



HURON-KINLOSS

OPPORTUNITY AWAITS



huronkinloss.com

CONTACT US



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KEEP IN TOUCH

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WELCOME MESSAGE

Harvest Success: Invest in Huron-Kinloss Today!

Huron-Kinloss is a perfect place to call home for you, your family and your business. Investing in our vibrant community is sure to yield an abundant harvest.

Located on the shores of Lake Huron in Bruce County, the Township of Huron-Kinloss welcomes you to taste the recipe for success we have been perfecting. From retail space to industrial areas, you will find a variety of opportunities that meet your needs.

Huron-Kinloss is open for business!

Don Murray
Mayor



Don Murray

Huron-Kinloss welcomes entrepreneurs and businesses of all sizes! We are home to many business opportunities with a serviced industrial park, downtown storefronts, new builds and more.

LIVE SIMPLY, SIMPLY LIVE

Where We Are

The Township of Huron-Kinloss is located in Southwestern Ontario, along the picturesque east shore of Lake Huron, at the south-end of Bruce County.

Ontario's Highway 21 connects Huron-Kinloss to Goderich, Kincardine and Owen Sound. Wingham is just a short drive heading east down County Road 86.

The Township is within 1.5 hours of the Province's main artery, Highway 401, which connects major centres in Canada and the United States.





Huron-Kinloss is in the heart of the Clean Energy Frontier, 40 km from Bruce Power, the world's largest operating Nuclear Power plant.

Major energy expansion projects in the area include:

- Major Component Replacement (MCR) project at Bruce Power, guaranteed work until 2064
- Ontario Pumped Storage, TC Energy
- Hydrogen production
- Medical Isotope production
- New nuclear exploration with proposed "Bruce C" new nuclear build

Huron-Kinloss is a prosperous, growing community, with untapped business potential in close proximity to a large, skilled workforce.

LIVE SIMPLY, SIMPLY LIVE

Who We Are

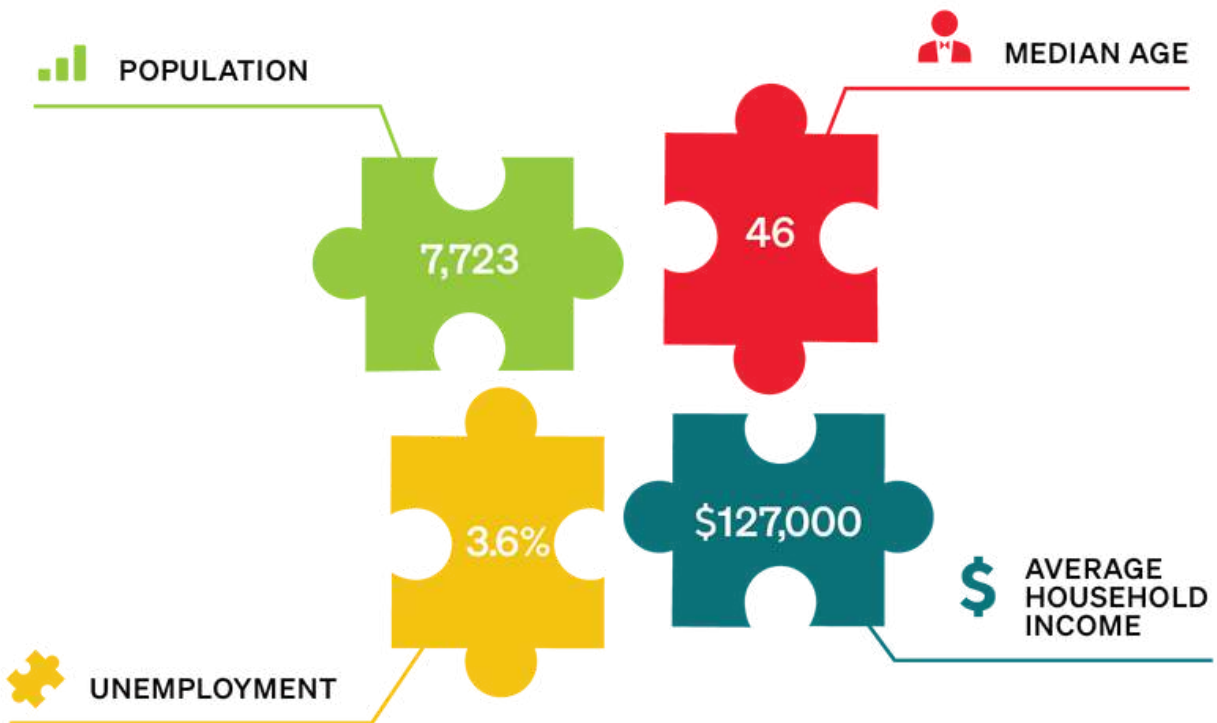
Huron-Kinloss is composed of three quaint communities surrounded by ample fresh air, access to your favourite outdoor hobbies and growing business opportunities.

