



**THE TOWN OF GEORGINA**  
**WATERWAYS ADVISORY COMMITTEE**

**AGENDA**

Monday, October 10, 2017  
6:30 PM  
Council Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

**Pages 1 - 6**

- (1) Minutes of the GWAC meeting held on September 18, 2017.

7. DELEGATIONS/SPEAKERS
8. PRESENTATIONS

- (1) Funding and Project Ideas to Restore Georgina's Waterways - LSRCA

**Pages 7 - 37**

- (2) Save the Maskinonge, Debbie Gordon

9. CONSIDERATION OF REPORTS ON THE AGENDA
10. COMMUNICATIONS

**Pages 38 - 46**

- (1) Shoreline Guide to Invasive Species.

**Pages 47 - 77**

- (2) Jackson's Point Harbourfront Redevelopment Plan - Council Presentation (Sept 19)

**Page 78**

- (3) Waterfront strategy

**11. OTHER BUSINESS**

- (1) Scheduling presentations, updates if available.

A. Ministry of Natural Resources (anticipated in 2018)

- (2) Winter Road Salt Information Session.

Next steps - choosing a date:

<https://beta.doodle.com/poll/3xpps4q2vbhy9vg3>

- (3) Jackson's Point redevelopment updates, if available.

**Pages 79 - 80**

- (4) Review of 2017 brainstorming session and setting 2018 – Action Plan

- (5) 2018 Date Options – Choose option and eliminate 3 dates.

Schedule Options:

A. 2<sup>nd</sup> Monday of the month:

- February 12
- March 12
- April 09 (GEDC conflict?)
- May 14
- June 11
- July 9 (GEDC conflict?)
- August 13 (GEDC conflict?)
- September 10 (GEDC conflict?)
- October 8 (Thanksgiving, stat holiday)
- November 12
- December 10

B. 1<sup>st</sup> Tuesday of the month:

- February 6
- March 6
- April 3
- May 1
- June 5
- July 3
- August 7

- September 4
- October 2
- November 6
- December 4

C. 3<sup>rd</sup> Tuesday of the month:

- January 16
- February 20
- March 20
- April 17
- May 15
- June 19
- July 17
- August 21
- September 18
- October 16
- November 20

D: 4<sup>th</sup> Tuesday of the month:

- January 23
- February 27
- March 27
- April 24
- May 22
- June 26
- July 24
- August 28
- September 25
- October 23
- November 27

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

(1) Motion to Adjourn

Next meeting: November 13, 6:30 PM, Council Chambers.



**THE TOWN OF GEORGINA**  
**WATERWAYS ADVISORY COMMITTEE**

**MINUTES**

Monday, September 18, 2017  
6:30 PM  
Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:37 PM.

2. ROLL CALL

The following Committee members were in attendance:

Councillor Frank Sebo, Chair

David Goldstein, Vice Chair (departed 7:47 PM)

Mayor Margaret Quirk (Ex-Officio)

Councillor Dan Fellini

Jerry Kucharchuk

Scott Davidson

The following Committee member was absent with regrets:

Natasha Charles

The following staff member was present:

Sarah Brislin, Committee Services Coordinator

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

Moved by Councillor Dan Fellini, Seconded by Jerry Kucharchuk

**RESOLUTION NO. GWAC-2017-0036**

That the Georgina Waterways Advisory Committee approve the September 18, 2017, agenda as presented.

**Carried.**



5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Scott Davidson declared interest relating to the sale of Bonnie Boats and Jackson point development (carried from previous meeting).

6. ADOPTION OF MINUTES

(1) Minutes of the GWAC meeting held on June 12, 2017.

Moved by Councillor Dan Fellini, Seconded by Jerry Kucharchuk

**RESOLUTION NO. GWAC-2017-0037**

That the Georgina Waterways Advisory Committee adopt the meeting minutes of June 12, 2017.

**Carried.**

7. DELEGATIONS/SPEAKERS - *None*

8. PRESENTATIONS - *None*

9. CONSIDERATION OF REPORTS ON THE AGENDA - *None*

10. COMMUNICATIONS

(1) Water Soldier Barrier at Sutton Dam Update

The Committee discussed the program and continued concerns.

Moved by Mayor Margaret Quirk, Seconded by David Goldstein

**RESOLUTION NO. GWAC-2017-0038**

That the Georgina Waterways Advisory Committee recommend Council endorse the idea of installing a barrier on the dam, and refer the matter to the MNR to pursue further.

**Carried.**

(2) Ontario Continuing Fight Against Invasive Species

The Committee reviewed the media release and requested staff obtain copies of the Shoreline Guide to Invasive Species and that the guide be posted on the Committee webpage.

- (3) The effects of road salt on lake and waterways
- (4) Human-antidepressants Building up in Brains of Fish in Niagara River.

Committee Chair, Councillor Sebo advised the article has been shared with Council as well as the Lake Simcoe Region Conservation Authority (in reference to the Upper York Sewage Solution).

The Committee requested the article be referred to the Georgina Environmental Advisory Committee.

Moved by Scott Davidson, Seconded by Jerry Kucharchuk

#### **RESOLUTION NO. GWAC-2017-0039**

That the Georgina Waterways Advisory Committee receive the following Communication items:

- 1. Water Soldier Barrier at Sutton Dam Update
- 2. Ontario Continuing Fight Against Invasive Species
- 3. The effects of road salt on lake and waterways
- 4. Human-antidepressants Building up in Brains of Fish in Niagara River.

**Carried.**

#### **11. OTHER BUSINESS**

- (1) Scheduling presentations, updates if available.
  - A. Ministry of Natural Resources (2018)
  - B. Save the Maskinonge (waiting for response)
  - C. LSRCA's LEAP program (waiting for confirmation - October or November)

The Committee requested staff try to schedule one presentation in October and one in November.

- (2) Winter Road Salt Information Session, response from LSRCA.

The Committee reviewed dates and requested a new poll be sent including November dates.

(3) Jackson's Point redevelopment updates, if available.

The Committee was advised there would be a meeting on the September 19. People are encouraged to go online and read the reports; send questions to Robin McDougal, Director of Recreation and Culture, and attend the meeting. The Committee was further advised that there would be no final decision. The decisions made at the September 19 meeting would be relating to what the next steps will be.

The Committee was advised there will be more opportunities to engage and provide advice to Council.

(4) 2018 – Action Plan (ideas for 2018)

The Committee was given an update on the proposed joint resolution with the Chippewas of Georgina Island and the LSRCA on Lake Simcoe water levels. The Committee was advised the resolution was moving forward.

The Committee inquired about the waterfront strategy, and asked if the next report could come to Council and if any reports could be forwarded to them.

The Committee reviewed the results from the 2016 brainstorming session and considered ideas for 2018. Ideas that were discussed included:

- Determining what is public and what is private property along the shoreline.
- Asking the Pine Beach Association to present to the Committee regarding their initiatives, in hopes this would provide insights into how to approach other Beach Associations.
- Considering how to best use the shoreline in front of the Clear Water Farm.
- Invite Clear Water Farm to present in relation to their re-wilding and rain garden program.

Moved by Councillor Dan Fellini, Seconded by Jerry Kucharchuk

#### **RESOLUTION NO. GWAC-2017-0040**

That the Georgina Waterways Advisory Committee waive rules of procedure to receive an update from John Barker and Chris Stevenson relating to the suction dredging pilot program.

**Carried.**

The Committee was advised that as a result of the equipment arriving broken the test period that was provided by the MNR was missed and they were unable to carry out the work. John Barker confirmed the weeds have worsened and that they will continue to try to resolve the matter.

Moved by David Goldstein, Seconded by Jerry Kucharchuk

**RESOLUTION NO. GWAC-2017-0041**

That the Georgina Waterways Advisory Committee receive the update given by John Barker and Chris Stevenson relating to the pilot dredging program.

**Carried.**

**Note: John Barker and Chris Stevenson presented the initial plan relating to the suction dredging pilot program at the GWAC April 2017 meeting, the minutes and agenda are available online for further information on the program.**

Committee members were asked to continue brainstorming for 2018 initiatives.

- (5) 2018 Dates – eliminate four (dates set as every 2nd Monday of the month).

February 12  
March 12  
April 09 (GEDC conflict?)  
May 14  
June 11  
July 9 (GEDC conflict?)  
August 13 (GEDC conflict?)  
September 10 (GEDC conflict?)  
October 8 (Thanksgiving, stat holiday)  
November 12  
December 10

Committee members reviewed the dates and determined there may be too many conflicts with continuing with the 2<sup>nd</sup> Monday of the month. The Committee requested confirmation of dates from GEDC and discussed considering a Tuesday evening meeting schedule.

Moved by Mayor Margaret Quirk, Seconded by Councillor Dan Fellini

**RESOLUTION NO. GWAC-2017-0042**

That the Georgina Waterways Advisory Committee defer the 2018 schedule to the subsequent meeting.

**Carried.**

(6) Mossington Warf update

The Committee was advised the Federal Government is still interested in divestiture but the Town is waiting for results from the environmental impact assessment.

12. CLOSED SESSION - *None*

13. MOTION TO ADJOURN

(1) Motion to Adjourn

Next meeting: October 10, 6:30 PM, Council Chambers.

Moved by Jerry Kucharchuk, Seconded by Councillor Dan Fellini

**RESOLUTION NO. GWAC-2017-0043**

That the Georgina Waterways Advisory Committee September 18, 2017, meeting be adjourned at 7:54 PM

**Carried.**

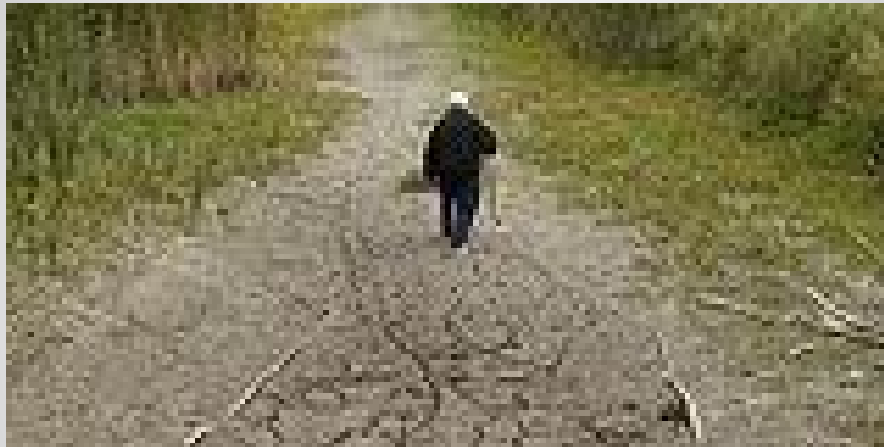
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Councillor Frank Sebo, Chair

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C. Sarah A. Brislin, Committee  
Services Coordinator

# The Maskinonge River 2007

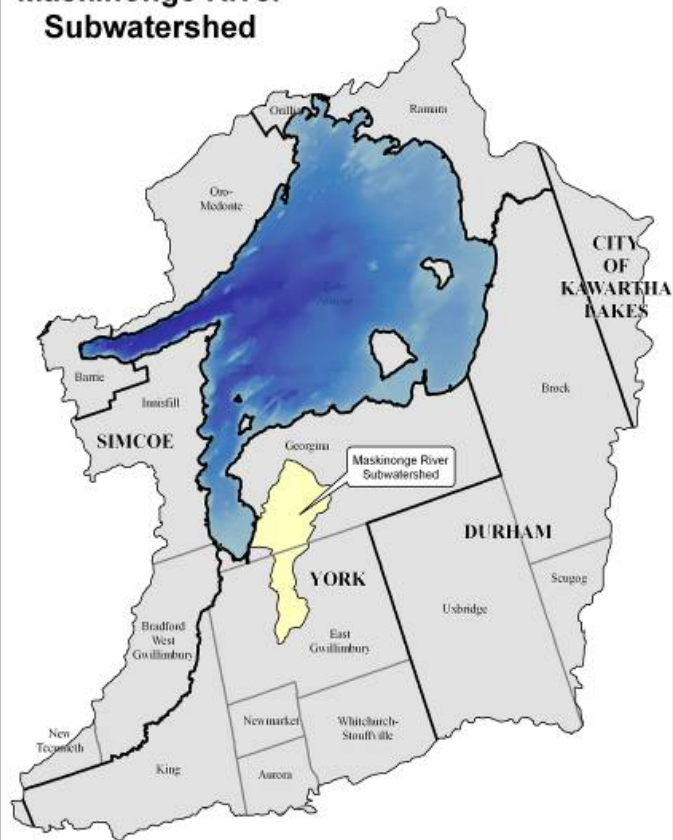


# 2003



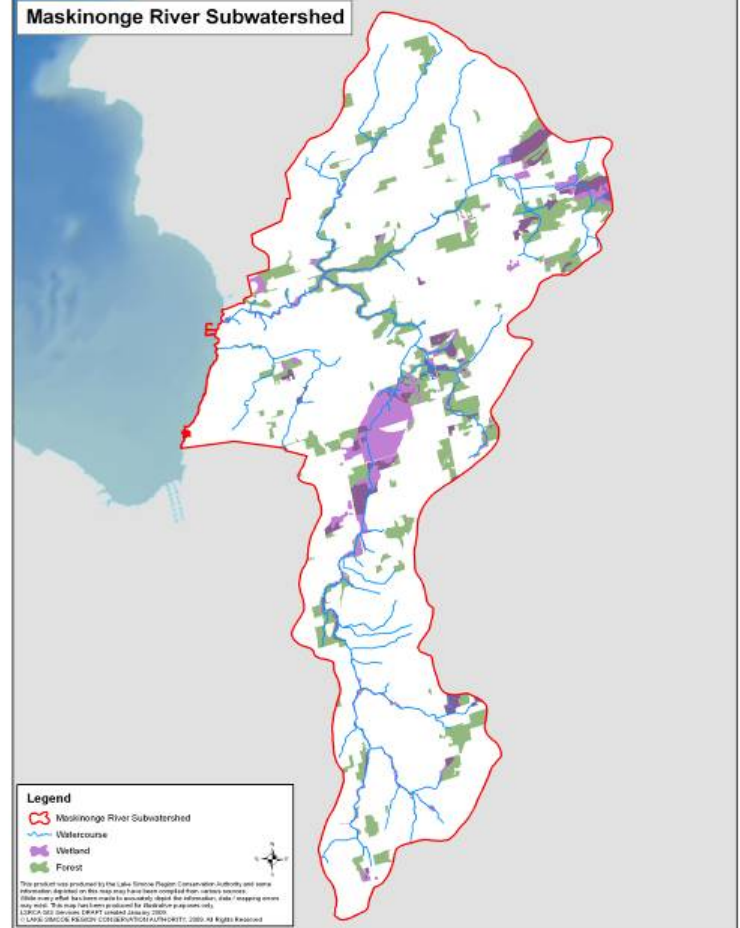
# Watershed

**Maskinonge River Subwatershed**



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**Maskinonge River Subwatershed**



**Legend**  
 Maskinonge River Subwatershed  
 Watercourse  
 Wetland  
 Forest

This product was produced by the Lake Simcoe Region Conservation Authority and some information displayed on this map may have been compiled from various sources. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. LORCA GIS Services DEPT. dated January 2009. © LAKE SIMCOE REGION CONSERVATION AUTHORITY 2009. All Rights Reserved.



