

PROPOSAL

**PORT ELGIN AND NORTH SHORE
RAILROAD COMPANY**

SCOTT PEARSON, B. COMM

APRIL 2023



THE WATERFRONT MASTER PLAN (2013)

“We are now in the age of specialization and the town will be selling an experience not a destination”.

“Give visitors not only a reason to come, but also reasons to stay”

“With regards to long term improvements, the major themes connected to these issues of waterfront economic development were:

- 1. Facilitate waterfront business/commercial opportunities consistent with look and feel of area. These businesses could include year-round four-season retail, food and beverage, outfitters, etc.*
- 2. More events and programming on waterfront and beach year-round or at best four-seasons (e.g. volleyball, concerts, waterfront festival, sandcastle competitions, skating, cross country skiing)*



THE WATERFRONT MASTER PLAN (2013), CONTINUED

“Focus on businesses and product development that fits the waterfront. A waterfront that fits in with community/area, social, cultural, and environmental values, heritage, sensitivity, and context. For Saugeen Shores and our waterfront think fresh, local organic food products, locally produced products and crafts, outdoor outfitters, local/region arts, and the variety of place-based items available in our downtowns, waterfront market, downtown market, municipal and private based programs and events, and businesses, area sites and attractions.”



THE WATERFRONT MASTER PLAN (2013), CONTINUED

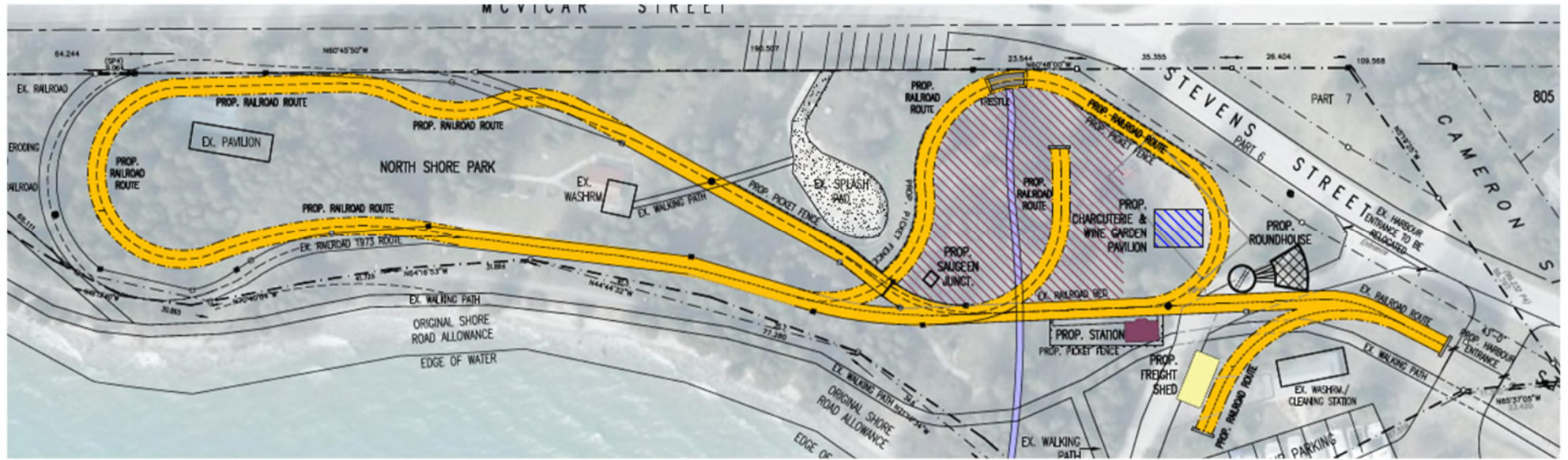
INTEGRATED MARKET SEGMENTS

- **HERITAGE TOURISM**
- **CULTURAL ARTS TOURISM**
- **RECREATION/ ADVENTURE & NATURE TOURISM**
- **ECO, SUSTAINABLE AND GREEN TOURISM**
- **AGRITOURISM**



ATTRACTIONS





ACTIVITIES - TRAIN RIDES

This is the locomotive from the original Port Elgin and North Shore Railroad, 1973-1978.

