



Township of Bonfield

Active Living Waterfront Management Plan



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↓ Kaibuskong Park - Bonfield, ON





1.1 The Study

The Township of Bonfield (Township) set out to create a waterfront management plan to better utilize the Kaibuskong River waterfront as a natural asset for active living and economic development with a tourism focus. The Township, like many northern Ontario communities, has an aging population and the Township sought to examine improvements to the waterfront that would provide more active living options and reasons for all age groups, including seniors, to stay in the community and take advantage of the Township's natural assets. The Township would also like improvements to bring visitors in from other areas and generate positive economic development benefits for the Township.

The goals of the project are to develop a waterfront management plan that:

- Sets out a Vision for the Kaibuskong River waterfront;
- Is based on community input and stakeholder engagement;
- Aims to bring local and regional economic benefits;
- Is well-designed to be accessible by all ages, and provides active living opportunities;
- Includes a toolkit with a phasing plan, funding and partnership opportunities and cost estimates for project implementation; and
- Creates a waterfront that is inviting, practical, environmentally sustainable and accessible.

↓ Centennial Park - Bonfield, ON

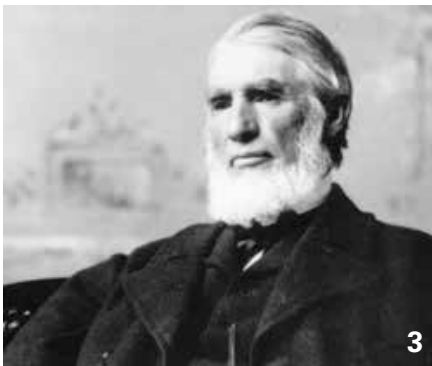


1.2 Background Context

The Township was first settled in 1882 as the “First Spike” of the Canadian Pacific Railway (CPR). The CPR continued west towards Lake Nipissing and on to the Pacific Coast of Canada. The eastern end of the CPR was planned to connect with the Central Canada Railway (CCR) which was constructed from 1878 to 1881 from Ottawa to the location of present-day Bonfield. At the time, Bonfield station was called Callander, named after the town in Scotland which was home to Duncan McIntyre, who financed the CCR. Due to the historic location of the “First Spike” of the CPR, Bonfield was inducted into the Canadian Railway Hall of Fame in 2002.¹



CPR Caboose Installation



J.R. Booth

The Township’s history also revolves around the lumbering industry and lumber baron John Rudolphus (J.R.) Booth. J.R. Booth had lumber operations throughout Mattawa, Temiskaming, Calvin, Chisholm, and around Lake Nipissing. He started with a lease on a small sawmill, and his first achievement was providing timber for the Ottawa parliament buildings. Booth also acquired prime pine forest in Algonquin Park which he harvested for 50 years. In order to transport lumber, Booth built a number of railways including the Ottawa Arnprior and Parry Sound Railway, McCauley Central Railway spurline, Canada Atlantic Railway, and locally the Nipissing and Nosbonsing Railway.

This “*was another remarkable engineering feat, even though it was only five miles long. To access the pine logs on Lake Nipissing and its rivers, and get them over the escarpment into the Mattawa-Ottawa River route to his mills, he built a jackladder to lift the logs, and a railway to transport them to Lake Nosbonsing. From there he had a tug draw them to the Kabuskong River at Bonfield, and down the Mattawa-Ottawa route to his mills.*”³ Bonfield was a key central location for Booth’s forestry lands, lumber mills, and railways.

1 - Canadian Railway Hall of Fame, 2006, http://www.railfame.ca/sec_ind/communities/en_2002_Bonfield_On.asp

2 - Mackey, Doug, 2004. http://www.pastforward.ca/perspectives/columns/09_12_11.htm

3 - Mackey, D. “A closer look at lumber baron J.R.Booth” 2000-10-27, accessed online: www.pastforward.ca/perspectives/Oct_272000.htm

1.3 Project Area

The Active Living Waterfront Management Plan project area is located in the Hamlet of Bonfield, consisting of the waterfront area on the Kaibuskong River from Maple Road to Sunnyside Road and the area on Lake Nosbonsing from Church Street to Sunnyside Road. There are two public open spaces in the project area, consisting of Kaibuskong Park as the northern portion of the project area, and Centennial Park as the southern portion of the project area



1.4 Planning Process

Development of the Township's waterfront plan occurred in four phases from November 2017 to June 2018.

Phase One included a kick-off meeting with the project team, including the Township's Director of Planning and the Secretary of the Recreation Committee, and a site visit on November 28, 2017. Background data was gathered and reviewed, and site opportunities and constraints were identified to inform the waterfront development plan (see Section 2.0). Phase one also included a public visioning workshop early on to gather public input and understand the public's vision and desires for the waterfront (see Section 3.1).

Phase Two involved taking the background information and input from the project team and public and developing two conceptual development options for the waterfront.

Phase Three brought the conceptual development options, including a site development plan, and renderings of features of the plan, and an implementation plan (schedule) back to a public open house for their input (see Section 3.2).

Finally, **Phase Four** finalized the plan with input from the project team and public to prepare a final development concept and preparation of the plan (see Sections 4.0 and 5.0).

2.1 Area Description & Existing Uses

The project area is located in the Hamlet of Bonfield, consisting of the waterfront area on the Kaibuskong River from Maple Road to Sunnyside Road and the area on Lake Nosbonsing from Church Street to Mark Street.

2.1.1 Kaibuskong Park

The Kaibuskong Park area is approximately 4.4 ha in size (or 7.0 ha in size including the marsh), and is bounded by Highway 531 to the north, the Kaibuskong River to the west, and the Ottawa Valley Railway (OVR) to the south and east. This area consists of a few distinct activity areas: the Town Hall and associated parking; the Island, north of the dam on the Kaibuskong River, which provides a picnicking area; an agglomeration of recreational elements; and a marshy area at the south which is not in use at present.

The Kaibuskong Park area currently provides the following public uses:

- Town Hall, Library, and outbuildings
- Parking areas (gravel)
- Cenotaph
- Picnic areas
- CPR Caboose
- Basketball court
- Public beach
- Playground
- Beach volleyball area
- Covered outdoor skating rink with change rooms
- Sledding hill
- Soccer field
- Skate park

Despite the plethora of uses and activity areas on site, there are still significant underutilized open spaces on the site that are presently used for passive purposes





Kaibuskong Park, existing uses. Clockwise from top left: beach, picnic area, playground, Town Hall, skating rink, soccer field.

Kaibuskong Park is accessed primarily by vehicular traffic via Highway 531 from the north. There are gravel parking areas north of the Town Hall off of Highway 531, and south of the skating rink, accessed through the main parking area. There is additional parking to the west of the Island area, off of Maple Road. The OVR presents a barrier for formal access to the site from the east; however, at the present time the railway is unfenced.

Kaibuskong Park presents vistas of the Kaibuskong River from the Island, the beach, and shoreline area, before becoming increasingly vegetated towards the marsh. The OVR railway adjacent to the site presents the opportunity to view an operating railway.

The Kaibuskong Park area is fully owned by the Township of Bonfield. The Park is currently maintained by the Township and the Lions Club maintains the Caboose area.

Most of the northern half of Kaibuskong Park has been developed, and mainly consists of a grassed landscape, including a number of gravel parking areas, with a limited number of deciduous trees located near the Town Hall. The landscape is fairly flat, with a gradual southwesterly slope towards the Kaibuskong River.

The island is located in the northwest corner of the subject lands, so named because the Kaibuskong River flows on either side of the island. This area is grassed and has been maintained. The includes numerous mature coniferous trees, a kiosk, and picnic area.

The southern half of Kaibuskong Park has not been developed, it includes a marsh with vegetation consisting of marsh grasses, cattails, small trees, and rock outcrops. Its landscape is fairly flat, other than a steep change in grade where fill was placed to build the soccer field and along the railway at the east limit of the marsh.

As noted, Kaibuskong Park is bounded by roads, the railway, and the river, with few other neighbouring land uses. Across Highway 531 to the north are rural lands. Across Railway Street to the east are low density residential uses. The Township's fire hall is located further south and to the east of the park lands and railway. At the very south end of the marsh, and across the railway (northwest corner of Mark Street / Sunnyside Road) are low density residential uses.

2.1.2 Centennial Park

The Centennial Park area is approximately 1.0 ha in size, and is bounded by Sunnyside Road to the north, Mark Street to the east, Church Street to the south, and Lake Nosbonsing to the west. This area serves mostly for passive recreation with open space and picnicking areas, and includes the Government Dock on Lake Nosbonsing for boaters and fishing.

The Centennial Park area is currently occupied by the following uses:

- Parking areas (gravel) off of Mark Street and Church Street
- Picnic areas
- Boat launch and Government Dock
- Shoreline

Despite the plethora of uses and activity areas on site, there are still significant underutilized open spaces on the site that are presently used for passive purposes.

- Legend**
- Municipal Park Facilities**
 - Active Use
 - Passive Use
 - Attractions / Features
 - Buildings / Structures
 - Washrooms /portable toilets
 - Parking Areas
 - Other Public Ownership (North Bay Mattawa Conservation Authority, leased by Township)
 - Private Property



Centennial Park is accessed from Mark Street to the east, where there is parallel on-street parking, and a parking area at the intersection of Mark and Church Streets. The Government Dock and boat launch is accessed at the west end of Church Street and parking is located off of Church Street.



Centennial Park, existing uses. Clockwise from top left: boat launch, government dock, parking area, washrooms, picnic area and passive open space.

Centennial Park presents vistas of the eastern end of Lake Nosbonsing all along the shoreline. Looking north from the shoreline, one can see the start of the Kaibuskong River and the OVR bridge. In addition, at the Government Dock, looking east one can see the St. Bernadette Church steeple.



The Centennial Park area is owned by a variety of public and private parties. The North Bay-Mattawa Conservation Authority (NBMCA) owns two parcels of land which comprise Centennial Park, bisected by land owned by a private party, which owns the lands across Mark Street. The Township leases the lands from the NBMCA at Centennial Park. The Township owns the lands at the corner of Mark and Church Streets, and at the Government Dock. A private party owns a residential property which bisects Centennial Park off of Church Street. The Park is currently maintained by the Township and the Lions Club.

Centennial Park has been entirely developed. It consists of a fairly flat grassy area with a slight gradual southwesterly slope towards Lake Nosbonsing. There are a few mature coniferous and deciduous trees in the park. The subject area is currently evenly separated by two (2) open storm water ditches that run east to west, from Mark Street to Lake Nosbonsing.

