

SITUATIONAL ANALYSIS REPORT

TOWNSHIP OF WEST LINCOLN

FEBRUARY 2025

This page is left intentionally blank

Table of Contents

INTRODUCTION	4
GROWTH PROFILE	7
DEMOGRAPHIC PROFILE	7
Demographic Profile Findings	9
CORPORATE POLICY REVIEW	10
Summary of Findings.....	11
NATIONAL AND PROVINCIAL POLICY.....	13
TRENDS.....	20
BEST PRACTICES	24
GENERAL OVERVIEW OF PARKS INVENTORY.....	26
PARK CONDITIONS AND ACCESSIBILITY.....	38
INDOOR FACILITY CONDITIONS AND INVENTORY	47
OPERATING BUDGET ANALYSIS	48
Summary of Findings.....	52
CAPITAL BUDGET ANALYSIS	53
Asset Management Plan (AMP)	54
Facility Conditions Assessments.....	54
Capital Planning.....	56
Capital Reserves	56
Capital Budget and Forecast	57
Summary of Findings.....	58
Rate & Fees Comparison	59
Ice/Arena Floor/Ice Programs	59
Community Rooms & Auditoriums	60
Gymnasium	60
Recreation Programs and Workshops	61
Children’s Day Camp	62
Sports Fields.....	62
Pavilion & Bandshell.....	63
COMMUNITY ENGAGEMENT	64
APPENDIX A – PARKS INVENTORY	70
APPENDIX B – POLICY CONTENT	73
OFFICIAL PLAN.....	73
Strategic Plan	89
Asset Management Plan	92
Development Charges Background Study.....	101
Transportation Master Plan	111
Urban Design Guidelines Manual	112
Multi-Year Accessibility Plan (2022-2026).....	112
Parks By-Law	112
Noise By-Law	112
Special Events Policy	113
Municipal Alcohol Policy	113
Community Sponsorship (Grant) Policy & Procedure	113
Facility Etiquette Guidelines.....	114

INTRODUCTION

The purpose of this Needs Assessment is to identify current and future needs from a variety of factors. This report does not contain any recommendations, as recommendations will be contained in the Draft Recreation Master Plan. The Needs Assessment is designed to provide a baseline of where the Township is currently which will assist in determining where the Township needs to go over the next 30 years.

While the Township's Growth Plan anticipates a population of 37,420 by 2051. This growth will come in phases influenced by several market and development cycles and conditions. The anticipated population increase to 2051 is estimated to be 21,769 net new residents. When they arrive and who arrives is the first fundamental variable.

If nothing else changed it would be relatively easy to predict future needs in a more exacting manner, however there are also a series of other variables that must be considered. These variables include.

- **Changing Demographics & Activity Interest**
- **Corporate Policy Alignment & Shifting Priorities**
- **Trends Impacting Activity & Evolving Best Practices**
- **New and Revised Federal/Provincial Policy Impacts**
- **Financial Performance and Pressures**
- **Human Resource Capacity**
- **Capacity Utilization of Existing Indoor and Outdoor Facilities**
- **Participation Rates in Sports & Recreation Activities**
- **Existing Provision Standards & Community Expectations**

These variables are seen as qualitative variables that cannot be viewed in isolation. Rather they need to be considered in tandem with other inputs to formulate future priorities and directions. This Needs Assessment has been structured into distinct sections that summarize these variables for staff consideration and understanding.

The information contained in the Community Engagement Section, also includes variables that are qualitative in nature. This involves direct input from key informants and stakeholders who can offer broader and more strategic insight into emerging or current needs. These key informants represent a greater cross-section of residents or community interest rather than their personal interest.

SCOPE CHANGE

Further to the recent scope change to address recreation services and programming with the Master Plan, the Situational Analysis Report and subsequent Master Plan will address the following. Some of these items have been completed and to the benefit of staff we have identified this through the report in red font. Additional content will follow and will be clearly identified as additional content.

1. Community Needs Assessment

- Review current and future indoor community needs, identifying gaps and priorities in indoor recreation, community centres, programs, services, and events.
- Conduct a trends analysis to evaluate emerging recreational programs and services, predicting future facility, program, and service demands.

2. Service Evaluation and Improvement

- Develop service profiles for all recreation services and programs.
- Enhance understanding of current services to enable informed decision-making by the community, council, and staff.
- Ensure services align with resident and visitor expectations.

3. Program and Service Accessibility

- Assess the balance and accessibility of public, private, and not-for-profit programs, services, and events.
- Review cultural programming supports, collaborations, and partnerships to enhance engagement opportunities.
- Identify strategies to expand or curtail programming and services for various demographic groups:
 - Children
 - Youth
 - Seniors
 - Low-income residents
 - Individuals with special needs
 - Community engagement initiatives
 - Direct programming
 - Facility allocation
- Review policies and procedures to reduce barriers to participation.

4. Facility and Infrastructure Planning

- Identify opportunities for efficient facility consolidation and evaluate proximity to facilities in neighboring communities.
- Evaluate current facilities and determine any surplus properties.
- Develop prioritized short- and long-term considerations for facility improvements.

5. Partnerships and Collaboration

- Assess potential partnerships with community groups, businesses, school boards, institutions, and municipalities to enhance program and service delivery.
- Strengthen community cooperation in planning and executing programs and services.

6. Organizational Review

- Examine the current recreation department structure, including municipal funding and subsidies for community and recreation organizations.
- Evaluate staffing capacity and resource allocation to achieve strategic goals.
- Analyze the role of volunteers in delivering parks and recreation services and explore ways to enhance volunteer engagement.
- Identify cost-saving measures and operational efficiencies to support existing and future services.

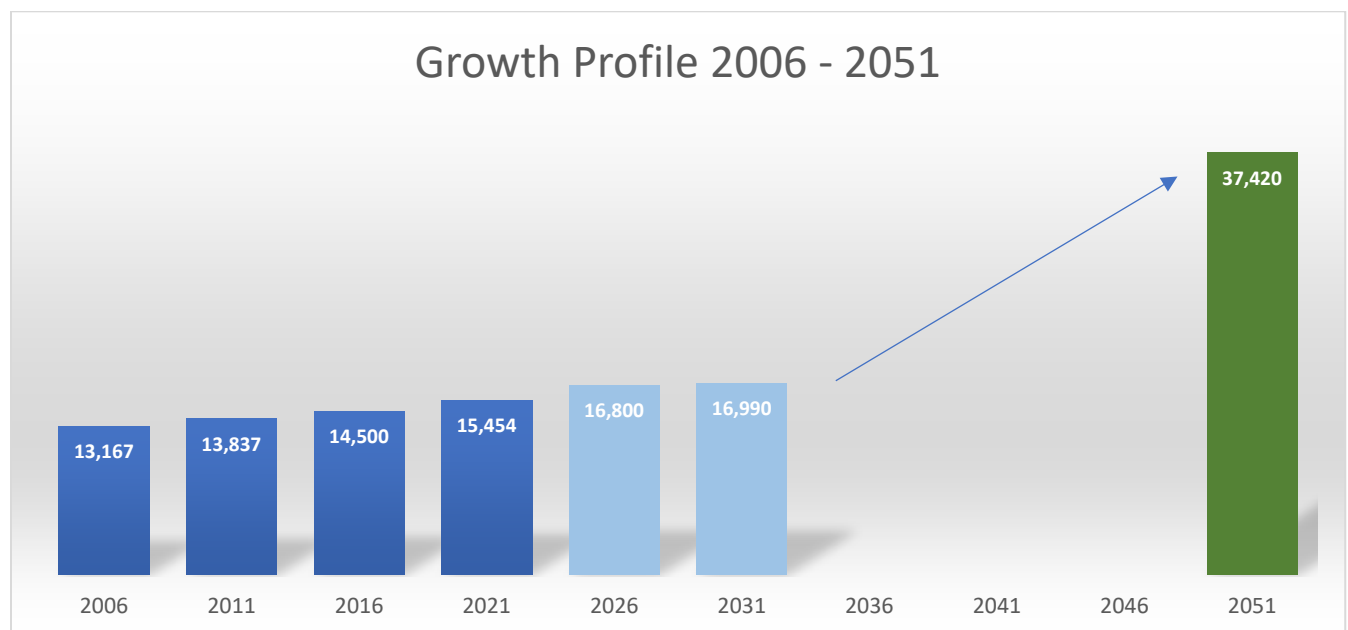
7. Financial Sustainability

- Assess the User Pay Philosophy and its impact on accessibility and affordability.
- Identify potential cost efficiencies to ensure long-term sustainability of recreation services

GROWTH PROFILE

The chart below illustrates the Township's historical growth and future growth projections from three different sources. The population numbers in dark blue are referenced from the Census Data base which differs somewhat from the Township's Official Plan (2021). The growth number in light blue are referenced from the Township's Official Plan (2021). Lastly, the 2051 projections in green has been referenced from the most recent Development Charges Background Study (2024).

There is significant growth projected from 2031 (OP) to 2034 (DC Background Study) that is estimated at 5,790 new residents that needs to be rationalized for the benefit of determining future needs. On average the Township is projected to grow by 860 residents annually between 2034 to 2051. This annual growth is greater than that the Township has experienced over any 5-year period since 2011.



Note - Population projections from the 2024 DC Background Study project population counts at 15,661 (mid-2024), 22,780 (mid-2034), 37,420 (mid-2051). All projections exclude Census undercounts.

DEMOGRAPHIC PROFILE

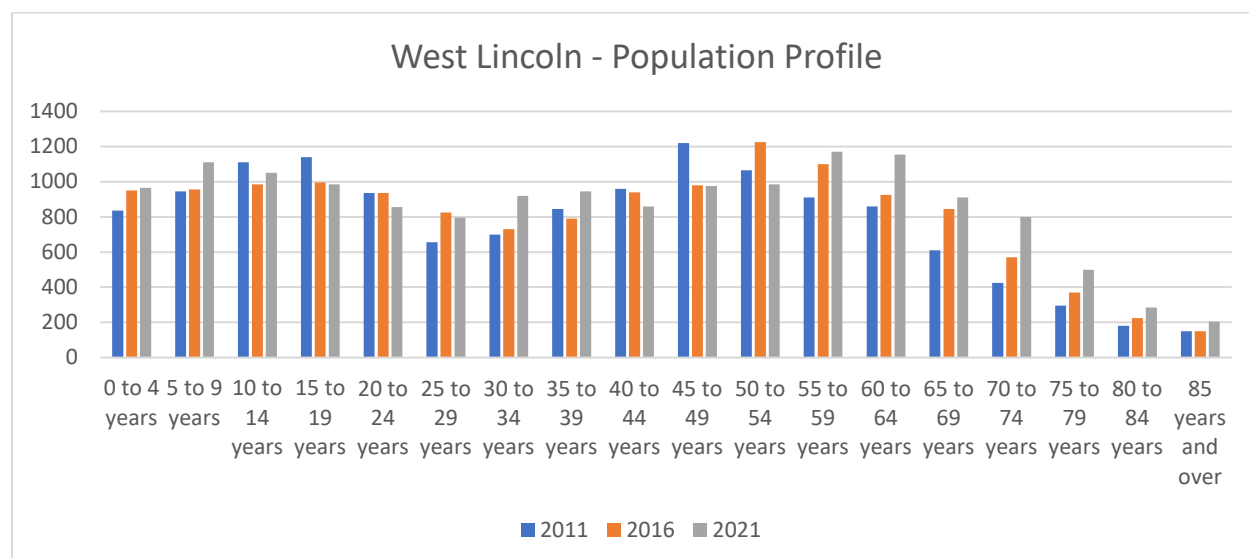
The following demographic profile has been scoped to include characteristics that are most relevant to understanding parks and recreation services. The data has been prepared to illustrate how the Town is evolving from the last census period (2016) and whether there are

any significant shifts that may or may not influence future provision of services. Secondly, the table includes parallel data from a provincial perspective to offer insight on how West Lincoln is unique as a municipality as compared to the provincial demographic profile.

Select Demographic Profile

		WEST LINCOLN		ONTARIO
		2016	2021	2021
Total Population:		14,500	15,454	
Median Age:		39.0	40.5	41.4
Average Age:		38.2	39.7	41.1
Household Composition:				
	No Children	50%	48%	43%
	One Child	19%	20%	24%
	Two Children	21%	22%	23%
	Three or More Children	10%	10%	10%
Language Most Spoken at Home:				
	English	93%	92%	69%
	French	2%	3%	3%
	Other	5%	5%	28%
Visible Minority (%):				(29.3%)
	South Asian	2.5%	3%	10%
	Chinese	.8%	1%	5%
	Black	1.5%	2%	4%
	Filipino	.5%	1%	
	Latin American	.5%	1%	
	Arab	.5%	1%	
	Other	1.7%	2.5%	10.3%
Average After Tax Household Income (2-parent households):		\$90,000	\$95,000	\$105,000
Average After Tax Household Income (Single-parent households):		\$52,000	\$55,000	\$62,000
% of Low Income Cut-Off (LICO) Households:				(9.9%)
	Children	11%	12%	13%
	Adults	9%	10%	10%
	Seniors	7%	8%	8%
Education:				
	Post Secondary	55%	60%	28%
	High School	32%	30%	27%
	Trade Certification	13%	10%	12%

Population Profile 2011 – 2021 (5 Year Age Cohorts)



The Table above is intended to provide a visual representation of how specific age cohorts may or may not be changing over time. This is important to understand how the Township age profile is changing and what programming and service areas may need to change over time. We know that the Township has grown from 2011 to 2016, and then again from 2016 to 2021. If the Township grew proportionately in each age cohort one would expect to see a generally consistent increase such as illustrated within the 0 to 4 yrs and 75 to 79 yrs in the above table. When we observe a disproportionate increase in a given age cohort, we identify this as an “increasing age cohort”. In contrast when we note a level or decreasing number in an age bracket, we identify this as a “decreasing age cohort”. The following summarizes our assessment.

Increasing Age Cohorts – 5 to 9 yrs, 30 to 34 yrs, 60 to 64 yrs, 70 to 74 yrs, 75 to 79 yrs.

Decreasing Age Cohorts – 10 to 14 yrs, 15 to 19 yrs, 20 to 24 yrs, 40 to 44 yrs, 45 to 49 yrs, 50 to 54 yrs.

Demographic Profile Findings

- The median and average age is increasing and is slightly lower than the provincial average.
- Fifty two percent of households have one or more children representing a slight increase and higher than the provincial average.

- Only 5% of households do not speak one of the official languages remaining consistent with 2016. The greater majority (92%) speak English as compared to the provincial average of 69%.
- Visible minorities have seen an increase to 11.5% of the population from 8% in 2016 although significantly lower than the provincial average of 29.3%.
- South Asian and Black residents make up the majority of visible minorities.
- After tax household income is lower than the provincial average and single parent families have \$40,000 less household income than two parent families.
- Residents living in low-income households is increasing since 2016 yet remains slightly below the provincial average. Children living in low-income families represent the highest age cohort.
- Education is remaining stable with 60% of working residents with post-secondary education which is doubled that of the provincial average.
- The greatest proportionate increases in age cohorts include children aged 5 – 9 years, and adults aged 30 - 34 years, 60 – 64 years, and 70 – 79 years.
- The age cohorts that are experiencing a proportionate or actual decrease include 10 - 24 years, and 40 - 54 years. All remaining age cohorts are experiencing an increase.
- Refer to Table – Population Profile.

CORPORATE POLICY REVIEW

The purpose of the Corporate Policy Review is to determine (i) the variety and completeness of corporate policies and plans, and (ii) the extent to which various policy documents are aligned with one another. This review will in turn ensure that the Parks and Recreation Master Plan is brought into alignment with higher order policy documents.

The document is front ended with a summary of findings from the Policy Review which included the following documents.

- **Official Plan**
- **Strategic Plan**
- **Asset Management Plan**
- **Development Charges Background Study**
- **Urban Design Guidelines**
- **Multi-Year Accessibility Plan**
- **Related By-laws**
- **Departmental Policies**

Contained in Appendix A is the relevant content to parks and recreation services from each policy (or plan) has been extracted to highlight distinct points of interest. The Policy review includes links to each of the source documents for easy access or subsequent reference to information contained in a common document. Some municipalities in turn use this document to orient new or newer staff to relevant corporate policies.

In some cases, the consultants have included certain tables for their future review. For example, tables from the DC Background Study and the Asset Management Plan will be cross referenced with the Capital Budget Analysis to determine completeness.

Summary of Findings

Official Plan

- The development and implementation of a comprehensive parks and recreation master plan is a distinct goal within the OP.
- The provision of adequate parkland, trails, open space and other indoor and outdoor recreational facilities to meet the need of residents is a subsequent goal.
- Population is projected to be at 16,990 by 2031.
- OPA 62 and 63 have updated the population projections to 2051.
- There are clear objectives regarding the importance of active transportation to reduce reliance on vehicles and connecting neighbourhoods.
- There are additional policies for the Northwest Smithville Secondary Plan, and the Wade Road Secondary Plan, and Northwest Quadrant Secondary Plan.
- There are new planned parks in the Urban Boundary Expansion plans.
- The parkland policies and parkland dedication are well-defined and meet contemporary standards for Official Plan representation.
- The Township has defined parkland categories including Neighbourhood Parks and Playgrounds, District Parks and Playfields, Linear Parks and Greenspace Corridors.
- Each category has defined provision standards, development standards, service areas, preferred amenities, and function.

Strategic Plan

- The Township has clearly defined VISION, MISSION, AND VALUES.
- The first of four overarching themes of the Township's Strategic Plan relates specifically to parks and recreation services "BUILD A SAFE, CONNECTED, CARING AND ACTIVE COMMUNITY".
- The Township is fulfilling its strategy of ".3 – Develop and begin to implement a parks and recreation facilities master plan."

- The Township recognizes that recreation operations will require additional resourcing to meet growth needs.
- The Township promotes the development of partnerships to enhance services.

Asset Management Plan

- 90% of the Township's assets are in fair to good condition.
- The Township has a \$9.8 million annual infrastructure deficit.
- The annual capital requirement for recreation and culture assets is \$1.2 million.
- 73% of Culture and Recreation Facilities to be in "very good" condition, 20% in "fair" condition, and 5% in "poor" condition.
- The annual capital requirement for recreation and culture rolling stock (fleet) is \$47,000 annually. 63% is in fair to very good condition.
- The annual capital requirement for recreation and culture equipment is \$62,000 annually. 93% is in very good condition.
- The annual capital requirement for park assets (amenities) is \$251,000 annually. On average 67% of the amenities are in good condition with athletic fields being the lowest in condition at 56% in fair condition.
- There is a shortfall (\$2.3 million) of annual capital funding allocated to facilities.
- There is a shortfall (\$52,000) of annual capital funding allocated to rolling stock.
- There is a shortfall (\$251,000) of annual capital funding allocated to parks.

Development Charges Background Study

- Population projections include 15,661 (mid-2024), 22,780 (mid-2034), 37,420 (mid-2051).
- DC Reserves as of December 31, 2023 for Parks and Recreation Services was \$100,555.
- The 15 year historical average equates to \$3,331 per capita.
- The net growth-related capital costs of \$16.7 million is included in the DC calculations.
- The following projects are identified for DC funding;
 - I. 2025 – New Playground at Station Meadows West Subdivision
 - II. 2026 – New Playground at Thrive Development Subdivision
 - III. 2025/27 – Wellandport CC Park & Shoreline enhancements.
 - IV. 2029 – New soccer field at Leisureplex (unlit/not irrigated)
 - V. 2024/34 – Hydro Corridor Trail Between Spring Creek Rd. & Industrial Park Rd.

Urban Design Guidelines

- Section 8.0 identifies design guidelines for Public Streetscape and Urban Open Space.

Multi-Year Accessibility Plan

- The Township is part of a Joint Accessibility Advisory Committee with Lincoln, Pelham, Thorold, Niagara-on-the Lake, Grimsby and Port Colborne.
- The Joint Plan is structured around “Information & Communications”, “Employment”, “Design of Public Spaces”, and “Customer Services”.
- Each Category provides a reference to O. Reg. 191/11, O. Reg. 413/12 with specific actions to address the regulations, assigned accountability to staff, and completeness.

Related By-laws

- The Township has a Parks By-Law and Noise By-Law.

Departmental Policies

- The Township has a Special Events Policy, Guidelines for Organizers, Municipal Alcohol Policy, a Community Sponsorship (Grant) Policy & Procedures, and a Facility Etiquette Criteria which are all distinctly relevant.

NATIONAL AND PROVINCIAL POLICY

This section forms part of the overall literature review to the Needs Assessment for the Parks and Recreation Master Plan. The focus of this document is to offer insight into national policy frameworks and/or provincial legislation that has specific relevance to the planning of future recreation and park services.

A summary of the relevant policies or legislation is offered, and the specific relevance to the Township of West Lincoln is outlined. The specific frameworks and legislation contained in this report are as follows.

- Framework for Recreation in Canada: Pathways to Wellbeing 2015 (under review)
- Canadian Sport Policy 2012
- A Common Vision for increasing physical activity and reducing sedentary living in Canada: Let’s Get Moving
- Affordable Access to Recreation for Ontarians Policy Framework (2009) – Parks and Recreation Ontario
- Parks for All
- Child Care and Early Years Act (CCEYA)
- AODA: Design of Public Spaces
- Ontario Planning Act, R.S.O. 1990, c. P.13

Framework for Recreation in Canada: Pathways to Wellbeing

The *Framework for Recreation in Canada: Pathways to Wellbeing 2015* (the Framework) was developed and endorsed by the federal, provincial, and territorial governments to provide guidance and galvanize the parks and recreation sector. It was designed to position parks and recreation as an important means to address and contribute to solving societal challenges by uniting the sector through a collective commitment to a shared vision, values, goals, and priorities.

The Vision of the Framework is a Canada where everyone is engaged in meaningful, accessible recreation experiences that foster:

- individual wellbeing,
- community wellbeing, and
- the wellbeing of our natural and built heritage.

The goals and priorities provide the basis for organizations to develop action plans that, when implemented, can contribute to the wellbeing of individuals, communities, and the built and natural environments.

The 5 overarching goals of the Framework are:

1. Active Living
2. Inclusion and Access
3. Connecting People and Nature
4. Supportive Environments
5. Recreation Capacity

The Framework is currently being reviewed with the goal of a full renewal of the document in 2025. An interim “update¹” was published in March of 2024 through the Canadian Parks and Recreation Association. It provides additional research, resources and information that brings the 2015 document into the current context. It introduces an expanded look at emerging trends such as:

- Climate Change
- COVID-19 Pandemic
- Data, Knowledge, Surveillance and Monitoring
- Demographic Changes
- Equity Diversity, Inclusion, Access, and Belonging (EDIAB)
- Economy
- Essential Service (System/Sector Complexity, Emergency Management)

¹ [Framework for Recreation - Formatted](#)

- Homelessness Encampments
- Infrastructure and Urban Design
- Mental, Physical, and Social Health
- Nature, Trails and Parks
- Placemaking
- Safe Sport
- Sustainable Development Goals (SDGs)
- Social Isolation and Loneliness
- Technology
- Tourism
- Truth and Reconciliation Commission
- Volunteers
- Work Transformation: The Four-Day Work Week and Remote and Hybrid Work

The “UPDATE” reinforces and expands on the original overarching goals of the Framework and offers both “operational ideas” and “strategic ideas” based on experience implementing the Framework since 2015.

Relevance for the Township: The recent update should be reviewed by leadership staff with a view to revisiting the original Framework and understanding additional insights to implementing the Framework based on actual experience of supporters. The key benefits of aligning with the Framework is the opportunity to measure your progress and to develop action plans that enhance access to parks, facilities, programs, and non-organized play for all ages.

Canadian Sport Policy Canadian Sport Policy

Like the Framework for Recreation in Canada, the Canadian Sport Policy (CSP) is currently in the process of renewal. This policy helps identify Canadian sport priorities and guides how federal, provincial and territorial governments advance sport. The CSP has always referenced recreational/community sport as a prime objective and documents released in 2023 show that recreational sport still plays an important role in achieving the overall vision for the CSP.

Specifically, the CSP recognizes that many facilities are owned and operated by municipalities and represent a significant investment. Additionally, it notes that municipalities and other community recreation providers have an important role to play in providing opportunities for lifelong participation, which aligns with Goal 1 in the Framework for Recreation in Canada.

Relevance for the Township: As with the Framework, strategies will align with the key policy objectives of lifelong participation and providing high quality facilities for community sport and recreation. Fostering strong partnerships is also a factor for successful implementation.

A Common Vision for increasing physical activity and reducing sedentary living in Canada

Let's get moving! - The Common Vision is Canada's first national policy focusing on increasing physical activity and reducing sedentary behaviours. Like the CSP and the Framework the Common Vision has broad areas of focus for collaborative action that can be applied at the community level: Cultural Norms, Spaces and Places, Public Engagement, Partnerships, Leadership and Learning and Progress.

Relevance for the Township: Specific strategic imperatives in the Common Vision directly apply to the development of a Plan.

Parks for All

Parks for All is a sector-led initiative to provide a framework for enhancing our connection with nature through all types of parks and open space. Its vision is to create a connected hierarchy of park lands and waterways that support healthy people and environments. As such, it aligns and amplifies the goals of the Framework for Recreation in Canada.

Relevance for the Township: Parks for All highlights both the economic and mental and physical health benefits of parks and access to nature. During COVID-19, the rise in park use has stimulated continued growth in the demand for and use of public outdoor spaces. As such, strategies should be guided by the principles of increasing access to parks and open space through collaboration and leadership. The principle of providing residents and visitors with a variety of open spaces and trails is of key importance.

Affordable Access to Recreation for Ontarians Policy Framework – PRO

This Policy Framework promotes access to recreation for Ontarians. It sets out a vision, objectives and strategic directions to guide those who develop public policy, make funding decisions, offer recreation programs, or build and maintain facilities or open spaces. It is a call to action for all involved to work together in a systematic way to make recreation affordable and accessible to all.

