

Community Engagement on Sugarloaf Marina and the Public Boat Launch Dredging Project

Council Meeting
April 22, 2025



PORT COLBORNE

Background

- **February 25, 2025:** Initial report to Council regarding a proposed project to dredge at Sugarloaf Marina and the public boat launch. Council directed public engagement on the potential dredging project.
- **February 28, 2025:** Online and paper-based surveys launched.
- **Mar 5 and 6:** Open houses to gather feedback about potential dredging at marina and boat launch
- **March 21, 2025:** Deadline for community input
- **April 22, 2025:** Community feedback presented to Council.₂

Recommendations

That Chief Administrative Officer Report 2025-93 be received; and

That Council direct staff to continue working with subject matter experts in the field to assess and identify viable future tenants for the Port Colborne Grain Terminal.

Public Boat Launch Area



Sugarloaf Marina



Recommendations

That Chief Administrative Officer Report 2025-93 be received; and

That Council direct staff to continue gathering cost estimates for the disposal of dredged material from the area closest to the public boat launch, with two potential disposal sites under consideration:

- The lagoon area at Sugarloaf Marina
- The industrial land adjacent the Nickel Beach parking lot

Summary of Engagement Results to Date

February 28 – March 21, 2025



Survey Quick Stats

- Between February 28 – March 21
- **354** people completed the survey
 - **304** online surveys completed
 - **50** on paper surveys received
- **529** open-field comments
- Average time to complete:
8 minutes (online survey)
- Estimated completion rate:
79% (online survey)



Open House Recap

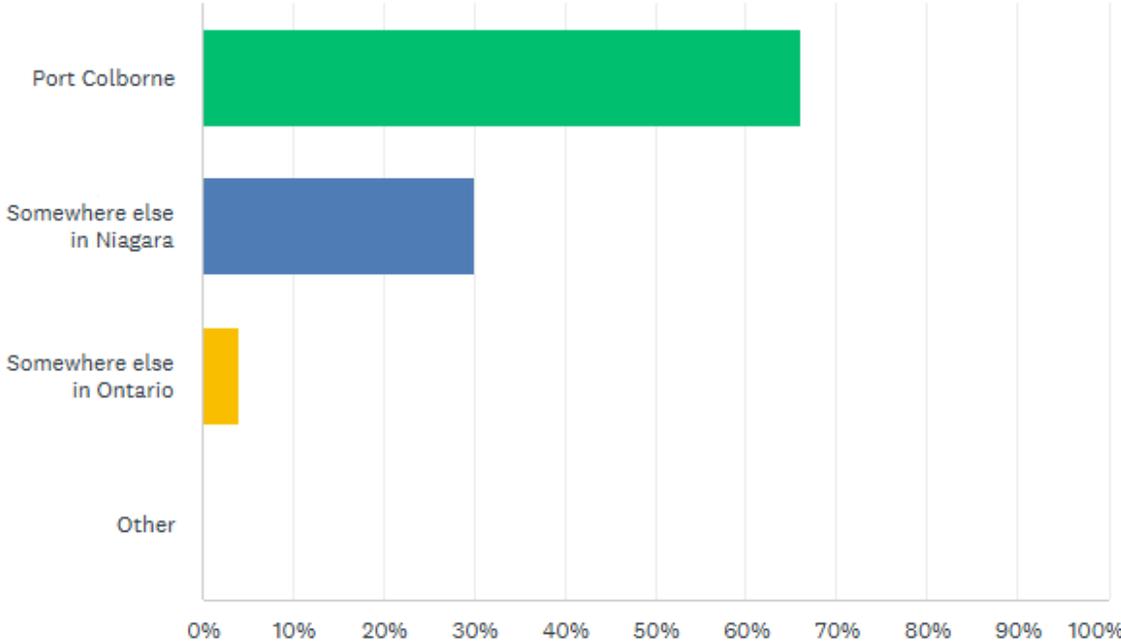
- Events were shared with Grain Terminal engagement project
- March 5, 2025, from 2 to 6 p.m.
- March 6, 2025, from 3 to 7 p.m.
- Vale Health & Wellness Centre
- 94 attendees in total
- Information boards and interactive questions with sticky dots for voting



Who We Heard From

Where do you live?

Answered: 350 Skipped: 4



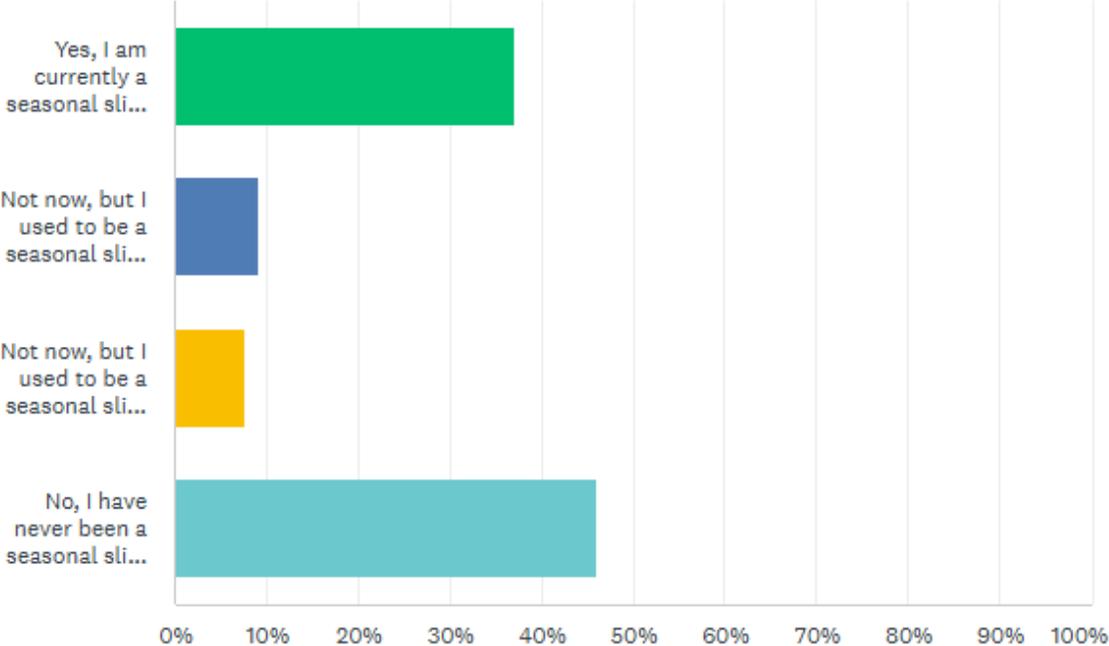
66% of respondents were from Port Colborne.

