



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	May 1, 2023
<b>From:</b>	Chris Allison, Parks and Facilities Manager
<b>Report Number:</b>	Parks and Facilities 2023-02
<b>Subject:</b>	Parks and Recreation Plan – Phase One Community Engagement and Millbrook Arena Update

### Recommendation:

That Council receive the report Parks and Facilities 2023-02 on the Phase One Community Engagement for information.

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### Overview:

The Rethink Group presented a Phase One Background Report as part of the development of the Vision - 2035 Parks and Recreation Master Plan.

The presentation included information about;

- The Key Characteristics of the Community
- Planned Settlement and Growth Pattern
- Phase One Demand Assessment
- Analysis, Findings and Conclusions to date

Data presented as part of the Phase One Demand Assessment included facility utilization, local trends, discussions with municipal staff, household survey, user group survey and communication with stakeholders (i.e. Board of Education and local interest groups). It provided some preliminary insights and measured attitudes towards the existing recreation facilities and preferred future options. These preliminary findings were presented to Council at the March 20, 2023 Council Meeting.

Now that COVID-19 restrictions have been lifted, Phase One data can be further augmented with an in-person community consultation session. The consultant Mr. Lockhart of The ReThink Group is hosting a Community Forum on May 10, 2023 at the Township Municipal Office Council Chambers to further inform the community about preliminary findings from Phase One, gather opinion about current services, leisure interests and the future of the Millbrook Arena. This session will be livestreamed to allow for residents to participate in the discussion in person or virtually. Information on this session will be advertised in the Millbrook Times, on the Township's website and social media channels.

Input from the community continues to be important on the future of the Millbrook Arena and will be a critical component of this session. Engineering and structural reports will be presented and copies will be made available to participants. (Reports are currently available on the Township website).

A report will be prepared on the results of the session. All of the information will then be consolidated and presented to the Regular Council meeting on June 5, 2023. Options for the Millbrook Arena will be presented as part of that report for Council to make a fully-informed decision.

Community consultation will continue as part of Phase Two with a series of Focus Group Workshops designed to test emerging directions of the Plan that relate to their particular interests. A schedule of focus groups will be advertised in the Millbrook Times and on the Township's website and social media channels.

Residents will continue to be encouraged to submit their thoughts regarding leisure interests and facility needs, as well as their opinion about emerging recommendations throughout the Phase Two planning process.

The ReThink Group will continue to engage the public throughout Phase Two in 2023. Community engagement will wrap up with a Community-wide Forum held towards the end of Phase Two. Residents will be provided the opportunity to comment on preliminary recommendations of the final Plan. This session will be livestreamed to enable in-person and virtual participation. A report will be prepared that consolidates all of the information provided. The date of the Forum will be advertised in the Millbrook Times, posted on the Township website, social media channels and further information will be in the July 2023 tax insert.

## **Background Millbrook Arena**

Staff and Council have heard that the community would like more time and information on the project and therefore this report has been drafted with further background information on Phase One.

Outlined in the Millbrook Arena BBA Structural Investigation Report moisture damage was observed at the underside of the insulation in the second floor area. Staff also noticed numerous signs of moisture damage were observed by the water stains and plastic breakthroughs of the ceiling tiles. A Designated Substance Survey was recommended to be completed to finalize an accurate budget as there may be abatement considerations which are currently unknown. Cambium Inc. was contracted to perform air samples at the Millbrook Arena which took place March 13, 2023 (Attachment No. 1) and a Designated Substances Survey was conducted on April 4, 2023. (Attachment No. 2).

Air samples were collected in order to determine the types and relative concentrations of fungal spores in the building at the time of the assessment. The air samples collect both viable and non-viable mould spores, providing a more accurate spore count. The results provided by Cambium Inc. and EMC Scientific Incorporated Laboratory Analysis indicated that air quality is not negatively impacted by mould growth at this time.

With the presence of mould within the facility, Cambium Inc. performed a Designated Substances Survey to further investigate mould growth. A mould assessment was completed to identify water-damaged building materials, mould growth, and/or sources of water intrusion in the building. Where possible, areas above ceiling tiles, within access hatches, attic spaces, etc. were assessed.

In accordance with the Occupational Health and Safety Act, the survey would also include the identification of building materials and equipment containing the following Designated Substances:

- Asbestos
- Lead
- Mercury
- Vinyl
- Coke Oven Emissions
- Isocyanates
- Arsenic
- Ethylene Oxide
- Silica
- Benzene
- Acrylonitrile

Mould growth was identified on the fiberglass insulation in the ceiling space of the second floor and is presumed to be present on all fibreglass insulation on the ceilings above the playing surface portion of the building. Water damaged drywall was identified in multiple areas throughout the second floor. It is recommended to remove all fiberglass insulation above ceilings throughout the building and correct all sources of moisture intrusion prior to reinstatement.

Roofing repair locations were observed throughout the west portion on the roof. Sealant around ridge cap was observed to be cracked and delaminating. Several soft spots of the roof were observed around the west portion of the roof. It is recommended that a roof condition assessment be completed by a roofing specialist. Only the west portion of the roof was observed at this time.

Building materials containing asbestos were identified as. Vinyl floor tiles located in the canteen 95 square feet, the second floor area 1,250 square feet, drywall joint compound 5,000 square feet and sealant/caulking on exterior seams 1,000 linear feet.

The results of the laboratory analysis indicated that the blue paint on the metal surrounding the playing surface area is lead based. Lead may also be present in structural steel primer, wiring connectors, electrical sheathing and piping.

Additional funding will be required for Hazardous Materials Abatement for the safe removal and disposal of contaminants found identified in the Designated Substances Survey. Staff was aware given the age of the facility there would be a requirement for a Designated Substances Survey whether the facility is renovated or removed.

As part of the background information, a quote was obtained from Salandria LTD. for the demolition of the Millbrook Arena on March 30, 2023. (Attachment No. 3). The demolition price was estimated at \$200,000.00. Not included in the quote is Hazardous Materials Abatement, Utility disconnects, Removal and disposal of contaminated soil, Removal or decommissioning of water wells, AST/UST, septic tanks, tests, analysis, backfill and restoration. The results of the Designated Substance Survey will determine additional fees required relating to the Hazardous Materials Abatement.

**Millbrook Arena Usage**

Since reopening the Millbrook Arena for turf use in January 2020, a full season of rentals has not been possible due to COVID-19 restrictions. In March of 2020, Ontario declared a state of emergency calling for closures and limited access restrictions which impacted recreation facilities until March of 2022 when COVID-19 passport entry requirements were lifted and return to regular sport resumed.

Millbrook Arena facility usage hours per season since opening in 2020, through to the 2022/2023 season when COVID-19 restrictions were lifted in late March 2022 are noted in (Chart No. 1).

Currently, 2023 rentals average approximately 27 hours per week turf usage at the Millbrook Arena including 21 hours for Maple Leaf - Cavan FC, 3 hours for All Arena Lacrosse and 3 hours representing all other rentals. These numbers are based on 15 weeks from January 8<sup>th</sup>, 2023 to present. There is a total of 47 hours prime time available weekly out of total 74 hours available for usage. This represents Non-Ice Surface Rental as 4:00 p.m.-12:00 a.m. weekdays and 7:00 a.m. - 12:00 a.m. on weekends. Current use represents 57% of available prime time.

**Chart 1 – Millbrook Arena Facility Usage**

Season	Total Hours Booked	Total Revenue
January 2020 to May 2021	43 Hours	\$ 4,334.88
Sept 2021 to May 2022	641 Hours	\$ 64,051.54
September 2022 To Present	532.5 Hours	\$ 53,576.00
<b>Totals:</b>	<b>1216.5 Hours</b>	<b>\$121,962.42</b>

Due to the Township and surrounding community’s limitation on indoor turf playing surfaces, Township staff as directed by Council are committed to operating the Millbrook Arena status quo seasonally from September through May. This will also be dependant upon the operations and building conditions being consistently reviewed and monitored for fiscal responsibility and community safety given the condition of the facility.

Staff will engage and participate with neighbouring communities and stake holders to review any future opportunities or partnerships for similar facilities.

The future of the Millbrook Arena and property will influence decisions about how best to provide and locate other culture and recreation facilities. The poor and deteriorating physical condition of the 72-year-old building, which is underutilized with currently two main users, will be greatly impacted if a more usable and appealing facility becomes available.

(Chart No. 2) outlines the historic Operating Expenditures and Capital works that have taken place over the past 5 years at the Millbrook Arena. The potential loss of any user group will greatly effect operational costs in the future.