Relevance for the Township: The Affordable Access to Recreation Framework encourages municipalities to establish systems that remove barriers to participation. It recommends that municipalities have a mix of free programs and/or events as well as some kind of fee assistance program. It is also recommended that a fee assistance program be approved by council, but for smaller municipalities an informal policy can also be effective. Municipalities can partner with community organizations or other charities (i.e. Jumpstart) to provide subsidies. Another option

is to base your cost recovery for programs at 80% of capacity, thus allowing up to 20% of the program capacity to be offered free or at a significantly reduced cost.

AODA: Design of Public Spaces

The [Accessibility for Ontarians with Disabilities Act, 2005](#) (AODA) is the law that sets out a process for developing, implementing and enforcing accessibility standards. Government, businesses, non-profits and public sector organizations must follow the standards. [Accessibility laws and standards](#) help to reduce and remove barriers and make Ontario more inclusive for everyone.

The following outdoor spaces must comply with accessibility regulations if you are creating new spaces or making major changes to existing spaces (partial list):

- Trails
- Outdoor eating areas
- Outdoor play spaces
- Outdoor paths
- Parking

Parks and Recreation Ontario, in collaboration with the Ontario Accessibility Directorate, created a short [guidebook](#) on accessible outdoor spaces.

Relevance for the Township: It is recommended that the municipality work with an accessibility expert on plans for any new construction or significant renovation of indoor or outdoor spaces. The legislation does not require 100% of the area of new spaces to be accessible to all, especially where natural features may be negatively impacted. An audit to reflect progress in all areas affected by the AODA legislation could be considered given that its horizon for implementation is 2025.

Ontario *Planning Act*, R.S.O. 1990, c. P.13

[The Planning Act](#)² allows municipalities to require the dedication of land for parks or public recreational purposes as a condition for the development or redevelopment of land. The authority to do so is provided in sections 42, 51.1 and 53 of the *Planning Act*. This is commonly referred to as “parkland dedication”.

Subsection 42(1) authorizes Council to pass a by-law to require the conveyance of land “for park or other public recreational purposes” as a condition of development or redevelopment. A by-law passed under this section of the *Planning Act* may require a conveyance of up to 5% of the

² Unless otherwise indicated, all references to the *Planning Act* as it read on November 4, 2024.

land proposed for residential development or redevelopment and 2% of the land proposed for commercial or industrial purposes. Prior to passing a parkland dedication by-law, subsection 42(4.1) requires a municipality to prepare and make available to the public a parks plan which determines the need for parkland in the municipality.

In lieu of a conveyance of land, subsection 42(6) authorizes Council to require a payment of money “to the value of the land otherwise required to be conveyed” (commonly referred to as “cash-in-lieu” of parkland). According to subsection 42(6.4) of the *Planning Act*, the amount of money to be paid in lieu is determined based on the value of the land “as of the day before the day the building permit is issued” for the proposed development or redevelopment, or the day before the day the first building permit is issued, if the development requires multiple permits.

Section 51.1 of the *Planning Act* contains similar provisions regarding the conveyance of land “for park or other public recreational purposes” as a condition of the approval of a plan of subdivision. The amount of land that may be required is the same as what is permitted under subs. 42(1), being 2% of the land for commercial or industrial purposes and 5% in all other cases.

The main differences between s. 42 and s. 51.1 are that s. 51.1 applies only to the approval of a plan of subdivision and that a conveyance required under s. 51.1 does not require the passing of a parkland dedication by-law.

Where the development or redevelopment of land is being proposed for residential purposes, subsection 42 (3) of the *Planning Act* allows for the use of an “alternative requirement” whereby the amount of land to be conveyed is calculated “at a rate of one hectare for each 600 net residential units proposed.” If the municipality has a by-law in effect that provides for this alternative requirement, then subsection 51.1 (2) allows for the alternative requirement to be applied to a conveyance required as a condition of subdivision approval.

Under subsection 42(3.3), the amount of land required using the alternative requirement cannot exceed 10% of the area of the land, if the land proposed for development or redevelopment has an area of five hectares or less, or 15% of the area if the land is greater than five hectares. In a situation where the alternative requirement is applied, the maximum payment of cash in lieu is calculated at a rate of one hectare per 1,000 net residential units. Similarly, the amount paid in lieu cannot exceed 10% of the value of the land, if the land in question is five hectares or less, or 15% of the value of the land if the land is greater than five hectares.

Recent Amendments to s. 42 of the *Planning Act*

Section 42 of the *Planning Act* has been amended a number of times, the most recent of which were made through Bill 23, *More Homes Built Faster Act, 2022*. Most of these amendments came into effect on November 28, 2022, the day on which Bill 23 received Royal Assent.

Most notably, Bill 23 reduced the maximum allowable alternative requirement under subsection. 42(3) and (6.0.1). Previously, these subsections allowed for a conveyance of land at a rate of (up to) one hectare per 300 dwelling units or a payment in lieu calculated at a rate of (up to) one hectare per 500 dwelling units. Further, a requirement was introduced under Bill 23 that at least 60% of the money in a municipality's parkland reserves be spent or allocated at the start of each calendar year.

Relevance to Township: Through preparation of a Parks Plan, it will allow the Township to enact a Parkland Dedication By-law under Section 42 of the Planning Act. A Parks Plan will provide further information about the parkland requirements of the Planning Act. Further, a parks plan will give the ability to receive land conveyances or cash-in-lieu contributions that are better tied to new growth from new development, including development done outside or not included in a new plan of subdivision.

Provincial Planning Statement, 2024

Under Section 3 of the *Planning Act*, all planning decisions must be consistent with policy statements issued by the province. [The current Provincial Planning Statement](#), or "PPS" came into effect on October 20, 2024.

Planning authorities such as municipalities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, including recreation, parks and open spaces to meet long-term needs. Parks and open space should be planned and co-located with other public service facilities, where appropriate, to promote cost-effectiveness, facilitate service integration and improve access to active transportation networks.

The PPS encourages healthy, active and inclusive communities to be promoted by "planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources."

Relevance to Township: The Parks Plan will indicate additional parkland rates required, including park types as the Township prepares and plans to achieve a population of 37,420 by 2051. The Parks Plan will also show areas of the Township that may be underserved with parks relative to population and household types. This will help identify existing built-up areas of the Township that are deficient in parkland. The ongoing review of new greenfield development applications and utilizing the parkland dedication tools provided by the Planning Act will also better allow new parkland facilities to keep up with growth.

TRENDS

Top Trends in Ontario for Recreation, Parks, and Programming.

The following trends highlight the evolving role of parks and recreation services in addressing environmental, social, and technological changes, ensuring they continue to meet the diverse needs of communities in Ontario.

It should be noted that these trends are determined to be provincial in nature. Our experience knows that there are unique or distinct differences among regions in Ontario. Through the research phase of this project, coupled with our robust community engagement program, we will establish the most relevant trends that staff should position themselves to address in the near term.

Public Art and Cultural Events:

- **Trend:** Incorporating public art installations and cultural events helps foster community engagement and civic pride.
- **Considerations:** Host regular cultural events, art exhibitions, and interactive public art projects within parks and community spaces.

Environmental Education:

- **Trend:** Parks and facilities are increasingly used as sites for environmental education, leveraging AI and other technologies to provide history and real-time information on flora, fauna, and ecological processes.
- **Considerations:** Develop educational programs and install interactive displays and mobile apps that enhance visitor knowledge and engagement with the environment.

Employment Trends:

- **Four-Day Work Week:**
 - **Trend:** The rise of the four-day work week may affect park and facility operational hours, programming, and staff schedules.
 - **Considerations:** Adjust programming and staffing to accommodate new operational hours and increased demand for recreational activities on extended weekends.
- **Remote Work Trends:**
 - **Trend:** Changes in workplace norms, with some employees returning to offices, may influence park usage patterns as more people seek recreational opportunities close to work locations.

- **Considerations:** Develop programs and facilities that cater to remote workers and those near urban office areas, such as lunchtime fitness classes or post-work recreational leagues.

Volunteerism:

- **Trend:** Volunteerism remains crucial but faces challenges post-pandemic, with a critical lack of volunteers and burnout among existing ones.
- **Considerations:** Provide additional support (financial, training, mentoring) to volunteers and create targeted recruitment campaigns to attract new volunteers.

Parks Trends:

- **Dog Parks:**
 - **Trend:** Increasing pet ownership drives the demand for dedicated dog parks.
 - **Implementation:** Design and develop more dog parks with safe, fenced areas, agility equipment, and socialization spaces for pets and owners.
- **All-Wheel Parks:**
 - **Trend:** Traditional skateboard parks are evolving into all-wheel parks for bikes and boards.
 - **Considerations:** Incorporate pump tracks, skate park features, seating areas, shade elements, and public art to make these spaces vibrant and attractive to youth.
- **Interactive Playgrounds:**
 - **Trend:** Technology is being integrated into playgrounds to create interactive, educational play experiences.
 - **Considerations:** Install interactive panels, augmented reality (AR) features, sensory play equipment, and electronic games to engage children in physical activity and learning.
- **Smart Infrastructure:**
 - **Trend:** Adoption of smart technologies to reduce environmental impact and operational costs.
 - **Considerations:** Implement solar-powered lighting, water-saving irrigation systems, and other eco-friendly technologies in park facilities.
- **Virtual Engagement and Augmented Reality:**
 - **Trend:** Using virtual tours, AR experiences, and interactive apps to enhance visitor engagement.
 - **Considerations:** Develop digital tools and apps that offer virtual tours, historical information, and interactive experiences within parks.
- **Inclusivity in Playgrounds:**
 - **Trend:** Designing inclusive playgrounds for individuals of all abilities.
 - **Considerations:** Build playgrounds with accessible equipment, eco-conscious designs, and natural elements to ensure everyone can enjoy them.

- **Outdoor washroom and amenities for trail heads** that are sustainable, inclusive, and user-friendly, enhancing the overall experience for visitors.
- **Outdoor Waterplay and Splashpads** that embrace a park theme and offer misting features for caregivers and shading for relief from the sun.

Technology Integration:

- **Trend:** The use of AI and mobile data to track park usage and improve operational efficiency.
- **Considerations:** Employ sensors and AI algorithms to monitor visitor counts, predict maintenance needs, and optimize facility management.
- **Recreation Management Software:** Use of software to manage program registration, facility bookings, and to gather data on program utilization and attendance.

Recreation Programs: (Scope Change)

- **Pickleball/Paddle Popularity:**
 - **Trend:** Pickleball's rapid growth across all age groups is increasing demand for new courts and facilities.
 - **Considerations:** Build additional pickleball courts and integrate them into existing facilities.
- **Cricket Resurgence:**
 - **Trend:** Growing popularity of cricket necessitates the development of new facilities with diversity.
 - **Implementation:** Create dedicated cricket pitches and offer introductory programs to attract new players.
- **Fitness and Wellness Programs:**
 - **Trend:** Offering diverse fitness and wellness programs, including yoga, Tai Chi, and guided nature walks, to promote community health.
 - **Considerations:** Expand program offerings and cater to the interests of older adults, who are seeking more active and dynamic activities.
- **Renewed Focus on Walking and Outdoor Activities:**
 - **Trend:** Enhancing walking trails and promoting outdoor activities.
 - **Considerations:** Improve and promote walking trails and outdoor fitness equipment to encourage more people to engage in simple yet effective exercise.
- **Shifting Older Adult Activity Preferences:**
 - **Trend:** Understanding the changing preferences of healthier and more active older adults.
 - **Considerations:** Offer more active and dynamic programs for older adults, such as pickleball and cultural programming.

Facilities Trends:

- **Multi-Purpose Facilities:**
 - **Trend:** Facilities designed for year-round programs and training.
 - **Considerations:** Develop versatile spaces that can be used for various activities throughout the year.
- **Indoor Aquatic and Therapeutic Facilities:**
 - **Trend:** Meeting the diverse needs of the community with indoor pools that promote wellness.
 - **Considerations:** Build or upgrade facilities to include therapeutic pools and ensure they are accessible and enjoyable for all community members.
- **Impact of Climate Change:**
 - **Trend:** Recreation departments play a larger role in emergency management during natural disasters.
 - **Considerations:** Equip facilities to serve as shelters and temporary heating/cooling centers, and train staff for emergency response roles.

By staying abreast of these trends and implementing strategic initiatives, the Township's parks and recreation services can continue to evolve, meeting the diverse needs of their communities while addressing environmental, social, and technological changes.

BEST PRACTICES

Ontario's parks and recreation departments aim to provide accessible, inclusive, and sustainable services that enhance community well-being. Here are key best practices that support effective and impactful parks and recreation service delivery:

1. Community Engagement and Needs Assessment

- **Inclusive Planning Processes:** Actively involve residents through surveys, public meetings, and workshops to understand their needs, interests, and potential barriers.
- **Needs-Based Assessments:** Conduct regular assessments to stay informed on demographic shifts, changing recreation trends, and emerging community priorities to guide service and facility planning.

2. Equity, Accessibility, and Inclusion

- **Universal Access:** Design facilities and programs that are accessible to individuals of all abilities and ages, with consideration for physical access, economic affordability, and inclusivity of diverse cultural backgrounds.
- **Diverse Programming:** Offer a wide variety of activities that cater to various age groups, backgrounds, and interests—from sports and outdoor recreation to arts, cultural events, and wellness programs.

3. Environmental Sustainability

- **Eco-Friendly Practices:** Implement sustainable practices, such as water and energy conservation, waste reduction, and use of renewable resources in park operations and facilities.
- **Natural Habitat Conservation:** Prioritize the preservation and restoration of natural areas, biodiversity, and green spaces, supporting Ontario's environmental goals while offering residents natural spaces for recreation.

4. Safety and Risk Management

- **Comprehensive Safety Policies:** Ensure all parks, facilities, and activities adhere to high safety standards, with clear policies, regular inspections, and prompt repairs or improvements.
- **Staff Training:** Train staff in first aid, emergency response, quality assurance and inclusive practices, equipping them to create a safe and welcoming environment for all participants.

5. Efficient Resource Management and Funding

- **Partnerships and Collaboration:** Collaborate with local organizations, school boards, neighbouring municipalities, nonprofits, and businesses to pool resources, expand program offerings, and optimize funding opportunities.
- **Innovative Funding:** Seek alternative funding sources, such as grants, sponsorships, and public-private partnerships, to support new projects and reduce reliance on public funds.

6. Technology Integration and Data-Driven Decision-Making

- **Use of Technology:** Leverage technology for efficient service delivery, such as online registrations, mobile apps for facility reservations, and digital tools for community feedback.
- **Data-Driven Planning:** Collect and analyze data on usage patterns, community feedback, and service outcomes to inform decisions and improve program effectiveness.

7. Continuous Improvement and Staff Development

- **Ongoing Training:** Invest in professional development for staff to maintain high standards in service delivery, safety, and customer service. High design standards and associated maintenance requirements for playfields, neighbourhood parks, nature parks, and environmental areas.
- **Evaluation and Feedback:** Regularly evaluate program performance and facility conditions through community feedback, staff input, and performance metrics, using insights to enhance services.

By incorporating these best practices, the Township's parks and recreation services can enhance community well-being, ensure accessibility and equity, protect natural resources, and provide efficient, high-quality services. This holistic approach fosters sustainable, responsive, and community-centered parks and recreation offerings that support a high quality of life for all residents.

GENERAL OVERVIEW OF PARKS INVENTORY

Existing Parks Inventory

The current inventory of parks within the Township of West Lincoln consists of a total of 47.4 hectares of parkland allocated among fifteen (15) park locations within the Township. The parkland inventory is distributed as follows:

- Smithville: 9 parks, 33.7 hectares
- Wellandport: 2 parks, 7.6 hectares
- Abingdon: 1 park, 3.7 hectares
- Caistorville: 1 park, 0.9 hectare
- Silverdale: 1 park, 0.3 hectare
- Rural (near St. Ann's): 1 park, 1.2 hectares

Maps 1 to 7 illustrate the locations of the existing parks. A complete inventory of the existing parks is provided in **Appendix A**.

Township of West Lincoln

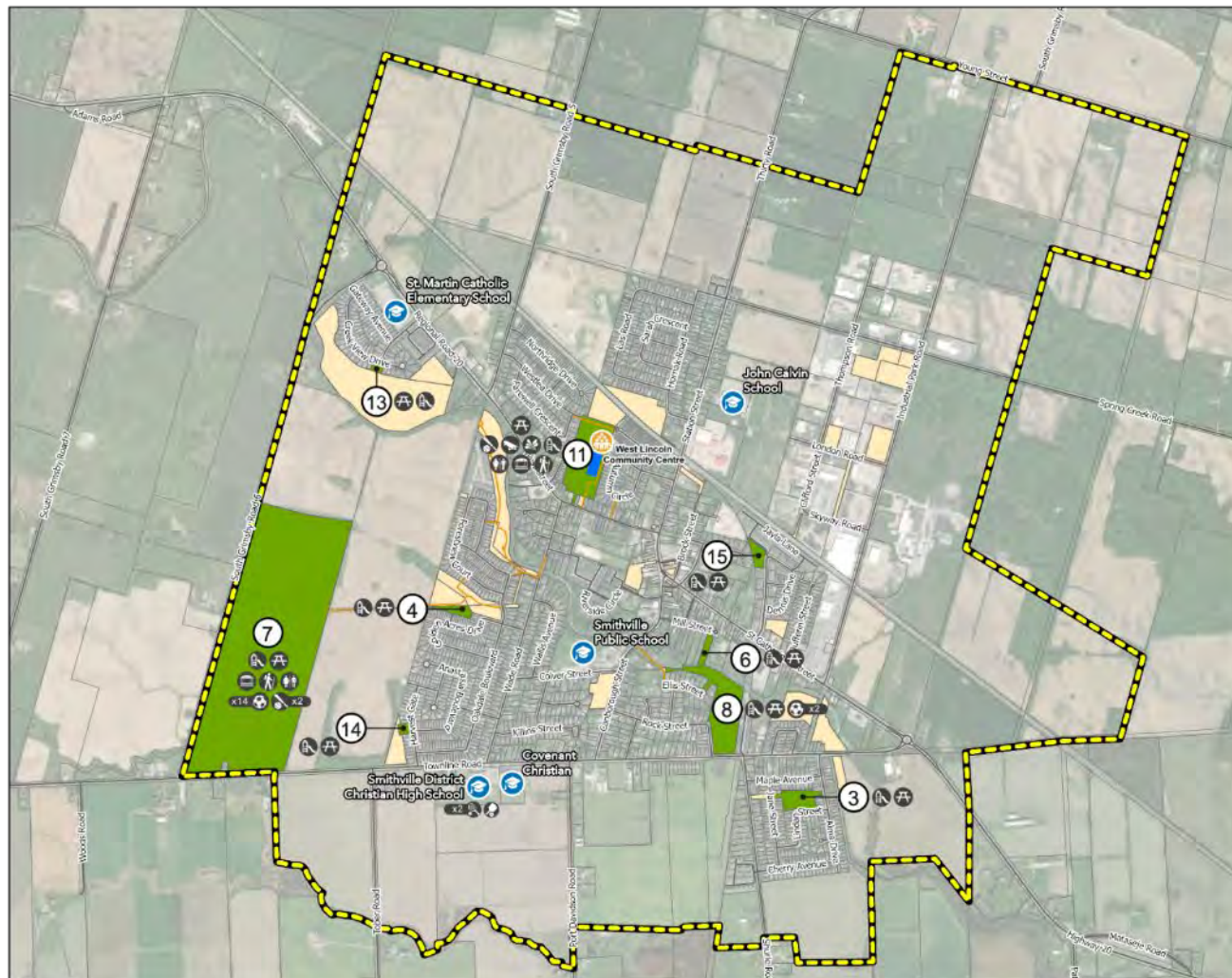
Parks & Recreation Facilities Inventory

Map 1 Smithville

Parks

- 3 - Alma Acres Park
- 4 - Anastasio Park
- 6 - Hank McDonald Park
- 7 - Leisureplex Park
- 8 - Rock Street Park
- 11 - West Lincoln Arena Community Centre Park
- 13 - Streamside Park
- 14 - Harvest Gate Park
- 15 - Dennis Drive Park