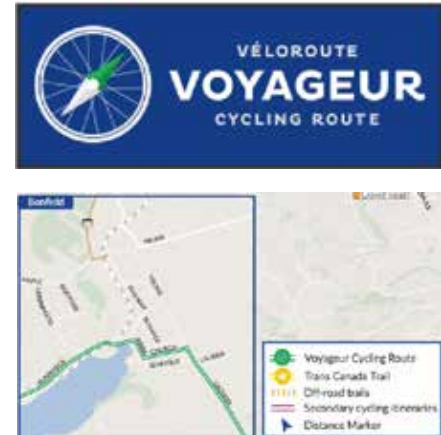
Centennial Park is bounded by roads and Lake Nosbonsing, and contains the aforementioned residential land use internal to the project area. Neighbouring land uses are predominately low density residential uses on all sides, with one commercial property to the east (which owns property within the project area) proposed for redevelopment.

2.1.3 Project Area Recreational and Economic Development Connections

There are a number of existing recreational and tourist trails and routes in the area which connect to the project area. These connections should be utilized for potential partnerships, to link recreational features, to communicate/advertise the waterfront, and to draw people in to utilize the Township's waterfront. Private sector links to these type of facilities can boost local investment in businesses that may benefit from these recreational networks. For example, restaurants, bed and breakfasts, Airbnb, and others can benefit from tourist-related traffic, and in turn the Township benefits from local investment as well.

2.1.3.1 Véloroute Voyageur/ Voyageur Cycling Route

The Véloroute Voyageur/Voyageur Cycling Route is intended to extend 630 kilometres from Sudbury to Ottawa. The route extends on Sunnyside Road and Development Road through the Township, and goes directly adjacent to the project area, at Mark Street and Sunnyside Road next to Centennial Park. Detailed route maps are available online and wayfinding signage has been installed along the route. Information kiosks with bicycle fix work stands, air pumps, and detailed mapping are being installed along the route, and a station is planned to be installed in 2018 on the southeast corner of Centennial Park.



2.1.3.2 Snowmobile Trails A and BF200

Several snowmobiling trails intersect or travel by the project area, making the area accessible and attractive in the wintertime. Trunk Trail A which extends all the way from eastern Ontario and then goes north along the Highway 11 corridor comes in to the west of the project area on Lake Nosbonsing and is adjacent to the northwestern corner of the project area at Kaibuskong Park where Maple Road crosses the Kaibuskong River. Connector trail A102D extends across Lake Nosbonsing from Astorville to Bonfield. Club trail BF200 comes off of the Trunk trail A to meet the southern end of the hamlet of Bonfield at Benoit Street.



2.1.3.3 Lake Temiskaming Tour du Lac Temiscamingue

<https://www.laketemiskaming.com/>

The Lake Temiskaming Tour du Lac Temiscamingue is a tourism route that was started in 2017 which encourages visitors to the area to tour around Lake Temiskaming, through many municipalities in Ontario and Quebec, and collect stamps on a passport in participating communities. The tour showcases the region's Anglophone, Francophone, and Algonquin communities. The 2018 route includes 19 official stops, and notes four areas that are "well worth the detour", including Kaibuskong Park in Bonfield.



2.1.3.4 Lake Nosbonsing

Lake Nosbonsing is 11 kilometres long and covers approximately 650 hectares. It is an irregular shaped lake with a number of points, narrows, and bays. The lake extends from Bonfield on the eastern end to Astorville in the Municipality of East Ferris on the western end, and is partially located in Chisholm Township. Lake Nosbonsing has gained popularity in sport fishing as a quieter alternative to Lake Nipissing. Lake Nosbonsing is home to rock bass, yellow perch, smallmouth bass, northern pike, muskellunge, and walleye. The lake is accessed via boat launch at Government Dock in Bonfield, at two boat launches in East Ferris, along with several private resorts with boat access.



2.2 Natural Environment

The Township's Official Plan (OP) does not identify any significant natural and cultural heritage features in the project area, including candidate ANSIs, fish habitat, nesting sites, wetlands; however the OP does identify all of Kaibuskong Park as a Development Constraint Area, further described below.

The scope of this study did not permit detailed natural and cultural heritage study of the project area. Prior to development of some of the features of this plan, additional natural and/or cultural heritage studies may be required to determine the presence or potential for natural and/or cultural heritage features, and measures to protect or mitigate impacts to these features due to the implementation of this plan.

2.3 Policy Environment

2.3.1 Provincial Policy – Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (2011) (GPNO) is an infrastructure, investment, labour market, and land-use plan for Northern Ontario. The GPNO sets out existing and emerging priority economic sectors, including tourism, which ties in with the economic development goals of this Waterfront Plan.

The GPNO indicates that the Province will support research, investment, strengthening of networks, and growing and retaining businesses to develop the existing and emerging priority economic sectors in Northern Ontario. Specifically Section 2.3.10 of the GPNO indicates support for:

- a) Investing in public infrastructure ... to improve the competitiveness of the tourism industry and enhance the visitor experience
- c) Encouraging regional cooperation to expand and diversify Northern Ontario's tourism offerings and increase tourism visitation and receipts
- e) Encouraging new, flexible and high-quality tourism products for domestic and international visitors
- f) Linking Northern Ontario tourism to provincial and national marketing campaigns and promoting the uniqueness of the Northern Ontario experience.

This Plan outlines several development opportunities to increase tourism and spin-off economic development in Bonfield, consistent with the goals of the GPNO.

2.3.2 Township Policy and Zoning

The vision outlined in the Township's OP is: "The Township of Bonfield exists to serve its residents and those who come to experience the area. We are dedicated to balancing the protection and enhancement of the area's natural resources and wilderness areas, while creating an environment for a successful business community and supporting a healthy, connected and equitable social environment for residents."

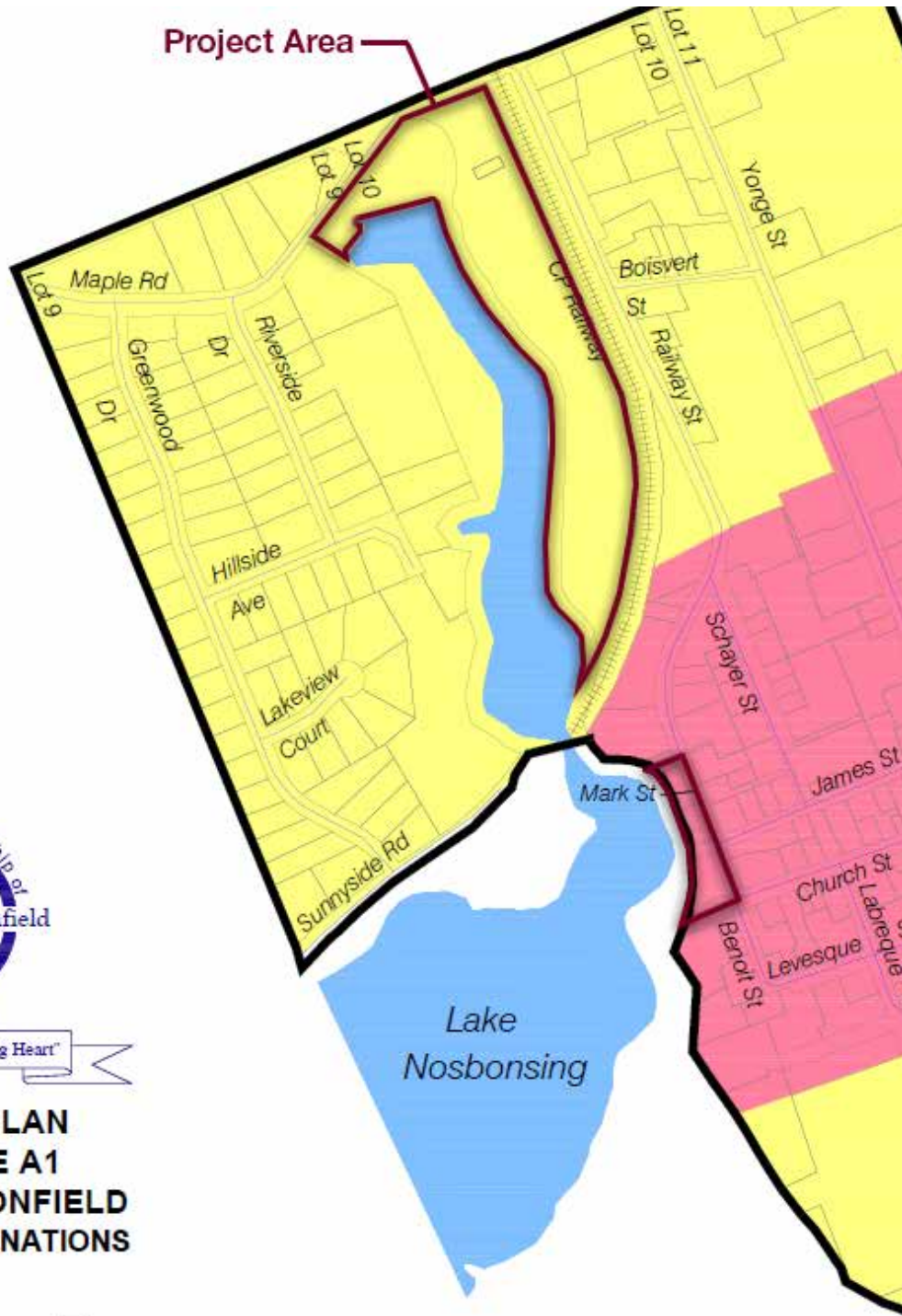
Several of the development principles outlined in the OP relate to this Waterfront Plan:

- To support and encourage infill and intensification in built up area of Bonfield;
- To create a vibrant, welcoming and inclusive community identity that builds on unique local features;
- To protect natural and cultural heritage resources and areas, surface water and groundwater features;
- To protect and preserve hazard lands, sensitive areas, and important natural resources such as fish and wildlife habitat area, wetlands;
- To support existing businesses and expand employment opportunities for residents;
- To develop and promote the tourism potential of the Township;
- To ensure that all stakeholders and public have appropriate and adequate opportunities to participate in planning processes; and
- To provide suitable new industrial and commercial economic opportunities, in accordance with the development policies of this Plan, for the benefit of its citizens, while at the same time maintaining a high quality residential and recreational environment.

The Kaibuskong Park project area is designated as Residential Focus Area and is also noted as a Development Constraint Area of the Township's OP. The Residential Focus Area permits residential uses and supporting uses including commercial uses, conservation, and public recreation uses. As such, the existing and proposed continued use of the lands for recreation conforms to the direction in the OP.

