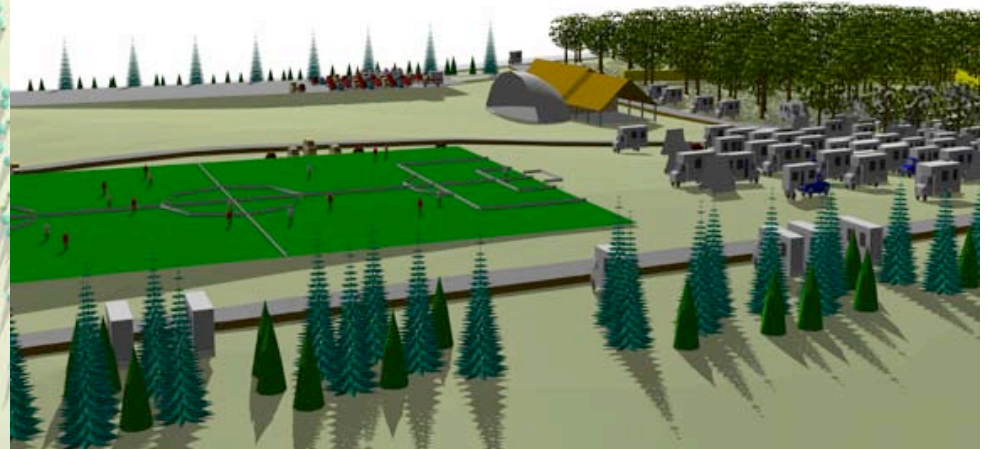


**TOWN OF SHELBURNE**  
**PARK MANAGEMENT PLAN**  
**FINAL REPORT**

October 6, 2006

OTH SIDEROAD



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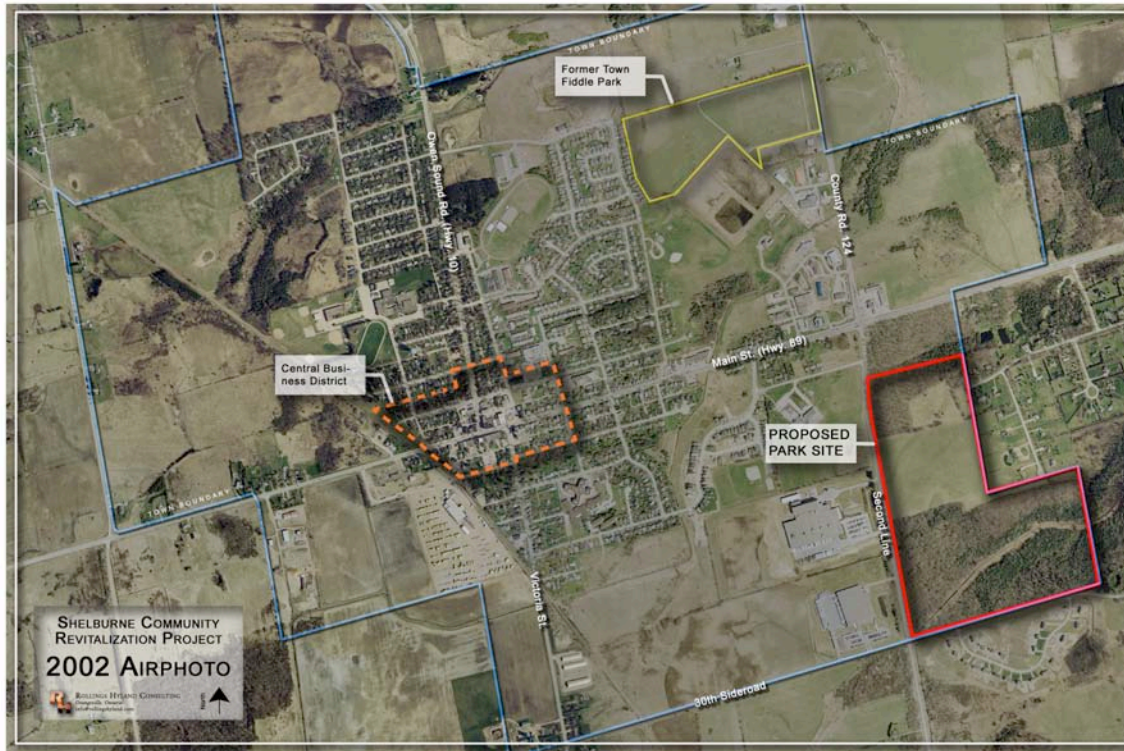


## 1.0 INTRODUCTION

### 1.1 Background

The Town of Shelburne currently owns land described as Part of the East Half of Lot 2, Concession 2, designated as Part 1 on Plan 7R-5344 located on the west side of County Road 124. The land is comprised of just under 20 hectares and is referred to as the “Former Town Fiddle Park” on Figure 1.0. The land is used each year for camping in association with the Canadian Open Old Time Fiddle Championship.

Figure 1 - Existing Fiddle Park Site and Proposed Park Site



In the summer of 2004, the Forecast Group (a developer) presented a proposal to the Town of Shelburne which sought to exchange lands they had purchased, located south of the existing No Frills supermarket on Highway 89 and County Road 11 (see Figure 1.0), with the existing Fiddle Park lands. After reviewing the proposed land exchange in detail, the Town, following a public process involving an appraisal, declared the lands surplus and entered into an agreement of purchase and sale with the Forecast Group to exchange properties. The Forecast Group property is described as Part of Lots 31 and 32, Concession 1, Shelburne and is approximately 46.5 hectares. It is shown as the “Proposed Park Site” on Figure 1.0.

The agreement of purchase and sale between the Town and the Forecast Group provides for the exchange of the lands once certain conditions have been met and requires the Forecast Group to provide the following to the Town:

1. the extension of municipal sanitary and water services to the new park site;
2. the provision of \$450,000 for improvements to the park site; and,
3. the provision of \$300,000 towards the cost of a multi-purpose building on the park site.