# Hard to find dinner





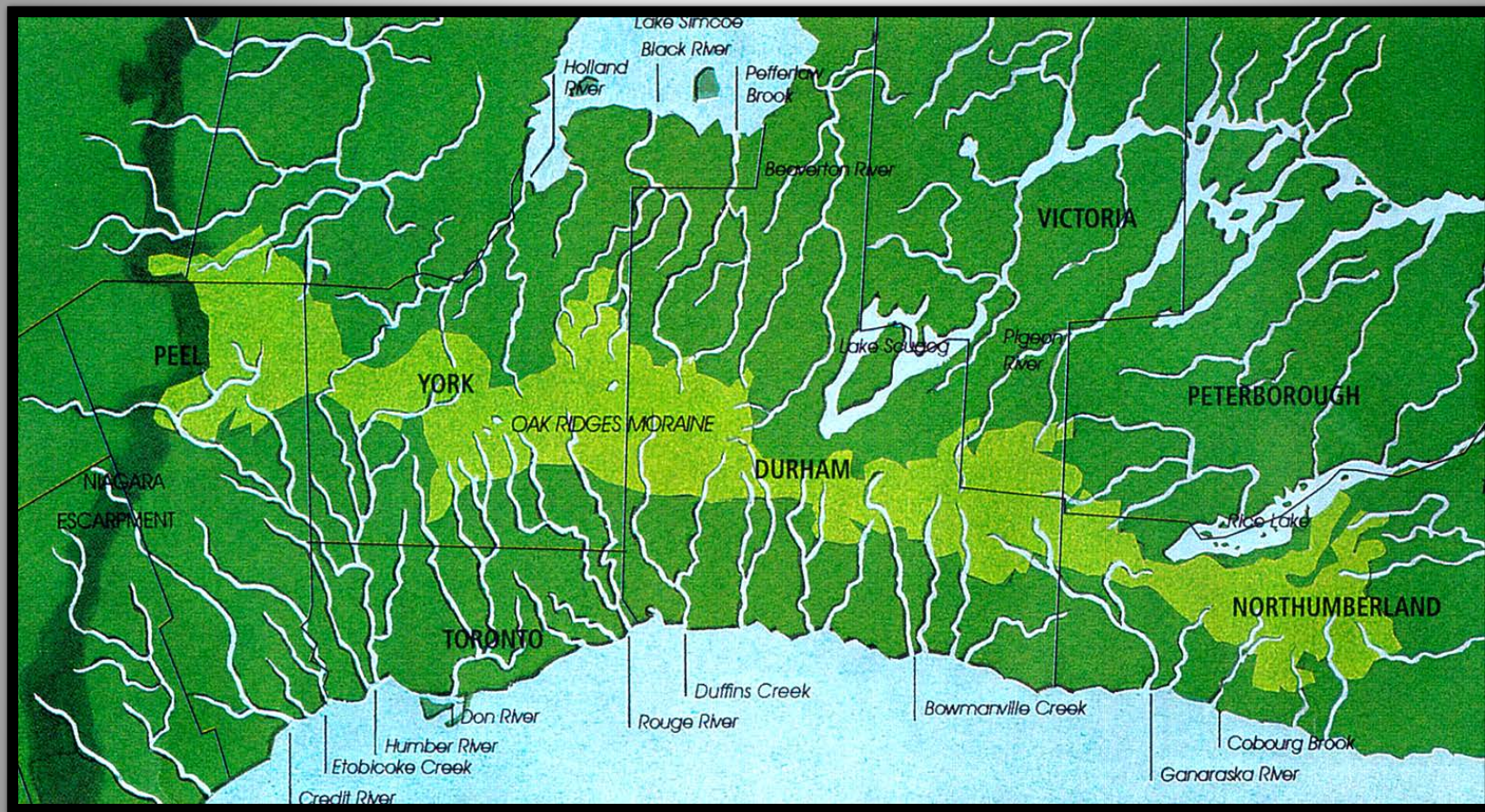
# Massive fish die off 2011

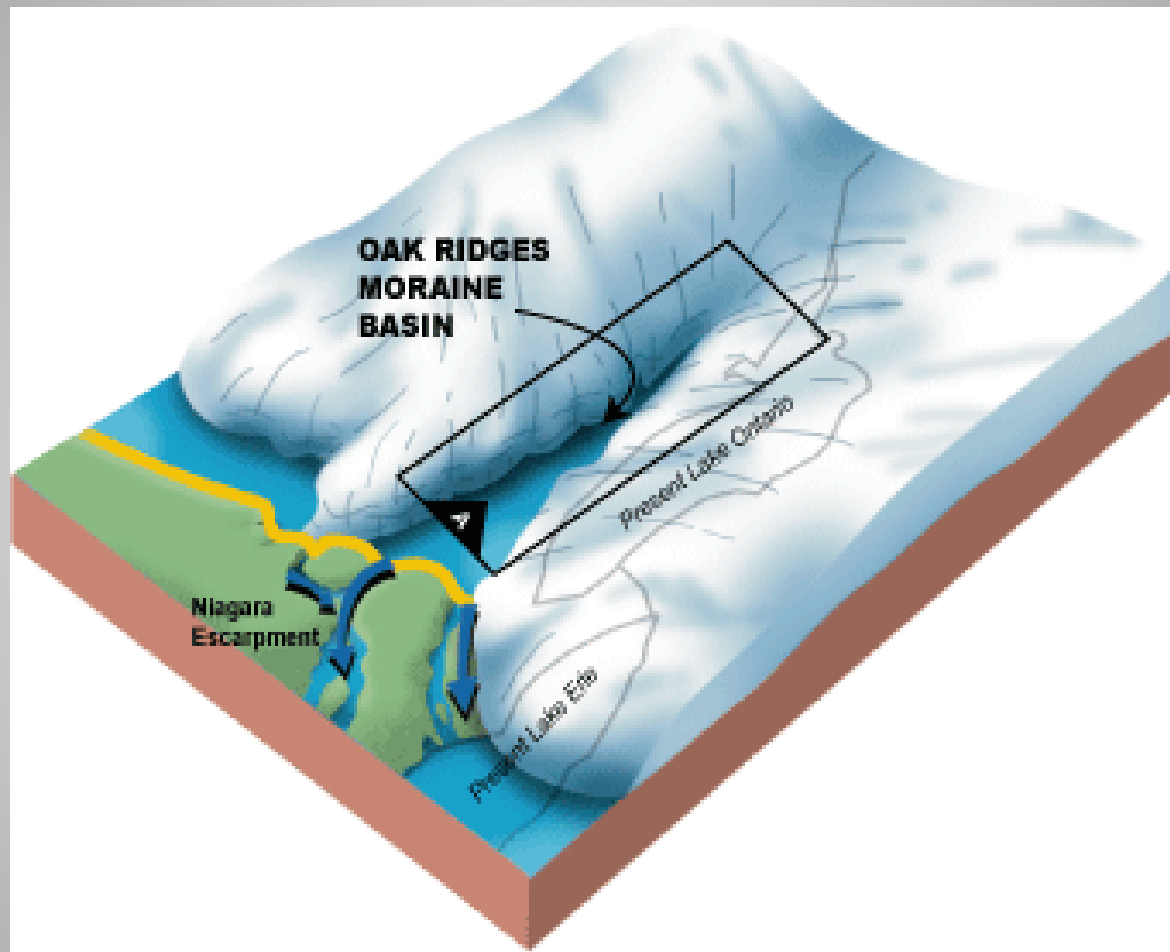
- Thousands of dead fish – lack of oxygen





# Where the rivers begin



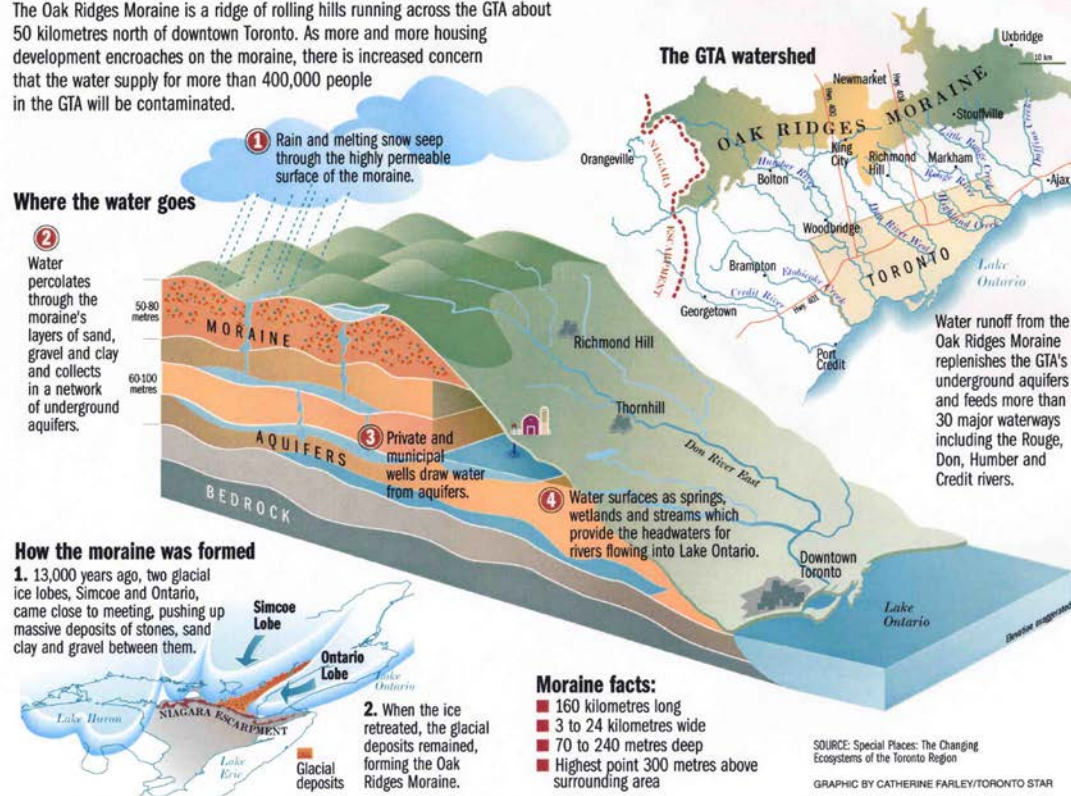




# If the lake is the heart, the rivers are the arteries.

## Why we depend on the Oak Ridges Moraine

The Oak Ridges Moraine is a ridge of rolling hills running across the GTA about 50 kilometres north of downtown Toronto. As more and more housing development encroaches on the moraine, there is increased concern that the water supply for more than 400,000 people in the GTA will be contaminated.



Courtesy of The Toronto Star

# Oak Ridges Moraine Measuring Success Reports

- Watershed report shows many streams health poor condition with elevated levels of phosphorous, e-coli
- Forest interior and grassland habitat in decline
- Landowner and citizen disengagement
- <http://www.moraineforlife.org/resources/measuring-success.php>



# Forest on Boag Road today 404





# The Maskinonge River Recovery Project (MRRP)

- Primarily LSCUF funded
- Proposal Partners

Canada 



**Lake Simcoe  
Region  
Conservation  
Authority**



**TOWN OF  
GEORGINA**



**YORK ENVIRONMENTAL STEWARDSHIP**



*Town of*  
**East Gwillimbury**



**We'll just keep our mind open and see  
what falls into it.**



# Keswick High Butterfly Garden



# Live Potted Holiday Trees

200 White Spruce and pine  
trees sold at \$20.00 each

Native conifers planted out  
“somewhere” in the  
watershed for habitat

Will act as a pilot project  
for LSRCA

Raised more than  
\$2000.00 for Keswick High  
Environmental Club





# So, what have we done?

- Several tree and shrub plantings
- Wildlife habitat improvement projects
- Held numerous education & outreach events
- More than 50 individual property visits

**We have created a highly successful and creative stewardship program built on the strength of our partnerships.**





## MRRP PUBLIC COMMITTEE

Composed of 6 public members and 6 agency representatives including:

- LSRCA
- 2 Towns
- YES/MNR
- OMAFRA

As well as:

- Save the Maskinonge
- Naturalist clubs



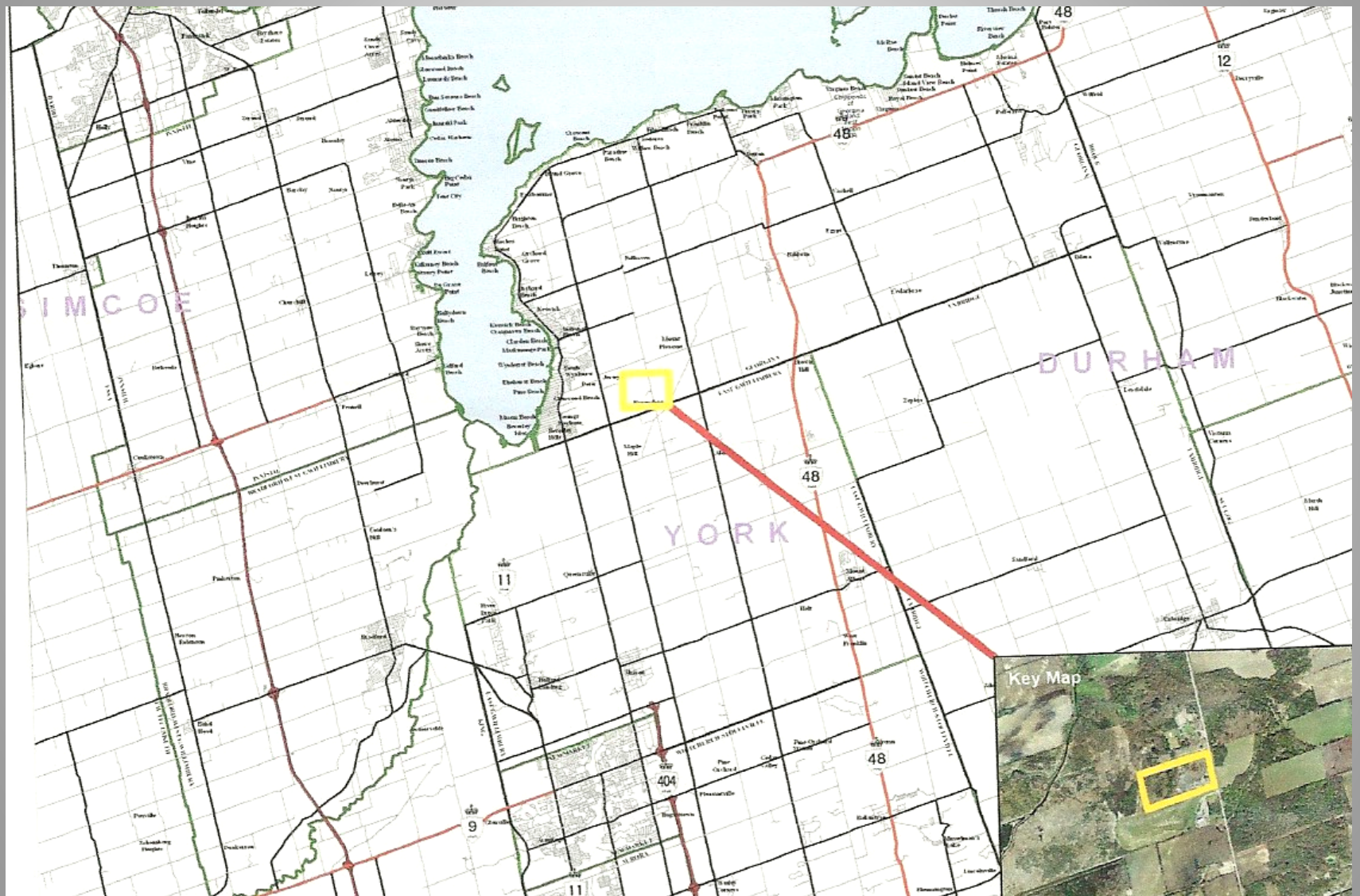


# 1973 -2017

## 42 years of pollution

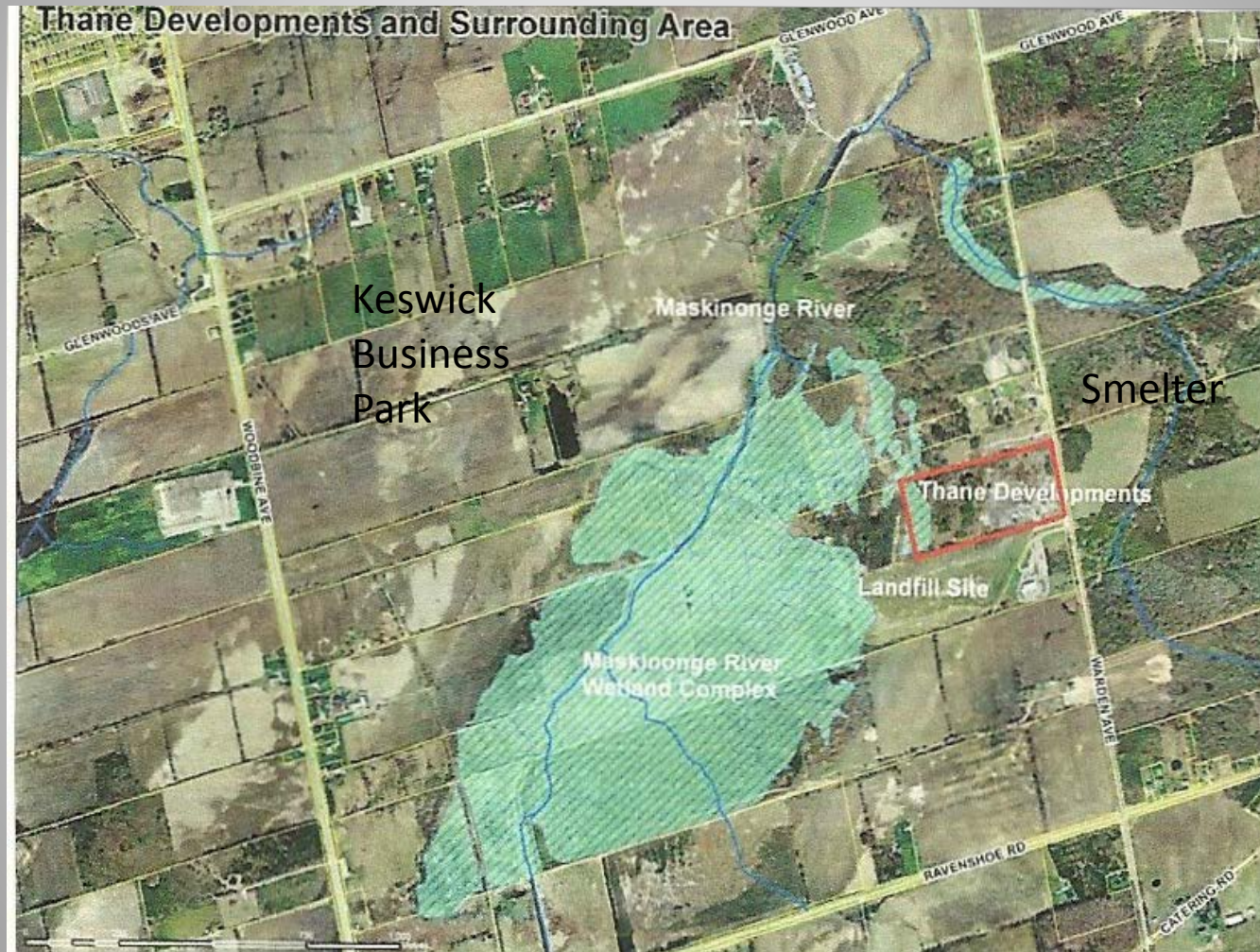


**Secondary Aluminium Smelting** is the process whereby waste dross from primary aluminium production and smelting is reprocessed to extract the remaining aluminium.






Maskinonge River wetlands draining to Cook's Bay  
and Keswick drinking water supply.



March 5, 1986 MOE threatens the town to close  
Thane file if they don't issue building permit.

  
Office of the Minister  
Ministry of the Environment  
March 5, 1986

135 St. Clair Avenue West  
Toronto, Ontario  
M4V 1P5  
416/593-1611

MAJ - 7 M/S 24

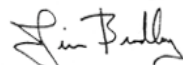
Mayor John S. Rogers  
R.R. #2  
Civic Centre  
Keswick, Ontario  
L4P 3E9

Dear Sir:

I have received your letter of January 23, 1986. This will confirm that my views, as expressed in the letter of January 15, 1986, have not changed.

The consequence of your refusal to enter into a site plan agreement to permit the issuance of a building permit is that the proposed Control Order would be frustrated by the inability of Thane Developments to comply with critical provisions. The order would, accordingly, not be issued.

This would leave us with no realistic option but to close our file. It will then be up to Georgina Township to institute whatever legal proceedings it considers appropriate to restrain any nuisance caused by Thane Developments.

Yours sincerely,  
  
Jim Bradley  
Minister

*Handwritten notes:*  
Copied  
Dec. 23/86  
MAJ  
3/20/86  
3/20/86  
2/15/86

## 161



135 St. Clair Avenue West  
Toronto, Ontario  
M4V 1P5  
416/323-4359  
08M1603

December 8, 1989

Dear Mayor Johnston:

Staff of my Ministry are finalizing the conditions of the Certificate of Approval that will be issued very shortly for the milling process.

... 2

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"I confirm our intention to take action to clean-up and restore the site in the event this becomes necessary."

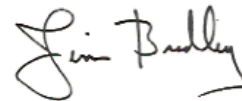
His Worship Mayor Robert Johnston  
and Members of Council  
Page 2

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While I believe that the terms of the new milling certificate and my instructions to staff to monitor the activities of the companies at the site for full compliance will satisfy both the Town's concerns and the concerns of the Ministry, I confirm our intention to take action to clean-up and restore the site in the event this becomes necessary. Of course, this assurance is predicated on the town not taking any actions which would impede or prohibit the ability of the companies to operate so that they could continue to remove stockpiled material, provided that such operations are in accordance with the Ministry approvals and orders and any agreements that they have entered into with the Town.

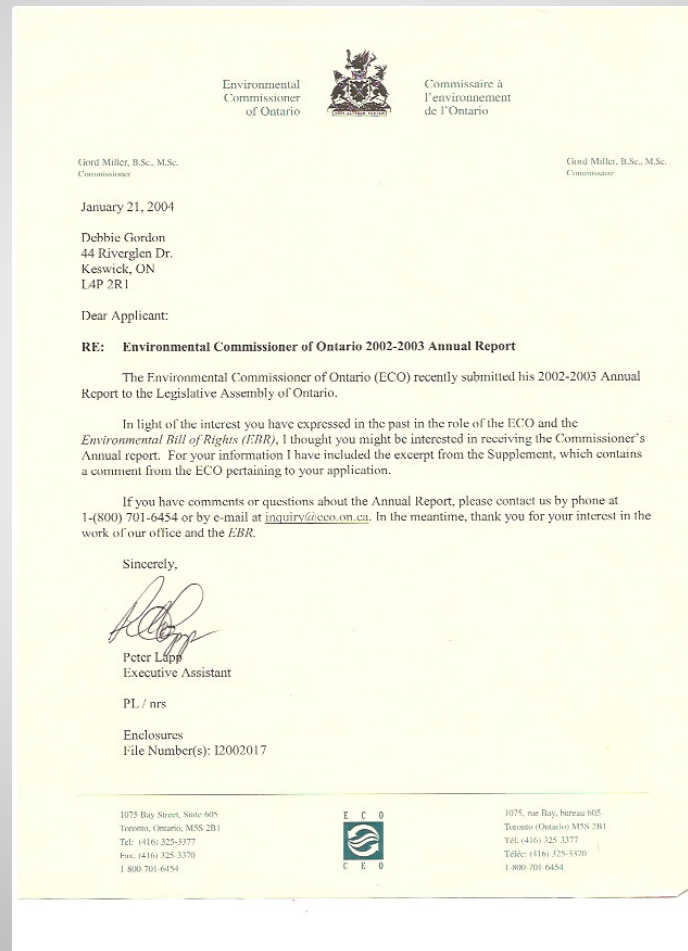
I would hope that with this assurance, the Town will be able to negotiate a successful agreement with the companies to allow the milling operation to be housed within a building, which I understand will expedite the rate of processing of the salt slag, and the eventual solution to this problem.

Yours sincerely,



Jim Bradley  
Minister

# Environmental Commissioner





31,000 tons of contaminated dross that was supposed to not be stock piled under a Control Order by MOE was left when production stopped 1997. Dioxins and heavy metals were found.



2003 Town pays to remove buildings to prevent trespassers entering toxic buildings and fence in the front of the property.







## Recent History

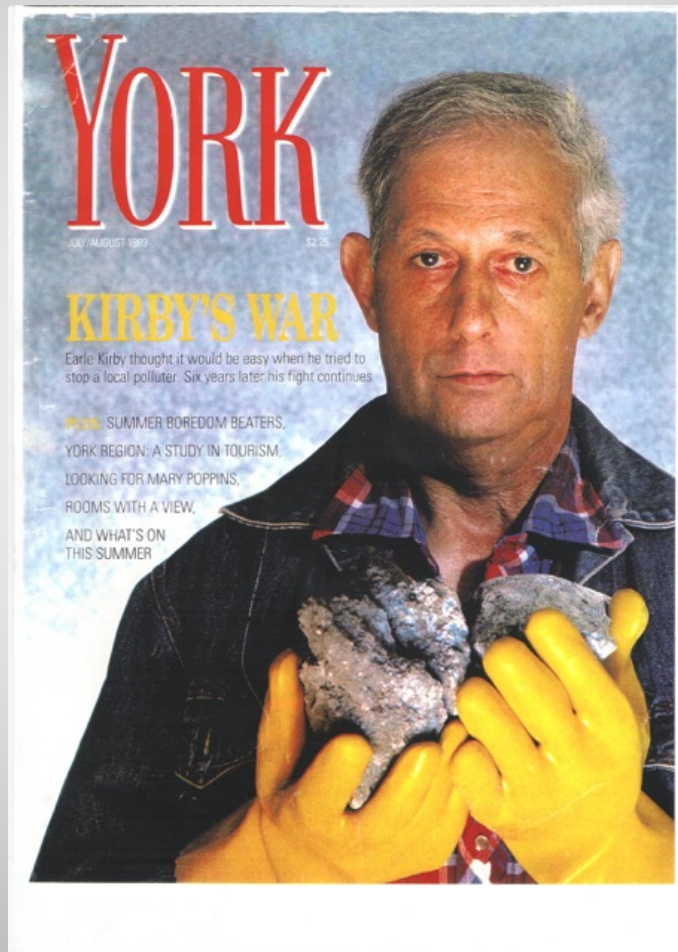
- 2002 over 200 people attend MOE meeting demand action by MOE
- 2003 Town removes buildings to prevent trespassers entering buildings
- 2002 Premier Dalton McGuinty and Jim Bradley Minister of Environment promised if elected to clean it up.
- 2003 Application of Investigation Gord Miller, Environmental Commissioner of Ontario
- 2009 MOE creates Thane Public Liaison Committee – over 20 meetings.
- 2010 MOE Thane Aluminium Smelter Remediation Options Workshop
- 2011 present to York Region – Councillor Wheeler tabled a resolution
- 2012 York Region with Mayor Grossi met with Minister Bradley – Council asked for minutes of that meeting and were not given any.
- 2013 MOE dissolves TPLC despite protests Town and citizens
- 2014 announces owner will form new committee required to have 3 meetings a year – held one and refused other members
- 2014 MOE secretly remove Order on property without notifying anyone.
- 2017 Still working with Ecojustice to get MOECC to resolve this issue they created.