## Chart 2 – 5 year Operating Expenditure and Capital Expenses

Year	Operating Expenditure	Capital Project	Capital Expense	Total
2018	\$230,200.04			\$230,200.04
2019	\$146,337.69	Turf and Heaters	\$52,153.22	\$198,490.91
2020	\$52,622.84			\$52,622.84
2021	\$47,425.55	Glycol Removal	\$17,777.47	\$65,203.02
2022	\$67,105.09			\$67,105.09
<b>Total</b>	<b>\$543,691.21</b>		<b>\$69,930.69</b>	<b>\$613,621.90</b>

In 2021, we were advised that an ICIP: Community, Culture and Recreation Stream - Rehabilitation and Renovation Intake grant be received in the amount of \$966,000.00 for renovating the Millbrook Arena, should Council wish to carry out a renovation of the aging facility only after public engagement was received on the future use. At the time of the application in 2019, the intent was to do a rehabilitation of the Millbrook Arena to meet the communities need for a community hub in downtown Millbrook. Estimates were made to optimize existing infrastructure, make upgrades and repairs to expand programming revenues and bring the first floor accessibility up to meet Ontario Standards. The application was submitted to offset some of the costs should Council wish to improve on the current facility in addition to making the facility meet AODA standards that will be required in 2025 for all municipal facilities.

### ICIP Contribution Funding Sources

Federal	40%	\$386,400.00
Provincial	33.33%	\$321,967.80
Ultimate Recipient	26.67%	<u>\$257,632.20</u>
<b>Total</b>		<b>\$966,000.00</b>

The Federal Government is contributing 40 per cent in total eligible costs up to a maximum of \$386,400.00 and Ontario is contributing 33.33 per cent in total eligible costs up to a maximum of \$321,967.80. The Township of Cavan Monaghan is responsible for the remaining eligible costs and any cost overruns that may incur throughout the course of the project. ICIP: Community, Culture and Recreation Stream – Rehabilitation and Renovation Intake, outlines project financials and eligible costs awarded for each component. (Attachment No. 4).

This grant is still identified under our draft Capital projects until the Plan is finalized and direction is provided.

Staff are recommending that Council review all documentation presented regarding the future use of the Millbrook Arena and property with a future Capital investment required of an estimated \$5.25 million to effectively serve the community as a public building for another 25 years not including any investment to improve functionality and attractiveness of the interior or exterior of the facility. Additional funding will be required for Hazardous Materials Abatement for the safe removal of contaminants found identified in the Designated Substances Survey. Staff is not in a position to discuss future renovations or demolition at this time.

Staff will report back June 5, 2023 for Councils direction regarding the future use of the Millbrook Arena and property which will influence decisions during Phase Two of the Parks and Recreation Plan – Vision 2035. Staff will continue to provide background information from questions received and a synopsis from the Community Forum provided by Robert Lockhart of The ReThink Group, along with this Report on the Township website for information at [www.cavanmonaghan.net/parksandrecreationmasterplan](http://www.cavanmonaghan.net/parksandrecreationmasterplan).

**Financial Impact:**

The funds for Phase Two of this project are identified and approved in the 2023 Capital Budget.

**Attachments:**

Attachment No. 1 – EMC Scientific Incorporated Laboratory Analysis

Attachment No. 2 – Cambium Designated Substances Survey – 4 Needlers Lane, Millbrook, Ontario

Attachment No. 3 – Salandria LTD Demolition Estimate

Attachment No. 4 - ICIP: Community, Culture and Recreation Stream – Rehabilitation and Renovation Intake

Attachment No. 5 - Robert Lockhart, The Rethink Group - Vision 2035 Parks and Recreation Plan - Background Report (Phase One)

Respectfully Submitted by,

Reviewed by,

Chris Allison  
Parks and Facilities Manager

Yvette Hurley  
Chief Administrative Officer

To:

**Chris Moose**  
Cambium Inc.  
194 Sophia Street  
Peterborough, Ontario  
K9H 1G5

**EMC LAB REPORT NUMBER:** 89211  
**Job/Project Name:** Old Millbrook Arena  
**Job/Project No:** 17509-001      **No. of Samples:** 3  
**Sample Type:** Allergenco-D      **Date Received:** Mar 14/23  
**Analysis Method(s):** Fungal Spore Counting  
**Date Analyzed:** Mar 14/23      **Date Reported:** Mar 14/23  
**Analyst:** Anupama Chauhan, M.Sc., *Microbiologist*  
**Approved By:** Fajun Chen, Ph.D., *Principal Mycologist*



Client's Sample ID	32612769			35476593			34413005								
EMC Lab Sample No.	379077			379078			379079								
Sampling Date	Mar 13/23			Mar 13/23			Mar 13/23								
Description/Location	Outdoors			2nd floor hall			Main floor								
Air Volume (m <sup>3</sup> )	0.075			0.075			0.075								
Fungal Spores	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>
<i>Alternaria</i>															
<i>Arthrinium</i>															
Ascospores															
<i>Aspergillus/Penicillium</i> type	1	14	13	2	33	27	1	25	13						
Basidiospores															
<i>Cercospora</i>															
<i>Chaetomium</i>															
<i>Cladosporium</i>	5	71	67	4	67	53	3	75	40						
Colorless	1	14	13												
<i>Curvularia</i>															
<i>Drechslera/Bipolaris</i> group															
<i>Epicoccum</i>															
<i>Fusarium</i>															
<i>Oidium</i>															
<i>Pithomyces</i>															
Rusts															
Smuts, <i>Periconia</i> , Myxomycetes															
<i>Stachybotrys</i>															
<i>Ulocladium</i>															
Unidentified spores															
Number of spores/sample	7			6			4								
Fungal fragments (0-3 +)		0+			0+			0+							
Non-fungal material (0-3 +)		1+			2+			2+							
<b>TOTAL SPORES/M<sup>3</sup></b>		<b>93</b>			<b>80</b>			<b>53</b>							

- Note:
- Aspergillus/Penicillium* type spores may include those of *Acremonium*, *Paecilomyces*, *Trichoderma* and others.
  - A scale of 0+ to 3+ (indicating increasing amount) is used to rate abundance of fungal fragments and non-fungal material, with 3+ indicating the most abundance.
  - The presence of a large amount of dust debris may obscure some spores to be counted. Spore counts from samples with 3+ non-fungal material and/or 3+ fungal material may be treated as under-counts.
  - Unidentified spores are those lacking distinguishable characteristics for correct identification. Colorless are colorless spores lacking distinguishable characteristics.
  - These results are only related to the sample(s) analyzed.

# Designated Substances Survey-4 Needlers Lane, Millbrook, Ontario



April 24, 2023

Prepared for:  
Township of Cavan-Monaghan

Cambium Reference: 17509-001



## **Executive Summary**

Cambium Inc. (Cambium) was retained by the Township of Cavan-Monaghan (Client) to complete a Designated Substances Survey (DSS) of the old Millbrook arena at 4 Needlers Lane, Millbrook, Ontario.

Cambium understands that the purpose of the DSS was to identify potential designated substances and mould growth in the building to assist in planning for the future use of the building.

The survey was performed by Cambium on March 13, 2023 and April 04, 2023. The survey included the entire building.

## **Key Findings and Recommendations**

### Asbestos

- Drywall joint compound, containing chrysotile asbestos, is present on gypsum walls and ceilings throughout the building. Remove/repair drywall joint compound in poor condition following type 1 procedures as outlined in O. Reg. 278/05. If affected by maintenance activities, remove one square meter or less of drywall joint compound following Type 1 procedures as outlined in O. Reg. 278/05. Remove more than one square meter or more following Type 2 procedures as outlined in O. Reg. 278/05.
- Vinyl floor tiles, containing chrysotile asbestos, are present in various area throughout the building. If affected by planned maintenance activities, remove vinyl floor tiles using Type 1 procedures as outlined in O. Reg. 278/05.
- White caulking, containing chrysotile asbestos, is present around exterior seams of the building. If affected by planned maintenance activities, remove caulking using Type 1 procedures as outlined in O. Reg. 278/05.

### Lead

- Blue paint on metal is lead-based. If affected by planned maintenance activities, remove lead-based painted finishes using Class 1 procedures as outlined in the guideline, "Lead



Guideline For Construction, Renovation, Maintenance or Repair” issued by Environmental Abatement Council of Canada, dated October 2014.

- Lead may be present in structural steel primer, wiring connectors, electric cable sheathing, and piping and solder joints on piping.
- Lead-containing materials (i.e., wiring, piping, etc.) should be recycled if not in use.

#### Mercury

- Mercury is likely to be present as a liquid in thermostats and in minor quantities as a vapour within all fluorescent light tubes throughout the building.

#### Silica

- Silica is assumed to be present in concrete products observed throughout the building. Any work involving the disturbance of materials that may contain silica should be conducted following recommendations detailed in the Ministry of Labour document “*Guideline – Silica on Construction Projects*”, dated April 2011.