In November 2004, a public meeting was held in relation to the Official Plan Review and Update Process (OPRU). At this meeting it was noted that if the land exchange agreement was completed, consideration should be given to include the existing Fiddle Park lands in the *Residential* and *Special Commercial* designation in the updated Official Plan and to include the Forecast Group lands (the new Town park site) in the *Special Tourism* and *Natural Environment* designation. The Town agreed that the land use designations should be revised with a condition that the Town be permitted to continue to use the existing Fiddle Park site until such time as the new Town park was available. Official Plan Amendment No. 33 was adopted in March 2005.

The Forecast Group has now proceeded with a draft plan of subdivision and a rezoning application on the former Fiddle Park lands and the lands to the north (former Smith farm). They are currently waiting for draft approval from the Ministry of Municipal Affairs and Housing (MMAH).

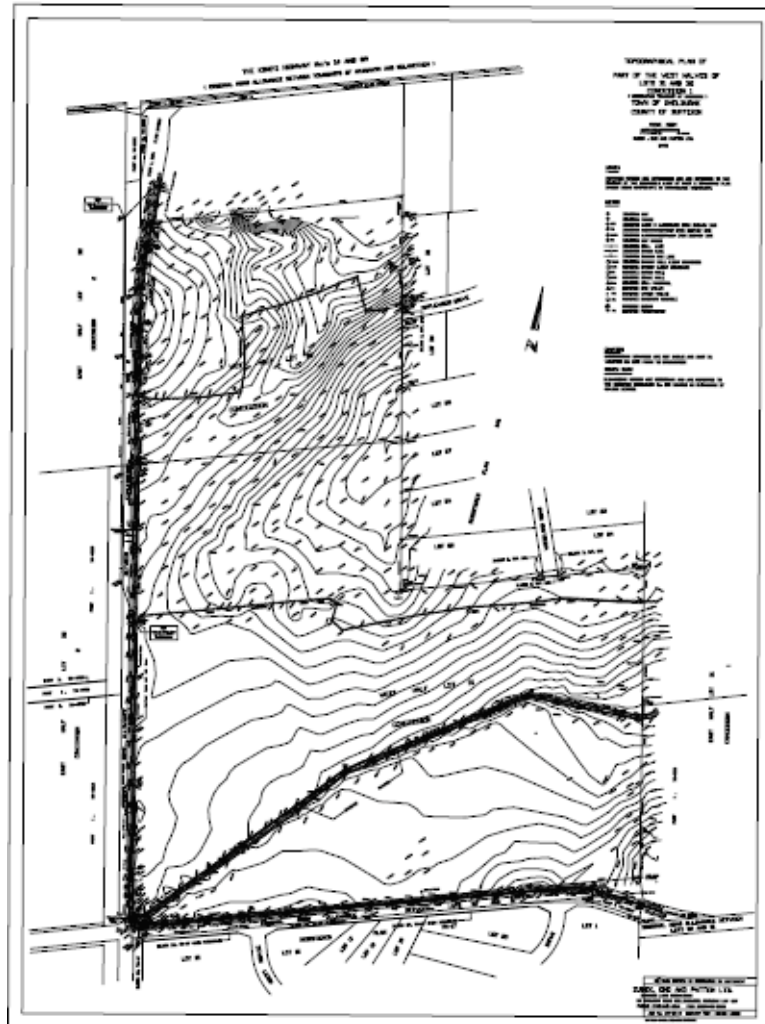
## 1.2 Park Management Plan Study

In order to properly plan and manage the new park property, the Town engaged Meridian Planning to undertake a Park Management Plan study. As part of the planning process, the Town also requested that the consultant look at the existing recreational lands and facilities in the Town, and consult with local service and sports groups to determine if there are facilities currently needed in the Town which could be accommodated on the new park property.

The development of a plan for the new park was consolidated with the Town's Community Improvement Plan and Marketing and Branding projects and was undertaken as part of the comprehensive Shelburne Community Revitalization Project (SCRIP).

The following report provides a description of the new park site and summarizes the consultation process with respect to the development of the park plan. The report also looks at examples of management structures for shared park facilities. The report provides an overview of the existing park inventory in the Town and identifies those recreational needs and facilities which could be met at the new park site. The recommended park concept plan and next steps are found at the conclusion of the report.

Figure 2 - New Park Site



## 2.0 THE NEW PARK SITE

### 2.1 Location and Size

The new park site is located on Part of Lots 31 and 32, Concession 1, Town of Shelburne. The lands are comprised of 46.5 hectares (115 acres) and are south of the existing No Frills development on the east side of County Road 11 (Second Line). The lands have access to County Road 11 (Second Line) along the entire western boundary and access to 30<sup>th</sup> Sideroad along the southerly boundary (see Figure 2.0 - New Park Site).

The lands are surrounded by the No Frills commercial site to the north, the Sylvanwood estate residential subdivision in Amaranth to the east, industrial lands (KTH and Setex) and institutional lands (Centennial Heights Elementary School) to the west, and an estate residential subdivision in Amaranth to the south.

### 2.2 Official Plan and Zoning By-law

The lands are designated as *Natural Environment* and *Special Tourism* in the Town's Official Plan. The Natural Environment designation applies to areas in Shelburne that contribute to the sustainable development of the community. The Natural Environment designation reflects the natural features and drainage course located on the subject site.

Objectives of the Natural Environment designation include the following:

*"4.G.2 Objectives*

- i) The prevention of loss of life, and the minimization of property damage and social disruption from flooding;*
- ii) The protection and preservation of all natural features;*
- iii) The preservation and enhancement of the inherent scenic quality of the environment;*
- iv) The prevention of the development of lands exhibiting hazardous characteristics such as steep slopes, undesirable soils, etc.; and*
- v) The preservation of open space systems to provide a connected corridor within the municipality linking to the larger corridors and open space areas in surrounding municipalities."*

These lands are to be used primarily for conservation purposes particularly due to the natural hazards that exist which include lands subject to flooding, areas exhibiting erosion, unstable slopes or steep slopes and the natural heritage features that exist which include wetlands, fish and wildlife habitat, habitat of endangered and threatened species, woodlands, valley lands and Areas of Natural and Scientific Interest (ANSI).