## Thane Public Liaison Committee

- 20+ meetings Town staff, LSRCA, MOE, York Region, 2 Georgina Councilors and members of community have looked at options
  1. Excavate and remove slag and impacted soil **\$3,900,000**
  2. Complete entombment with leachate collection **\$2,700,000**  
: annual operating costs \$37,500
  3. Composite Cover engineered + surface water control **\$1,500,000**  
: annual operating cost \$32,000
- Majority members felt dig and dump material at approved site was only viable solution.

*MOECC website - "Fighting climate change and working to keep our air, land, and water clean will ensure Ontario's prosperity and quality of life for today and for future generations."*



# A Shoreline Owner's Guide to Invasive Species



With support from  
the Ministry of Natural  
Resources and Forestry

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**F**  **C A**  
Federation of Ontario Cottagers' Associations



What are invasive species? ..... 01

Invasive species in Ontario ..... 02

Ontario’s Invasive Species Act..... 03

Impacts of invasive species in Ontario ..... 03

Invasive species and your waterfront property ..... 06

Address pathways of introduction..... 09

Practice prevention ..... 10

Information for managing invasive plants  
on your property ..... 12

Top 7 Actions Shoreline Owners Can Take..... 13

FOCA is very concerned about the potential impacts of invasive species and the negative effects they may have on our quality of life in Ontario. We have already seen the impacts from the many existing and looming invasive species introductions, including forest pests like the Emerald Ash Borer, aquatics like the Zebra Mussel and Asian Carp and invasive plants such as Phragmites and Garlic Mustard. These invaders have proven to alter the environment, damage our economy, and negatively impact our communities.

We feel each of us has a role to play to ensure the resources we enjoy today will be here for future generations. Long-term and meaningful conservation in Ontario can only be accomplished through the thousands of individual actions carried out by private landowners.

Invasive species can take over lakes, forested areas, grasslands and cottage gardens. Invasive species can permanently alter the landscape by killing trees that provide valuable shade, reducing the abundance and variety of native fish and aquatic life, squeezing out desirable plants, and clogging up waterways. In addition to their direct impact on the landscape, invasive species also hurt the pocketbooks of cottage owners by damaging private property, reducing property values, affecting health and safety, and compromising the enjoyment of recreational activities such as boating, swimming, watersports, and fishing (*Invasive Species Centre, 2014*).

What are invasive species?

Invasive species are defined as harmful, non-native plants, animals and micro-organisms whose introduction or spread threatens the environment, the economy, or society, including human health. Non-native refers to any plant, animal or microorganism that has been introduced into areas beyond their range; whether this introduction be deliberate or accidental. It is important to note that not all non-native species are considered invasive.

There are a wide range of species in Ontario that waterfront property owners should be aware of; including plants, animals, fungi, fish, invertebrates and diseases. Once established, invasive species are extremely difficult and costly to control and eradicate, and their ecological effects are often irreversible.

Ontario’s definition of an invasive species may include species native to Ontario, which have been introduced to a new geographic region due to human activity. Species may be considered invasive if their introduction or spread can be linked to our changing climate (*OMNRF, 2012*).



Garlic mustard: K. Towle

## Ontario is at Higher Risk for Invasive Species Introduction

Historically, Ontario has had more non-native species establish within its borders than any other province or territory. This is due to our environmental conditions and the nature of our society that supports non-native species movement.

Ontario is industrialized, urbanized and has a high population density. Our economy is supported by large quantities of imports and a significant goods-producing industry sector. Ontario's geographic location also makes it more vulnerable due to the proximity to a major international shipping channel, the great lakes St. Lawrence Seaway, and multiple land and water entry points on Ontario's borders. Degraded habitat and ecosystems in many of Ontario's ecological regions also create favorable conditions for invasive species to enter and become established (*OMNRF, 2012*).

### ONTARIO'S ECONOMY

Ontario has a large and increasing population that supports an active and growing economy. Compared to any other province and territory, Ontario imports the most goods from the most places around the world, and many of these goods are shipped onward to other parts of Canada. This activity brings with it benefits and risks. Increased cross border trading increases the chance of inadvertently introducing an invasive species. Invasive species may hide in packaging, in containers on ships, or in ballast water. It is worth noting that approximately 64% of the overseas containers that arrive in Canada are opened in the Ontario portion of the Great Lakes basin (*OMNRF, 2012*).



Round goby: *D. Copplesstone*

### Did you know?

Compared to other provinces, Ontario has the highest number of invasive plant species, with 441. This can be compared to Quebec, with 395; and British Columbia, with 368. The lowest numbers are in Nunavut, with 16 species (*CFIA, 2008*).

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In Ontario, there are rules to prevent and control the spread of invasive species in the natural environment. On November 3, 2016 the Invasive Species Act, 2015 (ISA) came into effect in Ontario and with it is a regulation that prohibits and restricts a number of invasive species, such as Asian carp and Phragmites. Preventing invasive species from arriving and becoming established in Ontario is critical in the fight against this growing threat.

## There are two classifications of invasive species regulated under the ISA:

- **PROHIBITED:** No person shall bring an invasive species into Ontario, deposit, release, possess, transport, propagate, buy, sell, lease or trade these species.
- **RESTRICTED:** No person shall bring an invasive species into Provincial Parks and Conservation Reserves; or deposit or release in Ontario.
- Additional prohibitions may be applied through regulation

## Impacts of invasive species in Ontario

Invasive species pose a significant threat to Ontario's economy and natural environment. Invasive species negatively affect the habitats they invade, displacing native species and causing a serious threat to biodiversity. Aquatic ecosystems are especially vulnerable to invasive species. Once established in an aquatic ecosystem, an invasive species is almost impossible to eliminate and control measures can be costly.

As a waterfront property owner, you are part of the ever changing environment and the threats and challenges it faces. You may have certain aspects of your property that you value, whether it be swimmable/fishable water, supporting wildlife or just enjoying nature. Unfortunately, invasive species can affect all of this in various ways:

### Did you know?

Early detection and response can increase the chance of eradication and reduce the cost of control and management.

If you've seen an invasive species in your community, or the wild, please report it online at [eddmaps.org/ontario](http://eddmaps.org/ontario) or contact the toll free Invasive Species Hotline at **1-800-563-7711**.



## 1. Impacts to Biodiversity

Invasive species impact biodiversity by outcompeting native species for the resources required to survive and degrading habitats.

**NATIVE PLANTS AND TREES:** Invasive Phragmites (European common reed) is an invasive grass that is impacting the biodiversity of wetlands in Ontario. It is an aggressive perennial grass that spreads quickly and outcompetes native plant species for water and nutrients. This invasive plant can grow extremely tall, blocking waterfront views and causing significant habitat losses for several species of wetland and dune dependent wildlife. As it grows the plant releases toxins into the soil that can hinder the growth of surrounding native plants. This invasive species has already caused extensive damage to native plant communities across the southern part of the province, with scattered occurrences as far north as Lake Superior. Until recently invasive Phragmites was sold as an ornamental plant in Ontario. It is now regulated in Ontario as a restricted invasive species, and is illegal to provide for sale.

**NATIVE WILDLIFE:** The Round goby is native to the Black and Caspian seas in Eastern Europe, it was first found in North America in 1990 in the St. Clair River north of Windsor, Ontario. It is a small, bottom dwelling fish that feeds aggressively on insects and other small organisms found on lake and river bottoms. The Round goby is threatening Ontario's aquatic biodiversity due to its voracious eating habits and ability to spawn several times a season. The Round goby competes with native bottom dwelling fish for resources and it is depleting the population of many popular sport fish (such as small mouth bass) by consuming large numbers of their eggs and larvae. This fish was most likely brought to North America in the ballast water of ships from Europe. Since 1990 the Round goby has successfully spread through all five Great Lakes and has begun to appear in a few location inland. Round goby is illegal to possess live in Ontario under the Ontario Fishery Regulations.



Water soldier: F. MacDonald, MNRF



Eurasian water-milfoil: J. Hardy

## 2. Impacts to Recreation

Water soldier is an invasive perennial aquatic plant. It is native to Europe and northwest Asia and is a popular ornamental plant used in water gardens. When a population of water soldier is established it forms dense mats of floating vegetation. Not only does this negatively impact native biodiversity, the aquatic plant can also hinder recreational activities such as swimming, boating and fishing. This aquatic plant also has sharp serrated leaf edges that can cut swimmers and individuals who handle the plants. So far water soldier has only been found in the wild within the Trent River and the Black River in Ontario. The Ontario Ministry of Natural Resources and Forestry, the Ontario Federation of Anglers and Hunters, Parks Canada and other partners are working collaboratively to prevent the spread of and eventually eradicate this invasive species. Water soldier is regulated in Ontario under the Invasive Species Act as a prohibited invasive species.

## 3. Impacts to Landscape and Structures

Eurasian water-milfoil is an invasive aquatic plant. It is native to Asia and northern Africa and was introduced to North America in the 19th century most likely from shipping ballast or aquarium release. This aquatic perennial grows very fast and creates dense underwater mats that shade other aquatic plants. Once a population is established the landscape of a waterfront will change very dramatically. Native aquatic plants are soon replaced by the invasive milfoil and as large stands die off the process of decomposition creates anoxic conditions that can result in fish kills. These stands can become so thick that they create areas of stagnant water, which is an ideal habitat for mosquitos. Many lakes in Ontario have already seen the landscape and structures of their waterfront change drastically due to Eurasian water-milfoil invasions. In Ontario, this invasive aquatic plant can be found in the Great Lakes, the St. Lawrence River and many inland lakes throughout southern and central Ontario.



Phragmites: J. Gilbert, MNRF



# Invasive species and your waterfront property

*As a waterfront property owner it is important to be aware of invasive species that can threaten your property and your lake. Learn which invasive species may be present in your area already and how to identify them.*

## INVASIVE SPECIES ALREADY IN ONTARIO

### ZEBRA AND QUAGGA MUSSELS

Zebra and Quagga mussels are native to the Black, Caspian and Azov Seas of Eurasia and were introduced to North America in the late 1980s. It is believed they arrived as a freshwater ballast stowaway in commercial vessels from Europe. These mussels can have negative impacts on cottage country because they are capable of heavily colonizing hard and soft surfaces, including docks, boats, break walls and beaches. Invasions of these species are responsible for clogging intake structures in power stations and water treatment plants. These mussels will firmly attach to hard structures and surfaces causing significant damage affecting shoreline property owners and recreational boating.

### EUROPEAN WATER CHESTNUT

European water chestnut is an aquatic plant native to Europe, Asia and Africa, and is used in North America as an ornamental water garden plant. Ontario has regulated European water chestnut as a prohibited invasive species under the Invasive Species Act, 2015. Populations of European water chestnut in Ontario are causing a number of impacts. It forms dense mats on the surface of the water that make boating and angling extremely difficult. The plant also grows hard seeds that have sharp barded spines that can accumulate on shore and cause injury if stepped on. This species also outcompetes native shoreline plants for light and can create lower dissolved oxygen levels as the plant decomposes.

### EMERALD ASH BORER

The Emerald ash borer is a forest pest native to Asia. The Canadian Food Inspection Agency has prohibited the movement of firewood and any material made from ash trees outside of designated areas under an Infested Places Order. This pest is a highly invasive insect that has killed millions of ash trees in Ontario and the north-eastern United States. It attacks both healthy and stressed ash trees when its larvae tunnel through the tree's vascular system which delivers water, nutrients and sugars throughout the tree. Once an ash tree is infested, the mortality rate of the tree is nearly 100%. An invasion of this insect in cottage country will result in loss of habitat and food for other native species and a loss of biodiversity.



Emerald ash borer: E. Czerwinski, MNRF

### DOG-STRANGLING VINE

Dog-strangling vine refers to two invasive plants native to Eurasia; Black dog-strangling vine (also known as black swallowwort) and Dog-strangling vine (also known as pale swallowwort). Ontario has regulated these invasive plants as restricted under the Invasive Species Act, 2015. This invasive plant grows aggressively by wrapping itself around trees and other plants, or trailing along the ground and can grow up to two meters in height. The dense stands these plants form can crowd out native plants and young trees, preventing forest regeneration. The dense mats of interwoven vines can also be difficult to walk through and may interfere with forest management and recreational activities at the cottage.

### WHITE NOSE SYNDROME

White nose syndrome is a fungal infection that causes high mortality rates in hibernating bats. The invasive fungus (*Pseudogymnoascus destructans*) originally came from Eurasia and was accidentally transported to North America by humans. As of January 2015 more than six million bats in eastern North America have been killed by the fungus. White nose syndrome has been found in five species of bats native to Ontario ([OMNRF, 2015](#)). Declining bat populations in Ontario has the potential to greatly impact ecosystem function. Bats are predators of insects, including many crop and forest pests. Reductions in predation pressure from bats on insect populations will lead to increased numbers of insect pests at the waterfront (such as mosquitos).



Zebra mussels on native clam: C. Parks



European water chestnut: F. MacDonald



Dog-strangling vine: K. Towles, Ganaraska Region Conservation Authority



White nose syndrome: L. Hale, MNRF



## GIANT HOGWEED

Giant hogweed is a perennial ornamental garden plant originally from southwest Asia. Giant hogweed is a health concern for nature enthusiasts as it can cause severe skin burns if you get the sap on your skin and the skin is then exposed to sunlight. Symptoms occur within 48 hours and consist of painful blisters. Eye contact with the sap has also been reported to cause temporary blindness.

## INVASIVE SPECIES TO BE ON THE WATCH FOR

### ASIAN CARP

Asian carps were introduced to North America from Asia in the 1960's and 1970's. To prevent these unwanted invaders from coming into the province, Ontario has regulated four species of Asian carp (Silver carp, Bighead carp, Grass carp, Black carp) as prohibited invasive species under the Invasive Species Act, 2015. Asian carp can have extreme impacts on cottage country. Some species of Asian carp have the ability to eat the food supply that our native fish depend on and crowd them out of their habitat. The decline of native fish species could damage sport fishing in Ontario's lakes.