#### PCBs

- Polychlorinated biphenyls (PCBs) may be present in fluorescent light ballasts in the building. Light ballasts confirmed or assumed to contain PCBs must be disposed of following the requirements of the Ontario Environmental Protection Act, Ontario regulation 362: PCB Waste Management and Ontario Regulation 347: General-Waste Management.

#### Mould

- Mould growth was identified on fiberglass insulation on the ceiling throughout the second floor of the building. Mould impacted fiberglass insulation is suspected to be present on the ceiling in the main arena section of the building. Remove mould impacted fiberglass insulation using level 3 mould remediation procedures as outlined in Environmental Abatement Council of Canada mould guidelines.



Complete commentary on each of the designated substances in the building can be found in the body of this report. The executive summary is not intended to substitute for the complete report, nor does it discuss some of the specific issues documented in the report.



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Appendix C	Laboratory Certificate of Analysis for Lead
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Appendix E	Laboratory Certificate of Analysis for Mould



## 1.0 Introduction

Cambium Inc. (Cambium) was retained by the Township of Cavan-Monaghan (Client) to complete a Designated Substances Survey (DSS) of the old Millbrook arena at 4 Needlers Lane, Millbrook, Ontario.

Cambium understands that the purpose of the DSS was to identify potential designated substances and mould growth in the building to assist in planning for the future use of the building.

The survey was performed by Cambium on March 13, 2023 and April 04, 2023. The survey included the entire building.

Section 30 of the Ontario Occupational Health and Safety Act and Ontario Regulation (O. Reg.) 490/09 requires that all designated substances at a project site or construction project be reported to all construction contractors working at the site; a DSS report identifies the designated substances present, their locations, and their concentrations (when available). Designated substances are defined by the Occupational Health and Safety Act (Act) under Section 1 (1) as “a biological, chemical or physical agent or combination thereof prescribed as a designated substance to which the exposure of a worker is prohibited, regulated, restricted, limited or controlled”. Specific regulations have been made to regulate workplace exposure to the following substances:

- Acrylonitrile
- Benzene
- Isocyanates
- Silica
- Arsenic
- Coke Oven Emissions
- Lead
- Vinyl Chloride
- Asbestos
- Ethylene Oxide
- Mercury

In addition to O. Reg. 490/09, O. Reg. 278/05 regulates *Asbestos on Construction Projects and in Buildings and Repair Operations* in Ontario. Under O. Reg. 278/05, building owners have specific requirements that must be met.



Lastly, although not required under Section 30 of OHSA, O. Reg. 490/09 and/or O. Reg. 278/05, there is the potential for additional hazardous materials to be present within the building. The identification of these hazardous materials will assist contractors with appropriate waste handling procedures. Cambium surveyed the Site to determine if any hazardous materials were present that would require special handling during maintenance activities. The following hazardous materials were noted if present:

- Polychlorinated Biphenyls (PCBs).
- Ozone-Depleting Substances (ODS).
- Urea Formaldehyde Foam Insulation (UFFI).
- Mould.



## **2.0 Background**

Cambium completed a site review on March 13, 2023. The purpose of the site review was to complete mould spore air sampling following the discovery of suspected mould growth in the ceiling space on the second floor of the building. Following the site review, it was determined that a full designated substances survey and mould assessment be completed.



## **3.0 Methodology**

### **3.1 Visual Inspection**

The visual assessment included the identification of potential friable and non-friable asbestos-containing materials, paints and/or finishes suspected of containing lead, mercury, mould, and other designated substances or hazardous materials within the building. In addition, the condition, quantity, and friability (with regards to asbestos-containing materials) of the materials were noted.

### **3.2 Asbestos**

Building materials suspected of containing asbestos were identified and representative sampling of these materials was conducted. O. Reg. 278/05 outlines the requirements for the collection of multiple samples of each homogeneous material suspected of containing asbestos. The number of bulk samples was collected in accordance with the requirements presented in O. Reg. 278/05.

Bulk samples of materials suspected of containing asbestos were collected using hand sampling tools. The quantity and condition of the materials suspected of containing asbestos were documented by Cambium.

All samples for asbestos analysis were submitted to Scientific Analytical Institute (SAI) in North Carolina, United States of America. SAI is accredited through the National Voluntary Laboratory Accreditation Program for bulk asbestos fibre by polarized light microscopy (PLM). Samples were analysed following the analytical procedure prescribed by the Regulation 278/05 – U.S. Environmental Protection Agency Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993.

Using the stop positive approach, SAI was instructed to stop analysing samples from any one material if greater than 0.5 percent asbestos was detected in any one of the samples from that material. If no asbestos is detected, all samples were analysed. All samples of identified homogeneous building materials were analysed.



Asbestos-containing materials (ACMs) were evaluated based on their condition in order to make remedial recommendations. In general, an ACM is considered to be in good condition if it shows no signs of damage or deterioration, fair condition if it shows signs of minor damage and poor condition if it shows significant damage.

### **3.3 Lead**

Bulk samples of paints and/or finishes suspected of containing lead were collected using a handheld paint scraper. All samples collected for lead analysis were submitted to SAI for analysis in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption. SAI is accredited through AIHA LAP, LLC for environmental lead.

Although no regulations exist in Ontario, Environmental Abatement Council of Canada (EACC) has prepared a document entitled "*Lead Guideline for Construction, Renovation, Maintenance or Repair*", and suggests that 0.1% (1,000 ppm) lead in paint represents a de minimis (virtually safe) concentration of lead in paint for construction hygiene purposes and for non-aggressive disturbance of painted finishes (hand powered demolition, chipping, scraping, light sanding, etc.).

### **3.4 Polychlorinated Biphenyls**

Three samples of caulking were collected in general accordance with the Ministry of the Environment, Conservation and Parks (MECP) document entitled *Protocol for Sampling and Testing at PCB Storage Sites in Ontario*. A bulk sample of each type of caulking was collected to ensure an accurate representation of the material was obtained.

The PCB samples were submitted to Aevitas Inc. (Aevitas) in Ayr, Ontario for analysis of total PCBs in accordance with the US EPA Method 8082 to a minimum detection limit of 0.5 parts per million (ppm) for bulk samples. Aevitas is accredited by the *Canadian Association for Laboratory Accreditation Inc. (CALA)* for specific environmental tests listed in the scope of accreditation approved by CALA, including US EPA 8082.

Ontario Regulation 362 states that PCB waste is any material with a concentration of 50 ppm or more of PCBs.



## **3.5 Mould Assessment**

### **3.5.1 Visual Assessment**

The visual assessment consisted of a walkthrough of the building to identify water damaged building materials, mould growth, and/or sources of water intrusion.

### **3.5.2 Moisture Measurements**

Moisture content readings were collected from porous building materials in the areas. Moisture content readings were collected using a GE Surveymaster Protimeter Dual-Function Moisture Meter. The meter expresses moisture content of wood as a percent (%) and all other porous building materials as a percent Wood Moisture Equivalent (%WME). All porous building materials with a moisture content reading in excess of 18 % or 18 %WME were deemed "water damaged".

### **3.5.3 Air Sampling**

Air samples were collected in order to determine the types and relative concentrations of fungal spores in various locations of the building at the time of the assessment. The air samples were collected using an SKC QuickTake air-sampling pump with Air-O-Cell® media cassettes. The sampler operates on the principle of impaction whereby airborne microorganisms are impacted onto a media cassette. The Air-O-Cell® cassettes collect both viable and non-viable mould spores, providing a more accurate spore count. The cassettes were analysed by spore trap analysis. The analysis includes the identification to genus or group of all fungal spores present, including the quantification to spores per cubic meter of air. The samples were collected at a flow rate of approximately 15 litres per minute for a sampling duration of five minutes for a desired volume for 75 litres of air.

There are currently no regulations or exposure values promulgated for exposure to surface or airborne quantities of fungi; however, there are several guidelines that have been developed throughout North America.



The general approach to the interpretation of the analysis results is to compare the indoor concentrations to outdoor concentrations. The approach relies on the assumption that an indoor environment free of mould growth will have similar types and relative concentrations of mould spores as the outdoor environment.

#### **3.5.4 Bulk Sampling**

Two mould bulk samples were collected in order to confirm the presence or absence of mould growth where suspect mould growth was observed. Where mould growth is confirmed, the analytical results of the samples will identify the types of fungal spores present on a particular building material.

The laboratory certificate of analysis is included in Appendix E.

#### **3.5.5 Analysis**

All samples were sent to EMC Scientific Inc. (EMC) for analysis by direct microscopic examination. EMC, located in Mississauga, Ontario, is an environmental microbiology laboratory that participates in the American Industrial Hygiene Association (AIHA) Environmental Microbiology Proficiency Analytical Testing (EMPAT) Program.

### **3.6 Other Designated Substances and Hazardous Materials**

Materials suspected of containing any of the other designated substances, other than lead-in-paint or asbestos, were identified by appearance, age, and knowledge of historic applications. This included but not limited to acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica, vinyl chloride, ODS and UFFI.