Key Map



PARK AMENITIES



LAND USE



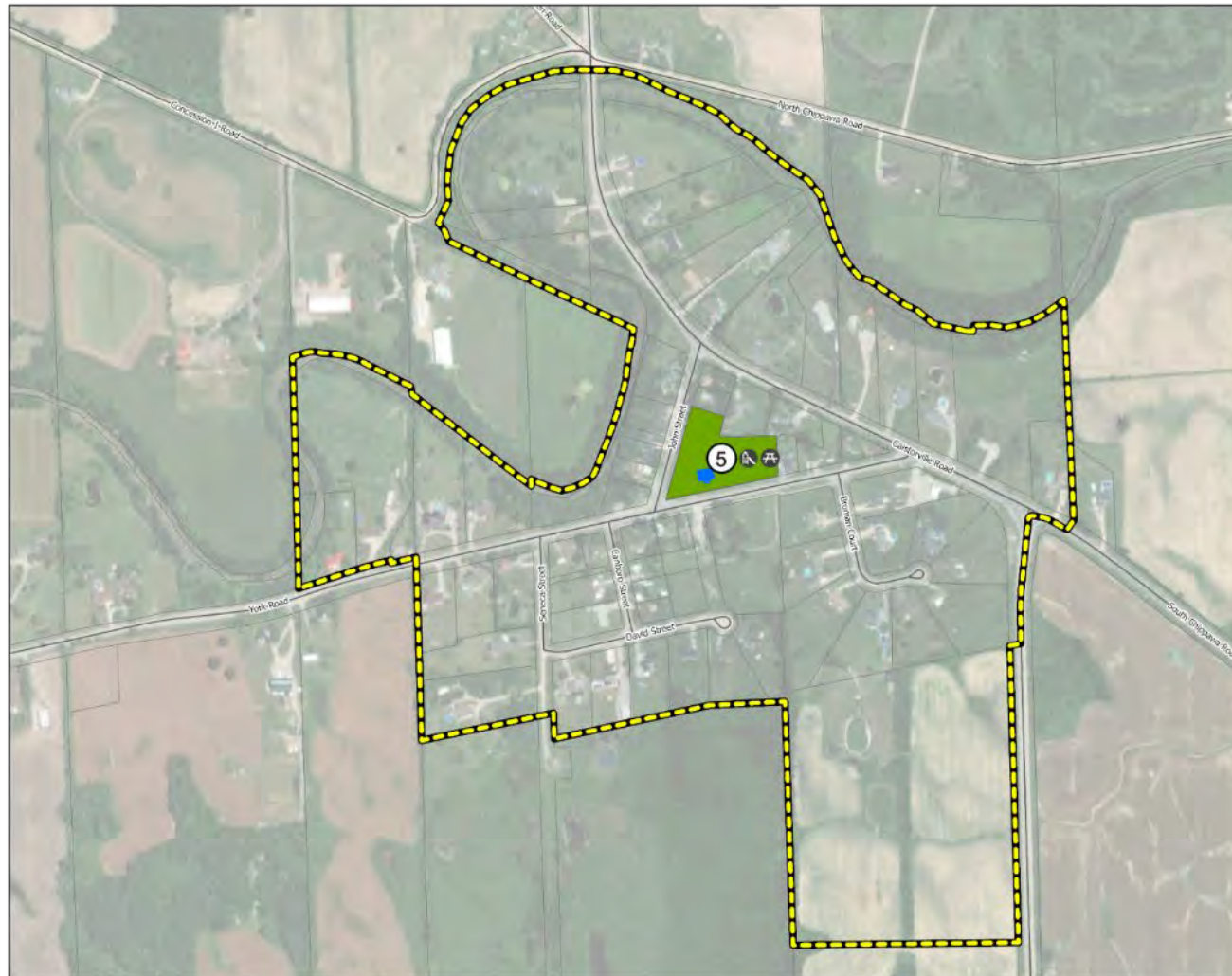
Township of West Lincoln

Parks & Recreation Facilities Inventory

Map 2 Caistorville

Parks

5 - Caistorville Library Park



Key Map



PARK AMENITIES



LAND USE



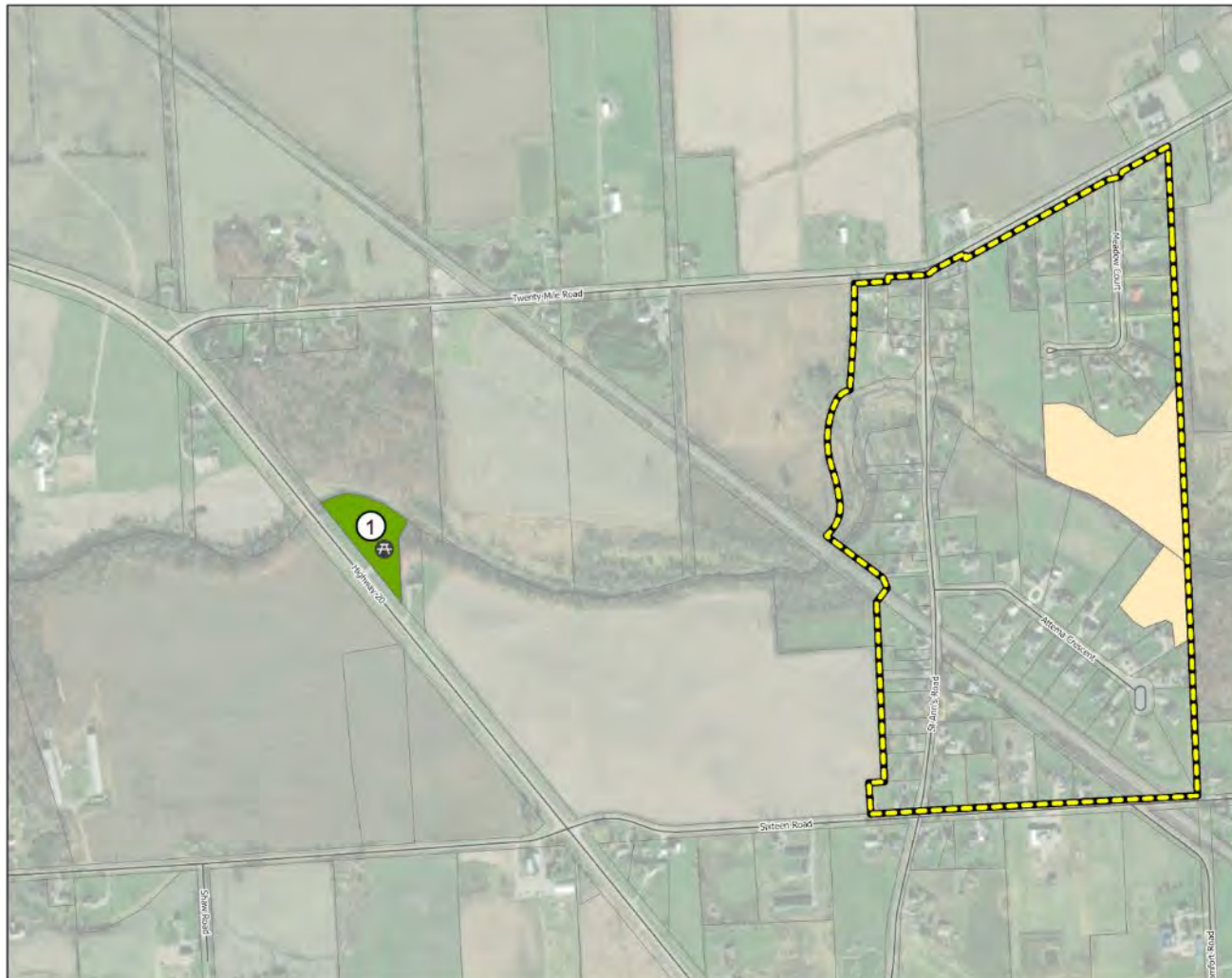
Township of West Lincoln

Parks & Recreation Facilities Inventory

Map 3 St. Ann's

Parks

1 - TwentyPark



Key Map



PARK AMENITIES



LAND USE



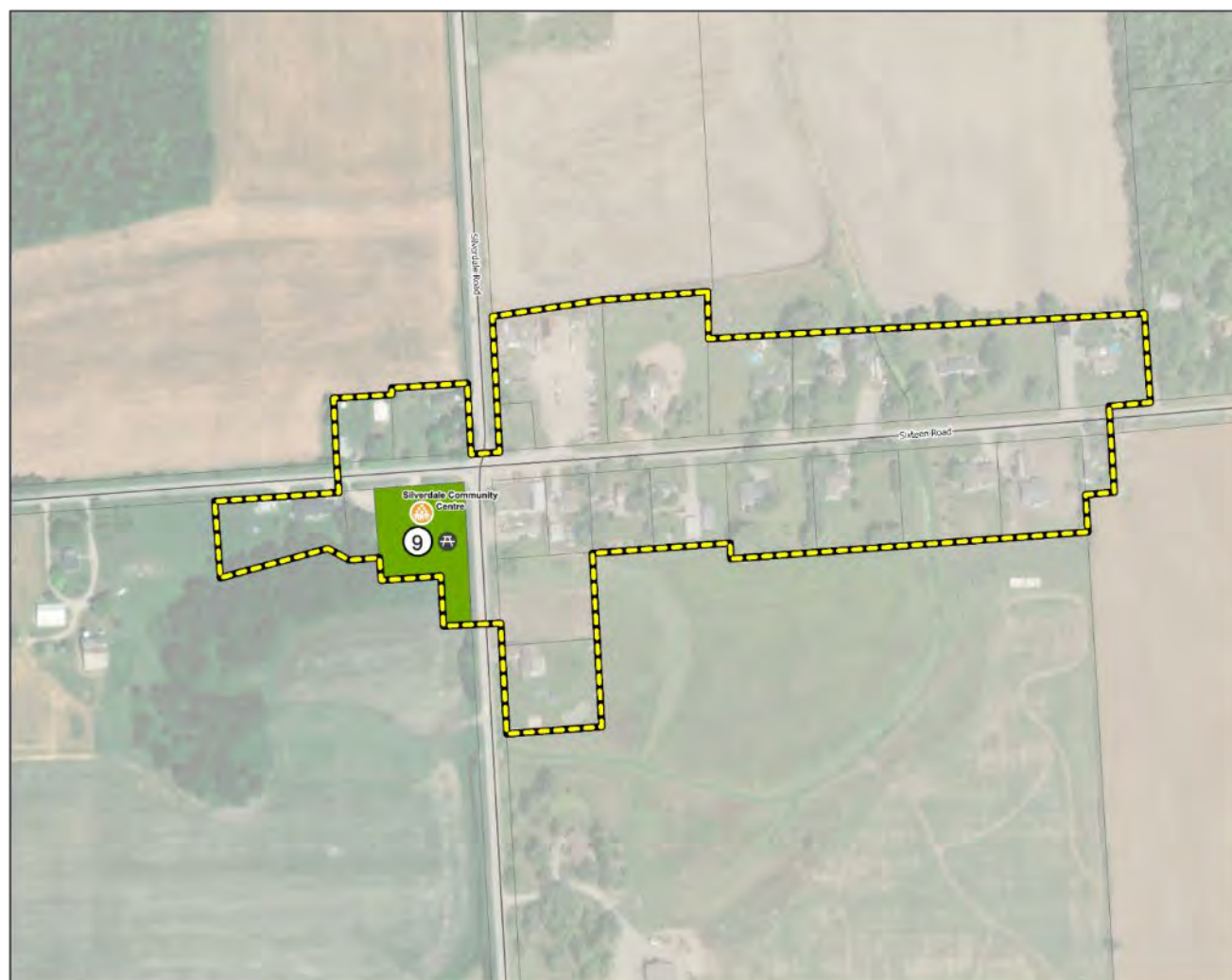
Township of West Lincoln

Parks & Recreation Facilities Inventory

Map 4 Silverdale

Parks

9 - Silverdale Community Park



Key Map



PARK AMENITIES



LAND USE



West Lincoln
Your Future. Naturally.



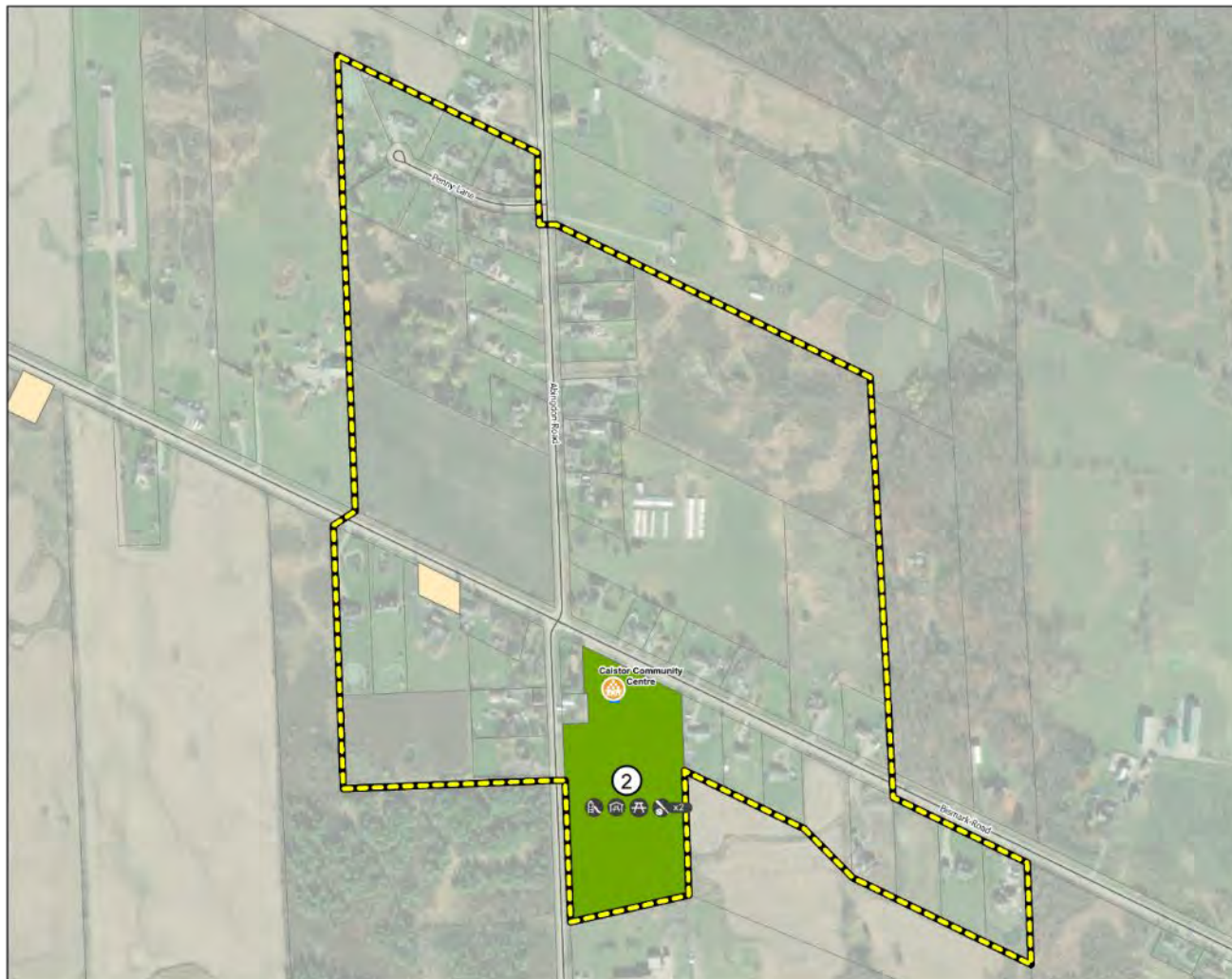
Township of West Lincoln

Parks & Recreation Facilities Inventory

Map 5 Abingdon

Parks

3 - Caistor Community Park



PARK AMENITIES										LAND USE	
											PARK
											TOWNSHIP & PUBLICLY OWNED LANDS
											COMMUNITY CENTRE & LIBRARY FACILITY

Key Map



Township of West Lincoln

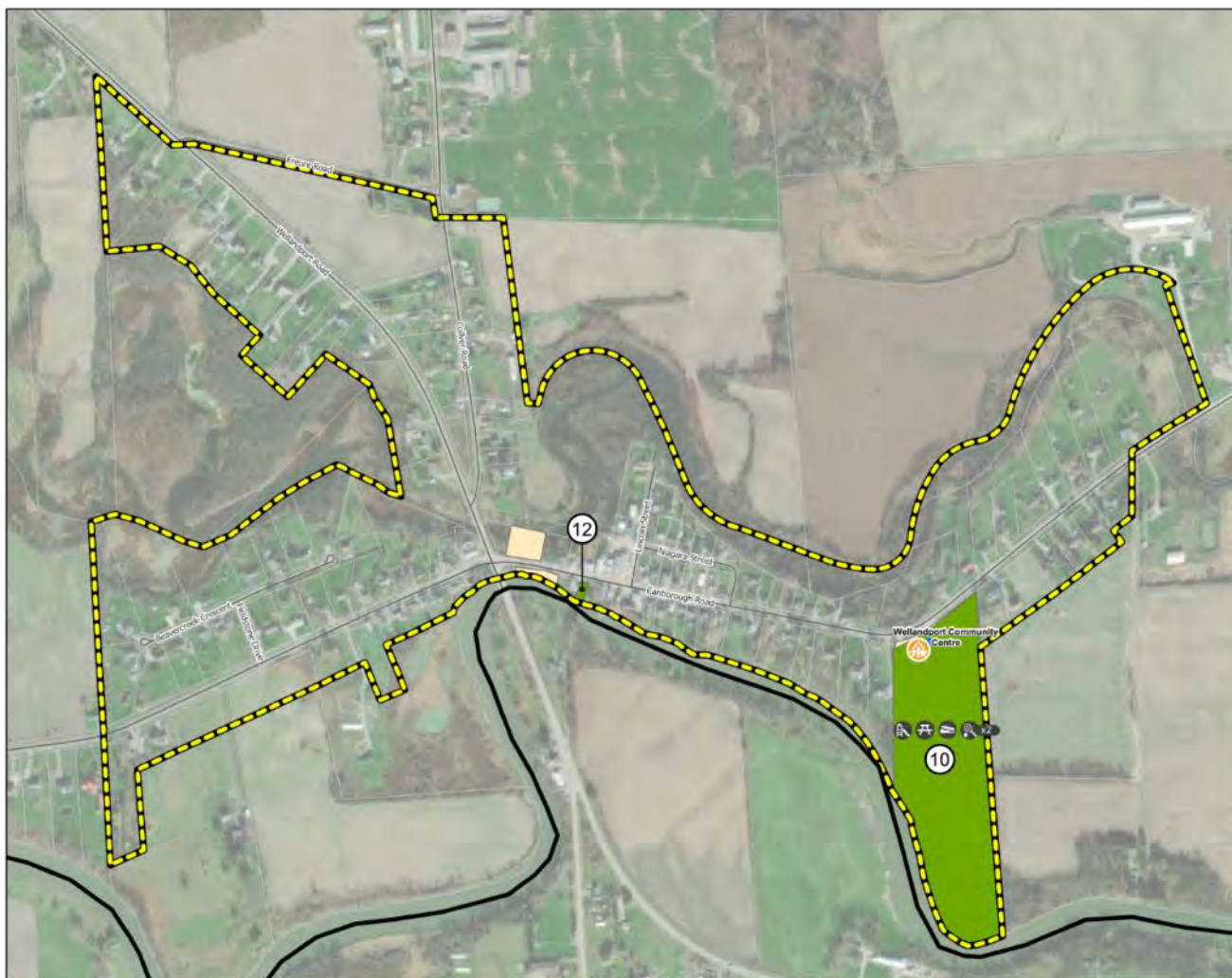
Parks & Recreation Facilities Inventory

Map 6 Wellandport

Parks

10 - Wellandport Community Park

12 - Old Bridge Park



PARK AMENITIES



LAND USE



Key Map



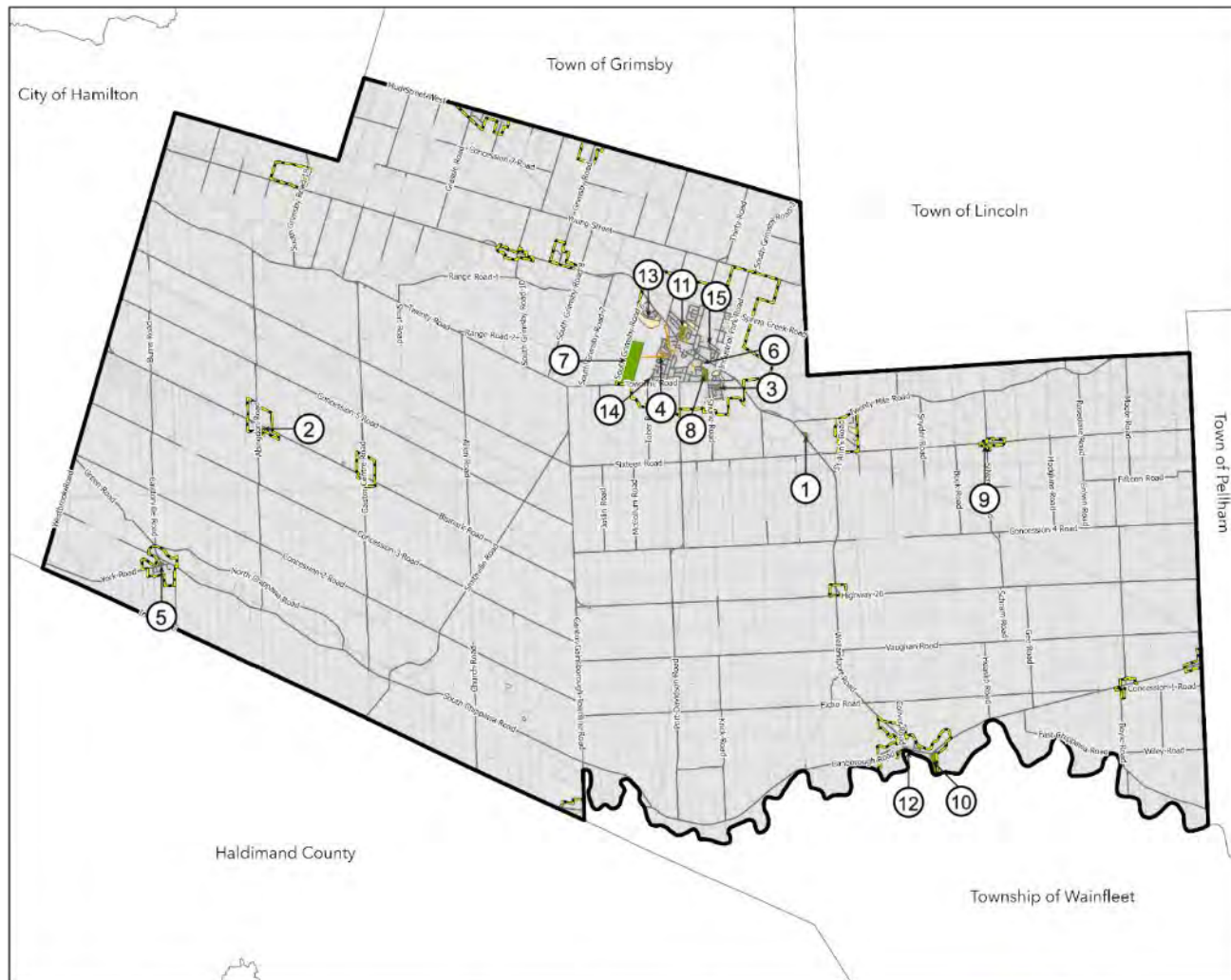
Township of West Lincoln

Parks & Recreation Facilities Inventory

Map 7 Township Wide

Parks

- 1 - Twenty Park
- 2 - Caistor Community Park
- 3 - Alma Park
- 4 - Anastasio Park
- 5 - Caistorville Library Park
- 6 - Hank McDonald Park
- 7 - Leisureplex Park
- 8 - Rock Street Park
- 9 - Silverdale Community Park
- 10 - Wellandport Community Park
- 11 - West Lincoln Arena Community Park
- 12 - Old Bridge Park
- 13 - Streamside Park
- 14 - Harvest Gate Park
- 15 - Dennis Drive Park



PARK AMENITIES



LAND USE



West Lincoln
Your Future. Our Priority.



Future / Planned Parks

Additional parkland is planned to be conveyed to the Township for new parks and trails as shown within the following plans of subdivision:

Smithville – Northwest Quadrant Secondary Plan

- Dunloe Draft Plan of Subdivision: 0.14 hectare park block plus 0.14 hectare block for future trail.
- Station Meadows West Draft Plan of Subdivision: 1.04 hectare park block plus 0.20 hectare block for future trail.
- Thrive (Marz Homes) Draft Plan of Subdivision: 0.71 hectare in 3 park blocks plus 0.19 hectare block for future trail.

Locations for future parks are also conceptually shown within Secondary Plans for future development areas within Smithville, including:

- **East Smithville Secondary Plan** – one (1) future park to be centrally located within the future residential and mixed-use neighbourhood, with a walkway linkage to a future rail side trail along the north limit of the Secondary Plan area.
- **Smithville Master Community Plan (MCP):**
 - Three (3) future neighbourhood parks in the planned north community area (Block Plan Areas 2 and 3) between Spring Creek Road and future Street A, as well as a potential future trail connection within the hydro corridor to the north and a rail side trail connection at the north limit of Block Plan Area 1 as shown on Schedule ‘E-8’ of the MCP;
 - Four (4) future neighbourhood parks within the planned south community area (Block Plan Areas 9, 10 and 11) south of Townline Road, as well as a potential future east-west trail within the Trans Canada pipeline corridor, and other planned connecting trails and walkways as shown on Schedule ‘E-10’ of the MCP;
 - One (1) future neighbourhood park within the planned west community area (Block 13) as well as future connecting trails within linkages and along the east side of South Grimsby Road 6 as shown on Schedule ‘E-11’ of the MCP.

Parkland Classifications

The Township’s Official Plan designates Public Parks on its land use schedules and identifies the following park classifications within the policies of Section 9:

- **Neighbourhood Parks and Playgrounds:** designed primarily for children’s activities, centrally located and readily accessible to the majority of neighbourhood residents with an optimum service radius of 400 metres or a 5-minute walking distance. The target provision level is 1 hectare of neighbourhood

parkland per 1,000 population and the size range is identified as 1.2 hectares up to 3.0 hectares with some recognition that smaller parks may be accepted where appropriate. Typical facilities identified include a backstop for children's ball facilities, a junior-sized soccer field or playfield, playground equipment, paved areas for informal games/basketball, facilities for mothers with pre-schoolers, shaded areas and parking areas where appropriate.

- **District Parks and Playfields:** designed primarily for youth and young adults with emphasis on facilities for organized and non-organized sports, centrally located to the population within a service area of 1.6 kilometres or a 20-minute walking distance, and coordinated with secondary school sites where possible. The target provision level is 0.5 hectare per 1,000 population and the size range is 4 to 8 hectares. Typical facilities include regulation-sized soccer fields, softball and baseball diamonds, football fields, tracks and fitness courses, tennis, volleyball and basketball courts, night lighting and spectator facilities, swimming and wading pools, arenas, major playgrounds, community centres, passive recreation areas and parking facilities.
- **Linear Parks and Greenspace Corridors:** designed primarily to connect parks and recreation facilities as well as neighbourhoods via trails and pathways solely for pedestrian and bicycle use, servicing the entire community and located within Smithville and hamlet areas.

The Township's 2010 Parks and Recreation Master Plan identified the following park classifications which were previous including within an earlier version of the Township's Official Plan:

- Township Parks – Leisureplex and West Lincoln Community Centre;
- Community Parks – Wellandport Community Park, Caistor Community Park;
- Urban Parks – Anastasio Estates Park, Rock Street Park, Alma Acres Park, Streamside Park, St. Anns Park, Silverdale Park, Olde Town Gateway Park.
- Linear Parks.

For the purposes of classifying the parks to assess current parkland provision levels and future parkland needs, the following overall park classifications are used and may be further adapted and refined via the development of the Recreation and Parks Plan:

- **Destination Parks:** larger multi-use, multi-facility and sport parks that are intended to serve Township-wide needs, often featuring both active play and passive recreational areas, and may be co-located with community centres and indoor recreation facilities;

- **Community Parks:** parks with a range of facilities that serve multiple neighbourhoods within Smithville or an entire hamlet area, or parks with specialized facilities that may draw users from beyond the local area;
- **Neighborhood Parks:** parks within urban residential areas that primarily serve local needs within walking distance of most residents of the neighbourhood;
- **Linear Parks, Nature Parks, and Greenspace Corridors:** trails, pathways and other open space corridors that connect to parks and/or provide walking and cycling routes as part of the broader on- and off-road active transportation network.

Proposed Park classifications for the existing parks are provided in **Appendix A**.

Parkland Provision Levels

Current parkland provision levels based on the inventory and classification of existing parks and the estimated 2024 population for Smithville and the Township as a whole are summarized in Table 1.

Table 1: Existing Parkland Provision Levels

Park Classification	# of Parks	Total Area (ha)	Provision Level (Township)*	Provision Level (Smithville)*	Provision Level (Rural/Hamlets)
Destination Parks	2	26.3	1.4 ha/1,000 population	-	-
Community Parks (Smithville)	2	4.6	-	0.5 ha/1,000 population	-
Community Parks (Rural/Hamlets)	6	13.7	-	-	1.5 ha/1,000 population
Neighbourhood Parks (Smithville)	5	2.8	-	0.3 ha/1,000 population	-
Total	15	47.4	1.4 ha/1,000 population	0.8 ha/1,000 population	1.5 ha/1,000 population

*Based on 2024 estimated population of 18,554 for the Township as a whole and 9,318 for Smithville.

Overall, the total current inventory of 47.4 hectares of parkland represents a Township-wide provision level of 2.6 hectares of parkland per 1,000 population.

Relative to the provision-level targets in the Official Plan, the current provision level of 0.3 hectares per 1,000 population for Neighbourhood Parks in Smithville falls well below the target of 1.0 hectare per 1,000 population, while the current provision level for Community Parks

meets the Official Plan target of 0.5 hectare per 1,000 population for District Parks and Playfields. Although classified as a Destination Park having a Township-wide service area, the West Lincoln Community Park is in Smithville and contributes to meeting neighbourhood-level parkland needs for the surrounding neighbourhood. Additionally, Rock Street Park is classified as a Community Park but also provides access to neighbourhood-level park facilities for the surrounding neighbourhood.

Based on a review of the geographic distribution of existing parks in Smithville and application of the 400-metre radius service area for neighbourhood-level parks and playgrounds, there are no significant gaps identified in the existing residential neighbourhoods. The area north of the Canadian Pacific Railway and south of Spring Creek Road along the west side of Station Street does not currently have an existing Neighbourhood Park to service this area within walking distance; however, the planned park in the Station Meadows West subdivision will resolve this gap.

A portion of the residential area south of Colver Street and north of Townline also does not have access to an existing Neighbourhood Park within a 400-metre radius; however, this area is within a short walking distance to the existing Smithville Public School which has an existing playground, tarmac area and open playing fields.

PARK CONDITIONS AND ACCESSIBILITY

Evaluation Criteria

Each of the parks were photographed and evaluated during the process of site visitation and notes were taken to document aspects of condition and accessibility, each being designated with conditions rank and accessibility rank following the review of each park. The ranking system and criteria used are as follows:

1. **Poor:** Consistent and thorough wear, specific features that question the appeal of safety and usage potential or specific features that limit accessibility and barrier free use, requires short term revitalization.
2. **Fair:** Usable in the short term, no major concerns or limiting factors, minor areas of wear or lack of maintenance or accessibility barriers that could be addressed to enhance the park for long term use.
3. **Good:** Usable in the short to long term, no major or minor concerns regarding condition or accessibility; however, no specific features that enhance barrier free access and active engagement, require only general common maintenance.
4. **Excellent:** New infrastructure, specific features that enhance barrier free access and encourage active play, minimal to no maintenance required in the short term.

