



A Natural Attraction

The Corporation of the City of Quinte West Municipal Marina – Environmental Assessment

Public Open House

Thursday , June 28, 2012,

4.00 PM – 8.00PM

Council Chambers, 7 Creswell Drive, Trenton

Background:

- The City of Quinte West has initiated a study under the *Environmental Assessment Act (EAA)* and the *Canadian Environmental Assessment Act* to investigate alternative locations for the development of a municipal marina at the mouth of the Trent River.
- Marina studies, focused on the mouth of the Trent River have previously been undertaken, including a feasibility and location study (1988) and a comprehensive marina feasibility study (2010).
- City Council, at their meeting of October 4, 2010 approved Environmental Assessment (EA) project funding, and passed a resolution on February 14, 2011, to approve a municipal marina as a capital project item, subject to the successful completion of an Environmental Assessment, and required approvals.
- On May 25th, 2011 the Province of Ontario announced partial funding (\$4 million over three years) for a municipal marina within the City of Quinte West, subject to the successful completion of the legislated Environmental Assessment.
- The City formally submitted the Terms of Reference for the proposed project, to the Ministry of the Environment on November 18, 2011. The Minister issued an approval on the Terms of Reference, received by the City on April 13, 2012. The Environmental Assessment study will be undertaken in accordance with this approved Terms of Reference.

Purpose of the Proposed Undertaking:

- The purpose of the undertaking is to provide a public recreational facility, that will make best use of its strategic waterfront location, enhance the City's waterfront lands, develop increased public access, and assist the local economy with respect to its diversity and success.
- More specifically The City of Quinte West wishes to develop a marina facility at the entrance to the Trent-Severn Waterway. This proposal will:
 - address a growing need for additional boat slips in the area;
 - provide jobs and economic income for Quinte West;
 - improve the overall appearance of the City of West Quinte by creating a visually appealing and functional amenity at the mouth of the Trent River;
 - improve public access, and aesthetics of the shoreline;

- offer opportunity for ecological enhancement; and
- promote and enable commitments and policies contained within the City's Official Plan

Environmental Assessment Process:

- Preparation and Consultation on Terms of Reference (*Complete*)
- Approval of Terms of Reference (*Complete*)
- Preparation and Consultation on Environmental Assessment
 - Phase 1 (*Complete*)
 - Determine the proposed undertaking, and rationale
 - Inventory of the existing environment
 - Identify proposed screening and evaluation methods
 - **Phase 2 (CURRENT STAGE)**
 - Identify and evaluate alternatives (including a 'Do Nothing' alternative)
 - Indicate an initial preferred alternative
 - Phase 3 (*introduction of CEAA screening*)
 - Identify and evaluate preferred alternative, and design concepts
 - Implementation and mitigation strategies
 - Phase 4
 - Documentation of environmental assessment and consultation undertaken
 - Submission to Ministry of the Environment for review
 - Public Open Houses will be held at Phases 1, 2 and 3

Comments received at Public Open House #1:

The following comments and questions were received at the first Public Open House:

Comments:

The City does not currently use its waterfront to its full potential. This is an overdue project for the City.

Location for the marina should be on the west side of the river, close to downtown.

The process takes too long.

- *Project staff explained the EA process, and current status.*

City should consider a smaller marina, or phase the development.

- *The proposed size of the marina is based on a market Feasibility study undertaken by the City in 2010, and is based on the size of the potential market, and scale to make the marina financially feasible. Final design, including scale and phasing of the project will be determined at a later stage in the EA process.*

Concerns expressed regarding shallow water depths, at waterfront, and in channel.

- *Project staff explained water depth data collected. Approach and locational depths will be considered in the evaluation of alternative locations.*

Issue of weed in the bay, maintenance required to keep clear, both near shore and in the channel.

- *Further analysis of impact of weed growth at alternative locations will be undertaken, including options for removal and maintenance.*

Deep hull boats won't be able to use due to water depth, but not a problem for more modern vessels.

Location should be in the Bay, a river location (between bridges) is too narrow.

- *A range of alternative locations will be evaluated in the next stage of the EA process. The ability to locate in-water docks while maintaining navigational channels will be considered.*

If the City is going to build a marina, it should be done properly with associated services and commercial opportunities (vessel rentals / canoe and kayak rentals / retail and hotels).