Permitted uses within the *Natural Environment* designation include the following:

- Flood control works;
- In-water works such as culverts and bridges;
- Infrastructure works where there is no alternative location;
- Passive and active recreational uses excluding buildings;
- Agriculture excluding buildings; and
- Minor additions and accessory structures.

Environmental Impact Studies may be required for development applications within 50 metres of any key natural feature identified in the *Natural Environment* designation.

The *Special Tourism* designation recognizes the importance of the Fiddleville Week that has been held in the community of Shelburne for several decades. The designation encourages tourism and is intended to be used for the development of a permanent site for Fiddle Park. The existing site is currently used for camping during Fiddleville Week but could also be used for additional uses including a museum workshop, eating establishments and other associated recreational and tourism type uses.

The objectives of the *Special Tourism* designation include the following:

*"4.J.2 Objectives*

- i) To encourage tourism in the Town of Shelburne.*
- ii) To recognize and support Fiddle Week as a specific tourist attraction and an important event in the community.*
- iii) To provide the opportunity for development of a permanent Fiddleville Park.*
- iv) To encourage other tourism and recreational uses of the lands."*

The permitted uses and development policies associated with the Special Tourism designation are set out in the Official Plan as follows:

*"4.J.3 General Policies*

*i) Permitted Uses*

*The Special Tourism land use shall mean that the use of land shall be for the Fiddleville Park and shall include institutional and recreational uses of a tourism or economic development nature such as a park, a campground run under the auspice of the Fiddleville Committee, a museum, facilities for workshops, meeting rooms, concerts, etc. and other tourism and*



*recreational uses which encourage economic growth in the community. Secondary uses which are complementary to and/or serve the principal uses are permitted such as eating facilities, gift shops, education or training activities associated with the tourism uses, public uses and a residence for the caretaker associated with the primary use provided the institutional/recreational character is maintained as the principal use.*

ii) *Servicing*

*The Special Tourism lands shall be serviced by municipal water supply and connected to the municipal sanitary sewers.*

*Site Plan Control may be required for development within the Special Tourism designation to ensure building location, exterior design and landscaping are compatible with the natural features that exist within the designation.”*

The new site is zoned *Open Space Conservation (OSC) Zone* and *Development (D) Zone* in the Town’s Zoning By-law.

The Open Space Conservation (OSC) Zone permits the following uses:

- a conservation use;
- a public park;
- a flood or erosion control structure;
- forest management;
- a nursery;
- the existing well building in the vicinity of Owen Sound Street and Walter’s Creek;
- a municipal well and any buildings or structures associated with a municipal well provided they will not result in up/down stream flooding impacts.

Residential uses are prohibited in the Open Space Conservation (OSC) Zone.

**Figure 3 - Northerly Park Area**



The Development (D) Zone permits the following uses:

- existing single detached dwellings;
- a home occupation in a single detached dwelling; and,
- existing agricultural uses.

A rezoning application will be required to implement the park use and to more appropriately delineate the boundary of the Open Space Conservation (OSC) area.

### **2.3 Site Features**

The northerly portion of the site contains a densely wooded area (see Figure 3.0 - Northerly Park Area). The central part of the site is relatively flat and clear (see Figure 4.0 - Central Park Area). The southerly portion of the site is also heavily wooded and is traversed by the Jordan Drain (see Figure 5.0 - Southerly Park Area). The Jordan Drain, which has intermittent flow, is managed under the Drainage Act by the Town and has been channelized.

**Figure 4 - Central Park Area**



**Figure 5 - Southerly Park Area**



Azimuth Environmental Consulting Inc. carried out a Natural Heritage Study on behalf of R.J. Burnside & Associates as part of the Master Servicing Plan completed in 2004. In the study the new park site was recognized as having two areas containing natural features. The northerly wooded area was identified as upland deciduous forest with a mix of sugar maple, American beech, black cherry and ground yew trees. There were no identified riparian features and it was noted that only remnants of the original forest patch remained. In terms of preservation priority, the northern area of the site was categorized as having a low priority for preservation as the existing anthropogenic development reduced the preservation priority.

The southerly section of the site was described as a wooded and marsh area with a mix of poplar, birch swamp, trembling aspen, white birch, white elm, black spruce, eastern white cedar, red osier dogwood, shrub willow, cattails, ash species and black cherry. The Jordan Drain traverses this area and was labeled as a riparian feature with recharge and discharge functions. This area had a moderate to high preservation priority as it represented a large forested block with potential for wildlife habitat.

The Nottawasaga Valley Conservation Authority (NVCA) have indicated during their recent site visit that the northerly portion of the site could be utilized for more active uses and the boundary of this area could be adjusted. The southerly wooded/marsh area however is subject to NVCA's fill regulations with the fill line (red line) being located just north of the exiting tree line (see Figure 6.0 Fill Line Delineation).

The NVCA have also confirmed that only passive recreational uses such as trails and walkways would be permitted in this area.

**Figure 6 - Fill Line Delineation**





### 3.0 CONSULTATION PROCESS

In order to determine the best use and conceptual layout for the new park site, a consultative process was undertaken which offered several opportunities for the public to provide input. A key component of the Park Management Plan study was to ensure there were open forums to encourage meaningful input.

#### 3.1 Big Picture Workshop #1

The Park Management Plan was introduced at an initial workshop referred to as the **Big Picture Workshop #1**. This workshop was held at the Town Hall on April 12, 2006. At this initial workshop the Park Management Plan process was described and there was an opportunity for the public to provide ideas on the key themes and foundations that were to be utilized in each project.

