

EXISTING SITE – Minor Modifications

Preliminary Cost Estimate - \$75,000

Pros:

- In close proximity /convenient for water based traffic
- No amendment to existing Certificate of Approval
- Lowest capital costs
- Entrance off a low speed roadway with limited truck traffic
- Site line to Township staff at docks
- No additional property required

Cons:

- Negative impact on the village aesthetics
- Associated odor in area of high recreational use (can be mitigated)
- Contributes to traffic congestion in an already congested area
- Operational issues and extra costs associated with limited space
- Major drainage / winter icing issues will have to be addressed
- No convenient location for an attendant's building

EXISTING SITE - Expanded

Preliminary Cost Estimate excluding land acquisition - \$400,000

Pros:

- In close proximity /convenient for water based traffic
- Simple amendment to existing Certificate of Approval
- Lowest operational costs
- Natural screening on 3 sides
- Entrance off a low speed roadway with limited truck traffic
- Owner of property to be acquired open to negotiation
- Vertical rock faces will make site less accessible to bears

Cons:

- Negative impact on the village aesthetics
- Associated odor in area of high recreational use (can be mitigated)
- Contributes to traffic congestion in an already congested area
- Extensive rock removal required
- Significant capital costs
- Additional property would have to be acquired
- Limited site line to Township staff at dock

ALTERNATE SITE 1 - Immediately East of Railway

Preliminary Cost Estimate excluding land acquisition - \$400,000

Pros:

- In proximity of water based traffic
- Natural screening on 1 side
- Entrance off a low speed roadway with limited truck traffic
- Owner of property to be acquired open to negotiation

Cons:

- Application for a new Certificate of Approval required
- Existing infrastructure would have to be re-located/replaced (storage shed & septic system)
- Limited visibility for traffic exiting site due to railway trestle
- No site line to Township staff at dock
- Distance from docks may deter pedestrian use and increase vehicular traffic
- Increase in operational costs
- Potential traffic conflicts with Shell & LCBO traffic
- Property would have to be acquired
- Significant capital costs
- Site /Soil conditions need to be ascertained
- Higher visibility may result in increased non-resident abuse

ALTERNATE SITE 2 - South of South Shore Road on Hwy 69

Preliminary Cost Estimate excluding land acquisition - \$235,000

Pros:

- Compatible with adjacent commercial uses
- Lowest capital costs comparing expansion or relocation options, assuming satisfactory site/soil conditions and minimal entrance requirements
- Natural screening on 1 side
- Potential for alternate access (other than Hwy 69) for Twp Staff/Equipment
- Owner of property to be acquired open to negotiation

Cons:

- Application for a new Certificate of Approval required
- Distance from docks may deter pedestrian use and increase vehicular traffic
- No site line to Township staff at dock
- Property would have to be acquired
- Entrance off high speed roadway with commercial traffic
- Significant increase in operational costs
- Significant initial capital cost
- Site /Soil conditions need to be ascertained
- Higher visibility may result in increased non-resident abuse
- Entrance requirements off Highway 69 could be costly (subject to confirmation)
- Proximity to other services may contribute to abuse