

Good Evening, Mayor and Council.

My name is Nick Minichillo , I am a resident of Pepperlaw for over 20 years. I live about a 10 min walk to this proposed Boat Storage Marina Proposal.

I'm here today to express significant concerns regarding the proposed marina and boat storage facility near Holmes Point Park in Pepperlaw.

While I understand the potential for development, I believe this project poses numerous detrimental impacts on our community, far outweighing any negligible economic benefits.

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## **Traffic Congestion and Safety**

The addition of a marina and boat storage facility will undoubtedly impact and increase **weekend traffic on Holmes Point Road**. Holmes Point road is one way in and 1 way out and it leads to a dead end so you have to turn around.

Currently summer weekends traffic at Holmes Point Rd / Park a bottleneck of traffic occurs on our street and it impacts our residents greatly. Holmes Point Road is a narrow, poorly lit road that lacks sidewalks, creating a serious safety hazard for **pedestrians, cyclists, and dog walkers**. Increased vehicle traffic, especially large trucks towing boats, will only heighten the risk of accidents.

I urge you to review video drone footage of an event just 2 weeks ago on Sat July 19 2025 Shake Your Buoy Festival on Lake Simcoe @ Morning Glory Reserve near Duclos Point. This event doubles in size every year.

Police had to close the road and Traffic was deadlocked that day for residents and festival goers. This was supposed to be a boat only festival with hundreds of cars and visitors trying to access the festival any way they could, now you add another 300 + boats the potential traffic would be unmanageable on the river and shoreline of Holmes Point PK and Morning Glory Nature reserve.

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## **Environmental Degradation**

Our beautiful **Pepperlaw River and Lake Simcoe shoreline are already heavily used**. Introducing more boat traffic will inevitably lead to **increased pollution** from fuel and waste, as well as significant **noise pollution**. Furthermore, the environmental impact on our precious **trees and wetlands** cannot be overstated. Clear-cutting natural areas for sheet metal buildings and gravel parking lots will destroy vital habitats and compromise the ecological balance of our community.

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## Flooding and Safety

Pefferlaw @ Holmes Pt road area currently experiences **spring flooding especially after major rainstorms**. Removing mature trees and Shrubs affects water absorption when adding large gravel surfaces like parking lots and storage buildings. These may worsen the flooding problem, increasing runoff and potentially overwhelming our existing drainage and water flow in the area.

On the river and in the nearby lake the increase in excessive watercraft activity, will jeopardize the **safety of children playing, swimmers, and paddlers** .

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## Aesthetic Impact and Economic Benefits

The proposed development will drastically alter the **aesthetics along Holmes Point Road and across the Pefferlaw River**. Replacing natural landscapes with sheet metal storage buildings and expansive gravel lots is not only unappealing but also diminishes the natural beauty that attracts residents and visitors to our area.

Finally, We strongly believe that any perceived **economic benefits will be negligible** for our community, largely benefiting external developers rather than local businesses or residents.

I encourage all residents and members to drive around nearby Everglades Marina, Quinns Marina anytime during summer weekends, and see for yourself.

See if this is the landscape you want to accept in our neighbourhood? There is stagnant water, dilapidated buildings and unsightly metal boat sheds for storage, boats, trucks and trailers parked everywhere.

Mature trees cut down everywhere, no workers on site, just massive storage and parking for Trucks, cars and Boats.

This is a recipe for degradation of our neighbourhood.

## Required Comprehensive Studies Before Marina Construction:

**The Town of Georgina** , must truly assess the feasibility and potential harm of this proposal, the following studies, conducted by independent and qualified experts, must be a prerequisite:

1. **Environmental Impact Assessment (EIA)**: This is paramount. It must thoroughly analyze:
  - **Impact on Pefferlaw River and Lake Simcoe**: Detailed assessment of potential increased boat traffic, fuel and oil spills, discharge of greywater, sewage, and other pollutants on water quality, aquatic ecosystems, fish habitats, and sensitive shoreline areas, which are already heavily used.
  - **Wetlands and Terrestrial Ecosystems**: A thorough evaluation of the impact on wetlands, critical habitats, and the existing tree canopy. This includes

identifying and quantifying the loss of natural vegetation, potential for invasive species introduction, and disruption to wildlife corridors.

- **Sedimentation and Erosion:** Assessment of how dredging and construction activities would affect sediment dispersion, erosion patterns, and shoreline stability.
  - **Waste Management Plan:** A detailed plan for the disposal of solid waste, hazardous materials, and wastewater generated by the marina and its users.
2. **Hydrological Study:** Given our community's existing challenges with flooding, this study is critical:
- **Flood Risk Assessment:** A comprehensive analysis of how the proposed impermeable surfaces (parking lots, buildings) will alter natural drainage patterns, increase stormwater runoff, and exacerbate spring flooding and post-rainstorm flooding.
  - **Water Circulation and Flushing:** Evaluation of how the marina's design will affect water circulation within the Pefferlaw River and near the Lake Simcoe shoreline, particularly concerning stagnant water and pollutant dispersion.
  - **Groundwater Impacts:** Assessment of potential impacts on local groundwater levels and quality.
3. **Traffic Impact Assessment (TIA):**
- **Road Network Capacity:** Detailed analysis of the capacity of Holmes Point Road and surrounding streets to handle the significant increase in weekend traffic, including cars and large vehicles towing boats.
  - **Congestion Hotspots:** Identification of specific intersections and road segments that will experience severe congestion, particularly during peak seasons and long weekends.
  - **Safety Audit:** A rigorous assessment of pedestrian, cyclist, and dog walker safety along Holmes Point Road, which currently lacks sidewalks and is poorly lit. This must include modelling of potential collision risks with increased vehicle traffic.
4. **Noise Impact Assessment:**
- **Construction Noise:** Prediction and mitigation strategies for noise generated during the construction phase, impacting nearby residences and natural areas.
  - **Operational Noise:** Assessment of continuous and intermittent noise from boat engines, launching, retrieving, maintenance activities, and increased human activity, impacting the tranquility of our community and local wildlife.
5. **Geotechnical Study:**
- **Soil and Subsurface Conditions:** Investigation of soil stability, bearing capacity, and the presence of any geological hazards that could impact construction and long-term stability of the marina infrastructure.
  - **Dredging Requirements:** Detailed analysis of the material to be dredged, its disposal, and potential for contamination.
6. **Economic Impact Assessment:**
- **Local Benefits vs. Costs:** An independent and realistic evaluation of the projected economic benefits for Pefferlaw residents and businesses, contrasted with potential negative impacts on property values, existing tourism, and quality of life. My strong belief, and that of many residents, is that these benefits will be negligible, primarily enriching external developers.

- **Employment Opportunities:** A realistic forecast of long-term local employment opportunities, distinguishing between temporary construction jobs and sustainable roles.

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Council, your role is to safeguard our community. Approving a project without a thorough and independent review of all these critical aspects would be a dereliction of that duty.

We urge you to demand these comprehensive studies and to consider their findings with the utmost scrutiny, prioritizing the long-term well-being and unique character of Pepperlaw.  
Thank you.