



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Regulate Refreshment Vehicles By-law – Point Clark Lighthouse Restriction

Date: Apr. 23, 2025

Report Number: CLK-2025-12

Department: Legislative Services

File Number: C11 CLK 2025

Prepared By: Kelly Lush, Deputy Clerk

& Jennifer White, Manager of Legislative Services/Clerk

Attachments: Overhead View of 529 Lighthouse Road, Zoning Map – Section of Lakeshore

Recommendation:

THAT the Township of Huron-Kinloss Council hereby receive for information Report CLK-2025-12;

AND FURTHER THAT the proposed refreshment vehicle by-law be brought forward for Council consideration without amendment.

Background:

On April 7, 2025 the Committee of the Whole received a report and draft by-law outlining suggested updates to the current Regulate Refreshment Vehicles By-law No. 2006-50. The proposed changes would allow for refreshment vehicles to operate in more public places and reduce other restrictions. These changes would ensure public health and safety, while supporting and encouraging economic vitality and embracing a thriving rural lifestyle.

Discussion/Analysis/Overview:

A report was requested to provide more information regarding the proposed restriction of operating a refreshment vehicle at 529 Lighthouse Road, Ripley (Point Clark Lighthouse lands) and potential sites for Refreshment Vehicles to operate in Point Clark.

Point Clark Lighthouse Exception

The Point Clark Lighthouse area was excluded as an area where mobile refreshment vehicles could operate based on the following concerns;

- Parking congestion, including impacts to neighboring roadways if parking is restricted at the designated lighthouse parking lot.
- Use of the Area as a boat launch (trailer parking, maneuverability, etc)
- Confusion regarding eligible lands to be used due to multiple owners and existing land use agreements in place for the area (Ministry of Natural Resources, Point Clark Boat Club)

Staff receive multiple complaints related to parking in this area. Attached is a photo taken during a routine patrol during the summer of 2025. The public parking areas are full, and six vehicles were parked beyond the parking lines. There were also vehicles parked along the grass area, and along both sides of Lighthouse Road. This is representative of typical congestion during the summer season. Staff receive multiple reports annually of vehicles parked along Lighthouse Road in a way that limits residents from using their driveways.

Council has also received comments regarding the parking concerns at the Point Clark Lighthouse as recently as the March 3, 2025 Committee of the Whole agenda. The Point Clark Beach Association [noted concerns](#) from property owners in this area with respect to pedestrian safety, emergency response capabilities, and the use of their own properties.

The attached overhead view of 529 Lighthouse Road shows the areas which are not municipal property, or where an existing land use agreement is in place. The blue square represents the only area that Staff have identified as safe, and appropriate for a refreshment vehicle to potentially operate from. With the popularity of the Lighthouse location for tourists and residents, it can be anticipated that this would be a desirable location for any licenced vehicle to operate from.

The proposed by-law does not restrict the number of mobile refreshment vehicles which can operate within any one area, to provide flexibility to operators, business owners and event organizers. Without these restrictions however, all licenced operators could potentially seek to operate at the same time in the same location.

Due to the limited availability of space at the specified location staff have identified significant challenges in managing multiple operator interest. The absence of a fair, transparent, and equitable process to determine which business should be granted access to the site creates a risk of perceived or actual unfairness. Moreover, the operational burden of scheduling, monitoring, and enforcing compliance with time slots or rotational systems would place unsustainable demands on staff who do not have the capacity to effectively administer such an arrangement.

As a result, it is recommended that refreshment vehicle operations at this location be restricted to ensure consistency, reduce administrative pressure, and maintain fairness across all vendors.

With permission from the Clerk a refreshment vehicle may be permitted to operate for a special event.

Proposed New Areas within Point Clark for Refreshment Vehicles to operate

In the Point Clark area there are four properties that are zoned as General Commercial that Refreshment Vehicles could be permitted on with permission from a property owner. The closest three to the Point Clark Lighthouse are noted on the attached map.

The proposed changes include permitting refreshment vehicles at municipally owned properties including the Point Clark Community Centre and various parks (shown as

OS [open space] on the attached map. While not all parks will be suitable, the proposed changes do create additional opportunities for refreshment vehicles which do not currently exist.

The proposed updates to the Refreshment Vehicle By-law allow for more possibilities for these businesses to operate within the Lakeshore area while keeping public safety as a priority.

Financial Impacts:

There are no financial implications with this report.

Performance Measurement: N/A

Strategic Area:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Embrace a thriving rural lifestyle | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Encourage economic vitality

Respectfully Submitted By:

Kelly Lush, Deputy Clerk & Jennifer White, Manager of Legislative Services/Clerk

Report Approved By:

Jodi MacArthur, Chief Administrative Officer