The route is approximately 762 meters (2,500 feet) long. Each ride is twice around the park totalling 1,524 meters (5,000 feet). At 13 km/h (8 mph) it will take 430 seconds or 7 minutes per ride.



ACTIVITIES - WOOD SHOP

Provide age appropriate, personalized wood working projects with a railroad theme.

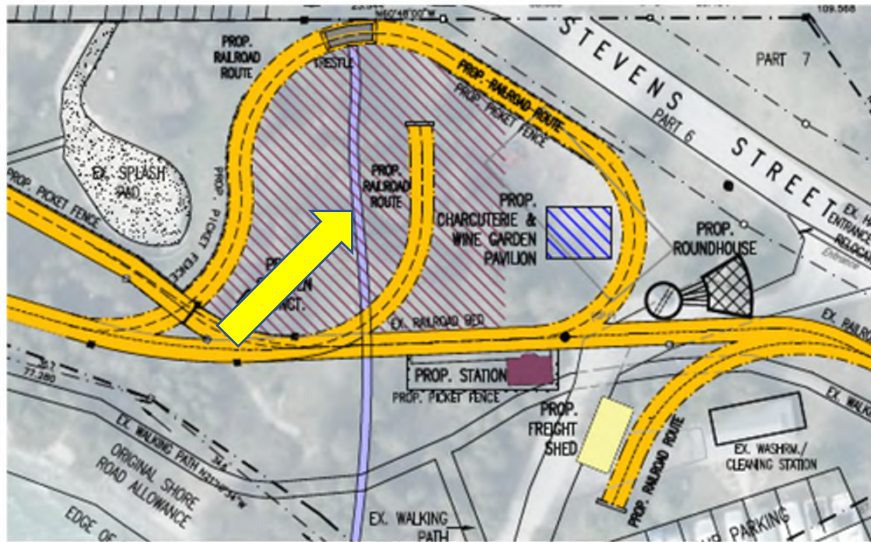
The woodshop will be in the roundhouse.



ACTIVITIES - RAILROAD THEMED MINI GOLF

Railroad [theme](#) elements and water features will play a critical role in our course design. The goal is to utilize these historic elements as part of the game. Integrating intricate detailed rock work, a fountain, pond, stream, water tower, signal/ interlocking tower, windmill, cattle pen, an outhouse, bridges, coal bin and railroad tool shed into hole designs will increase player challenge and excitement.

The golf features that are structures and/ or resemble buildings (ie. signal tower, water tower and stock pen) will not exceed the surface area where the Ontario Building Code or SVCA will require a building permit.



FESTIVAL IDEAS



AMENITIES

Lets get back to the basics!

