

## Proposed Bayshore Park Marina – Market Study and Concept Design

Shoreplan Engineering Limited + **TOURISTICS** retained in November 2009

- Determine the existing and future number of boats within the market area for the proposed Quinte West marina site
- Review and analyze all marinas within the market area to obtain annual occupancy rates, facilities & amenities, waiting lists, plans for expansion
- Determine whether or not the size of the current and projected future market would allow for the introduction of a new marina in Quinte West
- If so, how large should the proposed marina be and what facilities and amenities should it offer
- Given the site characteristics, provide a number of marina concepts that would meet expected boater demand

## Proposed Bayshore Park Marina – Market Study and Concept Design

- Provide detailed capital costs for the proposed marina development
- Provide detailed user numbers for the proposed marina
- Derive annual revenue and expense projections for the proposed marina
- Provide an indication of the expected benefits to the City and expected economic impacts resulting from the construction and operation of the proposed marina

Proposed Bayshore Park Marina – Market Study and Concept Design

- **Boater Usage Will Come from Two Sources:**
  - Seasonal Boaters** - rent slips for entire boating season
  - Transient Boaters** - rent slips on part or full day basis
- **95% of seasonal boater demand will come from within 50 kms. of proposed site**
- **More than 96% of transient boaters will come from within 80 nautical miles** (i.e. Scarborough to Rockport in Ontario and Alexandria to Wilson in New York State)

## Proposed Bayshore Park Marina – Market Study and Concept Design

- **Few boats under 20 feet (i.e. 6 metres) venture onto Great Lakes for any extended time period, primarily for safety reasons**
- **More than 90% of boats 20 feet or longer occupy marina slips or moorings**
- **For purposes of this study we are only interested in those boats 20 feet or longer**

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Historical Growth in Size of Boats in Major Market Areas of Proposed Marina

	2003	2008	Actual Growth Rate
<b>Ontario</b>			
20 ft. to <26 ft.	81,151	97,948	4.14%
26 ft. to <30 ft.	10,144	11,443	2.56%
<b>30 ft. to &lt;40 ft.</b>	<b>17,752</b>	<b>21,806</b>	<b>4.57%</b>
<b>40 ft. &amp; over</b>	<b>2,536</b>	<b>3,461</b>	<b>7.29%</b>
<b>New York</b>			
20 ft. to <26 ft.	38,287	37,068	-0.64%
26 ft. to <30 ft.	5,281	5,527	0.93%
<b>30 ft. to &lt;40 ft.</b>	<b>2,640</b>	<b>2,822</b>	<b>1.38%</b>
<b>40 ft. &amp; over</b>	<b>1,320</b>	<b>1,450</b>	<b>1.97%</b>

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Projected Growth in Size of Boats in Major Market Areas of Proposed Marina

	2009	2015	Projected Growth Rate	2016	2020	Projected Growth Rate
<b>Ontario</b>						
20 ft. to <26 ft.	101,710	127,550	3.6%	131,470	148,410	2.6%
26 ft. to <30 ft.	11,710	13,550	2.2%	13,810	14,920	1.6%
<b>30 ft. to &lt;40 ft.</b>	22,720	29,070	<b>4.0%</b>	30,050	34,290	<b>2.8%</b>
<b>40 ft. &amp; over</b>	3,680	5,350	<b>6.5%</b>	5,620	6,870	<b>4.5%</b>
<b>New York</b>	36,830	35,450	-0.5%	35,270	34,550	-0.4%
20 ft. to <26 ft.	5,580	5,880	0.8%	5,930	6,130	0.7%
26 ft. to <30 ft.	2,860	3,100	1.2%	3,140	3,300	1.0%
<b>30 ft. to &lt;40 ft.</b>	1,480	1,660	<b>0.8%</b>	1,690	1,810	<b>1.4%</b>
<b>40 ft. &amp; over</b>	36,830	35,450	-0.5%	35,270	34,550	-0.4%

## Proposed Bayshore Park Marina – Market Study and Concept Design

### **Marinas within Seasonal Market Area (i.e. 50 kms.) of Proposed Quinte West Site**

- **31 marinas and yacht clubs within seasonal market area**  
(excluding Deseronto Marina & Belle Harbour Marina)
- **Total Slips: 1,712**
- **Seasonal Slips: 1,412**
- **Occupied Slips: 1,255 - 88.9% in 2009**
  - **8 marinas & yacht clubs have waiting lists**
- **Transient Slips: 300**
  - **attracted 6,500 boats in 2009**