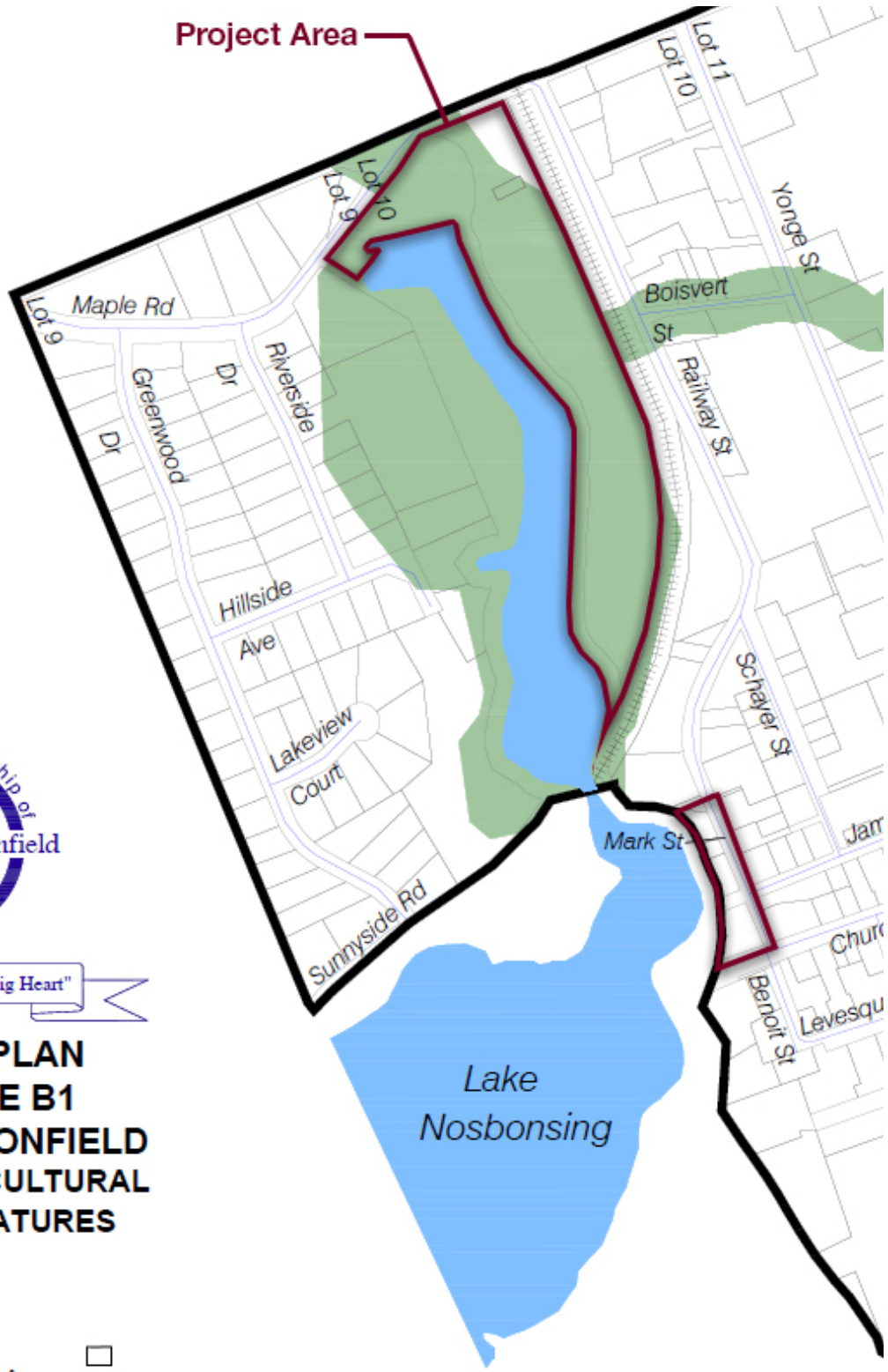
The Development Constraint Area designation applies to lands with environmental constraints such as risk of flooding, erosion, or other physical characteristics severe enough to cause property damage or risk of life. These lands require additional study to determine the constraint, and appropriate protective measures. A 45-metre building setback from shorelines applies generally, and the designation may be adjusted without an OP amendment through consultation with the NBMCA. Prior to development, a Development Interference with Wetlands, Alterations, Shoreline and Watercourses Permit must be obtained from the NBMCA for construction and/or site alteration. Floodplain mapping may also be required.

The Centennial Park project area is designated as Community Core Focus Area of the OP. The Community Core Focus Area permits commercial, institutional, and public recreation uses. Supporting residential and conservation uses are also permitted.



**OFFICIAL PLAN
SCHEDULE A1
HAMLET OF BONFIELD
LAND USE DESIGNATIONS**

- Hamlet Settlement Area
- Residential Focus Area
- Community Core Focus Area



Project Area



"Small Community, Big Heart"

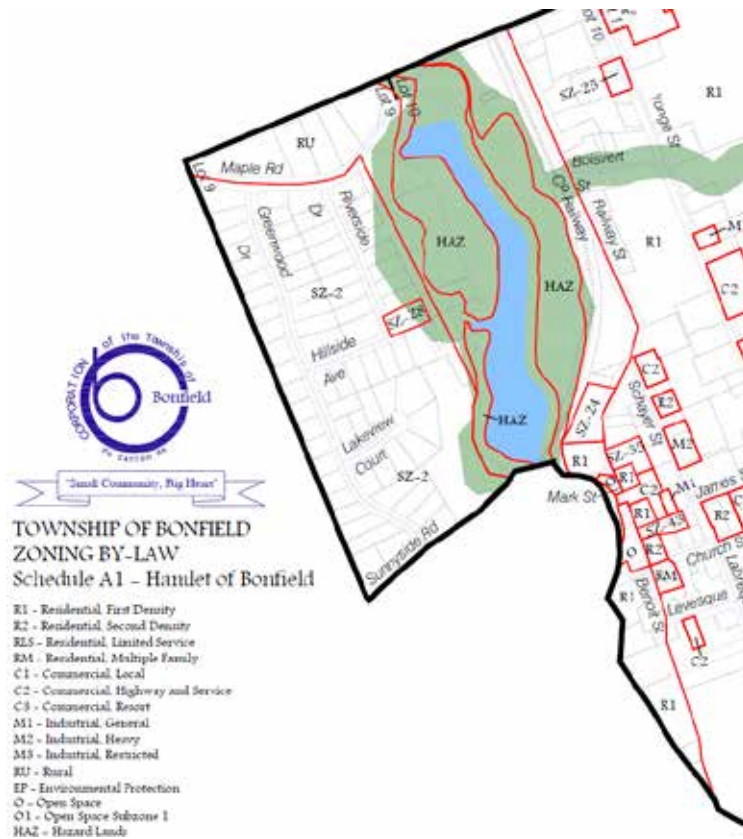
**OFFICIAL PLAN
SCHEDULE B1
HAMLET OF BONFIELD
NATURAL AND CULTURAL
HERITAGE FEATURES**

Hamlet Settlement Area
Development Constraint Area

The OP provides further guidance on waterfront development, including the maintenance of a 30-metre natural vegetated buffer. Public access to waterfront and maintenance of shoreline road allowances that can be used for public recreational use are also supported in the OP. The OP recommends an Environmental Impact Statement (EIS) be used for the evaluation of recreational developments such as marinas.

Kaibuskong Park is zoned Open Space (O) and Hazard Lands (HAZ) in the Township's Zoning By-law 2012-49. The O zone permits a public and private park, community garden, community facility, place of recreation, and marina. The HAZ zone permits a public park and an area where the primary land use is for public or private recreation docks and boat houses with approval of any Governmental Authority having jurisdiction and the Township.

Centennial Park consists of lands zoned: Open Space (O), Commercial, Highway and Service (C2), and Residential, First Density (R1). The O zone permits a public and private park, community garden, community facility, place of recreation, and marina. The C2 zone permits a place of recreation and tourist establishment, along with a variety of commercial uses. The R1 zone applies to the residential property on Church Street, and permits residential uses in addition to a public park and community garden.



2.3.3 North Bay Mattawa Conservation Authority Regulated Area

The entire area is regulated by the NBMCA, under Ontario Regulation 177/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Section 28 permit will be required for any development on these lands.

Since the project area is within NBMCA's regulated area, the project team met with NBMCA on February 14, 2018 to discuss the project, initial ideas for the waterfront plan, and NBMCA's requirements with respect to the proposed development. Notes provided by the NBMCA are contained within **Appendix A**.

2.4 Development Opportunities

Through the review of existing conditions and the site visit, a number of development opportunities were identified for the project area. There are opportunities for both re-development and new uses on these two sites.

The large project areas at Kaibuskong Park and Centennial Park present **significant open space areas** to place new features and to link or expand existing features. The large amount of space in the project area allows for a full range of opportunities to be explored.

There are **opportunities for re-development** of existing uses. Kaibuskong Park presents a number of existing recreational uses, some of these activity areas may be better suited for other recreational pursuits, or could be re-developed or improved with renovations. For example, the beach area could be re-developed or expanded, the Island could have more features to be better-utilized, and existing site structures at Kaibuskong Park could be renovated to provide a better user experience. Similarly Centennial Park's structures should be rehabilitated and the overall Park design improved to encourage use by residents and visitors alike.

With the two distinct project areas and the existing recreational networks in the area, noted in Section 2.1.3, there is the opportunity to **create and enhance connections**. The two project areas can be connected through a pathway or to form a linear park as an additional community asset. In addition, the project areas will benefit from the existing recreational networks, which in turn, will benefit from additional recreational and commercial features at this location.

There is significant **waterfrontage to attract residents and visitors alike** in both project areas. The waterfront in the project area presents the opportunity as a docking point and gateway to the project area for those arriving by boat. The waterfront also presents a recreational feature, which hosts the existing beach, and potential for a boardwalk or pathway through the marshy area to the south of Kaibuskong Park, and a boardwalk or linear park along the waterfront at Centennial Park.

The area, existing uses, and recreational networks provide **four-season opportunities** for the project area moving forward. The existing skating rink, snowmobile trails, and ice fishing on Lake Nosbonsing present opportunities for continued and expanded use of the project area in the winter time. The beach and other outdoor recreation features are well used in the summer and fall, and can be supplemented and improved upon. Spring presents the opportunity for additional seasonal plantings and passive recreational pursuits in the project area.

Overall, the project areas should both seek to build upon what is already started in each area; that is, build upon existing uses to **create a "hub" of recreation uses at Kaibuskong Park**, and building upon existing and adjacent uses to **create a "destination" at Centennial Park** to promote economic development in the Township. The confluence of recreational uses at Kaibuskong Park can be expanded with new features such as, for example, a splash pad, and exercise equipment. Improvements upon existing features with accessory/ancillary uses such as improved washrooms, additional planters, etc. are also viable options.

Centennial Park is adjacent to an existing commercial use that this currently proposed for redevelopment. This is close to other commercial uses, and is accessed via Lake Nosbonsing. Centennial Park should continue to be developed as a destination for visitors coming to the Township via boat, bike, or snowmobile, where they can easily access the amenities of the Park and other tourist facilities nearby.

