



Find Your Future in South Bruce

TEESWATER | FORMOSA | MILD MAY

Your Future Starts Here

Discover South Bruce.
A welcoming, grounded community where new housing, local opportunity, and a relaxed rural lifestyle come together.

Located in southern Bruce County, South Bruce is home to the vibrant communities of Formosa, Mildmay, and Teeswater. Each offers its own mix of charm, connection, and opportunity.

Whether you're looking to put down roots, raise a family, launch a business, or simply enjoy more space and a slower pace, South Bruce is where your future begins.

With more than 800 new homes in development and a strong local economy built on agriculture, trades, and entrepreneurship, there's never been a better time to call South Bruce home.

KEY STRENGTHS & SPECIAL FEATURES

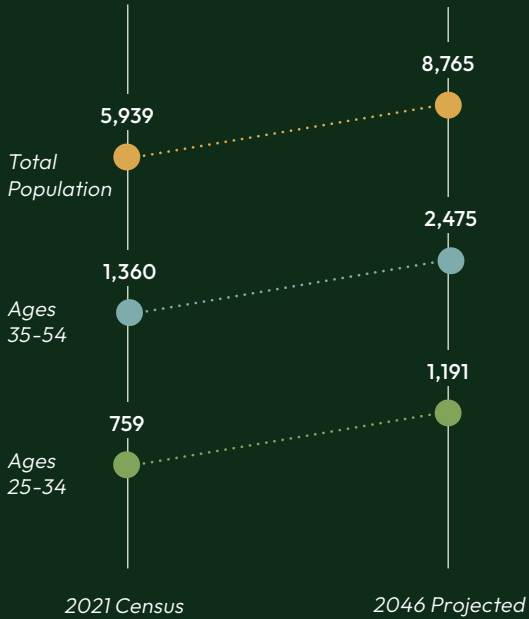
- Easy access to major cities and Lake Huron beaches
- Attainable housing with space to breathe
- New residential developments in Mildmay and Teeswater
- Safe, family-friendly communities with great schools, recreational facilities, and programming
- Vibrant local businesses and year-round events
- Scenic countryside and parks
- Business support, including grants, resources, industrial land, and a skilled workforce



SCAN TO SEE
WHAT LIFE IS LIKE
IN SOUTH BRUCE!

WE'RE GROWING... AND THE FUTURE LOOKS BRIGHT!

South Bruce isn't just a great place to live today — it's where the next generation is planting roots. According to metroeconomix, our expected population growth means more young families, more talent, and more energy shaping the future of our communities.



2,475
Total Private
Households
(2021 Census)

2.4 PERSONS
Average
Household Size
(2021 Census)



HOUSING THAT FITS EVERY STAGE OF LIFE

Across South Bruce, more than 800 new homes are in the works. The mix includes single detached homes, townhomes, stacked townhomes, semi-detached homes, and apartments — offering options for families, first-time buyers, retirees, and everyone in between.

With an average sale price of \$565,000 for a detached home, South Bruce offers attainable living in a supportive, growing community. New developments are thoughtfully designed to reflect our rural character while meeting the needs of the future.

Whether you're ready to downsize, invest, or put down roots, there's a home waiting for you here.

\$565,000

AVERAGE SALE PRICE FOR A
DETACHED HOME IN SOUTH BRUCE
(2025)



R&R Machine & Tool Inc.

Growing with Purpose in South Bruce

Whether you're starting a new business, relocating, or expanding, South Bruce offers the space and support for businesses to thrive.

Our local economy is firmly rooted in a strong agricultural sector, vibrant business communities and workforce-welcoming opportunities for partnership and business growth.

KEY SECTORS

- Agriculture
- Construction
- Retail
- Manufacturing

Source: Deloitte, 2022



DEMOGRAPHICS & MARKET DATA

Labour Force Potential

South Bruce has a labour force of 3,494 people with 1,732 jobs.

Source: Deloitte, 2022

Prime Working Age Growth

82% increase in residents aged 35–54 (from 1,360 to 2,475)

Source: metroeconomics

Local Business Snapshot

- 524 businesses, 47% in agriculture
- 79% of businesses are single employee, indicating a micro-business friendly economy

Source: Statistics Canada, Canadian Business Counts, June 2021



SCAN TO EXPLORE SOUTH BRUCE'S DIVERSE BUSINESS COMMUNITY!