Silver carp are also a hazard for boaters. The vibration of boat propellers can make Silver carp jump up to three meters out of the water. Boaters and water-skiers in areas of the Mississippi and Illinois rivers have already been seriously injured by the jumping fish.

### RED SWAMP CRAYFISH

Red swamp crayfish (*Procambarus clarkii*) are a species of crayfish that are native to the Gulf Coast and Mississippi River drainage to Illinois. The Red swamp crayfish can quickly dominate lakes, rivers and wetlands. They feed voraciously on plants, snails, fish, and amphibians, aggressively competing with native crayfish and other species for food and habitat. Their presence can lead to declines in native crayfish. The Red swamp crayfish is not established in Ontario but poses a serious threat to biodiversity if it arrives in the province. Never release aquarium species into the environment.

## Address pathways of introduction

*Pathways are the routes by which invasive species move from one geographical location to another and how they are spread to new areas once they arrive.*

Natural pathways may include wind, water and animal dispersal. However these natural pathways are less to blame for species introductions and act more as a means of spreading an invasive species after it has already arrived.

Human activity is the cause of most invasive species introductions. Invasive species can be transported unintentionally as "stowaways" in shipping containers, recreational boats and vehicles, firewood etc. They can also sometimes be introduced intentionally as products in trade (e.g. garden plants, aquariums etc.)

Climate change is also a cause for concern with regards to the spread of invasive species into Ontario. A warmer climate may result in species that are adapted to warmer temperatures expanding their range northward as the environment becomes more suitable. An example of this kind of invasive species is Water lettuce. Water lettuce is an aquatic plant that is native to the southeastern United States. While not usually able to tolerate cold temperatures, several populations of water lettuce have been observed in Ontario, and they may be successfully reproducing. As winter temperatures increase so does the chance of survival of these aquatic plants. If Water lettuce continues to spread it could disrupt the plant and animal life in other waterways and interfere with recreation.

### Did you know?

Asian carp can consume up to 40% of their body weight each day; this leaves little food for native fishes to eat. They typically weigh 2-4kg (4-9lbs) but can weigh up to 40kg (88lbs) and reach more than a metre (3.3ft) in length. (OFAH *Invading Species Awareness Program*)



Giant hogweed: L. Assinck, MNRF



Grass carp: J. Henry, MNRF



Red swamp crayfish, iStock



Water lettuce: H. Smith, OFAH

*With over 180 non-native species already established in the Great Lakes, preventing the spread may seem like an overwhelming task. Yet, there are some simple things you can do to stop their spread.*

## Boaters

- Clean your boat and gear. Before leaving the water, clean any mud, vegetation, mussels, or anything suspicious from your boat, motor, trailer, or fishing equipment.
- Drain before you leave. Drain all standing water by pulling the plug on your transom and live well at the boat launch. Never take an aquatic invasive species from one waterbody to another.
- Dry or disinfect. Some aquatic invasive species can survive up to 2 weeks out of water, and not every invader attached to your boat can be seen with the naked eye. To remove invaders you can't see, dry your boat for 2-7 days in sunlight or clean your boat from top to bottom with hot water over 50°C or pressurized water over 250 psi before travelling to a new waterbody.

### Did you know?

Proper cleaning of boats and fishing equipment can help prevent the spread of whirling disease, a potentially fatal disease that affects juvenile trout, to Ontario rivers.

### REMEMBER THESE QUICK TIPS:

GOOD	BETTER	BEST
Clean, Drain	Clean, Drain, Dry	Clean, Drain, Disinfect
<ul style="list-style-type: none"><li>• <b>CLEAN</b> off all visible mud, vegetation and other debris</li><li>• <b>Pull and store the DRAIN plug, lower your outboard to drain standing water and drain live wells before leaving the launch</b></li></ul>	<ul style="list-style-type: none"><li>• In addition to cleaning and draining:</li><li>• <b>DRY</b> your boat and equipment in hot or sunny weather for 2-7 days before transporting them to another body of water</li></ul>	<ul style="list-style-type: none"><li>• Use a pressure washer to spray off your boat and trailer (250psi) OR rinse off your boat and trailer with hot water (greater than 50°C)</li><li>• To prevent the spread of waterborne pathogens, rinse live wells with 10% household bleach/water solution (i.e. 100ml of bleach to 1L water). Rinse well with water to remove any residual chlorine.</li></ul>

## Anglers

- It's illegal to release your bait or dump the contents of your bait bucket in or near the water. Dispose of your bait at least 30 metres away from the shore.
- Where possible buy locally sourced bait.
- Learn to identify the different species of baitfish and distinguish them from invasive fish such as the Round goby.
- To find out more about invasive aquatic species in your waterway visit [www.ontario.ca/page/invasive-species-fact-sheets](http://www.ontario.ca/page/invasive-species-fact-sheets)

## Landowners & Gardeners

- Exotic plants can add beauty and variety to your garden. But take care – some species can become invasive if they escape to our natural waters or woodlands.
- Choose native or non-invasive species to make sure all of your flowers are friendly. Don't relocate plants from your home to your cottage garden, and vice versa or you may spread an invasive species without meaning to.
- Leave native trees and plants alone; natural landscapes offer the best defense.
- To find out more about invasive woodland and aquatic plants on your property visit [www.ontarioinvasiveplants.ca/resources/best-management-practices](http://www.ontarioinvasiveplants.ca/resources/best-management-practices)

## Campers

- Refrain from moving any firewood to prevent the spread of pests. Moving untreated firewood to or from a campground or cottage, can spread invasive species and diseases. Buy Local. Burn Local.
- Inspect clothing and equipment for seeds, insects, etc. before leaving your camping area.

## Hikers, bikers, ATV riders and other recreational users

Mud on ATV's and trail equipment can harbor invasive plant seeds.

### BEFORE YOU LEAVE HOME:

- Make sure your belongings are free of mud and plant debris
- Pack cleaning tools and supplies for your trip (brush or broom, etc.)

### BEFORE YOU LEAVE THE TRAIL OR SITE:

- Inspect your pets, belongings, boots, clothing and equipment; remove any mud or plant debris
- Dispose of plant debris and weed seeds in the trash

## Aquarium/Pet Owners

- Like to take your dog for a swim? Make sure to remove plants or animals or any debris that has collected on the dog's coat before taking the dog home. At home, wash your dog with clean water and brush its coat.
- Don't release aquarium fish and plants or other exotic animals into the wild. If you plan to own an exotic pet, do your research and plan ahead to make sure you can commit to looking after it.

## Information for managing invasive plants on your property

If you find an invasive plant population on your property there may be control methods that you can apply to eliminate or prevent the species from spreading further. The options available to you depend on the severity of the invasion and what species you are dealing with.

The Ontario Invasive Plants Council provides Best Management Practices for many invasive plants. [www.ontarioinvasiveplants.ca](http://www.ontarioinvasiveplants.ca)

### Other Resources

[www.foca.on.ca/invasive-species/](http://www.foca.on.ca/invasive-species/)  
[www.ontario.ca/page/cottage-action-plan](http://www.ontario.ca/page/cottage-action-plan)  
[www.invadingspecies.com/](http://www.invadingspecies.com/)  
[www.ontarioinvasiveplants.ca/](http://www.ontarioinvasiveplants.ca/)  
[www.eddmaps.org/ontario/](http://www.eddmaps.org/ontario/)  
[www.invasivespeciescentre.ca/](http://www.invasivespeciescentre.ca/)

Ministry of Natural Resources and Forestry. 2010. Field Guide to Aquatic Invasive Species. Ontario: Queens Printer for Ontario.

Ontario Ministry of Natural Resources and Forestry. 2012. Ontario Invasive Species Strategic Plan. Ontario: Queens Printer for Ontario.

Ontario Ministry of Natural Resources and Forestry. 2015. Ontario White-nose Syndrome Response Plan. Ontario: Queens Printer for Ontario.

### Did you know?

Emerald ash borer will only travel a few kilometers per year on its own; however it can be easily dispersed long distances by people moving infested materials, such as firewood, logs, lumber, and woodchips.

## Top 7 actions shoreline owners can take

### 1 Report all invaders

If you think you see an invasive species in your cottage area, take a picture, record the location and call the Invading Species Hotline at 1-800-563-7711. You may also download the EDDMapS Ontario App to report an invader on the spot at [www.eddmaps.org/ontario/](http://www.eddmaps.org/ontario/).

### 2 Watch for it

Learn what invasive species look like and then monitor your cottage property paying special attention to areas where they may appear such as the shoreline.

### 3 Stop the spread

Before heading home from the cottage, be sure to clean all of your gear. Make sure your watercraft, trailers, bicycles, all-terrain vehicles, camping/fishing equipment, clothes and boot bottoms are free of plant material and seed-spreading mud. Put unwanted bait in the garbage.

### 4 Use local firewood

Refrain from moving firewood to prevent the spread of pests. Moving untreated firewood to or from a campground or cottage can spread invasive species and diseases. Buy Local. Burn Local.

### 5 Keep your shoreline natural

A naturalized shoreline is generally considered the best approach to protecting the lake's edge. Removing native plants from natural areas leaves the area bare and vulnerable to invasive species.

### 6 Use native or non-invasive species

Use native or non-invasive species in your garden at the cottage. Use native plants to re-vegetate bare grounds near streams, rivers and lakes and encourage native species of flowers, shrubs and trees to limit your maintenance work and provide shelter to native wildlife. Refer to Grow Me Instead Guides for more information: [www.ontarioinvasiveplants.ca/resources/grow-me-instead](http://www.ontarioinvasiveplants.ca/resources/grow-me-instead)

### 7 Stay informed

It is important to stay informed and attuned to developments in science and research and incentive programs that may affect you and your waterfront property. Sign up to receive FOCA's free monthly Elert (electronic newsletter) today at <https://foca.on.ca/>





Federation of Ontario Cottagers' Associations

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[www.foca.on.ca](http://www.foca.on.ca)

705-749-3622



# Jackson's Point Harbourfront

## Redevelopment Plan

**September 19, 2017**

# Study Area





# Summary of Consultation

May 29 &  
June 8, 2017



One-on-One  
Interviews

**45+**  
Participants

June 8, 2017



Workshop #1

**50+**  
Participants



Site 'Walkshop'



Public Session 1



Public Session 2

Think about redevelopment opportunities, what is important to you regarding:

- *new housing*
- *green space*
- *boating*
- *the waterfront*

June 10, 2017



Workshop #2

**60+**  
Participants



Design Charrette 1

- 4 Options generated



Design Charrette 2

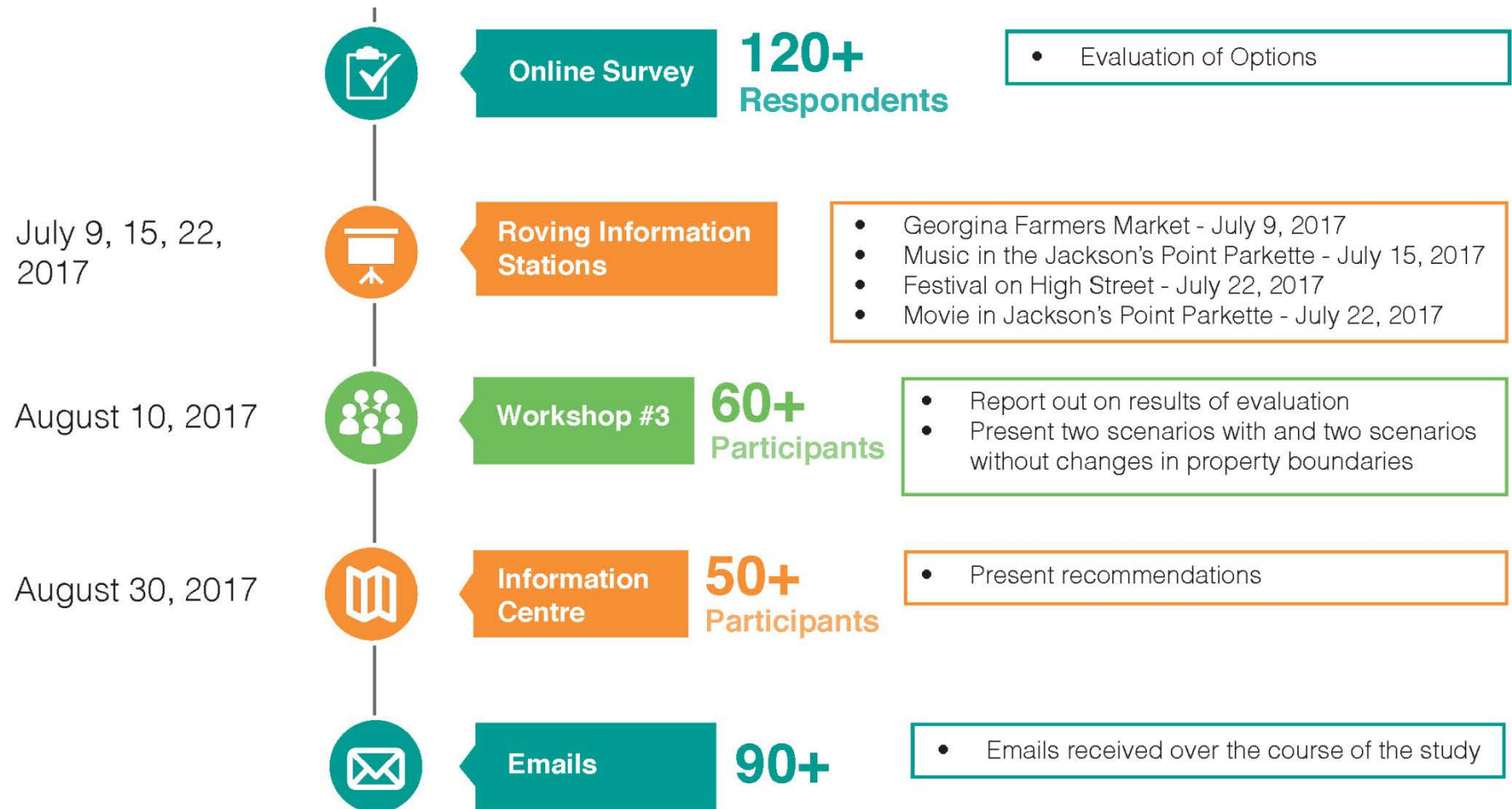
- 3 Options generated



Visual Preference Survey



# Summary of Consultation



# Key Issues

- 1 Can the existing Bonnie Park be enhanced in terms of its size, waterfront frontage, and public amenities?** This involves discussion and negotiation with adjacent landowners regarding a land acquisition or land exchange, as well as where the monies to fund improvements may be sourced.
- 2 Can the Town's harbour facility be enhanced in terms of number of slips and available amenities?** This also involves discussion and negotiation with adjacent landowners, and consideration of funding sources.
- 3 Is a boat launch an appropriate use of public waterfront land?** This involves discussion about the role and function of Bonnie Park, as well as an understanding of the impacts that a boat launch facility may have on the use of public resources.
- 4 How can the hotel property be incorporated?** While the hotel may not be interested in integration or redevelopment in the short term, a framework for including this property in the future can be considered.