96% of respondents were from either Port Colborne or somewhere else in Niagara.

Who We Heard From

Are you now or have you ever been a seasonal slip renter at Sugarloaf Marina?

Answered: 348 Skipped: 6



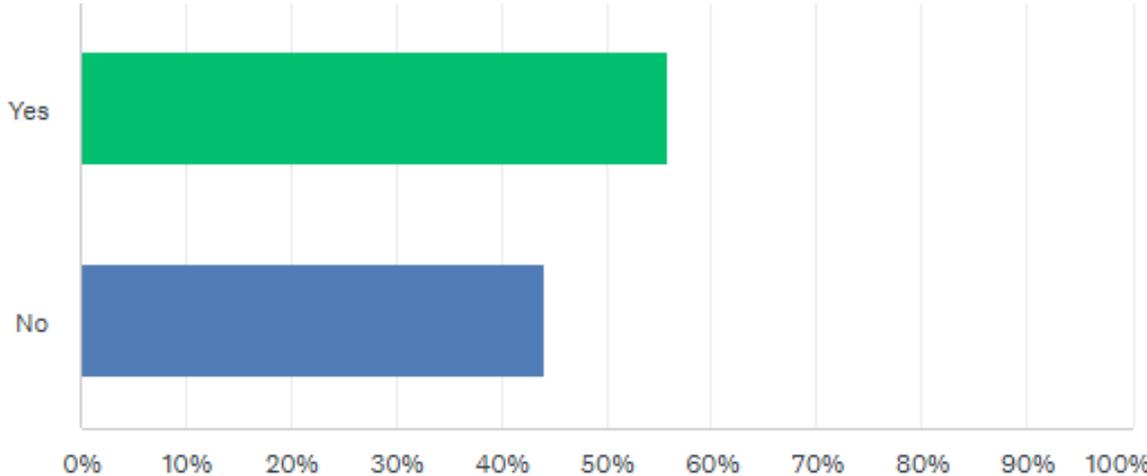
37% of survey respondents reported they are currently a seasonal slip holder at Sugarloaf Marina.

45% of survey respondents reported that they have never been a seasonal slip holder at Sugarloaf Marina.

Who We Heard From

Have you launched your boat at the public boat ramp at H.H. Knoll Lakeview Park in the last 5 years?

Answered: 349 Skipped: 5



56% of respondents have used the public boat ramp in the last five years.

What We Heard: Themes & Notable Comments



**Community enjoyment
of Sugarloaf Marina &
waterfront area**



**Feedback on
proposed dredging
project**



**Comments about
project funding**



**Future development
at the Sugarloaf
Marina property**



**Expanding services at
Sugarloaf Marina**



**Other notable
comments**

What We Heard: Themes & Notable Comments



**Community enjoyment
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proposed dredging
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**Comments about
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**Future development
at the Sugarloaf
Marina property**



**Expanding services at
Sugarloaf Marina**

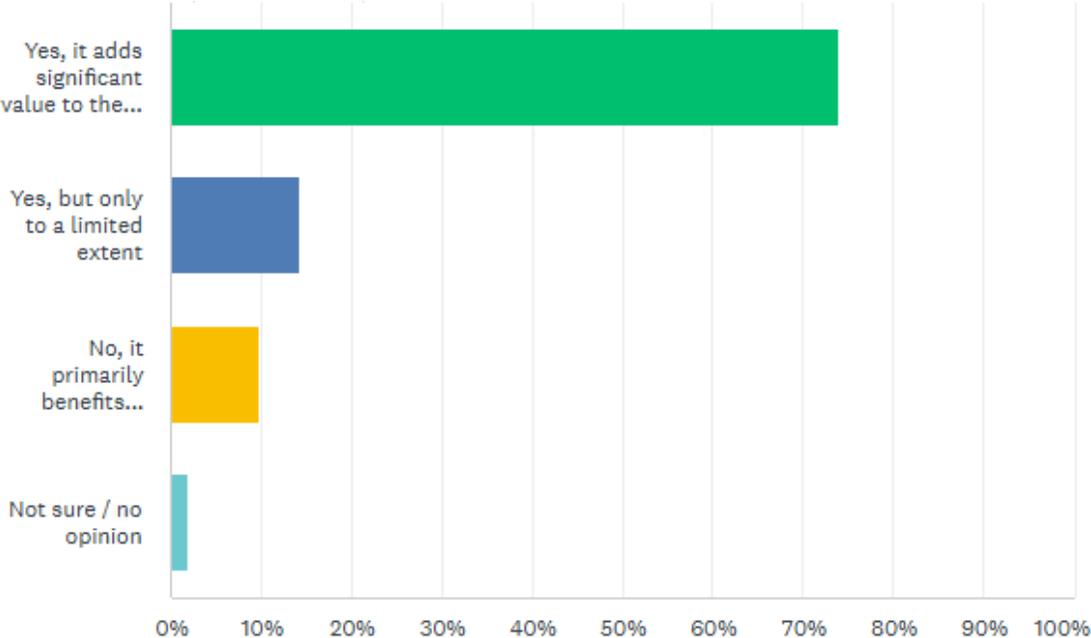


**Other notable
comments**

Community enjoyment of Sugarloaf Marina & waterfront area

Do you believe Sugarloaf Marina provides value to Port Colborne residents beyond its use for boaters (i.e. scenic waterfront views, walking paths, restaurant, fishing opportunities, etc.)?