- *One of the core objectives of the undertaking is to provide a facility which stimulates other sectors of the economy. The ability to accommodate additional facilities at the same location as the marina will be determined by the preferred location, and available lands at that location.*

Impact of potentially reduced services on Trent Severn system need to be considered. A new marina at the mouth of the Trent would be a good project for the Trent Severn Waterway system.

- *The City is involved in consultations with Parks Canada in relation to any proposed change in service. Likewise Parks Canada is aware of the marina proposal. Once any service level changes are known the 2010 Market Feasibility study will be updated to determine the impact on the proposed marina.*

Study should consider water level control programs on the Great Lakes, and consider future water level decrease linked to climate change.

- *Water level control protocols will be considered in determining current and future water level projections.*

Concerns that marina on east side of river will create noise and disturbance for adjacent residential neighbourhoods.

- *Impacts on adjacent land uses will be considered as each of the Alternative locations are evaluated.*

Questions:

Why is the study area so large?

The Study Area captures the objective to locate a marina at the mouth of the Trent River, in close proximity to the downtown core. The study area allows a range of reasonable alternative locations to be evaluated through the EA process.

Has the City approved this project?

- *The City has approved the funding for the Environmental assessment to be undertaken, and has further approved the marina as a capital project, subject to all required approvals and joint funding from other levels of government.*

Is this a public project, or is the city looking into private investment?

- *This is proposed as a publicly funded project, and is to be a City operated facility.*

Why are there no designs being presented, where is this in the process?

- *Project staff explained the EA process, stages, and current status.*

What is the timing of the marina being developed / opened?

- *Final timing is based on the successful completion of the EA process, and required permits and approvals. Current project timelines would see an operational marina in 2014; however this timing could be impacted as the EA or further approval requirements proceed.*

What are the locations of known contaminated sediments in the bay and river estuary?

- *The Trent River Sediment Control Strategy, conducted by Environment Canada, identifies several pockets of contaminated sediments along the east shore of the Trent River, into the Bay (mapping was presented to illustrate).*

Will there be a boat launch / fuel service as part of the development – there should be?

- *Design options for the marina will be developed and presented at later stages in the EA process.*

What will be the future use of Robert Patrick marina?

- *At this stage in the EA, The existing Robert Patrick marina will be considered as a potential alternative location for a new marina development.*

Would the marina be a restricted facility for boaters only?

- *The marina would be a public facility, and open to both boaters and non-boaters. The intent is also to provide greater public access to the waterfront through improved trail systems.*

Will marina close off existing waterfront trails in Centennial Park?

- *Should a Centennial Park location be the preferred location, the existing multi use trails may be impacted, however, a waterfront trail element would be developed as part of the marina proposal.*

Will dredging be required?

- *Subject to identifying the preferred final location, dredging will likely be required to ensure suitable mooring depths.*

How many jobs will be created?

- *Not including construction related jobs, it is projected that the marina would create 16 new direct and 5 new indirect jobs in the local economy.*

Will there be winter boat storage?

- *It is not envisioned that winter boat storage will be provided, due to the downtown location of the proposed marina.*

Where will the docks be stored in the winter?

- *Marina design, including options for winter dock storage will be considered at a later stage of the EA process.*

Will there be facilities for local boaters?

- *The marina is being proposed as an open facility with services for both local and visiting boaters.*

Screening and Evaluation Criteria:

Developing an Environmental Assessment is a process of evaluating the positive aspects of a project and potential benefits to a community, against the potential impact on all aspects of the surrounding environment. A process of evaluation is undertaken against a set of established criteria. For this undertaking a 2 stage screening and evaluation process is proposed:

1. Screening of Study Area

Objective	Screening Criteria
Screening of the Study Area to determine appropriate alternatives	Viable location in line with the Purpose of the Undertaking
	Feasible and practical location (water access)
	Land parcels (vacant land / parcel size / known constraints)
	Consistent with planning policies (provincial and local)
	Known sensitive environmental or cultural features
	Financially feasible
	Ability for proponent to implement (land ownership / known development restrictions)
	Able to meet the requirements of the Environmental Assessment Act with respect to this EA