## **Vision** (From the Jackson's Point Secondary Plan)

Jackson's Point Harbour is a Redevelopment Opportunity Area. The Sutton/Jackson's Point Secondary Plan provides the planning framework to accommodate:

**A mixed density residential community that includes primarily medium and higher density housing and a hotel/resort.**

**These uses, with public parkland/open space, the marina and associated boating facilities can combine to create a waterfront redevelopment that is enjoyed by residents, and tourists.**



# Principles

Developed based on input received over the last 3 months



## 1. Create a great park

- No net loss of parkland
- More public access to the water's edge
- Enhanced park facilities and amenities
- Balance of water-based and land-based recreation
- Enhance the landscape



## 2. Be fiscally responsible

- Balance costs and revenue
- Must generate revenue for park enhancements and/or marina facilities either from development, or the Town's other revenue sources
- Consider implications of capital cost and operational cost



## 3. Be environmentally responsible

- Ensure changes are consistent with the Lake Simcoe Protection Plan
- Rehabilitate natural features
- Restoration and enhancement of the shoreline, where appropriate and feasible
- Protect fisheries/aquatic habitat
- Ensure there are no off-site impacts
- Manage stormwater quality

# Principles

Developed based on input received over the last 3 months



## 4. Promote economic development

- Create a destination for residents, visitors and boaters
- Link/gateway to Main Street Jackson's Point
- Tell the story of the history of the area
- Buildings and landscape design should celebrate the history of the area



## 5. Work towards a long-term strategy

- Promote flexibility to respond to opportunities over time
- Recognize the potential of incremental implementation
- Understand the implications of doing nothing



## 6. Be compatible with the Jackson's Point community

- Ensure new buildings are compatible in scale
- Ensure excellence in design of new buildings
- Ensure new buildings complement the park and water's edge
- Ensure public parking accommodates park related activities

Options for  
Public Survey



Inputs for  
Evaluation

**Public  
Survey**

**Technical  
Team**

**Town  
Staff**

**Agencies**

**Landowners**

**No change in property boundaries**

**Change in property boundaries**



**Recommendation**



# Recommendations for **Bonnie Park**

## 3 Options

1

### **Status Quo:**

No change in property boundaries. Bonnie Park will remain as it is today, with no land exchange or acquisition of MSR-Lalu lands along the channel.

### **Not recommended because:**

- Unlikely development of MSR-Lalu Lands along channel
- Potential public safety liability may mean fencing along channel by the landowner
- Limited additional revenues for parkland improvements, capital improvements and Town funds (taxation)

# Recommendations for **Bonnie Park**

**2**

## **Potential Land Exchange and Other Considerations:**

Bonnie Park could be reconfigured to include MSR-Lalu's land along the channel in public ownership. In return, a portion of Bonnie Park would be provided to MSR-Lalu for development. It is likely that the value of the Bonnie Park land is higher than the value of the channel land, and therefore MSR-Lalu would need to provide other considerations such as financial compensation and/or site improvements.

**3**

## **Potential Land Acquisition:**

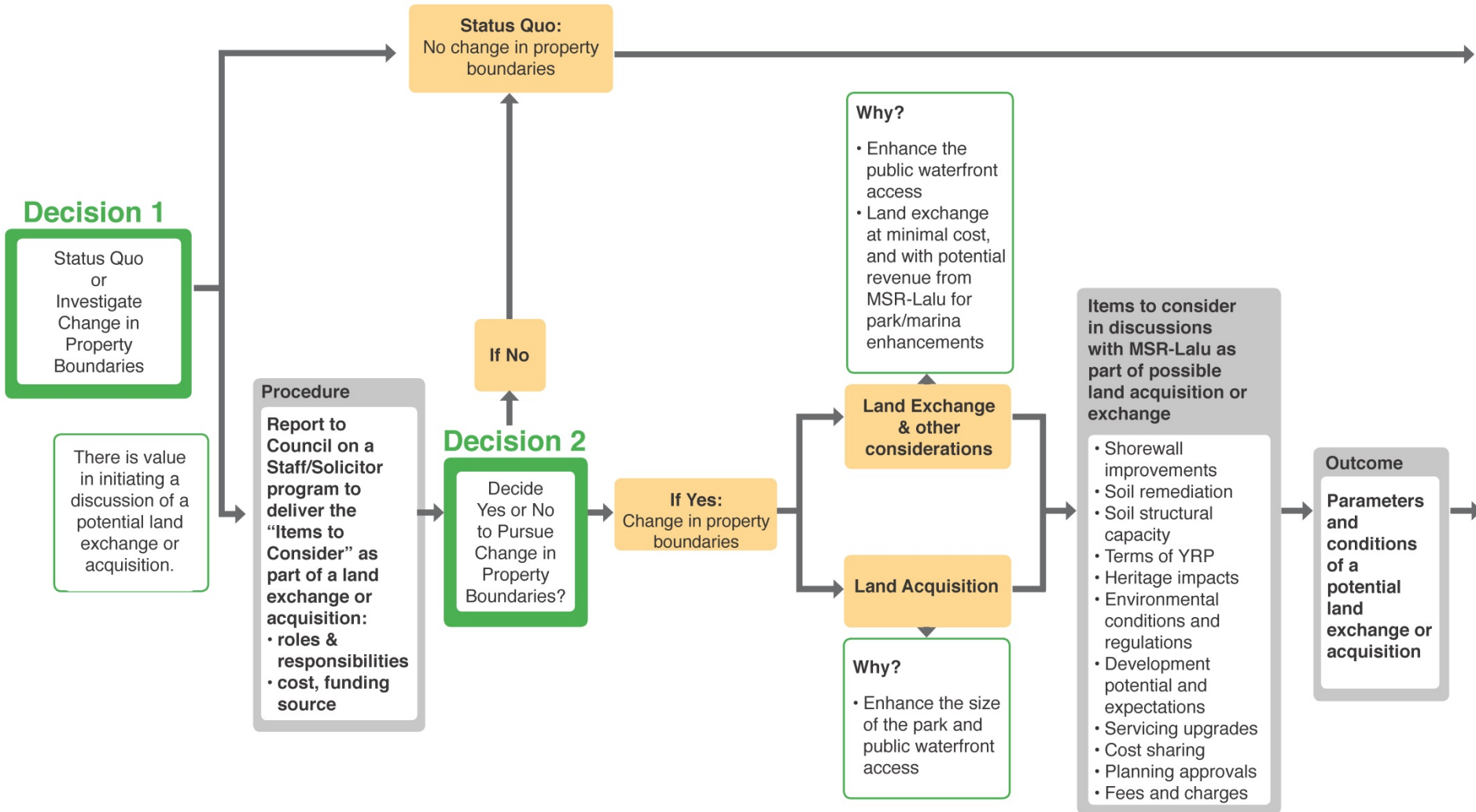
Bonnie Park would be expanded by outright acquisition of MSR-Lalu's land along the channel. This scenario will also consider compensation and/or site improvements.

## **RECOMMENDATION 1**

**Pursue discussion of a land exchange or acquisition with MSR-Lalu,** because it can provide more waterfront lands in public ownership for an enhanced Bonnie Park.



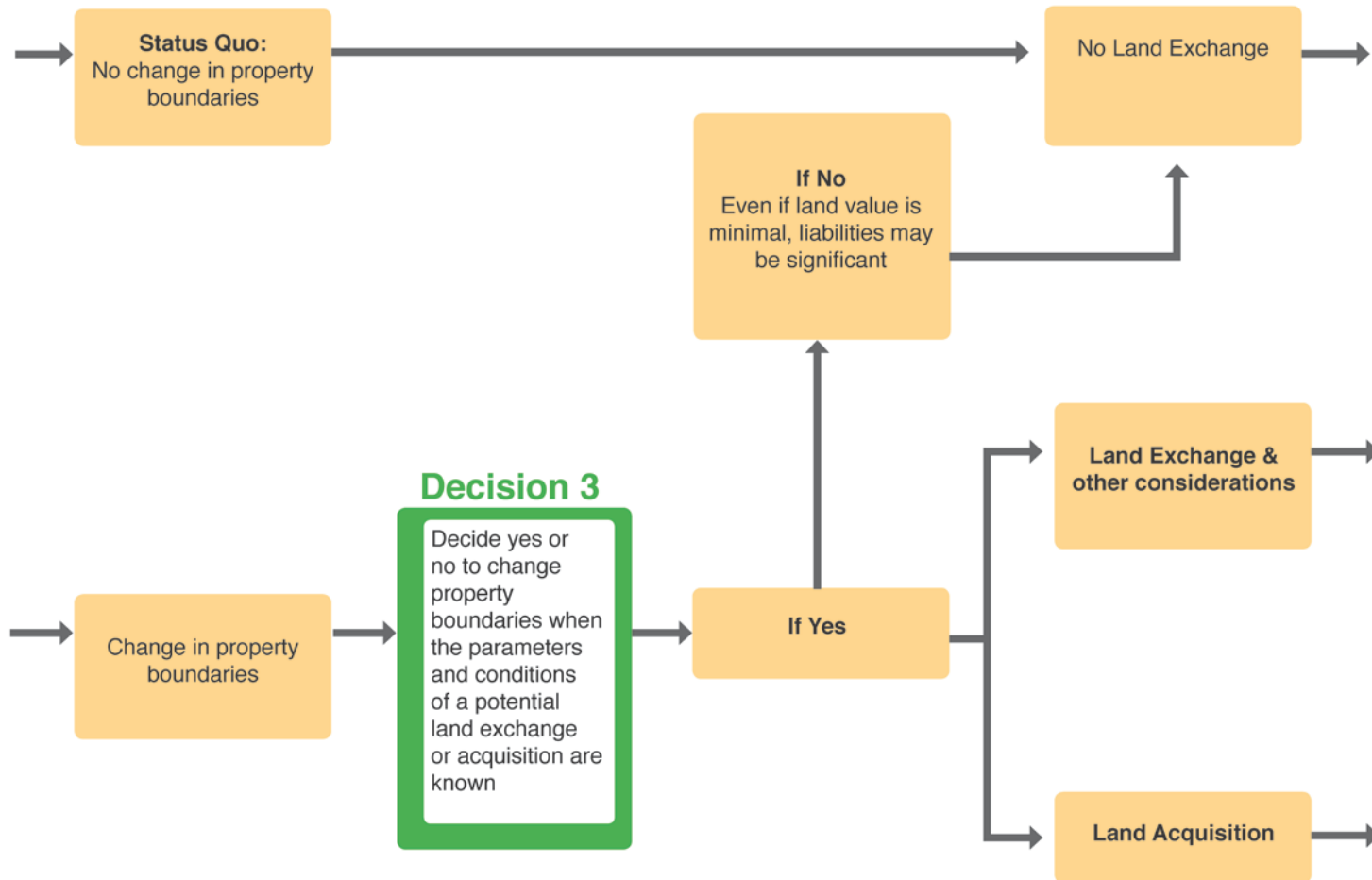
# BONNIE PARK



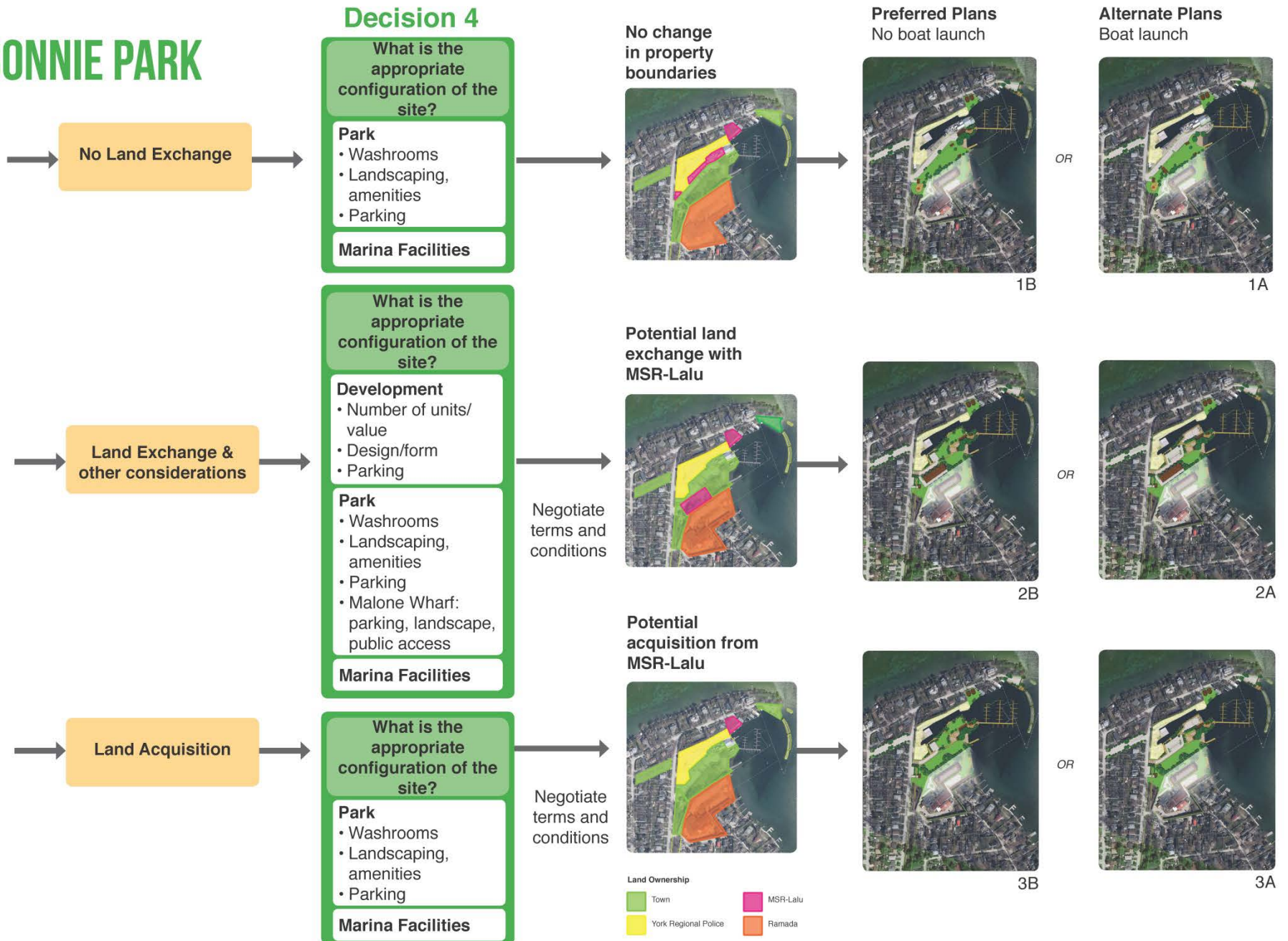


# BONNIE PARK

Proceed only after  
parameters and conditions  
of a potential land  
exchange or acquisition  
are known



# BONNIE PARK



# Harbour Improvements

Decisions regarding the harbour lands are independent of the land-based considerations related to Bonnie Park and the hotel site.

