

Staff Report

Presented By: Jay Pausner, Manager, Planning and Development
Meeting Date: May 20, 2025
Subject: Hampton Woods Rental Agreement
Attachment(s): Rental Agreement – with revisions

Recommendation

That Council authorize the Director, Development Services to enter into a 10-year Rental Agreement with Hampton Woods Development Inc. in relation to requiring at least eleven 11 dwelling units within the Hampton Woods Subdivision.

Report Summary

As part of the Subdivision Agreement for Hampton Woods, the developer agreed to provide at least 11 dwellings to be available as rental. An agreement was required to be executed with the Town to affirm this requirement.

Background/Analysis

The subdivision agreement for Hampton Woods (3M-275) requires the developer to enter into an agreement to ensure that at least 11 dwelling units are made available for rent. This requirement is aimed at ensuring there is supply for a variety of tenures. Saugeen Shores has a low supply of rental units (over the last few years less than 3%) and an even lower supply of townhouse style rental units.

The agreement ensures that at least eleven (11) units will be made available as rental for at least ten (10) years. In accordance with the subdivision agreement, in which the objective was to ensure supply of rental units, the rental agreement allows the developer to choose which units to rent and does not impose a rent ceiling value.

A draft agreement was submitted by the proponent. Town revisions are proposed as shown in the agreement to be finalized by the Director following a discussion on this matter.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community

- Business Plan Alignment: Development Services Business as Usual

Financial Impacts/Source of Funding

No costs or revenue is associated with this report.

Prepared By: Jay Pausner, Manager, Planning and Development

Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer

Key map