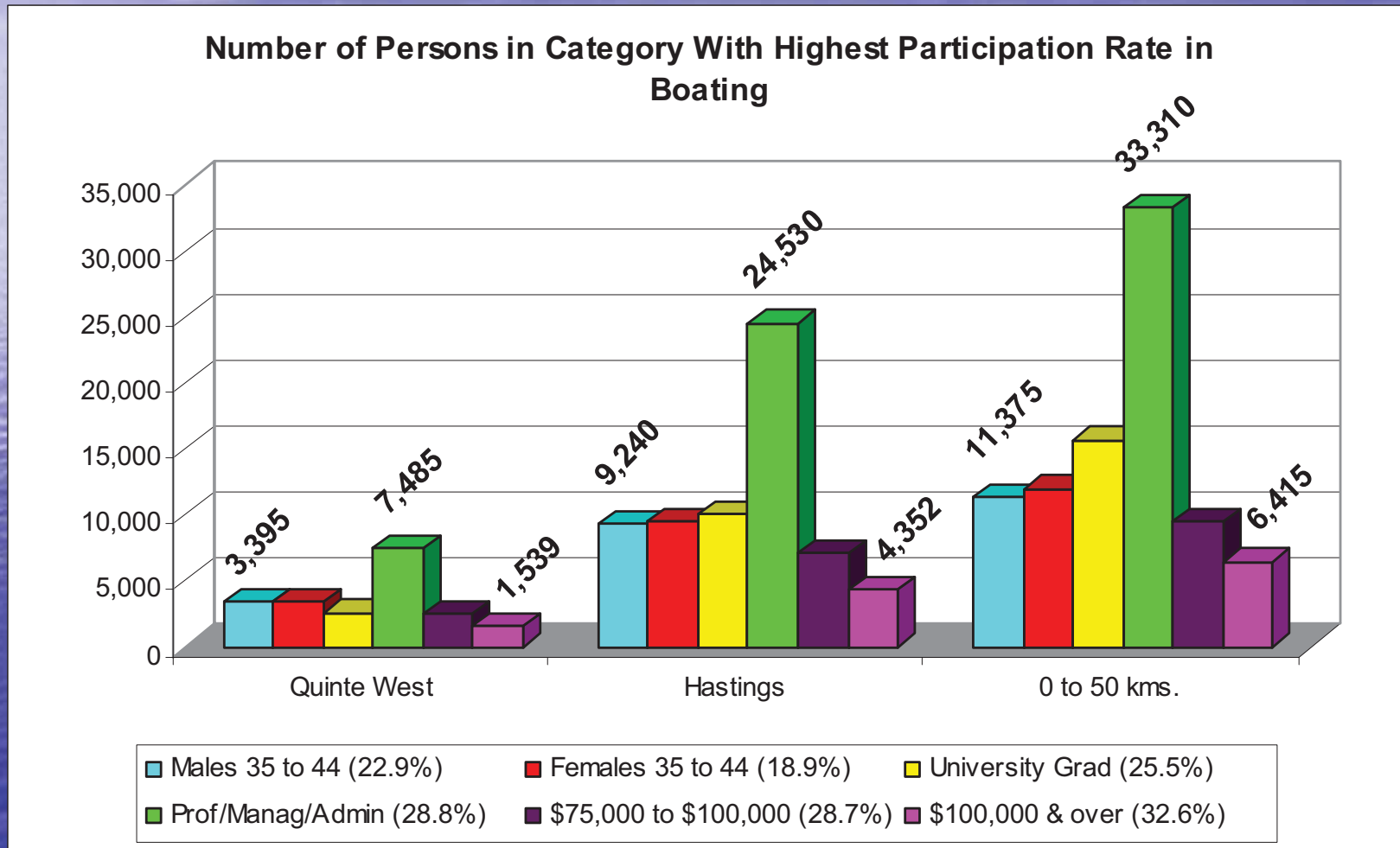
## Proposed Bayshore Park Marina – Market Study and Concept Design

### **Boater Profile: (Categories with highest participation rate in boating)**

- Males 35 to 44 at 22.9%**
- Females 35 to 44 at 18.9%**
- University grads at 25.5%**
- Professional/managerial/administrative personnel at 28.8%**
- Those earning \$75,000 to \$99,000 at 28.7%**
- Those earning \$100,000 or more at 32.6%**



# Proposed Bayshore Park Marina – Market Study and Concept Design



TOURISTICS

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Seasonal Boater Market

- **In 2009 there were 1,912 boats 20 feet or over within 50 kms. of proposed Bayshore Park Marina site**
- **In 2010 there were 1,970**
- **By 2012 there will be 2,100**
- **By 2015 there will be 2,320**
- **By 2020 there will be 2,640**

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Market Demand for Seasonal Slips

Year	Seasonal Slips at Marinas	Number of Slips Occupied	Number of Boats 20 ft. & over (No Adjustment for private docks)	Number of Additional Slips Required	Number of Boats 20 ft. & over Requiring Slip	Number of Additional Slips Required	Number of Additional Slips Required
<b>2009</b>	<b>1,412</b>	<b>1,255</b>	<b>1,912</b>	<b>570</b>	<b>1,700</b>	<b>360</b>	
<b>2010</b>	<b>1,422</b>	<b>1,265</b>	<b>1,970</b>	<b>620</b>	<b>1,750</b>	<b>400</b>	
<b>2012</b>	<b>1,422</b>	<b>1,310</b>	<b>2,100</b>	<b>750</b>	<b>1,870</b>	<b>520</b>	<b>360</b>
<b>2015</b>	<b>1,422</b>	<b>1,350</b>	<b>2,320</b>	<b>970</b>	<b>2,060</b>	<b>710</b>	<b>550</b>
<b>2020</b>	<b>1,422</b>	<b>1,350</b>	<b>2,640</b>	<b>1,290</b>	<b>2,350</b>	<b>1,000</b>	<b>840</b>