The six key themes which came out of the Big Picture Workshop #1 were as follows:

##### 1. Small Town Feel

The participants felt that the small town feel in Shelburne should be retained in the development of the park. Participants felt that this objective should include having local community groups and volunteer organizations involved in managing the park. This would ensure community control. A number of participants suggested that diversifying the uses of the park would help to make the park more viable. The diversity of uses could include year-round and seasonal activities.

Participants wanted the park to host regular community events and maintain the park as a central focal point of Shelburne. They also wanted to ensure that the park was accessible to all. Maintaining the park's connectivity with residents of the Town was also very important.



## **2. Service Clubs/Volunteers & Community Involvement**

The involvement of all service groups was seen by participants as very important. This involvement would assist in maintaining high levels of accessibility. The participants felt that it was essential to maintain a connection to schools and to have involvement in park activities from school-age residents. Participants also felt that a community governance model, where the park was managed collaboratively by shared interests, including the Town and community groups would be beneficial. There was a strong sense that community businesses should be involved in park activities and should be involved in sponsoring events at the park. A number of participants felt that music would be a key component of the park's activities.

## **3. Fiddlefest/Events/Sports/Trails**

Participants wanted the park to be available for passive recreation including walking, bicycling, cross country skiing, and jogging through year round trails. These trails would also provide a linkage to the rest of the Town through existing trails. Participants also felt that the park should be used to host Town events including Fiddlefest, Winterfest and others. It was felt that in order to be able to host events at the site, the park would need to have facilities including a band shell, washrooms, a serviced campground, a soccer field, and a hockey pond.

## **4. Downtown**

The downtown core was seen as a central theme in the development of the park. The park and the downtown could be used to promote cross traffic with visitors, thus improving the visitation to both areas. The downtown core could promote the park and its events, and the park could promote the downtown and its shops and services. Participants suggested that the park use services/products from the downtown whenever possible. A farmers market was promoted as one use for the park which would benefit the surrounding local agricultural community and the residents of the Town.

## **5. Affordability**

Participants noted that the facilities must be affordable to maintain, and that the park should generate revenue to make it affordable and thus allow the park to be a sustainable feature of the community. Participants also suggested that the park should have a phased in plan, in order for it to develop to its full capacity over time.

## **6. Central Location**

The participants suggested that the park could become a central location in Town. With linkages developed with existing bike paths, and signage along bike trails and roads, the park could become a focal point of Town activities. This would require marketing to tourists and significant enhancement of the park to make it attractive to visitors. Promoting events at the park would be a method of building tourist visitation.

These six themes would be carried forward through the process to ensure that the final park plan reflected these foundations.

## **3.2 EDC Breakfast**

On April 27, 2006, the SCRP was introduced and the Park Management Plan component was discussed at the annual Shelburne and District Economic Development Committee. The work programs for each of the projects were also summarized.

## **3.3 Working Group Meetings**

At the Big Picture Workshop #1, participants were asked to note which projects they had an interest in and would consider participating in further. Those participants who noted the Park Management Plan as their project of interest were contacted to become part of the working group for the Park Management Plan. Several service club representatives and representatives from the sports leagues were also added to the working group.

### **3.3.1 First Working Group Meeting - May 2, 2006**

The first working group meeting was held on May 2, 2006. The purpose of the meeting was to:

- 1) review the key themes and foundations from the Big Picture Workshop #1 and to discuss how they applied to the new park site;
- 2) review the context for the park (physical area, constraints, features, the land exchange agreement and the planning framework); and,
- 3) work in small groups to discuss opportunities and ideas for the new park.

The first working group session provided a range of ideas for what types of uses and facilities could be established in the new park and what role the new park would play in terms of social, recreational and educational opportunities for the future. It was agreed that the key focus of the park should be the Fiddle contest. The management model for the park was also discussed at the first meeting and most agreed that the Town should take the lead role in the park ownership and management.

Tables 1.0 and 2.0 provide a summary of the opportunities discussed by the group as well as the concerns and constraints that would have to be addressed.

**Table 1.0 Summary of Park Site Opportunities**

Area of Use	Opportunities
Sports Facilities	<ul style="list-style-type: none"> <li>• Baseball diamonds</li> <li>• Soccer pitches</li> <li>• Skateboard park</li> <li>• Winter Ice Pads</li> </ul>
Recreational Uses	<ul style="list-style-type: none"> <li>• Walking, cycling, x-country skiing, snowshoeing trails</li> <li>• Connections to Town trail system</li> </ul>
Multi-purpose Building(s)	<ul style="list-style-type: none"> <li>• Offices and Meeting Rooms</li> <li>• Banquet Rooms</li> <li>• Change rooms/showers</li> <li>• Snack bar/restaurant</li> <li>• Bandshell</li> <li>• Outdoor concert stage</li> </ul>
Tourism/Events	<ul style="list-style-type: none"> <li>• Sports Tournaments</li> <li>• Music Festivals</li> <li>• Flea Market</li> <li>• Farmers Market</li> <li>• Campgrounds (four season) with water and sanitary disposal facilities</li> <li>• Fireworks</li> <li>• Canada Day Events</li> </ul>
Others	<ul style="list-style-type: none"> <li>• Education Centre</li> <li>• Water features - ponds</li> <li>• Gardens</li> <li>• Allotments</li> <li>• Pool</li> </ul>



**Table 2.0      Constraints and Challenges with the Park Site**

Area	Challenges/Constraints
Parking	<ul style="list-style-type: none"><li>• Access</li><li>• Traffic</li><li>• Parking Overflow</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>• Noise</li><li>• Buffer/Separation</li></ul>
Costs	<ul style="list-style-type: none"><li>• Fencing</li><li>• Lighting</li><li>• Maintenance</li><li>• Policing</li><li>• Liability</li><li>• Employees</li><li>• Servicing</li></ul>
Administration	<ul style="list-style-type: none"><li>• Balancing uses and users</li><li>• Need Co-ordination</li><li>• Scheduling</li><li>• Management Agreement</li></ul>
Users	<ul style="list-style-type: none"><li>• Conflict between users- camping versus sports</li></ul>
Physical Restrictions	<ul style="list-style-type: none"><li>• Protected Areas</li><li>• Fill Regulated Areas</li></ul>



### **3.3.2 Second Working Group Meeting - May 25, 2006**

The second working group meeting was held on the park site on May 25, 2006. The working group walked the entire site and were joined by staff from the NVCA to assist in delineating boundaries of the environmentally sensitive areas. The working group members were provided with topographical maps and had an opportunity to discuss the physical features of the site noting areas that would be appropriate for various uses.

