

# THE MUNICIPALITY OF LAMBTON SHORES

**Report DCS 11-2024**

**Council Meeting Date: April 9, 2024**

**TO:** Mayor Cook and Members of Council

**FROM:** Ashley Farr, Director of Community Services

**RE:** Port Franks Marina Operations Update

**RECOMMENDATION:**

**THAT** Report DCS 11-2024 regarding the “Port Franks Marina Operations Update” be received; and

**THAT** no spot dredging take place at the Port Franks Marina for the 2024 spring season; and

**THAT** the 80% dredging surcharge be refunded to the confirmed returning slip holders for 2024; and

**THAT** staff be directed to provide a report later in the season regarding ongoing and future marina operations.

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**SUMMARY**

This report provides Council with an update on conditions at the Port Franks Marina and recommends that no spot dredging take place for 2024.

**BACKGROUND**

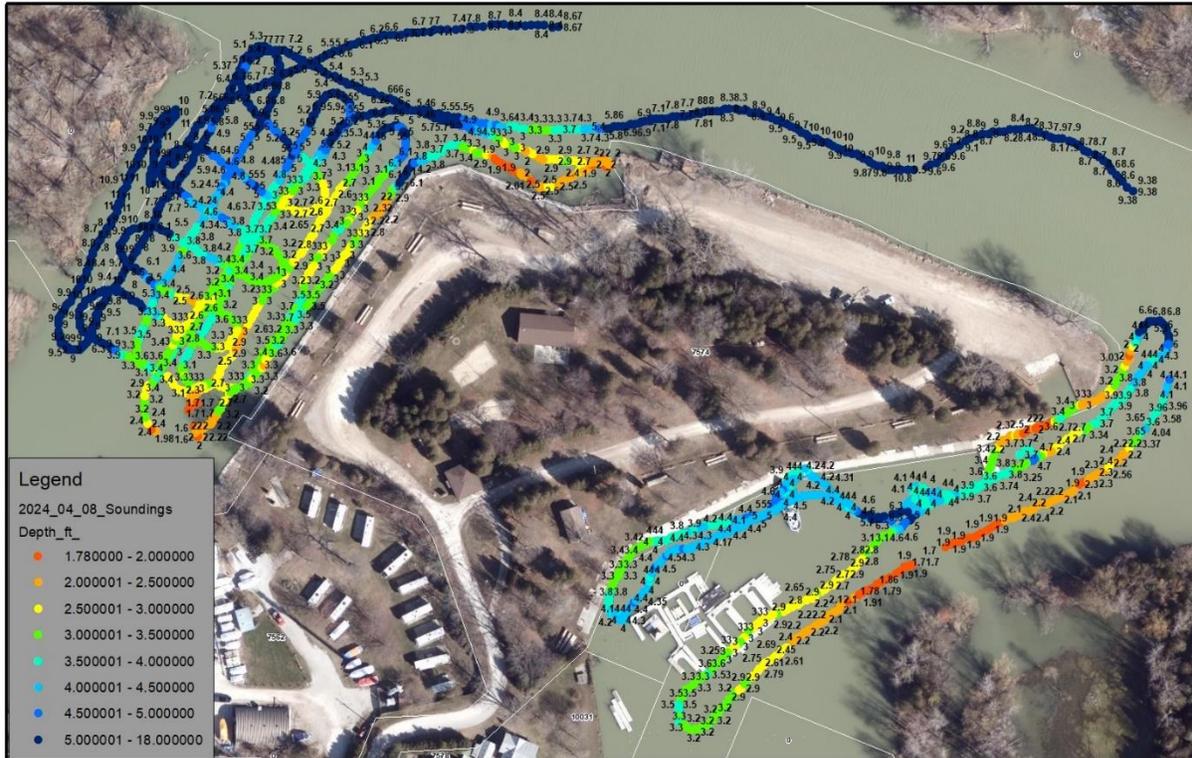
Over the past several months Council has received reports regarding the 2024 Port Franks Marina operations. At its February 6, 2024 meeting, Council passed the following resolution:

*THAT Report CAO 01-2024 regarding the “Port Franks Marina Dredging Options” be received; and*

*THAT the 2024 rates at the Port Franks Marina be amended to include an 80% surcharge to cover the cost of spot dredging.*

This direction was communicated to the current slip holders, who were provided the opportunity to opt out of their slip agreement and receive a refund of their deposit, which was due prior to the 80% surcharge being applied. A total of 27 slip holders requested a refund, which included 19 slip holders from the Yacht Club.





A north wind typically raises the water levels in the marina, so the soundings from April 4 are considered the “best case” scenario as the season progresses. A south wind will result in lower water levels and therefore the soundings from April 8 are considered the “most likely” scenario.

From what staff understand, the depths around the boat launch area are adequate and a number of large vessels have accessed the ramp during the early spring without any maintenance being completed. Staff do not anticipate any challenges with ramp operation at this point.

Based on the current soundings, the depths around the Yacht Club dock area average approximately 3 feet. The boats that have occupied these slips in the past have been larger and require closer to 4-foot depths. The spot dredging equipment needs a depth of 5 feet to access the area, so the depth in this area is usually around 5 feet or greater. Based on current soundings, to achieve a depth of 5 feet the total estimated amount of material to be removed is between 2,000 – 2,500 cubic metres. This includes the area around the pontoon slips where the 5-foot depth is needed to allow for the mobilization of the dredging equipment. This volume of material is lower than the previous year’s volumes of 3,120 cubic metres in 2023, and 3,200 cubic metres in 2022.

If the larger boats in the Yacht Club slips were returning in 2024, there would be a requirement to spot dredge to accommodate their needed depths. However, since most of these vessels are not returning, staff are of the opinion that the spot dredging operation is not needed for 2024.

Given the recommendation to not spot dredge for the 2024 season, staff are further recommending the refund of the 80% dredging surcharge to the returning slip holders, which can be issued immediately. Slip holders that have cancelled their dockage due to the implementation of the surcharge can be contacted and offered space in the marina, with the caveat that the dredging operation will not occur, and that they are accepting the space with the existing conditions and current water levels. Any remaining spaces will be offered to the waitlist.

### **ALTERNATIVES TO CONSIDER**

Marina operations are unpredictable as they rely heavily on water depths. Based on the current soundings, the depths meet the minimum posted levels of 3'-4' at the docks and 4'-10' in the channel. Council may wish to direct the spot dredging operation continue as it has in the past to mitigate any risk associated with low water as the season progresses.

### **RECOMMENDED ACTIONS**

Staff recommendation is to not complete spot dredging operations in the Port Franks Marina for spring of 2024 based on current soundings. Staff are further recommending the refund of the 80% dredging surcharge to the returning slip holders.

### **FINANCIAL IMPACT**

Council directed that an 80% dredging surcharge be applied to all slips at the Port Franks Marina to cover the cost of the spot dredging operation for 2024.

Based on the recommendation not to spot dredge, staff are recommending that the 80% dredging surcharge be refunded.

### **CONSULTATION**

Steve McAuley, CAO