Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Report to Council

To: Mayor and Council Members

From: Edward Hilton, Economic Development Officer

Date: December 11, 2025

Subject: EV ChargeON Grant Update Dec 2025

Recommendation:

That Council provide direction to Staff on the three proposed options for the EV ChargeON grant at the NKCC:

- Option 1 (recommended): That Council direct staff not to proceed with the ChargeON grant and Level 3 charger project for the NKCC.
- Option 2: That Council direct staff to approach the MTO to amend the agreement to Level 2 charge ports only at the NKCC (minimum four units).
- Option 3: That Council request additional analysis or alternative site options.

Background:

On September 2, 2025, Council received a report and approved staff recommendations related to the EV Charging Station project. Council authorized carrying over the $75,000 capital allocation from 2025 into 2026, adding $60,000 in new capital funding for 2026, and authorized the Treasurer to sign the Project Modification and Extension Request with the Ministry of Transportation for the EV ChargeON Grant. Council also approved proceeding with Option 1 in that report, using FLO as the hardware supplier through the Canoe Procurement Group, and commencing engineering design.

At that time, FLO was recommended based on several considerations. The company offers Canadian sales, service, and manufacturing, ensuring that both the business and its products are based in Canada. FLO also provided the most competitive pricing among the options reviewed and demonstrated proven experience in the region, with established EV charger sales and service relationships with neighbouring municipalities.

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Analysis:

Since that approval, staff have been advised of several significant changes. FLO's Canadian-made Level 3 charger has been discontinued following the closure of a manufacturing facility in Quebec, and the company has replaced this product with an American-made BTC unit for which FLO now serves as a reseller. FLO has also indicated that changes to its Level 2 charging equipment are forthcoming. The alternate vendor previously reviewed through the Canoe program, ChargePoint, similarly manufactures both its Level 2 and Level 3 chargers in the United States.

While other Canadian-manufactured charging options do exist, they are not available through Canoe, meaning a new RFP process would be required should Council wish to consider them. Staff also note that shifting from Canadian-made to U.S.-made equipment may result in higher long-term costs for parts and replacements and may affect eligibility for any future local-preference procurement policies if the Township expands its EV charging network.

Staff are aware of recent public discussions and media coverage regarding the impact of Hydro One demand charges on municipal EV charging stations (generally impacting Level 3 fast charging stations, including examples in North Frontenac and Lanark County. Hydro One has announced that its EV Charge (EVC) rate class will be updated effective January 1, 2026.

Below is a snapshot from Hydro One's new EVC website that estimates pricing (demand component only) for a Level 3 charging configuration similar to that quoted for the project (2 ports at 50 kW), as of January 1, 2026.[1]

[1] Source: https://www.hydroone.com/business-services/electric-vehicle-charging-rate, accessed November 19, 2025

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Bill line item	Quantity	Base Rate	Base Net Amount*	EVC Rate	EVC Net Amount**	Difference
Service charge Fixed Charge	1	$105.55	$105.55	$105.55	$105.55	No difference
Distribution volumetric rate Unadjusted Peak kW or 90% kVA if Power Factor < 90%	100.00 kW	$21.3987	$2,139.87	$21.3987	$2,139.87	No difference
Retail Transmission Service Rate - Network Adjusted Peak kW (must occur 7am-7pm on IESO business day)	106.10 kW	$3.0836	$327.17	**$0.5242** ($3.0836 x 0.17)	**$55.62**	**- $271.55**
Retail Transmission Service Rate - Transformation Connection Adjusted Peak kW	106.10 kW	$2.3487	$249.20	**$0.3993** ($2.3487 x 0.17)	**$42.36**	**- $206.83**
Total			**$2,821.79**		**$2,343.40**	**- $478.38**

Furthermore, Staff has recently surveyed publicly-available data on Level 3 charger utilization (November 2025 survey) and historic records to better forecast usage in the low season. Off-season utilization rates are estimated to be one per day or less for the Level 3 charging ports.

Even when charging at the high end of current market rates ($0.75/kWh) and assuming realistic rural usage, Staff do not believe the Township would be able to operate the Level 3 equipment on a break-even basis. Based on projected utilization, hydro rates, and maintenance and operating agreement costs, annual operating expenses are estimated at approximately $16,000 for the Level 3 chargers. This figure does not include the Township's capital contribution or any depreciation costs (estimated to be approximately $10,000 per year)[2].

[2] This estimate assumes straight-line depreciation over a 10-year period. With capital costs for the Level 3 charging equipment estimated at approximately $100,000, the annual depreciation would total $10,000, resulting in $50,000 in accumulated depreciation over five years.