2.5 Constraints to Development

Constraints to development were also identified for the project area.

The **Ottawa Valley Railway bisects the project area**, creating a barrier to get from Kaibuskong Park to Centennial Park. Due to this potential constraint, the project team met with representatives from OVR on March 7, 2018 to discuss the project and the potential for a pathway/boardwalk to cross the railway (under, over, or at grade) and the requirements at a high level. OVR indicated that crossing the railway was possible, and will require submissions of the proposed design, and approval of a formal Crossing Application. It was noted that the height under the railway bridge which crosses the Kaibuskong River may be limiting as it is quite low. It was also noted that an at-grade crossing is possible, particularly given the relatively low amount of traffic, and would require cattle fencing to ensure users observe their surroundings prior to crossing. Notes from this meeting are located in **Appendix B**.

Open drainage ditches traverse both project areas. The open drainage ditch at Kaibuskong Park breaks up the logical flow of pedestrian traffic from areas around the Town Hall and Canteen to the Island, picnic area, and beach. The ditch is not only a safety hazard should a visitor not be paying attention or be visually impaired, it is also unattractive. Centennial Park also has two open drainage ditches that separate the park into three different areas. Again, pedestrians can only cross to other parts of the park at distinct crossing locations. This breaks up the potential for visitors to run around or use the park freely.

The **existing Government Dock is poorly configured** for boat-launching and fishing. The existing dock is very short in length and is T-shaped, meaning that it is difficult to walk out on the dock while launching a boat, and there is not very much room for other activities such as fishing.

There is **private property intervening in Centennial Park**. There are two separate areas of privately owned property in Centennial Park, one off of Mark Street, where the parcel extends across Mark Street and is zoned C2. This owner has been consulted in the process and intends to redevelop this property for a commercial use, which would tie in with the economic development potential at Centennial Park. That said, ongoing coordination will be required between the private owner and the Township for use of the park area and the waterfront.

The other property is a residential property on Church Street. At present, the landowner would prefer screening around this property be maintained and supplemented. The current owner is not in support of additional development that might bring noise, people, and vehicles to the area. We have noted that the Township may wish to pursue a First Right of Refusal to purchase the parcel should the property become available for sale in the future. The Township could consider such an acquisition of the property to assist in the development of the vision for the waterfront.

There is the **potential for natural features** to be enhanced and used to showcase the area as a feature at both locations, particularly as the development is occurring on waterfront areas of the Kaibuskong River and Lake Nosbonsing.

Some potential projects, particularly along the waterfront, will **require additional studies and/or approvals**. These include, but are not limited to potential environmental compliance approvals or environmental assessments through the Ministry of the Environment and Climate Change (MOECC), NBMCA, zoning approvals, Department of Fisheries and Oceans, etc.

Noted as an opportunity as well, the **presence of existing uses and features** means there are a number of recently installed uses that represent a significant investment by the Township and should be kept or worked into future plans to avoid loss of those investments.

3.1 Visioning Workshop

The first public consultation session for the development of the Active Living Waterfront Management Plan was held on Thursday, January 11, 2018 from 6:30-8:30pm at the Parish Hall. Notice was provided on the Township’s website and mailed to all landowners in the Township. A copy of the notice and materials presented are located in **Appendix C**.

The session was a Visioning Workshop intended to gather ideas and to develop a vision statement(s) for the Township’s waterfront from attendees at the beginning of the planning process.

Approximately 40 members of the public attended the drop-in session, including 3 members of Council. The Township’s project team, including the Director of Planning and the Secretary of the Recreation Committee as well as the consultants were in attendance.

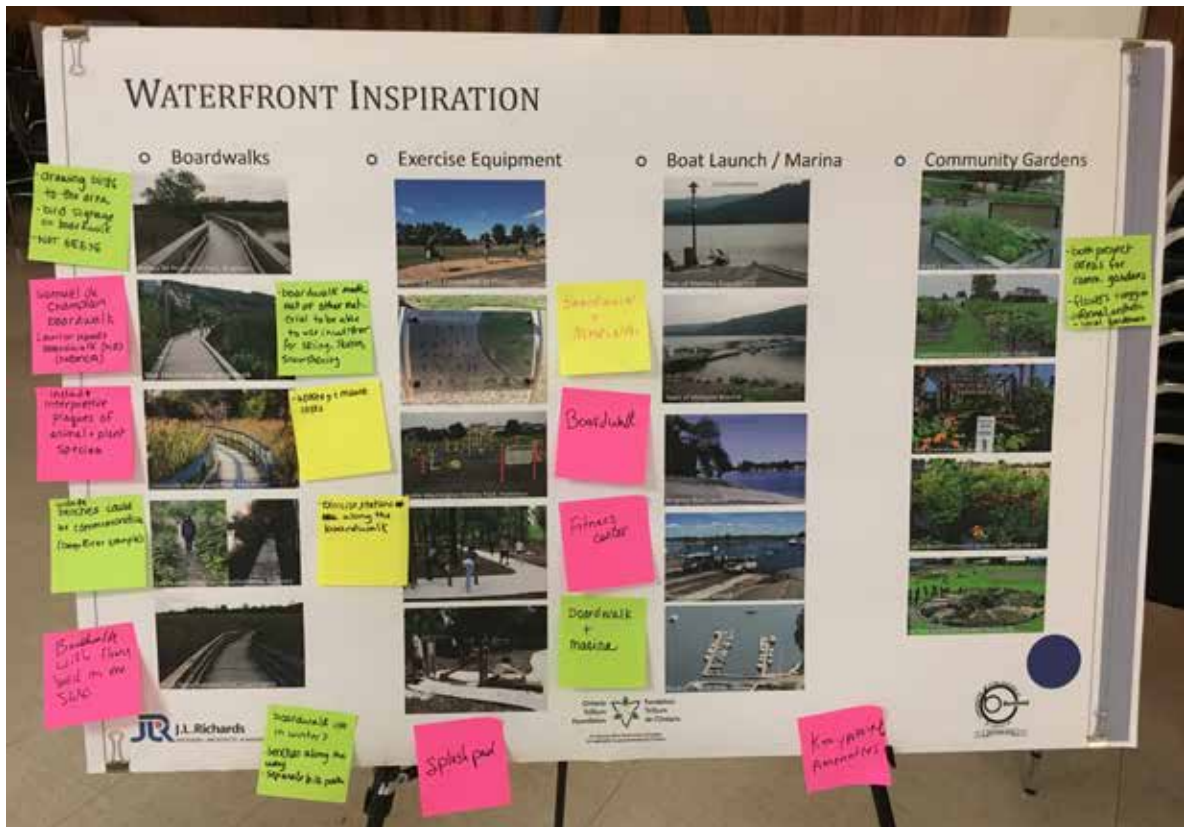
Posters of the project area, background information, and waterfront inspiration were prepared. Participants left comments on comment sheets, have emailed comments, placed post-it notes on the poster boards, and discussed their ideas for the Township’s waterfront. The majority of the public input focused on proposed uses for the Township’s waterfront.

The top responses included:

- Boardwalk
- Walking paths
- Benches
- Improved public washrooms
- Deter geese
- Connect both sites across railway
- Gazebo for events
- Cycling path
- Splash pad
- Skate path

Waterfront Visioning Session





Posterboard presented at the Visioning Session.

Posterboard presented at the Visioning Session. All of the responses received were recorded, tabulated, and placed into a word cloud which provides a quick visual synopsis of comments and ideas received. In the word cloud the size of the word indicates the frequency with which the idea was mentioned.

3.2 Open House

The second public consultation session was held on Wednesday, April 18, 2018 from 6pm to 8pm at the Golden Age Club. The session was an Open House intended to gather input and comments on the conceptual plans that have been prepared in response to the comments received from the public and the Project Team for the Township's waterfront development. A copy of the notice and materials presented are located in **Appendix D**.

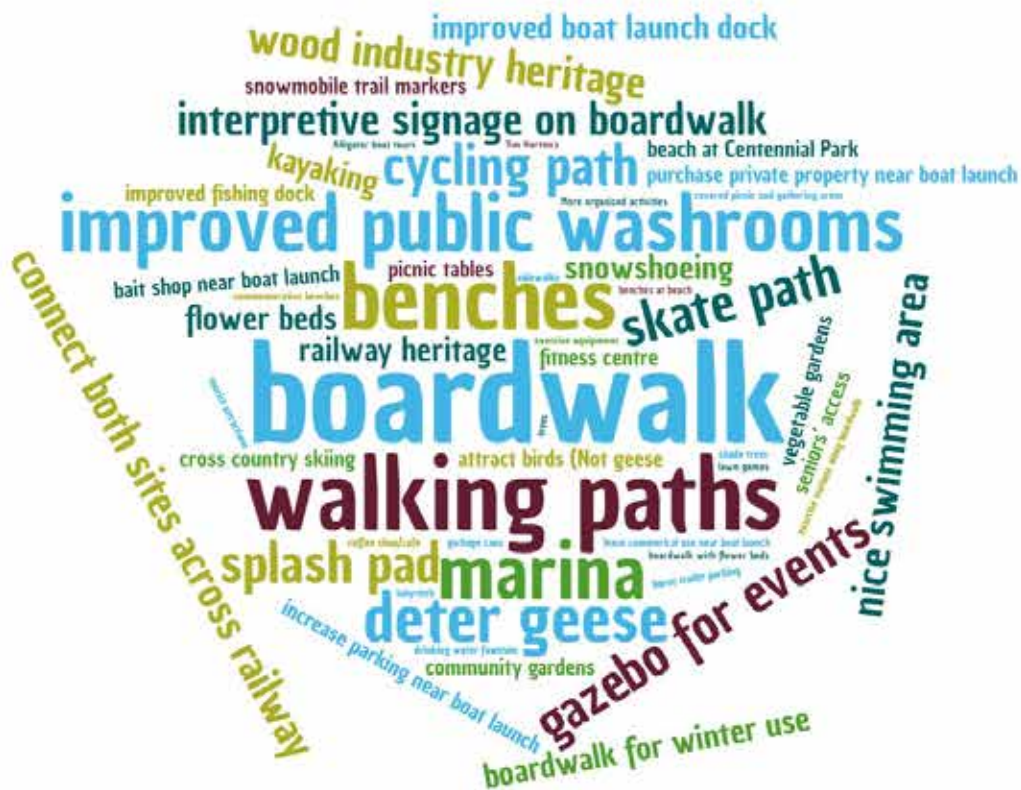
Approximately 30 members of the public attended the drop-in session, including 3 members of Council. The Township's project team, including the Director of Planning and the Secretary of the Recreation Committee, as well as the consultants, were in attendance.

The conceptual development plan options 1 and 2, rendered sketches and plan view artistic drawings of four activity areas, and an implementation plan (timing) for each of the options were presented for comments.