### 3.7 Survey Limitations

Intrusive investigations were conducted into concealed areas where designated substances were suspected of being present. The ceiling space in the main arena area was inaccessible at the time of the assessment.

When conducting an asbestos survey, it is standard practice to assume that certain building materials potentially contain asbestos. Depending on the material, this assumption is generally undertaken because the material is inaccessible (i.e., underground piping) or there is an inherent danger in sampling the material (i.e., high voltage wires).

Therefore, for the purpose of this survey, Cambium has assumed that the following materials, if present, are asbestos-containing:

- High voltage wiring.
- Underground services or piping.



## **4.0 Results and Findings**

The following sections provide a summary of the results and findings of the DSS.

### **4.1 Asbestos**

Below is a brief summary of building materials identified during the assessment that were suspected of being asbestos-containing. Photographs are included in Appendix A. The laboratory certificate of analysis report for asbestos is included in Appendix B. A drawing with hatching showing the locations of asbestos-containing materials and the locations of samples is present in Figure 1 and Figure 2.

#### **4.1.1 Thermal Systems Insulation (Friable)**

##### **4.1.1.1 Pipe Insulation**

Pipes were observed to be either uninsulated or insulated with non-asbestos fibreglass.

##### **4.1.1.2 Duct Insulation**

Ducts were found to be uninsulated or insulated with non-asbestos fibreglass.

##### **4.1.1.3 Mechanical Equipment Insulation**

All mechanical equipment throughout the building was observed to be either uninsulated or insulated with non-asbestos fibreglass.

##### **4.1.1.4 Attic Insulation**

Attic insulation was identified to be non-asbestos fiberglass batt insulation.

#### **4.1.2 Drywall Joint Compound (Non-Friable)**

Drywall joint compound, containing chrysotile asbestos, is present on gypsum wall and ceiling finishes throughout the building (sample ASB-101.1). There is approximately 5,000 square feet of gypsum with drywall joint compound and it was observed in good condition, with the



exception of approximately 15 square feet on the second floor which was observed in poor condition.

#### 4.1.3 Sealants/Caulking (Non-Friable)

The following visually distinct types of sealants/caulking were identified:

**Table 1 Sealants/Caulking Sample Locations and Results**

Colour	Location/Quantity*	Sample ID	Asbestos Content
White	Bar area, second floor	ASB-106.1 to ASB-106.3	None Detected
Grey	Exterior expansion seams	ASB-109.1 to ASB-109.3	None Detected
White	Exterior seams / 1,000 linear feet	ASB-110.1	4% Chrysotile

\* Quantity is only listed for confirmed or assumed asbestos-containing sealants/caulking.

#### 4.1.4 Acoustic Ceiling Tiles (Non-Friable)

Non-asbestos acoustic ceiling tiles are present as a ceiling finish throughout the building (date stamped 1996). Ceiling tiles were assumed to be non-asbestos based on the date stamp applied to the back of the tile.

#### 4.1.5 Vinyl Floor Tiles and Mastic (Non-Friable)

The following visually distinct types of vinyl floor tiles were identified:



**Table 2 Vinyl Floor Tile Sample Locations and Results**

Size and Pattern	Location/Quantity*	Sample ID	Asbestos Content	
			Tile	Adhesive Mastic
12" x 12" Beige	Canteen (concealed) / 95 square feet	ASB-102.1	2% Chrysotile	None Detected
12" x 12" Grey	Front office	ASB-103.1 to ASB-103.3	None Detected	None Detected
12" x 12" Beige with black and white streaks	Second floor main room / 1,250 square feet	ASB-105.1	3% Chrysotile	None Detected
12"x12" Tan	Kitchen, Second Floor	ASB-107.1 to ASB-107.3	None Detected	None Detected

\* Quantity is only listed for confirmed or assumed asbestos-containing vinyl floor tiles.

#### 4.1.6 Mortar (Non-Friable)

The following visually distinct types of mortar was identified:

**Table 3 Mortar Sample Locations and Results**

Description	Location/Quantity*	Sample ID	Asbestos Content
Ceramic	Front Foyer	ASB-104.1 to ASB-104.3	None Detected
Block	Second Floor	ASB-108.1 to ASB-108.3	None Detected

\* Quantity is only listed for confirmed or assumed asbestos-containing vinyl floor tiles.

#### 4.1.7 Roofing Materials (Non-Friable)

Non-asbestos steel roofing is present on the roof of the building.



#### **4.1.8 Suspect Building Materials Not Identified**

The following types of building materials which historically have been known to contain asbestos were not identified during the assessment:

- Sprayed fireproofing.
- Thermal systems insulation.
- Texture finish.
- Plaster.
- Loose fill vermiculite insulation.
- Vinyl sheet flooring.
- Asbestos cement products.

#### **4.2 Lead**

The following table summarizes the laboratory results for the bulk samples of paint collected for lead analysis. The laboratory certificate of analysis report for lead is included in Appendix C. A drawing with locations of samples is present in Figure 1 and Figure 2.



**Table 4 Lead Bulk Sample Locations and Results**

Sample ID	Location	Paint Colour/Substrate	Lead Content (%)
Pb-101	Roof	White on metal	<0.0043
Pb-102	Vestibule roof	Green on metal	0.0076
Pb-103	Exterior wall vents	Brown on metal	0.064
Pb-104	Changeroom 1	White on wood	0.024
Pb-105	Changeroom 1	Green on wood	<0.0043
Pb-106	Changeroom 2	Grey on concrete	<0.0077
Pb-107	Front office	White on gypsum	<0.0042
Pb-108	Main room, Second floor	Beige on gypsum	0.043
Pb-109	Window frames, second floor	Red on wood	<0.0051
Pb-110	Trim, second floor	Light green on wood	<0.0067
<b>Pb-111</b>	<b>Main arena</b>	<b>Blue on metal</b>	<b>0.15</b>
Pb-112	Mechanical room	Yellow on metal	0.070
Pb-113	Main arena	Light grey on wood	0.033

The results of laboratory analysis indicated that blue paint on metal is lead-based. All remaining painted finishes contain low levels of lead and are not considered to be lead-based. Painted finishes were found to be in good condition.

No other major sources of lead or lead-containing products were observed during the survey; however, lead may be present in structural steel primer, wiring connectors, electric cable sheathing and piping and solder joints on piping.



### 4.3 Mercury

Mercury is likely to be present in minor quantities as a vapor within all fluorescent light tubes throughout the building.

### 4.4 Silica

Silica is assumed to be present in concrete products observed throughout the building.

### 4.5 PCBs

The following table summarizes the laboratory results for the bulk samples of caulking for PCB analysis. The laboratory certificate of analysis report for PCBs is included in Appendix D. Building layout drawings with the location of the samples is present in Figure 1 and Figure 2.

**Table 5 PCB Bulk Sample Locations and Results**

Sample ID	Location	Caulking Colour	PCB Content (ppm)
PCB-101	Interior	White	<0.2
PCB-102	Exterior	White	<0.2
PCB-103	Exterior	Grey	<0.2

The results of laboratory analysis indicated that the collected bulk samples are not required to be disposed of as PCB waste.

Polychlorinated biphenyls (PCBs) may be present in fluorescent light ballasts in the building. Light ballasts confirmed or assumed to contain PCBs must be disposed of following the requirements of the Ontario Environmental Protection Act, Ontario regulation 362: PCB Waste Management and Ontario Regulation 347: General-Waste Management.

### 4.6 Mould

The following was noted during the visual assessment:



- Moisture readings collected from gypsum materials were found to be dry throughout the building (10% to 15%).
- Mould growth was identified on fiberglass insulation in the ceiling space of the second floor (approximately 5,000 square feet). A bulk sample was collected from the fiberglass insulation and confirmed the presence of sparse *Cladosporium* and *Fungal Hyphae* mould growth (sample MLD-101). Mould growth is presumed to be present on all fiberglass insulation on the ceilings above the rink portion of the building.
- Water damaged drywall was identified in multiple areas throughout the second floor of the building. A bulk sample was collected from the drywall and confirmed no mould growth (sample MLD-102).
- Two mould spore air samples were collected from the main floor lobby area and the second floor bar area during the March 13 site review. Mould spore concentrations identified in the two areas were similar and/or lower in comparison to the exterior reference sample, indicating that air quality is not negatively impacted by mould growth.
- The source of the mould growth in the ceiling space was likely caused by water intrusion through the roof.

#### 4.7 Other

The following other potential designated substances were not identified during the survey.

- Acrylonitrile
- Benzene
- Vinyl Chloride
- Arsenic
- Coke Oven Emissions
- UFFI
- Isocyanates
- Ethylene Oxide
- ODS

No other potential sources of designated substances were identified during the survey.