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Transient Boater Market

- 60% of transient boater demand will come from within 20 nautical miles of proposed marina
- In 2009 there were **12 marinas, mooring a total of 542 boats**
- 80% of transient boater demand will come from within 40 nautical miles of proposed marina
- In 2009 there were **17 marinas** within 21 to 40 nautical miles, mooring **867 boats**

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Transient Boater Market

- **90% of transient boater demand will come from within 60 nautical miles of proposed marina**
- **In 2009 there were 43 marinas within 41 to 60 nautical miles, mooring a total of 5,687 boats**
- **96% of transient boater demand will come from within 80 nautical miles of proposed marina**
- **In 2009 there were 107 marinas within 61 to 80 nautical miles, mooring 6,462 boats**

Proposed Bayshore Park Marina – Market Study and Concept Design

**Market Demand for Transient Slips**

Market Area	2009	2009	2012	2012	2015	2015	2020	2020
In Nautical Miles	Boats	Boater Days	Boats	Boater Days	Boats	Boater Days	Boats	Boater Days
0 to 20	542	8,780	630	9,800	750	11,300	990	14,120
21 to 40	867	4,680	1,030	5,340	1,220	6,130	1,610	7,650
41 to 60	5,687	13,920	6,290	14,780	6,970	15,870	8,270	17,810
61 to 80	6,462	9,270	6,950	9,580	7,470	9,980	8,430	10,660
<b>Total</b>	<b>13,558</b>	<b>36,650</b>	<b>14,900</b>	<b>39,500</b>	<b>16,410</b>	<b>43,280</b>	<b>18,300</b>	<b>50,240</b>

## Proposed Bayshore Park Marina – Market Study and Concept Design

Three marina concepts developed to meet market demand for seasonal and transient boaters

- Concept 1 - 338 Slips (288 seasonal, 50 transient)
- Concept 2 – 374 Slips (320 seasonal, 54 transient)
- Concept 2a - 380 Slips (324 seasonal, 56 transient)
- Concept 3 - 438 Slips (368 seasonal, 70 transient)

Based on the total capital cost, ability to meet overall demand, and financial performance

**Concept 2a - 380 Slips (324 seasonal, 56 transient)**

Proposed Bayshore Park Marina – Market Study and Concept Design

**Projected Use of Seasonal Slips at Proposed Bayshore Park Marina**

380 slips	2012	2014	2016	2018	2020
Total Seasonal Slips	324	324	324	324	324
Source of Demand					
Latent Demand	219	234	249	269	285
Trade up from existing marinas	37	37	37	37	37
Total Slips Occupied	256	271	286	306	322
Length of Slip Occupied					
9 metres (220 slips)	174	184	195	207	218
11 metres (72 slips)	62	64	66	68	72
14 metres (32 slips)	20	23	25	31	32
Occupancy Rate	79.0%	83.6%	88.3%	94.4%	99.4%



Proposed Bayshore Park Marina – Market Study and Concept Design

**Projected Use of Transient Slips at Proposed Bayshore Park Marina**

380 Slips	2012	2014	2016	2018	2020
Total Market Demand	39,500	41,990	44,530	47,360	50,240
Total Transient Slips	56	56	56	56	56
Source of Demand					
Holiday Weekend (16)	680	700	710	730	750
Existing Special Event Weekend (10 days)	400	410	420	430	440
New Special Event Weekend (6 days)	220	230	240	240	250
Normal Weekend (14)	220	230	250	260	280
Normal Weekdays (92)	390	420	470	520	570
Total Season (138 days)	1,910	1,990	2,090	2,180	2,290

Proposed Bayshore Park Marina – Market Study and Concept Design

**Projected Use of Transient Slips at Proposed Bayshore Park Marina**

380 Slips	2012	2014	2016	2018	2020
Length of Slips					
9 metres (30 slips)	1,030	1,070	1,130	1,180	1,240
11 metres (20 slips)	690	720	750	780	820
14 metres (6 slips)	190	200	210	220	230
Total	<b>1,910</b>	<b>1,990</b>	<b>2,090</b>	<b>2,180</b>	<b>2,290</b>
Length of Stay					
Less than 1 day	650	670	710	740	770
One Day	<b>1,060</b>	<b>1,110</b>	<b>1,160</b>	<b>1,210</b>	<b>1,280</b>
More than 1 day	200	210	220	230	240
Total	<b>1,910</b>	<b>1,990</b>	<b>2,090</b>	<b>2,180</b>	<b>2,290</b>

## Proposed Bayshore Park Marina – Market Study and Concept Design

### Financial Projections for 380 Slip Marina - Revenue

	2012	2014	2016	2018	2020
<b>Revenue</b>					
Seasonal Slip Rentals	\$360,400	\$411,560	\$478,880	\$568,140	\$658,640
Transient Slip Rentals	\$142,850	\$156,490	\$172,540	\$189,090	\$208,650
Fuel/Oil	\$213,910	\$232,690	\$252,730	\$277,880	\$300,930
Pump-out Service	\$26,360	\$28,630	\$31,080	\$34,030	\$36,880
Vending & Ice	\$14,670	\$15,830	\$17,160	\$18,610	\$20,150
Merchandise Sales	\$51,100	\$55,400	\$60,130	\$65,660	\$71,140
Lounge/Clubhouse Sales	\$29,860	\$41,610	\$55,620	\$70,410	\$85,050
<b>Total Revenue</b>	<b>\$839,150</b>	<b>\$942,210</b>	<b>\$1,068,140</b>	<b>\$1,223,820</b>	<b>\$1,381,440</b>