General Trends

Overall, there is a diverse range in the scale and quality of parks and facilities throughout the current inventory of parks ranging from expansive newly built accessible playgrounds to older, overgrown and collectively worn structures. Common elements include the prevalence of playgrounds which are consistent throughout all parks except for Old Bridge Park and Twenty Park that remains underdeveloped and underutilized.

A key feature and characteristic of the Destination Parks and Community Parks is the co-location of the park with indoor facilities including:

- Community Halls together with Caistor Community Park, Hank MacDonald Park, Silverdale Community Park and Wellandport Community Park
- Community Library and Caistorville Library Park
- West Lincoln Community Centre and West Lincoln Community Park.

These buildings help to establish the adjoining park as core hubs of outdoor recreation in locations geographically distributed throughout the Township. Larger parking areas as well as washrooms are largely restricted to these locations primarily, rarely being existent in the smaller Neighbourhood Parks.

Additionally, key pieces of sports infrastructure include five (5) baseball diamonds and ten (10) soccer fields of various sizes, along with a tennis court, and a skatepark, predominantly distributed between Caistor Community Park, Leisureplex Township Park, Wellandport Community Park and the West Lincoln Community Centre Park.

The complete listing of existing parks with their current facilities, amenities and features is provided in **Appendix B**.

Aspects of accessibility that were of the most noticeable concern within certain parks include the surfacing of parking areas, pathways and playground areas. Within aspects of the conditions assessment, qualities of variance included the overgrowth of multiple areas including playground bases, pathways, and sports fields, a lack of edging and signage, as well leaving some structures appearing well-maintained and others lost in time. Most issues of accessibility can be enhanced through conclusive resurfacing or grading of well-travelled areas to increase mobility potential throughout those spaces.

Some form of seating such as benches, picnic tables or bleachers for spectator seating is available in most existing parks, providing rest area for certain spaces which helps to improve user experience and accommodate various physical mobility levels.

Additionally, there is a wide variety in the quality of sports facilities and maintenance within the major community and destination parks that require various levels of renewal.

Many of the existing parks do not currently provide any shade/shelter structures and are predominantly open to the sky with limited tree canopy cover. For those parks with a pavilion, gazebo or similar structure, in some cases the location of the shade/shelter structure is somewhat isolated and/or is not connected with a barrier-free path of travel to the park entrance or other park elements.

A complete list of parks with their individual conditions and accessibility rating, as well as related notes is provided in **Appendix A**.

Overgrowth and Surfacing

One consistent note of concern throughout the various parks was the quality of surfacing and surface maintenance throughout parking, trails and playground terrain areas.

Playground terrains were usually comprised of engineered wood fibre (mulch) which is a common material of choice for these types of spaces to distinguish the playground area from surrounding grass areas as well as providing a soft landing safe space for children using the play structures and equipment. Contrarily, mulch often can contribute towards limiting mobility for those that experience physical limitations or require supportive elements such as walkers, wheelchairs or other

elements. Mulch also exposes these playground spaces to the existence of weeds and overgrowth which can lead to the visual deterioration of the space and adversely impact substantial use. Paths throughout multiple spaces presented similar challenges including varying grades and notable overgrowth, both of which limit the effectiveness of the path to enhance accessibility and guide users through the space. Methods of improvement could include the paving of pathways to provide a barrier-free access route and re-establish the quality of the pathway both for enhanced surfacing and longevity. Fully accessible playground terrain is available as engineered rubberized padding that maintains the safety aspects of mulch but enhances the smoothness of the surfacing and reduces vegetation growth and encroachment into the play area; however, this type of surfacing comes with an increased capital cost as compared with traditional playground safety surfacing.

The surfacing existent throughout the majority of parking areas present similar concerns of rough terrain and overgrowth creating similar mobility limitations. Paving the parking areas, painting lines for parking spots and establishing designated accessible parking spots will not only increase the accessibility of the space but also reduce the levels of regular maintenance that would otherwise be required to maintain gravel parking lots.



ABOVE: Rock Street Park playground area.



ABOVE: Rock Street Park parking lot.

Washrooms and Seating

Washrooms and seating were two features that were specifically reviewed throughout the site visit process. It was observed that washrooms were greatly limited to the existence of community buildings within the site, leaving no Neighbourhood Parks and some of the community parks without available washrooms facilities. The inclusion of portable washrooms would improve the user experience within these spaces.

Seating was observed, of various levels, throughout the majority of parks spaces with only four (4) existing locations noted without any forms of seating within the park. These locations include: Old Bridge Park, Twenty Park, Hank MacDonald Park and Dennis Drive Park. Within Neighbourhood Parks, seating was often observed to be a single or multiple benches within the site, frequently located near where there are trees that would provide shade and allow for the seating to serve as a refuge area with at least minimal canopy for shading.

Within Destination Parks and Community Parks, the seating arrangements were larger in scale, including picnic tables occasionally in conjunction with covered pavilions. This promotes socialization within these spaces while also offering effective structures for providing shelter for users as well as supporting events and gatherings. The majority of seating and shelters within the parks was noted as good condition with fair to good accessibility ratings.

Sports Facilities

Caistor Community Park

Among existing parks with sports fields, the present facilities at Caistor Community Park are of the poorest condition. Featuring one (1) soccer field and two (2) baseball diamonds, each was noted to be of fair to poor condition in its existing state. The baseball field maintenance is of usable condition; however, the backstop and seating for the baseball diamonds is outdated showing aging and substantial general wear and may require replacement in the short to midterm to sustain usage and enhance the quality of the space for users. The soccer field exhibits poor to no linework in coordination with rusted posts that include no netting, making this portion of the site unusable for any organized soccer programs.



ABOVE: Existing ball diamonds and soccer field at Caistor Community Park

Rock Street Park

Rock Street Park exhibits two (2) half-size soccer fields that were noted in good condition for regular use. The location of this park facility within the primary urban center of Smithville allows these fields to be used regularly for a combination of scheduled usage and neighbourhood usage. Regular general maintenance should continue to maintain long-term viability of this space to serve the surrounding community.

Leisureplex Township Park

Leisureplex Township Park features eight (8) soccer/ football fields, two (2) baseball diamonds, a walking/ running track, and two long-jump areas as well. Throughout the space it was noted that the general condition within these facilities ranges from good to poor. The soccer fields are of varying sizes including four (4) full size, two (2) three-quarter size and two (2) half size fields of various levels of maintenance.

The baseball diamonds were observed to be of good, useable condition, requiring only regular levels of maintenance to sustain regular usage levels in the short term.

Both the soccer and baseball fields include lighting which contribute towards the effective and maximized scheduling and use potential of the space for a broader range of hours particularly in the shoulder seasons.

Contrarily, the walking path and long jump areas present significant overgrowth and a general lack of maintenance. Substantial revitalization of these facilities followed by regular sustained maintenance would return these facilities to greater availability and use potential.



ABOVE: Existing overgrown long-jump track and pit at Leisureplex Park.

Wellandport Community Park

The sports facilities within Wellandport Community Park include two (2) tennis courts, these courts being the only tennis facilities within the Township's existing inventory. It was noted during site visits that both courts are currently in a state of poor but useable condition. Some aspects contributing to this rating include cracks and overgrowth within the pavement, significantly faded lines and heavy wear of the nets. As these are the only tennis courts within the Township, motivating greater interest and participation in tennis would require improvements to the quality of surfacing and lining of the courts, in addition to consideration of replacement of the nets within the short to mid-term to ensure sustainable opportunity for use over the long term. Addition of or re-purposing to basketball is another option to provide greater community benefit and promote increased use of the facility.



ABOVE: Existing tennis courts and nets at Wellandport Community Park.

West Lincoln Community Centre Park

West Lincoln Community Park has been substantially renewed to become the primary multi-use Destination Park with a range of outdoor and indoor recreation facilities supported by a large, paved parking area. The relatively new condition greatly influenced the rating of good to excellent rating of both accessibility and existing condition of the facilities within this site. It includes a skatepark, splashpad, practice field and baseball diamonds, each of which are connected by a series of paved, level paths and currently exhibits a high quality of regular maintenance. The pathway network within this site and the level of quality of facilities should be referenced for the desirable level of maintenance for other facilities throughout the Township as existing parks are renewed and new parks are added. There are no notable needs for renovation or revitalization identified for the short to long-term at this site.

Playgrounds

Playgrounds throughout parks inventory were generally observed to be in a good state of condition. Most structured showed minimal to no signs of significant general wear and require no short-term revitalization to maintain usable condition of the structures themselves.

Only two (2) sites within the existing infrastructure were noted as poor condition of the existing playground structures which included Leisureplex Community Park and Silverdale Community Park. In both cases the existing play structures are currently still in a usable state but would require revitalization to renew the structures, responding to higher levels of general wear that may create visual barriers to desired use and long-term sustainability of the structures.

As noted earlier, accessibility supports and features are lacking in the playground inventory including paved barrier-free pathways to access the playground, fully accessible safety surfaces, and play elements designed specifically for universal access. It is also noted that modern playground designs typically include edging/curbing to contain the safety surface materials and better define the playground area while providing one or more openings as defined entry points for barrier-free access.



ABOVE: Leisureplex Park playground



ABOVE: Silverdale Park playground

Shade / Shelter

Gazebos, picnic shelters, pavilions and shade structures are an important form of protection from the sun's harmful rays and in some cases can provide temporary shelter from precipitation, together with seating provide rest/respite areas and may also offer a range of potential park uses and programming opportunities such as outdoor learning, performing arts, logistical/support space for events and festivals, and as gathering/social spaces informally or via private bookings/rentals where appropriate.

Shade/shelter structures should be located near or among other park elements such as playgrounds, multi-use/sport courts and other high-use facilities and areas in locations that are easily accessible for all users via a barrier-free path(s) of travel. For structures such as gazebos,



ABOVE: Existing pavilion at Caistor Community Park

picnic shelters and pavilions, a hard-surface base/flooring is commonly provided to maximize use opportunities and accessibility while reducing maintenance requirements. Seating in the form of picnic tables and/or benches is typically located within/under the structure.

Many of the Township's existing parks do not currently have any type of shade/shelter structure(s), with exception to Caistor Community Park (picnic pavilion), Hank MacDonald Park (small covered patio / seating area attached to the building), Leisureplex Township Park (pavilion) and the West Lincoln Community Centre Park (gazebo, pergola, small shade structure at splash pad, and at the time of site visit a small tent was also available in the park). Most of the existing structures are isolated and do not have a barrier-free path of travel to access them.

Park Signs

Park signs are a key component to ensuring that parks are marked, easily distinguished and findable particularly in the event of an emergency call. They should be displayed in an open, unobstructed area for parks that can be observed from the street and especially for those that do not feature large road frontage. Throughout the site visit process, it was observed that the majority of parks feature a park sign, including standard information, easily readable and distinguishable from the surrounding landscape.

In some cases, alternative methods were deployed such as the archway symbolizing the entrance to a park or greenspace such as within Hank MacDonald Park. These signs greatly enhance the accessibility and establishment of the park as a public space, in addition to providing key information in an emergency situation.

One minor comment regarding the effective use of park signs is that these signs were often located near the entrance to the playground structure or features within the park rather than at the entrance to the park itself which, if relocated or replaced in future, could further enhance the benefits of an effective park sign. Additionally, for new parks and as existing park signs are replaced over their lifecycle, a common brand standard and naming policy should be considered to create uniformity in the typical location, size, content, colour scheme, materials and park naming protocol/practice.

Fencing, Park Boundaries and Hazards

Fencing was another element that was consistently noted throughout the parks inventory that can greatly assist in separating and distinguishing the boundaries of public spaces from adjoining private properties. At least some fencing was observed within each site with the exception of two (2) locations: Twenty Park and Hank MacDonald Park.

Establishing fencing at these two locations would help demarcate the boundary with adjacent properties and define the limits of the public space while also avoiding the potential for encroachments.

Additionally, any adjacent natural lands next to parks space is often left open to allow for access of these spaces through the available trails and water access points. Furthermore, consideration should be given to more effective use of additional signage to mark specific slopes, natural hazards and underground built hazards. This is a crucial factor in notifying park users of potential risks and hazards and enhancing the safety and accessibility of all outdoor spaces for public use.

INDOOR FACILITY CONDITIONS AND INVENTORY

The purpose of this section is to provide determine the Township’s current inventory of indoor facilities by facility type. The condition is based on a visual inspection only and further details are referenced in the Facility Audits conducted for the three Community Centres. There is no facility audit for the West Lincoln Community Centre as it is by all accounts new.

The chart is organized to forecast additional indoor facility requirements for the 30-year Master Plan. Future needs will be established based on a combination of the following factors that will emerge later in the process through the following;

- **Population Forecasts**
- **Current Capacity (Utilization Rates)**
- **Penetration Rates**
- **Trends**
- **User Group Consultation**

Facility Type	Current Supply	Condition	Size	Future Needs		
				2024 – 2034	2034 - 2044	2044 - 2054
Ice Pad	1	Very Good	NHL			
Gymnasium	1	Very Good	Full Gym (2 halves)			
Walking Track	1	Very Good	2 Lanes (arena perimeter)			
Multi-Purpose Rooms	3	Very Good	41’ x 21” (each) Options to double or triple in room size.			
Halls <ul style="list-style-type: none"> • Caistor CC • Wellandport CC • Silverdale 	3	Fair Fair Fair	Capacity 150 Capacity 184 Capacity 85			

FACILITY	SQUARE FEET
West Lincoln Community Centre	57,951
Caistor Centre Community Centre	4,592
Wellandport Community Centre	6,106
Silverdale Community Centre	1,653
TOTAL	70,302

OPERATING BUDGET ANALYSIS

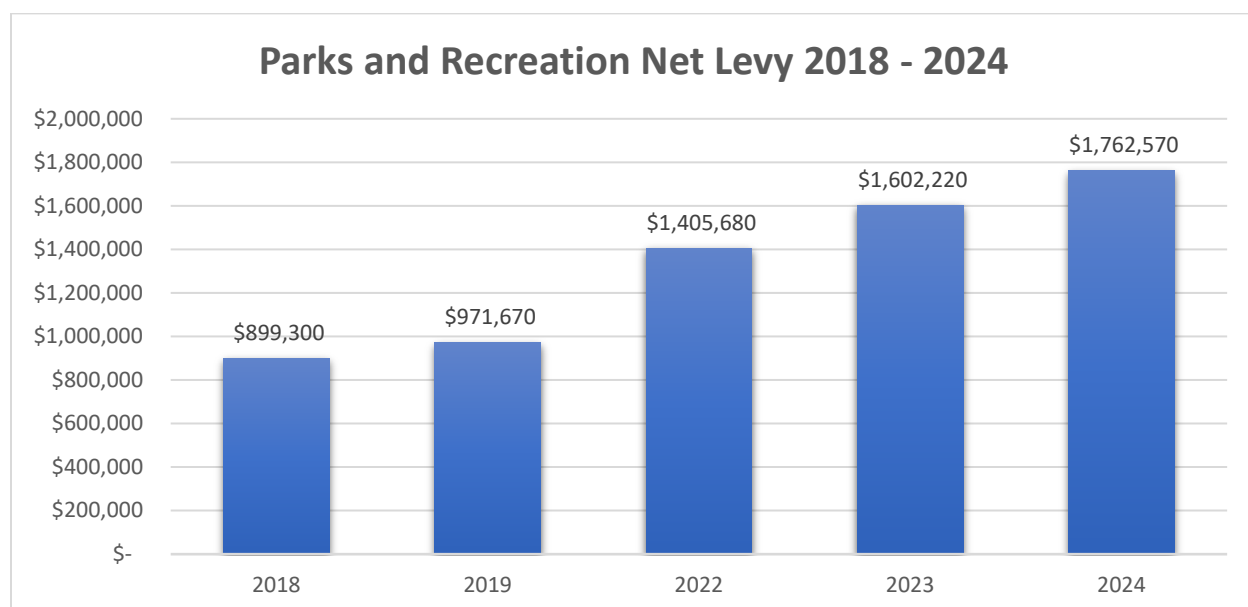
The purpose of this analysis is to determine how the overall Parks and Recreation Budget is trending over time. The information is presented in chart form with data labels for a more intuitive view. The analysis starts at the departmental level and then further explore individual cost centres for a more refined view.

The COVID-19 Pandemic resulted in skewed annual budgets as municipalities were required to keep their indoor and outdoor facilities operational, there were intermittent restrictions placed on municipalities regarding program cancellations due to provincial closure or restriction guidelines. As a result, the fiscal years 2020 and 2021 were not included in this analysis. In so doing, the analysis offers better insight as to the extent to which budgets and particularly revenues have emerged post-pandemic.

The charts include budgeted revenues and expenditures from 2018 to 2024, and include;

- **Parks and Recreation Department – Net Levy Impact (\$)**
- **Parks and Recreation Department – Expenditure Recovery (%)**
- **Parks Expenditures & Revenues (\$)**
- **Facilities Expenditures & Revenues (\$)**
- **Recreation Expenditures & Revenues (\$)**

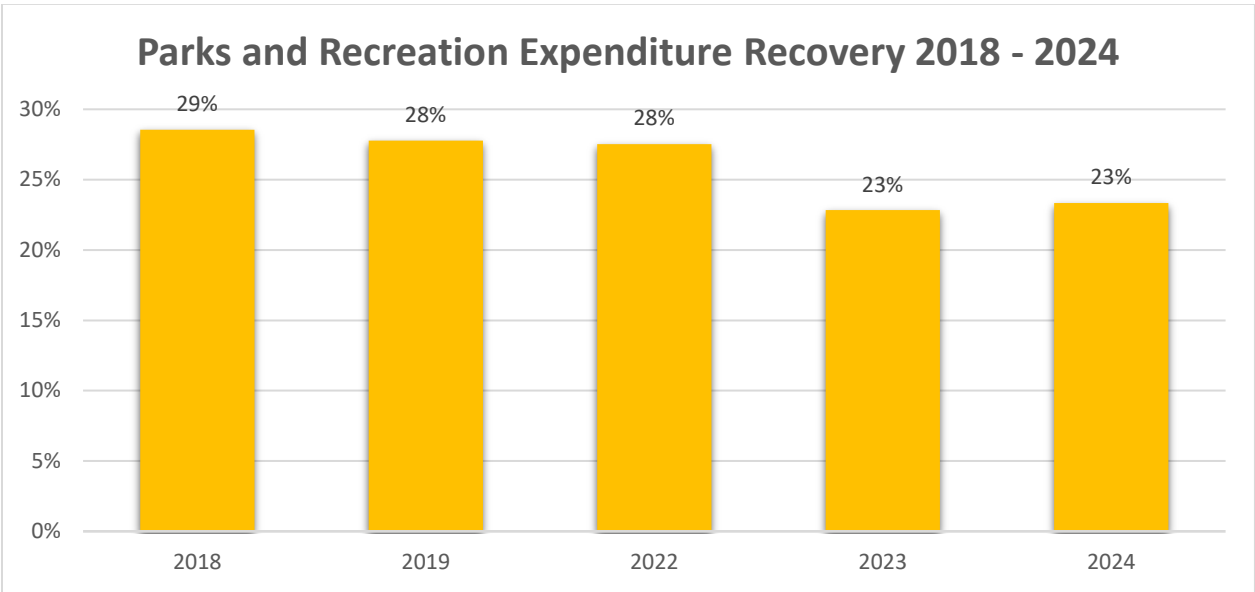
Table A - Parks and Recreation Department – Net Levy Impact (\$)



In reviewing the years 2018 to 2024 we note that the Departments levy increase between 2018 and 2019 was 8%. This would otherwise provide a benchmark as to a typical levy increase prior to a) the full operation of the New Multiuse Recreation Centre, and b) the COVID-19

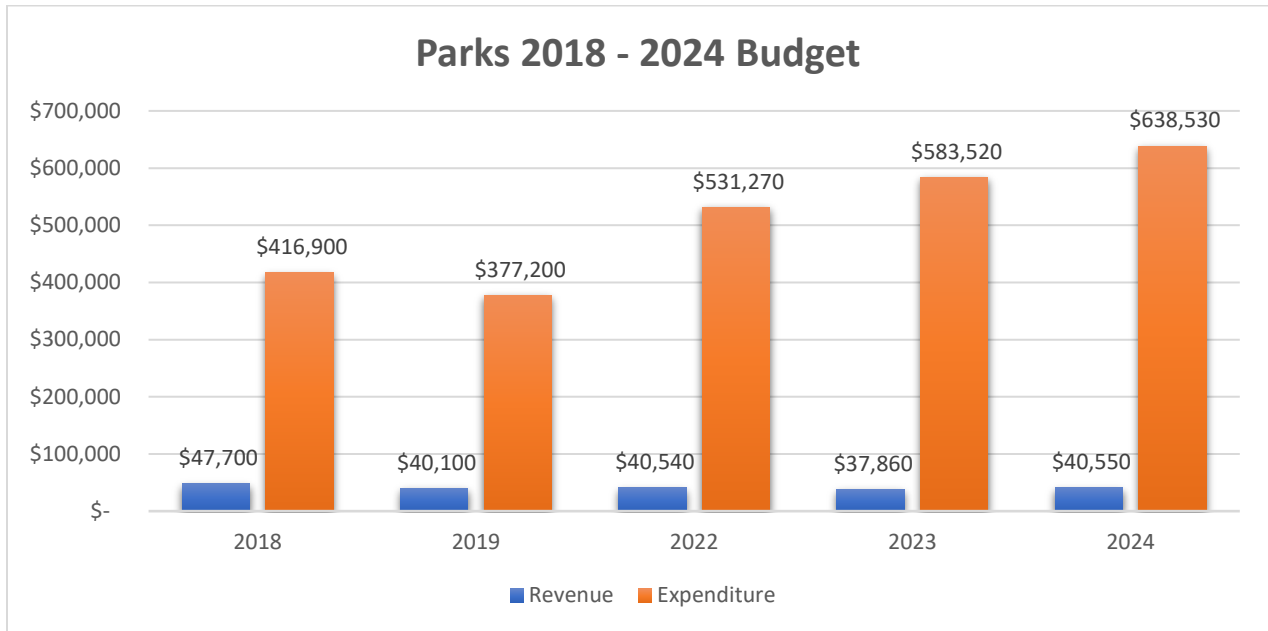
Pandemic. The 2022 net levy would represent the adjusted base budget increase that includes the new Recreation Centre Operations. We note further that Q1 of 2022 was also impacted by Pandemic restrictions. The net levy impacts of 14% in 2023 is likely do to a more fulsome budget adjustments for the Recreation Centre and assumption of new parks maintenance. Lastly the 10% net levy impact in 2024 is starting to represent a return to normal and the Township will likely need to plan for net levy adjustments accordingly if major parks or facilities are expanded.

Table B - Parks and Recreation Department – Expenditure Recovery (%)



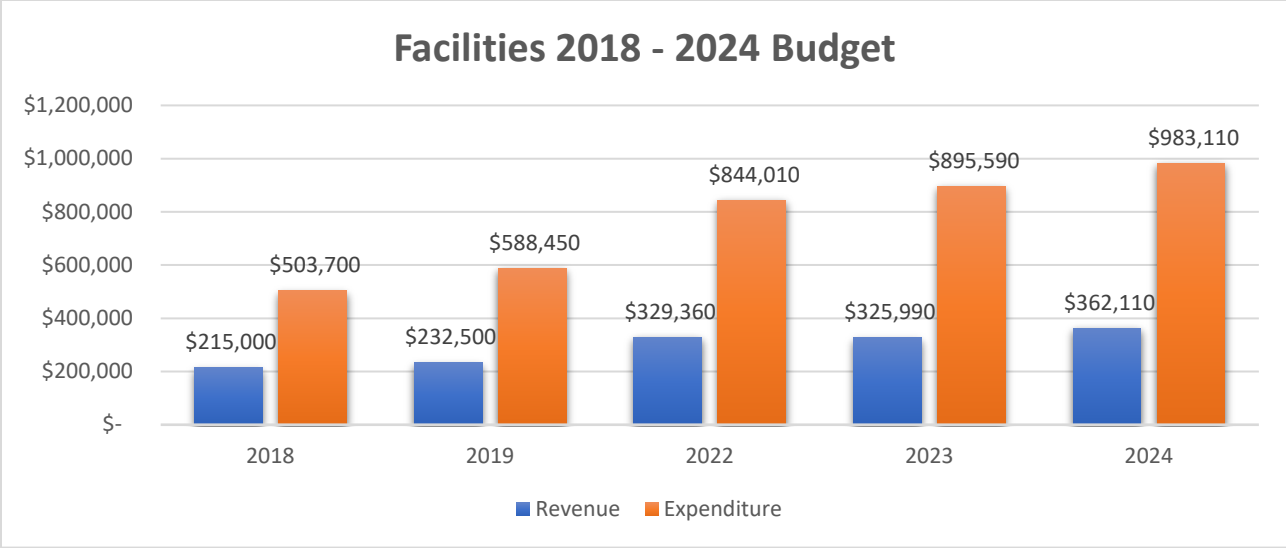
The purpose of Table B is to analyze how the Department is performing regarding the percent that expenditures are recovered through revenues which are primarily comprised of user fees and charges. The recovery rate is decreasing slightly year-over year which is very typical in Parks and Recreation Services as not all services have user fees (parks) which are impacted by non-discretionary inflationary factors with no corresponding offsets. There appears to be a significant drop in recovery between 2022 and 2023 however there was a one-time transfer from reserve (\$46,810) that drove revenues higher than normal. When this transfer is backed out of the 2022 revenues there would be a resulting 25% recovery rate which mitigates this drop. Overall, this level of recovery would be considered average in our experience with other municipalities.