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Estimating Operating P&L (Year 1, No Capex) for the Level 3 Charging Station

Item	Amount
Annual Revenue @ $0.75/kWh → 23,400 kWh	$17,550
Annual Energy Cost → 23,400 kWh × 14.52 ¢	–$3,395
Gross Profit	$14,155
Annual Fixed Operational Expense	
Delivery (EVC Rate, 100 kW peak)	–$28,120.80
Credit Card Fee	–$300
Management Fee	–$1,700
Total Fixed Opex	–$30,121
Net Operating Cash Flow	–$15,966

Additional time would be required to evaluate Canadian vendors for Level 2 and/or Level 3 equipment, particularly those that are Canadian-owned or manufacture their equipment in Canada. Factoring in procurement, electrical design, and installation, this would likely prevent the project from being completed by the grant's required deadline of November 2026.

A more holistic, long-term approach may be required when considering a Level 3 charging station in the Township. This could include integrating on-site electrical generation, such as solar, or other technologies like battery storage, which could help reduce project risks and operational costs while providing a valuable community amenity. However, such an approach would fall outside the scope of this specific grant program. Staff are also monitoring regulatory updates and guidance from the Independent Electricity System Operator (IESO), which could influence projects of this type.

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

A change in project scope for the ChargeON grant to Level 2 chargers only would require a minimum of four 4 ports. While there may be long-term demand for four or more Level 2 charging ports at the NKCC, this number is higher than what is typically installed at a single community location in comparable municipalities.

Staff believe that while four Level 2 charging ports are higher than comparable facilities, the financial risk is substantially lower due to the avoidance of demand charges. Additional time would be beneficial to survey Level 2 charger utilization rates in comparable rural facilities to better forecast revenue for Option 2, but this is not deemed critical for the immediate decision due to the limited fixed operational expense.

Below is a sample of Level 2 charging ports at community facilities in surrounding communities, using publicly available data from ChargeFinder (https://chargefinder.com/ and ChargeHub https://chargehub.com/.

Location	Level 2 Charging Ports (J1772)	Power
Buckhorn Community Centre (FLO)	2	7.2 kW
Lakefield-Smith Community Centre (FLO)	2	7.2 kW
Bridgenorth Library (FLO)	1	6.2 kW
Peterborough Riverview Park (FLO)	1	7.2 kW
Peterborough Memorial Arena (FLO)	1	7.2 kW
Dorset Recreation Centre (FLO)	1	6.2 kW
Keith Tallman Memorial Arena – Wilberforce (IVY)	2	Unknown
Warkworth Arena (IVY)	2	Unknown

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

If the agreement were amended to revise the project scope to four Level 2 charging ports, the estimated cost of the Level 2 charging equipment would be $40,000. The grant would cover up to 75% of eligible costs, or $7,500 per port ($30,000 total) [3]. Additional costs would be incurred for site preparation, curbing, electrical panels and wiring and installation required for the equipment. However, the Level 2 equipment would not require the larger transformers and other equipment required for the Level 3 chargers, if configured as new standalone service from Hydro One.

If the new service is single-phase 240 V and 40–50 A chargers (7.7–9.6 kW) are used, even in a worst-case scenario where all four vehicles draw full power simultaneously, the total load would only be 30–38 kW, below the 50 kW capacity were Commercial/General service rates with demand charges are incurred.

Staff have received inquiries regarding the potential installation of Level 2 electric vehicle chargers at the Health Centre. In addition, staff are considering the feasibility of installing Level 2 chargers at 143 Burleigh Street, which aligns with previous Council direction and with the original concurrent ChargeON grant application for chargers at 135 Burleigh Street.

If Council wishes, staff could also undertake a public survey to better assess community interest in future charger locations, preferred charger types (Level 2 or Level 3), and anticipated usage demand.

Financial Implications:

Not proceeding with the grant would mean forgoing the EV ChargeON funding of $165,000. However, it would also avoid the estimated capital project costs of $125,000 to be incurred by the municipality, as well as the ongoing operational costs, which the municipality would be contractually required to cover for up to five years under the terms of the funding agreement. If staff estimates are correct, the operating losses could amount to an additional $80,000 over the operating term (5 years).

With the growth in electric vehicle adoption across Ontario, providing both Level 2 and Level 3 chargers at the NKCC would serve residents, seasonal property owners, and visitors alike. This would enhance the NKCC as a community hub and reinforce North Kawartha’s position as a forward-looking, sustainable destination. However, staff are currently unable to quantitatively measure the direct financial impact of this investment.

Staff could continue to collect publicly available utilization data in 2026, at comparable community hubs and facilities in surrounding rural municipalities.

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Strategic and/or Other Plans:

Township of North Kawartha 2023-2026 Strategic Plan

Strategic Plan – 1 Infrastructure – Investments in Municipal Infrastructure

Strategic Plan – 2 Economy – Guide economic growth for a sustainable community

Strategic Plan – 4 Environment – Protect and enhance the environment

Township of North Kawartha 2023-2026 Strategic Economic Development Plan

- Development
- Infrastructure
- Economic Diversification

In Consultation With:

Connie Parent, Clerk

Alana Solman, CAO

Attachment:

North Kawartha Medical Clinic - Letter Regarding Level 2 Chargers