Business Incentives and Resources

In partnership with the County of Bruce, South Bruce offers downtown revitalization grants, resources, and supports networking initiatives for local businesses and entrepreneurs.

South Bruce Downtown Revitalization Program

This matching grant program provides funds for interior renovations, facade improvements and signage.

Business to Bruce

Business to Bruce offers small business supports, workforce resources, training and grants to businesses in Bruce County. Learn more at businesstobruce.com.

Networking

South Bruce offers business networking evenings where local business owners can share ideas and best practices. These events also feature keynote speakers offering tips and tricks to help your business thrive.



Schuett's Furniture & Appliances in Mildmay, before and after accessing downtown revitalization grant programs



ADVANTAGES OF DOING BUSINESS HERE

- Located on high traffic routes: Provincial Highway 9 and Bruce County Highway 4
- Affordable commercial properties, development land, and housing opportunities
- Ongoing and future residential developments (800+ units)
- Central location, just 1 hour to major cities and beaches
- Recent and planned infrastructure improvements, including increased wastewater capacity, a new water tower, high speed fibre internet, and recreational facilities.
- Access to skilled workforce
- Support from the municipal economic development team, and organizations such as:
 - Bruce County;
 - Mildmay Chamber of Commerce;
 - Saugeen Economic Development Corporation;
 - Bruce Community Futures Development Corporation; and
 - South Bruce Community Business Association.



Sowing Innovation Teeswater

In Teeswater, agriculture powers more than the economy — it nurtures innovation and collaboration.

Generations of farmers and entrepreneurs have built a thriving community that honours its heritage while planting seeds for the future.

KEY STRENGTHS & SPECIAL FEATURES

- Centrally located within Bruce County, with easy access to Goderich, Kincardine, Port Elgin, Walkerton, and Wingham
- Residential subdivision in development with various affordable styles of units to suit market trends
- Recreational facilities including pool, arena, hall and parks; two schools; restaurants; ball diamonds; and a fire station
- Teeswater Medical Centre is a hub for health care, including pharmacy and multiple health and wellness practitioners



What Makes Teeswater Thrive



Agriculture at Its Heart:

Major agri-businesses and co-operatives fuel the community's growth.



New Neighbourhoods, New Energy: Mixed housing styles for a growing community.



A Spirit of Celebration:

Year-round events keep the community connected.



Space to Grow: Affordable lots, open countryside, and business potential.



12.2

People per Km²
in South Bruce
(Source: Statistics Canada
2021 Census)

TEESWATER'S COMMUNITY EVENTS

There's always something happening here! From dances and drive-thru chicken dinners to the Western Ontario cattle penning competition and a kids' fishing derby, Teeswater's community spirit shines in every season.

Teeswater Culross Rural Fair (August)

A classic agricultural fair for the whole family, featuring livestock shows and demonstrations, motorbike and snowmobile drag races, homecraft exhibits, live music, and kids' activities.

Did You Know... The Teeswater River was named after the River Tees in England. The post office dates back to 1855, and the first settlers arrived in 1856.



THE CO-OPERATIVE COMMUNITY

In Teeswater, cooperation is more than a value — it's an economic engine.

Home to three major cooperatives, including Gay Lea Foods Co-operative, the Ontario Dairy Goat Co-operative, and Midwest Co-operative Services, Teeswater is built on shared purpose and rural innovation.

From dairy to agri-services, Teeswater leads South Bruce in industry and employment, with generations of families contributing to its resilient, future-focused economy.

Nurturing Community Formosa

In Formosa, history isn't something you walk past — it's something you connect with.

From the steeple of the Immaculate Conception Church to the natural spring, Formosa carries a legacy built by hand, heart, and hometown pride.

KEY STRENGTHS & SPECIAL FEATURES

- Central to neighbouring communities, Formosa is located on Bruce Road 12, minutes from Highway 9
- Strong heritage identity with tourism potential (home of the historic Immaculate Conception Church and Formosa Springs Brewery)
- Community amenities include a French immersion School; community hall; recreation centre; multi-use covered pad; library branch; ball diamond; Lions Park; and camping.