Table C - Parks Expenditures & Revenues (\$)



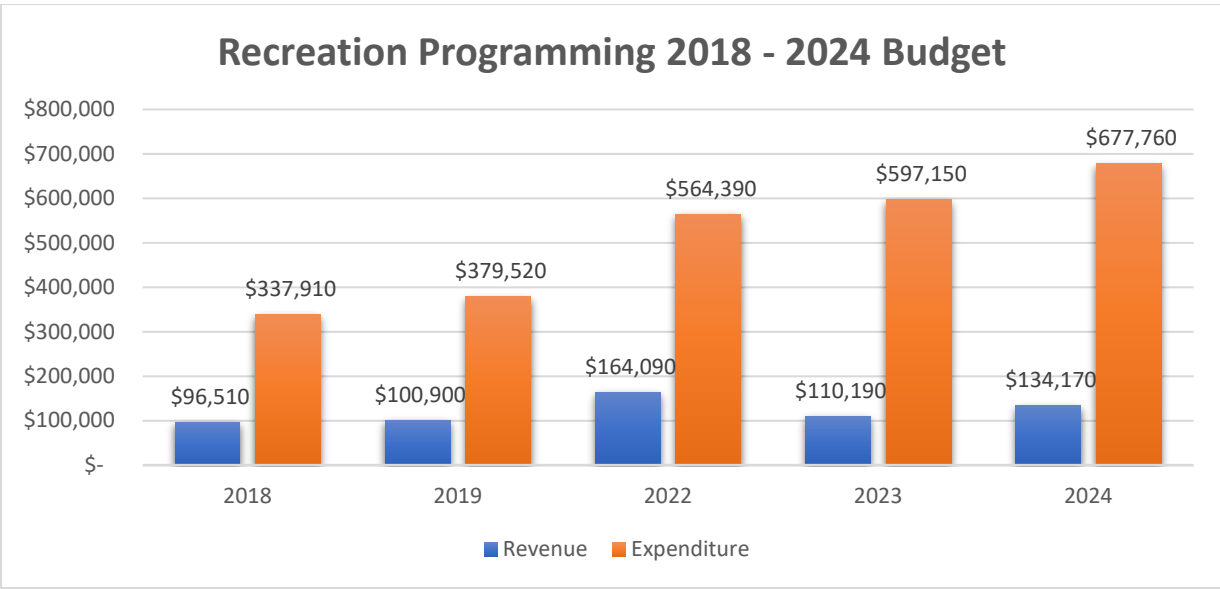
The expenditures increases are typical of what parks operations experiences as they are primarily driven by non-discretionary inflationary pressures. The decrease in 2019 is due in large part to the reallocation of share staff from parks to facilities. Revenues appear to remain relatively stable which suggest one of two scenarios that are mutually inclusive. The first scenario is that user fees have not been increased on an annual basis or that utilization rates are stable or in decline if fees have been increased. This scenario will be further explored in the utilization analysis of the Situational Analysis Report.

Table C - Facilities Expenditures & Revenues (\$)



The year over year facilities budget appears relatively typical of facility-based expenditures. There is a more noticeable increase between 2019 and 2022 partly due to inflationary factors during 2020 and 2021 combined with the commissioning of the new Community Centre. Revenues are trending favourable with a 68% increase from 2018 revenues. The expenditure recovery rate in 2018 was 43% while in 2024 the recovery rate was 37%. This relative decrease in expenditure recovery will be looked at further when analysing rates and fees in a subsequent section.

Table D - Recreation Expenditures & Revenues (\$)



The year over year expenditure within the recreation section is typical of recreation budgets. The revenues have increased by 39% since 2018. Given the increased programming (camps and

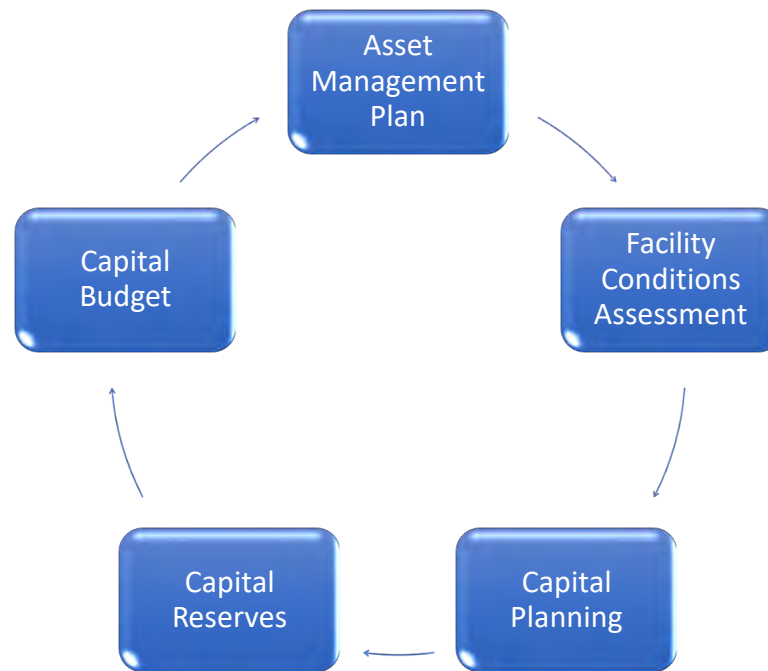
pickleball) that is available since the opening of the new Community Centre one would expect to see revenues at a much greater level. User fees will be investigated in a subsequent section within this report.

Summary of Findings

- The Township reports on previous years budget to budget and does not include “actuals” from previous years budgets.
- The three main cost centres (Parks, Facilities, Recreation Programming) offer sufficient information for tracking expenditures.
- User Fees within the Facilities cost centre would benefit from further breakdown into (i) ice revenues, (ii) floor revenues, (iii) Gymnasium Rentals/fees, (iv) room rentals, (iv) concessions.

CAPITAL BUDGET ANALYSIS

The purpose of the Capital Budget Analysis is to determine the extent to which the Township is positioned to address the repair, replacement, and revitalization of their existing assets. There are some fundamental qualifiers that determine effective capital budget planning processes. The graphic below illustrates the primary components of asset management and implementation.



Asset Management Plan (AMP)

The Township's AMP is relatively current having been completed in 2022. The parks and recreation building assets are included in the category of Recreation and Culture. From the consultants' review of the Township's Asset Management Plan review we noted the following key findings.

- 90% of the Township's assets are in fair to good condition.
- The Township has a \$9.8 million annual infrastructure deficit.
- The annual capital requirement for recreation and culture assets is \$1.2 million.
- 73% of Culture and Recreation Facilities to be in "very good" condition, 20% in "fair" condition, and 5% in "poor" condition.
- The annual capital for recreation and culture rolling stock (fleet) is \$47,000 annually. 63% is in fair to very good condition.
- The annual capital requirement for recreation and culture equipment is \$62,000 annually. 93% is in very good condition.
- The annual capital requirement for park assets (amenities) is \$251,000 annually. On average 67% of the amenities are in good condition with athletic fields being the lowest in condition at 56% in fair condition.
- There is a shortfall (\$2.3 million) of annual capital funding allocated to facilities.
- There is a shortfall (\$52,000) of annual capital funding allocated to rolling stock.
- There is a shortfall (\$251,000) of annual capital funding allocated to parks.

Like most municipalities in Ontario, the Township has a significant financial gap between their asset management requirements and their current capital reserves.

Facility Conditions Assessments

The Parks and Recreation Department has commissioned and completed 3 Building Audits for their older Community Centres. These building audits are the foundation of good capital planning. As such, the Township is well positioned in this regard as these audits provide detailed financial information on what needs to be replaced and when. The chart below summarizes the magnitude of repairs required for both the immediate and longer-term needs.

FACILITY	SHORT-TERM NEEDS 2020 - 2025	REQUIREMENTS	LONGER TERM NEEDS 2026 -2040
Caistor Community Centre	\$263,000	<ul style="list-style-type: none"> • Re-level drive and parking areas; • Provide asphalt surfaced parking area for barrier-free use; • Replace older exterior doors; • Replace older interior finishes; • Provide required fire separations between floor levels; • Modify south exit door to accommodate upper landing; • Modify south exit egress corridor width; • Re-paint exterior surfaces; • Add eyewash station at service room; • Add strobe horns and connect all to security monitoring system; 	\$252,000
Silverdale Community Centre	\$124,400	<ul style="list-style-type: none"> • Replace handrails on the ramp and stair; • Provide required fire separations between floor levels; • Improve emergency lighting coverage; • Add carbon monoxide detectors; • Add an eyewash station at the service room; • Add strobe horns and connect all to the security monitoring system; 	\$206,725
Wellandport Community Centre	\$373,500	<ul style="list-style-type: none"> • Replace exterior door hardware; • Provide proper hardware on service room doors; • Refurbish the steps and install a handrail; • Install exhaust fans, controls, and ducting to the exterior at both Washrooms; • Allow to secure the main disconnect. 	\$250,000

Capital Planning

The building audits contain detailed cost estimates for each item that needs to be replaced or repaired and the year it should be completed. This level of detail is desirable and should be translated into the Department long-term capital budget and forecast to identify accurate capital planning and costing.

Capital Reserves

The Parks and Recreation Department has access to the Township's general Capital Reserve Fund, Facilities Reserve Fund, in addition to dedicated reserve funds including DC Reserve (Parks and Recreation allocation), Cash-in-Lieu of Parkland Reserve Fund, and West Lincoln Community Centre Reserve Fund.

RESERVE FUND BALANCE	UNCOMMITTED BALANCES AS OF Q2 2024
Capital	\$1,182,273
Development Charges	\$100,566
Facilities	\$284,599
Cash-In-Lieu	\$521,233*
West Lincoln Community Centre	\$480,452

*Committed

Capital Budget and Forecast

The following are screen shots from the 2024 final Capital Budget and Forecast.

PARKS	626,500	308,500	189,000	159,000	157,000	259,000	1,309,500	19,500	27,000	9,500	3,064,500
1023 - Soccer LED lights	-	-	-	-	100,000	-	-	-	-	-	100,000
1048 - Parks Furniture	10,000	-	-	10,000	-	-	-	10,000	-	-	30,000
1147 - Wellandport Tennis Court Resealing	18,000	-	-	-	-	-	-	-	-	-	18,000
1149 - Hank MacDonald Park Building Roof Shingles	12,000	-	-	-	-	-	-	-	-	-	12,000
1150 - Abingdon Baseball Park Bleachers	15,000	-	-	-	-	-	-	-	-	-	15,000
1181 - Wellandport Community Centre Park & Shoreline Enhancements	-	120,000	-	-	-	-	1,300,000	-	-	-	1,420,000
137 - Split Seeder	-	-	-	-	-	9,000	-	-	-	-	9,000
138 - Miscellaneous Parks Equipment	8,500	8,500	9,000	8,000	9,000	9,000	9,500	9,500	9,500	9,500	90,000
147 - Leisureplex - New soccer field	-	-	-	-	-	200,000	-	-	-	-	200,000
148 - Wide Area Mower - Replacement	140,000	-	-	-	-	-	-	-	-	-	140,000
149 - Rental Replacement - To replace Field Top Dresser	-	-	-	-	-	-	-	6,500	-	-	6,500
152 - Leisureplex Playground Replacement	160,000	-	-	-	-	-	-	-	-	-	160,000
154 - Gator Replacement	32,000	-	-	-	-	-	-	-	-	-	32,000
160 - Zero Turn Mower Replacement	31,000	-	-	-	-	-	-	-	-	-	31,000
161 - Utility Tractor - To replace 2013 John Deere	-	-	-	-	-	41,000	-	-	-	-	41,000
22 - All Trails - Benches	-	-	-	10,000	-	-	-	-	-	-	10,000
493 - Tractor - To replace 2016 John Deere	-	-	-	-	48,000	-	-	-	-	-	48,000
516 - Murgatroyd Trail - Reconstruction	200,000	-	-	-	-	-	-	-	-	-	200,000
622 - Tractor lawn mower - To replace 2017 Kubota	-	-	-	40,000	-	-	-	-	-	-	40,000
623 - Bannerman Groomer (Baseball diamond) - To replace 2017 Bannerman	-	-	-	-	-	-	-	-	11,000	-	11,000
624 - Field Paint Liner - To replace Simplistic	-	-	-	6,000	-	-	-	-	-	-	6,000
915 - Tractor - To replace tractor 41002	-	-	-	85,000	-	-	-	-	-	-	85,000
934 - Station Meadows West Playground - Playground Equipment	-	180,000	-	-	-	-	-	-	-	-	180,000
935 - Thrive Development - Playground Equipment	-	-	180,000	-	-	-	-	-	-	-	180,000
RECREATION FACILITIES	89,000	5,000	214,000	115,000	5,000	10,000	5,000	5,000	5,000	5,000	458,000
1089 - Silverdale Hall Siding Replacement	47,000	-	-	-	-	-	-	-	-	-	47,000
1101 - Leisureplex Electric Panel Upgrades	17,000	-	-	-	-	-	-	-	-	-	17,000
1156 - Abingdon Ball Diamond Building	-	-	-	110,000	-	-	-	-	-	-	110,000
494 - Ice Edger	-	-	9,000	-	-	-	-	-	-	-	9,000
495 - Ice Resurfacer	-	-	200,000	-	-	-	-	-	-	-	200,000
1159 - Miscellaneous Recreation Program Equipment	5,000	5,000	5,000	5,000	5,000	10,000	5,000	5,000	5,000	5,000	55,000
1218 - Seasonal Lighting Hydro Pole Safety Improvements	20,000	-	-	-	-	-	-	-	-	-	20,000

Page 264

194 - Single Axle Trailer - Replacement	-	-	-	-	-	10,000	-	-	-	-	10,000
460110 - TSFR FROM FACILITIES	112,000	30,000	190,000	-	-	60,500	-	-	-	170,000	562,500
1 - Town Hall - Paint interior	-	-	-	-	-	40,500	-	-	-	-	40,500
1041 - Town Hall Window Replacement	36,000	-	-	-	-	-	-	-	-	-	36,000
1042 - Old firehall windows and overhead doors	-	-	-	-	-	20,000	-	-	-	-	20,000
1089 - Silverdale Hall Siding Replacement	47,000	-	-	-	-	-	-	-	-	-	47,000
1101 - Leisureplex Electric Panel Upgrades	17,000	-	-	-	-	-	-	-	-	-	17,000
1149 - Hank MacDonald Park Building Roof Shingles	12,000	-	-	-	-	-	-	-	-	-	12,000
1217 - Council Chambers Tech Upgrades	-	30,000	-	-	-	-	-	-	-	-	30,000
400 - Rehabilitation of Town Hall Parking Lot	-	-	-	-	-	-	-	-	170,000	-	170,000
451 - Town Hall - New Roof - flat roof rework	-	-	40,000	-	-	-	-	-	-	-	40,000
656 - PW Ops Centre - New PWs Yard	-	-	150,000	-	-	-	-	-	-	-	150,000

Page 256

Summary of Findings

- There are capital funding shortfalls in all categories - parks, facilities, rolling stock.
- There appears to be a significant number of deferred capital projects that pose a risk to accelerated deterioration.
- The capital projects identified in the Building Audits for Caistor CC, Silverdale CC, and Wellandport CC have not been integrated into the Department's capital forecast.
- The establishment of a dedicated Capital Reserve Fund for the West Lincoln Community Centre represent good planning.
- The Township does not allocate funds from the Ontario Community Infrastructure Fund (OCIF) or the Canada Community Building Fund (CCBF) to the Parks and Recreation Department.

Rate & Fees Comparison

Comparison rating key:

↑ Municipality's fees are higher than comparators

↓ Municipality's fees are lower than comparators

= Municipality's fees are similar to comparators

All fees include HST

Ice/Arena Floor/Ice Programs

	West Lincoln	Grimsby	Lincoln	Wainfleet	Rating
Ice - Prime Time General	\$235	\$285	\$240.80	\$195	=
Ice – Prime Time Minor Sport - Skating	\$160	\$195	\$183.55	\$139	=
Ice – Prime Time Minor Sport - Hockey	\$171	\$195	\$183.55	\$139	=
Ice – Non-Prime Time General	\$160	\$150	\$156.00	\$165-\$221	=
Ice – Non-Prime Time Minor Sport	\$110	\$110	\$183.55	\$139	↓
Arena Floor	\$70	\$56-\$80	\$73.20-\$117.80	\$850/day	=
Ice Local Schools/Home School	\$78	\$80	\$104.00	\$38.00-\$77.00	=
Public Skate – all ages & Stick & Puck (per person)	\$3.00	\$3.50-\$6.00	\$2.50-6.00+	\$4.00	=
Shinny (per person)	\$6.00	\$7.00	\$13.00 (adult rate)	n/a	↓

Observations:

- Generally, West Lincoln fees are equal to or only slightly lower than comparators
- West Lincoln is the only municipality to specifically name the minor sport association in the fees and charges bylaw
- All municipalities except Wainfleet offered discounts for 10 public skating passes. Prices were all comparable.
- Grimsby and Lincoln offered a family ice pass (2 adults and up to 4 children).
- Stick and Puck and public skating rates were very similar across all municipalities, but Grimsby offers a noon hour hockey rate of \$7 (adult), which is \$2 more than their stick and puck rate.
- Wainfleet offers discount if booking 1.5 hours. Multi-day rentals subject to water & hydro surcharge on a cost recovery basis.
- Wainfleet charges a premium rate (\$221/hr) for non-resident early morning ice for minor sport.

Community Rooms & Auditoriums

	West Lincoln	Grimsby	Lincoln	Wainfleet	Rating
Prime (per hour) – up to 4 hrs	\$29.00	\$19.00-\$44.00	\$39.35-\$53.00	\$56.00	↓
Prime (daily) – more than 4 hrs	\$144.00	N/A	\$514.50	\$350/day	↓
Non-Prime (per hour) – up to 4 hrs	\$19.00				N/A
Non-Prime (daily) – more than 4 hrs	\$87.00				N/A
Kitchenette (per hour)	\$16.00	Included			=
Meeting room	N/A	\$12.00-\$30.00	\$26.50-\$32.85	\$21.00 - \$36.00 (/4 hrs)	N/A
Auditorium		\$31.00-\$63.00			N/A

Observations:

- West Lincoln hourly and daily rental fees are significantly lower than comparators. However, discounts for affiliated organizations are not factored into the fees and charges (such as free space for minor group meetings). Grimsby offers lower rates for community non-profits and citizen groups.
- Lincoln's fees are based on size of room and are comparable to the auditorium rates in Grimsby.
- West Lincoln does not designate meeting room space, but rates for the prime and non-prime room rental are comparable to the rates for meeting rooms in other municipalities.

Gymnasium

	West Lincoln	Welland	Pelham	St. Catharines	Rating
Full Gym					
Prime (per hour) – up to 4 hours	\$36.00	\$72.84	\$45.00	\$58.80	↓
Prime (daily) – more than 4 hours	\$171.00				
Non-Prime (per hour) – up to 4 hours	\$24.00				
Non-Prime (daily) – more than 4 hours	\$116.00				
Half Gym					
Prime (per hour) - up to 4 hours	\$19.00	\$51.75	\$24.00		↓
Prime (daily) - more than 4 hours	\$87.00				
Non-Prime (per hour) - up to 4 hours	\$13.00				

Non-Prime (daily) - more than 4 hours	\$58.00				
Gym Kitchenette (per hour)	\$16.00				

Observations:

- West Lincoln fees are considerably lower than neighbouring municipalities, and none offered reduced rates for non-prime time use. However, the Pelham gymnasium is twice the size of the gym in West Lincoln.
- Other municipalities detailed additional fees such as:
 - Alcohol surcharge \$100, Grimsby
 - Equipment delivery fees \$56, Grimsby
 - Large scale event set up/take down fees \$300/day, Lincoln
 - Facility cleaning fee \$85/hr, Lincoln

Recreation Programs and Workshops

	West Lincoln	Grimsby	Lincoln	Rating
10 Adult Class Pass Registered Program/Group Fitness	\$95.00	\$60.00	N/A	↑
Child/Youth Registered Program	\$57.00	\$75-\$103	about \$110	↓
Family Registered Program	\$125.00	N/A	N/A	
Adult Registered Program	\$76	N/A	\$66-\$205	=
Tai Chi First Timers (or other specialized class)	\$45.00			
Tai Chi Returning (or other specialized class)	\$28.00	\$7.75-\$11.25	\$14.70	↑
Cancellation Fee (program or camp)	\$15.00 (new)	\$25 (camps)	50%	↓
Drop in Gym Youth Single/10 tickets	\$3/\$15 Free youth drop in	\$7/\$259 annual	Free youth drop in (does not include fitness centre)	↓
Drop in Gym Adult Single/10 tickets	\$5/\$41	\$7/\$305 annual		↓
Drop in Gym Senior Single/10 tickets	\$3/\$25	\$7/\$259 annual		↓
Drop in Gym Family Single/10 tickets	\$15/\$100			
Kids/Youth Workshops	\$11		\$13.75-\$32	↓

Observations:

- West Lincoln program fees are generally lower than other municipalities (with the exception of the specialized Tai Chi classes, which while higher may not be comparable.)

- Drop in gym fees are lower, but within range when considering the different facilities. West Lincoln offers sponsored, free drop in youth programming (as do other municipalities). Lincoln also offered free pickleball drop in.
- Grimsby offered the most fitness centre membership options with 1 month, 3 month and annual memberships as well as the \$7 drop-in fee.

Children's Day Camp

	West Lincoln	Grimsby	Lincoln	Rating
Camp - 4 day/5 day	\$122/\$153	\$140-\$205	\$134-158 / \$167- \$198	↓
Camp - Extended Care (before OR after)	\$7/day	\$8.50/ day or \$44/week	\$8.25/day	↓

Observations:

- West Lincoln camp fees are lower than comparator municipalities and they include swimming and trips within that fee.
- Grimsby offers camps with and without trips. Higher rates apply to camps with trips.

Sports Fields

	West Lincoln	Grimsby	Lincoln	Wainfleet	Rating
Minor					
Team Youth 0-8 years (/player)	\$14.00	\$11.25	\$13.50	\$11.50	↑
Team Youth 8+ (/player)	\$16.00	\$19	\$17.50	\$52 per game/diamond	=
Field with lights (per hour)	\$25.00		+\$6		=
Tournament (per field, per day) Seasonal users	\$56.00	\$22	\$427.50- \$1,333.50/day	\$113 (eve) - \$272 (weekend/day)	↓
Tournament non-seasonal		\$80- \$95w/lights			
Adult					
Field w/o lights (per hour)	\$25.00	\$29.00	\$30.00	\$23/day	=
Field with lights (per hour) – 8 pm – 11 pm min	\$39.00	\$47.00	\$36.00		=
Adult Team/Season		\$925			
Tournament (per field/day)	\$238.00	\$80- \$95/day	\$427.50		↓

Observations:

- West Lincoln fees are generally comparable to neighbouring municipalities, though several factors mean that the fee comparison needs to be very carefully considered.
- The tournament fees for Lincoln are based on number of people (fewer or more than 500), so are not a good comparator for West Lincoln.
- Rates for schools were not part of the fees and charges bylaws in the comparator communities, so are not included here. There are likely subject to separate agreements.

Pavilion & Bandshell

	West Lincoln	Grimsby	Lincoln	Wainfleet	Rating
Pavillion Full Day	\$78.00		\$70-\$1333.50	\$180 - \$425 (sm – lrg)	=
Pavilion Half Day	\$45.00	\$43-\$70			=
Bandshell Full Day	\$301.00				
Bandshell Half Day	\$480.00		Fees above incl. bandshell		

Observations:

- West Lincoln rental rates for the pavilion are generally comparable to neighbouring municipalities. No other municipality had separate rates for a bandshell. Lincoln includes the use of the bandshell within their Rotary Park rates. Pelham uses a similar model (fees based on number of attendees)
- Lincoln rates include large events (over 500 people), but the lower rate is comparable.
- Grimsby classes their amenities as picnic shelters and the fee includes a picnic permit.
- West Lincoln rates include Hydro.
- Additional miscellaneous fees in other municipalities included:
 - Tennis Court Rental \$9, Grimsby
 - Neighbourhood Park Event \$32.80, Lincoln
 - Multi-purpose court (game/event) \$32.80/\$427.50, Lincoln
 - Picnic Tables or Garbage Cans (up to 9) \$159.00, Lincoln

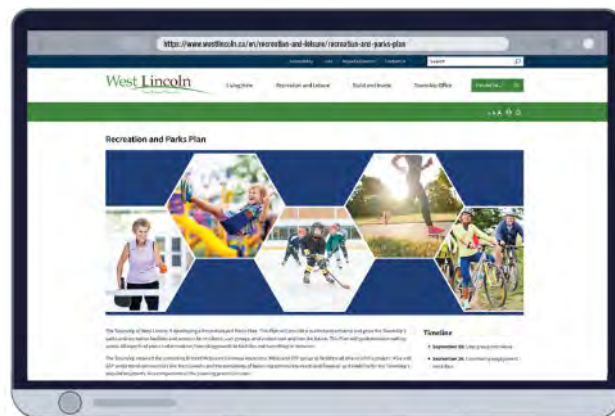
COMMUNITY ENGAGEMENT

A comprehensive Community Engagement initiative was conducted to gather input from residents, user and advocacy groups, staff, Council, school boards, and various other stakeholders. A wide range of engagement tools were employed, such as community workshops, committee meetings, interviews, focus groups, online surveys, and a targeted recreation group survey.

To promote and keep the community informed, updates were shared through West Lincoln channels and supplemented by radio interviews, advertisements, media releases, posters, and digital signage. Social media outreach, particularly through Facebook, along with word of mouth, also proved essential in reaching a broader audience.