## 5.0 Discussion

During the site visit, Cambium spoke with Chris Allison from the Township of Cavan-Monaghan. Chris reported that there have been several roof leaks identified over the past several years throughout the second floor and the rink area of the building.

During the inspection of the roof, the following was noted:

- Roofing repair locations were observed throughout the west portion on the roof.
- Sealant around the ridge cap was observed to be cracked and delaminating.
- Several soft spots of the roof were observed around the west portion of the roof.

Cambium recommends that a roof condition assessment be completed by a roofing specialist.



## 6.0 Recommendations

Based on our findings, the following recommendations were made.

### 6.1 Asbestos

- Prior to maintenance activities, remove asbestos-containing materials in accordance with the appropriate removal procedures as outlined in O. Reg. 278/05 and dispose of as asbestos waste under O. Reg. 347.
- Remove/repair asbestos-containing drywall joint compound following Type 1 procedures as outlined by O. Reg. 278/05.
- If affected by maintenance activities:
  - Remove one square meter or less of asbestos-containing drywall joint compound following Type 1 procedures as outlined by O. Reg. 278/05.
  - Remove more than one square meter of asbestos-containing drywall joint compound following Type 2 procedures as outlined by O. Reg. 278/05.
- If affected by maintenance activities, remove asbestos-containing vinyl floor tiles and caulking following Type 1 procedures as outlined by O. Reg. 278/05.
- Any suspect asbestos-containing material discovered during the course of maintenance activities not included herein shall be considered asbestos-containing until proven otherwise by bulk sampling and analysis in accordance with O. Reg. 278/05.

### 6.2 Lead

- If affected by maintenance activities, remove lead-based painted finishes following Class 1 procedures as outlined in the guideline, "Lead Guideline For Construction, Renovation, Maintenance or Repair" issued by EACC, dated October 2014.
- Any paints discovered during the course of maintenance activities that are not mentioned in this report shall be considered to be lead-based until sampling and analysis indicates otherwise.



- Lead-containing materials (i.e., wiring, piping, etc.) should be recycled if not in use.

### **6.3 Mercury**

- The presence of mercury within assembled units (e.g., fluorescent light bulbs) should not be considered a hazard provided that the assembled units remain sealed and intact. Avoid skin contact with mercury and avoid inhalation of mercury vapour. If affected by maintenance activities, dispose of mercury following applicable legislative requirements.

### **6.4 Silica**

- Any work involving the disturbance of materials that may contain silica should be conducted following recommendations detailed in the Ministry of Labour document “Guideline – Silica on Construction Projects”, dated April 2011.

### **6.5 PCBs**

- Light ballasts confirmed or assumed to contain PCBs must be disposed of following the requirements of the Ontario Environmental Protection Act, Ontario regulation 362: PCB Waste Management and Ontario Regulation 347: General-Waste Management.

### **6.6 Mould**

- Using EACC Level III mould procedures, remove all fiberglass batt insulation above ceilings throughout the building.
- Prior to reinstatement activities, all finishes should be dry, and all sources of moisture intrusion should be rectified.



## **7.0 Limitations**

The information provided in this report with respect to the designated substances survey is limited to the specific scope of work and is solely for the exclusive use of the Township of Cavan-Monaghan. Cambium is not responsible for the use of this report by any third party. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

The field observations and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. Cambium warrants that the findings and conclusions contained herein have been made in accordance with generally accepted industry evaluation methods and applicable regulations at the time of the performance of the designated substances survey. However, due to the nature of building construction, it is possible that conditions may exist which could not be reasonably identified within the scope of the investigation, or which were not evident during the survey.

Cambium believes that the information collected during the survey is reliable but reserves the right to review and comment on any interpretation of the data or conclusions derived from this report by the Township of Cavan-Monaghan.



## 8.0 Closing

Cambium trusts that the above meets the requirements of the Township of Cavan-Monaghan. If you have questions or comments regarding the details within this report, please do not hesitate to contact the undersigned at (705) 742-7900.

Respectfully submitted,

**Cambium Inc.**

Liam Wynne, B.A. Hons.  
Senior Technologist

Chris Moose  
Senior Project Manager



## 9.0 Standard Limitations

### Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

### Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

### Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

### Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

### Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

### Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

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**Appended Figures**

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# DESIGNATED SUBSTANCES SURVEY

Township of Cavan-Monaghan  
4 Needlers Lane,  
Ontario

## LEGEND

- Asbestos Sample Location
- ▲ Lead Sample Location
- ▨ Asbestos-Containing Materials:  
Vinyl Floor Tiles

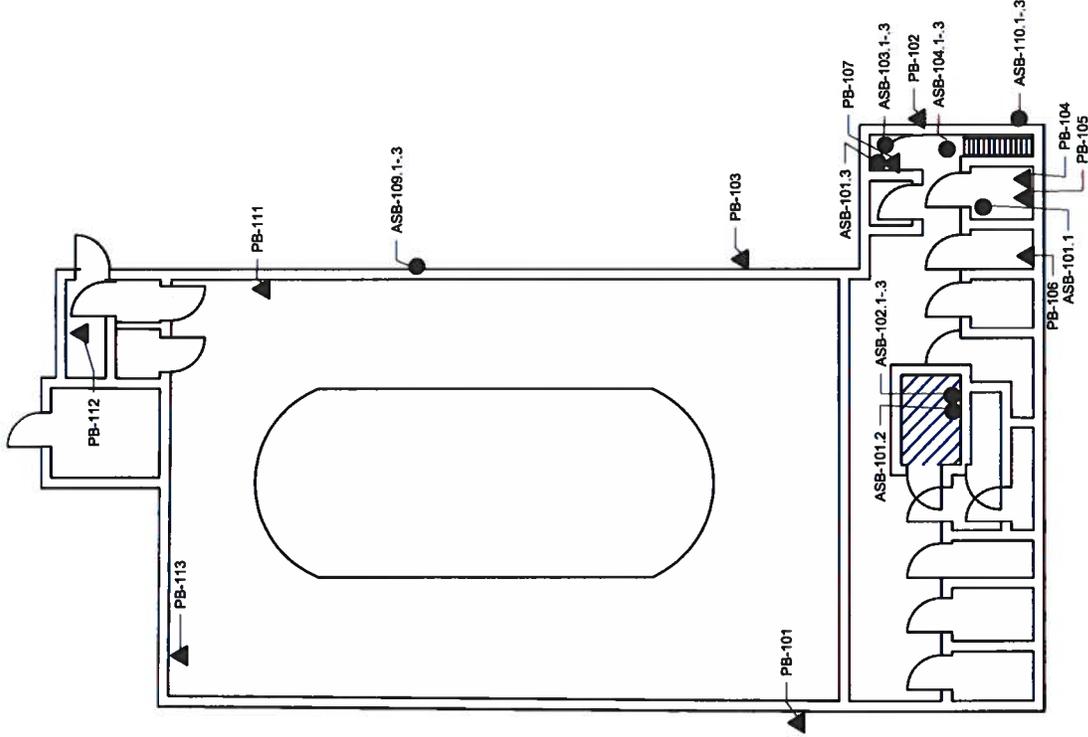
## Notes:

Asbestos-containing drywall joint compound is present as wall and ceiling finishes throughout the building.  
Asbestos containing white caulking is present on seams throughout the exterior of the building



194 Sophia Street  
Peterborough, Ontario, G1H 1E5  
Tel: 705-746-7300 Fax: 705-746-7307  
www.cambium-inc.com

## MAIN FLOOR



Project No.:	17509-001	Date:	April 2023	
Horizontal Scale:	N.T.S.	Vertical Scale:	N/A	
Drawn By:	DBB	Checked By:	CM	
			Figure:	1

**DESIGNATED SUBSTANCES SURVEY**

Township of Cavan-Monaghan  
4 Needlers Lane,  
Ontario

**LEGEND**

- Asbestos Sample Location
- ▲ Lead Sample Location
- Mould Sample Location
- ▨ Asbestos-Containing Materials:  
Vinyl Floor Tiles

