



## Staff Report

**Report Title: Boiler Beach Stairs Risk Management Plan**

**Date: Dec. 1, 2025**

**Report Number: CS-2025-31**

**Department: Community Services**  
Beach

**File Number: C11 CS 25, E18 Boiler**

**Prepared By: Mike Fair, Director of Community Services**

**Attachments: Map of Proposed Stairs**

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### **Recommendation:**

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CS-2025-31 prepared by Mike Fair, Director of Community Services

### **Background:**

In the past 25-50 years there has been many small steps or pathways constructed along Boiler Beach road by local residents from across the street. In recent years there has been an influx of new, more elaborate stairs being constructed on municipal property by residents who live across the road. Due to the increased pressure of liability, and assumption of risk staff are proposing a plan to provide proper stair access along the steep slope sections of Boiler Beach while removing all existing stairs.

### **Discussion/Analysis/Overview:**

Staff have reviewed the Boiler Beach geography from the 10<sup>th</sup> concession to the Kincardine Boundary. There are several paths from the road to the beach from the 10<sup>th</sup> concession to Heritage drive with low slope, and low risk of injury. The aforementioned paths are not a concern since they are low slope natural paths.

The following concerns with installing stairs are:

1. Boiler Beach access from North of Heritage to Huronville Rd involve a steeper slope that is more difficult to navigate by walkers or people carrying beach items to their favourite beach.
2. Some areas have a significant drop in height which would place stairs out onto the beach which is not ideal during high water events.
3. In discussion with public works there is concern of having a public access (stairs) located at intersections along Boiler Beach road which promotes parking in areas that should not have parking.
4. Removing all existing stairs along Boiler Beach road to the Lakeshore to mitigate the risk, and liability.

Staff have reviewed the Boiler Beach Road shoreline, and propose the following:

1. Staff host Boiler Beach Stair access public meeting in the spring of 2026 with a map of proposed stairs to gather feedback on the plan and explain the liability of the existing stairs. Upon budget approval staff will also develop a maintenance policy and procedure and signage plan with assistance from our insurance provider and feedback from the Saugeen Valley Conservation Authority. A map is attached as a starting point.
2. Propose a timeline to remove the existing stairs. Staff are suggesting a two-year plan to remove all existing stairs and install an estimated six new galvanized stairs from Boiler Beach to the lower shoreline.
3. Staff is proposing to remove all privately installed stairs in 2026 and phase the installation of municipal stairs starting in 2026. Staff estimates a budget request for \$50 000 per year to complete the project.
4. Staff propose that possible additional stair requests as per our specifications and installed by municipal contractors would be entertained only if funded by residents for their convenience at the discretion of municipal staff.

The project will be included in the draft budget for consideration.

**Financial Impacts:**

There is a \$50 000 budget impact for 2026, and 2027.

**Performance Measurement:**

Reducing the risk, while providing access to Boiler Beach.