Answered: 323 Skipped: 31

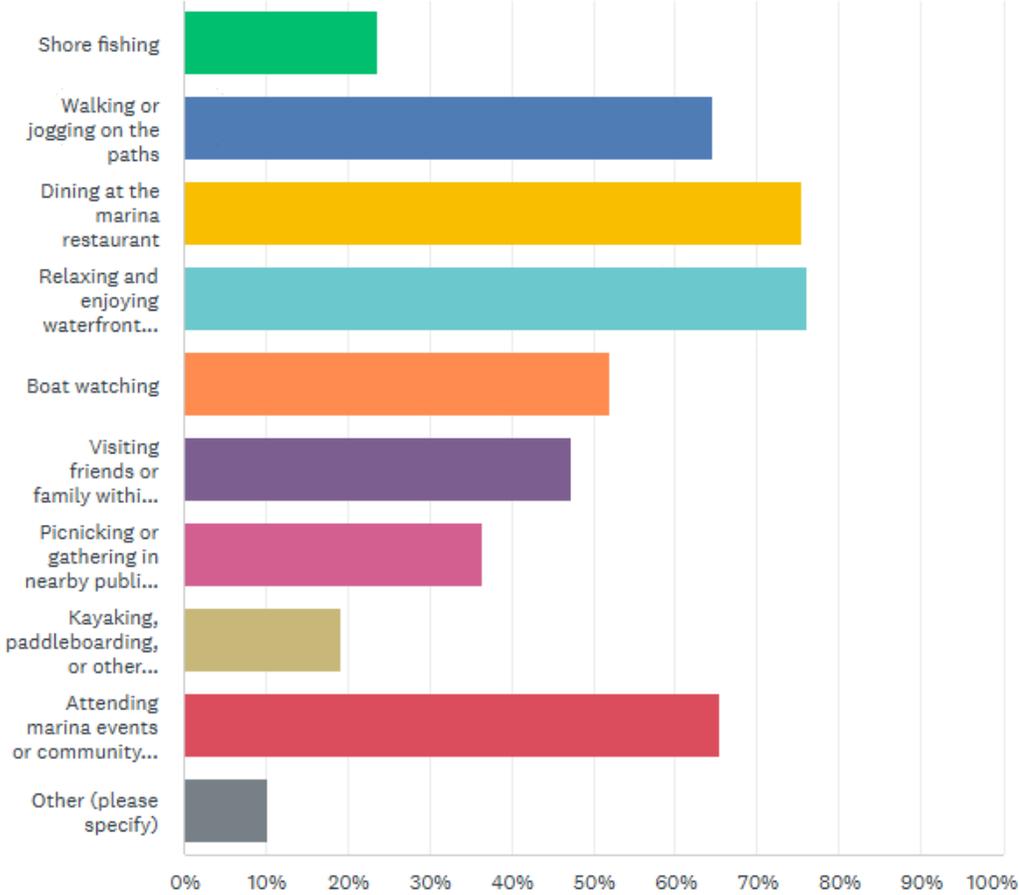


74% of respondents believe Sugarloaf Marina adds significant value to the community.

Community enjoyment of Sugarloaf Marina & waterfront area

Do you participate in any of following activities around the Sugarloaf Marina and public boat launch area? (select all that apply)

Answered: 313 Skipped: 41



76% of respondents use the marina for relaxing and enjoying waterfront views.

75% of respondents enjoy dining at the marina restaurant.

65% of respondents enjoy attending marina or community events.

64% of respondents enjoy walking or jogging the paths.

What We Heard: Themes & Notable Comments



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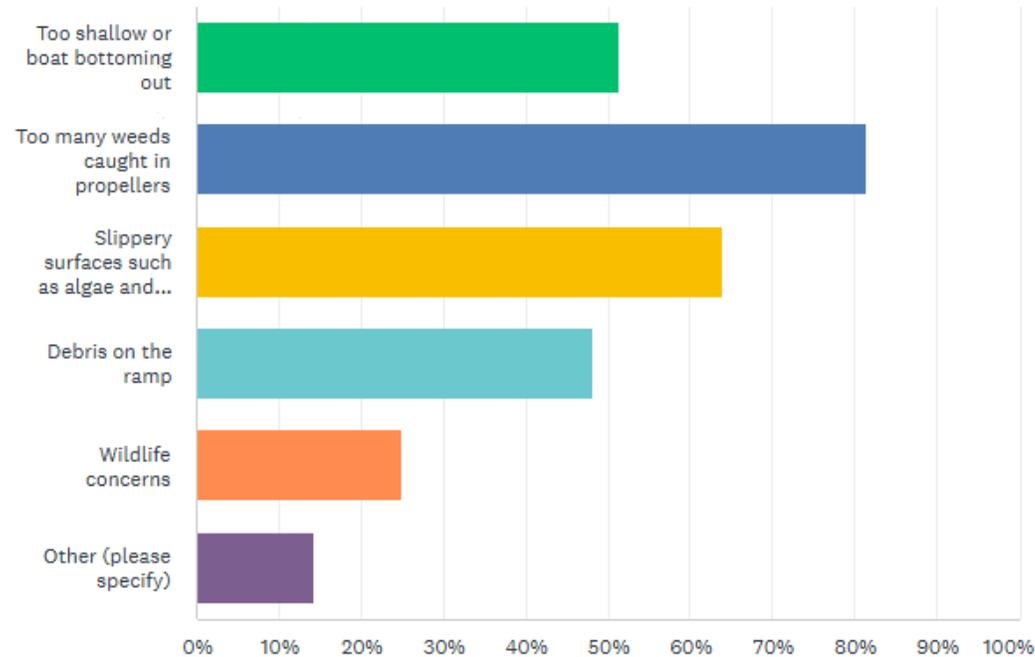


Other notable
comments

Feedback on proposed dredging project

Have you ever experienced any of the following challenges launching your boat at the public boat ramp? (select all that apply)

Answered: 189 Skipped: 165



81% of respondents have had issues with weeds getting caught in boat propellers.