Decisions can be made and implemented independently of what happens on the land-base. However, there are some considerations that influence each other, for example any expansion of slips in the harbour must consider the water lot configuration, which in turn may impact considerations for a land exchange

## RECOMMENDATION 2

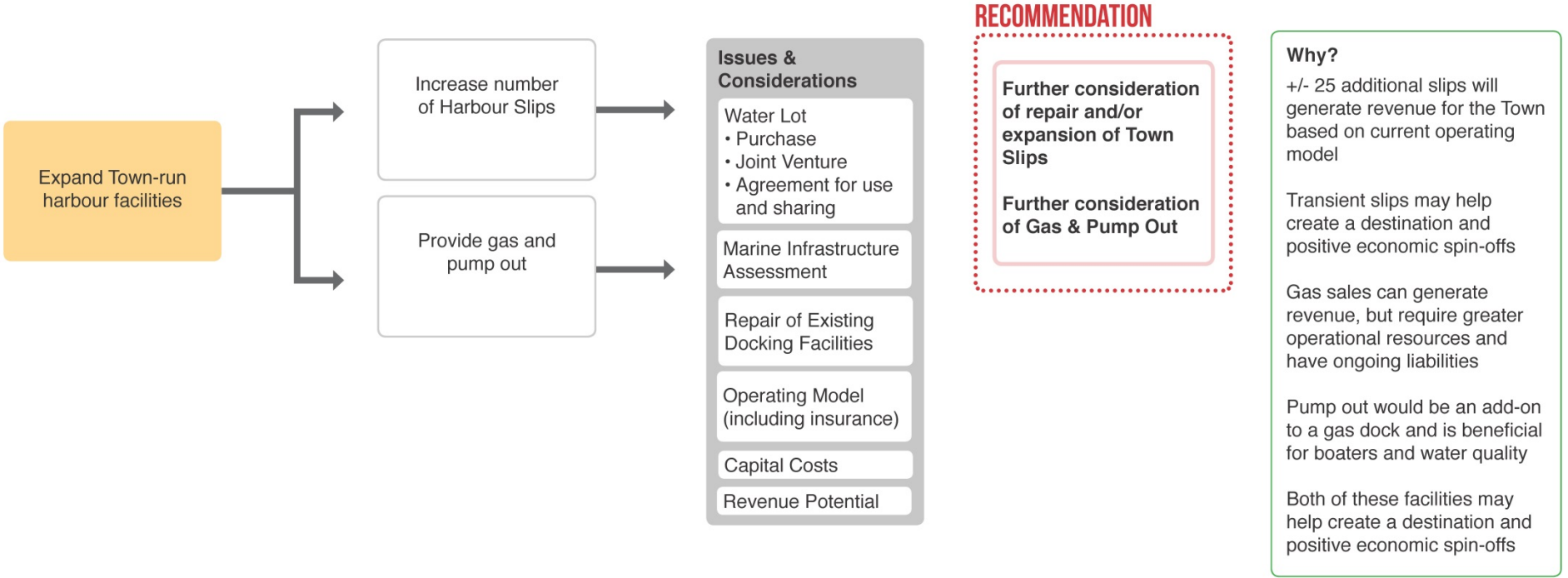
**Explore expanding the Town Harbour facilities, including new slips, gas dock and pump-out facilities, subject to careful evaluation of the capital and operational feasibility for the Town.** Expanding the harbour facilities can help to provide a boating destination and potential revenue sources.





# HARBOUR IMPROVEMENTS

Refers to the water-based facilities for boating. The boat launch is discussed in the context of the use of Bonnie Park.



## Recommendations:

### Adding Additional Longer Slips

Length of Slips	Number Unserved	Number with 30 amp power and water	Number with 50 amp power and water	Total
20 ft. to <26 ft. (6 m. to <8 m.)	5	5		10
26 ft. to <30 ft. (8 m. to <9 m.)		20		20
30 ft. to <36 ft. (9 m. to <11 m.)		20		20
36 ft. to <46 ft. (11 m. to <14 m.)			25	25
46 ft. and over (14 m. or more)			5	5
Total	5	45	30	80

While we expect that the increased revenue potential from the new docks will be sufficient to cover the capital cost over the 25 to 30 year life cycle of the new docks, we would recommend that a more detailed financial review be undertaken prior to final consideration.

## Recommendations:

### Revenue Potential from Gas/Fuel Dock

Based on an **80** slip marina with **30** slips occupied by Sail Georgina and **10** slips set aside as dedicated transients slips the following table provides an indication of the revenue potential for a gas dock at Jackson's Point.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$82,930	\$84,170	\$85,430	\$86,710	\$88,010	\$89,330	\$90,670	\$92,030	\$93,410	\$94,820
Cost of Sales	\$70,490	\$71,540	\$72,620	\$73,700	\$74,810	\$75,930	\$77,070	\$78,230	\$79,400	\$80,600
Labour Cost	\$5,250	\$5,330	\$5,410	\$5,490	\$5,570	\$5,650	\$5,730	\$5,820	\$5,910	\$6,000
Net Profit	\$7,190	\$7,300	\$7,400	\$7,520	\$7,630	\$7,750	\$7,870	\$7,980	\$8,100	\$8,220

While we believe a fuel dock would be an asset in attracting larger seasonal and transient boats to Jackson's Point harbour, a more thorough analysis of the overall profitability of the expanded marina would provide an indication of whether or not the annual reserve for replacement would be sufficient to cover the replacement cost of the dock system and the fuel facility.

## Recommendations:

# Revenue Potential for Pump Out

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$3,680	\$3,730	\$3,790	\$3,840	\$3,900	\$3,960	\$4,020	\$4,020	\$4,080	\$4,140
Maintenance	\$1,000	\$1,020	\$1,040	\$1,060	\$1,080	\$1,100	\$1,120	\$1,140	\$1,160	\$1,180
Labour Cost	\$5,250	\$5,330	\$5,410	\$5,490	\$5,570	\$5,650	\$5,730	\$5,820	\$5,910	\$6,000
Net Loss	\$2,570	\$2,620	\$2,660	\$2,710	\$2,750	\$2,790	\$2,830	\$2,880	\$2,930	\$2,980

A pump out is typically considered a cost of doing business and any losses are covered by the other revenue sources at marinas. Additionally, many marinas in highly competitive market areas provide a free pump out service to the seasonal boaters.



## Recommendations:

# Revenue Potential for Pump Out

### **Benefit to Combined Fuel Dock and Pump Out Service**

It is likely that the shared casual labour cost of operating both facilities would be less than stand alone operations but insufficient to cover the replacement cost of either or both facilities over the life cycle of the facility.

The profitability of the overall expanded harbour should be undertaken with and without the fuel dock and pump out service before a final decision of their inclusion or exclusion is considered.

## Recommendations:

### Boat Launch

#### RECOMMENDATION 3

**Do not provide a new boat launch facility in Bonnie Park or Malone Wharf**, because it consumes too much public space, both for the launch itself, and for associated parking facilities, without being fiscally sustainable. There are other launch facilities in proximity.



# Recommendations:

## Boat Launch at Jackson's Point Harbour



### Reasons for:



Recreational boats that typically use a launch ramp (i.e. 26 feet and less) comprise the largest share of the recreational boating market.



Through our discussions with local boaters, there is sizable (though undocumented) boater market that would use a launch ramp at Jackson's Point Harbour.



Daily and seasonal revenue would be generated by the use of the launch and parking of vehicles and trailers.

# Recommendations:

## Boat Launch at Jackson's Point Harbour



### Reasons against:



The loss of parkland space at the harbour which is already limited would be further diminished. Conflicts with recreation/beach users. Displaces other park amenities.



Boats less than 26 feet in length are projected to increase by only 5.0 percent between 2017 and 2037.



There are other existing alternative locations to launch a boat in proximity to Jackson's Point Harbour.



# Recommendations:

## Boat Launch at Jackson's Point Harbour



### Reasons against:



The annual revenue generated through the launch and parking activities would be insufficient to cover the estimated \$150,000 capital cost and annual maintenance cost within a reasonable time period. (i. e. beyond 10 to 12 years annual maintenance costs will increase substantially).



Additional staff would be required or a gate and key card system implemented to ensure that all users paid for the use of the ramp and parking.

## Recommendations:

### Hotel

The Ramada has separated themselves from the broader discussion related to the potential land exchange. Their property can be considered independently from Bonnie Park and the Marina.

If there is a development application related to the hotel property, then decisions on what is appropriate can be made based on the nature and scale of the proposed development, with the goal of improving public parkland and access to the water's edge.

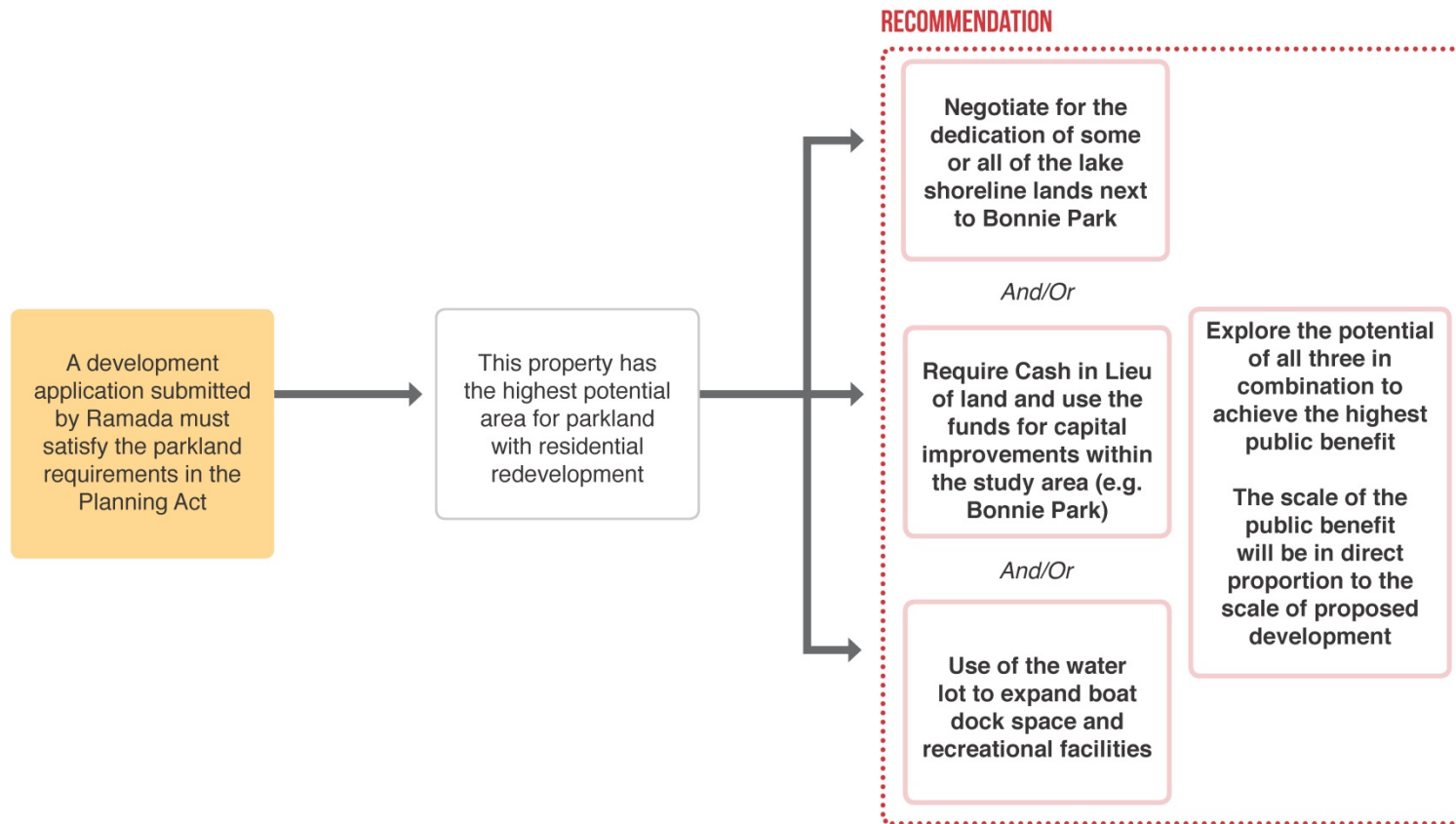
#### RECOMMENDATION 4



**If and when the hotel makes development applications, the Town should negotiate for the highest and best public benefit through parkland dedication, cash-in-lieu, and other tools.** The nature and scale of public benefit will need to be matched to the scale of proposed development. The goal is to expand Bonnie Park along the lake front, and/or to help pay for improvements to the park and harbour facilities.