# Proposed Bayshore Park Marina – Market Study and Concept Design

## Financial Projections for 380 Slip Marina - Disbursements

Disbursements	2012	2014	2016	2018	2020
<b>Full-time Labour Cost</b>	<b>\$145,000</b>	<b>\$153,830</b>	<b>\$163,190</b>	<b>\$173,130</b>	<b>\$183,670</b>
<b>Casual Labour Cost</b>	<b>\$134,750</b>	<b>\$138,820</b>	<b>\$143,010</b>	<b>\$147,340</b>	<b>\$151,790</b>
<b>Overtime/Shift Premiums/Standbys</b>	<b>\$9,790</b>	<b>\$10,240</b>	<b>\$10,720</b>	<b>\$11,220</b>	<b>\$11,740</b>
<b>Employee Benefits</b>	<b>\$49,730</b>	<b>\$52,340</b>	<b>\$55,100</b>	<b>\$58,020</b>	<b>\$61,100</b>
<b>Utilities</b>	<b>\$22,800</b>	<b>\$24,900</b>	<b>\$26,910</b>	<b>\$28,820</b>	<b>\$30,630</b>
<b>Telephone</b>	<b>\$4,200</b>	<b>\$4,320</b>	<b>\$4,450</b>	<b>\$4,590</b>	<b>\$4,730</b>
<b>Office Supplies</b>	<b>\$2,200</b>	<b>\$1,790</b>	<b>\$1,850</b>	<b>\$1,910</b>	<b>\$1,970</b>
<b>Guest Supplies</b>	<b>\$3,000</b>	<b>\$3,280</b>	<b>\$3,540</b>	<b>\$3,790</b>	<b>\$4,030</b>
<b>Fuel Dock</b>	<b>\$181,820</b>	<b>\$197,790</b>	<b>\$214,820</b>	<b>\$236,200</b>	<b>\$255,790</b>
<b>Cost of Merchandise</b>	<b>\$33,220</b>	<b>\$36,010</b>	<b>\$39,080</b>	<b>\$42,680</b>	<b>\$46,240</b>

Proposed Bayshore Park Marina – Market Study and Concept Design

**Financial Projections for 380 Slip Marina - Disbursements**

<b>Disbursements</b>	<b>2012</b>	<b>2014</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>
<b>Insurance</b>	<b>\$53,200</b>	<b>\$57,540</b>	<b>\$62,230</b>	<b>\$67,310</b>	<b>\$72,800</b>
<b>Maintenance &amp; Repairs</b>	<b>\$19,000</b>	<b>\$41,040</b>	<b>\$47,870</b>	<b>\$55,840</b>	<b>\$65,130</b>
<b>Uniforms &amp; Clothing</b>	<b>\$3,500</b>	<b>\$3,600</b>	<b>\$3,700</b>	<b>\$3,820</b>	<b>\$3,940</b>
<b>Marketing &amp; Promotion</b>	<b>\$40,000</b>	<b>\$30,900</b>	<b>\$32,780</b>	<b>\$34,770</b>	<b>\$36,880</b>
<b>Credit Card Commissions</b>	<b>\$14,360</b>	<b>\$15,920</b>	<b>\$17,680</b>	<b>\$19,670</b>	<b>\$21,680</b>
<b>General &amp; Administrative</b>	<b>\$22,000</b>	<b>\$23,340</b>	<b>\$24,760</b>	<b>\$26,270</b>	<b>\$27,870</b>
<b>Capital Reserve</b>	<b>\$41,960</b>	<b>\$47,110</b>	<b>\$53,410</b>	<b>\$61,190</b>	<b>\$69,070</b>
<b>Miscellaneous</b>	<b>\$11,000</b>	<b>\$11,340</b>	<b>\$11,680</b>	<b>\$12,040</b>	<b>\$12,400</b>
<b>Total Disbursements</b>	<b>\$791,530</b>	<b>\$854,110</b>	<b>\$916,780</b>	<b>\$988,610</b>	<b>\$1,061,460</b>
<b>Net Income Before Debt Service &amp; Depreciation</b>	<b>\$47,620</b>	<b>\$88,100</b>	<b>\$151,360</b>	<b>\$235,210</b>	<b>\$319,980</b>
<b>Return on Investment (ROI)</b>					<b>12.5%</b>

## Proposed Bayshore Park Marina – Market Study and Concept Design

### **Benefits and Impacts from Proposed Marina**

- **Proposed marina will be a income producing asset for the City**
- **Increase public access to waterfront**
- **Provide more amenities on the waterfront**
- **Add a new tourist attraction, and enhance the physical appearance of City's waterfront**
- **Based on experience from other Cities:**
  - **it will raise real estate property values**
  - **increase the tax base**
  - **create an improved aquatic habitat**
  - **act as a catalyst for new commercial and residential development on the waterfront**
- **Generate increased revenues for businesses in the City**
- **Create additional full and part time employment positions**