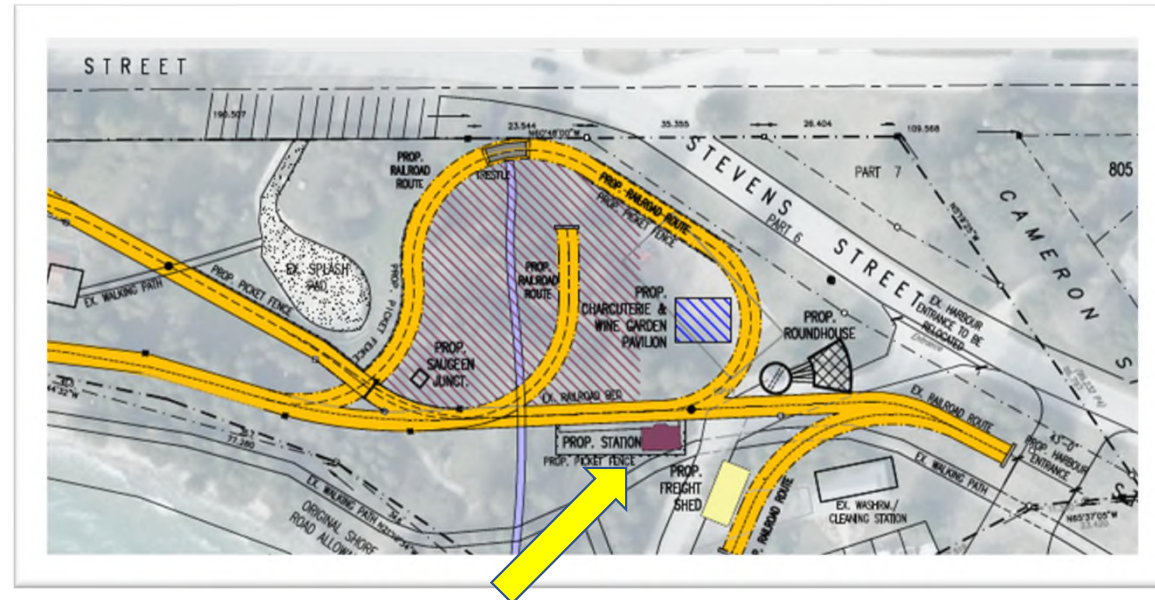


RAILWAY STATION, STRUCTURE #1

HISTORY - The proposed station has been modelled from the Grand Trunk Railroad station in Mount Forest Ontario.

FUNCTION - These small country stations displayed beautiful Victorian/ Queen Anne features and are easily scaled for the purpose of the Port Elgin and North Shore Railroad's ticket sales, collection display and gift shop.

ARCHITECTURAL DESIGN FEATURES - Approximately 300 ft² of floor space and 200 ft² of covered outdoor waiting area. Roof design is a Bellcast main, with Dutch gable dormers. Roof is protected by cedar shingles. Extended eaves with decorative brackets, operators projecting bay window and vertical, diagonal millwork siding and ornamental stick bargeboards.