Key engagement activities included:

- **Staff Workshops with recreation, library, and parks staff**
- **Staff Interviews**
- **High School Workshop with local students**
- **Council Interviews with the Mayor and selected Councillors**
- **School Board Input**
- **Online Survey**
- **Public Community Workshop**



SITUATIONAL ANALYSIS REPORT – WEST LINCOLN



S

O

A

R

The hundreds of comments collected were organized into six themes **Overall Themes**

- **Facility and Infrastructure Development**
- **Parks, Trails, and Natural Spaces**
- **Programming and Community Services**
- **Accessibility, Inclusion, and Community Partnerships**
- **Operational Efficiency and Staff Training**
- **Funding and Partnerships:**

1. Facility and Infrastructure Development

- **Indoor Facilities:**
 - Explore **year-round ice** and/or **summer ice options**.
 - Address **shared community room** use for services like mental health, counseling, and social services.
 - Improve **signage** inside and outside buildings, including wayfinding.
 - Consider **new amenities** (e.g., bocce courts, game tables, volleyball courts).
- **Outdoor Facilities:**
 - Expand **Leisureplex facilities indoor and outdoor** , additional ball diamonds, soccer fields, pavilions, parking
 - Build a indoor soccer facility
 - Add **track and field amenities** for school tournaments, **outdoor rink** possibilities,
 - **Disc golf, dog parks**, and options like **ball hockey** at existing fields
 - Build **new sports amenities** at other locations (e.g., pickleball courts, cross-country running courses, Ninja courses).
- **Library:** Install permanent **storybook walk structures** along pathways, extend **equipment rentals** to include sports items, and improve **library amenities**.

2. Parks, Trails, and Natural Spaces

- **Parks and Playgrounds:**

- Enhance playgrounds with **improved surfaces** (ramp access, safer materials) and structures for older children (e.g., ages 11-14).
- Introduce **nature-based play, risky play, and eco-gardens** for community engagement.
- **Trail Connectivity:**
 - Create a **Community Trails Strategy** for connected walking and running trails, pathways, and designated routes.
 - Extend trails from **Feedmill lands** along the river, linking developments and communities.
 - Invest in **Leisureplex's trail network**
- **Tree Canopy and Natural Preservation:**
 - Continue the **Tree Canopy Program** with options for developers, supporting boulevard and park planting.
 - Train parks staff in **horticulture** and **sustainable practices** to ensure proper landscape maintenance.

3. Programming and Community Services

- **Library-Linked Programs:**
 - Coordinate **summer programs** with Library events and themes.
 - Develop a **Mom and Tot/Grand and Tot program** to increase family engagement.
 - Offer **programming differentiation** between recreational and library services.
- **Youth and Adult Programming:**
 - Add more **after-school programs, fitness classes**, and adult-oriented options.
 - Create **youth-friendly programs** at the community center, including non-sport activities.
 - Explore **diversified activities** such as Cross Training Bike courses, disc golf, and leagues for all ages.
 - **Friday Night Program** for youth, **leagues for all ages** (e.g., volleyball, basketball).
- **Outdoor and Seasonal Programs:**

- Expand **outdoor fitness classes**, especially for seniors and youth, and incorporate **subsidized options**.
- Collaborate with Kiwanis to **extend affordable programs** for youth and seniors.

4. Accessibility, Inclusion, and Community Partnerships

- **Increased Accessibility:**
 - Ensure all parks are **walkable** and improve **neighborhood connectivity**.
 - Add **accessible features** at playgrounds and trails.
- **Community Partnerships:**
 - Engage local groups like **Kiwanis** to support low-cost youth and senior programming.
 - Establish a **Parks and Recreation Advisory Group** to support operations and provide feedback.
 - Coordinate with **school boards** for dedicated ice times and events.
 - Work with donors for amenities like **outdoor basketball courts with hockey nets**.
 - Work with sport group to support new facilities
- **Wellness and Mental Health Services:**
 - Optimize the community room for services like **counseling and social services**.
 - Offer **mental health and wellness programs** in partnership with local providers.

5. Operational Efficiency and Staff Training

- **Training and Safety:**
 - Develop **facility training** covering emergency procedures and drills. ie nalozone administration
- **Maintenance and Staffing:**
 - Ensure dedicated **cleaning staff and budget alignment** between facilities and the Library.
- **Marketing and Communication /Website and Social Media:**
 - Improve the **website** to include maps of trails, community group pages, and sponsorship info.

- Increase **marketing efforts** for outdoor amenities, services, and programs.
- Implement **facility meetings** for building-wide coordination.
- Enhance digital communication, including updates on **program offerings, facility availability, and trail maps**.

6. Strategic Planning and Funding Resources

- **Long-term Planning:**
 - Begin a **strategic plan** for parks and amenities for the coming 10 years.
 - Plan for growth that balances **small-town charm** with community expansion.
- **Funding and Partnerships:**
 - Seek **grants and partnerships** to expand parks, trails, and nature initiatives.
 - Partner with **local businesses** and non-profits to sponsor specific community projects (e.g., memorial benches, tree planting).

APPENDIX A – PARKS INVENTORY

Township of West Lincoln: Existing Parkland Inventory & Classifications

Park Name	Settlement Area	Address	Park Area (Ha)	Property Area (Ha)	Classification
Alma Acres Park	Smithville	35 Lindan St	1.2	1.2	Neighborhood Park
Anastasio Park	Smithville	50A Golden Acres Dr	0.7	0.5	Neighborhood Park
Caistor Community Park (Abingdon Community Park)	Abingdon	9184 Regional Rd 65	3.7	3.7	Community Park
Caistorville Library Park	Caistorville	9549 York Rd	0.9	0.8	Community Park
Dennis Drive Park	Smithville	81 Dennis Drive	0.5	0.5	Neighborhood Park
Hank MacDonald Park	Smithville	157 Mill St	0.4	0.4	Community Park
Harvest Gate Park	Smithville	48 Harvest Gate	0.2	0.2	Neighborhood Park
Leisureplex Township Park	Smithville	2543 South Grimsby Rd 6	20.2	45.9	Destination Park
Old Bridge Park	Wellandport	5162 Canborough Rd (RR63)	0.0	0.1	Community Park
Rock Street Park	Smithville	6287 Townline Rd	4.2	4.3	Community Park
Silverdale Community Park	Silverdale	4610 Sixteen Rd	0.3	0.5	Community Park
Streamside Park	Smithville	42A Creekview Dr	0.2	0.2	Neighborhood Park
Twenty Park	Rural - St. Ann's	2393 Regional Rd 20	1.2	1.1	Community Park
Wellandport Community Park	Wellandport	5042 Regional Rd 63	7.6	7.8	Community Park
West Lincoln Community Centre Park	Smithville	177 West St	6.1	6.1	Destination Park

Township of West Lincoln: Existing Parks & Outdoor Recreation Facilities Inventory

Park Name	Parking	Washrooms	Seating	Amenities
Alma Acres Park	x	x	Benches	Playground
Anastasio Park	x	x	Bench	Playground
Caistor Community Park (Abingdon Community Park)	20 gravel	in community centre	Pavilion, picnic tables	2 baseball diamonds (with lighting), playground, Community hall
Caistorville Library Park	10 paved	x	x	Playground, Library
Dennis Drive Park	x	x	x	Playground
Hank MacDonald Park	x	x	x	Community building, outdoor garden, greenhouse
Harvest Gate Park	x	x	Bench	Playground
Leisureplex Township Park	120 gravel	Permanent	Gazebo, Picnic tables, Benches	Playground, 5 soccer fields (4 full, 1 3/4 size), 2 Baseball Diamonds, scoreboard, walking track, long jump pit
Old Bridge Park	Street	x	x	Open Area
Rock Street Park	25 gravel	x	Picnic tables	Playground, 2 half sized soccer fields
Silverdale Community Park	19 gravel	x	Picnic tables, Benches	Playground, community hall
Streamside Park	x	x	Benches	Playground
Twenty Park	4 gravel	x	x	Tree covered areas, Trail access
Wellandport Community Park	50 gravel, 10 paved	x	Picnic tables, Benches	Playground, boat launch, Community hall, tennis courts
West Lincoln Community Centre Park	400 paved	Permanent	Gazebo, Picnic tables, Benches	Playground, Splashpad, Skatepark, Practice Field, Baseball Diamond, Community Centre

Township of West Lincoln: Existing Parks Condition & Accessibility Ratings

Park Name	Accessibility	Conditions	Notes
Alma Acres Park	Good	Good	Slight Overgrowth, woodchips
Anastasio Park	Fair	Good	Slight overgrowth, ground slopes away from playground, no park sign
Caistor Community Park (Abingdon Community Park)	Good	Good/fair	Ball diamonds maintained, consistent wear on backstop/benches, rusted random soccer posts
Caistorville Library Park	Good	Excellent	Playground is new, well maintained area
Dennis Drive Park	Good	Excellent	Playground brand new, well maintained area, slight overgrowth
Hank MacDonald Park	Fair	Good	Well maintained but no paved paths or walkways on long entrance to gardens
Harvest Gate Park	Good	Good	No general wear, slight overgrowth
Leisureplex Township Park	Good/fair	Good/fair	General wear on playground, walking track and put with major overgrowth, clean ball diamonds, rusted soccer nets
Old Bridge Park	Fair	Fair	No park sign, no features, slope to water, no paved path
Rock Street Park	Fair	Good	Overgrown parking lot, no paved areas or paths for access to soccer fields
Silverdale Community Park	Poor	Poor	Clean and Level parking lot, general wear on playground
Streamside Park	Fair	Good	New playground, overgrown and rough gravel path to playground
Twenty Park	Poor	Poor	Uncollected garbages and litter in woods
Wellandport Community Park	Good/fair	Good/fair	Clean and level parking lot and road to ramp, poorly maintained courts/ access path
West Lincoln Community Centre Park	Good/ Excellent	Good/ Excellent	Paved paths, level grading, well maintained, minimal to no wear

APPENDIX B – POLICY CONTENT

OFFICIAL PLAN³

2.3 Vision Statement

Recognition of Smithville as the centre of residential, commercial and industrial growth in the Township. Projected growth can be accommodated through upgrades, if required, to municipal services and infrastructure.

Leisure time activities and tourism is recognized as an important aspect of community. Such activities will be encouraged in conjunction with the private sector to provide recreational opportunities for all citizens and economic growth through tourism opportunities in Niagara Region.

The Leisureplex shall be the focus of outdoor public recreational activities while the Fairgrounds will be the focus of indoor recreational activities for the Township as implemented through a parks and recreation master plan.

2.4 Goals of the Plan

(m) To develop and implement a comprehensive parks and recreation master plan.

(n) To ensure the provision of adequate parkland, trails, open space and other indoor and outdoor recreational facilities to meet the need of residents of the Township throughout the plan period of this Official Plan.

(p) To co-operate with other government agencies, groups and private individuals in the development and maintenance of public recreational facilities and the provision of complimentary services and facilities throughout the Township.

(q) To plan, programme and budget public financial resources to provide services and facilities which will meet the realistic priorities and needs of the residents while striving to keep the Township taxes to a minimum.

(t) To encourage the engagement of residents, community groups, and other stakeholders, including Aboriginal groups, in the planning process.

³ [1.-Consolidated-Official-Plan-Consolidated-July-2021--Corrected---WITH-MAPS.pdf \(westlincoln.ca\)](#), accessed August 17, 2024

3.2 Population

The population of the Township as of the 2006 Census was 13,170 persons. The future population, based on past trends, is expected to reach 16,990 persons by the year 2031. The population projection is based on the results of the Township of West Lincoln Growth Management Plan and the Region's Growth Management Strategy.

3.4 General

(e) Recreation

Recreation is recognized as a significant activity within the Township. Lands designated for recreational purposes are available for the enjoyment of residents of the Township and its visitors. Recreational opportunities in the Township include passive recreational areas, golf courses, arenas and sports fields, the fairgrounds and hiking/bicycling trails. The Leisureplex lands shall be the prime location for future outdoor recreational activities. This Plan promotes the development of recreational trails linked to adjoining municipalities and a trail network within Smithville.

(f) Natural Features

West Lincoln has many natural areas that should be protected and enhanced for the benefit of current and future residents. In accordance with Provincial and Regional policy, the natural features of the Township are to be protected and preserved. Natural features include: rivers and valley lands, woodlots, wildlife habitat, habitat for threatened and endangered species, wetlands, areas of natural and scientific interest and fish habitat.

This plan will identify and protect these features. Further, in accordance with Provincial and Regional policy, development should generally be directed to areas outside of hazardous sites, as well as hazardous lands adjacent to rivers and streams that are impacted by flooding and/or erosion.

3.5 Healthy Communities

Municipalities in Ontario face many challenges in planning for growth and development, including: working with changing population projections; developing land for a variety of uses; building to suit the needs of the population; protecting the environment; and planning for economic prosperity and a sustainable future. At the same time, municipalities must ensure their planning decisions protect the health and well-being of their residents.

Land use decisions and the way communities are designed have multiple impacts on people's physical health as well as on their mental health and well-being.

The physical form of a community affects the quality of the air they breathe, the types of physical activity choices they make and how they interact with their neighbours. It defines the character of a community,

impacts real estate values and tax revenues, impacts the cost of providing services, and influences the community's ability to attract business and residents.

3.5.1 Objective

- d) Design roads and transportation networks that support all users;
- e) Improve road safety by reducing automobile dependency, while creating a safe environment for both pedestrians and cyclists;
- f) Ensure a built environment that supports and promotes safe active transportation as a priority travel option;
- g) Provide greenspaces, places to play and gather, and recreational facilities and opportunities for all;
- h) Ensure natural and built shade features are available at outdoor public spaces;
- i) Create complete neighbourhoods that include mixed densities and affordable housing options for people of all ages and socioeconomic status;
- j) Provide public spaces, parks and greenspaces where residents can meet, connect and congregate for social interaction.

3.5.2 Policies for Healthy Communities

- e) Development patterns shall maximize opportunities for active transportation;
- f) Design standards shall include necessary infrastructure to provide for the safety and convenience of pedestrians and cyclists;
- g) Road design and transportation planning shall be done within a complete streets design framework. Active transportation infrastructure shall be developed that is accessible, connected to the street system and linked to various uses in the community;
- h) Traffic calming and control measures shall be integrated into the road network to protect pedestrians and cyclists, with an emphasis on school zones and areas frequented by other vulnerable populations (e.g. seniors' residences, parks, etc.);
- i) Land use and development shall be planned using a complete streets approach considering the needs of all users - pedestrians, bicyclists, and motorists of all ages and abilities, and shall give priority to street connectivity and active transportation infrastructure.

3.6 Sustainability

3.6.2 Four Pillars of Sustainability

In the Township of West Lincoln, the four pillars of sustainability are cultural vitality, economic health, environmental responsibility, and social equity. To achieve, community sustainability, it is important that equal attention is paid to each of the four pillars. The four pillar model of sustainable development recognizes that a community's vitality and quality of life is closely related to the vitality and quality of all four pillars. Therefore, each of the four pillars should be considered when making decisions.

3.6.3 Objective

- a) To ensure the long term sustainability of the Township;
- b) To promote the protection and enhancement of the natural environment;
- c) To increase the efficiency of the use of existing municipal infrastructure;
- e) To increase economic development opportunities;
- f) To increase the amount of parkland within the Township;
- h) To ensure the development of the Urban Area of Smithville as a complete community;
- k) To promote and encourage alternative forms of transportation such as bicycling and walking;
- l) To promote trails and corridors and linkages across the Township; and
- m) To promote and encourage the recognition of heritage features in the Township.

5.3 Population and Employment Forecast Policies

- a) The projected population for the Township of West Lincoln by the year 2031 is 16,990 people. The Smithville Urban Settlement Area will accommodate the majority of residential and employment growth within the municipality while limited growth may occur within the Hamlet Settlement areas. The Urban Settlement Area of Smithville includes a built up area, which reflects the limit of growth on June 16, 2006 and Greenfield lands which were the undeveloped lands on June 16, 2006 inside the urban boundary. The built boundary is shown on Schedule B.

- b) The following Table outlines the population household and employment forecasts reflecting the Township's projected growth to 2031:

Table 5.3: Forecasts for West Lincoln

Year	Total Population with Undercount ¹	Total Households	Total Employment
2006	13,700	4,295	3,490
2011	15,100	4,750	3,780
2016	16,000	5,100	3,990
2021	16,600	5,370	4,410
2026	16,800	5,510	4,710
2031	16,990	5,610	4,930

¹ Total population in households excluding institutional population.

6.11.3 Northwest Smithville Secondary Plan

c) Parkland

- i Pedestrian and bicycle linkage to the park/open space area will be developed.
- ii As a condition of development/redevelopment, the Municipality may require the dedication of land for the construction of pedestrian walkways in order to access park and open space areas. The dedication of land for this purpose shall not be considered a component of the required land dedication for park purposes pursuant to Sections 41 and 51 of The Planning Act, R.S.O. 1990.
- iii Lands uses within the areas designated on Map 4 to Schedule "A" as Open Space - Detention Ponds, shall be limited to stormwater management facilities and passive open space uses. Buildings and structures not related to stormwater management shall be prohibited from this area. The implementing Zoning By-law shall include specific provisions for these areas that reflect the policies of this Subsection and other relevant policies of this Plan.
- iv To ensure that adequate recreational opportunities are available in Smithville, a neighbourhood park of approximately 1 hectare (2.65 acres) will be developed in this Plan Area. The parkland shall be acquired through parkland dedication or cash in lieu of parkland dedication in the amount of five percent (5%) for residential development, and shall be made pursuant to Sections 42 or 51.1 or Section 53 in accordance with The Planning Act, R.S.O. 1990. Land values for the determination of cash in lieu of parkland shall be determined in accordance with The Planning Act, R.S.O. 1990.

6.11.4 Wade Road Secondary Plan

c) Open Space

i The predominant use of land in the Open Space designation shall be for park purposes, and do not include lands physically unsuitable for residential development and for engineering facilities, such as stormwater management facilities. The size and configuration of the Open Space designation is considered representative and subject to detailed topographical information and a stormwater management study.

ii To ensure availability of recreational opportunities in the community, parkland dedication representing 5% of the lands to be developed shall be dedicated to the municipality for parkland purposes. Lands which are physically unsuitable for development or that are otherwise required for engineering purposes, will not be considered in the calculation of the 5% parkland dedication. At the discretion of Council, the 5% land dedication may be waived in favour of the construction and dedication of alternative recreational facilities, i.e. walk/bike paths which meet the recreational needs of the community.

6.11.5 Northwest Quadrant Secondary Plan

d) Design Principles Development in the Northwest Quadrant shall be consistent with the following principles:

- Provide a diverse mix of land uses and unit types to support a vibrant neighbourhood
- Develop a neighbourhood at the pedestrian scale to promote social interaction, active streetscapes and an overall walkable neighbourhood
- Establish an open space network of integrated and connected public spaces including parks, trails, stormwater management facilities and natural features
- Develop a well-connected network and hierarchy of streets, paths and trails that enhance connectivity and safely accommodate various modes of active transportation, including walking, cycling, and automobile use
- Locate parks and recreation spaces that will serve all age groups and physical abilities throughout the neighbourhood and connect them with an integrated active transportation system.

h) Parks

i. The planned function of the Parks land use designation is to provide the Northwest Quadrant and surrounding neighbourhoods with convenient access to a broad range of uses, including municipal parks and other green spaces.

ii. A park and trail system is a key component of the Secondary Plan. It is the intent that the park designation be developed consistent with the Neighbourhood Parks and Playgrounds and Linear Parks and Greenspace Corridors typologies identified in Section 9 of the Official Plan.

- iii. The amount and type of parkland within the community shall be consistent with the policies contained within Section 9 of the Township of West Lincoln Official Plan and will be determined through the draft plan of subdivision process.
- iv. Cash-in-lieu of parkland may be accepted by the Township in accordance with Section 9 of the Township of West Lincoln Official Plan and Section 37 of the Planning Act.
- v. Park blocks shall have a trail connection to promote connectivity via on-street or off-street trails, which connect blocks, open spaces and other points of interest including the future Multi-Use Recreational Site.
- vi. Parks and trails shall be strategically located and linked to the broader trail system, as identified in the Township's Trails and Corridors Master Plan.
- vii. All trails shall be designed consistent with the Township of West Lincoln Trails and Corridors Master Plan.
- viii. Parks shall be easily accessible to residents and will be located within close proximity of all residential areas.
- ix. The Township encourages the integration of stormwater management facilities as part of the parks and open space system. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural wetland and, where appropriate, may be adjacent to public parks. However, stormwater management facilities shall not be accepted as parkland under the parkland dedication provisions of the Township Official Plan and the Planning Act.
- x. Lands designated for park use adjacent to the rail lines will provide noise and safety buffers for adjacent residential uses. Consultation with the appropriate rail company, and completion of appropriate studies (i.e. noise and vibration studies) will be required to determine specific noise and safety measures.
- xi. The planting of trees within parkland blocks is encouraged to provide shade and to enhance the urban forest.
- xii. In addition to the provision of open space and parks, private amenity recreation space should also be provided through future development applications, particularly for lands designated for medium density residential uses.
- xiii. Minor adjustments may be made to the size and location of parks and open space through the development approval process, without further amendment to the Secondary Plan, as long as the general intent of the Secondary Plan is respected.

SECTION 9 PARKS POLICIES

9.1 Background

The predominant use of land in this category shall be for active and passive recreational purposes, public and private parks, golf courses, playing fields, indoor and outdoor recreation facilities, playgrounds, nature trails and wildlife management. Limited ancillary commercial uses may also be permitted. The lands designated as Public Parks are identified on Schedule 'B-1' to B-4' of this plan represent all parks as defined in Section 9 of this plan.

9.2 Objectives

- a) To provide a framework for the provision of active and passive parks and recreation areas for Township residents.
- b) To provide community and cultural facilities to serve the Township's residents.
- c) To establish a system of linkages which provides access to the open space and recreational areas of the community.
- d) To ensure that adequate parks, open spaces and recreation facilities are provided for people of all ages.
- e) To identify and respond to the needs and interests of the community through an ongoing program of parks and recreation planning.
- f) To encourage and maintain open channels of communication with community groups, sport organizations and public agencies in the planning and development of parks and recreation facilities.
- g) To identify and preserve land for future community use in advance of urban development.

9.3 Policies

- a) Parks within the Township shall be used for a wide variety of recreational areas or facilities, including passive and active areas, forestry, fish and wildlife management and conservation areas.
- b) The Township recognizes the importance of lands under the jurisdiction of the Niagara Peninsula Conservation Authority and the Ministry of Natural Resources and other public agencies and shall support the conservation activities of these agencies. Any proposed development on lands which abut a provincial park, conservation area or conservation reserve should be developed in a manner to maintain a natural, standing buffer of undisturbed mature trees and/or vegetation to visually screen the development.
- c) The Township shall develop parks in conjunction with school sites and private parks wherever possible to meet the recreational needs of the community. Joint use agreements between the Township Council and Boards of Education shall be encouraged to maximize the use of recreational facilities.
- d) When reviewing an application to amend the Official Plan or Zoning By-law or when commenting on plans of subdivision, Council will consider the need for park developments in accordance with this section.
- e) The dedication of land or the acceptance of cash-in-lieu of land dedicated for park purposes or other public recreation purposes required in the case of development or redevelopment shall be in accordance with the following requirements:
 - i. For commercial and industrial purposes:
 - 1. The conveyance of 2% of the land being developed or redeveloped, pursuant to Sections 42(1) and 51.1 of the Planning Act, as amended, or any successor thereto; or

2. The payment of money equal to the value of the land otherwise required to be conveyed, and determined as of the day before the day the building permit is issued in respect of the development or redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued, pursuant to Sections 42(6.4) and 51.1 of the Planning Act, as amended, or any successor thereto.

ii. For all other purposes:

1. The conveyance of 5% of the land being developed or redeveloped, pursuant to Sections 42(1) and 51.1 of the Planning Act, as amended, or any successor thereto; or
2. The conveyance of land for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed, pursuant to Sections 42(3) and 51.1 of the Planning Act, as amended, or any successor thereto; or
3. The payment of money equal to the value of the land otherwise 105 required to be conveyed, and determined as of the day before the day the building permit is issued in respect of the development or redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued, pursuant to Sections 42(6.4) and 51.1 of the Planning Act, as amended, or any successor thereto.

f) To ensure that parkland dedications are of an acceptable quality, all sites dedicated as parkland must be accepted by the Township and shall satisfy the following:

- i. Be relatively level and not required for drainage/stormwater purposes, nor contain lands susceptible to flooding, have steep valley slopes or other physical features which are unsuitable for open space/park development;
- ii. Have good drainage characteristics;
- iii. Be centrally located (preferably adjacent to a school) within a neighbourhood or community context to provide convenient vehicular and pedestrian access;
- iv. Provide a reasonable park configuration to accommodate the dimensions and shape of large playing fields, where applicable;
- v. Be visually prominent within the development;
- vi. Be provided with basic service requirements;
- vii. Be developed in accordance with the Township's parkland standards;
- viii. Lands not satisfying all of these criteria may be deemed acceptable if they are not important for achieving an identified trail connection; and

ix. Where required, secondary accesses in the form of pedestrian walkways shall be provided by the developer in accordance with the following design criteria:

1. Trails for pedestrians and cyclists shall be established in accordance with Schedule 'D' and shall be of a sufficient width to accommodate both cyclists and pedestrians. Pedestrian-only-trails may be of a smaller width;
2. Trails will be designated to accommodate a range of users and abilities. Slopes, where possible, should be under 5 percent. The use of permeable materials shall be encouraged in trail construction in areas where sufficient drainage exists;
3. Trails should be clearly signed regarding permitted use and speed. Way finding signage shall be provided throughout the trail network;
4. Benches and garbage receptacles should be provided at trailheads and at regular intervals along the route; and,
5. Trails located in proximity to sensitive natural features should incorporate interpretive signage at various locations to promote stewardship initiatives that will protect and enhance the features and functions of the natural environment.

