

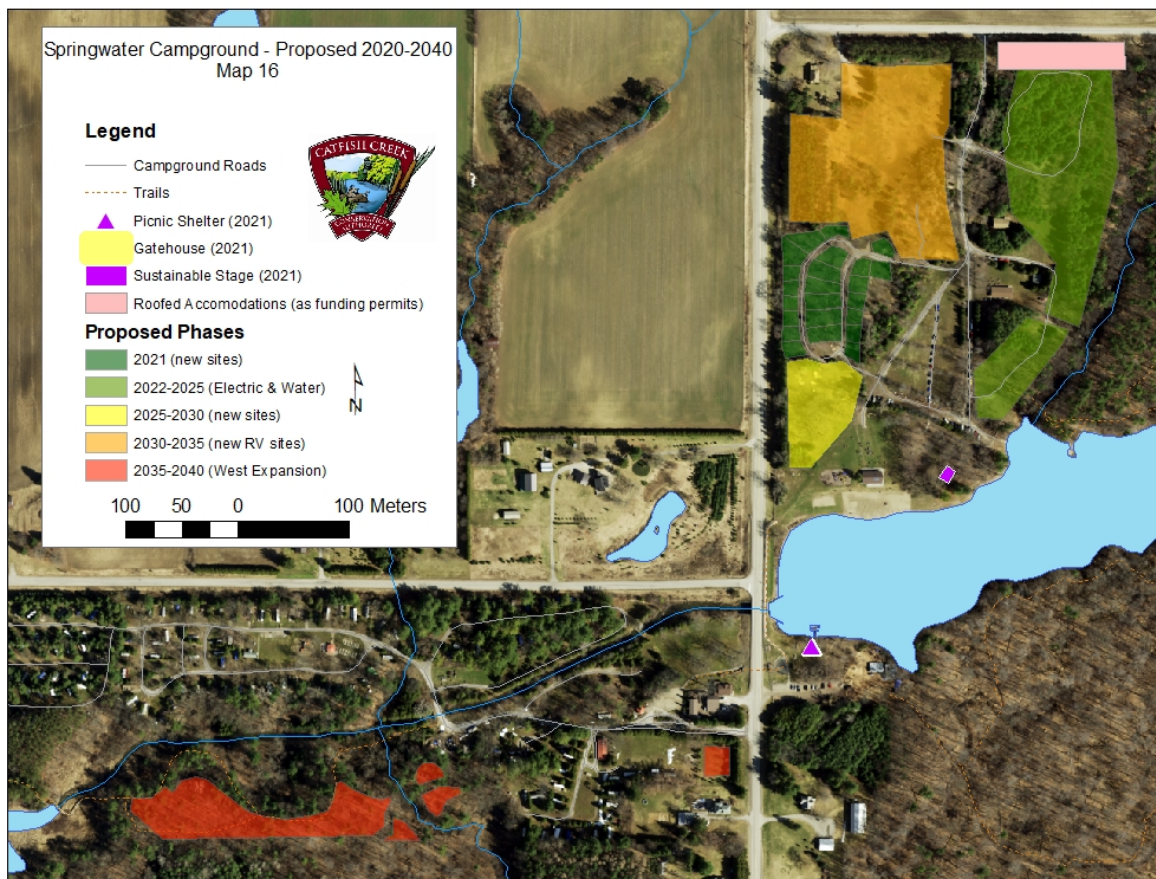
The Concepts are divided into four phases in order to ensure sustainable development of the Conservation Area. Cost estimates are focused on capital costs for development of new facilities, however some general maintenance costs are also included. Map 15 is a visual representation of the current development as a result of previous Master Plans.

Figure 20: Master Plan Concepts (Map 15)



Map 16 illustrates the proposed development plan for over the next 20 years.

Figure 21: Master Plan Concepts (Map 16)



Development Concepts and Activities

Several activity and facility concepts have been developed over time by staff and the public and were evaluated as part of the public consultation for potential inclusion in the Master Plan. The list is prioritized into Low, Medium and High Priorities. High priorities should be accomplished by 2025, medium priorities by 2030 and low priorities by 2040 if applicable. The prioritized concepts and activities are as follows:

Springwater Reservoir and Dam – High Priority

Public consultation indicated water quality of the reservoir was the most important improvement that could be made at Springwater. As a result, in 2022, a bathymetry map will be created to assess the sediment in the pond and potential impact on the Dam.