# HOTEL

Refers to the land-base of the existing Ramada property.



# Recommendations



## RECOMMENDATION 1

Pursue discussion of a land exchange or acquisition with MSR-Lalu, because it can provide more waterfront lands in public ownership.

## RECOMMENDATION 2

Explore expanding the Town harbour facilities including new slips, gas dock and pump-out facilities, subject to careful evaluation of the capital and operational feasibility for the Town. Expanding the harbour facilities can help to provide a boating destination and potential revenue sources.

## RECOMMENDATION 3

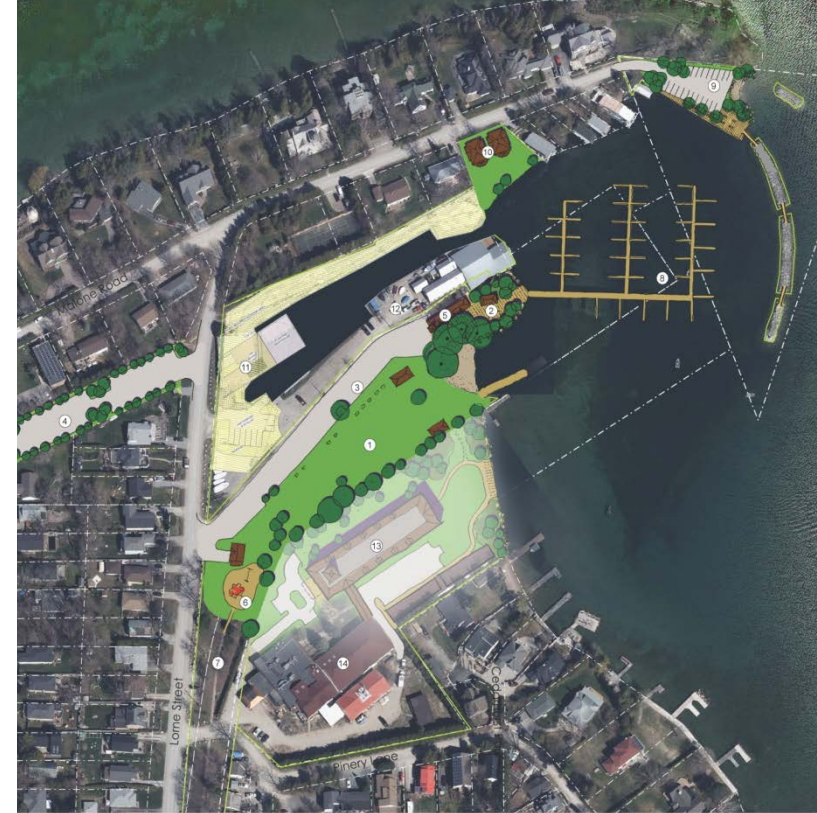
Do not provide a new boat launch facility in Bonnie Park or Malone Wharf, because it consumes too much public space, both for the launch itself, and for associated parking facilities, without being fiscally sustainable. There are other launch facilities in proximity.

## RECOMMENDATION 4

If and when the hotel makes development applications, the Town should negotiate for the highest and best public benefit through parkland dedication, cash-in-lieu, and other tools. The nature and scale of public benefit will need to be matched to the scale of proposed development. The goal is to expand Bonnie Park along the lake front, and/or to help pay for improvements to the park and harbour facilities.



1. Bonnie Park maintained in its current location
2. Public gathering area
  - naturalized areas
  - observation area
  - opportunity for pavilions/pop-up retail
3. Public parking in Lorne Park maintained
4. Use of ROW lands for public parking
5. New building incorporating washrooms for public and boating, marina office, potential retail
6. Playground can be maintained in existing location or moved closer to beach if desired
7. Lorne Park trail connection maintained
8. Expanded Town slips in harbour - requires partnership due to water lot ownerships
9. Enhanced amenities at Malone Wharf
  - maintain dive access
  - naturalized areas
  - potential seasonal bridges linking breakwaters
  - observation area
  - platform along wharf edge for fishing
10. Low density residential on Malone Road
11. York Regional Police controlled lands with no public access
12. Likely limited development potential on MSR/Lalu lands, could be fenced for safety reasons
13. Concept illustrating Ramada's development objectives of 60 unit residential/hotel building
14. Existing hotel remains



## Option 1B

**No Realignment of Property Boundaries**  
**No Boat Launch**  
**93m of Public Water's Edge (at Lake)**

1. Bonnie Park shifts north to include channel frontage, maintains lake frontage
2. Expanded 'green' component of park for public use if no launch
3. Smaller public parking within Bonnie Park
4. Use of ROW lands for public parking
5. Public gathering area
  - naturalized areas
  - observation area
  - opportunity for pavilions/pop-up retail
6. New building: washrooms for public and boating, marina office, retail
7. Playground can be maintained in existing location or moved closer to beach if with other amenities
8. Lorne Park trail connection maintained
9. Expanded Town slips in harbour - requires partnership due to water lot ownerships
10. Enhanced amenities at Malone Wharf
  - maintain dive access
  - naturalized areas
  - potential seasonal bridges linking breakwaters
  - observation area
  - platform along wharf edge for fishing
11. Low density residential on Malone Road
12. York Regional Police controlled lands with no public access
13. New development in exchange for channel lands
  - park addressed by front doors and windows
  - parking located away from the park
14. Concept illustrating Ramada's development objectives of 60 unit residential/hotel building
15. Existing hotel remains



## Option 2B

Realignment of Property Boundaries

No Boat Launch

265m of Public Water's Edge (at Lake & Channel)



1. Bonnie Park shifts north to include channel frontage, maintains lake frontage
2. Expanded 'green' component of park for public use if no launch
3. Smaller public parking within Bonnie Park
4. Use of ROW lands for public parking
5. Public gathering area
  - naturalized areas
  - observation area
  - opportunity for pavilions/pop-up retail
6. New building incorporating washrooms for public and boating, marina office, potential retail
7. Playground can be maintained in existing location or moved closer to beach if with other amenities
8. Lorne Park trail connection maintained
9. Expanded Town slips in harbour - requires partnership due to water lot ownerships
10. Enhanced amenities at Malone Wharf
  - maintain dive access
  - naturalized areas
  - potential seasonal bridges linking breakwaters
  - observation area
  - platform along wharf edge for fishing
11. Low density residential on Malone Road (single/semi/townhouse permitted)
12. York Regional Police controlled lands with no public access
13. Concept illustrating Ramada's development objectives of 60 unit residential/hotel building
14. Existing hotel remains



## Option 3B

Property Acquisition

No Boat Launch

265m of Public Water's Edge (at Lake & Channel)

# Option 2b

## Workshop Comments

August 10, 2017

Development is not compatible with ice fishing access. Residents will complain of traffic on and off the ice

Development is too chunky

Development is not inviting and does not create an open park

Looks like private entry to private property

Development does not look pretty

Development should be 2 storeys maximum

No development on valuable green space, corporate sponsorship, long term, substantial improvement

Visitor parking will encroach on public use, they should park at the homes instead

Housing can create a climate of entitlement, leaving locals feeling unwelcome

Infill house on Malone Road should be a single family dwelling

Spectacular greenspace that will make Jackson's Point more important and well known

Remove the bridge and end the lease agreement

Require support (funds) for the MNR mandate for public access

Who pays to remediate the MSR lands?

Town could purchase the MSR lands without swapping for it

Trailer parking in the easement is not required if there is no boat launch

Should have crosswalks from the easement parking to the park

Need access to water, fuel, ice/convenience

Share the use of the York Regional Police boat launch. Little conflict with emergency vehicles

Improve and share the York Regional Police boat launch

Water quality at the beach is bad and will only get worse, swimming area should be at Malone Wharf

Like that the parks are together – swimming, boat launch, beach, park lands

Swimming quality is deteriorating

Groins were built 10-15 years ago

Coastal zone situation has to be addressed in this process

Need funds to dredge the harbour, needs to be in the costing

Nice but needs a boat launch  
Boat launch would be better on this concept than any of the others

More docks are good

Seasonal gas pumps would be good

Malone Wharf development is very good

Boat ramps are not feasible at any location. Have discussion with York Regional Police regarding use of the ramp

More shoreline walkways are good

Development on the park land is unacceptable. This must be a 1:1 trade at least, benefiting the public

## Email Comments

August 10-28, 2017

Strongly support plan 2b as the best solution as it offers something for everyone

This is a sound capital investment as it includes remediation of existing marina property and allows the a high degree of functionality from this relatively small foot print. This is a badly needed asset to the town in regards to residential use as well as a tourism and economic driver

Public access to the water ways is essential to Georgina in being a recreation and fishing destination. The boat launch is a must!

Enhanced amenities at the harbour: power and water at all slips, fuel and pump out available, WIFI hot spot

New washrooms for boaters (controlled access) and washrooms for the public close to the water

Plan 2b is not bad, but the playground area is too cut off from the park. Even if the playground is moved closer to the beach the area at the existing location will be wasted

If either plan 2a or 2b are used, you will be separating children, that want to use the playground, from their parents. The children would be completely out of sight and sound, blocked by, of all things, private residences

Of all the options, presented, I prefer Option 2b. The key feature with this option being no boat ramp. I believe this prime real estate is more valuable as a public space that can be used by everyone

As a parent with several kids, I would think it would be easier to supervise one area (the lake), as opposed to try to manage two (the lake and playground) at the same time

The parking area could be extended further towards the Lake, the biggest negative is the small number of parking spaces, compared to the other options

Like that the area by the water is left a green zone (not a boat launch). The Town could consider the idea of a restaurant in the future

Keep trailer parking away from the park, in the ROW lands only

Would the new development be completely separate from the park? The parking would be on the hotel side, and no guests of the new development should be allowed to park at Bonnie Park

Additional marine slips for boaters (if you build it they will come)

Couldn't a boat launch be put at Malone Wharf

If it is going to be maintained as a key destination on the lake, then you need to maintain the waterfront activities: boat launch, marine office

If you are reconfiguring the park to include a boat launch, trailer parking, etc. you must incorporate a gas dock for the boaters. It seems absolutely unnecessary to spend township money on reconfiguring the harbour for harbour activities (i.e. boat launch, etc.) if you do not have retail and gas dock facilitates for people to use

I like the idea of using the ROW for parking but it's important to have parking closer to the beach as well. I think the park and docks may see much less use if people have to carry all of their gear, food, bbq's etc. this distance. Plan 2b is especially bad for this

Should support year round facility usage, both for boating, ice fishing, snowmobiling, etc. The design should include retail / restaurant components that will draw people to the attraction, spend money and have access to good food and drinks

The depth requirement of 5 feet throughout the harbour (usually September-October) is required for sailboats to navigate without running aground

Options 2a and 2b do not make sense from a practical economic perspective. A land swap could not be on a 1 to 1 basis, environmental remediation would prevent recouping investment

The sea walls are and have been defunct on both sides of the channel for quite some time

What guarantee is there that the plans for Option 2 wouldn't be flipped to the Ramada or another corporation at a later date?

No access for emergency services in the event of a fire or medical emergency in the dock slips. Minimal parking for park users. Much more difficult for boaters to move supplies into the dock area

Our preference as users would be toward a plan with no ramp but we understand the need to include all the necessary bits to make the Harbour a going concern

In favour of relocating the property boundaries. Would like to see parking close to the docks, this appears to be lost on one of the options. Would prefer the location of the launch to not be right at the head of the docks. I prefer the boating-only option

Lack of easy walking access to the actual lakefront by people walking in from Lake Drive East. Difficult for those who are physically challenged to get close to the lake



## Sarah Brislin

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**From:** Robin McDougall  
**Sent:** September-21-17 4:22 PM  
**To:** Sarah Brislin  
**Cc:** Karyn Stone  
**Subject:** RE: Waterfront strategy

I have provided Council the following update (verbally, not in a report):

- Aquatics staff have performed an Audit of the waterfront beaches as it relates to water safety.
- Internal staff held a brain storming session identifying issues within our beaches and identifying some preliminary suggestions for improvements.
- Parks staff collected data from the parking areas of the waterfront parks identifying resident vs non-resident vehicles.

On Tuesday, Council confirmed their priority of focusing on the harbourfront by advancing to the next stage of review. Therefore, further analysis on the waterfront/beaches may need to be deferred until 2019.

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**From:** Sarah Brislin  
**Sent:** Thursday, September 21, 2017 4:13 PM  
**To:** Robin McDougall <rmcdougall@georgina.ca>  
**Cc:** Karyn Stone <kstone@georgina.ca>  
**Subject:** Waterfront strategy

Hello,

The Waterways Committee inquired at their meeting on Monday about a report that is supposed to go to Council and the status of the waterfront strategy. Karyn advised me this wasn't going forward in 2017 and not on the table at the moment as far as she is aware. Are there any updates we can share with the Committee?

**C. Sarah A. Brislin**, BA, Dipl.M.A  
Committee Services Coordinator  
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[www.georgina.ca](http://www.georgina.ca)

## Issues

1. Weeds
  - a. Collection of weeds
  - b. Who will pay for it
  - c. Getting all the stakeholders together
2. Litter/Garbage
3. Upper York Sewage system
4. Economic
5. Planning and Development
  - a. If it would impact the lake
6. Water Quality
7. Improving Beaches
8. Promotion
  - a. 52 km of Shoreline
  - b. Better signage
  - c. Lighthouses
  - d. Ec. Dev. strategy
  - e. No comparative advantages.
  - f. Events/tradeshows – Chicken Bay
  - g. Other municipalities efforts ex. Friday Harbour
  - h. Partnership opportunities
  - i. Stakeholder meeting
  - j. Waterfront study
9. Safety – best boating practices
  - a. Shared usage -
  - b. Lifeguards
  - c. YRP Marine unit – actively looking for location for head quarters
  - d. Boats to close to shore
  - e. Speed restricted zones

## Stakeholders

1. MNR
2. DFO
3. MOE
4. Municipalities
5. OMOA
6. Safe Boating Association
7. LSRCA
8. Chippewa's of Georgina
9. Save the Maskinonge river
10. Water Walkers
11. Beach Association
12. BIA
13. National Waterways Advisory Committee

14. Waterways Committee (Ramara)
15. MPP
16. MP
17. YRP
18. Boating Ontario