**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 checked="" type="checkbox"/> Ensure Financial Stability |

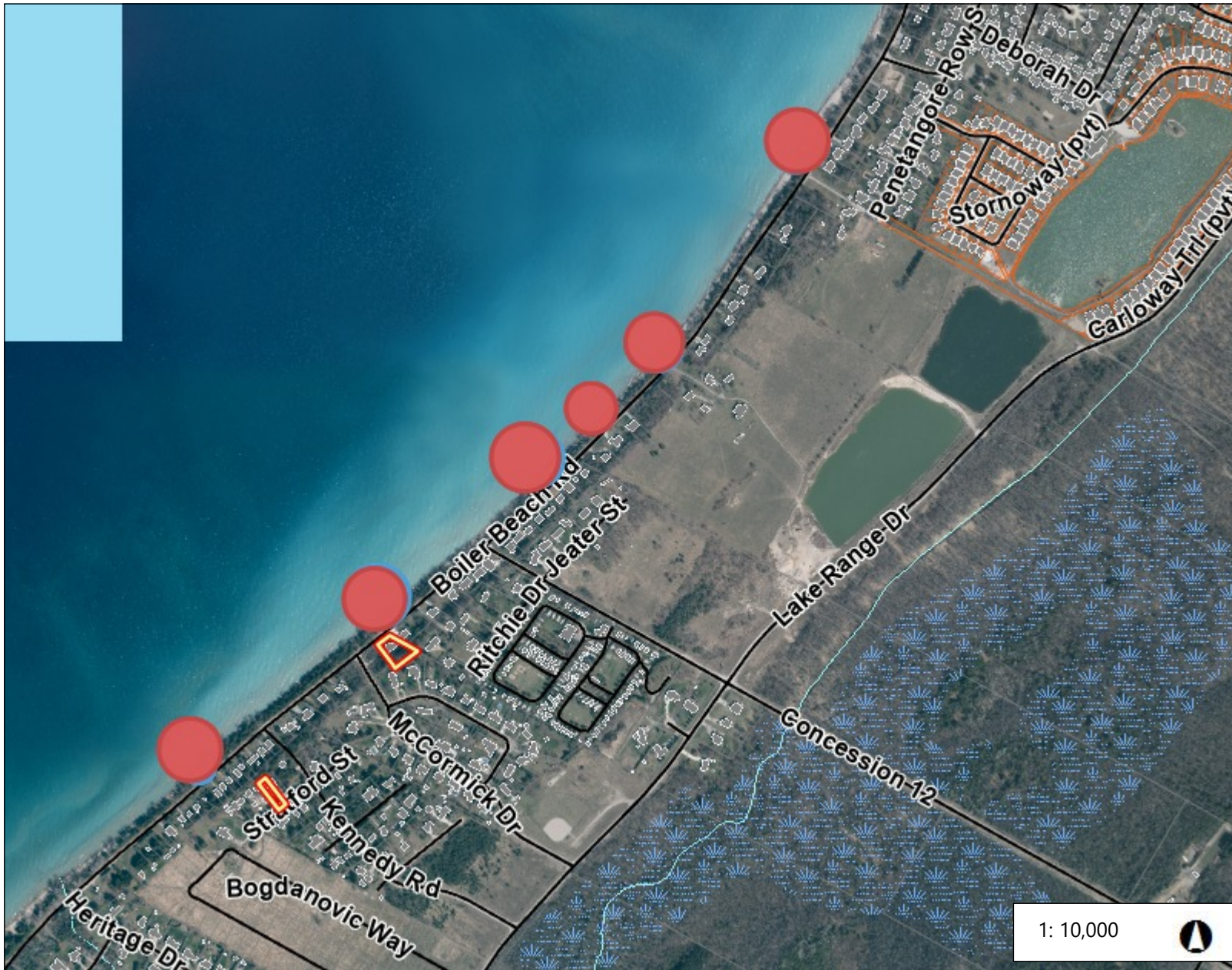
**Strategic Goal: Encourage strong communication and community engagement**

**Respectfully Submitted By:**

Mike Fair, Director of Community Services

**Report Approved By:**

Jodi MacArthur, Chief Administrative Officer



Legend

- Rural Community point, labelled
- Ferry
- Provincial Highway
- County Road
- County Road
- ↔ Bridge reconstruction
- Municipal or Other Road
- Municipal or Other Road
- Bridge Detour
- Building Footprint
- Propane Facility Buffer
- Assessment parcel
- Condo unit or Common element
- First Nation parcel
- Severance
- ▨ Severed portion
- ▨ Retained portion
- Subdivision
- ▨ Draft Approved
- ▨ Final Approved
- Body of Water
- Evaluated Wetland
- Watercourse
- Permanent Stream
- Intermittent Stream
- Wetland
- Body of Water
- Built-up area
- Adjacent Counties
- Lake Huron and Georgian Bay

1: 10,000



0.5 0 0.25 0.5 Kilometers

Notes