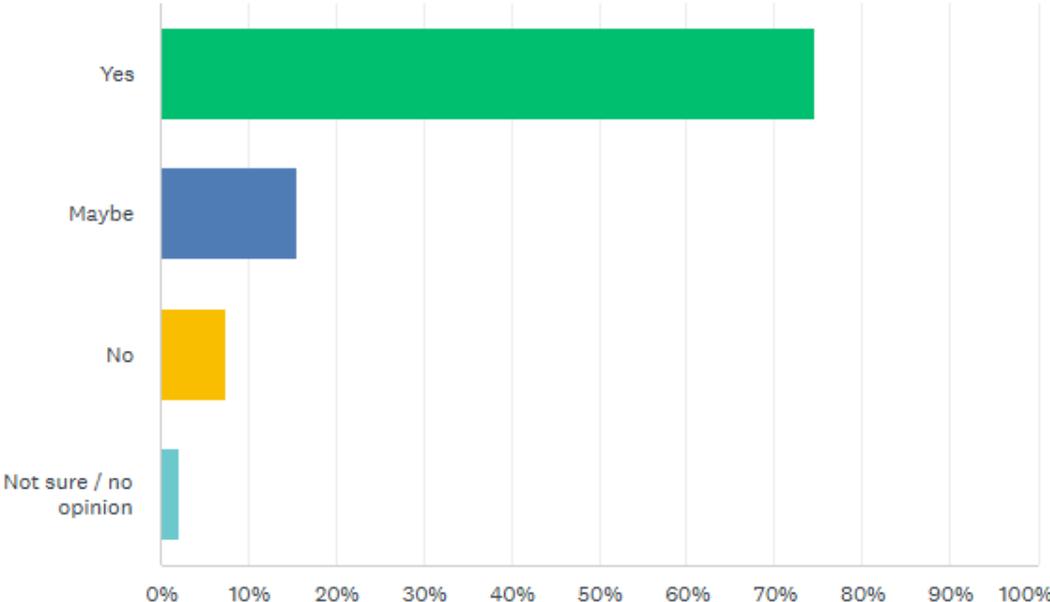
64% of respondents have had issues with slippery surfaces.

51% of respondents have had issues with shallow waters or bottoming out.

Feedback on proposed dredging project

The in-water area near Sugarloaf Marina and the public boat launch is becoming shallower every year due to low lake levels and the accumulation of sediment, silt, and sand. To fix this issue, a dredging project would be required to create more depth in this area. Dredging is the process of removing sediment using specialized equipment such as excavators equipped with a bucket or suction extraction mechanisms. Would you support this project?

Answered: 320 Skipped: 34

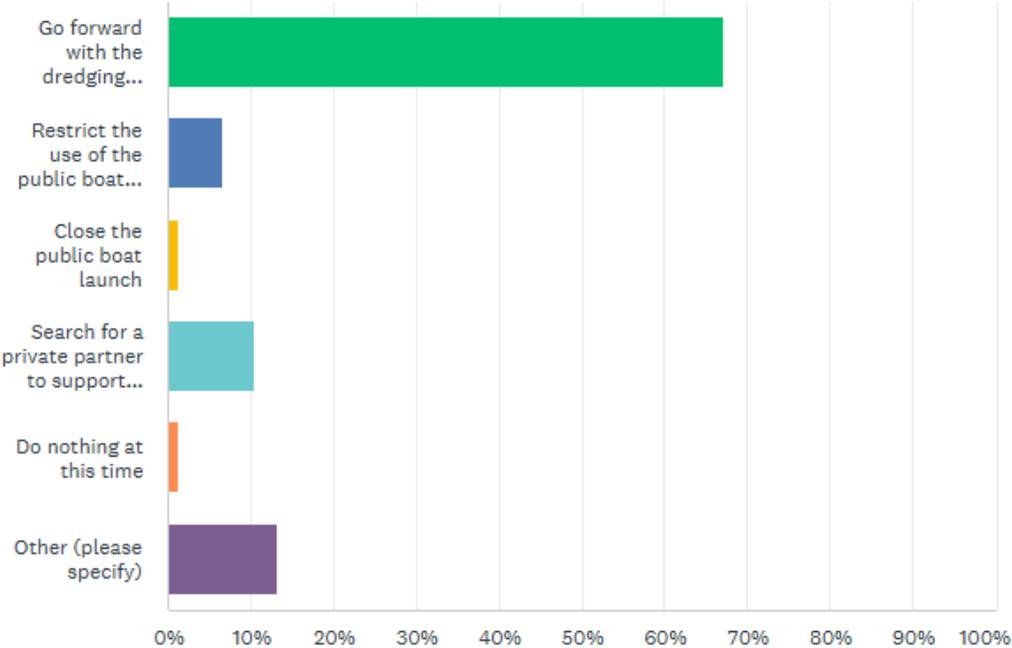


75% of respondents think it is a good idea to move forward with the dredging project.

Feedback on proposed dredging project

The most significant accumulation of sediment, silt, and sand is at the public boat launch area, causing issues for people launching boats. If these issues continue, how do you think the City should respond?

Answered: 317 Skipped: 37

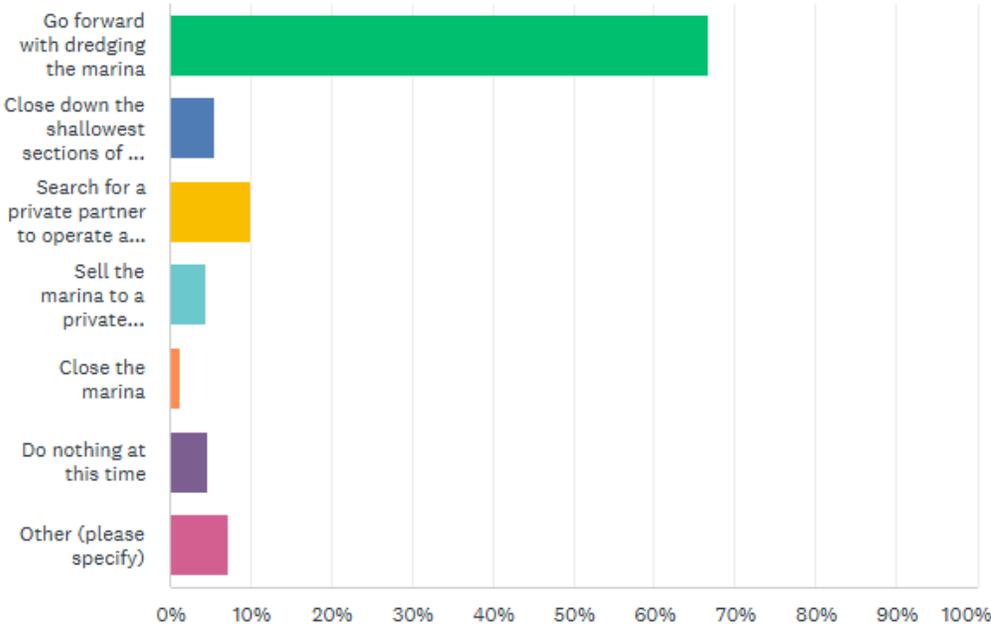


67% of respondents think it is a good idea to move forward with dredging the public boat launch only.

