MUNICIPALITY OF
HURON
SHORES

Dean Lake Bridge Public Information Session

October 22, 2025

Welcome & Session Overview

- The session is being recorded so a recording can be shared online.
- A short presentation will be provided, followed by a public feedback portion.
- During feedback, speakers may line up at the microphone, comments will be heard in order.
- Each person will have up to two minutes to share input.
- Comment sheets are available for anyone who prefers to write in afterwards.
  - Written feedback will be accepted until October 30, 2025 (email, website, or drop-off).
- Please keep all comments respectful and focused on the topic at hand.

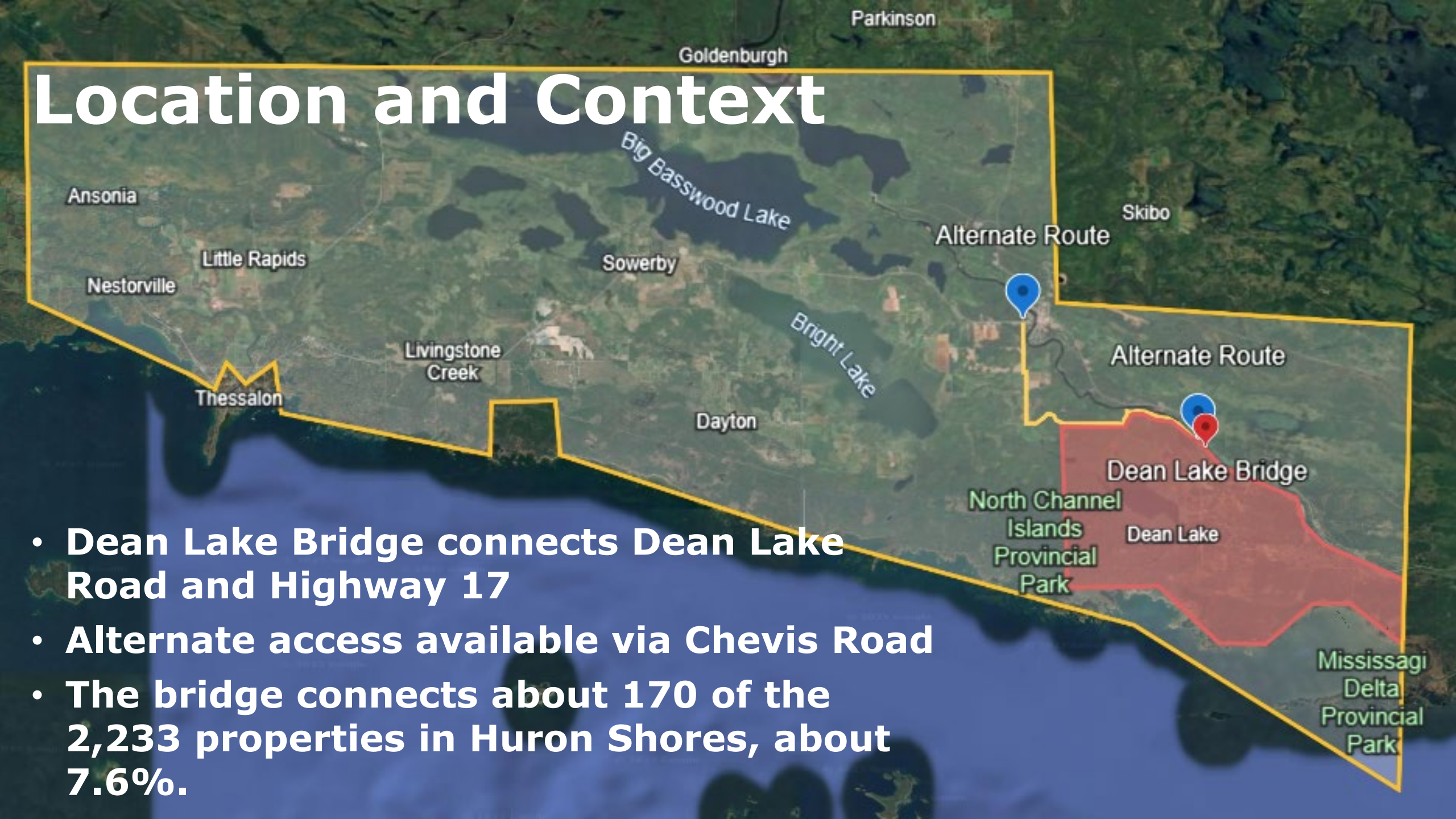
MUNICIPALITY OF HURON SHORES

Purpose of Tonight's Session

- Share the results of engineering inspections and cost estimates.
- Review the short-term and long-term options.
- Discuss financial and ratepayer impacts.
- Gather public feedback before Council decides how to proceed.