Participants left comments on comment sheets, emailed comments, and discussed their ideas for the Township's waterfront. Priority projects and elements to be included in the final concept plan included:

- Boardwalk/walking trail
- Docking (boat slips and Government Dock)
- Parking facilities for Centennial Park
- Commercial development at Centennial Park
- Splash pad
- Improved washrooms

Many of the comments received and discussions at the Open House focused around the development of Centennial Park. One comment sheet noted the improvements to Centennial Park are "foundational projects to draw tourists and locals benefit".



Word cloud based on input received at the Visioning Session.

Section 4

Bonfield's Waterfront Vision

The Township had prepared a number of goal statements for the waterfront plan, which was supplemented with public comments to create the following vision for the waterfront:

The Township of Bonfield's waterfront will build upon existing assets and be inviting, environmentally sustainable, and accessible, providing fitness opportunities, particularly for seniors and families, and attracting visitors to generate local and regional economic development benefits.





The conceptual development plan is presented on **the following page**. This plan was prepared following the second public consultation session, and after reviewing comments and background information with the project team. Elements of the two project areas are described herein. Comments on proposed construction and materials are contained herein and are based on what was used to develop a cost estimate for the project. As each project advances the Township may chose to modify materials or construction based on availability, pricing, detailed design requirements, etc.



File Location: E:\210002\21002_000_1_Rev\004\Waterfront Management\Plan\3_16_2012\21002_Plan\21002_Plan.dwg



PROJECT NORTH

TO PLAN B

No.	ISSUE / REVISION	DRAWN BY



**INTERIM PLAN
CENTENNIAL PARK**

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ENGINEERS-ARCHITECTS-PLANNERS

PROFESSIONAL STAMP

PROJECT: **BONFIELD WATERFRONT
MANAGEMENT PLAN**

BONFIELD, ONTARIO

DRIVING: **FINAL PLAN**

DESIGN: JV	DRAWING #: 1
DRAWN: RTK	
CHECKED:	
APP: 27738	

DATE: 08/13/2019 10:45 AM

5.1 Kaibuskong Park

Kaibuskong Park is planned to continue to be the recreation and community hub for the Township of Bonfield.

5.1.1 Boardwalk with Rest Areas

The premiere element of the Waterfront Plan is a boardwalk to extend from the south end of the soccer field with a loop through the marsh area, and continuing south to cross the OVR and connect with a pathway at Centennial Park / Sunnyside Road. The boardwalk will serve to create a linear park, connecting the spaces from Kaibuskong Park and the Island all the way to Centennial Park.

The boardwalk will be constructed out of wood, and will be 4.0 m (12 ft) wide to meet AODA requirements and to permit room for bicycles, pedestrians, wheelchairs, and strollers to comfortably travel and pass where necessary. The boardwalk will be outfitted with approximately four rest areas with benches. The rest areas also present the opportunity for posting of interpretive plaques with information about the history, culture, and natural heritage of the Bonfield area.

The railway crossing design will be determined at a later stage. Two possible designs are: a crossing that goes under the Kaibuskong River railway bridge; or an at-grade crossing on land to the east of the River. Depending on funding availability, the boardwalk can be constructed in phases, to include the first phase on the river side and connecting to Centennial Park, with the second phase extending to the west and going parallel to the OVR tracks, creating a loop in the marsh area. Construction of the boardwalk will require the approval of the NBMCA and OVR for the crossing.



5.1.2 Island with Gazebo, Skating Oval, and Fire Pit

The Island is proposed to be improved with a gazebo, skating oval, and fire pit. The gazebo will take advantage of the electricity that has been brought to the island, and will allow events such as performances and weddings to take place on the island. The gazebo is proposed to be constructed out of wood and will be 8.0 m (26 ft) in diameter with a wooden base and peaked roof.

Additional features on the island are a skating oval and fire pit. The skating oval is proposed as a pathway for the summer time, to be constructed such that the path can be flooded in the winter time for casual skating, as an alternative to the existing skating rink. The skating oval is a loop of approximately 160 m in length. The fire pit will be a multi-season use, providing a venue for summer picnics and winter warming.



Pedestrian bridge



Fire pit



5.1.3 Splash Pad

Splash pads provide an additional refreshing recreational feature for passive cooling, or for when the beach pads cannot be used. The design of the splash pad provides an opportunity to link in to the area's railway and lumbering history with water features and designs to be configured like a railway, railway crossing, trees, logs, etc. The splash pad is proposed to be located along a pathway to the southwest of the existing skating rink, near the shoreline of the river. A recycled system is proposed which circulates water internally, and occasionally discharges to a septic system. Additional approvals from the NBMCA will be required.



5.1.4 Gardens on Sledding Hill

The existing sledding hill presents an opportunity for use in the summer to create a winding, labyrinthine garden path at the back end of the hill.



5.1.5 Outdoor Exercise Equipment

Outdoor exercise equipment is a starting point for meeting residents' fitness needs in the Township. Five separate exercise equipment stations are planned, to be phased in over time, based on demand and budget. The exercise equipment is planned to be located adjacent to the proposed splash pad, such that adults can work out on the exercise equipment while watching their children at the adjacent splash pad. This location is also along the pathway and central in the Kaibuskong Park recreational agglomeration.

The specific types of exercise equipment will need to be determined by the Township's Recreation Committee, as options are many. In addition, accessible equipment should also be considered which allows wheelchair users to use the exercise equipment alongside able-bodied users. Each exercise equipment station requires a concrete foundation to support its installation.



5.1.6 Pathways

Pathways will be constructed throughout the site to create formal walking areas. The pathway will connect key features of the site, including starting at the Town Hall, with paths to the Island and the beach. From the beach the path extends south to the soccer field. East-west connections extend from the parking area adjacent to the skating rink to the beach volleyball area and to the north end of the soccer field.

Pathways will be constructed to AODA Standards and shall be approximately 4.0 m (12 ft) wide, and constructed of asphalt and granulars.

5.1.7 Improved CPR Caboose Area

The Township obtained a CPR caboose to commemorate Bonfield's location as the "First Spike" of the CPR. The CPR caboose is located at the street frontage of Kaibuskong Park. In the summer visitors are invited to tour through the inside of the caboose. Improvements are proposed to include plantings on either side of the caboose, benches for sitting, interpretive plaque(s) to describe Bonfield's railway history, and a formalized terraced area in front of the caboose adjacent to the parking area.

This feature presents the opportunity for creation of a formal interpretive centre to draw tourists in and provide information on the railway and lumbering history of the area.

5.1.8 Expanded Beach Area

The existing beach area is approximately 325 sqm (3,500 sqft). The existing beach is proposed to be expanded slightly to the south and east to allow for a larger sandy area. Additional benches are also proposed for this area.

Any expansion to the beach will require the approval of the NBMCA.



5.1.9 Community Hub - Town Hall with Library, Community Hall, and Fitness Centre

Finally, when funds, budget, or needs present the opportunity, the Township should construct a new Community Hub to co-locate the Town Hall, library, community hall or gathering space, and fitness centre. The existing facility has been developed over time and does not present the Township in the best light. The Township could benefit from a purpose-built facility which co-locates a number of uses to achieve cost-savings and efficiencies. A number of comments were received during public consultation that indicated that the Township could use a fitness centre. Residents currently need to travel to North Bay to attend a fitness facility.



Example of re-used CPR Railway Station, Nelson & District Chamber of Commerce - Nelson, BC

Should the Township build a new community hub, consideration should be given to design of the building to look like an old CPR railway station. Such a community hub would fit with various programs supported by the Provincial Government. This would serve to tie in to the historical/railway theme of the site.

5.1.10 Bocce / Shuffleboard Court

An additional outdoor recreational use that may appeal to an aging population is a bocce and/or shuffleboard court. The bocce and/or shuffleboard court was well-received at the public consultation sessions. The final conceptual plan proposes one bocce or shuffleboard court at the north end of the soccer field.



5.1.11 Minor Features

In addition to the large features noted above, there are a number of smaller improvements and features that will add to the overall development of Kaibuskong Park.

A new digital sign will be installed at the entrance to the park at Highway 531. The sign will provide information on Township events and programming at the park and other locations.

The major drainage ditch that runs through Kaibuskong Park, and continues intermittently towards the Island will be enclosed in a stormsewer. Enclosing the drainage ditch will improve the site aesthetically, safety, and logistically. Additional approvals may be required for this project.

The Township has planned for improved parking areas at both the Town Hall and the Skating Rink for 2018. Improvements to the parking areas should include better delineation of parking spaces, potentially including line painting and curb stops, where necessary.

With an active railway directly adjacent to the project area, safety of residents and visitors relative to this feature is important. A chainlink safety fence is planned for approximately 384 m (1260 ft) adjacent to the OVR railway. In addition, to screen visually from the chainlink fence, trees or shrubs should be planted on the Township's property adjacent to OVR.

New benches for the soccer field are included as the existing benches are wooden, and are beyond their useful life. Finally, an improved washroom and canteen facility is planned for Kaibuskong Park that consolidates these uses into one building.



5.2 Centennial Park

Centennial Park is planned to be the economic development driver for the Township, taking advantage of the location on Lake Nosbonsing to serve the needs of the boating and snowmobiling public, both of which have easy access to this area. Once landed at Centennial Park, there is the opportunity to access other features and businesses in the Township. This area provides passive recreational spaces, pathways completing the waterfront linear park, and places for gathering and resting on the waterfront.

5.2.1 Boardwalk and Waterfront Pathway

The boardwalk will continue from Kaibuskong Park and the railway crossing to the low-lying area between the railway and Sunnyside Road. The pathway will cross Sunnyside Road, with a signed pedestrian crossing, and continue at Centennial Park as a waterfront pathway. In effect, the linking of Centennial Park and Kaibuskong Park via the boardwalk and pathways creates a linear park of approximately 1.0 km from end to end for the Township.

The pathway at Centennial Park will be constructed to AODA Standards and be out of asphalt with a granular base, and will be 4.0 m (12 ft) wide to permit room for bicycles, pedestrians, wheelchairs, and strollers to comfortably travel and pass where necessary. The waterfront pathway will be outfitted with benches to allow users lakefront vistas. The waterfront pathway also presents the opportunity for additional interpretive plaques with information about the history, culture, and natural heritage of the Bonfield area.

5.2.2 Improved Government Dock

The Government dock will be improved to be configured in-line with the existing drive-in boat launch to allow users to walk out with their boat while launching. The dock will be approximately 9.8 m (32 ft) in length, and will be constructed out of wood. The dock will be an L-shape to permit additional use of the dock for fishing or drop-offs.