Study Area – Alternative Locations



Municipal Marina, City of Quinte West - Environmental Assessment
Public Open House #2 – June 28th, 2012

2. Evaluation of Alternatives

Factor	Evaluation Criteria
Natural Environment	<ul style="list-style-type: none"> • Potential effects on fish and aquatic habitat • Potential effects on wildlife • Potential effects on water quality • Potential effects of dredging
Social and Economic Environments	<ul style="list-style-type: none"> • Potential effects on access to recreational facilities and waterfront • Potential effects on employment • Potential effects on economy • Potential effects of construction activity • Potential effects on aesthetics of alternatives and areas of impact • Potential costs • Effects on trail system and pedestrian connections • Effects on transportation network and impact of required parking
Cultural and Built Environments	<ul style="list-style-type: none"> • Potential effects on not yet known archaeological sites • Potential effects on built heritage • Potential effects on cultural landscape
Physical Aspects	<ul style="list-style-type: none"> • Potential effects on wave climate • Potential effects of sediment transport • Potential effects on river flow

Technical and Engineering Aspects	<ul style="list-style-type: none"> • Land and water lot requirements • Constructability • Approvals required • Maintenance requirements
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Next Steps:

Key Project Steps	Approximate Timing
Terms of Reference submission and approval	April 2012
Phase 1 EA - Existing Environment	May 2012 (Open House #1)
Phase 2 EA – Alternatives / Evaluation	June 2012 (Open House #2)
Phase 3 EA – Preferred Alternative / CEAA Screening	September 2012 (Open House #3)
EA Study Submission and Review	November / December 2012
Detailed Design and Tendering	Pending Approvals
Construction	Pending Approvals

Consultation – Your input is important!

Consultation is one of the cornerstones of the Environmental Assessment process, and your input is important throughout the process. Full details of the consultation plan is available within the approved Terms of Reference, posted at www.quintewest.ca / Municipal Marina Waterfront Development Project.

A Third Public Open House will be held in September to report back on the comments received to date, and to present a preferred alternative for comment. Please provide your comments on the information you viewed today by completing a comment form and questionnaire.

More information on the project and Environmental Assessment is posted at www.quintewest.ca / Municipal Marina Waterfront Development Project.

Contacts:

Should you require any additional information after attending this meeting or if you were unable to attend the meeting and would like to receive information regarding the project and the process under the *Environmental Assessment Act*, please contact:

<p><u>City of Quinte West</u> Mr. Brian Jardine, Manager of Planning Services, City of Quinte West, 7 Creswell Drive, Trenton, ON PO Box 490, K8V 5R6, Tel (613) 392-2841 x4467, Fax (613) 392-7151, brianj@quintewest.ca</p>	<p><u>Shoreplan Engineering Ltd.</u> Mr. M. Sturm, P. Eng. Shoreplan Engineering Ltd. 55 Eglinton Avenue East, Toronto, ON, M4P 1G8, Tel (416) 487-4756 x222, Fax (416) 487-5129, msturm@shoreplan.com</p>	<p><u>Ministry of the Environment</u> Mr. Gavin Battarino, Project Officer, Environmental Assessment and Approvals Branch, 2 St. Clair Avenue W, Floor 12A, Toronto, ON, M4V 1L5 Tel (416) 212-4279 Toll Free 1-800-461-6290 Fax (416) 314-8452</p>
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Comments:

**The Corporation of the City of Quinte West
Municipal Marina – Environmental Assessment**

**Public Open House
28th June, 2012**

Please provide us with your name and address (or email) so than we may keep you informed of further development of this project:

Name: _____

Address: _____

_____ Postal Code: _____

Email: _____

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1. Do you have any comments or questions regarding the purpose or rationale for the marina project?

2. Do you have any questions regarding the proposed stages of the Environmental Assessment process, for this project? Are you satisfied with the opportunity for input at critical stages of the project?

6. Please comment on the facilities that you would wish to see, and would personally use, as part of a marina development.

7. Are there any additional evaluation criteria or aspects of the environment, beyond those presented this evening, that you feel should be considered?

8. Are you satisfied with the way that notification of this Public Open House was advertised, and with the methods available to provide your input?

9. GENERAL COMMENT – Please provide any comment or questions to the project team not covered by the above questions.