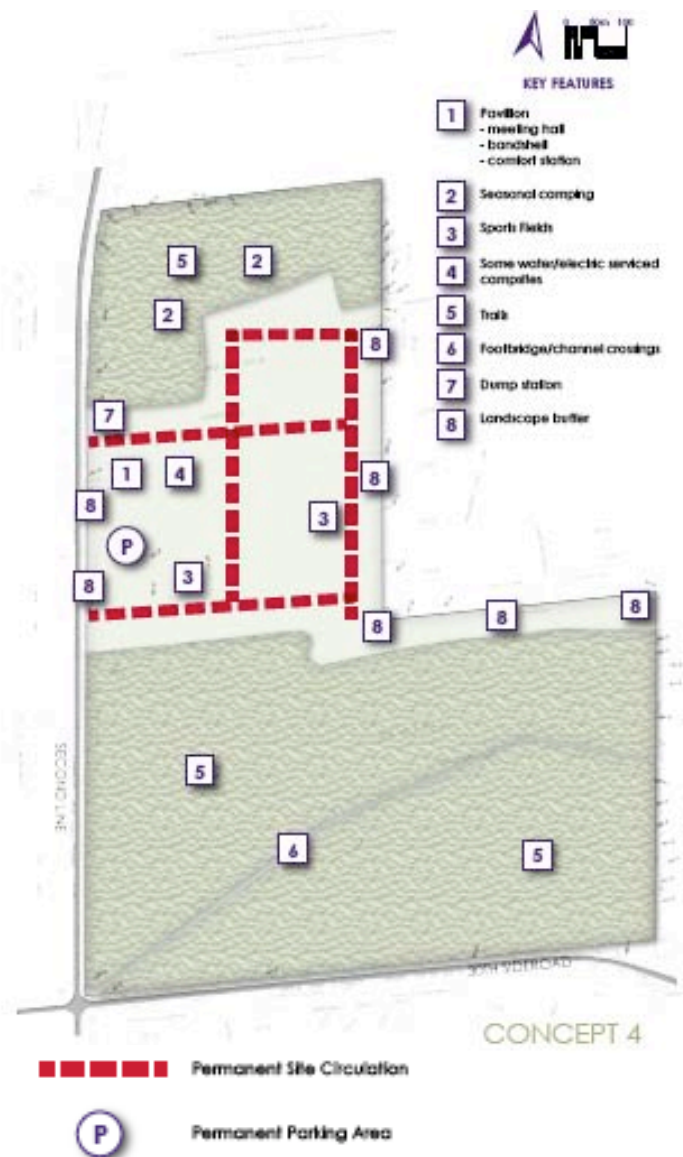
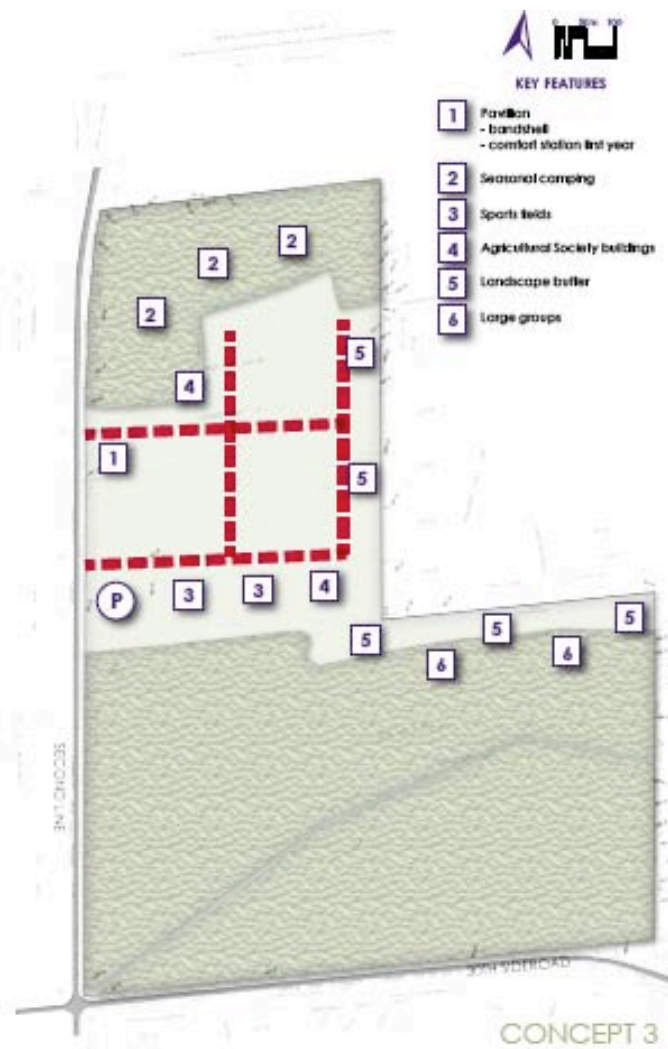
### **3.3.3 Third Working Group Meeting - June 6, 2006**

The third working group session was held on June 6, 2006. This session was used to break into smaller groups and actually work on alternative designs for the park based on all of the information collected from the first two working group sessions. Each group presented its conceptual design and discussed the key features. The groups found that several of the options had similar elements and felt that the preferred option should be one that contained the shared features. Figure 7.0 provides the four park concepts from the third working group session.



Figure 7 - Alternative Park Concepts







The red dashed line on the park concepts illustrates the park circulation roadway and the “P” symbol illustrates the proposed parking areas.