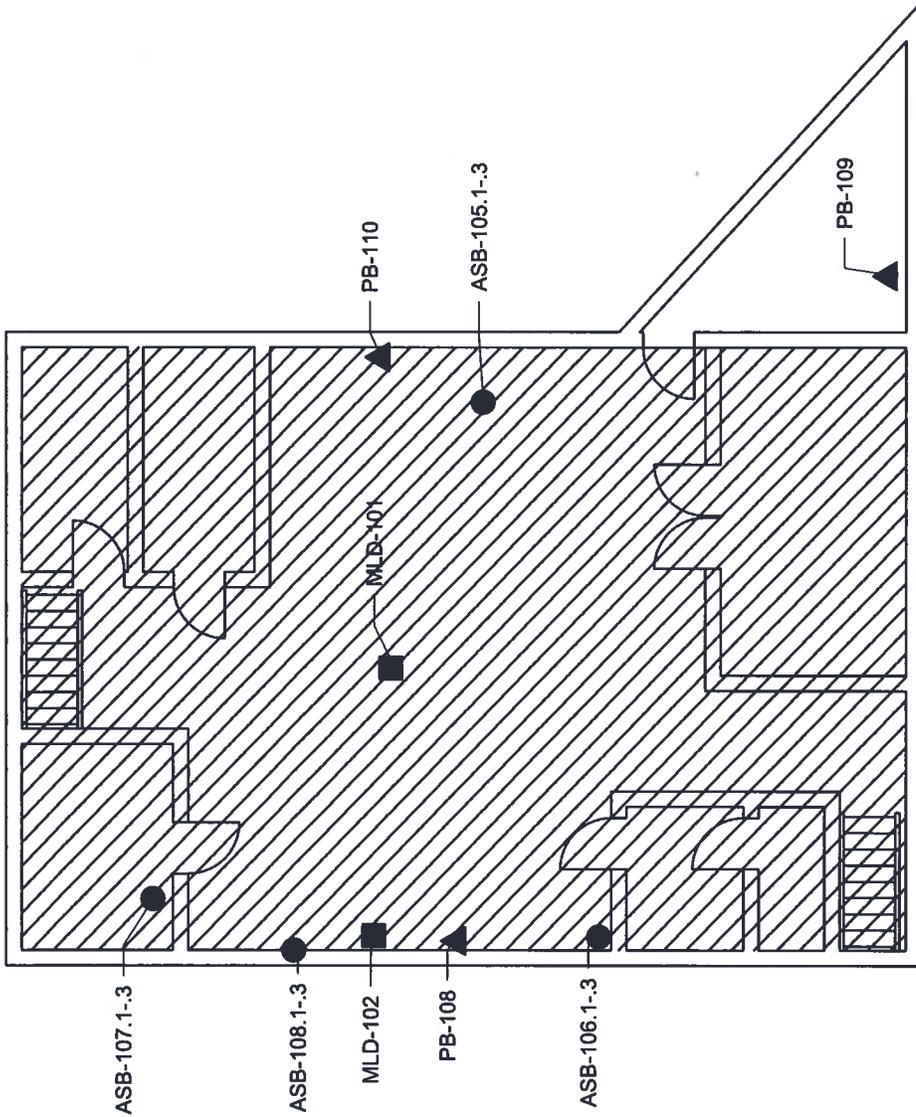
**Notes:**

Asbestos-containing drywall joint compound is present as wall and ceiling finishes throughout the building. Asbestos containing white caulking is present on seams throughout the exterior of the building



**SECOND FLOOR**

Project No.:	17509-001	Date:	April 2023
Horizontal Scale:	N.T.S.	Rev.:	
Vertical Scale:	N.T.S.	Drawn By:	DBB
		Checked By:	CM
		Figure:	2



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**Appendix A**  
**Photographs**

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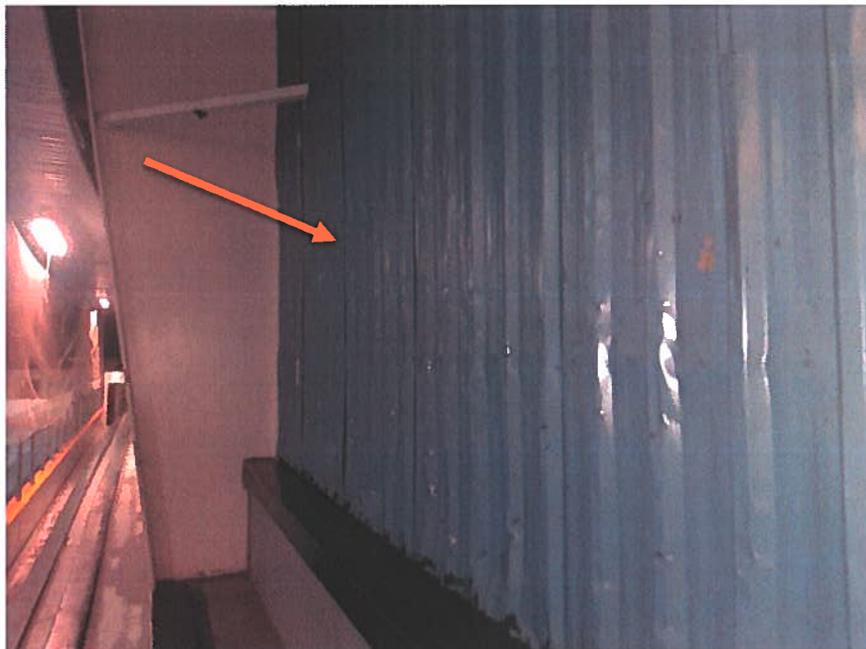
***Photo 1 – Asbestos-containing vinyl floor tiles in the canteen.***



***Photo 2 – Asbestos-containing vinyl floor tiles in the second floor.***



***Photo 3 – Asbestos-containing drywall joint compound in poor condition.***



***Photo 4 – Lead-based blue paint on metal in the main arena.***



***Photo 5 – Asbestos-containing white exterior caulking.***

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**Appendix B**  
**Laboratory Certificate of Analysis for Asbestos**

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# Bulk Asbestos Analysis

By Polarized Light Microscopy  
 EPA Method: 600/R-93/116 and  
 40 CFR, Part 763, Subpart E, App.E



**Customer:** Cambium Inc.  
 194 Sophia Street  
 Peterborough, ON K9H 1G5

**Attn:** Liam Wynne

**Lab Order ID:** 10020502

**Analysis:** PLM

**Date Received:** 04/05/2023

**Date Reported:** 04/12/2023

**Project:** DSS- old Millbrook Arena

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-101.1	Drywall joint compound / Change Room 1	3% Chrysotile		97% Other	Gray Non-Fibrous Homogeneous
10020502_0001					Teased
ASB-101.2	Drywall joint compound / Kitchen	Not Analyzed			
10020502_0002					
ASB-101.3	Drywall joint compound / Office	Not Analyzed			
10020502_0003					
ASB-101.4	Drywall Joint Compound / Second Floor Hall	Not Analyzed			
10020502_0004					
ASB-101.5	Drywall Joint Compound / Second Floor Bar Storage	Not Analyzed			
10020502_0005					
ASB-101.6	Drywall Joint Compound / Second Floor Kitchen	Not Analyzed			
10020502_0006					
ASB-101.7	Drywall Joint Compound / Second Floor Storage	Not Analyzed			
10020502_0007					
ASB-102.1 - A	12"x12" Beige vinyl floor tiles / Canteen	2% Chrysotile		98% Other	Beige Non-Fibrous Homogeneous
10020502_0008	tile				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
 EPA Method: 600/R-93/116 and  
 40 CFR, Part 763, Subpart E, App.E



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**Date Reported:** 04/12/2023

**Project:** DSS- old Millbrook Arena

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-102.1 - B	12"x12" Beige vinyl floor tiles / Canteen	None Detected		100% Other	Black
10020502_0035	mastic				Non-Fibrous
					Homogeneous
					Dissolved
ASB-102.2 - A	12"x12" Beige vinyl floor tiles / Canteen	Not Analyzed			
10020502_0009	tile				
ASB-102.2 - B	12"x12" Beige vinyl floor tiles / Canteen	None Detected		100% Other	Black
10020502_0037	mastic				Non-Fibrous
					Homogeneous
					Dissolved
ASB-102.3 - A	12"x12" Beige vinyl floor tiles / Canteen	Not Analyzed			
10020502_0010	tile				
ASB-102.3 - B	12"x12" Beige vinyl floor tiles / Canteen	None Detected		100% Other	Black
10020502_0038	mastic				Non-Fibrous
					Homogeneous
					Dissolved
ASB-103.1 - A	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Gray
10020502_0011	tile				Non-Fibrous
					Homogeneous
					Dissolved
ASB-103.1 - B	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Yellow
10020502_0039	mastic				Non-Fibrous
					Homogeneous
					Dissolved
ASB-103.2 - A	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Gray
10020502_0012	tile				Non-Fibrous
					Homogeneous
					Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Cambium Inc.  
194 Sophia Street  
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**Attn:** Liam Wynne

**Lab Order ID:** 10020502

**Analysis:** PLM

**Date Received:** 04/05/2023

**Date Reported:** 04/12/2023

**Project:** DSS- old Millbrook Arena

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-103.2 - B	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10020502_0040	mastic				Dissolved
ASB-103.3 - A	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0013	tile				Dissolved
ASB-103.3 - B	12"x12" Grey Vinyl Floor Tiles / Office	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10020502_0041	mastic				Dissolved
ASB-104.1	Ceramic Tile Mortar / Front Foyer	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0014					Crushed
ASB-104.2	Ceramic Tile Mortar / Front Foyer	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0015					Crushed
ASB-104.3	Ceramic Tile Mortar / Front Foyer	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0016					Crushed
ASB-105.1 - A	12"x12" beige with black and white streaks / Main Area, Second Floor	3% Chrysotile		97% Other	Beige Non-Fibrous Homogeneous
10020502_0017	tile				Dissolved
ASB-105.1 - B	12"x12" beige with black and white streaks / Main Area, Second Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10020502_0042	mastic				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