Proposed Bayshore Park Marina – Market Study and Concept Design

**Economic Impacts from Construction of Proposed Marina**

	2011	2012
Total Construction Cost \$12,000,000		
Annual Construction Cost	\$2,703,300	\$9,296,700
Gross Domestic Product (GDP)	\$1,125,710	\$3,877,010
Labour Income	\$785,410	\$2,750,240
Job Created	12	42
Total Federal, Provincial & Municipal Taxes	\$596,370	\$2,052,830

# Proposed Bayshore Park Marina – Market Study and Concept Design

## Economic Impacts from Operation of Proposed Marina

	2012	2014	2016	2018	2020
Revenues at Marina	\$839,150	\$942,210	\$1,068,140	\$1,223,820	\$1,381,440
Seasonal Boater Expenditures	\$263,530	\$285,990	\$309,410	\$339,380	\$366,110
Transient Boater Expenditures	\$162,250	\$173,920	\$186,910	\$200,030	\$215,210
Total	\$1,264,930	\$1,402,120	\$1,564,460	\$1,763,230	\$1,962,760
Gross Domestic Product (GDP)	\$815,390	\$903,830	\$1,010,470	\$1,136,600	\$1,265,210
Labour Income	\$533,250	\$591,090	\$659,530	\$743,330	\$827,440
Jobs Created	12	14	16	18	19
Federal, Provincial & Municipal Taxes	\$429,240	\$475,800	\$530,880	\$598,320	\$666,040

TOURISTICS



**EXHIBIT 31A CUMULATIVE TOTAL OF ECONOMIC IMPACTS DUE TO CONSTRUCTION<sup>1</sup> AND OPERATION OF BAYSHORE PARK MARINA - Concept 2A (380 Slips)**

	2011	2012	2014	2016	2018	2020
Total Marina Revenues & Seasonal & Transient Boater Expenditures within City of Quinte West <sup>2</sup>		\$1,264,930	\$1,402,120	\$1,564,460	\$1,763,230	\$1,962,760
Total GDP Expenditures from Construction <sup>3</sup> & Operation <sup>4</sup> of Marina	\$1,125,710	\$4,692,400	\$903,830	\$1,010,470	\$1,136,600	\$1,265,210
Total Labour Income from Construction <sup>3</sup> & Operation <sup>4</sup> of Marina	\$785,410	\$3,283,490	\$591,090	\$659,530	\$743,330	\$827,440
Total Economic Impacts <sup>5</sup>	\$1,125,710	\$5,957,330	\$2,305,950	\$2,574,930	\$2,899,830	\$3,227,970
<b>Cumulative Total</b>	<b>\$1,125,710</b>	<b>\$7,083,040</b>	<b>\$11,571,990</b>	<b>\$16,583,610</b>	<b>\$22,227,600</b>	<b>\$28,527,430</b>

<sup>1</sup> Includes \$2,280,000 for dredging

<sup>5</sup> Total includes row 1 and row 2

Source: <sup>2</sup> EXHIBIT 30

<sup>3</sup> EXHIBIT 29A

<sup>4</sup> EXHIBIT 30

# Quinte West Waterfront

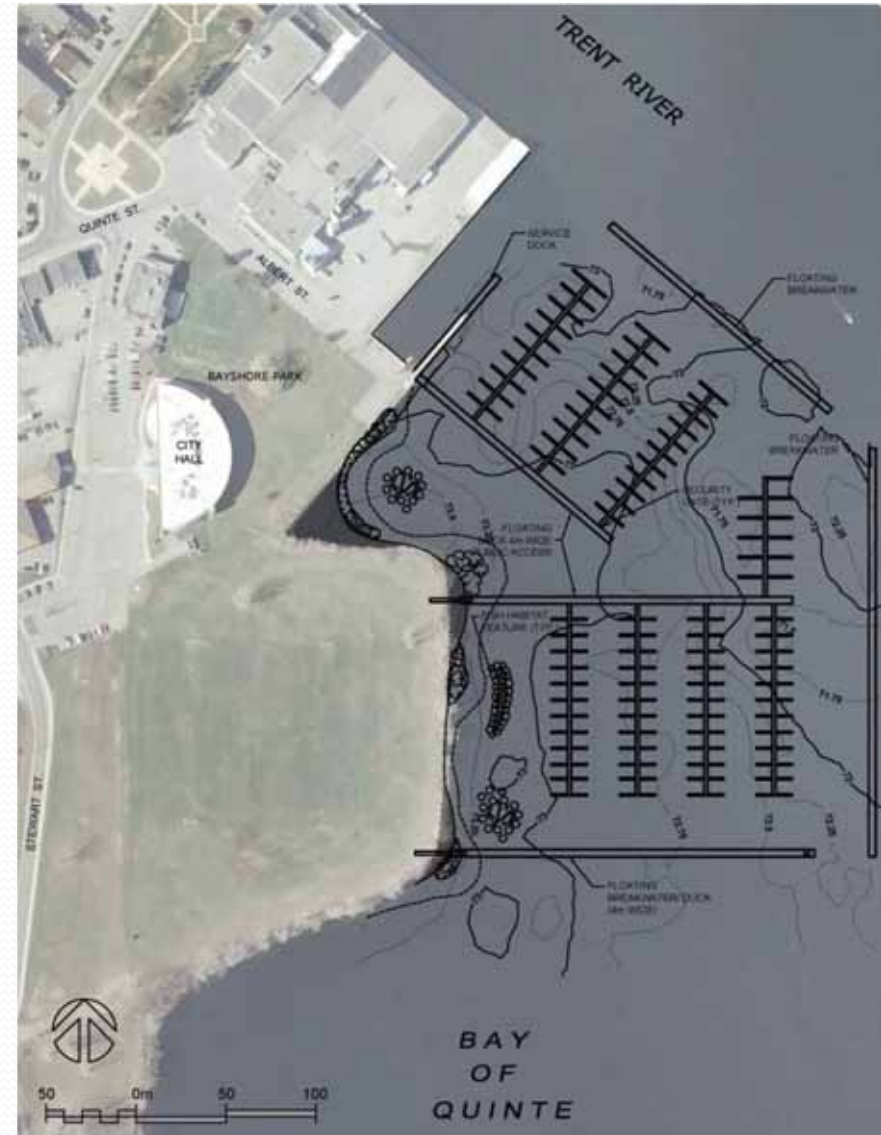
- Existing Conditions
  - Site Bathymetry
    - River bottom and bedrock
  - Water Levels
    - Long term, Seasonal and Short Term Fluctuations
  - Navigation Depths
    - 1.8 to 2.0 m below Datum
  - Sediment Quality