In 2020, staff applied to the Great Lakes Protection Initiative to establish water quality monitoring stations on the tributaries into Springwater Pond. Although unsuccessful, staff will continue to pursue grant opportunities to further research and study the water quality in order to improve it.

In 2020, the aeration system around the dam was repaired leading to improved water quality. Staff must ensure the aeration system is functioning at all times when the water temperature goes above 20 degrees Celsius. An aeration fountain should be installed in the reservoir and possible combined from an infrastructure with a splash pad.⁴⁵

A weather and water monitoring station should be established within the area of the Reservoir to establish a baseline of data for water quality modeling and to inform overall Reservoir improvements.

A new boat launch for use by CCCA only for reservoir maintenance equipment is included in the development cost estimates below.

Visitor Centre – High Priority

The development of the visitor's centre planned for 2021 and will deliver on a Master Plan concept remaining from the 1985 Plan where demand for such a facility were warranted at the time, and even more so today with the increase in visitors. The public consultation heavily supports the importance of establishing a Visitor Centre at Springwater.

Such a facility provides a focus and meeting spot for Interpretative Programs for Springwater and other Authority-owned lands. It also provides a friendlier check in/out process and a general information centre for first-time visitors to Springwater Conservation Area and Forest.

Stage – Medium Priority

An enhanced stage is planned for construction in 2021. The current 1200 square foot stage will be replaced with a roofed structure. The stage is not intended for large music festivals but rather for smaller musical events, awards ceremonies, Carolinian Forest Festival, plays, picnicking, interactive displays (e.g. Sciensational Snakes), weddings and other events in keeping with the peace and tranquility in the objectives.

Additional Seasonal and Serviced Sites – Medium Priority

The Plan calls for additional seasonal serviced sites to be placed in the group camping areas in the East Campground to the West of the main road. Sites will be fitted with sewer, water and hydro with meters. Additional facilities such as a dump station and garbage drop off may need to be built. A new washroom is proposed to be constructed to support the new sites and special events and this will require a new septic bed.

Adding water and hydro servicing to the existing transient sites on the East side of the main road is a medium priority.

Expansion costs for these capital projects and accounted for in the cost estimates.

Schoolhouse – Medium Priority

Schoolhouse renovation and repair is scheduled throughout the Plan. Enhancing the schoolhouse to promote the historical aspects of the area is consistent with the strategic direction to "Research and promote the history of the Springwater Conservation Area".⁴⁶ Group camping will continue to be made

⁴⁵ As per Motion LMC #02/2021

⁴⁶ <https://www.catfishcreek.ca/wp-content/uploads/2019/06/CCCA-2019-2023-Strategic-Plan.pdf>

available around the schoolhouse with additional electrical outlets planned for installation in Phase 3 of this Plan.

Roofed Accommodation – Medium Priority

Camping cabins and Yurts are to be considered as part of the Master Plan to support users with little capacity for luggage such as bicycle groups. Groups with motorcycles should be discouraged due to the noise and previous experience at Springwater with such groups. Yurts would be 150 square feet and include a bed and dry kitchen. Cabins would be 250 square feet including a 100 square foot bedroom. Each cabin will have a 100 square foot veranda/porch. Seasonal considerations include maintenance, provision of basic supplies such as sheets and pillows and cleaning/housekeeping which may require additional staff and bring in other regulations (e.g. hotel regulations). Roofed accommodation could rent for \$100-\$150 per night. A BBQ may be provided. Roofed Accommodation would be located in the pines along Conservation Line in the north section of the north loop.

Yoga Platforms / Forest Bathing – Low Priority

Yoga and forest bathing has been an increasing activity in the park due to the solitude and calmness desired for these activities. Groups have been using the schoolhouse field in recent years for yoga, and the construction of a yoga platform(s) in the Conservation Area and/or forest has been considered. Yoga platforms scored relatively low during the public consultation so will not be an immediate priority.