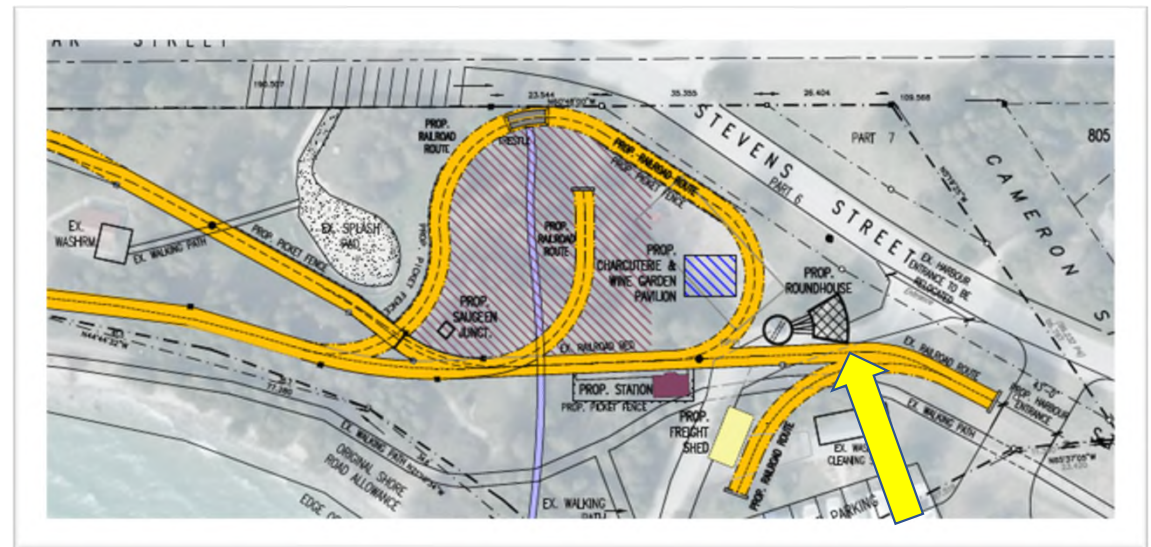


RAILWAY ROUNDHOUSE - STRUCTURE #2

HISTORY - The roundhouse will be modelled after the Canadian Pacific roundhouse in Owen Sound, Ontario. Owen Sound was a very busy passenger steamship port until 1912 when the Canadian Pacific Railway moved its steamship headquarters to Port McNicol, Ontario.

FUNCTION - The roundhouse will provide a storage and a maintenance area for the locomotive and rolling stock. In addition, the roundhouse will be the model building woodshop activity centre.

ARCHITECTURAL DESIGN FEATURES - Timber frame structure clad with board and batten wood or cedar shingles. Concrete floor, large 12 over 12 double hung windows. Large vertically swung, bay doors with diagonal millwork, and ornamental stick frames. Interior is post and beam and includes a universal washroom

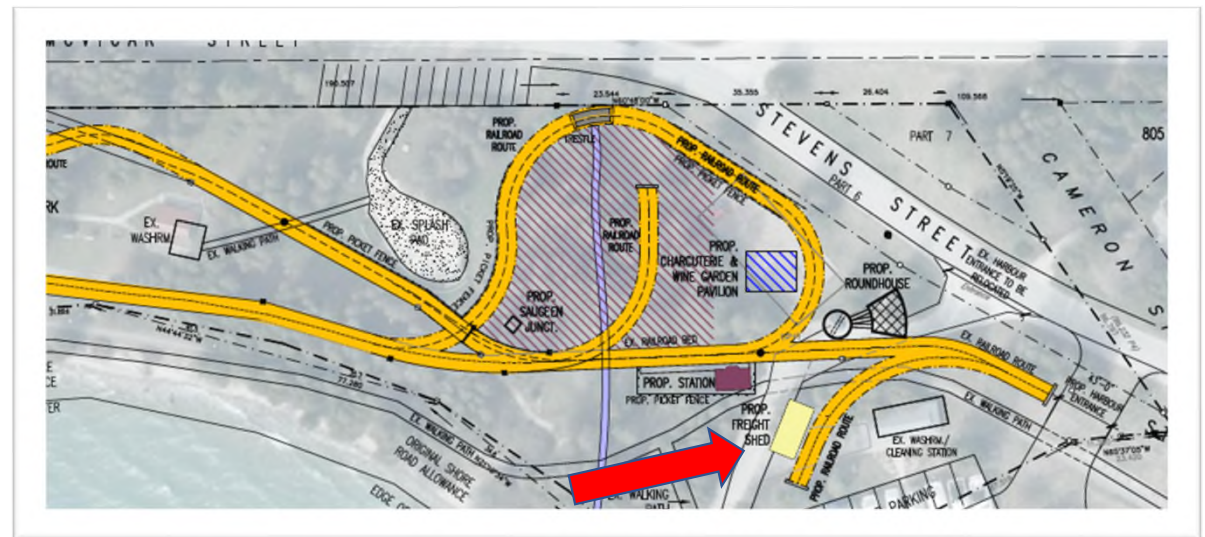
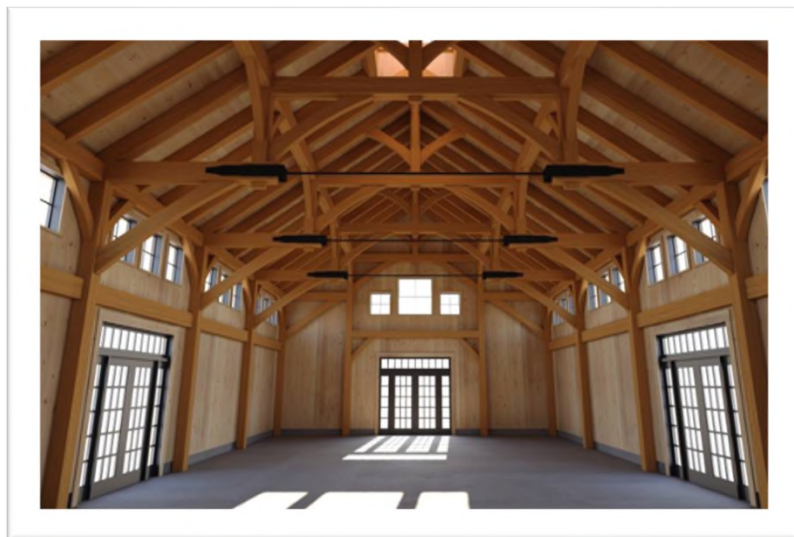


