



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Indoor Turf Field Proposal

Date: Jan. 13, 2025

Report Number: CAO-2025-01

Department: CAO

File Number: C11 CAO 25

Prepared By: Jodi MacArthur, Chief Administrative Officer

Attachments: Parcel Map

Recommendation:

THAT Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CAO-2025-01 prepared by Jodi MacArthur, Chief Administrative Officer;

AND FURTHER provides direction to staff on whether to pursue development of a long-term lease agreement for a portion of 920 Lake Range Drive, known as Kin-Bruce Park.

Background:

Staff have been approached regarding the possibility of a public-private partnership that would permit an indoor turf field to be constructed on a portion of the approximately 5.3 acre Kin-Bruce Park property located at 920 Lake Range Drive. The proponent will be attending today's meeting with a detailed presentation. The purpose is to gauge whether there is any interest from Council in developing a lease agreement for consideration.

Discussion/Analysis/Overview:

Given the magnitude of the proposal, staff reached out to legal counsel to get an initial assessment of the requirements for a long-term lease agreement. The following considerations were discussed:

- Section 106 of the Municipal Act prohibits bonusing, therefore any agreement would reflect a fair market value lease,
- If the term of the lease is greater than 20 years the Township would be required to declare the lands surplus through the disposal of real property by-law,
- Similar to other developments, costs associated with developing the agreement would be the responsibility of the proponent and a deposit would be required prior to moving ahead, and
- A detailed agreement would be required to address liability, liens, securities, zoning, site drainage, traffic, and more.

The proponent has developed a strong business case for the project and it would be desirable to Huron-Kinloss residents that are travelling to use similar facilities in other areas. The recent Parks and Trails Plan identified Kin-Bruce Park as having potential for future redevelopment or repurpose considerations.

Financial Impacts:

While there are financial risks that must be addressed in the development of any agreement, there is potential for revenue generation through the lease, as well as property tax revenue from the facility.

Performance Measurement:

Number of recreation opportunities available

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Build Community Capacity

Respectfully Submitted By:

Jodi MacArthur, Chief Administrative Officer

Report Approved By:

Jodi MacArthur, Chief Administrative Officer