The working group assessed the options against the original foundations and found that the concept which combined the similar elements carried forward those foundations in the design and layout was concept 4.

### **3.4 Big Picture Workshop #2**

A second Big Picture Workshop was held on June 21, 2006. The purpose of this workshop was to provide the public with an update on all three projects highlighting the work completed. The workshop was also intended to provide an opportunity for residents and groups to participate in an exchange of information and ideas relating to all three projects.

At the Big Picture Workshop #2 the four park concepts (Figure 6.0) that were developed during the third working group session were presented. Several of the participants commented that they agreed with the park being primarily dedicated to the campground for the Fiddle contest and that a large, central building or facility should be developed in the first phase to mark a permanent site for the Fiddle contest. Several others also noted that a winter activity should be incorporated at the park such as an ice pad for winter skating and hockey.

## **4.0 PARK MANAGEMENT MODELS**

The current agreement between the Town of Shelburne and the service clubs with respect to Fiddle Park outlines the various roles and responsibilities for the clubs and the Town with respect to the use and management of Fiddle Park for the campground and events surrounding the Fiddle contest. While a similar agreement and management board structure could be carried over to the new park, given the expansion to the size and the possible uses at the park, a new agreement will be required.

A review of several municipal park management models was undertaken and six examples were analyzed. Where there was a multi-purpose park, which was used by various service clubs and organizations, there was generally one owner and operator with a shared user agreement in place that set out responsibilities and cost sharing. In most cases, it was the municipality that owned and operated the park and the service clubs and sports organizations that paid a fee and provided liability insurance to host events or use the park and facilities. This tended to be the preferred model as most parks and facilities were revenue neutral or in fact ran a deficit making it very difficult for smaller organizations to maintain the facilities.

There were also examples of lease agreements by organizations that used a portion of a park site for a specific purpose. In these cases the agreement often covered the maintenance of that portion of the park by the user. Finally there were examples of joint venture agreements but these were generally in place where the municipality was joined by a large corporate body or other public body (school board, YMCA) to jointly construct and operate a facility.

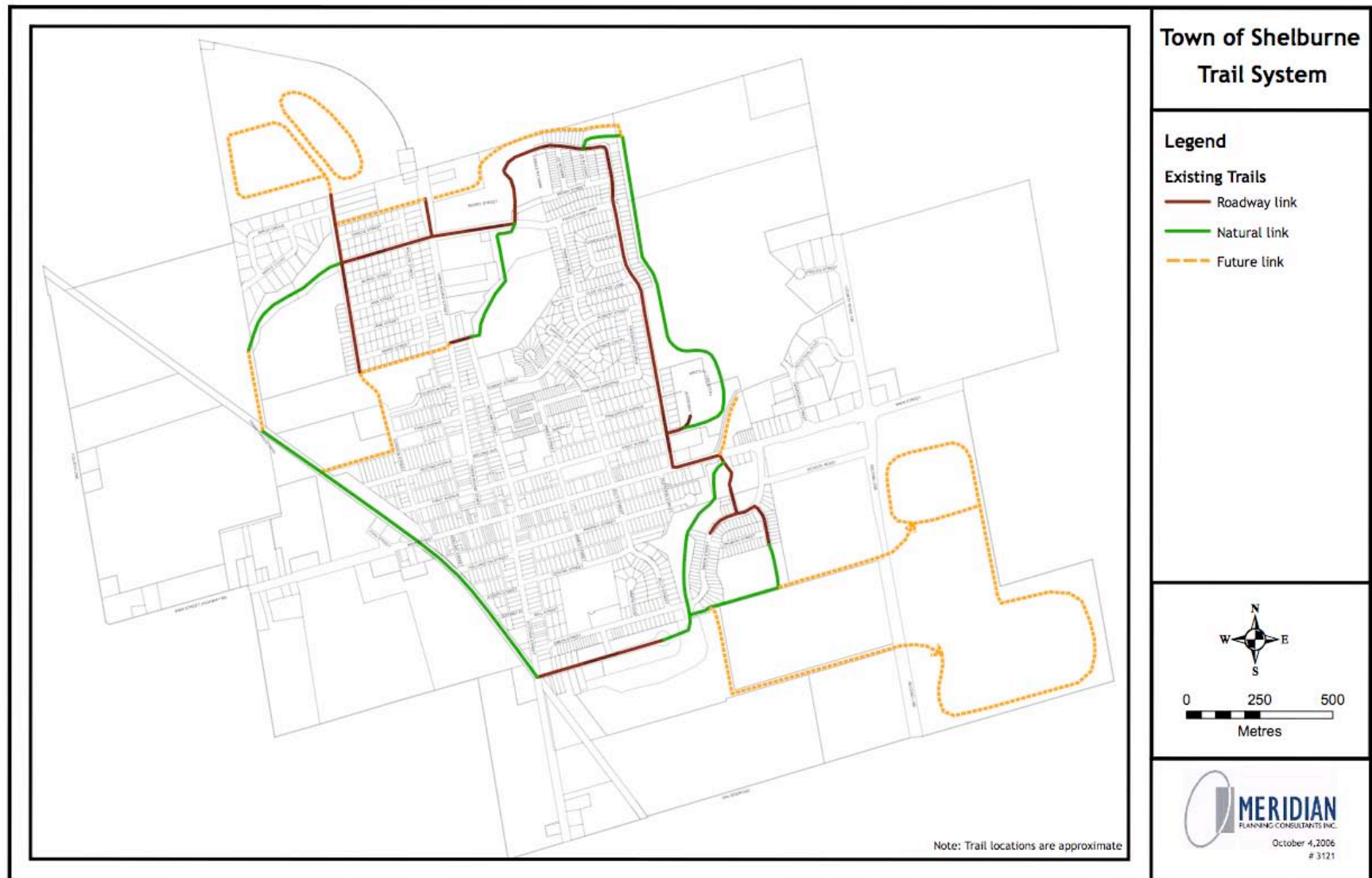
The current model in Meaford includes using the Kinsman Club for the operation of the campground appears to be the most similar to the Fiddle park arrangement. This agreement should be reviewed further to determine if there are elements that could be implemented into a new agreement for the new park. Any new agreement should also ensure that there continues to be a role for the Fiddleville Committee in the planning for events in the park associated with the Fiddle contest and campground.