It's a place where you can connect with your community, your kids can play outside past dark, and you can finish your workday and be on Lake Huron within minutes. We believe the grass is greener here!

Have more time, space and freedom to spend with the people and things that matter most to you.



COMMUNITY DEMOGRAPHICS



AGRICULTURAL TRADITION

Huron-Kinloss is the proud home to a large Mennonite community who live a traditional lifestyle. We are fortunate to have access to a wide variety of local Mennonite businesses, offering fresh produce, baking, plants, woodworking, farm supplies, quality handmade items and more.



Municipal Information

Huron-Kinloss welcomes entrepreneurs and businesses of all sizes! We are home to many business opportunities with a serviced industrial park, downtown storefronts, new builds and more. Come make your business dream a reality in Huron-Kinloss.

Development Charges

The Township of Huron-Kinloss does not currently collect development charges on commercial or industrial developments; however, there are development charges for residential developments and Bruce County has their own development charges.

The current plans show 4 apartments on the second floor of the 89 Huron St. development. The development charges would be \$2646.89 per apartment.

Parking

Adequate parking must be maintained for developments in the downtown core. If the minimum standard cannot be met for the size of development, a payment in lieu of parking, paid to the Township is possible.

Commercial Zoning and Permitted Uses

Apartments are only permitted to the rear of commercial use on the ground floor or on the upper floors of the building.

Permitted uses include:

- Business or Professional Office
- Financial Institution
- Food or Grocery Store
- Hotel or Motel
- Personal Service Shop
- Place of Entertainment
- Restaurant
- Retail Store





LUCKNOW

Think back to old black and white movies about pioneers – and the inevitable family trip to the general store to pick up supplies at the community trading post. Treats for the children, a new outfit for Mom, a selection of farm-fresh food and ingredients – all guided by the wisdom of caring proprietors. Lucknow – at the eastern entrance to Huron-Kinloss – is the region's general store where tales and ideas are traded across wide streets full of friendly greetings. Every visit to Lucknow generates warm memories and another reason to return.





RIPLEY

Ripley is the balance point – an intersection if you will – between fresh water and family farms, past and future, simplicity and opportunity. This is the centre of Huron-Kinloss, a place where you can catch your breath or take advantage of rural tranquility. And as with all crossroads, Ripley offers you choices – to stay a little longer, explore a little further and perhaps discover a new direction that you hadn't considered before. Here at the crossroads of Huron-Kinloss, the potential to create something new is only limited by your imagination.





POINT CLARK

Nestled on the western edge of Huron-Kinloss you'll find a beach, pails for making sand castles and the nostalgia of a Lake Huron lighthouse. The warmth of the community is reflected in the colour of the sunsets – the urge to linger here is inescapable. Set the explorer in you free by visiting Point Clark in Huron-Kinloss.



BUILD, INVEST, GROW WITH US

The Right Ingredients for Business

Operating a small business, like creating wonderful food, takes a blend of ideas, expertise and a dash of moxie to fashion success. When you add the right ingredients to knowledge and support, great accomplishments are served.

Agricultural, tourism, retail, commercial and service-based business opportunities await in our beautiful and thriving Township. We can connect you with the supports you require to grow or expand your business.

If you are wanting to develop a professional network, reach your customers and promote your business, we have what you need. You'll be warmly welcomed and supported at every stage and step of the way.

With affordable property, a supportive business community and blazing fast internet, establishing a business in Huron-Kinloss is a breeze. We offer low commercial rental rates, access to grants and incentives, space for lease on the charming main streets and an industrial park ready for development.





Downtown Improvement Program

The Township of Huron-Kinloss has a series of grants and incentives designed for commercial property owners and individuals operating businesses within the Township's Community Improvement Plan (CIP) areas:

- Façade Improvement Grant
- Storefront Sign & Awning Grant
- Community Energy Efficiency Program
- Accessibility Enhancements Program
- Building Improvement/Structural Program
- Marketing Program

For information about these programs contact our Economic Development Officer, Amy Irwin by email at airwin@huronkinloss.com or phone at 519-395-3735.