FREIGHT SHED - STRUCTURE #3

HISTORY - The proposed freight shed for the Port Elgin and North Shore Railroad is a scale model of Canadian National shed in Meaford, Ontario.

FUNCTION - It will be used as a classroom and available as a venue for birthday parties, summer camps, executive meetings, and team building exercises. When not rented for events, the freight shed is proposed to be an open lake side gallery.

ARCHITECTURAL DESIGN FEATURES - The freight shed is proposed to be 650sqft. Cedar roof, extended eaves with decorative brackets. The exterior will be vertical board and batten millwork siding with ornamental stick bargeboards. Fenestration is transom panel entry doors, transom French garden doors and double hung 4 over 4 windows. Interior is post and beam and includes a universal washroom and a kitchenette.



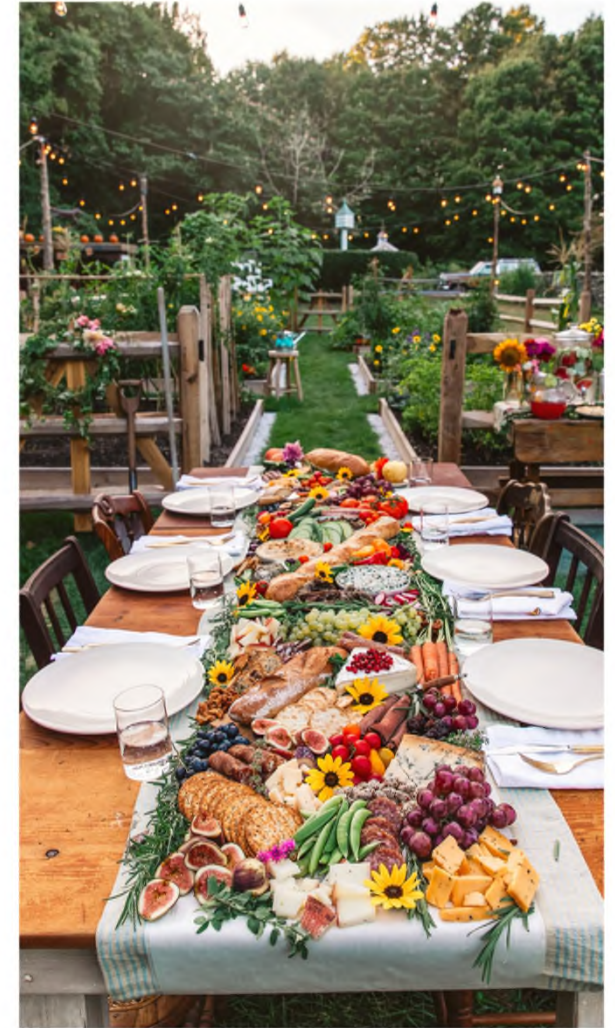
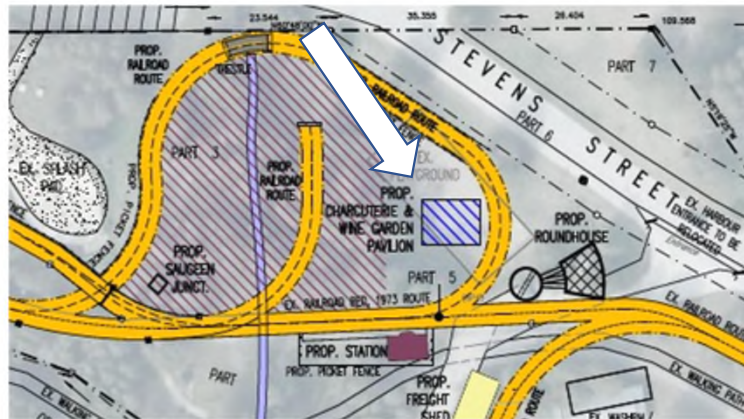
CHARCUTERIE AND WINE GARDEN WITH PAVILION - STRUCTURE #4