Feedback on proposed dredging project

As sediment, silt and sand continue to accumulate in the rest of Sugarloaf Marina, there are other areas beyond the boat launch area that are too shallow for boaters to navigate. How do you think the City should respond to these issues?

Answered: 319 Skipped: 35

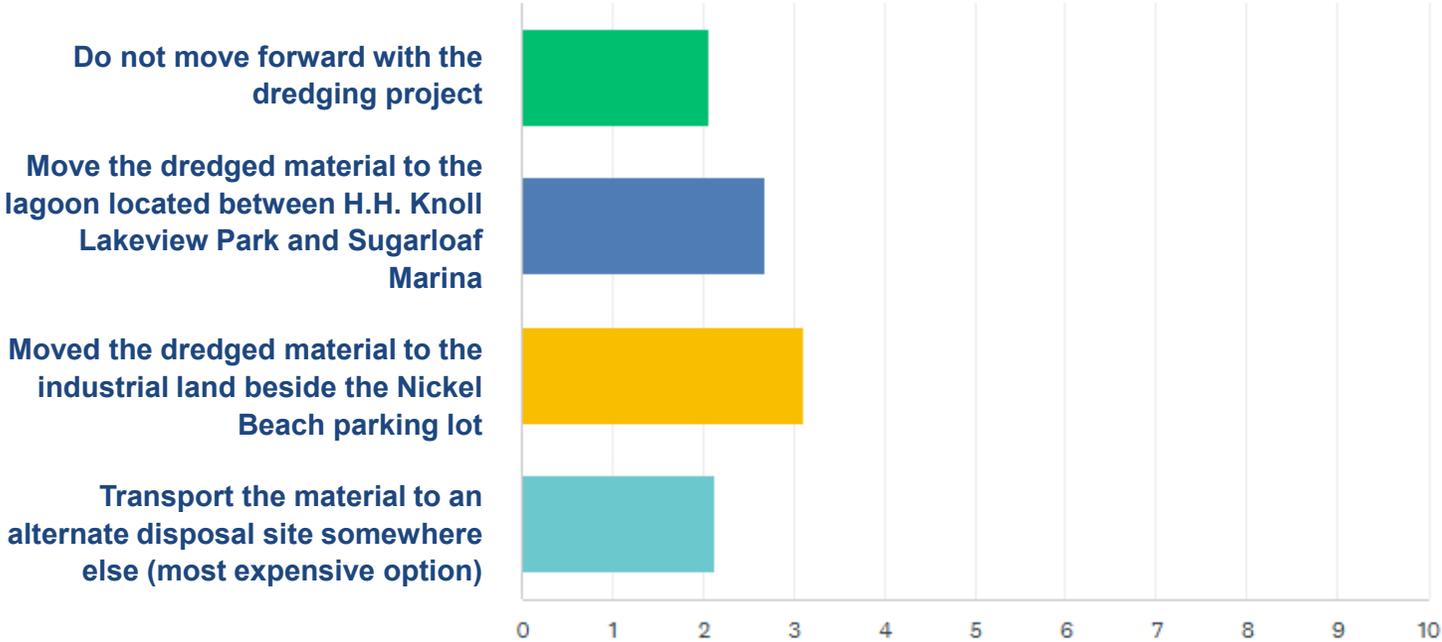


67% of respondents think it is a good idea to move forward with dredging Sugarloaf Marina.

Support for dredging at Sugarloaf Marina and the public boat launch

If the City goes forward with dredging the area near the public boat launch, what do you think the City should do with the dredged material (sediment, silt and sand collected from the water). Please rank your options.

Answered: 305 Skipped: 49



44% of respondents ranked moving the dredged material to the industrial land beside the Nickel Beach parking lot as their first option.

If the City goes forward with dredging the area near the public boat launch, what do you think the City should do with the dredged material?

Select your preferred option

Move the dredged material to the lagoon located between H.H. Knoll Lakeview Park and Sugarloaf Marina



Move the dredged material to the industrial land beside the Nickel Beach parking lot



Transport the dredged material to an alternate disposal site somewhere else (most expensive option)



Do not move forward with the dredging project



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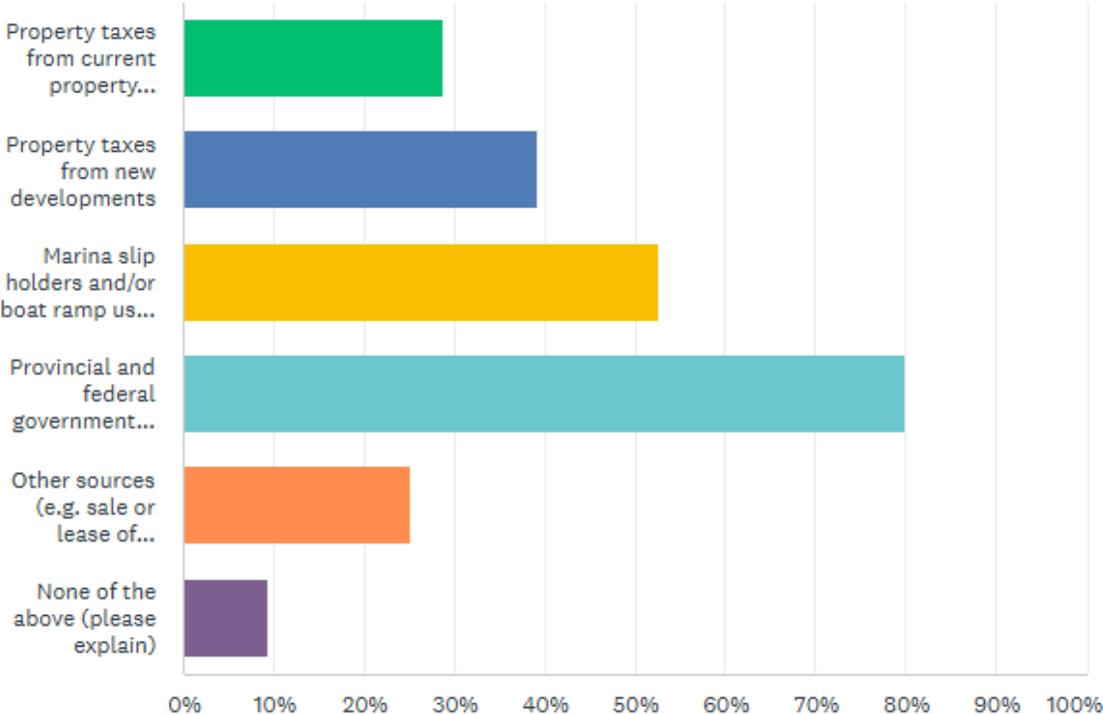