Treetop Trekking – Low Priority

Treetop trekking scored high during the public consultation, although some comments were received expressing concern over the intensity of this activity in the tranquil forest. This activity has been implemented at several conservation areas and private parks throughout Ontario and Canada. There is significant overhead, but also significant revenue potential. Additional options through the Treetop Trekking group include a zip line, tree walk village, and associated team building courses. A thorough and detailed market analysis and a sizable consulting fee is required to assess this potential activity in the Conservation Area or Forest. As a result of the cost and concerns over compatibility with the principles of Springwater, this activity was scored as a low priority

Splash Pad – Low Priority

This activity has been implemented at several conservation areas and private parks throughout Ontario and Canada. There is significant overhead but not much return on investment. Two existing splash pads are within a 10 minute drive of Springwater. Although this activity scored relatively high, the cost and existing splash pads in the area reduced the priority of this activity. If a splash pad is installed, it should be considered as part of a reservoir aeration fountain and visa versa.⁴⁷

⁴⁷ As per Motion LMC #02/2021

Development Cost Estimates

Operation, maintenance and replacement of existing assets such as trails, roofs and equipment is part of CCCA's asset management strategy and are identified in the table below. Capital development and water quality projects prioritized above are also included in the table to provide an overall cost model for Springwater.

PHASE 1 (2020-2025)

Project	Cost (\$)	Timeframe
New Gatehouse and Entry Way West Campground	80,000	2020
Build, Sign and add electricity to 22 new sites in Day-Use Arboretum (water not included in price)	40,000	2021
Purchase 22 new picnic tables for new day use sites	10,000	2021
Pine Ridge Washroom Partitions replacement	3,000	2021
Pavilion Bathroom partitions replacement	3,000	2021
Fence at White's Mill property boundary	5,000	2021
White's Mill Washroom to LED lighting	2,500	2021
Golf Cart (Maintenance & Security)	4,000	2021
Green Stage	300,000	2021
Water Quality Study	10,000	2021
Weather Station Installation and Upgrade	5,000	2022
Provide Internet access to campers	20,000	2021
Possible security camera installation where applicable	4,000	2021
Formal Dam Inspection	5,000	2021
Road resurfacing, into campground including White's Mill	12,000.00	2021
Pine Ridge Converted to LED Lighting	1,000	2021
Assess need or priority for replacing the Millpond Trail Observation Platforms.	4,000	2021
Sugar shanty roof Replacement	5,000	2021
TN 75A Tractor Replacement	65,000	2022
Upgrade the 16 sites in North Loop to include hydro and water	30,000	2022
Well Upgrades for increase water use	20,000	2022
Part of Road Resurfacing White's Mill down hill into kingfisher to pine ridge	10,000	2022
2014 Dodge Replacement	50,000	2022
Community room back door flat roof renovation	8,000	2022
Playground Poplar Hill replacement	18,000	2022
Dump Stations installed in day use area	5,000	2022
1 Walking Bridge Replaced On North Loop	3,000	2022
Signboard Replacement	1,500	2022
Schoolhouse drainage and floor	10,000	2022
Upgrade the 12 sites in Middle Loop to include hydro (water not included in price)	25,000	2023
New Steel Roof North and south Pavilion	10,000	2023
New Soffit/ Fascia Pavilion bathroom	5,000	2023
New roof White's Mill	10,000	2023
Road Resurfacing Day Use ½ paved.	50,000	2023
Road Created throughout ball field by schoolhouse for proper entry and exit	30,000	2023
Pavilion Washroom, soffit, fascia and new roof/ new windows	11,000	2023
Road resurfacing in the Pine Ridge Loop	40,000	2023
One walking bridge replaced on the North Loop	3,000	2023
Pine Ridge Roof	10,000	2023
Upgrade the 13 sites in South Loop to include hydro and water	25,000	2023

2016 Truck Replacement	50,000	2024
Road Resurfacing Day Use (Paving in phase 2), and the Poplar Hill Loop	20,000	2024
Kubota Mower Replacement	15,000	2024
Paved walk to the beach	6,000	2024
Observation/ Fishing Platform Review/ Replacement	5,000	2024
New Trailer Dumping/ Filling station in White's Mill	10,000	2024
New septic dumping stations in Spruce woods and Poplar Hill including filling stations.	10,000	2024
1 Walking bridge replaced on the North Loop	3,000	2024
Stage touch up and paint	1,000	2025
Day Use Gate House Replacement	40,000	2025
New woodshed beside gatehouse	2,000	2025
Wheelchair Mats for the beach, provides accessibility including a wheelchair platform beside mats	5,000	2025
New Septic Tank Main Office/ Community room.	20,000	2025
Road resurfacing Sprucewoods	10,000	2025
Pavilion built on the Maple Shanty side	40,000	2025
Aeration Fountain	50,000	2025
Annual General Building Maintenance (\$20,000)	100,000	'20-'25
Total Phase 1	1,350,000	'20-'25