9.4 Park and Recreation Hierarchy

In order to accommodate the needs and interest of different age groups within each of the planning districts, a hierarchy of parks, open spaces and recreational facilities shall be provided. This hierarchy shall be comprised of neighbourhood parks and playgrounds, district parks and playfields and linear parks and shall be developed in accordance with the following standards:

9.4.1 Neighbourhood Parks and Playgrounds

- a) Purpose and Function: Neighbourhood level parks and recreation facilities should be designed primarily for children's activities with limited opportunities for youths and adults. Where there is a preponderance of a specific user group such as young families and/or senior citizens in an area, facilities and programs should be tailored more specifically to the particular needs of these groups.
- b) Service Radius: Neighbourhood parks and playgrounds should be readily accessible to the majority of neighbourhood residents. The optimum service radius of these types of facilities is 400 metres or 5 minute walking distance, respecting the limited mobility of the service population.
- c) Size: Neighbourhood parks and playgrounds should be provided on the basis of 1 ha/1000 population up to a maximum of 3 ha per site. 0.8ha/1000 should be devoted primarily to active recreation uses of an informal, casual and noncapital intensive nature. 0.2 ha/1000 should be devoted to passive recreation uses with major emphasis on natural environment features, shaded areas and low maintenance landscaping. Variations to the size may occur based on facility requirements and user needs of specific service areas of the parks. Neighbourhood parks and playgrounds should have a minimum size of 1.2 ha to ensure that undersized parks are not created throughout the Township, however, the Township may accept parks smaller than 1.2 ha where it is deemed appropriate.

d) General Topography: Neighbourhood parks and playgrounds should be predominantly flat and well-drained in order to accommodate a variety of neighbourhood active recreation activities. Up to 20% of each site may be developed with contour variations in order to create an attractive park-like setting and to provide opportunities for passive recreation.

e) Location: Neighbourhood parks and playgrounds should be centrally located, within safe and convenient walking distance of the majority of neighbourhood residents. Such facilities should be designed with extensive street frontage for visibility and safety and should be co-ordinated with public or separate elementary school sites or other open space areas where possible. Neighbourhood parks and playgrounds should not be separated from the residents they are intended to serve by physical barriers such as streets, creeks, utility corridors or railway lines.

f) Facilities: Neighbourhood parks and playgrounds should be of sufficient size to accommodate a variety of recreation facilities. Some examples include:

- i. Backstop for children's ball facilities
- ii. A junior-sized soccer field or playfield
- iii. Playground equipment
- iv. Paved areas for informal games/basketball uprights
- v. Facilities for mothers with pre-schoolers
- vi. Shaded areas for passive recreation
- vii. Parking areas, where appropriate

9.4.2 District Parks and Playfields

a) Purpose and Function: District parks and playfields should be designed primarily for youths and young adults with major emphasis on facilities for organized and non-organized sports. Smaller areas should also be set aside for landscaping, beautification and passive recreation.

b) Service Radius: As the majority of facilities at the district park level cannot be supported by a neighbourhood population, and as youths and young adults are much more mobile than neighbourhood park users, greater travel distances to district parks and playfields can be justified. A 20-minute walking distance or 1.6 km service radius is the optimum for district parks and playfields.

c) Size: District parks and playfields should be large and spacious in order to accommodate a wide variety of senior calibre recreation facilities. District parks and playfields should be provided on the basis of 0.5 ha/1000 population and should range in size from 4 to 8 hectares. Variations in sizes may occur based on facility requirements and user needs of specific service areas of the park.

d) General Topography: District parks and playfields should be reasonably flat, with peripheral contour variations and landscaping provided for visual effect and passive recreation. Berms and plantings may

also be effectively utilized in separating children's playground facilities from athletic and sports facilities or other incompatible uses.

e) Location: District level parks and recreation facilities should be situated in a manner which is reasonably central to the service population and directly accessible by automobile and bicycle. Frontage on a major traffic route is desirable with facilities provided for off-street parking. The provision of district level parks and recreation facilities should also be co-ordinated with secondary school sites where possible, in order to maximize the use of public open space and to achieve a complementary integration of recreation facilities. District parks and recreation facilities should not be separated from the residents they are intended to serve by physical barriers such as streets, creeks, utility corridors or railway lines.

f) Facilities: District parks and playfields should be developed as focal points for organized and non-organized team sports, athletic activities and casual recreation which require the provision of fairly expensive and sophisticated facilities. Some examples of facilities at the district park level are:

- i. Regulation-sized soccer fields
- ii. Softball and baseball diamonds
- iii. Football fields
- iv. Tracks and fitness courses
- v. Tennis, volleyball and basketball courts
- vi. Night lighting and spectator facilities
- vii. Swimming pools and wading pools
- viii. Arenas
- ix. Major playgrounds
- x. Community centres
- xi. Passive recreation areas
- xii. Parking facilities

9.4.3 Linear Parks and Greenspace Corridors

a) Purpose and Function: Linear Parks and Greenspace corridors should be designed primarily to connect parks and recreational facilities, as well as neighbourhoods, through a safe system of trails and pathways. The Linear Parks and Greenspace Corridors should be developed solely for pedestrian and bicycle use. Linear parks and Greenspace Corridors should provide the opportunity of passive recreational activities such as walking, jogging and biking along a trail system which takes advantage of features in the natural environment.

b) Service Radius: Linear parks and Greenspace Corridors should service an entire community. The majority of these linear parks should be located in Smithville and the hamlet areas. c) General

Topography: Linear parks and Greenspace Corridors should follow the contours of the land. They should

be level and clearly identified, and preferably, lighted. Linear parks should be maintained to ensure that they are safe and free of pot-holes or other hazard issues associated with the repeated use of the linear park system.

Parks Development Procedures 9.5

9.5.1 Neighbourhood Parks

a) In order to accommodate the needs for neighbourhood park facilities in newly developing areas, lands will generally be acquired at the time when development or redevelopment proposals are being made so that these parks may be closely integrated into the design of the area.

b) The detailed design of neighbourhood parks will be carried out as soon as possible after the boundaries of the land to be acquired for park purposes are known, so that landscaping and topographical modifications may be coordinated to the benefit of both the Township and Developer.

c) The Township will endeavour to provide a basic level of recreation services and facilities in newly acquired parks so that immediate benefit may be derived from these parklands. Generally, this shall include seeding, sodding and the establishment of appropriate plant materials.

9.5.2 District Parks and Recreation Facilities

a) In the development of district parks and recreation facilities, lands will generally be obtained as far ahead of the development as possible in order to maximize the opportunities for site selection, accessibility and proper spatial distribution.

b) The development and improvement of district parks and recreation facilities will generally be carried out as part of an ongoing park development program.

c) In order to expedite the development and improvement of these areas, the municipality shall avail itself to the provisions of the various Acts and costsharing programs wherever these may be applicable.

9.5.3 Linear Park and Greenspace Corridors Development

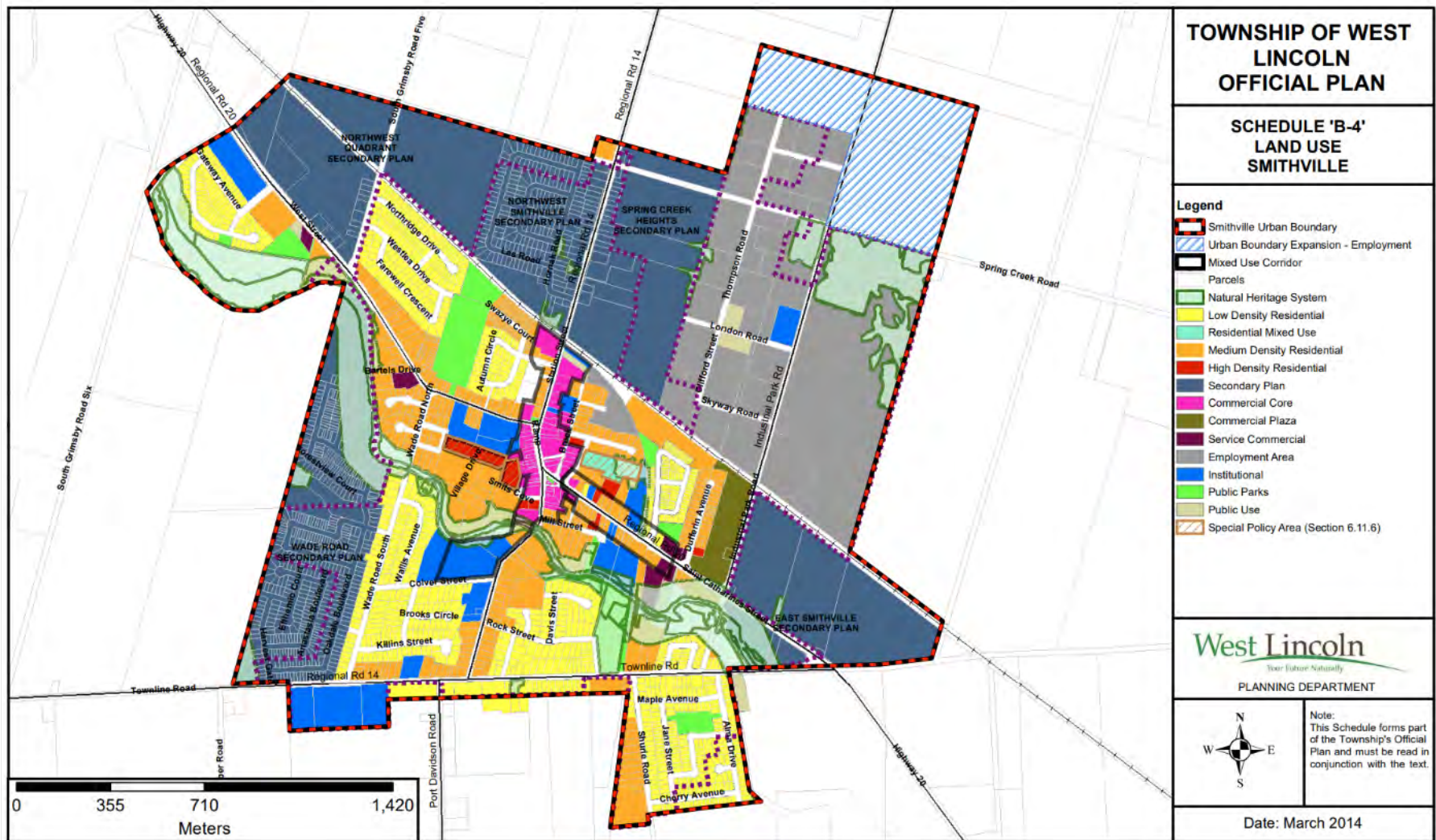
a) The growing popularity of physical fitness activities such as walking, jogging, bicycle riding and cross-country skiing has resulted in increased demands for linear park development and the provision of bicycle paths, hiking trails and pedestrian walkways.

b) In order to accommodate these needs, the Township shall actively pursue the development of an integrated and interconnected system of public parks and open spaces in accordance with the following provisions:

i. As far as possible, this system is to be continuous and lands will be added whenever feasible to improve upon the continuity and gain direct pedestrian access from adjacent parks.

ii. Minor watercourses, utility corridors, and other open spaces will be joined to the system wherever possible in order to facilitate public access and to maximize the opportunities for linear park development.

- iii. Where any of the lands involved are in their natural state, they will be protected and preserved as wilderness as far as possible except for the purposes of general maintenance and provision of linear park facilities.
 - iv. Trails for pedestrians and cyclists shall be established in accordance with Schedule 'D' and shall be of a sufficient width to accommodate both cyclists and pedestrians. Pedestrian-only-trails may be of a smaller width;
 - v. Trails will be designated to accommodate a range of users and abilities. Slopes, where possible, should be under 5 percent. The use of permeable materials shall be encouraged in trail construction in areas where sufficient drainage exists;
 - vi. Trails should be clearly signed regarding permitted use and speed. Way finding signage shall be provided throughout the trail network;
 - vii. Benches and garbage receptacles should be provided at trailheads and at regular intervals along the route; and,
 - viii. Trails located in proximity to sensitive natural features should incorporate interpretive signage at various locations to promote stewardship initiatives that will protect and enhance the features and functions of the natural environment.
- c) The park hierarchy set out above may be difficult to achieve within each neighbourhood due to the geographic distribution of the Township's population in a number of smaller centres and the geographic size of the Township. As a minimum, it shall be a policy of this plan to establish a neighbourhood park in each of the neighbourhoods in Smithville and one within each of the Hamlet areas."



Strategic Plan⁴

The Township of West Lincoln has developed a refreshed Corporate Strategic Plan with three overarching themes, one foundational theme and 20 key strategies to advance the community over the next four years.

- 1 BUILD** a safe, connected, caring and active community
- 2 CHAMPION** strategic and responsible growth
- 3 ENRICH** our strong agricultural legacy
- 4 ADVANCE** organizational capacity and effectiveness

BUILD A SAFE, CONNECTED, CARING AND ACTIVE COMMUNITY

1. Implement the transportation master plan to support safe, efficient and strong transportation connections for all modes of transportation, including a trail system.
2. Investigate transit options from the new Niagara Regional Transit Commission.
3. Develop and begin to implement a parks and recreation facilities master plan.
4. Provide Fire and Emergency Services and Public Works and Recreation Operations with the appropriate resources to reflect the growth that our community is anticipating.
5. Strengthen the community's safety and wellbeing through effective emergency planning and the lobbying of increased health care options.
6. Leverage our facilities and develop partnerships to enhance quality and appropriate community programming and expand community events, gatherings and local attractions.
7. Lobby for community services and programs – including child care and long-term care for seniors, and other social services – that address the emerging needs of a growing population.

⁴ [Strategic Plan - West Lincoln](#), accessed August 17, 2024

CHAMPION STRATEGIC AND RESPONSIBLE GROWTH

1. Work collaboratively with developers and builders to support appropriate residential and commercial growth, including infill and intensification initiatives.
2. Lobby for and encourage the development of mixed forms of housing across the Township.
3. Ready the Township for strategic growth through the development of a land asset inventory as well as a commercial gaps analysis of West Lincoln.
4. Foster strategies that accelerate the development and beautification of the downtown core of Smithville and other hamlets, and encourage growth across all sectors, where possible.
5. Facilitate the development of urban and rural employment parks by targeting distinct sectors and employment uses.
6. Lobby for broadband capacity across the entire township.
7. Encourage the greening of Smithville by naturalizing restoration areas and linkages, including those areas especially where secondary trail and corridor uses can co-exist.

ENRICH OUR STRONG AGRICULTURAL LEGACY

1. Consult with farmers to inform policies and strategies that support agricultural operations and growth, including value-added agricultural activities, while preserving land and responding to climate change.
2. Undertake feasibility work with others, to explore West Lincoln's role in leveraging opportunities for growth and innovation within the agricultural sector.
3. Educate the community about the importance of locally sourced food and agriculture products through a 'Support Local' campaign.
4. Grow the Farmers' Market.
5. Safeguard our farming community through a safety signage initiative and an emergency response program.

ADVANCE ORGANIZATIONAL CAPACITY AND EFFECTIVENESS

1. Explore additional revenue streams and funding, to ensure the Township has sufficient funds to maintain and upgrade its assets to support service delivery.
2. Develop and expand new services to address emerging community needs.
3. Develop and implement mutually beneficial synergies with local area municipalities and the Region.
4. Foster an open, generative and productive work culture that encourages cross-departmental communication, collaboration and creative problem solving.
5. Invest in tools and professional development that support employee productivity and customer service.

Vision

Celebrating its rural and agricultural roots, the Township of West Lincoln will be a safe, engaged and vibrant municipality that fosters connections, opportunities and a strong sense of community.

Mission

The Township of West Lincoln provides responsive municipal services that enhance the quality of life in our community.

Values

Service: We take pride in providing responsive, friendly customer experiences that adapt to meet the varying needs of the community.

Respect: We value the contributions and diverse perspectives of all our community members and partners.

Leadership: We understand our roles, are empowered to contribute our ideas and are recognized for our contributions.

Teamwork: We commit to supporting each other and learning together in a positive work environment.

Inclusion: We foster a safe, welcoming and engaging culture.

Key Statistics

Replacement cost of
asset portfolio

\$385.4 million

Replacement cost of
infrastructure per household

\$71,000 (2021 Census)

Percentage of assets in fair or
better condition

90%

Percentage of assets with
assessed condition data

62%

Annual capital
infrastructure deficit

\$9.8 million

Recommended timeframe
for eliminating annual
infrastructure deficit

15-20 Years

Target reinvestment
rate

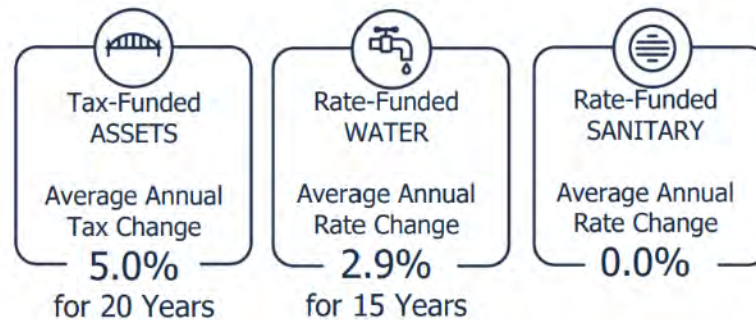
3.3%

Actual reinvestment
rate

0.8%

⁵ [2022-Asset-Management-Plan.pdf \(westlincoln.ca\)](#), accessed August 17, 2024

A financial strategy was developed to address the annual capital funding gap. The following graphics show the annual tax/rate change required to eliminate the Township's infrastructure deficit:

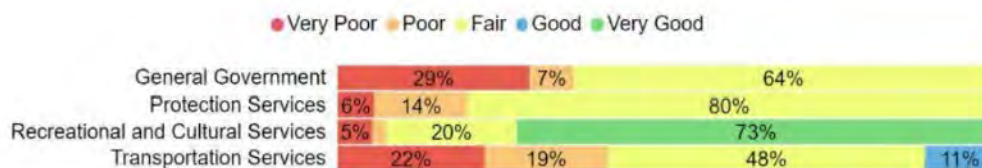


4.4.1 Asset Inventory & Costs

The table below includes the quantity, replacement cost method, and annual capital requirements of each asset segment in the Township's Facilities inventory.

Asset Segment	Quantity (Components)	Replacement Cost	Annual Capital Requirement
General Government	1 (160)	\$4,881,000	\$694,000
Protection Services	3 (212)	\$3,355,000	\$288,000
Recreation & Culture Services	7 (454)	\$27,266,000	\$1,211,000
Transportation Services	2 (100)	\$2,744,000	\$257,000
Total		\$38,245,000	\$2,448,000

Condition Assessment shows that 73% of Culture and Recreation Facilities to be in "very good" condition, 20% in "fair" condition, and 5% in "poor" condition.



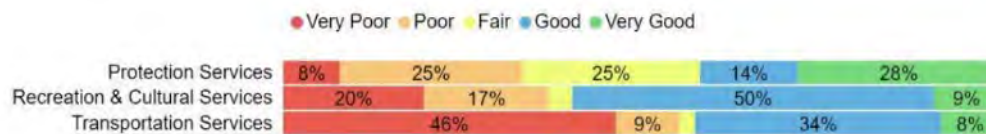
The table below refers to the Town's "rolling stock" which includes fleet such as ice re-surfacers and mowers etc.

4.5.1 Asset Inventory & Costs

The table below includes the quantity, replacement cost method, and annual capital requirements of each asset segment in the Township's Rolling Stock inventory.

Asset Segment	Quantity	Replacement Cost	Annual Capital Requirement
Protection Services	16	\$5,249,000	\$373,000
Recreation & Cultural Services	13	\$475,000	\$47,000
Transportation Services	36	\$4,999,000	\$380,000
Total		\$10,723,000	\$799,000

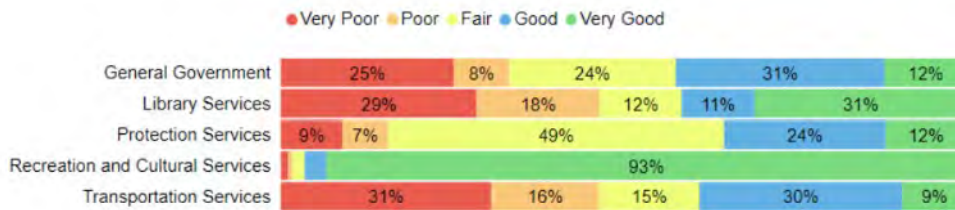
Rolling stock condition.



The table below includes the replacement cost method and annual capital requirements of each asset segment in the Township's Machinery & Equipment inventory. Quantity is not defined as many of the assets are of a pooled and dynamic nature.

Asset Segment	Replacement Cost	Annual Capital Requirement
General Government	\$1,003,000	\$122,000
Library Services	\$654,000	\$74,000
Protection Services	\$1,280,000	\$113,000
Recreational & Cultural Services	\$1,323,000	\$62,000
Transportation Services	\$485,000	\$33,000
Total	\$4,742,000	\$402,000

Equipment Condition



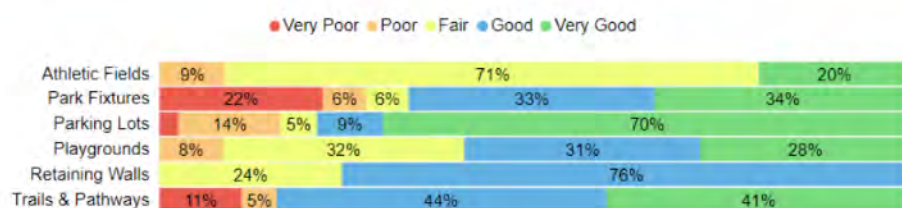
4.7.1 Asset Inventory & Costs

The table below includes replacement cost method and annual capital requirements of each asset segment in the Township's Land Improvements inventory. Quantity is not defined as many of the assets are of a pooled and dynamic nature.

Asset Segment	Total Replacement Cost	Annual Capital Requirement
Athletic Fields	\$2,519,000	\$100,000
Park Fixtures	\$918,000	\$32,000
Parking Lots	\$1,608,000	\$65,000
Playgrounds	\$833,000	\$34,000
Retaining Walls	\$21,000	\$1,000
Trails & Paths	\$540,000	\$22,000
Total	\$6,438,000	\$251,000

The table below identifies the current average condition, the average age, and the estimated useful life for each asset segment. The Average Condition (%) is a weighted value based on replacement cost.

Asset Segment	Estimated Useful Life (Years)	Average Age	Average Condition (%)
Athletic Fields	15 - 40 Years	38.1	56% (Fair)
Park Fixtures	20 - 40 Years	11.9	60% (Good)
Parking Lots	12 - 25 Years	18.6	79% (Good)
Playgrounds	15 - 25 Years	12.7	84% (Very Good)
Retaining Walls	25 - 33 Years	8.6	87% (Very Good)
Trails & Pathways	20 - 40 Years	12.1	68% (Good)
Average		19.1	67% (Good)



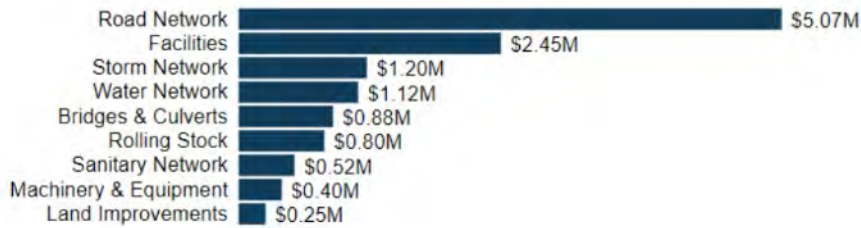
Recommended annual capital allocation of \$ 251,170 annually.

Township wide financing strategy;

- The Township is committing approximately \$2.9 million towards capital projects per year from sustainable revenue sources
- Given the annual capital funding investment of \$12.7 million, there is currently a funding gap of \$9.8 million annually
- For tax-funded assets, we recommend increasing tax revenues by 5.0% each year for the next 20 years to achieve a sustainable level of funding
- For the Water Network, we recommend increasing rate revenues by 2.9% annually for the next 15 years to achieve a sustainable level of funding
- For the Sanitary Network, we recommend maintaining the current rate revenues annually to achieve a sustainable level of funding

Average Annual Capital Requirements

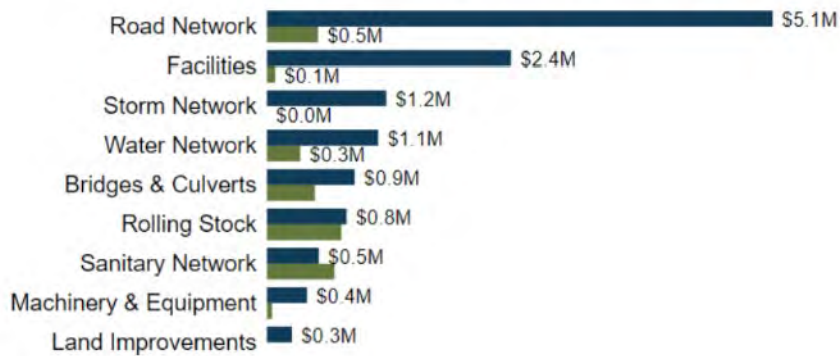
\$12,681,462



Annual Funding Available

Based on a historical analysis of sustainable capital funding sources, the Township is committing approximately \$2.9 million towards capital projects per year. Given the annual capital requirement of \$12.7 million, there is currently a funding gap of \$9.8 million annually.

● Annual Requirements (Lifecycle) ● Capital Funding Available



7.3.1 Current Funding Position

The following tables show, by asset category, West Lincoln Township's average annual capital expenditure requirements, current funding positions, and funding increases required to achieve full funding on tax-funded assets.

Asset Category	Avg. Annual Requirement	Annual Funding Available				Annual Deficit
		To Capital Reserves	Gas Tax	OCIF	Total Available	
Road Network	5,069,000	148,000	220,000	145,000	513,000	4,556,000
Storm Network	1,196,000				0	1,196,000
Bridges & Culverts	880,000	133,000	220,000	128,000	481,000	399,000
Facilities	2,448,000	82,000			82,000	2,366,000
Machinery & Equipment	402,000	51,000			51,000	351,000
Land Improvements	251,000				0	251,000
Rolling Stock	799,000	747,000			747,000	52,000
Total	11,045,000	1,161,000	440,000	273,000	1,874,000	9,171,000

The average annual capital expenditure requirement for the above categories is \$11 million. Annual revenue currently allocated to these assets for capital purposes is \$1.9 million leaving an annual deficit of \$9.2 million. Put differently, these infrastructure categories are currently funded at 17% of their long-term requirements.