5.2.3 Boat Slips

To encourage additional visits to the Township's waterfront via boat, and additional use of the waterfront by residents, several boat slips are proposed for the Centennial Park waterfront. It is anticipated that the first boat slips will be located in front of the private commercial parcel and developed in concert with the redevelopment of that parcel.

Additional boat slips will be under Township ownership/operation and located off of the waterfront pathway. It is envisioned that the boat slips can be rented on a seasonal or hourly basis and will be secured with a gate. The boat slips will have a main dock of approximately 10.0 m (32 ft) in length and 3.0 m (10 ft) width and slips that extend 5.0 m (16 ft) long and 2.4 m (8 ft) wide, and will be constructed out of cedar decking.

5.2.4 Expanded Parking Area

The Township is already planning to expand the parking area off of Church Street to better accommodate vehicles and boat trailers using the Government Dock. Following this expansion during the interim period, additional expansion is planned to better accommodate additional use of the dock, boat slips, and other park features. The final parking area is planned to be approximately 1,150 sqm (30 parking spaces) and be constructed out of asphalt and granular base. Access will remain off of Church Street.



5.2.5 Commercial Property/Improved Washrooms

The presence of an intervening private residential property breaks up the overall appearance and flow of the Township's waterfront area. Should the property become available for acquisition or sale in the future, it is advisable that the Township acquire this property to implement the Township's waterfront vision.

This area should be redeveloped to provide a modern washroom facility, and could include a small-scale commercial use on the waterfront as well. Many suggestions were provided at the public consultation sessions for this property including: a café; bait and tackle shop; small craft (canoe/kayak) rental; and fuelling station. The redevelopment of this area on the waterfront can serve as a key draw to the Township's waterfront to encourage visitors and residents to use the area.

As this property is zoned R1, it would need to be rezoned to permit a commercial and/or public use, and approvals would need to be obtained from the NBMCA for development within the regulated area.

5.2.6 Amphitheatre

An outdoor "stage" or amphitheatre with seating benched into the sloping topography and looking out towards the lake is planned for the central portion of Centennial Park. The amphitheatre can be very unassuming, with simple stones and benching of the grass to provide seating, and a terraced area as the "stage". At this point no additional structures or elements are proposed, as they may obstruct the water view. This area can be used for performances in the summer, with the lake view as the backdrop.

5.2.7 Fire Pit

Another fire pit (similar to that planned for the Island at Kaibuskong Park) is located on the northern end of Centennial Park. The fire pit provides another gathering space to sit and enjoy the waterfront, with the potential for a barbeque or similar function.

5.2.8 Play Structure

A small play structure is proposed at the corner of Mark Street and Church Street. Centennial Park currently has a sandbox play area, and it would be remiss to remove all elements for child recreation at this location. Vegetative screening is proposed along Mark Street, and there is a gradient difference between the play structure area and the parking off of Church Street to eliminate potential conflicts.

5.2.9 Minor Features

The proposed commercial development across Mark Street has requested that the sizable coniferous trees located on the waterfront side of the property be relocated, such that an unobstructed view of the waterfront is created. It is proposed that these mature trees be relocated to the north end of Centennial Park, along Sunnyside Road.

Plantings are proposed throughout the park, though not necessarily shown on the plan. Planters are shown on the private commercial property intervening the park, though it should be noted that this would be provided by the private owner.

The two drainage ditches that transect Centennial Park into three areas are proposed to be enclosed in a stormsewer, similar to the ditch at Kaibuskong Park. Enclosing the drainage ditches will improve the site aesthetically, safety, and logistically. Additional approvals may be required for this project.

5.2.10 Interim Plan

It should be noted that the implementation of the final plan for Centennial Park requires the acquisition or sale of the intervening private property on Church Street. In the interim, a plan has been developed which furthers the vision of the Township while respecting the private landowner.

The parking lot on Church Street is being expanded in 2018, and vegetative and/or fenced screening should be located adjacent to the private property on Church Street. In addition, the existing parking on Mark Street, at the corner of Church Street should be improved to avoid impacts to adjacent plantings, and increased where possible.

The existing washroom facility should be improved to provide an aesthetically pleasing façade, and meet the needs of residents and visitors with respect to cleanliness and safety for such a facility.



6.1 Implementation Summary

Implementation of this waterfront development plan rests with the Township, particularly the Township's Recreation and Fitness Committee. Outlined herein is a proposed schedule of priority projects, capital cost estimates, funding and partnering opportunities where available, and ongoing project considerations (i.e. operations and maintenance).

Note that the proposed scheduling of features is based on preliminary considerations. Should available budgets and funding or priorities change over the lifespan of this plan, certain features may be advanced or deferred accordingly.

Kaibuskong Park

High Priority - 1 to 5 years

Feature Projects	Project	Capital Costs	Additional Capital Construction Considerations and Approvals
	1. New boardwalk with rest areas (benches) throughout the marsh (river side), and connecting to the Centennial Park area	\$1,960,000	<ul style="list-style-type: none"> • Connection under or at-grade with the railway will involve OVR approval • A Section 28 from NBMCA is required • Wetland has not been evaluated • Geotechnical report by a qualified professional may be required • Other approvals may be required from MNR and DFO. Pre-consultation with these agencies is highly recommended. There may be species at risk in the vicinity as well as pike spawning habitat. An EIS for Species-at-Risk may be required • NBMCA has boardwalk specifications which will can share
	2. New gazebo/bandstand on the Island	\$90,000	<ul style="list-style-type: none"> • A Section 28 from NBMCA may be required
	3. New Splash Pad	\$350,000	<ul style="list-style-type: none"> • A section 28 permit from NBMCA is required. • Permit to take water may be required from MOECC and the North Bay Parry Sound District Health Unit. Pre-consultation is recommended with these agencies.
	4. New formal pathways throughout	\$140,000	
	5. New Island skating oval	\$80,000	<ul style="list-style-type: none"> • A section 28 permit from NBMCA may be required
	6. New gardens along pathways and parking areas, including garden on sledding hill	\$30,000	

Potential Funding Sources and Partners

- Ontario Trillium Fund Capital Grant – Active People
- FedNor – Northern Ontario Development Program

- Ontario Trillium Fund Capital Grant – Connected People
- Local partnerships with community groups

- Ontario Trillium Fund Capital Grant – Active People
- Aviva community fund

- Ontario Trillium Fund Capital Grant – Active People
- HydroOne Safe Community Grant
- Local partnerships with community groups

- Ontario Trillium Fund Capital Grant – Active People
- Aviva community fund

- Aviva community fund
- Local gardening-group partnerships

Project Benefits

- Supports healthy and active population of all ages (families and seniors)
- Creation of a linear park along the waterfront from Kaibuskong Park to Centennial Park

- Provides gathering space for community events

- Supports an active and healthy youth population

- Supports an active population of all ages (families and seniors)
- Creation of a linear park along the waterfront from Kaibuskong Park to Centennial Park

- Supports an active population of all ages (families and seniors)
- Year-round use of the project area

- Provides an aesthetically pleasing site
- Promotes environmental initiatives if planting native species or pollinator-attracting species

Ongoing Project Requirements

- Maintenance and operations

- Support for programming

- Maintenance and operations

- Maintenance and operations

- Additional ice maintenance equipment may be required
- Yearly installation of curbing

- Depending on plants used yearly planting and fall cleaning
- Maintenance and watering

Project	Capital Costs	Additional Capital Construction Considerations and Approvals
7. New fence and trees along OVR railway	\$60,000	<ul style="list-style-type: none"> • Approvals/coordination with OVR for installation
8. Improved CPR Caboose First Spike Area, formal plantings and benches	\$50,000	<ul style="list-style-type: none"> • Coordination for interpretive plaque information
9. Enclose drainage ditches	\$80,000	<ul style="list-style-type: none"> • Depending on the nature of the work, a Section 28 permit may be required. • Other approvals may be required from MOECC for Stormwater management
10. Improved municipal office parking area, delineation of spaces	\$230,000	
11. Improved parking area for the skating rink, sledding hill, and soccer field	\$200,000	
12. New digital sign	\$50,000	<ul style="list-style-type: none"> • Needs to be connected to electricity
13. Improved washrooms and canteen	\$100,000	<ul style="list-style-type: none"> • Depending on the nature of the work, a section 28 permit from NBMCA may be required. • MOECC and North Bay Parry Sound District Health Unit approvals may be required
14. Other site features (trees, trash, recycling, planters, bike racks, signage, etc.	\$60,000	

Potential Funding Sources and Partners

- Assistance from OVR
- HydroOne Safe Community Grant
- CN Stronger Communities Fund

- Seek assistance from CPR

- Ontario Community Infrastructure Fund, if drainage ditches are contained within the Township's AMP

- Potential for sign advertising to assist with funding

- Potential to partner with a local food provider to supply/operate canteen

- Local gardening-group partnership

Project Benefits

- Promotes health and safety near railway lines
- Improves aesthetics along the railway

- Promotes cultural heritage of the Township
- Improves aesthetics at the entrance to Kaibuskong Park and the Township

- Improves health and safety of the site, making it more accessible

- Improves site accessibility and access
- Potential to improve stormwater management onsite

- Improves site accessibility and access
- Potential to improve stormwater management onsite

- Improves communication of municipal messaging and community events
- Potential to increase gathering at community events

- Improves health and safety of the site
- Promotes increased use of the site with updated facilities

- Provides an aesthetically pleasing site
- Promotes environmental initiatives if planting native species or pollinator attracting species

Ongoing Project Requirements

- Coordination with OVR for maintenance of fencing
- Watering of trees

- Watering of plantings and maintenance

- N/A

- Maintenance and winter snow removal

- Maintenance and winter snow removal

- Maintenance and content updates

- Operations (potential to contract out), cleaning, and maintenance

- Watering, planting and fall clean-up
- Cleaning and maintenance
- Waste removal

Kaibuskong Park

Medium Priority - 5 to 10 years

	Project	Capital Costs	Additional Capital Construction Considerations and Approvals
Feature Projects	1. One (pilot) new outdoor exercise equipment station on land	\$3,500	<ul style="list-style-type: none"> Recreation committee should be consulted to determine type of equipment
	2. New fire pit	\$10,000	<ul style="list-style-type: none"> A section 28 permit from NBMCA may be required
	3. Continue new boardwalk with rest areas (benches) throughout the marsh (Rail side)	\$2,240,000	<ul style="list-style-type: none"> Section 28 permit required to be approved by NBMCA
Enhancements	4. New benches for the soccer field	\$20,000	
	5. Minor expansion of existing beach	\$20,000	<ul style="list-style-type: none"> A section 28 permit from NBMCA will be required