# Quinte West Waterfront

## • Concept 1

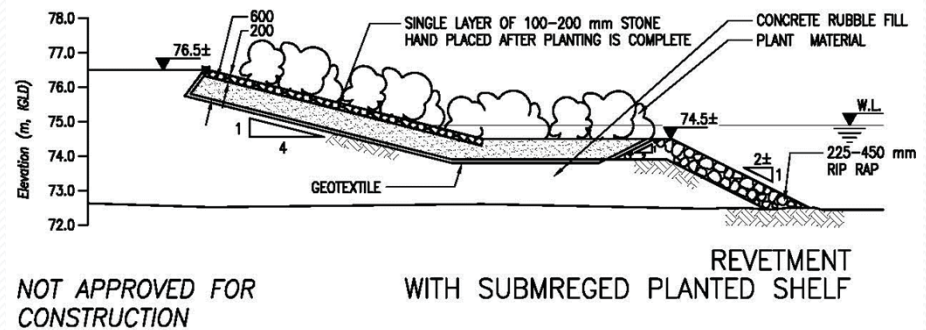
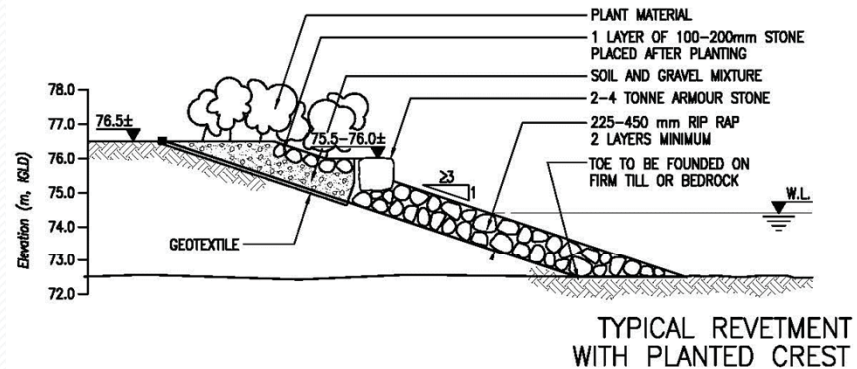
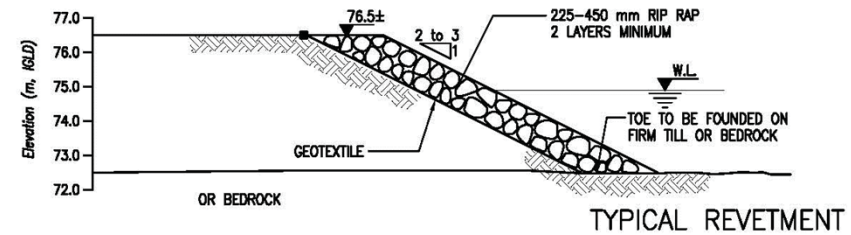
- 338 slips
  - 236 of 9 m slips
  - 80 of 11 m slips
  - 22 of 14 m slips
- Service Dock
- Floating Breakwaters
- Docks with Public Access
- Naturalized Shore Treatment
- Construction Cost: \$9,200,000