Other notable
comments

Comments about project funding

How do you think the City should pay for this project? (select all that apply)

Answered: 323 Skipped: 31

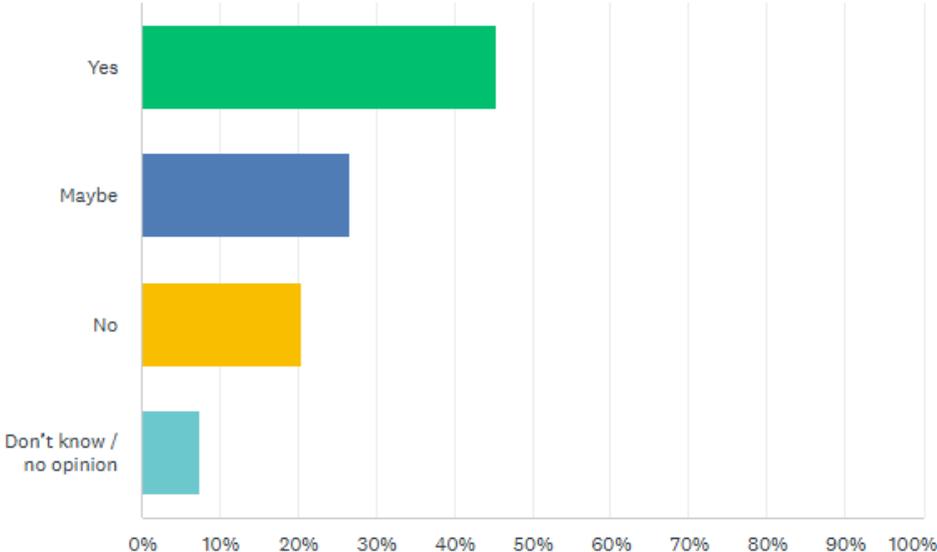


80% of respondents would like to see grants from upper levels of government used to fund the dredging project.

Comments about project funding

Currently, the marina operations are fully funded by fees paid by boaters and parking passes at the public boat ramp (known as a self-sustaining entity). Given the significant cost of the dredging is likely to exceed what can be covered by slip holders and launch users, would you support the City using some of the land assets on the marina property to create an income source to help pay for the dredging and future maintenance costs?

Answered: 319 Skipped: 35



45% of respondents agree with using land assets at the marina as an income source.

An additional 27% said maybe.

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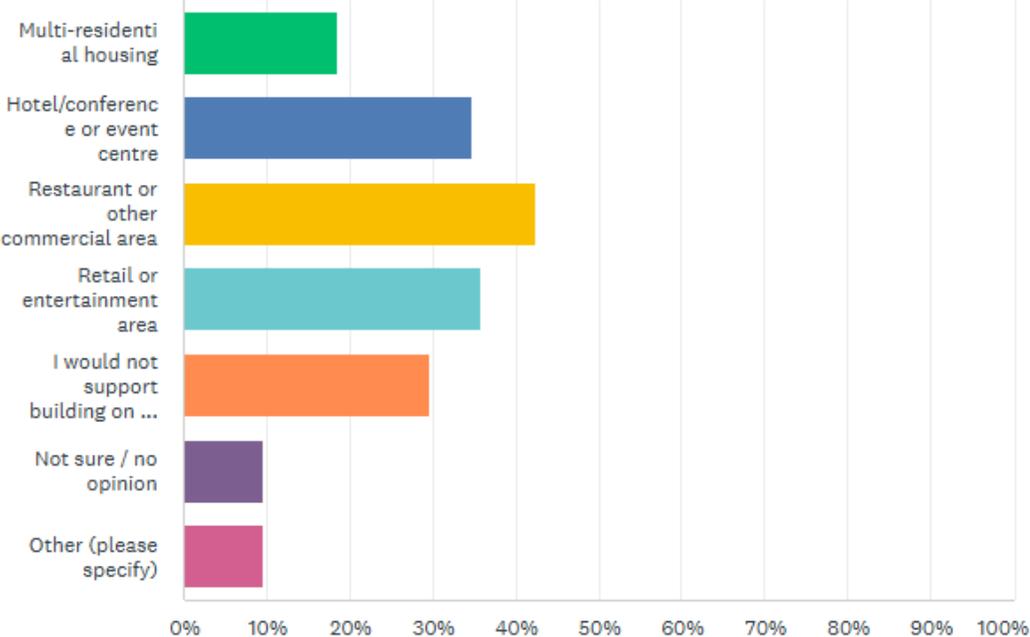


Other notable
comments

Development ideas for Sugarloaf Marina

If the City was to pursue partnering with some type of developer to build on the marina property, what sort of development do you think would be appropriate? (select all that apply)

Answered: 323 Skipped: 31



42% of respondents would like to see development of a restaurant or commercial area at Sugarloaf Marina.

35% would like to see a retail or entertainment area.

35% would like to see a hotel or conference/event area.