**Analyst**

**Approved Signatory**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



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**Lab Order ID:** 10020502

**Analysis:** PLM

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**Project:** DSS- old Millbrook Arena

**Date Reported:** 04/12/2023

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-105.2 - A	12"x12" beige with black and white streaks / Main Area, Second Floor	Not Analyzed			
10020502_0018	tile				
ASB-105.2 - B	12"x12" beige with black and white streaks / Main Area, Second Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10020502_0043	mastic				Dissolved
ASB-105.3 - A	12"x12" beige with black and white streaks / Main Area, Second Floor	Not Analyzed			
10020502_0019	tile				
ASB-105.3 - B	12"x12" beige with black and white streaks / Main Area, Second Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10020502_0044	mastic				Dissolved
ASB-106.1	White caulking / Bar, Second Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10020502_0020					Ashed
ASB-106.2	White caulking / Bar, Second Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10020502_0021					Ashed
ASB-106.3	White caulking / Bar, Second Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10020502_0022					Ashed
ASB-107.1 - A	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10020502_0023	tile				Dissolved

Disclaimer Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Cambium Inc.  
194 Sophia Street  
Peterborough, ON K9H 1G5

**Attn:** Liam Wynne

**Lab Order ID:** 10020502

**Analysis:** PLM

**Date Received:** 04/05/2023

**Date Reported:** 04/12/2023

**Project:** DSS- old Millbrook Arena

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-107.1 - B	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10020502_0045	mastic				Dissolved
ASB-107.2 - A	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10020502_0024	tile				Dissolved
ASB-107.2 - B	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10020502_0046	mastic				Dissolved
ASB-107.3 - A	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10020502_0025	tile				Dissolved
ASB-107.3 - B	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10020502_0047	mastic				Dissolved
ASB-108.1	Block Mortar / Main Area, Second Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0026					Crushed
ASB-108.2	Block Mortar / Main Area, Second Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0027					Crushed
ASB-108.3	Block Mortar / Main Area, Second Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10020502_0028					Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
 EPA Method: 600/R-93/116 and  
 40 CFR, Part 763, Subpart E, App.E



**Customer:** Cambium Inc.  
 194 Sophia Street  
 Peterborough, ON K9H 1G5

**Attn:** Liam Wynne

**Lab Order ID:** 10020502

**Analysis:** PLM

**Date Received:** 04/05/2023

**Project:** DSS- old Millbrook Arena

**Date Reported:** 04/12/2023

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
ASB-109.1	Grey Expansion Joint Compound / Exterior	None Detected		100% Other	Gray
10020502_0029					Non-Fibrous
					Homogeneous
					Ashed
ASB-109.2	Grey Expansion Joint Compound / Exterior	None Detected		100% Other	Gray
10020502_0030					Non-Fibrous
					Homogeneous
					Ashed
ASB-109.3	Grey Expansion Joint Compound / Exterior	None Detected		100% Other	Gray
10020502_0031					Non-Fibrous
					Homogeneous
					Ashed
ASB-110.1	White exterior Caulking / Exterior Seams	4% Chrysotile		96% Other	Gray
10020502_0032					Non-Fibrous
					Homogeneous
					Ashed
ASB-110.2	White exterior Caulking / Exterior Seams	Not Analyzed			
10020502_0033					
ASB-110.3	White exterior Caulking / Exterior Seams	Not Analyzed			
10020502_0034					

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Byron Stroble (46)

Analyst

Approved Signatory

107020562

Version 1-15-2012

**Use Column "S" for your contact info**  
To See an Example Click the bottom Example Tab

Enter samples between "cc" and ">>" and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet 1"

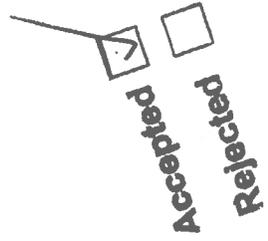
Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you

**Cambaum Inc.**  
Liam Wynne  
184 Sophia Street, Peterborough  
(905)260-5852  
liam.wynne@cambaum-inc.com  
Citra.Mosse@cambaum-inc.com  
DSS - Old Millbrook Arena

17509-001  
2023-04-04  
PLM  
5 working days

Scientific Analytical Institute  
4604 Dundas Drive  
Greensboro, NC 27407  
Phone: 336.292.3888 Fax: 336.292.3313  
Email: info@sciatlab.com

ASB-101.1	ASB-101.2	ASB-101.3	ASB-101.4	ASB-101.5	ASB-101.6	ASB-101.7	ASB-102.1	ASB-102.2	ASB-102.3	ASB-101.1	ASB-103.2	ASB-103.3	ASB-104.1	ASB-104.2	ASB-104.3	ASB-105.1	ASB-105.2	ASB-105.3	ASB-106.1	ASB-106.2	ASB-106.3	ASB-107.1	ASB-107.2	ASB-107.3	ASB-108.1	ASB-108.2	ASB-108.3	ASB-108.4	ASB-109.1	ASB-109.2	ASB-109.3	ASB-110.1	ASB-110.2	ASB-110.3		
Drywall joint compound / Change Room 1	Drywall joint compound / Kitchen	Drywall joint compound / Office	Drywall joint compound / Second Floor Hall	Drywall joint compound / Second Floor Bar Storage	Drywall joint compound / Second Floor Kitchen	Drywall joint compound / Second Floor Storage	12"x12" Beige vinyl floor tiles / Carnteen	12"x12" Beige vinyl floor tiles / Carnteen	12"x12" Grey Vinyl Floor Tiles / Office	12"x12" Grey Vinyl Floor Tiles / Office	Ceramic Tile Mortar / Front Foyer	Ceramic Tile Mortar / Front Foyer	12"x12" beige with black and white streaks / Main Area, Second Floor	12"x12" beige with black and white streaks / Main Area, Second Floor	12"x12" beige with black and white streaks / Main Area, Second Floor	White caulking / Bar, Second Floor	White caulking / Bar, Second Floor	White caulking / Bar, Second Floor	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	12"x12" tan vinyl floor tiles / Kitchen, Second Floor	Block Mortar / Main Area, Second Floor	Block Mortar / Main Area, Second Floor	Grey Expansion Joint Compound / Exterior	Grey Expansion Joint Compound / Exterior	Grey Expansion Joint Compound / Exterior	White exterior Caulking / Exterior Seams										
Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive	Stop Positive



1/15  
10:30 AM

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**Appendix C**

**Laboratory Certificate of Analysis for Lead**

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# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Cambium Inc.  
194 Sophia Street  
Peterborough, ON K9H 1G5

**Attn:** Liam Wynne

**Lab Order ID:** 10020503

**Analysis:** PBP

**Date Received:** 04/05/2023

**Date Reported:** 04/12/2023

**Project:** DSS- Old Millbrook Arena

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
Pb-101	White paint on Metal / Roof	0.0920	<43	<0.0043%
10020503_0001				
Pb-102	Green paint on metal / Overhang roof	0.0703	76	0.0076%
10020503_0002				
Pb-103	Brown paint on metal / Exterior Vents	0.0603	640	0.064%
10020503_0003				
Pb-104	White paint on wood / Changeroom 1	0.0595	240	0.024%
10020503_0004				
Pb-105	Green paint on wood / Changeroom 1	0.0927	<43	<0.0043%
10020503_0005				
Pb-106	Grey paint on concrete / Changeroom 2	0.0518	<77	<0.0077%
10020503_0006				
Pb-107	White paint on Drywall / Office	0.0953	<42	<0.0042%
10020503_0007				
Pb-108	Beige paint on drywal / Main Area, Second Floor	0.0604	430	0.043%
10020503_0008				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL (Report Limit for an undiluted 50ml sample is 4µg Total Pb)

Matthew Caffey (13)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Approved Signatory



# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Cambium Inc.  
194 Sophia Street  
Peterborough, ON K9H 1G5

**Attn:** Liam Wynne

**Lab Order ID:** 10020503

**Analysis:** PBP

**Date Received:** 04/05/2023

**Date Reported:** 04/12/2023

**Project:** DSS- Old Millbrook Arena

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
Pb-109	Red paint on wood / Window Frames	0.0313	<51	<0.0051%
10020503_0009				
Pb-110	Light green paint on wood / Main Area trim, second floor	0.0598	<67	<0.0067%
10020503_0010				
Pb-111	Blue paint on metal / Metal above sitting area, main arena	0.0510	1500	0.15%
10020503_0011				
Pb-112	Yellow paint on metal / Gas pipes in mechanical room	0.0566	700	0.070%
10020503_0012				
Pb-113	Light grey on wood / Main Arena	0.0883	330	0.033%
10020503_0013				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL (Report Limit for an undiluted 50ml sample is 4µg Total Pb)