HISTORY - Railroads maintained ice houses for the purpose of filling refrigerated freight cars and providing ice for early passenger car air conditioning.

FUNCTION - The pavilion is an intimate, outdoor covered patio where fresh, simple artisan meats, cheeses, preserves, and local wines are served.

NAME - The Icehouse (subject to change)

ARCHITECTURAL DESIGN FEATURES - The Icehouse is proposed at 1,000 ft². It will be a timber frame structure with Hammer-beam trusses. It is open air with a wood burning stone fireplace.



SAFETY

We must provide a safe, functional, and well-maintained environment for visitors, staff, the collection, infrastructure, and associated activities.

Therefore, the Port Elgin and North Shore Railroad Company has adopted the Physical Plant, Community and Human Resource Standard provided by the Ministry of Heritage, Sport, Tourism and Culture Industries operational standards for Community Museums in Ontario.

The proposed Port Elgin and North Shore Railroad Company will not be registered as a museum.

Ontario Regulation 220/01 - Boiler and Pressure Vessels

Ontario Regulation 219/01 - Operating Engineers

Ontario Regulation 221/01 - Amusement Devices Act



ed & Approximate Screening Areas



SAUGEEN VALLEY CONSERVATION AUTHORITY – PROJECT COMMENTS

- Buildings below the size where building permits are needed, without habitability, are not of interest to the SVCA/Hazard lines, but larger structures would need to avoid these areas.
- The railway lines themselves being replaced might not need an SVA permit or could be in the hazard areas with a permit depending on the amount of work needed for them.
- New or modified crossing replacements would require a SVCA permit, but likely easy to permit with the correct design.
- The cross hatched red is the 'no new building' areas approximately.
- Minigolf features and associated landscaping should not be of interest to the SVCA.

SUSTAINABILITY

Biodiesel is a renewable, clean-burning diesel. When compared to conventional diesel fuel, Biodiesel reduces lifecycle greenhouse gases by 86 percent, lowers particulate matter by 47 percent, reduces smog and reduces hydrocarbon emissions by 67 percent.

Green electricity from Bullfrogpower® ensures that renewable energy from wind, solar, and low-impact hydro sources is put onto the grid on their client's behalf.

For the town's role in facilitating the acquisition of the down cedar trees, we committed to planting 5 cedar trees (up to four feet tall) for every tree we removed. Our commitment equates to planting and maintaining approximately 200 cedar trees once an agreement is signed. These trees will be located as per the Town's master landscape plan. They will be planted and maintained by the Port Elgin and North Shore Railroad Company.