By asset category, the table below outlines the details of the reserves currently available to West Lincoln.

Asset Category	Balance at December 31, 2020
Road Network	495,000
Storm Network	-
Bridges & Culverts	236,000
Facilities	1,424,000
Machinery & Equipment	981,000
Land Improvements	1,667,000
Rolling Stock	1,405,000
Total Tax Funded:	6,208,000
Water Network	995,000
Sanitary Network	1,485,000
Total Rate Funded:	2,480,000

Appendix A: 10-Year Capital Requirements

The following tables identify the capital cost requirements for each of the next 10 years to meet projected capital requirements and maintain the current level of service.

Facilities											
Segment	Backlog	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
General Government	\$539,000	\$617,000	\$449,000	\$578,000	\$439,000	\$975,000	\$433,000	\$647,000	\$501,000	\$1,295,000	\$355,000
Protection Services	\$157,000	\$17,000	\$148,000	\$154,000	\$164,000	\$161,000	\$362,000	\$325,000	\$163,000	\$756,000	\$171,000
Recreation & Culture Services	\$366,000	\$301,000	\$752,000	\$538,000	\$568,000	\$495,000	\$597,000	\$1,044,000	\$442,000	\$1,189,000	\$421,000
Transportation Services	\$40,000	\$526,000	\$34,000	\$105,000	\$56,000	\$595,000	\$59,000	\$85,000	\$235,000	\$608,000	\$141,000
Total	\$1,100,000	\$1,459,000	\$1,382,000	\$1,374,000	\$1,226,000	\$2,225,000	\$1,449,000	\$2,099,000	\$1,340,000	\$3,846,000	\$1,086,000

Machinery & Equipment											
Segment	Backlog	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
General Government	\$91,000	\$0	\$90,000	\$53,000	\$163,000	\$82,000	\$207,000	\$108,000	\$87,000	\$141,000	\$56,000
Library Services	\$0	\$0	\$82,000	\$82,000	\$106,000	\$91,000	\$87,000	\$82,000	\$54,000	\$66,000	\$61,000
Protection Services	\$11,000	\$16,000	\$37,000	\$39,000	\$29,000	\$41,000	\$82,000	\$468,000	\$48,000	\$22,000	\$61,000
Recreation & Culture Services	\$0	\$8,000	\$8,000	\$10,000	\$7,000	\$6,000	\$5,000	\$8,000	\$23,000	\$11,000	\$6,000
Transportation Services	\$45,000	\$0	\$38,000	\$22,000	\$23,000	\$41,000	\$41,000	\$28,000	\$68,000	\$5,000	\$2,000
Total	\$146,000	\$23,000	\$253,000	\$204,000	\$327,000	\$260,000	\$420,000	\$692,000	\$277,000	\$244,000	\$185,000

Rolling Stock											
Segment	Backlog	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Protection Services	\$0	\$0	\$440,000	\$0	\$1,117,000	\$214,000	\$0	\$53,000	\$36,000	\$107,000	\$10,000
Recreation & Culture Services	\$0	\$0	\$0	\$90,000	\$80,000	\$0	\$50,000	\$19,000	\$59,000	\$23,000	\$0
Transportation Services	\$0	\$0	\$82,000	\$1,028,000	\$795,000	\$77,000	\$412,000	\$171,000	\$260,000	\$241,000	\$49,000
Total	\$0	\$0	\$522,000	\$1,118,000	\$1,992,000	\$291,000	\$462,000	\$243,000	\$355,000	\$371,000	\$59,000

Land Improvements											
Segment	Backlog	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Athletic Fields	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000	\$222,000
Park Fixtures	\$201,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,000
Parking Lots	\$32,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$34,000
Playgrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trails & Pathways	\$59,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0
Total	\$292,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$53,000	\$289,000

Development Charges Background Study⁶

Table ES-1
Summary of Growth Forecast by Planning Period
Township of West Lincoln

Measure	10 Year 2024-2034	Urban 10 Year 2024-2034	Buildout 2024-2051	Urban – Buildout 2024-2051
(Net) Population Increase	7,119	7,390	21,759	22,524
Residential Unit Increase	2,858	2,844	8,735	8,692
Non-Residential Gross Floor Area Increase (sq.ft.)	1,035,700	965,000	2,906,200	2,712,100

Page iv

Table 3-1
Township of West Lincoln
Residential Growth Forecast Summary

		Year	Population (Including Census Undercount) ⁽¹⁾	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
				Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ⁽²⁾	Apartments ⁽³⁾	Other	Total Households	
Historical	Mid 2011	14,190	13,837	37	13,800	4,190	274	155	10	4,629	34	2,989
	Mid 2016	14,870	14,500	30	14,470	4,460	345	150	15	4,970	27	2,918
	Mid 2021	15,850	15,454	49	15,405	4,705	450	140	10	5,305	45	2,913
Forecast	Mid 2024	16,060	15,661	50	15,611	4,749	477	152	10	5,388	45	2,907
	Mid 2034	23,360	22,780	73	22,707	6,415	1,207	593	10	8,225	66	2,770
	Mid 2051	38,370	37,420	119	37,301	9,735	2,819	1,496	10	14,060	108	2,661
Incremental	Mid 2011 - Mid 2016	680	663	-7	670	270	71	-5	5	341	-7	
	Mid 2016 - Mid 2021	980	954	19	935	245	105	-10	-5	335	18	
	Mid 2021 - Mid 2024	210	207	1	206	44	27	12	0	83	0	
	Mid 2024 - Mid 2034	7,300	7,119	23	7,096	1,666	730	441	0	2,837	21	
	Mid 2024 - Mid 2051	22,310	21,759	69	21,690	4,986	2,342	1,344	0	8,672	63	

^[1] Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

^[2] Includes Townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Derived from Niagara Region Official Plan, PDS 17-2022, 2051 Land Needs Assessment, June 2023, Hemson Consulting Ltd., and discussions with Township of West Lincoln staff regarding servicing and land supply by Watson & Associates Economists Ltd.

⁶ Report (westlincoln.ca), accessed August 24, 2024

The Township's D.C. Reserve Fund balances by service as of December 31, 2023, are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2023

Service	Balance as of December 31, 2023
Services Related to a Highway	\$1,715,699
Fire Protection Services	(\$610,102)
Parks and Recreation Services	\$100,555
Library Services	(\$199,681)
Growth Studies	\$248,828
Stormwater	(\$61,510)
Wastewater Services	\$547,627
Water Services	\$583,193
Total	\$2,324,608

Note: Amounts in brackets are deficit balances.

5.2.2 Parks and Recreation Services

The Township currently provides a variety of parks and recreation-related assets to service the community. A summary of the Township's inventory is provided below:

- 110.11 acres of parkland (consisting of various sized community parks, urban parks, Township parks, and roadside parks);
- 55 amenities that include items such as soccer fields, baseball diamonds, tennis courts, pavilions, etc.;
- 4 trails totaling 1.9 kilometers;
- 35 parks and recreation vehicles and equipment (consisting of mowers, trailer, ice resurfacer, pick-up trucks, etc.); and
- Approximately 85,700 sq.ft. of recreation facility space, which includes community centres, parks buildings, and a greenhouse.

In total, the Township's parks and recreation service has provided a 15-year (2009 to 2023) historical level of service that equates to an investment of \$3,331 per capita. This level of investment provides the Township with a D.C.-eligible amount of \$23.7 million towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Township has identified \$20.95 million in future growth capital costs for parks and recreation. The projects include additional playground equipment, new soccer field, trails, provisions for future parks and recreation infrastructure and associated works (based on potential capital to be identified through a future parks and recreation master plan that is currently underway), and debt related to the West Lincoln Community Centre. With respect to deductions, the following adjustments have been made:

- Benefit to existing development: \$1.1 million.
- Post period benefit: \$3.1 million.
- Reserve fund surplus balance: \$100,555.

Therefore, the net growth-related capital cost of \$16.7 million is being included in the D.C. calculations.

Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2024 to 2034										
1	Leisureplex - New soccer field - no lighting / irrigation	2029	200,000	-		200,000	137,200		62,800	59,660	3,140
2	New Playground Equipment - Station Meadows West	2025	180,000	-		180,000	-		180,000	171,000	9,000
3	New Playground Equipment - Thrive Development	2026	180,000	-		180,000	-		180,000	171,000	9,000
4	Wellandport Community Centre Park & Shoreline Enhancements	2025-2027	1,420,000	-		1,420,000	923,000		497,000	472,150	24,850
5	TMP Capital Project ID TWL-Trail-01 Hydro Corridor Trail: Between Spring Creek Road Extension and Industrial Park Road	2024-2034	3,250,000	2,186,700		1,063,300	-		1,063,300	1,010,135	53,165
6	TMP Capital Project ID TWL-Trail-04 Enbridge Trail: Between Shurie Road and Alma Dr	2034-2044	512,000	512,000		-	-		-	-	-
7	TMP Capital Project ID TWL-Trail-08 Industrial Park Road - Townline Road Connector Trail: Between Regional Road 20/Industrial Park Road Intersection and Townline Road	2034-2044	375,000	375,000		-	-		-	-	-
8	TMP Capital Project ID TWL-Trail-14 North Creek Trail: Between South Grimsby Road 6 and Streamside Park	2025-2030	750,000			750,000	-		750,000	712,500	37,500
9	Provision for Future Parkland/Amenities Development	2024-2033	4,200,000			4,200,000	-		4,200,000	3,990,000	210,000
10	Provision for Additional Parks and Recreation Vehicles and Equipment	2024-2033	600,000			600,000	-		600,000	570,000	30,000
11	West Lincoln Community Centre Debt- Principal	Debt	7,982,730	-		7,982,730	-		7,982,730	7,583,593	399,136
12	West Lincoln Community Centre Debt- Discounted Interest	Debt	1,304,905	-		1,304,905	-		1,304,905	1,239,660	65,245
13	Reserve Fund	Reserves					100,555		(100,555)	(95,527)	(5,028)
	Total		20,954,635	3,073,700	-	17,880,935	1,160,755	-	16,720,180	15,884,171	836,009

**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Community Parks																
Wellandport Community Park	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	19.01	\$67,000
Caistor Community Park	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	8.96	\$127,000
West Lincoln Community Park	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	9.37	\$326,000
Silverdale Community Park	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	\$175,000
Urban Parks																
Rock Street	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	\$32,000
Hank MacDonald Park	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$219,000
Alma Park	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	3.05	\$105,000
Anastasio Park	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$202,000
Streamside Park	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$535,000
Harvest Gate Park	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	\$159,000
Dennis Dr Park	-	-	-	-	-	-	-	-	-	-	-	-	1.24	1.24	1.24	\$202,000
Township Parks																
Leisureplex	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	50.43	\$28,000
Roadside																
Twenty Park	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	2.76	\$53,000
Old Bridge Park	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$7,000
Smithville Square Parkette	-	-	-	-	-	-	-	-	-	-	0.22	0.22	0.22	0.22	0.22	\$103,000
Parkette -Murgatroyd	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$103,000
Total	108.64	108.64	108.64	108.64	108.64	108.64	108.64	108.64	108.64	108.64	108.86	108.86	110.10	110.10	110.10	

Population	13,534	13,652	13,837	13,959	14,001	14,133	14,253	14,500	14,796	14,996	15,092	15,242	15,453	15,581	15,645
Per Capita Standard	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.007	0.007	0.007	0.007	0.007	0.007	0.007

15 Year Average	2009 to 2023
Quantity Standard	0.0075
Quality Standard	\$80,188
Service Standard	\$601

D.C. Amount (before deductions)	10 Year
Forecast Population	7,119
\$ per Capita	\$601
Eligible Amount	\$4,281,438

**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
WLCC - Skatepark	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$680,000
WLCC - Splashpad	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$339,000
Baseball Diamonds with lights	7	7	7	7	7	7	7	7	7	5	5	5	5	5	5	\$448,000
Multi-Use Sportsfield	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	\$150,000
Soccer Field - Unlit	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$200,000
Soccer Field - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Playground Equipment Large	9	9	9	9	9	9	9	9	9	9	9	9	10	10	10	\$180,000
Playground Equipment- Small	-	-	-	-	-	-	-	-	-	1	1	1	2	2	2	\$100,000
Bleachers	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	\$5,000
Tennis Courts - unlit	4	4	4	4	4	4	4	4	4	4	2	2	2	2	2	\$100,000
Smithville Parkette Furniture includes Shade Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$44,000
Leisureplex Pavilion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$235,000
West Lincoln Community Center- Bandshell	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$200,000
Total	52	52	52	52	52	52	52	52	51	50	50	50	53	54	55	

Population	13,534	13,652	13,837	13,959	14,001	14,133	14,253	14,500	14,796	14,996	15,092	15,242	15,453	15,581	15,645
Per Capita Standard	0.0038	0.0038	0.0038	0.0037	0.0037	0.0037	0.0036	0.0036	0.0034	0.0033	0.0033	0.0033	0.0034	0.0035	0.0035

15 Year Average	2009 to 2023
Quantity Standard	0.0036
Quality Standard	\$149,058
Service Standard	\$537

D.C. Amount (before deductions)	10 Year
Forecast Population	7,119
\$ per Capita	\$537
Eligible Amount	\$3,820,127

**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
South Creek Trail	-	-	-	-	-	765	765	765	765	765	765	765	765	765	765	\$200
Leisureplex Trail	633	633	633	633	633	633	633	633	633	633	633	633	633	633	633	\$100
Murgatroyd Trail	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	\$300
West Lincoln Community Centre	-	-	-	-	-	-	-	-	-	-	270	270	270	270	270	\$300
Total	833	833	833	833	833	1,598	1,598	1,598	1,598	1,598	1,868	1,868	1,868	1,868	1,868	

Population	13,534	13,652	13,837	13,959	14,001	14,133	14,253	14,500	14,796	14,996	15,092	15,242	15,453	15,581	15,645
Per Capita Standard	0.06	0.06	0.06	0.06	0.06	0.11	0.11	0.11	0.11	0.11	0.12	0.12	0.12	0.12	0.12

15 Year Average	2009 to 2023
Quantity Standard	0.097
Quality Standard	\$175
Service Standard	\$17

D.C. Amount (before deductions)	10 Year
Forecast Population	7,119
\$ per Capita	\$17
Eligible Amount	\$121,379

**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Smithville Arena & Community Centre	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	-	-	-	-	-	\$280	\$330
West Lincoln Community Center- exclude library	-	-	-	-	-	-	-	-	-	-	57,951	57,951	57,951	57,951	57,951	\$600	\$725
Leisureplex (White Barn)	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	8,194	\$200	\$242
Leisureplex (Blue Barn)	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$200	\$242
Leisureplex Bathrooms	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	\$200	\$242
Silverdale Community Centre	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	\$450	\$518
Caistor Community Centre - Abingdon Hall	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	\$450	\$518
Caistor Ball Building (Concession & Storage)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$200	\$200
Weilandport Community Centre (Excluding Library)	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	\$450	\$518
Greenhouse - Hank MacDonald Park	-	-	-	-	-	-	-	-	-	-	-	-	-	100	100	\$165	\$165
Building - Hank MacDonald Park	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	\$200	\$242
Total	59,253	59,253	59,253	59,253	59,253	59,253	59,253	59,253	59,253	59,253	85,569	85,569	85,569	85,569	85,569		

Population	13,534	13,652	13,837	13,959	14,001	14,133	14,253	14,500	14,796	14,996	15,092	15,242	15,453	15,581	15,645
Per Capita Standard	4.38	4.34	4.28	4.24	4.23	4.19	4.16	4.09	4.00	3.95	5.67	5.61	5.54	5.50	5.48

15 Year Average	2009 to 2023
Quantity Standard	4.64
Quality Standard	\$451
Service Standard	\$2,092

D.C. Amount (before deductions)	10 Year
Forecast Population	7,119
\$ per Capita	\$2,092
Eligible Amount	\$14,895,440

**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Item)
Pick-up Trucks	2	2	3	3	3	4	4	4	4	3	4	4	4	3	3	\$49,000
Mower	4	5	5	5	6	6	5	5	6	7	6	5	5	6	6	\$23,000
Mower-Large	-	-	-	1	1	1	1	1	1	1	1	2	2	2	2	\$82,500
Tractor	2	2	2	2	2	2	1	2	2	2	1	1	1	1	1	\$55,000
Kubota Tractor	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$118,000
Pick-up Truck One-Ton	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$76,000
Ice Resurfacer	2	2	2	2	2	2	2	3	2	1	1	1	1	1	1	\$200,000
Cleaning Machine	1	1	1	1	1	1	1	1	1	2	3	3	3	3	3	\$8,000
Baseball Groomer	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$10,000
Trailer	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$8,000
2015 Top Dresser	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$31,000
Split Seeder Unit	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,000
Infr. Red Ice Temp Controller	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Floor Sweeper AR71001	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,000
Turf Edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,000
2012 Kubota Gator Vehicle	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
Misc. Parks Equipment	-	-	-	-	-	-	-	-	-	1	2	3	4	5	5	\$8,000
Misc. Recreation Program Equipment	-	-	-	-	-	-	-	-	1	1	1	2	2	3	3	\$10,000
Smithville Parkette Furniture														1	1	\$40,000
Total	16	17	19	21	23	24	22	24	27	29	29	31	32	35	35	

Population	13,534	13,652	13,837	13,959	14,001	14,133	14,253	14,500	14,796	14,996	15,092	15,242	15,453	15,581	15,645
Per Capita Standard	0.0012	0.0012	0.0014	0.0015	0.0016	0.0017	0.0015	0.0017	0.0018	0.0019	0.0019	0.0020	0.0021	0.0022	0.0022

15 Year Average	2009 to 2023
Quantity Standard	0.0017
Quality Standard	\$49,453
Service Standard	\$84

D.C. Amount (before deductions)	10 Year
Forecast Population	7,119
\$ per Capita	\$84
Eligible Amount	\$598,494

PARKLAND DEVELOPMENT

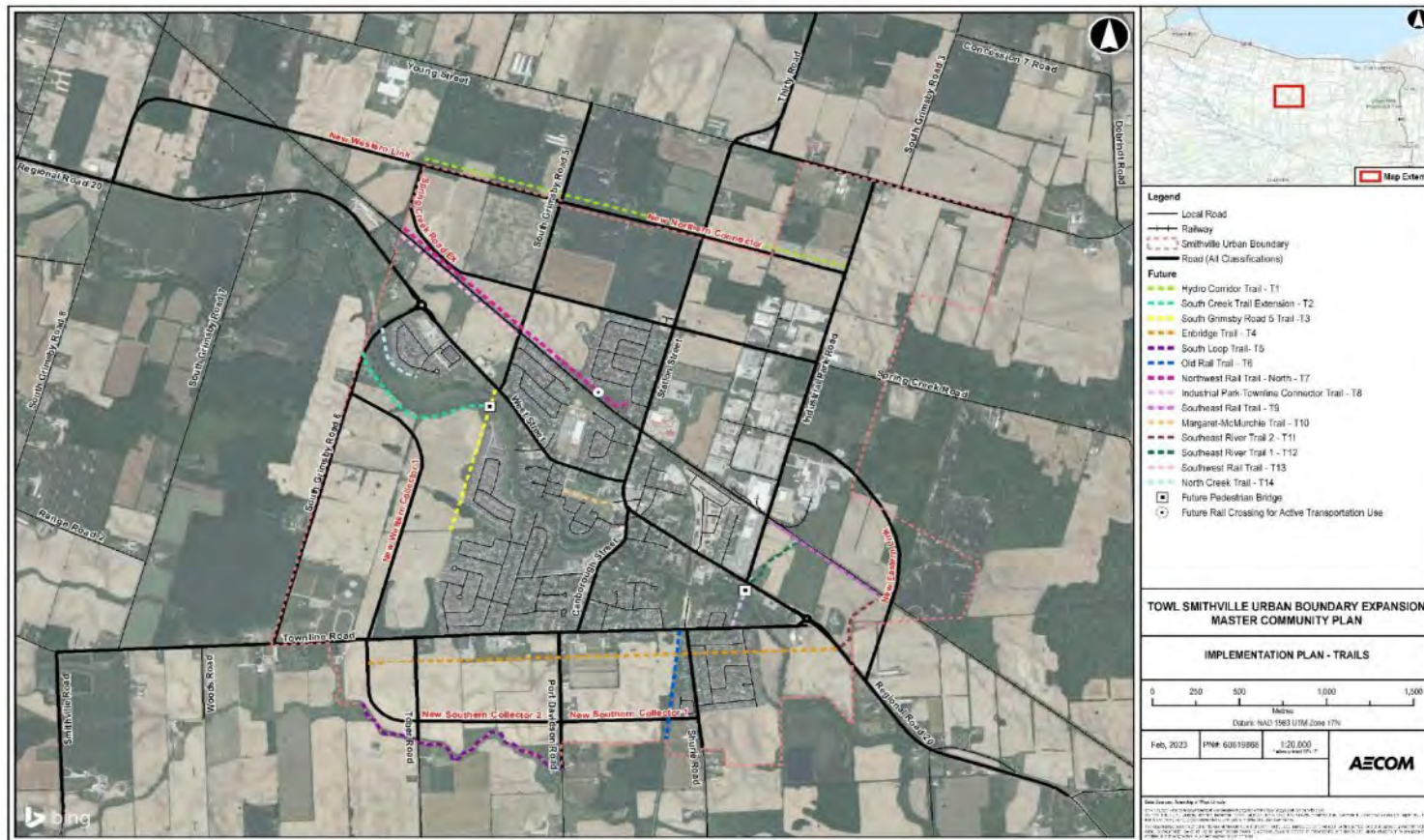
10. Parkland

- I. Parkland development: direct developer responsibility to provide at base condition, as defined in the Township's Parks Standards, as a local service provision (section 59 of D.C.A.).
- II. Program facilities, amenities, and furniture within the parkland are included in development charges.

Page E-7

Transportation Master Plan⁷

Figure ES-4: Implementation Plan – Trails



⁷ [eSCRIBE Agenda Package \(westlincoln.ca\)](https://www.westlincoln.ca/eSCRIBE/AgendaPackage.aspx), accessed August 29, 2024

Urban Design Guidelines Manual⁸

The Township's Urban Design Guidelines provides design expectations for numerous categories. There is a specific section 8.0 related to "Public Streetscape and Urban Open Space". Refer to pages 63 – 78 using the link below.

[Urban-Design-Manual.pdf \(westlincoln.ca\)](#)

Multi-Year Accessibility Plan (2022-2026)⁹

The Township is part of a Joint Accessibility Advisory Committee with Lincoln, Pelham, Thorold, Niagara-on-the Lake, Grimsby and Port Colborne.

The Joint Plan is structured around "Information & Communications", "Employment", "Design of Public Spaces", and "Customer Services".

Each Category provides a reference to O. Reg. 191/11, O. Reg. 413/12 with specific actions to address the regulations, assigned accountability to staff, and completeness.

Parks By-Law¹⁰

The Township has a By-Law to regulate activities that are permitted in parks and recreation activities including fines for violation of permitted activities.

The By-Law was revised in 2009 and should be revisited to address contemporary changes in activities.

Noise By-Law¹¹

The Township has a noise By-law that was revised in 2003. The By-Law exempts any Council approved activities as follows

"This by-law does not apply to a person who emits or causes or permits the emission of sound or vibration in connection with any of the activities listed below:

(a) to road or bicycle races, parades, circuses, entertainment activities in public parks or neighbourhood social activities when such events are approved by Council and such activity or event is in compliance with the conditions set by Council in approving such activity or event; (as amended by By-law 2023-74)

⁸ [Urban-Design-Manual.pdf \(westlincoln.ca\)](#), accessed August 24, 2024

⁹ [Microsoft Word - NPC MYAP 2018-2022 Final.docx \(westlincoln.ca\)](#), accessed August 24, 2024

¹⁰ [By-law-2008-34-Consolidated-Parks-By-law-2009-05-Revised-Set-Fines.pdf \(westlincoln.ca\)](#), accessed August 24, 2024.

¹¹ [THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN](#)

- (b) Remembrance Day celebrations;
- (c) Any carnival or parade by a Service Club;
- (d) Any supervised recreational activity recognized as such by Council;
- (e) Ringing of bells in connection with calling to worship by a recognized religious organization;
- (f) The operation of an authorized emergency vehicle;
- (g) Operation of Township machines and equipment;
- (h) Operation of construction equipment and machinery by or on behalf of the Township carrying on or engaged in the performance of public works or emergency or safety purposes;
- (i) The operation of any machine or equipment that falls within the classification of a normal farm practice as defined under Provincial legislation;
- (j) Any emission of sound specifically permitted under municipal, provincial or federal legislation.
- (k) to the operation of excavation equipment when used in a cemetery in conjunction with interment services. (as amended by By-law 2023-74)."

Special Events Policy

[POL-REC-03-2010-Special-Events-Policy---Amended-January-2020-1.pdf \(westlincoln.ca\)](#)

[Special-Events---Guide-for-Organizers.pdf \(westlincoln.ca\)](#)

Municipal Alcohol Policy

[POL-REC-01-2020-Municipal-Alcohol-policy.pdf \(westlincoln.ca\)](#)

Community Sponsorship (Grant) Policy & Procedure

[Corporate Sponsorship Policy \(westlincoln.ca\)](#)

Facility Etiquette Guidelines

Facility Etiquette

Indoor shoes only in gymnasium.

No food or drink allowed in the gymnasium. Water is permitted.

Facility users must treat each other and staff with respect.

No horseplay, swearing, boisterous activity or noise pollution.

Facility users must put equipment away after use.

Discrimination and/or harassment of any kind will not be tolerated and will result in immediate removal from the Community Center.

Staff may ask participants to leave if Facility Etiquette Guidelines are not being met.