Phase 2 (2026-2030)

Project	Cost	Timeframe
T1310 Tractor replacement	30,000	2026
Schoolhouse Roof Replacement	15,000	2026
Schoolhouse Crawl Space refurbish and insulate	5,000	2026
New dump stations for pine ridge	10,000	2026
White's Mill Recreation (horeshoes etc.)	5,000	2026
Kubota RTV Replacement	15,000	2026
Structure study for gabion basket crossing on Bradley Creek	10,000	2026
New trailer dumping/ filling stations in White's Mill and a new dumping station in Sprucewoods	10,000	2027
Fence replacement between day use and county road 35	10,000	2027
Seasonal Recreation hall in poplar hill to replace existing pavilion to accommodate future numbers due to expansion.	60,000	2028
Bradley Creek, Boardwalk, Pole Barn evaluation and/or replacement	5,000	2028
Expansion east campground with 50 Amp premium sites in the South West section closes to the beach, expanding and running hydro water and sewer to all	100,000	2029
New dumping stations/ water filling stations added to the Day Use Area	25,000	2029
New Playground White's Mill to incorporate volume of guests due to expansion	15,000	2029
Updated dam safety manual/ maintenance protocols	5,000	2030
Formal 5 year dam engineering review	5,000	2030
Replace truck from 2022	40,000	2030
New trailer dumping station installed for expanded area	25,000	2030
10 year Forest Flora and Fauna study done to keep up building an environmental inventory of Springwater Forest	10,000	2030
Annual General Facility Maintenance (\$20,000)	100,000	'26-'30
Total Phase 2	\$500,000	'26-'30

Phase 3 (2031-2035)

Project	Cost	Timeframe
Expand schoolhouse field into a Premium Seasonal Camping area including Sewer, Water, and 50 Amp hydro	550,000	2031
Complete a professional horseshoe pit amongst newly formed sites in the day use area.	5,000	2031
Roofed Accommodation	100,000	2031
2024 truck replacement	40,000	2032
Yoga Platforms	10,000	2032
Assessment of suitability of Springwater for Treetop Trekking	10,000	2023
Splash Pad	100,000	2032
Water Capacity Increase (e.g. well, storage)	10,000	2032
New wood storage area (cribs)	10,000	2032
New pavilion for group rentals	40,000	2033
Add electrical to schoolhouse area for group camping	10,000	2033
New larger boat launch for launching Reservoir maintenance equipment (not public use)	20,000	2034
Stage touch up or paint and maintenance	5,000	2035
General electrical/ plumbing maintenance	5,000	2035
General Building maintenance	5,000	2035
Annual General Building Maintenance (\$20,000)	100,000	'31-'35
Total Phase 3	1,000,000	'31-'35

Phase 4 (2036 – 2040)

Project	Cost	Timeframe
Expand seasonal campground into The Mill Pond Trail creating 10-30 new 50 Amp Premium sites with Hydro, Water, and if possible sewer	250,000	2036
White's Mill septic pump house review and renovation	6,000	2036
Poplar Hill washroom review and renovation	7,000	2036
Replace tractor from 2022	50,000	2037
Resurface all asphalt surfaces	95,000	2037
Replace truck from 2030	40,000	2038
Hydro and water system maintenance in newly expanded campground from 2029	5,000	2039
Green Roof Stage touch up or paint	2,000	2040
Replace truck from 2032	40,000	2040
Formal Engineering Dam Inspection	5,000	2040
Annual General Building Maintenance (\$20,000)	100,000	'36-'40
Total Phase 4	600,000	'36-'40

Overall Capital Development Costs

Phase	Cost (\$)
1	1, 350,000
2	500,000
3	1,000,000
4	600,000
Total	2,150,000