



*Aerial view of
Terrace Bay*

executive summary

The Waterfront Development Study was completed over the course of four phases in collaboration with the community, municipal staff and representatives of various government agencies. The purpose of the waterfront development scenario is to create a community that continues to build on its attraction to tourists and new business, while providing an astounding amenity for residents to enjoy year round. The 145 ha study area includes 4.5 km of shoreline along Lake Superior and the Aguasabon River and includes portions of the Terrace Bay Golf Course.

The focus of the waterfront concept plan is on the east side of the Aguasabon River where the amenities of the golf course, beach, trails and access to the Town centre provide a foundation for the plan. The intent of the waterfront concept plan is to create a diverse mix of uses to result in a critical mass of waterfront focused use. The waterfront is first and foremost a public resource that will be protected for the use and enjoyment of all Terrace Bay residents. Within that framework, there is ample room to accommodate a modest amount of new residential development, tourist accommodations, some retail and commercial uses to provide services for users of the area, a marina and the 9 hole golf course.

The key organizing element of the waterfront plan is the slight realignment of Beach Road and its extension to the north of the location of a new marina. Beach Road will remain as the route for public access to the water's edge, where the beach is protected and maintained for public use. The beach is enhanced with a new beach house to provide public washrooms, a breezeway and storage. The beach house will become a beacon on the waterfront and a base from which to hold community events and celebrations.

The Casque Isles Hiking Trail is a 52 km trail that connects Terrace Bay at the Aguasabon River, through Schreiber to Rossport. It is part of a Voyager Trail that connects Thunder Bay to Sudbury with long segments along the Lake Superior shoreline and North Channel of Lake Huron. The pedestrian trail is well signed, maintained and provides access to many campsites along the routes. The waterfront concept plan extends a network of trails to connect to the Casque Isles Hiking Trail. The entire trail network is intended to ensure continuous and year round public access along the water's edge, through the golf course, along the beach and to the key facilities and amenities. The Township's high quality directional and interpretive signs will continue to clearly identify public access to and through the waterfront area.

The waterfront concept plan is based on the fundamental premise of protecting and leveraging the natural setting. New residential neighbourhoods are woven into the landscape, taking advantage of areas that are already cleared. A separate Housing Requirements Study was undertaken by the Township and confirmed a market for upscale residential development with construction phased over the next 10 to 20 years.

By re-locating Beach Road, new residential lots can be created on the west side of the road, backing onto the new 8th hole. A variety of residential units are illustrated with large lot "executive style" single detached units along Beach Road and two new cul-de-sacs. The intent is to offer lot sizes that enable significant landscape treatment to create an environment where it appears that lots have been carved out of the forest. Smaller houses and townhouses are located on a new road near the 2nd hole. This housing cluster could be designed with rear lanes to ensure the street view is not dominated by garages. The road closest to the 2nd hole is designed to be "single loaded" with houses only on one side to ensure open views. The new residential area also includes apartments by the marina, on the site of the existing club house and adjacent to the Lodge near the 9th hole.

Terrace Bay has a very popular 9 hole golf course, close to the Aguasabon River, set in the beautiful landscape overlooking Lake Superior. It is a significant amenity for residents and visitors to the community. The golf course provides a unique focus for new residential and waterfront development. It is proposed to re-order the golf course layout to allow golfing activities to better contribute to a new critical mass of waterfront related activities.

A 12,540 square foot two storey multi-use building is proposed between Beach Road and the fairway and green of the existing golf course hole No. 7 renumbered as No. 9 in the concept plan. It will provide support for various four season activities focused on the beach, the golf course, the marina and the all season recreation trails, as well as residents.

A 10 room upscale lodge is envisaged for private sector development near the marina. The lodge is located to take advantage of stunning waterfront views. The opportunity for development could be taken up by one of the existing commercial accommodation operators in Terrace Bay. Additional tourist accommodation is illustrated in chalets or cabins located along the shoreline. These would probably only be operated in the peak summer

period. The opportunity to develop these cabins would likely be taken up by an existing accommodation provider in the community.

A full service marina with parking is a component of the Waterfront concept plan. The marina would accommodate local residents and some transient and tourist boaters. Facilities would likely include a rubblemound breakwater, floating docks, fuel pumps and storage, sanitary pump-out, steel sheet pile wall for transient and temporary dockage.

A marina is illustrated on the waterfront concept plan in Golf Course Bay. Three locations within the study area were considered and evaluated based on technical criteria including: sufficient water area, protected basin, adequate depth, access to navigable water and landbase (see Terrace Bay Waterfront Development Study – Coastal Engineering dated March 2014).

The total estimated development cost for all components of the waterfront concept plan over 10+ years is approximately \$65 million, measured in 2014 dollars. Of this amount, approximately \$21.7 million represents the cost to the municipality, and \$43.3 million is cost to the private sector – this implies that for every dollar of public sector investment by the Township, there will be a responding \$2.00 expenditure from the private sector, showing that public sector investment can be a significant catalyst for private sector development.

Overall, a development project of this magnitude will generate significant economic impact in the region: over its 10-year development time frame, it is estimated to create approximately \$28.5 million in GDP in Thunder Bay District; create 277 full-time job equivalents which is associated with approximately \$18.7 million in wages and salaries; and approximately \$14 million in taxes (to all levels of government). Total taxes generated to the municipality (including the education portion) from the overall waterfront development community will be on the order of \$304,000 per year. As well, this new community will contribute to the Terrace Bay and the region overall by generating additional demand for goods and services, supporting local businesses, and becoming integrated into community life through participation in community activities, volunteer contributions, etc. The waterfront becoming more of a tourist destination area for the Township, with the expenditures of tourists, also helps to support local and regional businesses.

The successful development of the waterfront will help further profile Terrace Bay as a 'can do' community that will create an image and brand identity that will help foster further interest, and investment, in the community.



Waterfront
Concept Plan