MUNICIPALITY OF HURON SHORES

Location and Context

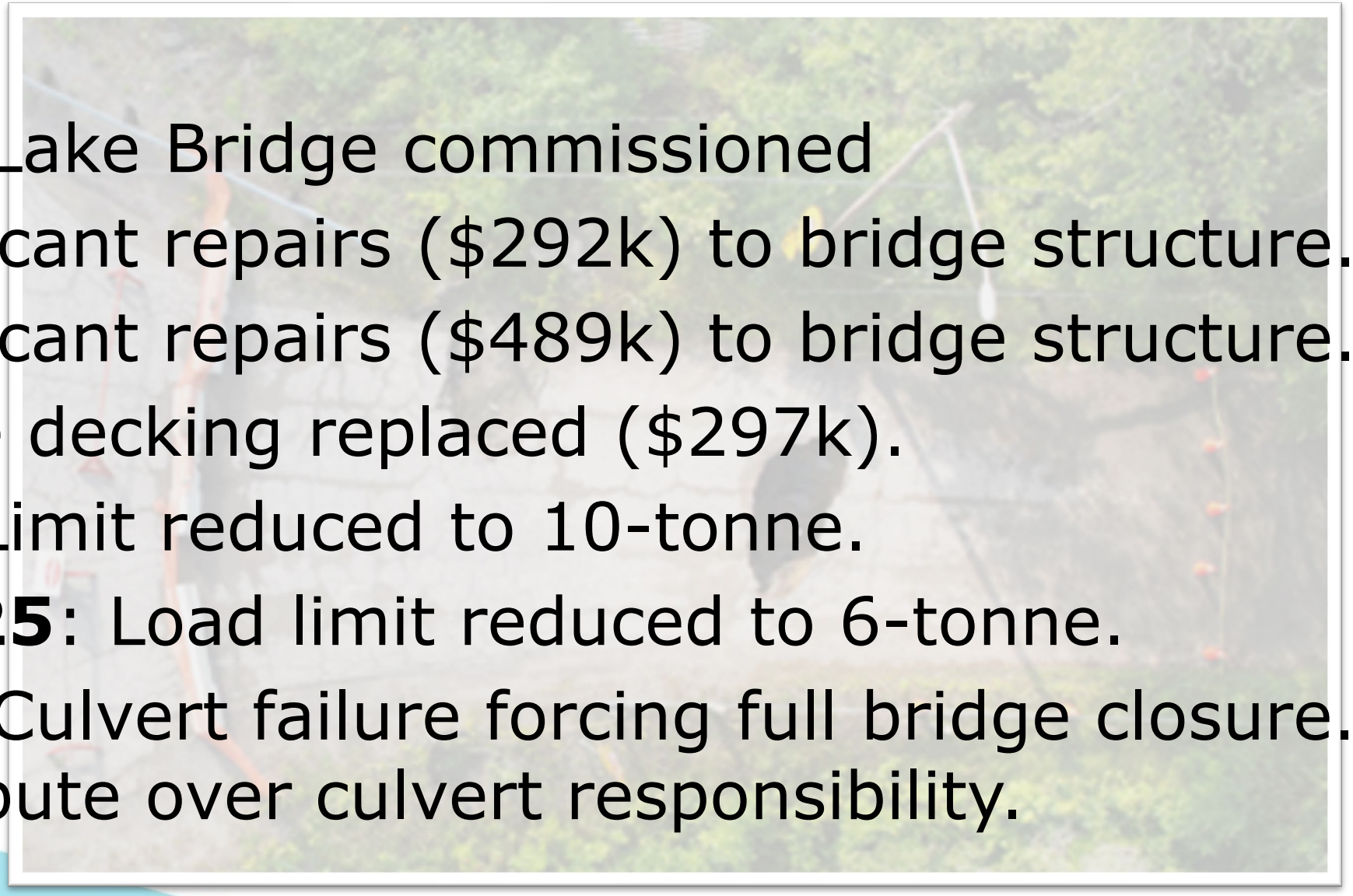


- **Dean Lake Bridge connects Dean Lake Road and Highway 17**
- **Alternate access available via Chevis Road**
- **The bridge connects about 170 of the 2,233 properties in Huron Shores, about 7.6%.**

Why We're Here

Brief timeline:

- **1908**: Dean Lake Bridge commissioned
- **1998**: Significant repairs ($292k) to bridge structure.
- **2007**: Significant repairs ($489k) to bridge structure.
- **2008**: Bridge decking replaced ($297k).
- **2020**: Load Limit reduced to 10-tonne.
- **January 2025**: Load limit reduced to 6-tonne.
- **April 2025**: Culvert failure forcing full bridge closure.
- On-going dispute over culvert responsibility.