A detailed summary of the review of park management modes is found in Appendix 1.

## **5.0 EXISTING TOWN PARKS AND FACILITIES**

Section 7.4 of the Town's Official Plan states that the Town shall ensure that adequate recreational facilities are developed that meet the standards of the Town. Council is to encourage the development of a comprehensive plan for recreation in the Town. The connection of open space areas for passive recreational use (pathways and trails) is to be an integral part of the Town's overall open space and recreation land use system. Figure 8.0 illustrates the Town's current open space network and illustrates areas where the Town is seeking to provide additional natural connections to complete a loop around the entire Town.

Figure 8 - Trail System



The Town currently owns a number of parks which range in size from smaller neighbourhood parks (1.5 to 2.0 hectares) to community sized parks (4 to 6 hectares) and a series of open space links of various sizes that are aimed at providing a continuous space network through the Town (see Figure 9.0). In addition, the Town currently maintains just over 57.8 hectares (143 acres) of park space not including the existing Fiddle Park. Based on the projected population in 2024 of 6,811 people, the Town is currently providing approximately 8.48 hectares of park space per 1,000 persons. This is well above the average requirements for parkland dedication in the Planning Act and does not include the additional park space to be dedicated with the new residential developments currently proceeding through the draft plan approval process.

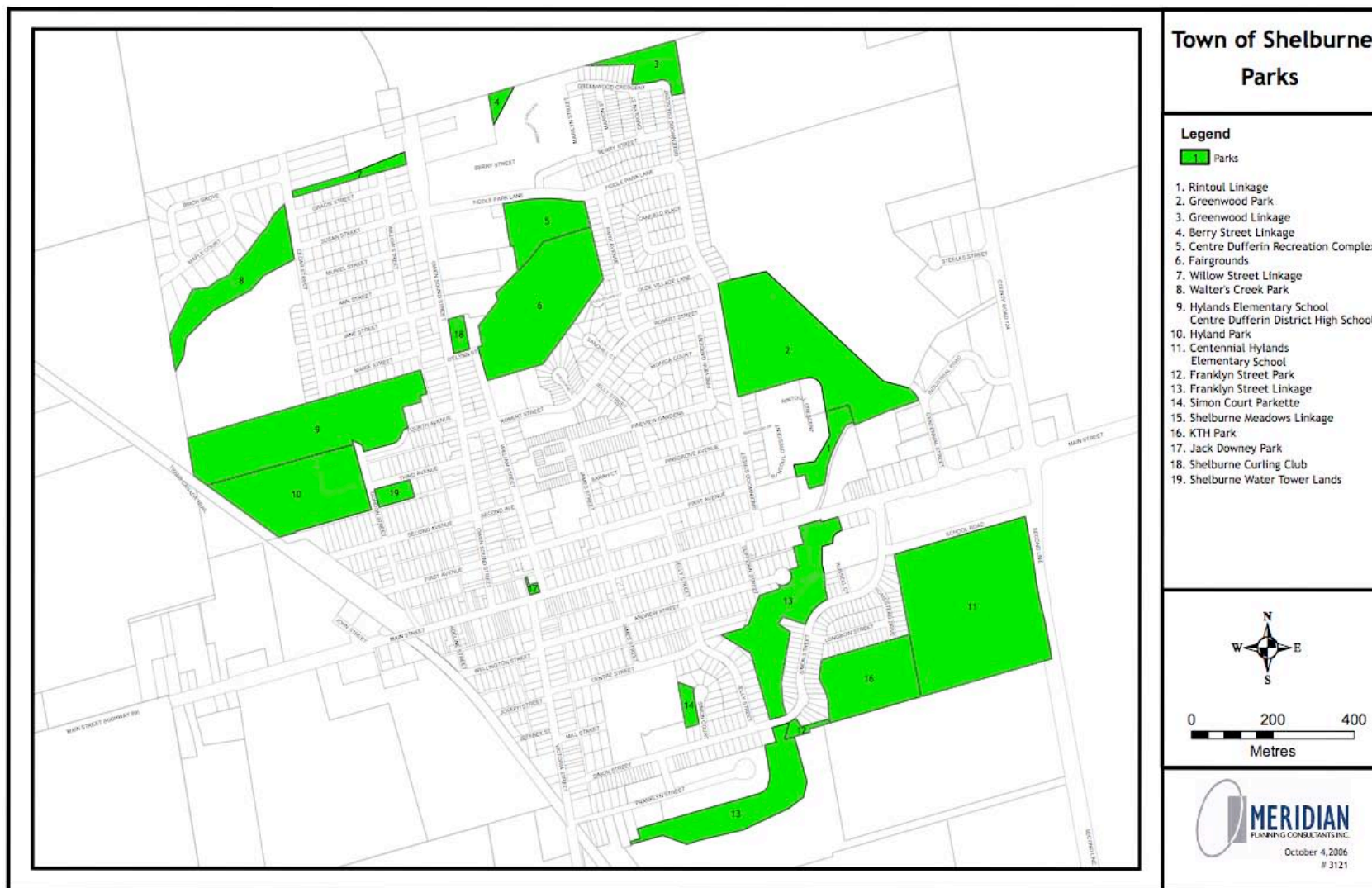
Although the existing Fiddle Park is one of the largest parks owned by the Town, it is solely used as a campground area during the Fiddle Contest. The new Town park site which will be the new home for the campground facilities will be substantially larger in area and is intended to accommodate additional recreational uses as envisioned by the *Special Tourism* policies.