A Few Things You'll Love About Formosa

-  **Historic Heart:** Admire the stunning architecture and rich stories that define the village.
-  **Naturally Beautiful:** Tree-lined streets, parks, and scenic countryside.
-  **Tight-Knit Community:** Volunteers, events, and welcoming neighbours.
-  **Room to Grow:** Affordable homes, open spaces, and potential for young families.



FORMOSA'S COMMUNITY EVENTS

Formosa's Multi-Use Covered Recreation Pad

15 Community Drive

This covered, all-season space is the heart of year-round activity in Formosa. It hosts tournaments, pickup leagues, community events, and family skates. Whether it's hockey or ice skating in winter, or ball hockey or cornhole in summer, the recreation pad is where neighbours gather, teams are formed, and memories are made.

Family Camping at Formosa Lions Park

206 Council Road

A quiet spot to recharge just steps from the village core, this serviced campground features a playground, pavilion, and washrooms.

FORMOSA COUNTRY CHRISTMAS

Each year during the first weekend in December, Formosa transforms into the largest drive-thru Christmas light shows in the region.

This can't-miss holiday event includes 3.2 km of festive exhibits and displays, many that were hand-crafted by volunteers, and of course, thousands of lights.

Did You Know... The Immaculate Conception Church was hand-quarried by early settlers from 1875-1883 and still towers proudly today.

89%

of homes in South Bruce are single-detached
(Source: Statistics Canada 2021 Census)

Cultivating Connections

Mildmay

In Mildmay every corner has a story.

From sidewalk to shop, and neighbour to neighbour, Mildmay is where handshakes turn into conversations.

KEY STRENGTHS & SPECIAL FEATURES

- Centrally located to major cities and beaches, with high traffic and visibility on Highway 9 at the southern tip of Bruce County
- Residential subdivisions in development, offering a variety of affordable styles of units to suit market trends
- Unique generational businesses in a vibrant downtown core
- Recreational facilities including pool, arena, parks and trails; two schools; restaurants; hall; grocery store; medical centre; pharmacy; and fire station.



What Makes Mildmay Feel Like Home



Connected Yet Calm: Easy access to city amenities and countryside serenity.



A Downtown Built on Local Pride: Local shops, services, and events.



Family-Focused Living: Schools, parks, recreational facilities, and walkable streets.



Community Traditions: Annual community celebrations, parades, and markets.



41.2

is the Median Age of
South Bruce Residents
(Source: Statistics Canada
2021 Census)



MILDMAY'S COMMUNITY EVENTS

Mildmay Carrick Fall Fair (September)
Agricultural fair featuring exhibits, 4-H livestock shows, demolition derby, horseshoe and corn hole tournaments, and a dance. The Ambassador of the Fair competition offers leadership opportunity for youth and community entertainment. Don't miss the fair's famous chicken dinner and live auction!

"Hanging of the Green" Christmas Festival (Last Friday in November)

People come from far and wide to celebrate the season with tree lighting, a holiday market, an evening parade, and community celebrations.

Did You Know... Mildmay is nicknamed the "Lamplighter Village" for its historic role as a beacon for surrounding towns.

MILDMAY ROTARY PARK

A popular tourist stopover that's equally beloved by locals, Mildmay's Rotary Park is located at 130 Elora St., near the intersection of Highway 9 and Bruce County Road 3.

Rotary Park has amenities for the whole family, including a large playground, a 2-km winding trail through wooded areas, pavilion and public washrooms. The park is also the site of a well-known artesian well.

It's the perfect place to host a picnic in the park or under the pavilion. Bring your own lunch or purchase one at M&R Burger Box.



Your Future Starts in South Bruce, the Gateway to Bruce County.

Where community roots run deep and
your next chapter begins.

In South Bruce, you'll find more than
a new address. You'll find community,
connection, and the space to grow.

southbruce.ca/yourfuture

READY TO FIND YOUR PLACE IN SOUTH BRUCE?

Visit Us

Municipality of South Bruce
PO Box 540
21 Gordon St. E
Teeswater, ON N0G 2S0

Contact Us

Rhonda Niesen,
Economic Development
Officer
rniesen@southbruce.ca
519-392-6623 ext. 241

    [municipalityofsouthbruce](https://municipalityofsouthbruce.ca)



MUNICIPALITY OF

South Bruce



**SCAN TO EXPLORE NEW
HOUSING, COMMUNITY LIFE,
AND OPPORTUNITIES!**