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Date: June 8, 2017
To: Mayor and Council
Author: Tim Del Greco, Manager of Facilities and Properties
RE: Marina Fuel Pump Location
Report No.: MS2017 – 28

AIM

To provide a recommendation to Council in regards to a fuel service location at Cedar Island Marina.

BACKGROUND

The boat launch property at 599 Cedar Island Road is the current location of the municipal marina fueling station. Over the past several seasons there have been complaints from residents across the channel with respect to this fueling station, mainly the smell of fuel odor at their properties. These residents have voiced their desire for removal of the fueling operation whereas the marina users have indicated that this is an essential and required service.

As a result, possible alternative locations for the fueling service were investigated within Cedar Island and Cedar Beach.

DISCUSSION

Attached in Appendix I of this report is a map detailing the current location of the fuel pump as well as two other possible locations. Below are key points to consider in regards to each location.

1st Proposed Location - Cedar Island

In order to accommodate the fueling service at Cedar Island:

- A number of boat wells would have to be removed or repurposed to allow adequate space for the fueling operation.
- Reducing the number of wells will decrease annual dockage revenue.
- Reducing the number of wells will decrease annual fuel sales.

- Splitting the boat launching ramp and fueling operation into 2 locations would require the hiring of additional employees thus increasing operational costs.
- Funding would be required in order to facilitate the move from the current location to Cedar Island.
- Increased boating traffic in this area may cause congestion at times and create difficulties for navigation, as this is typically the busiest section of the channel.

2nd Proposed Location - Cedar Beach

In order to accommodate the fueling service at Cedar Beach:

- A number of boat wells would have to be removed or repurposed in order to allow adequate space for the fueling operation. Loss of dockage revenue is not much of a concern at this location as the wells are not typically rented. General feedback from boaters indicates they are unpopular due to lack of security in this area as well as the turbulent wave action.
- The turbulent wave action and water current in this area creates a safety concern for Town Employees and boaters in the event of an individual falling into the water.
- As with Cedar Island, there would be a need for funding additional labor as well as the cost of a relocation.
- The land at Cedar Beach is owned by Fisheries and Oceans Canada. Although they have given permission for such an installation, they have informed the municipality that it would be subjected to Federal Regulations (Regulation SOR/2008-197 - Federal Storage Tank Systems for Petroleum Products). It can be expected that additional funding as well as administrative time would be required to stay in conformance with these regulations.

Current Location – Boat Launch Property

- The current site is approved by TSSA in accordance with applicable laws and safety regulations. TSSA regulates the safe transportation, storage, handling and use of fuels as to ensure conformance to the Technical Standards and Safety Act within the province of Ontario.
- In regards to safety conditions for Town Employees and boaters, there is minimal wave action at this location as it is further inland.
- One employee is able to manage both the launching ramp as well as the fuel service resulting in less operational costs.

With respect to the above information and our present level of marina service, it would appear that the current location is the most favorable location for fuel sales.

Increasing our level of marina service, staffing, infrastructure, fuel operations, marina revitalization and park development through the creation of a Marina Master Plan has been the topic of discussion at recent marina committee meetings. This Plan is also identified in the Parks, Recreation, Arts & Culture Master Plan as a recommended initiative:

“Initiate a Park Master Plan for Cedar Beach. This Master Plan should include a long term vision for the beach and associated marina, and establish a phased implementation plan.”

Creating a Master Plan along with detailed specifications, budgetary estimates, and timelines for implementation will provide a clear roadmap for future marina development.

The Plan will certainly address whether a marina of our type and capacity should be offering fuel as a service, and if so, the best location for doing so. Please see Appendix II for an example of a Marina Master Plan proposal.

LINK TO STRATEGIC PLAN

Promote our amenities, including recreation facilities, parks, human services, heritage and culture and other attractions in the Town of Kingsville, as assets to support quality of life.

FINANCIAL CONSIDERATIONS

In July of 2015, budgetary estimates to relocate the fueling operation to the empty wells at Cedar Beach were presented to Council. During that time frame it was determined that approximately \$56,250 would be required to complete the re-location as well as \$8400 annually in additional manpower costs. Please see Appendix III for a review of these estimates.

Using a 4-year average (2013 – 2016) the marina has operated at an annual loss of \$330.25. With respect to this figure, it may be difficult to recover the expenses of a fuel relocation as well as future increased staffing.

CONSULTATIONS

Administration Management Group
MWH Petroleum
Ministry of Fisheries and Oceans Canada
Touristics Inc.

RECOMMENDATION

Recommend that Council endorse the current location at 599 Cedar Island Road as the continued location for fuel sales and service. Recommend Council consider the cost of developing a Marina Master Plan during the 2018 budget deliberations.

Tim Del Greco

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