Low Priority - 10+ years

Feature Projects	6. Additional new outdoor exercise equipment stations x4 on land	\$10,000	<ul style="list-style-type: none"> Recreation committee should be consulted to determine type of equipment
	7. New bocce ball/ shuffle board courts	\$10,000	<ul style="list-style-type: none"> Recreation committee should be consulted to determine type of courts
	8. New Community Hub - Town Hall with Library, Community Hall, and Fitness Centre	\$7,140,000	<ul style="list-style-type: none"> Functional space study required to determine allocation for various uses

Potential Funding Sources and Partners	Project Benefits	Ongoing Project Requirements
<ul style="list-style-type: none"> Ontario Trillium Fund Capital Grant – Active People Ontario Trillium Fund Capital Grant – Connected People Ontario Trillium Fund Capital Grant – Active People Ontario Trillium Fund Capital Grant – Active People Ontario Trillium Fund Capital Grant – Active People 	<ul style="list-style-type: none"> Supports a healthy and active population of all ages (mostly geared towards adults and seniors) Provides gathering space for community events Active population of all ages (families and seniors) Creation of a linear park along the waterfront from Kaibuskong Park to Centennial Park Supports a health and active youth population Supports a healthy and active population of all ages 	<ul style="list-style-type: none"> Operations and maintenance Use of equipment should be monitored to determine timing/ need for additional equipment Operations and maintenance Operations and maintenance N/A Maintenance, clean-up and garbage removal, yearly
<ul style="list-style-type: none"> Ontario Trillium Fund Capital Grant – Active People Ontario Trillium Fund Capital Grant – Active People Infrastructure Canada - Provincial-Territorial Infrastructure Component Small Communities Fund (PTIC–SCF) MOECC - Municipal GHG Challenge Fund 	<ul style="list-style-type: none"> Supports a healthy and active population of all ages (mostly geared towards adults and seniors) Supports a healthy and active population of all ages (mostly geared towards adults and seniors) Replaces existing outdated building with energy efficient building Co-locates a number of uses to achieve efficiencies in a multi-purpose space Reduces GHGs by reducing trips taken to neighboring municipalities for such facilities as the fitness centre 	<ul style="list-style-type: none"> Operations and maintenance Use of equipment should be monitored to determine timing/ need for additional equipment Operations and maintenance; potential grass trimming, depending on materials used Operations and maintenance, Servicing and utilities costs

Centennial Park

High Priority - 1 to 5 years

	Project	Capital Costs	Additional Capital Construction Considerations and Approvals
Feature Projects	1. New boardwalk connection with a rail crossing underneath or at grade	\$1,310,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA will be required
	2. New pathway along the waterfront	\$50,000	<ul style="list-style-type: none"> Coordination with private property owner A Section 28 permit from NBMCA will be required NBMCA recommended improvements to the shoreline buffer, at Centennial Park, with native plantings
	3. Improved government dock / boat launch (alignment and L-shaped configuration)	\$160,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA will be required A floating dock is less intrusive to natural heritage features. Other approvals may be required from MNRF and DFO.
Enhancements	4. New boat slips with connecting pathway to the commercial use on Mark Street (private development, by others)	\$ -	<ul style="list-style-type: none"> A Section 28 permit from NBMCA will be required Other approvals may be required from MNRF and DFO
	5. Increased parking for boat trailers at the corner of Mark Street and Church Street	\$50,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA may be required
	6. Improved washrooms	\$80,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA may be required
	7. Relocation of existing trees	\$ -	<ul style="list-style-type: none"> Coordination with private landowner
	8. Enclose drainage ditches	\$60,000	<ul style="list-style-type: none"> Depending on the nature of the work, a Section 28 permit may be required. Other approvals may be required from MOECC for Stormwater management
	9. New planters throughout	\$40,000	

Potential Funding Sources and Partners

- FedNor – Northern Ontario Development Program
- Ontario Trillium Fund Capital Grant – Active People
- Ontario Trillium Fund Capital Grant – Green people
- FedNor – Northern Ontario Development Program
- NBMCA will work with Bonfield Township to Restore the Shore
- FedNor – Northern Ontario Development Program
- Potential partnership with NBMCA (as a good location for an elevation gauge on the Kaibuskong River)
- Development by others
- FedNor – Northern Ontario Development Program
- Aviva community fund
- Partnership with private landowner
- Ontario Community Infrastructure Fund, if drainage ditches are contained within the Township’s AMP
- Local gardening-group partnerships

Project Benefits

- Supports a healthy and active population of all ages
- Supports a healthy and active population of all ages
- Potential for restoration of the shoreline with native species
- Supports economic development and tourism
- Supports economic development and tourism
- Supports economic development and tourism
- Supports economic development and tourism
- Provides views from adjacent commercial use to support economic development and tourism
- Improves health and safety of the site, making it more accessible
- Provides an aesthetically pleasing site
- Promotes environmental initiatives if planting native species or pollinator-attracting species

Ongoing Project Requirements

- Operations and maintenance
- Operations and maintenance
- Operations and maintenance
- Operations and maintenance
- Operations and maintenance, winter snow removal
- Operations and maintenance, cleaning
- Watering, and particular care may be required in first few years to ensure proper transplantation
- N/A
- Watering, planting and fall clean-up
- Cleaning and maintenance; waste removal

Centennial Park

Medium Priority - 5 to 10 years

Project	Capital Costs	Additional Capital Construction Considerations and Approvals
1. New boat slips along municipal park waterfront	\$120,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA will be required
2. New small play structure/picnic area	\$80,000	<ul style="list-style-type: none"> Recreation committee should be consulted to determine play structure particulars
3. New fire pit	\$10,000	

Low Priority - 10+ years

1. New amphitheater/outdoor stage area with seating built into the hill	\$100,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA may be required
2. If available, Township acquisition or sale of existing residential private property for future commercial building and new public washrooms	\$720,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA may be required Additional approvals for washrooms from MOECC and/or health unit may be required Rezoning required from R1 to an appropriate tourist commercial zone
3. Expansion of parking area on Church Street	\$100,000	<ul style="list-style-type: none"> A Section 28 permit from NBMCA will be required

Potential Funding Sources and Partners

- FedNor – Northern Ontario Development Program
- Ontario Trillium Fund Capital Grant – Active People
- Ontario Trillium Fund Capital Grant – Connected People

Project Benefits

- Supports economic development and tourism
- Supports a healthy and active youth population
- Provides gathering space for community events

Ongoing Project Requirements

- Operations and maintenance
- Supports a healthy and active youth population
- Operations and maintenance

- Ontario Trillium Fund Capital Grant – Connected People

- FedNor – Northern Ontario Development Program
- Potential to partner with a local business for commercial unit
- Signage/advertising/sponsorship potential

- Partnership with commercial development on Church Street, if developed

- Provides gathering space for community events
- Supports tourism, depending on programming

- Supports economic development and tourism

- Supports economic development and tourism

- Support for programming of space operations and maintenance

- Operations and maintenance
- Servicing and utilities costs

- Supports economic development and tourism

6.2 Phasing Plan

This plan was prepared with input from the public consultation sessions and with the Township's project team.



6.3 Cost Estimates

The high-level cost estimates provided by JLR include for soft-costs when applicable. Standard construction procedures and materials were considered and a number of general assumptions were made in order to proceed with the costing exercise. These estimates do not include for any maintenance costs.

The soil conditions were unknown to JLR during the preparation of this report, consequently most of the provided cost estimates may be impacted due to this unknown critical design factor. The cost estimates are approximate and while a sound first approximation, their certainty could be refined through the design process, with the necessary geotechnical information. JLR recommends that geotechnical investigations be carried out as the next phases of these installations since cost estimate will govern the decision making process.

The cost estimates are noted herein based on the phase of development (high/medium/low priority) in the phasing plan.

Final Option

High Priority – 1-5 years

Kaibuskong Park

New boardwalk with rest areas (benches) throughout the marsh (river side)	\$ 1,960,000
New gazebo/bandstand on the Island	\$ 90,000
New splash pad	\$ 350,000
new formal pathways throughout	\$ 140,000
New Island skating oval	\$ 80,000
New gardens with pathway on the back side of the sledding hill	\$ 30,000
New fence along OVR railway	\$ 60,000
Improved CPR Caboose First Spike Area, formal plantings and benches	\$ 50,000
Enclose drainage ditches	\$ 80,000
Improved municipal office parking area, delineation of spaces	\$ 230,000
Improved parking area for the skating rink, sledding hill, and soccer field	\$ 200,000
New digital sign	\$ 50,000
Improved washrooms and canteen	\$ 100,000
Other site features (trees, trash, recycling, planters, bike racks, signage, etc.)	\$ 60,000
subtotal Kaibuskong Park	\$ 3,480,000

Centennial Park

New boardwalk connection with a rail crossing underneath or at grade	\$ 1,310,000
New pathway along the waterfront	\$ 50,000
Improved government dock / boat launch (alignment and L-shaped configuration)	\$ 160,000
New boat slips with connecting pathway to the commercial use on Mark Street (private development, by others)	\$ -
Increased parking for boat trailers at the corner of Mark Street and Church Street	\$ 50,000
Improved washrooms	\$ 80,000
Enclose drainage ditches	\$ 60,000
Other site features (trees, trash, recycling, planters, bike racks, etc.)	\$ 40,000

subtotal Centennial Park
\$ 1,740,000

Total High Priority items 1-5 years **\$ 5,220,000**

Medium Priority – 5-10 years

Kaibuskong Park

One (pilot) new outdoor exercise equipment station on land	\$ 3,500
New fire pit	\$ 10,000
Continue new boardwalk with rest areas (benches) throughout the marsh (rail side)	\$ 2,240,000
New benches for the soccer field	\$ 20,000
Minor expansion of existing beach	\$ 20,000

subtotal Kaibuskong Park **\$ 2,280,000**

Centennial Park

New boat slips along municipal park waterfront	\$ 120,000
New play structure	\$ 80,000
New fire pit	\$ 10,000

subtotal Centennial Park **\$ 200,000**

Total Med Priority items 5-10 years **\$ 2,480,000**

Low Priority – 10+ years

Kaibuskong Park

Additional new outdoor exercise equipment stations x 4 along the boardwalk	\$ 10,000
New bocce ball/shuffle board courts	\$ 10,000
New Community Hub - Town Hall with Library, Commu	\$ 7,140,000

subtotal Kaibuskong Park **\$ 7,160,000**

Centennial Park

New amphitheatre with seating built into the hill	\$ 100,000
If available, Township acquisition or sale of existing residential private property for future commercial building and new public washrooms	\$ 720,000
Expansion of parking area on Church Street	\$ 100,000

subtotal Centennial Park **\$ 920,000**

Total Low Priority items 10+ years **\$ 8,080,000**

SubTotal	\$ 15,790,000
10% Contingency	\$ 1,580,000
Total - Waterfront Development Plan	\$ 17,360,000

6.4 Funding Opportunities

Funding opportunities related to specific projects in the waterfront development plan are noted in the Implementation Summary Table, but further information is noted herein and in **Appendix E**. The list herein should not be considered exhaustive, but is rather a variety of the grants available at the time of this report, applicable to a variety of project areas.