An inventory of the current park facilities is provided in Appendix 2. The inventory provides a description of the current park locations, sizes and facilities. The inventory also indicates additional facilities which have been proposed in the capital budget. Part of the inventory also includes additional park space to be dedicated through future developments. As a result of the review of the current park facilities, there was a general observation made with respect to the lack of seating in the park areas as well as the lack of signage to identify the parks. Both of these areas should be addressed with future park improvement budgets.

The two new park areas proposed as part of the Northridge Estates development and the Shelburne North development will provide for additional sports fields. It is felt that these new park areas which are located within existing residential areas will provide the most accessible locations for new community sports fields.



**Figure 9 Park and Recreation Facilities**



## 6.0 RECOMMENDED NEW PARK CONCEPT

As a result of the consultation process for the park management plan there were several excellent ideas put forward. There was also a good discussion on the overall park layout and preferred concept plan. In preparing a preferred park concept plan it was also essential to consider the park features and constraints as well as the Town's Official Plan policies for the park which stress the maintenance of the site as a permanent base for the Fiddleville week.

Figure 10 - New Park Recommended Concept Plan



The preferred park concept plan has also been prepared in the context of the Town's current park and recreational facility inventory so as not to duplicate facilities which are already provided or provide for new facilities at locations which are better provided in association with existing and future residential areas. Based on the input from the consultation process, a review of the park constraints and features, and a review of the current park inventory, the following park concept is recommended (see Figure 10).

The process clearly identified areas of constraint for the southerly section of the new park property. There was a consensus that this area should be utilized for a trail system which could provide for a public walking, cycling and cross country skiing trail. A crossing of the Jordan Drain would be required to accommodate a looped trail through the area.

There was also consensus that a new multi-purpose building should be developed in the first phase of the park's development and that the camp sites for Fiddlefest should be mapped out on the site in a manner that would provide for a sufficient number to accommodate the campers for the Fiddlefest weekend.

Access should be provided by two points off of 2<sup>nd</sup> Line with the main access being located at the north end of the site. An access road would be provided into the park to a parking area with access continuing through the park to newly constructed facilities. Details with respect to secured access will also need to be addressed.

Servicing should be brought into the building at the same location as the main access road. The details with respect to the servicing and grading as well as stormwater management would be required with the first phase of development. A buffer should be provided along the rear yards of the Sylvanwood properties in the form of a landscaped berm and possible fence to mitigate noise. Fencing requirements will need to be carefully addressed based on the current fencing requirements during Fiddlefest and the desire to maintain the park in the most natural state possible.

The first phase of development should include a new multi-purpose building which would serve the public year round and be available for the campers during Fiddlefest. The main building should have the ability to be expanded for additional uses. At a minimum it should contain washrooms, change rooms and shower facilities, an administrative office, meeting rooms, a snack bar or concession/convenience store area, a kitchen area and storage area. A building would also be required for park maintenance equipment. A dump station and garbage disposal area would also be required with the first stage of development.

**Figure 11 - Recommended Park Plan Concept - Model**



A pavilion type building could also be provided as part of the multi-purpose building or as a separate building. Groups could utilize the pavilion for various events. Such a building could contain a large outdoor gathering and eating area to accommodate several functions and events.

The meeting halls or rooms could be utilized year round and rented to various groups for programs, meetings or functions and would provide a source of revenue for the Town. The building could also be utilized during the summer months for recreational programs such as summer camps for children. It is recommended that a playground area with equipment be provided at the park in a location which provides some natural shading if possible.

Events held at the park such as markets, car shows, picnics, or festivals could be held in the open space areas. There may also be an opportunity to provide for a soccer pitch (possibly lit) during the second phase of development. This area would have to be covered with temporary campsites during the Fiddlefest weekend. A full size pitch could accommodate more senior youth and adult leagues and is currently not provided in the Town. The logistics of how this would operate would need to be reviewed in detail. There would also be an opportunity to provide a winter ice pad at the park for outdoor hockey and skating. Again the logistics and costs of these facilities would need to be addressed further and it is recommended that these uses be considered in the secondary stages of the park development.

The park should be well signed at the entrance and directional signs should be considered on Highway 89 to direct the public to the park. Once the design is finalized, a marketing plan should be prepared to advertise the park and its available facilities. The Town should consider establishing one or two regular programs or events at the park as soon as possible.

The management of the park should be undertaken by the Town and an agreement with the service groups involved in Fiddlefest should be provided.

## 7.0 IMPLEMENTATION

Based on the preferred park plan concept, the following actions should be taken by Council in the next few months to ensure implementation of the new park plan. The timing of such actions will be subject to completion of the agreement of purchase and sale with respect to the new park property.

1. Council should appoint a park management committee to oversee the implementation of the new park plan and management structure. The park committee should establish a detailed action plan with timing and a budget for the new park. This will include the tendering of the necessary contracts for the park's development.
2. A park site plan should be prepared which includes the features required to accommodate Fiddleville week for 2007. The features in this first phase of the site plan should include:
  - a. a multi-purpose building with the required facilities (approximately 7,500 square feet);
  - b. pavilion and band shell/stage structures;
  - c. campground layout with the associated servicing and facilities;
  - d. access and circulation driveways;
  - e. parking area;
  - f. trail areas;
  - g. buffers with landscaping and fencing;
  - h. site fencing and lighting.
3. Grading and servicing plans should be prepared to support the phase one site plan.
4. A phase two site plan should also be prepared to illustrate the proposed expansions and added facilities to the site which will include a building expansion, sports field - soccer, and a winter outdoor ice pad.

5. A rezoning application and site plan application will be required to be undertaken by the Town to implement the park plan.
6. As part of the Park Committee's action plan, a list of events and programs should be established that could be accommodated at the park.
7. The Park Committee should also establish a program for the park's trail development which should include signage and program links to be marketed.
8. The Park Committee's action plan should include a marketing plan.
9. A park management model should be established based which incorporates the Fiddleville week requirements and those elements of other municipal examples which are appropriate. This will be overseen by the Park Committee. The model should ensure that the ownership structure permits accessibility to funding sources and grant programs such as Trillium.