MUNICIPALITY OF HURON SHORES

Inspections and Reports Completed

- **2020**: Structural Load Evaluation and Condition Assessment
- **2023**: OSIM Bridge Inspection
- **2024**: Steel Testing and Concrete Coring
- **2024/2025**: Feasibility Report; Underwater Assessment
- **2025**: Culvert Inspection
- **2025**: Chevis Road Assessment

MUNICIPALITY OF HURON SHORES

What the Inspections Found

- Major corrosion in steel trusses and bottom chords.
- Concrete piers and abutments in poor condition.
- Bridge deck system retaining water and deteriorating.
- Culvert under Dean Lake Road has structurally failed, undermining road access.

What are our options?

- The bridge has reached the end of its safe service life.
- Council must now decide how to move forward.
- Three main options have been identified:
  - Decommission the Bridge.
  - Major rehabilitation.
  - Full Bridge replacement.

Summary of Short-Term Options

Options	Est. Cost	Description	Key Points
ST-1: Permanent Closure	$110K-$125K	Remove culvert and close the crossing.	• No connectivity. • All traffic via Chevis Road. • Allows for long-term planning.
ST-2: Culvert + Interim Repair	$800K - $1.2M	Replace culvert and temporary bridge repairs.	• Temporary (1-2 years). • Restores access under 6-tonne load limit.
ST-3: Modular Rental Bridge Over Culvert	$380K-415K (2-years)	Install short-term bridge over culvert.	• Short-term connectivity. Requires MTO permits • Interim bridge repairs needed.

MUNICIPALITY OF HURON SHORES

Long-Term Options Overview

- **LT-1:** Decommission Bridge – Remove structure, restore site.
- **LT-2:** Major Rehabilitation – Repair and repaint existing bridge.
- **LT-3:** Full Replacement – build new one-lane or two-lane bridge.

MUNICIPALITY OF HURON SHORES

LT-1 – Decommission the Bridge

What it means:

- Permanently close the Dean Lake Bridge.
  - Remove bridge superstructure and rehabilitate the site, OR
  - Convert to pedestrian bridge.
- Maintain access via Chevis Road.

Pros:

- Lowest overall cost.
- Eliminates future liability and inspection costs.
- No long-term maintenance requirements.

Cons:

- Permanent loss of river crossing at that location.
- Permanent reliance on Chevis Road.

- **Estimated Cost: $2.2M (Includes ST-1)** + Chevis Road improvements ($2.5M - $5M) totaling roughly $4.7-$7M.

MUNICIPALITY OF HURON SHORES

LT-1 – Decommission the Bridge

(Continued)... Proposed Options for future consideration to upgrade Chevis Road:

Options	Description	Approx. Cost (excl. HST)
1. Full Upgrade of Existing Road	Reconstruct to 60 km/h design speed	$4.5 M
2. Realignment A	Straighten first corner	$1.2 M
3. Realignment B	Remove first corner, moderate grades	$2.4 M
4. Realignment C	Rework east hill/corner	$1.9 M
5. Woodside Extension A	New alignment	$4.3M
6. Woodside Extension B	“Best-fit” Connection	$3.2M

MUNICIPALITY OF HURON SHORES

LT-2 – Major Rehabilitation

What it means:

- Replace bridge deck, repair trusses, restore concrete, and repaint.
- Keeps the existing bridge open but still load-posted.

Pros:

- Extends service life by up to 25 years.
- Maintains crossing for local traffic.

Cons:

- High cost for limited lifespan.
- Bridge remains load-restricted.
- Ongoing inspection and maintenance costs.

- **Estimated Cost: $7.4-$7.8 M (includes ST-2)** + Chevis Road Improvements ($2.5M - $5M) totaling roughly $9.9M – $12.8M.

MUNICIPALITY OF HURON SHORES

LT-3 – Full Bridge Replacement

What it means:

- Construct new one- or two-lane bridge to modern standards
- Full highway load capacity.

Pros:

- Provides long-term, full-load crossing.
- Lowest maintenance needs over time.
- Meets all current design standards.

Cons:

- Highest cost option by a large margin.
- Depends on securing significant external funding.

- **Estimated Cost: $25-$32 M (includes ST-2)** + Chevis Road Improvements ($2.5M - $5M) totaling roughly up to $37M.