# Quinte West Waterfront

## • Typical Shoreline Treatments

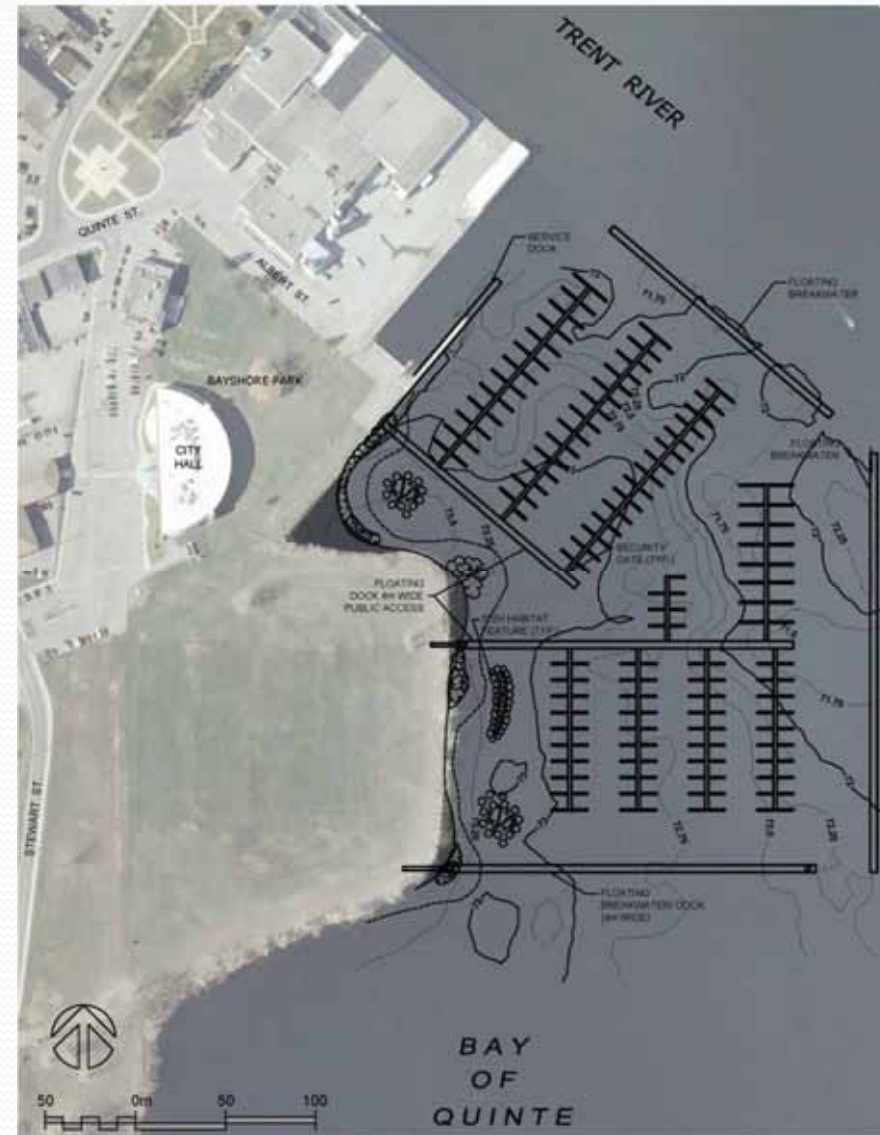
- Natural Materials
- Use Submergent and Emergent Vegetation
- Part of Aquatic Habitat Improvements



# Quinte West Waterfront

## • Concept 2

- 374 slips
  - 264 of 9 m slips
  - 78 of 11 m slips
  - 32 of 14 m slips
- Service Dock
- Floating Breakwaters
- Docks with Public Access
- Naturalized Shore Treatment
- Construction Cost: \$9,800,000



# Quinte West Waterfront

- Concept 3

- 438 slips
  - 314 of 9 m slips
  - 79 of 11 m slips
  - 46 of 14 m slips
- Service Dock
- Floating Breakwaters
- Docks with Public Access
- Naturalized Shore Treatment
- Construction Cost: \$11,100,000



# Quinte West Waterfront

- Preferred Concept
- 380 slips
  - 250 of 9 m slips
  - 92 of 11 m slips
  - 38 of 14 m slips
- Service Dock
- Floating Breakwaters
- Docks with Public Access
- Naturalized Shore Treatment
- Construction Cost: \$10,700,000

SHOREPLAN





## Quinte West Waterfront

- Project Approvals
  - Class Environmental Assessment (Ministry of the Environment)
  - Public Lands Act (Ministry of Natural Resources)
  - Regulations ( Lower Trent Conservation)
  
- Canadian Environmental Assessment Act
- Navigable Waters Protection Act (Transport Canada)
- Fisheries Act (Department of Fisheries and Oceans)



# **Waterfront (Marina) Development Financing Scenarios**

Presented to Council  
January 12, 2011



# Waterfront (Marina) Development Costs

● Construction Costs <sup>1</sup>	\$10,694,000
● Add: design Costs (6%)	653,000
● Add: Contingency (6%)	<u>653,000</u>
	\$12,000,000

1. Source: *Bayshore Park Marina Study (2010) – Shoreplan Engineering & Touristics*

# City's Share of Project Costs

Scenario #	1	2	3
Total Project Costs	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000
less: Gov't Funding	\$ -	\$ 4,000,000	\$ 6,000,000
City's Share	<u>\$ 12,000,000</u>	<u>\$ 8,000,000</u>	<u>\$ 6,000,000</u>