SOUND AND NOISE



| NOISE SOURCE | SOUND LEVEL (dB) |
|--|------------------------|
| Jet taking off at 60 m | 120 |
| Hand-held circular saw at 1 meter | 115 |
| Outdoor pool including splash pad | 109 peak 76 average |
| Inboard or stern drive boats (full throttle) | 90 - 105 |
| Jet taking off at 600 meters | 100 |
| Motorcycle | 95 |
| Electric Lawnmower at 1 meter | 80 – 90 |
| Hedge clippers at 1 meter | 85 |
| Model steam whistle at 1 meter | 90 ¹ |
| Model steam whistle at 10 meters | 80 ¹ |
| Bicycle crossing bridge at 10 meters in North Shore Park (August 18, 2022) | 75 ¹ |
| Loud singing at 1 meter | 75 |
| Passenger car 60km/h at 20 meters | 65 |
| Crashing 0.4-meter waves on shore | 60 |
| Normal Conversation | 60 |
| Port Elgin during the day - 425 Elgin Street (August 18, 2022 @11:30am) | 50 ¹ |
| Port Elgin at night - 425 Elgin Street (August 18, 2022 @11:30pm) | 45 ¹ |
| Refrigerator | 40 |
| Soft Whisper | 30 |
| Normal Breathing | 10 |

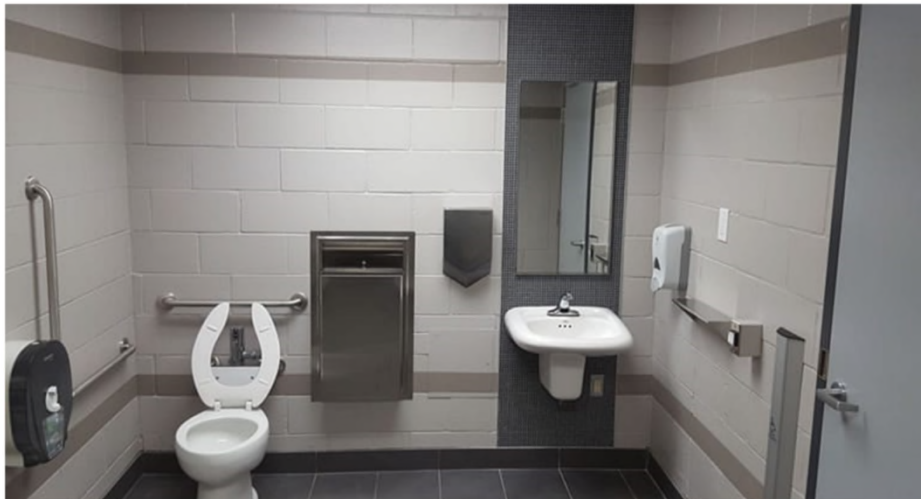


ACCESSIBILITY

The Port Elgin and North Shore Railroad Company recognises that providing an accessible tourist business creates an opportunity with another very large and growing market segment.

The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) outlines the required practises for 5 areas of business. These are information and communication, employment, transportation, design and customer service.

Including these five business practises as part of the attraction's design criteria will improve accessibility, create a competitive advantage, and ensure customers with access needs, as well as their friends, families and colleagues have a positive experience.