Business Supports

The Township of Huron-Kinloss has several initiatives to promote shopping local and to foster local economic growth. The Township's three main annual promotions are:

- Lucknow and Ripley Holiday Shopping Pass: a promotion to encourage local shopping during the holiday season.
- Huron-Kinloss Dollars: designed to support local businesses and stop some of the retail leakage to other areas.

Business to Bruce

Huron-Kinloss businesses have access to Bruce County's Business to Bruce Program, which provides:

- Free one-on-one consultations and business planning support
- Funding and grant support
- Business basics workshops and topic-specific seminars featuring local experts

INFRASTRUCTURE

Huron-Kinloss has the infrastructure in place for the next 20 years, with residential, commercial and industrial opportunities available.

Ripley, Lucknow and our Lakeshore area are booming with new construction. Since the last census, the population of Huron-Kinloss grew by 9% and we are on track to see similar growth over the next few years. When all the new developments come online we will see over 200 more residential units throughout our communities including single family homes, multi-unit housing, seniors apartments and large luxury homes near the water.



LARGEST INDUSTRIES

The communities of Huron-Kinloss are home to a thriving agri-business and food processing culture; from cash-cropping and livestock to dairy, butter, and cheese processing, cooperatives and some of the best produce and baked goods you'll find anywhere. It's a place where traditional and innovative approaches to food intersect and the result is a food economy that promises a bright and bold future for the region. Tourism is strong, coming for the beaches and the outputs of local farmers plus a variety of specialized retail outlets.

Agriculture



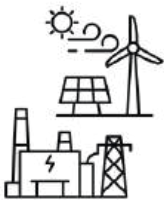
Huron-Kinloss is very strong in agri-food production and processing with all the ripple-effect that implies for related light manufacturing and distribution businesses. Fresh produce by auction is also a significant attraction for food processors and chefs alike.



Construction

Huron-Kinloss is one of the fastest growing communities in Bruce County according to the 2023 Census. 4 residential subdivisions are in various stages of construction and our newly serviced industrial park is ready for new investment.

Energy



Huron-Kinloss is close in proximity to Bruce Power where an estimated 450-500 residents are employed. The spouses and families of those employees are also Huron-Kinloss residents; highly-skilled and well-educated professionals who contribute to what makes this community special.



Municipal Services

Huron-Kinloss is a community that works together. Municipal services are here to help entrepreneurs and encourage expansion and new ideas. The community is communally invested in the future and while the long tradition of family farming is honoured, Huron-Kinloss is embracing change and progress.





What do you love about doing business in Huron-Kinloss?

“It’s a tight knit town with new people coming to live and raise their children or retire.”



FIG Studio Kitchen

Ripley, Ontario

OWNERS

Dave & Veronika Cook

FIG Studio Kitchen is a bustling upscale coastal cuisine restaurant in downtown Ripley. They offer lunch, dinner and brunch on Sundays and a fully licensed, patio during the summer months. Mostly everything is made on premises and the kitchen is fully visible and you can see the kitchen brigade prepare your meal. They also offer live music and we also do specialty evenings with wine and food pairings.

Lucknow Pharmasave

Lucknow, Ontario

OWNERS

Dionne Smith

A unique experience awaits you at Lucknow Pharmasave. Not just your local community pharmacy but also offers home decor, gifts and a fashion boutique as well as M & M meats and a grocery section. They have a wide range of mobility products, home health appliances and in store consulting for compression fittings.



What do you love about doing business in Huron-Kinloss?

"Whether it's your customers, other businesses or people passing through on their way to the cottage it's always about serving the community. Living in small town is the best. People know your name and aren't afraid to say "Hello or How are you today?" There is a sense of belonging within the communities of Huron Kinloss."



RIPLEY, ONTARIO

41 Queen Street

COMMERCIAL LEASE

Formally the Royal Bank of Canada, this building is in a prime location with updated new flooring and ample space for your business.





LOVE WHERE YOU LIVE AND WORK

What We Offer

Huron-Kinloss is a place where the grass is greener, the lake is clearer and people friendlier. Where the experience of choosing how you eat, play and find balance in your life is unique. Come discover what living is all about!



■ **2 Elementary Schools**

■ **2 Public Libraries**



■ **2 Arenas**

Each with an ice pad, social and event rooms, sports and fitness programming





■ **6 Ball Diamonds**

■ **2 Soccer Fields**



■ **4 Retirement Homes**

■ **2 Splashpads**

■ **6 Tennis/Pickleball Courts**



■ **15 km of Beautiful Shoreline**



Plus – Basketball Courts, an Outdoor Pool, Golf Courses and Many Parks, Playgrounds and Trails





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