailer Park were included in the scope of the recently completed Parks and Recreation Strategic Plan 2024. The community consultation exercise revealed three differing views on the future of the site for the Trailer Park use. There were proponents who supported the continued use of the site for trailer park purposes, and other proponents who supported more public use of public access to this site. Whilst a smaller number were in favour of selling the site and investing the proceeds, not revitalization of the waterfront area.

While staff have the expertise to resume operations of the Bluewater Trailer Park after the three years are concluded with Lisa Stacey, the capacity does not exist to resume the operations directly within the Community Services Department.

Staff are recommending that Council approves the agreement for the management operations of the Bluewater Campground as of October 31, 2027, which winds down the arrangement and operations after a period of three years. The drafted agreement includes increased contract fees in the Municipality's favour.

Staff have met regularly with Ms. Stacey to develop a transition plan that works for campers, the operations as well as the Municipality. Ms. Stacey is pleased with the process to date.

The Agreement reflects the issue if campers decide to terminate their site prior to the end of the three-year agreement if they seek alternative camping opportunities elsewhere and ensures Ms. Stacey is not impacted by the lack of revenue.

Staff continue to work with Ms. Stacey to ensure a smooth transition and assist with communicating with the permit holders to ensure a comprehensive plan is provided for their remaining three years in the camp.

**Consultation Overview:**

Staff have been working with Legal to ensure the Agreement is comprehensive and all-inclusive to ensure a smooth transition to expiry.

**Origin:**

The best use of the land and future of the Bluewater Campground has been a topic for many years and was part of the development of the Parks and Recreation Strategic Plan 2024. Staff employed the services of MGA to conduct a thorough review of the history of the lands.

**Implementation Considerations:**

Multiple generations of campers have ensured the quiet enjoyment of an idyllic setting for their campground pursuits at Bluewater Campground. Finding alternative camping opportunities with other campgrounds may pose an issue as many campgrounds have long waitlists. It is anticipated that providing a three-year grace period will provide ample opportunity for campers to find alternative leisure pursuits.

**Risk Analysis:**

There is a risk that there may be an exodus of campers once Agreement is approved. This in turn could eventually reduce the three-year Agreement if there is insufficient permits within the campground in order to remain open.

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**Attachments:** Bluewater Campground Agreement 2024

**Prepared by:** Jayne K. Jagelewski, Director of Community Services

**Submitted by:** Jayne K. Jagelewski, Director of Community Services