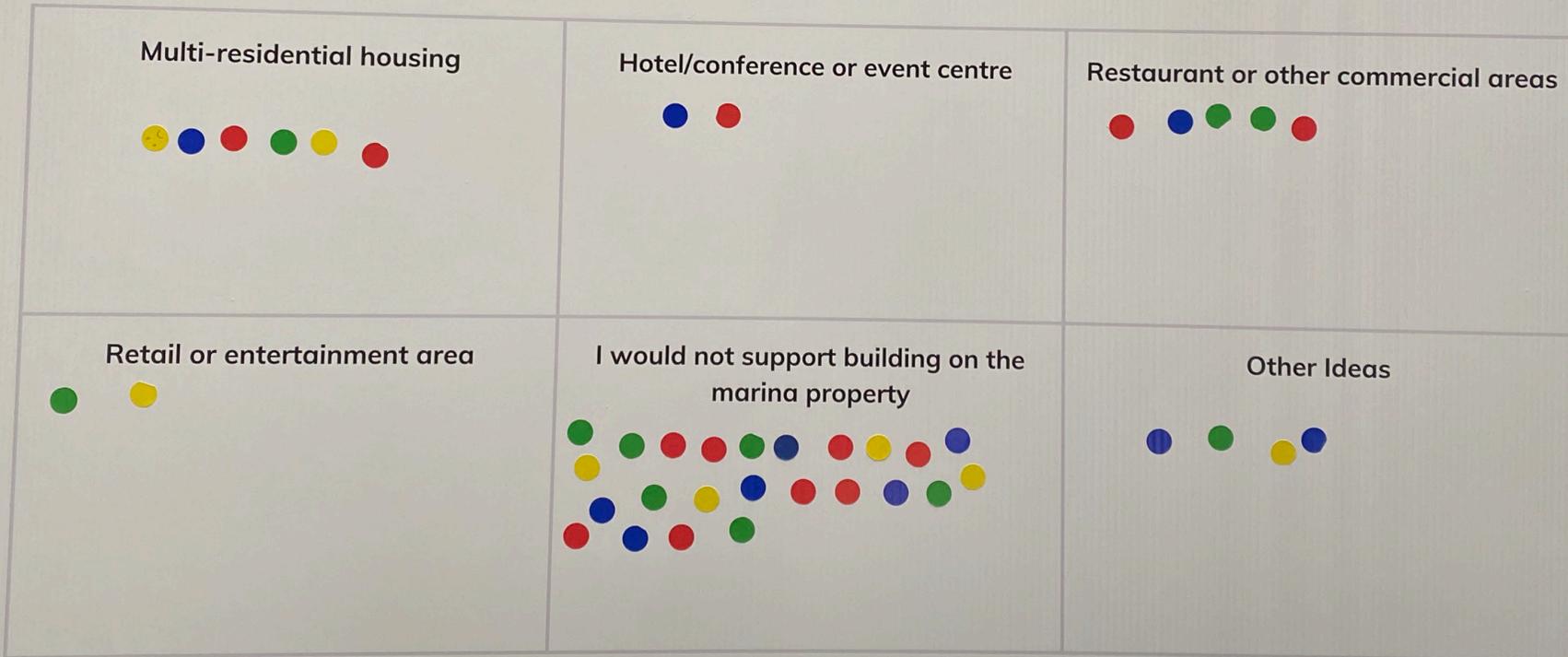
Development ideas for Sugarloaf Marina

If the City was to pursue partnering with some type of developer to build on the marina property, what sort of development do you think would be appropriate? (select all that apply)

- **Concerns:** There was an emphasis from respondents on the importance of preserving the marina.
- **Parking issues:** Respondents expressed concerns about already limited parking impacting new developments.
- **Recreational facilities:** Respondents suggested recreation facilities with amenities such as pools and pickleball, tennis or basketball courts.
- **Private developers:** Respondents expressed concerns about losing access to the waterfront if the marina were to be sold to private developers.

If the City was to pursue partnering with some type of developer to build on the marina property, what sort of development do you think would be appropriate?

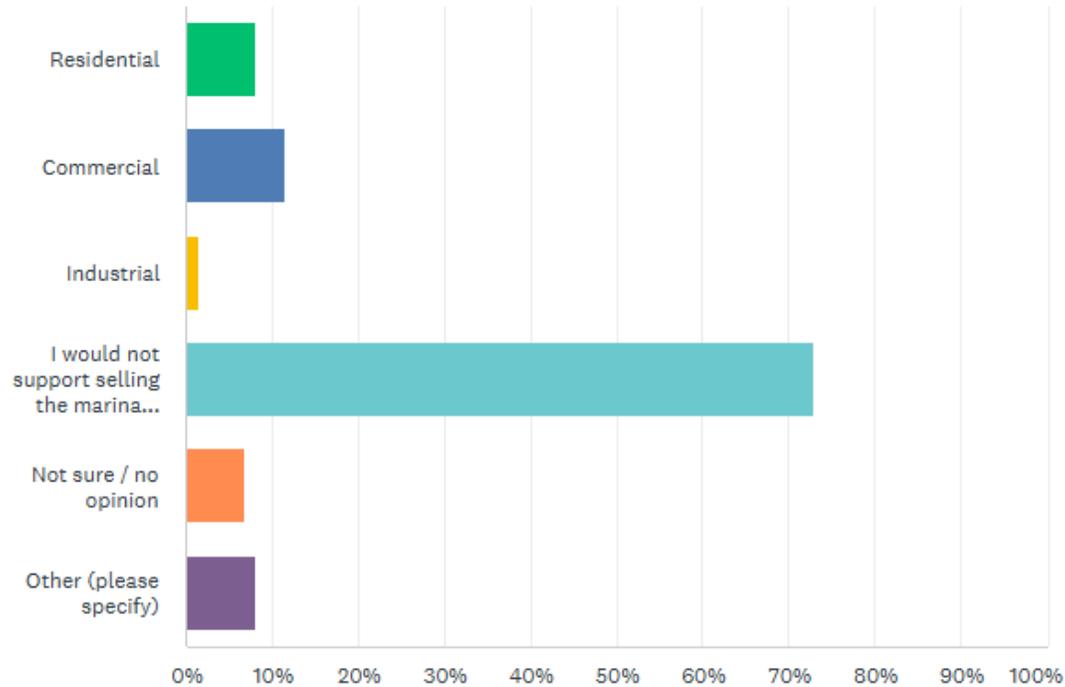
select your top four priorities



Community enjoyment of Sugarloaf Marina

If the City was to sell the marina and boat ramp to a private developer/operator, what sort of development would you like to see in the area (select all that apply)

Answered: 322 Skipped: 32



73% of respondents do not support selling the marina.

If the data is filtered to only consider respondents who said they were from Port Colborne, 71% do not support selling the marina.