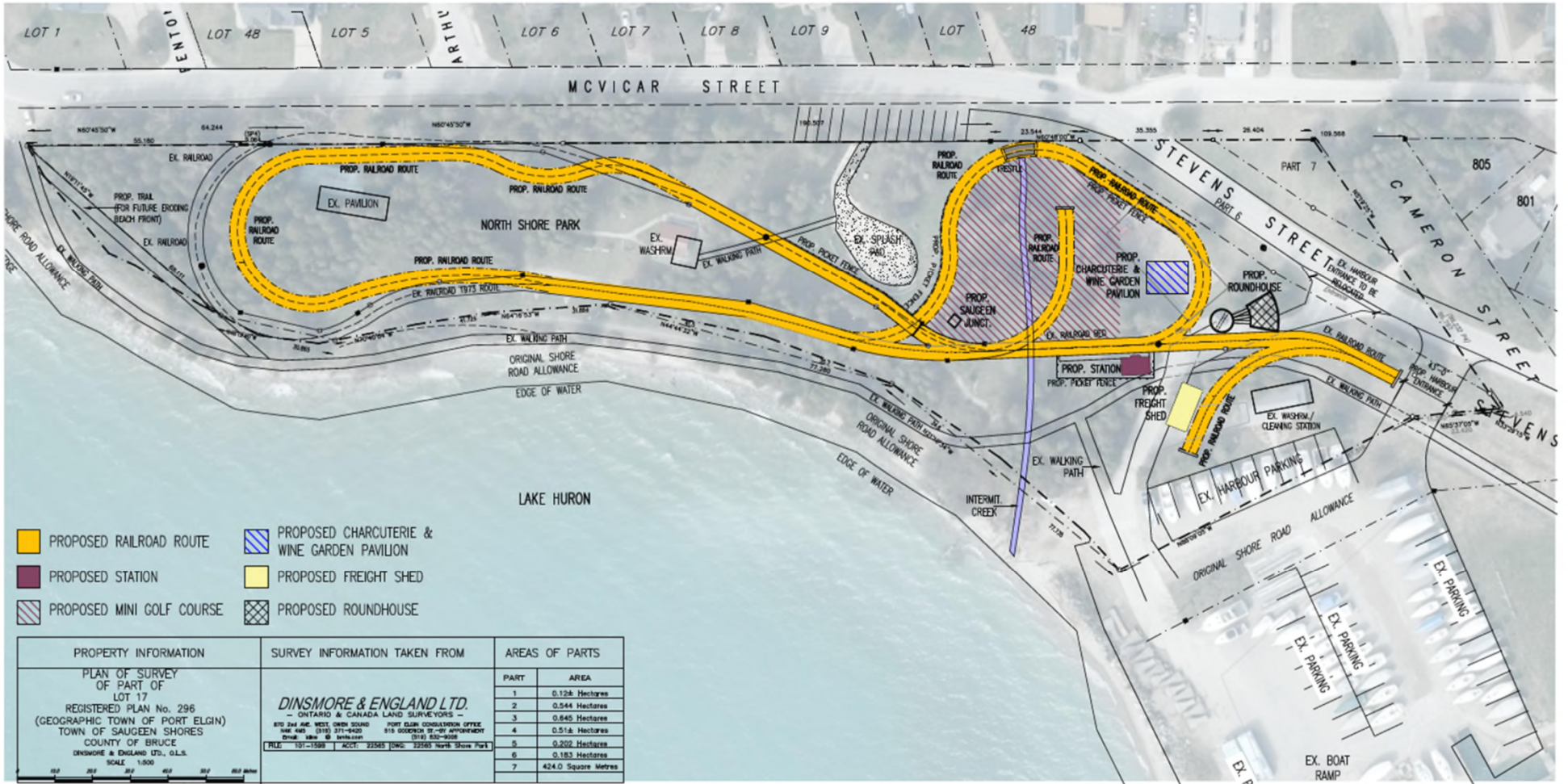


JULY 2022, NORTH SHORE PARK – PUBLIC CONSULTATION RESULTS

| Theme | Theme Frequency |
|--|------------------------|
| Support for the train returning to North Shore Park | 31 |
| Support for the small buildings proposed | 7 |
| Do not support the train returning to North Shore Park | 4 |
| Concerns regarding noise from the train | 3 |
| Concerns regarding train safety | 2 |
| Concerns regarding the train's hours of service | 1 |
| Comment that it should not be a steam train | 1 |

63% of all the comments received regarding the train specifically noted support for the train returning to North Shore Park.





SITE PLAN

SCALE: 1:1000



A SUCCESSFUL TOURISM STRATEGIC PLAN



The International Union of Railways has thoroughly researched ways to help the railway industry better understand the key elements used to increase ridership and overall revenue and profitability of their operations. Their publication “Guidelines on how to increase attractiveness for rail tourism” will be used as the business model for the proposed Port Elgin and North Shore Railroad Company.

ATTRACTIONS, ACTIVITIES, AMENITIES, AWARENESS, ACCESS, AND AVAILABILITY