

Springwater Master Plan 2020-2040

Approved May 28, 2021



Approved by Motion LMC # 02/2021

Moved By: Councillor Lori Baldwin-Sands

Seconded By: Councillor Rick Cerna

We recognize that the land on which Springwater is situated is in the traditional territory shared between the Haudenosaunee (ho - din - oh - show - knee) confederacy, the Anishinabe (ah - nih - shih - nah - bai) nations, and the Attiwonderonk Neutrals. First Nations people have longstanding relationships to the land, water and Southwestern Ontario and we are thankful for the opportunity to live, learn and share with mutual respect and appreciation.

Contents

Acknowledgements.....	5
Master Plan Summary.....	5
Introduction	6
Background	7
Regional Context.....	8
Local Context.....	9
Access.....	10
Size	11
Existing Land Use	11
Adjacent Land Use	12
Environmental Resources	14
Climate	14
Geology and Landforms.....	15
Soils	17
Geomorphology	18
Topography	19
Hydrology.....	20
Overview of Vegetation	23
Dominant Vegetation Communities	26
Sand plain deciduous forest (41% of forest).....	26
Incised valley forest (17% of forest).....	26
Sand plain mixed forest (10% of forest)	26
Plantation (7% of forest).....	26
Sand plain mosaic forest (7% of forest)	26
Sand plain depression moist forest (6% of forest).....	27
Sand plain successional forest (4% of forest)	27
Incised riparian valley (3% of forest).....	27
Pond Upper slope mixed forest (3% of forest)	27
Sand Plain wetland marsh-swamp (1% of forest).....	27
Regenerative clear cut (1% of forest)	27
Fauna.....	28
Sensitive Areas and Hazard Lands	31
Cultural Resources	32

Historic Features	32
Archaeological Features.....	35
Educational Features	35
Visual Elements.....	37
Market Area Analysis	37
Location Analysis.....	38
Participation Rates.....	38
Supply and Demand for Recreation.....	38
Similar Businesses and Cross-Promotion.....	39
Customer Analysis.....	41
Seasonal Campers	41
Transient Campers.....	43
People within 20-minute drive time	46
People within 60-minute drive time	47
People within 120-minute drive time	48
Public Consultation on the Master Plan	48
Marketing Recommendations	49
CCCA’s 2019-2023 Strategic Plan.....	49
Strategic Actions	50
Site Evaluation	51
Resource Capabilities and Constraints.....	51
Development and Management Issues	52
Carrying Capacity	52
Forest Management.....	53
Water Management.....	54
Wildlife Management	55
Archeology	55
Other Planning Considerations	56
Zoning.....	57
Land Acquisition.....	58
Plan Implementation	62
Site Design Guidelines.....	63
Architectural Guidelines	63
Landscape Design Guidelines.....	64

Community Relations.....	64
Maintenance Guidelines	65
Administration and Staffing.....	66
Enforcement	66
Master Plan Concept and Cost Estimates	67
Development Concepts and Activities	68
Development Cost Estimates.....	71
PHASE 1 (2020-2025)	71
Phase 2 (2026-2030)	72
Phase 3 (2031-2035)	73
Phase 4 (2036 – 2040).....	73
Overall Capital Development Costs	73
Appendix A - Springwater Bird Species List	74
Appendix B - Fee Schedule 2021 – Updated.....	79

List of Figures

Figure 1: Regional Context Map (Map 1).....	9
Figure 2: Local Context (Map 2).....	10
Figure 3: Existing Land Use (Map 3).....	12
Figure 4: Adjacent Land Uses (Map 4)	13
Figure 5: Landforms and Geology (Map 5)	16
Figure 6: Soils and Physiography (Map 6).....	17
Figure 7: Topography (Map 7)	19
Figure 8: Hydrology.....	20
Figure 9: Vegetation Communities (Map 9).....	24
Figure 10: Springwater Logo	28
Figure 11: Sensitive Areas and Hazard Lands (Map 10).....	32
Figure 12: Historic Features (Map 11)	34
Figure 13: Second City Retirees (Group 26).....	42
Figure 14: Wide Open Spaces (Group 40).....	43
Figure 15: Transient Campers Map (Map 12)	44
Figure 16: Lunch at Tim’s (Group 63).....	45
Figure 17: Satellite Burbs (Group 09).....	46
Figure 18: Map of People within 20-minute drive time (Map 13).....	47
Figure 19: Land Acquisitions (Areas 1 – Area 4) (Map 14).....	59
Figure 20: Master Plan Concepts (Map 15)	67
Figure 21: Master Plan Concepts (Map 16)	68