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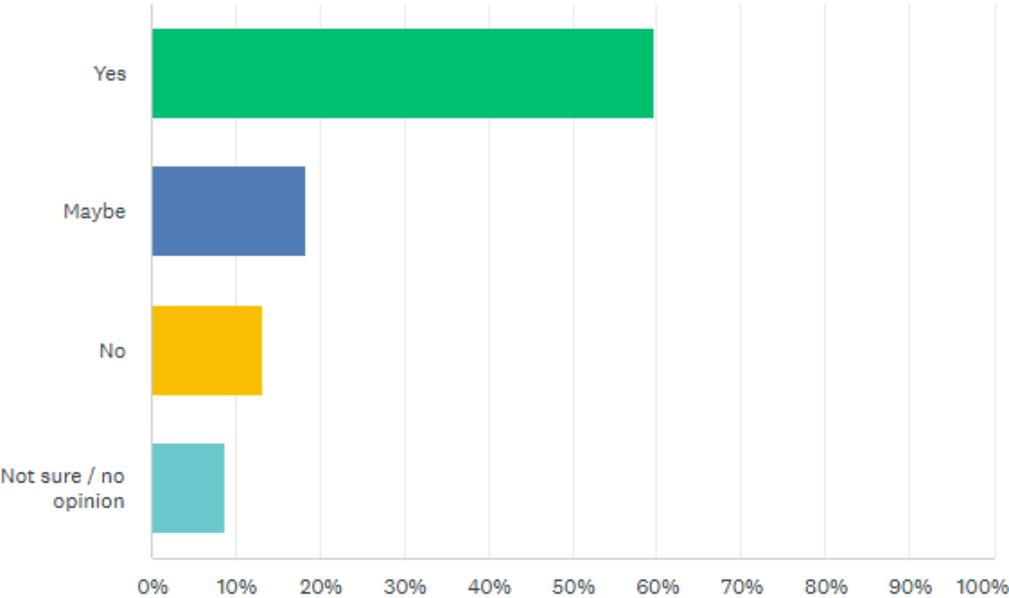


Other notable
comments

Expanding services at Sugarloaf Marina

Sugarloaf Marina is not currently a full-service marina (i.e. it does not offer all the services boaters may need during a season). Do you think the marina should expand the services it offers to help bring in additional revenue to put toward operations and maintenance of the facility and the potential dredging project?

Answered: 320 Skipped: 34

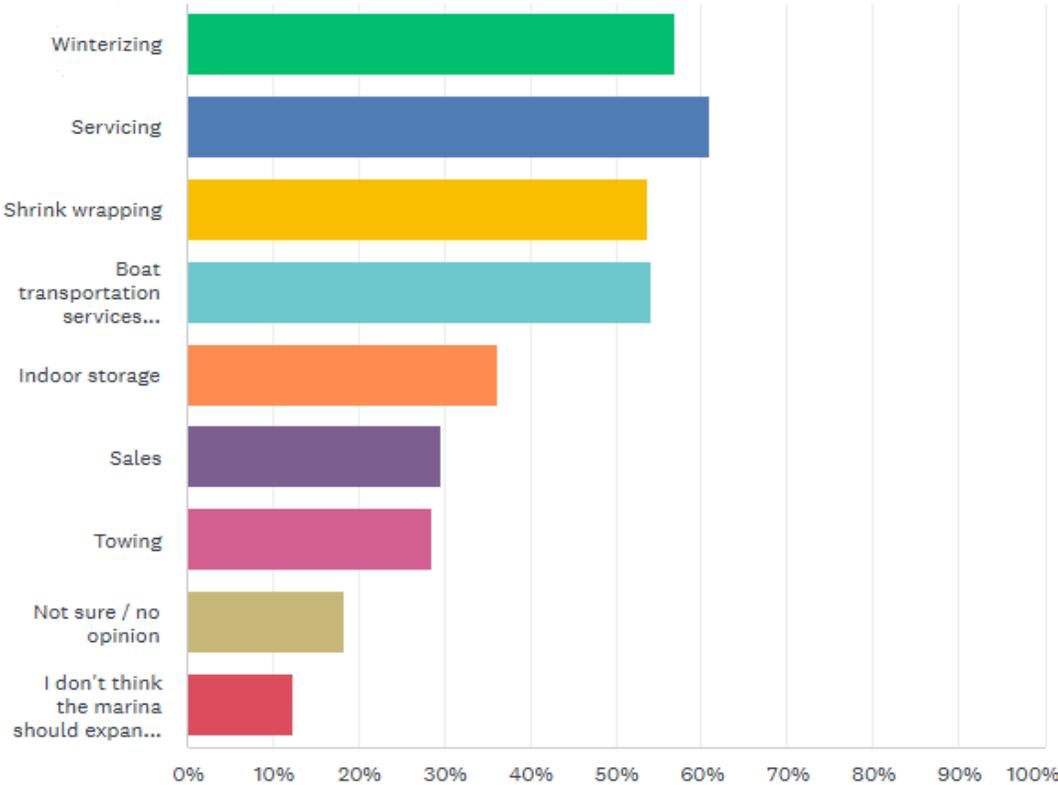


60% of respondents think the marina should offer additional services to bring in additional revenue.

Expanding services at Sugarloaf Marina

If yes, which services would you find valuable? (Select all that apply)

Answered: 290 Skipped: 64



Winterizing, servicing and shrink wrapping and boat transportation were the most popular services with respondents.

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Other notable
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Other notable comments

Need for boat ramp control:

- Inexperienced boaters causing issues at the boat launch
- Request for attendant to help speed up process

Location and facilities:

- Common requests for expanded facilities included year-round washroom access and fish cleaning stations

Accessibility:

- Some respondents had concerns about waterfront access, especially if the marina were sold to a private partner

Regular maintenance:

- Respondents call for regular maintenance of the marina and boat launch to avoid bigger issues from arising

Funding

- Many respondents opposed using property taxes to fund this project

Environmental Concerns:

- Respondents asked for consideration of wildlife and environmental impacts, particularly surrounding the lagoon area

Recommendations

That Chief Administrative Officer Report 2025-93 be received; and

That Council direct staff to continue gathering cost estimates for the disposal of dredged material from the area closest to the public boat launch, with two potential disposal sites under consideration:

- The lagoon area at Sugarloaf Marina
- The industrial land adjacent the Nickel Beach parking lot

Questions?