# How do we Pay for this?

- City debt expiring in 2014
  - For City Hall/Library, Arena, Roads, etc
  - Yearly Savings of \$1.2 Million
- Provincial/Federal Funding Support

# Yearly cost of City Share

Scenario	1	2	3
City's Share	\$ 12,000,000	\$ 8,000,000	\$ 6,000,000
20 Year Term*	\$ 970,000	\$ 650,000	\$ 490,000
Avail add'l Debt Capacity	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000
<b>Surplus Cashflow</b>	<b>\$ (230,000)</b>	<b>\$ (550,000)</b>	<b>\$ (710,000)</b>

\* Based on life cycle of capital components (i.e. docks) of project

## Years 2013 and 2014

- City can carry the \$12 million as unfinanced
- Will cost approx \$190K per year
- Late in 2014 we can finalize the loan
- Savings mentioned above will cover the financing costs
  - Still savings left for other capital projects

# Conclusion

- With debt retirement and savings the City is in a position where they can take on the financing of this waterfront development project



**Waterfront (Marina) Development  
Individual Environmental Assessment  
Draft Terms of Reference**

Presented to Council  
January 12, 2011





## What is the Quinte West Marina Environmental Assessment (EA)?

- Ministry of Environment (MoE) process, under the Environmental Assessment Act
- An Environmental Assessment is a process that evaluates the potential environmental effects (positive and negative) of a proposal, and its alternatives; and their management. Public and agency consultation, is a key component of the EA process.

## What is the Quinte West Marina Environmental Assessment (EA)? (cont.)

- Completion and approval of Environmental Assessment (by MoE) required before Government Permits are issued
- Government Permits required for Marina development:
  - Department of Fisheries and Oceans
  - Transport Canada
  - Ministry of Natural Resources
  - Lower Trent Region Conservation Authority
  - Ministry of Environment

# What Type of Environmental Assessment is being Undertaken?

- Municipal Class or Individual EA?
- Quinte West Marina – Individual EA Process
- Canadian Environmental Assessment
- Individual EA – 2 Stage Process
  - Terms of Reference
  - Environmental Assessment

## Terms of Reference

- The Terms of Reference sets out the City's work plan for preparing the EA, and the required public consultation
- The Terms of Reference details the areas of technical study to be included in the EA, and the individual steps in the consultation process
- The Terms of Reference requires MoE approval, before the formal EA process can be started

## Terms of Reference - Contents

- The Terms of Reference details that the EA will include:
  - a description of the proposal and its objectives
  - background and land use information
  - the rationale and need for the proposal
  - description of the “Alternatives To”
  - description of the “Alternative Methods”

## Terms of Reference – Contents (cont.)

- description of the aspects of the environment expected to be impacted, and actions necessary to prevent, mitigate or remedy impacts (Table 1 on handout)
  - Social, Cultural and Recreational
  - Terrestrial / Aquatic Issues
  - Coastal and Hydraulic Issues
  - Construction Activities

## Terms of Reference – Contents (cont.)

- an evaluation of the environmental pro's and con's of the undertaking, and the alternatives
- a description of all public and agency consultation proposed for the EA process or implemented through the preparation of the Terms of Reference
- a Monitoring Framework for the EA and development

# Environmental Assessment Consultation Plan

- Planned Consultation for the EA includes:
  - **Public:**
    - Notices, mailings, and website updates
    - Public meetings (3)
    - Individual meetings and correspondence
  - **Agency:**
    - Federal, Provincial, Municipal and special interest agencies, by letter, notices emails and meetings
  - **Aboriginal:**
    - First Nations and Métis, through notices, letters, emails and meetings



## Terms of Reference Review Process

- Submission of Draft Terms of Reference for public and agency comment.
- Notice of Submission (Final Terms of Reference)
- 30 day public comment period (to MoE)
- MoE will review and make decision on Terms of Reference (12 weeks)

# Environmental Assessment Timetable

● Approved Terms of Reference	17 weeks	April 15, 2011
● Data Collections and Analysis (Natural, Social, Economic , Environmental) Evaluation of “Alternatives”	3 weeks	May 23, 2011
● <b>Agency &amp; Public Consultation # 1</b>		<b>May, 2011</b>
● Selection of preferred “Alternative To Undertaking” Develop Alternative Methods, Update Inventory (Natural, Social, Economic , Environmental) Evaluate Alternative Methods, Identify Preliminary Preferred Method, Evaluate Preliminary Preferred Method and Mitigation	4 weeks	June 2, 2011
● <b>Agency &amp; Public Consultation # 2</b>		<b>June, 2011</b>
● Select Preferred Alternative Method and Prepare Draft EA Document	4 weeks	June 30, 2011
● <b>Agency &amp; Public Consultation # 3</b>		<b>June, 2011</b>
● Finalize Draft EA Document	2 weeks	July 22, 2011
● Agency Review of Draft EA Document	4 weeks	August 19, 2011
● Finalize EA Document and Post	2 weeks	September 5, 2011

## Next Steps

- Public Input on Draft Terms of Reference
- Submission of final Terms of Reference for formal public and government review
- On-going public input through City, Planning Department

# Land Ownership