MUNICIPALITY OF HURON SHORES

Financial Impact of Long-Term Options

Options	Est. Cost	Approximate Tax Impact (2025 Context)	Notes
LT-1: Decommission	$2M	• 43% if paid in one year or, • 3%/yr over 15 years	Could be managed through reserves, grant, or short-term financing.
LT-2: Major Rehab	$5.8M-$7.6M	• 125-165% if paid in one year or, • 8-11%/year over 15 years	High cost for limited 20–25-year lifespan.
LT-3: Replacement	$25M-$32M	• 540-700% if paid in one year or, • 36-46%/yr over 15 years	Would require long-term debt and external funding.

This does not include Chevis Road Improvements. Figures are order-of-magnitude estimates for contexts only. Impacts assume 100% municipal funding and do not account for potential grants, cost-sharing, interest on loans, or use of reserves.

MUNICIPALITY OF HURON SHORES

Financial Impact on Property Taxes

*Approximate Tax Impact – Based on $150,000 Assessed Value (MPAC 2016 Baseline)

Scenario	Approx. Cost	Tax Impact (1 Year)	If Financed (Over 15 Years)	Approx. Annual Tax Bill (on $150,000 home)
T-1: Decommission	$2M	+43%	+3%/yr	**$4,317** (+ $1,298) **OR** (+$90/yr over 15yrs)
T-2: Major Rehab	$5.8–7.6M	+125–165%	+8–11%/yr	**$6,800 – $8,000** (+ $3,800 – $5,000) **OR** (+$240-$330/yr over 15yrs)
T-3: Replacement	$25–32M	+540–700%	+36–46%/yr	**$19,500 – $24,200** (+ $16,900 – $21,200) **OR** (+$1000-$1400/yr over 15yrs)

*All figures are approximate. Calculations based on a 2016 MPAC assessed value of $150,000 and a current Residential Tax rate of 0.02012907 (≈ $3,019 annual tax). Figures shown are illustrative to demonstrate scale, not proposed or actual increases.

MUNICIPALITY OF HURON SHORES

Funding Options

- Increase levy for all residents
- Local Improvement By-law imposed on Dean Lake residents only.
- Grants (not currently available).
- Borrowing (spreads costs over future years, adds annual interest expense).
- 2025 Annual Borrowing Limit $10,822,766 @ 5% for 20 years; $9,200,337 @ 7% for 20 years (annual repayments $868K).
- Bridge Replacement Reserves (limited).
- Combination

MUNICIPALITY OF HURON SHORES

State of Infrastructure based on 2025 AMP:

Asset Category	Replacement Cost	Asset Condition
Road Network	$114,914,299	Fair (43%)
Bridges & Culverts	$40,636,292	Fair (49%)
Storm Sewer Network	$1,746,065	Very Good (90%)
Buildings	$25,625,252	Good (71%)
Machinery & Equipment	$1,545,601	Fair (48%)
Vehicles	$4,242,879	Good (69%)
Overall	**$188,710,388**	**Fair (53%)**

State of Reserves:

Type	Projected December 31, 2024	Actual January 1, 2025	Projected December 31, 2025
Obligatory/Restricted	$337,851	$1,034,074	$29,581
Discretionary	$6,001,625	$6,942,238	$6,415,591
Total	**$6,339,476**	**$7,976,312**	**$6,474,752**

Other Items For Consideration:

- The Bridge Reserve balance of $2,123,887 at the end of 2024 is insufficient to cover the potential Dean Lake Bridge costs and other items that may be identified in the 2025 OSIM Bridge Inspections
- The Roads Reserve Balance of $1,925,104 at the end of 2024, is insufficient if significant work is required to upgrade Chevis Road.
- Annual repayment limit (under O. Reg 403/02) regulates the Municipalities ability to borrow.
- The Municipality's Long-term Debt Management Policy (Res 19-12-27) guideline borrowing limits for improvement project is 80% of cost with repayment lengths of 10-15 years.
- Asset Management Plan has not been fully funded, decisions required.

MUNICIPALITY OF HURON SHORES

Public Feedback

- The remainder of the session will be for public input.
- Each person will have up to two minutes to share their thoughts so everyone gets a turn.
- Comment sheets are available for anyone who prefers to write or share more detail later. Drop off at the Municipal Office.
- Written feedback will be accepted until October 30, 2025: email@huronshores.ca.

  All information is available online at www.huronshores.ca.

MUNICIPALITY OF HURON SHORES

Next Steps...

- **Council Meeting – November 12, 2025, 7:00PM.**
  - Council will review public input and make decisions on next steps.
- **Public Encouraged to Tune In**
  - The meeting will be live on Zoom and open to the public *(limited capacity*).
- **Written Feedback Deadline – October 30, 2025**
  - Comments can still be submitted by email, through the website, or dropped off at the Municipal Office.
- **Updates**
  - Meeting details and project updates will be shared on the Municipality of Huron Shores website and social media.

MUNICIPALITY OF HURON SHORES