6.4.1 FedNor – Northern Ontario Development Program

<http://fednor.gc.ca/eic/site/fednor-fednor.nsf/eng/fn03440.html>

FedNor is a department under the Federal Minister of Innovation, Science and Economic Development that “is committed to working with economic development and industry stakeholders to build strong and sustainable communities in Northern Ontario. FedNor supports communities’ efforts to plan and mobilize their resources, enhance business growth, and exploit new opportunities for economic development and diversification.”

FedNor’s Northern Ontario Development Program (NODP) provides repayable and non-repayable contributions to projects which serve to:

- strengthen communities’ economic foundations, including industrial and commercial assets and industrial/business parks, downtown revitalization, and waterfront development; and
- implement priority initiatives identified in economic development plans that demonstrate strong economic results.

Those parts of this plan related to increasing economic development in the Township (i.e. Centennial Park improvements) may be eligible for funding from FedNor.

6.4.2 Northern Ontario Heritage Fund Corporation – Strategic Economic Infrastructure Program

<https://nohfc.ca/en/pages/programs/strategic-economic-infrastructure-program>

Northern Ontario Heritage Fund Corporation’s (NOHFC) Strategic Economic Infrastructure Program supports infrastructure projects in Northern Ontario to help create jobs and build capacity. Generally these projects have a direct and demonstrable net economic impact in Northern Ontario, with a focus on job creation and are aligned with existing and emerging priority economic sectors. NOHFC may consider projects on a case-by-case basis. Those parts of this plan related to increasing economic development in the Township (i.e. Centennial Park improvements) may be eligible for funding from NOHFC which recently provided funding to Thunder Bay’s waterfront redevelopment projects.

6.4.3 Ontario Trillium Foundation

<https://otf.ca/what-we-fund/investment-streams/capital-grants>

The Ontario Trillium Foundation is an agency of the Government of Ontario and provides Seed Grants, Grow Grants, Capital Grants, and Transform Grants. Capital Grants can be used for equipment, renovations, construction, and technology. The Capital Investment Stream is for capital-specific projects that align with one of the OTF Priority Outcomes and its related Grant Result.

Several projects in the waterfront plan relate directly to the Capital Investment Stream:

- Active People: Infrastructure for unstructured and structured physical activities; Infrastructure is accessible and available for physical activity
- Connected People: Diverse groups work together to improve community life; People who are isolated have connections in their community
- Green People: Conservation and restoration efforts are better planned and more sustainable

Projects such as the: boardwalk, walking paths, splash pad, outdoor exercise equipment, skating oval, benches, beach expansion, bocce ball/shuffleboard courts, and paly structure may all be considered under the Active People stream, serving to increase opportunities for physical activity. Projects such as the gazebo, fire pits, and amphitheater provide gathering spaces that serve to bring members of the community together, and may fit under the Connected People stream. The boardwalk and waterfront pathway project may fall under the Green People category, if shoreline conservation and restoration efforts are planned with the boardwalk/pathway construction.

6.4.4 Infrastructure Canada – Programs under the Investing in Canada Plan

<http://www.infrastructure.gc.ca/plan/sc-anna-cp-eng.html>

The Gas Tax Fund provides municipalities with a permanent, predictable and indexed source of long-term funding, enabling construction and rehabilitation of core public infrastructure including recreational facilities.

The Provincial-Territorial Infrastructure Component Small Communities Fund (PTIC–SCF) provides \$1 billion for projects in municipalities with fewer than 100,000 residents. Eligible projects include culture, recreation, tourism, and civic assets and municipal building. For each category the project must demonstrate how it benefits Canadians.

For example, the proposed boardwalk, pathways, splash pad will all increase public access for all age groups for physical activity in a safe manner. Projects such as the gazebo, fire pits, and amphitheater provide gathering spaces that support community vitality by providing spaces for community activities. The boat slips (marina) at Centennial Park will increase visitors to the Township via water and allow them to lengthen their stay and visit other waterfront amenities and commercial uses. The proposed Community Hub (New Town Hall, Library, Community Hall, and Fitness Centre) is a multi-purpose facility that would improve the environmental sustainability of the Town Hall and provide a new community gathering and recreational space.

6.4.5 Ministry of Infrastructure - Ontario Community Infrastructure Fund

<https://www.ontario.ca/page/infrastructure-funding-small-communities>

The Ontario Community Infrastructure Fund (OCIF) provides formula-based and top-up application-based funding for core infrastructure (roads, bridges, water and wastewater, including sanitary and stormwater facilities) projects that are part of an asset management plan (AMP). Capital maintenance costs for the renewal, rehabilitation and replacement of core infrastructure owned by the recipient are eligible, and may be used to describe the enclosure of the drainage ditches proposed in the waterfront plan. These items would need to be contained in the Township's AMP to be eligible.

6.4.6 HydroOne Safe Community Grants

<https://www.hydroone.com/about/corporate-social-responsibility/safe-community-grant>

HydroOne's Safe Community grants provide support for initiatives that aim to improve the safety and quality of life in the communities served by the utility. Providing safe walking paths outlined in the waterfront plan as an alternative to walking on roads may be an eligible project. Installation of safety barriers (i.e. the fence) along the OVR railway adjacent to the project area may be another eligible project.

6.4.7 Aviva Community Fund

<https://www.avivacommunityfund.org/>

The Aviva Community Fund provides funding for projects on publicly accessible spaces that relate to community development, health, resiliency, or legacy. Many of the projects in the waterfront plan would fall under the "Community Health" project category, to enhance residents' health and sport opportunities and support active living and play. Projects are voted on by the public and the top-rated projects receive funding.

6.4.8 Ministry of the Environment and Climate Change - Municipal GHG Challenge Fund

<http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR018483>

Projects that reduce greenhouse gas (GHG) emissions are eligible, including costs of construction, renovation or modernization of facilities and structures such as materials and installation costs. This may be a good fund to apply for the construction of a new Community Hub to replace the existing Town Hall and Library with a new, energy efficient, and multi-purpose facility that would improve the environmental sustainability of the Township, not only in the building itself, but also in reducing trips taken to neighboring municipalities for such facilities as the fitness centre.

6.4.9 Additional Corporate Funding

Several large corporations have various community funding programs that support healthy active living, including: Nestle Canada, ManuLife, Honda Canada, Canadian National Railway Company, Telus, Canada Post, etc. In some cases community groups may be eligible for funding in collaboration with the Township.

6.4.10 Additional Funding for non-capital projects

Ministry of Tourism, Culture and Sport's (MTCS) Tourism Development Fund provides funding to develop research-based innovative and emerging tourism sectors; support tourism organizations' capacity building; encourage new private sector tourism investment attraction; and enhance Ontario's overall economic competitiveness and opportunities for the Ontario tourism industry. Capital costs including materials, labour, land acquisition or purchase of equipment are not eligible, but consulting services and project management and project-related permits, fees and other similar charges are eligible.

The MTCS Celebrate Ontario 2018 Fund (funding closed this calendar year) is an annual program that helps festivals and events enhance their programs, activities and services, and may be considered for waterfront programming in future years.

MTCS's Ontario Sport and Recreation Communities Fund is a grant program that supports a vision of getting and keeping Ontarians active in community sport, recreation and physical activity. The fund does not appear to provide funding for capital costs relating to this goal, but could be explored further or pursued for funding of additional staff and programming related to the waterfront development.

6.5 Community Partnerships

The Township of Bonfield has several existing relationships with partners in support of the project area's development and maintenance. One of the most common phrases heard in municipal circles is partnering. Collaborating for common goals needs to be pursued due to limited budgets and the need to leverage all available funding to accomplish a specific goal or vision. There are a number of areas where partnering can and will be required to achieve the vision set out in this waterfront plan.

6.5.1 Private commercial use on Mark Street

Collaboration at all stages should be sought with the private commercial use on Mark Street. This property intervenes in the project area, and particular coordination for the waterfront pathway and boat slips will be required. To date the project owner has participated in the planning process and provided comments on the concept plans. Redevelopment of the commercial property adjacent to Centennial Park will only serve to increase use of the park area and promote visits to the park and Township. Continued coordination with this landowner is anticipated.

6.5.2 Continued partnership with Lions Club

The Lions Club maintains Kaibuskong Park and Centennial Park at present, and the continued partnership for maintenance should be discussed. At the earliest stage all projects envisioned in this plan should be discussed to identify potential partnerships with the Lions Club for future installation, contributions, and maintenance of elements in the waterfront development plan. Many of the plan elements have the potential for partnering.

6.5.3 Ottawa Valley Railway

The Ottawa Valley Railway supports creation of barriers for safety of the project area from the neighbouring railway. Potential support for the fence and trees to create a barrier from the project site to the railway should be sought from OVR. In addition, should OVR be in a position to support other community projects, funds could be sought for other elements of the plan.

6.5.4 International Wood Industries

International Wood Industries (IWI) is planning on opening a \$145-million sawmill in Bonfield in 2019. The mill will handle hardwood, softwood, and dimensional wood products. A new local commercial business should be contacted to seek support for elements of this plan, particularly those elements which could be constructed out of wood which could be supplied by IWI. These elements include the boardwalk, gazebo, new community hub, and improved washrooms/new commercial building. Contact should be made at the earliest opportunity to encourage IWI's support of community projects

6.5.5 North Bay Mattawa Conservation Authority

The NBMCA has indicated that they may assist with the following: construction methods for the proposed boardwalk; information for interpretive plaques; and installation of a new gauge/ water level monitoring of the government dock. The NBMCA, as the landowner, will need to be an active partner in the redevelopment of Centennial Park, as per the lease agreement with the Township.

6.5.6 Existing Recreational Networks

The existing recreational networks outlined in **Section 2.1.3** of this plan should continue to be connected with the Township regarding the implementation of this plan.

6.6 A Note on Programming/Operations

It should be noted that a number of public comments received during the planning process relate to programming and/or operations of the features of the project areas.

There were significant public comments around issues with geese at the beach and pigeons at the skating rink. The Township is currently exploring options to deal with these birds and their excrement in an appropriate way such that they do not present a nuisance to park visitors.

With additional elements planned for the project area, the Township should give consideration to planning programming at the project area to encourage use of the elements (i.e. concerts or performances at the Island gazebo and/or Centennial Park; day camp activities at the parks; guided walks on the boardwalk; etc.

Section 7

Disclaimer



This report has been prepared for the exclusive use of the Township of Bonfield, for the stated purpose, for the named facility. Its discussions and conclusions are summary in nature and cannot be properly used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report was prepared for the sole benefit and use of the Township of Bonfield and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited.

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