Matthew Caffey (13)

Analyst

Approved Signatory

1076 20503

Cambium Inc.  
Liam Wynne  
194 Sophia Street, Peterborough  
(905)260-5852  
(705)742-7907  
[Liam.wynne@cambium-inc.com](mailto:Liam.wynne@cambium-inc.com)  
[Chris.Moose@cambium-inc.com](mailto:Chris.Moose@cambium-inc.com)  
DSS - Old Millbrook Arena

17509-001

2023-04-04 0:00

Paint Chips by Flame AA  
5 working days

*Handwritten initials*

- << Pb-101
- Pb-102
- Pb-103
- Pb-104
- Pb-105
- Pb-106
- Pb-107
- Pb-108
- Pb-109
- Pb-110
- Pb-111
- Pb-112
- Pb-113 >>

- White paint on Metal / Roof
- Green paint on metal / Overhang roof
- Brown paint on metal / Exterior Vents
- White paint on wood / Changeroom 1
- Green paint on wood / Changeroom 1
- Grey paint on concrete / Changeroom 2
- White paint on Drywall / Office
- Beige paint on drywal / Main Area, Second Floor
- Red paint on wood / Window Frames
- Light green paint on wood / Main Area trim, second floo
- Blue paint on metal / Metal above sitting area, main are
- Yellow paint on metal / Gas pipes in mechanical room
- Light grey on wood / Main Arena

Accepted

Rejected

*Handwritten signature*

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**Appendix D**  
**Laboratory Certificate of Analysis for PCBs**

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## Certificate of Analysis

Liam Wynne

Cambium Inc. (Peterborough)  
194 Sophia St., Peterborough, ON K9H 1E5

Date of Issue: Apr 12, 2023

**Report Description:** 3 solid samples were submitted for the following chemical analysis

**Project Name:** DSS - Old Millbrook Area  
**Project No.:** 17509-001  
**Site Location:** 4 Needlers Lane

**Date Sampled:** Apr 04, 2023  
**Date Tested:** Apr 11, 2023  
**Sampled by:** Liam W

### Report Number: 23-0455

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<u>1</u>	<u>Sample ID.: PCB-101</u> PCBs in Solid	<0.2	mg/kg	0.2	White interior caulking	LAB-M06 (EPA 3550C/8082A modified)
<u>2</u>	<u>Sample ID.: PCB-102</u> PCBs in Solid	<0.2	mg/kg	0.2	White exterior caulking	LAB-M06 (EPA 3550C/8082A modified)
<u>3</u>	<u>Sample ID.: PCB-103</u> PCBs in Solid	<0.2	mg/kg	0.2	Grey expansion compound	LAB-M06 (EPA 3550C/8082A modified)

Results relate only to the samples tested above, as received.

Approved By:

**Son C.H. Le, (Chem.)**  
Lab Manager  
Phone: (519) 740-1333 Ext.: 1030  
Fax: (519) 740-2320  
Email: SonLe@aevitas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.

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**Appendix E**

**Laboratory Certificate of Analysis for Mould**

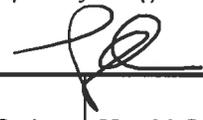
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# Laboratory Analysis Report

To:

**Liam Wynne**  
Cambium Inc.  
194 Sophia Street  
Peterborough, Ontario  
K9H 1E5

**EMC LAB REPORT NUMBER:** 89591  
**Job/Project Name:** DSS Old Millbrook Arena  
**Job/Project No:** 17509-001    **No. of Samples:** 2  
**Sample Type:** Bulk    **Date Received:** Apr 5/23  
**Analysis Method(s):** Direct Microscopic Examination  
**Date Analyzed:** Apr 11/23    **Date Reported:** Apr 11/23  
**Analyst:** Fajun Chen, Ph.D., *Principal Mycologist*



Client's Sample ID	Lab Sample No.	Date Sampled	Description/Location	Mould Identified, in Rank Order	Mould Growth
MLD-101	380490	Apr 4/23	Mould on fiberglass / second floor ceiling	Fungal hyphae <i>Cladosporium</i> (a few spores)	Sparse
MLD-102	380491	Apr 4/23	Mould on drywall / second floor main area	<i>Cladosporium</i> (a few spores) Fungal hyphal fragments (a few)	None

**Note:**

- Mould growth is subjectively assessed with description terms sparse, moderate and abundant.
- The presence of spores (lacking other fungal structures associated) is assessed as following: a few spores (< 10 spores average per microscopic field at 400X), some spores (10 - 100 spores average per microscopic field at 400X), many spores (> 100 spores average per microscopic field at 400X).
- The presence of a few spores generally represents settled spores on the surface of the sample rather than indicating mould growth.
- The results are only related to the samples analyzed.

# Laboratory Analysis Report

To:

Chris Moose  
Cambium Inc.  
194 Sophia Street  
Peterborough, Ontario  
K9H 1G5

**EMC LAB REPORT NUMBER:** 89211  
**Job/Project Name:** Old Millbrook Arena  
**Job/Project No:** 17509-001 **No. of Samples:** 3  
**Sample Type:** Allergenco-D **Date Received:** Mar 14/23  
**Analysis Method(s):** Fungal Spore Counting  
**Date Analyzed:** Mar 14/23 **Date Reported:** Mar 14/23  
**Analyst:** Anupama Chauhan, M.Sc., *Microbiologist*  
**Approved By:** Fajun Chen, Ph.D., *Principal Mycologist*



Client's Sample ID	32612769			35476593			34413005								
EMC Lab Sample No.	379077			379078			379079								
Sampling Date	Mar 13/23			Mar 13/23			Mar 13/23								
Description/Location	Outdoors			2nd floor hall			Main floor								
Air Volume (m <sup>3</sup> )	0.075			0.075			0.075								
Fungal Spores	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>	raw ct.	%	spores/m <sup>3</sup>
<i>Alternaria</i>															
<i>Arthrinium</i>															
Ascospores															
<i>Aspergillus/Penicillium</i> type	1	14	13	2	33	27	1	25	13						
Basidiospores															
<i>Cercospora</i>															
<i>Chaetomium</i>															
<i>Cladosporium</i>	5	71	67	4	67	53	3	75	40						
Colorless	1	14	13												
<i>Curvularia</i>															
<i>Drechslera/Bipolaris</i> group															
<i>Epicoccum</i>															
<i>Fusarium</i>															
<i>Oidium</i>															
<i>Pithomyces</i>															
Rusts															
Smuts, <i>Periconia</i> , Myxomycetes															
<i>Stachybotrys</i>															
<i>Ulocladium</i>															
Unidentified spores															
Number of spores/sample	7			6			4								
Fungal fragments (0-3 +)		0+			0+			0+							
Non-fungal material (0-3 +)		1+			2+			2+							
<b>TOTAL SPORES/M<sup>3</sup></b>		<b>93</b>			<b>80</b>			<b>53</b>							

- Note:
- Aspergillus/Penicillium* type spores may include those of *Acremonium*, *Paecilomyces*, *Trichoderma* and others.
  - A scale of 0 + to 3 + (indicating increasing amount) is used to rate abundance of fungal fragments and non-fungal material, with 3+ indicating the most abundance.
  - The presence of a large amount of dust debris may obscure some spores to be counted. Spore counts from samples with 3 + non-fungal material and/or 3 + fungal material may be treated as under-counts.
  - Unidentified spores are those lacking distinguishable characteristics for correct identification. Colorless are colorless spores lacking distinguishable characteristics.
  - These results are only related to the sample(s) analyzed.



# SALANDRIA LTD.

100 West Beaver Creek, Unit 6.  
Richmond Hill, ONTARIO L4B 1H4

TELEPHONE (905) 707-6568  
TELEFAX (905) 707-9095

March 30,2023

Attn.: Chris Allison

**Re: 4 Needler's Lane, Millbrook, Cavan Monaghan**

We are pleased to submit our Budget price for the above listed location. The price stated below is to supply all necessary labor, material, equipment as required for the execution and completion of all works as per request

**Demolition Scope of Works:**

Demolition Permit  
Supply and install and maintain temporary construction fence  
Demolition methodology signed by Professional Engineer licensed in Ontario  
Environmental Control  
Traffic Control  
Demolition of existing ice arena building(one concrete slab) including footings and foundations  
Removal and disposal of demolished materials off site

**Not included:**

Hazardous Materials Abatement  
Utilities disconnects  
Removal and disposal of contaminated soil  
Removal or decommissioning of water wells, AST/UST ,septic tanks  
Tests, analysis  
Backfill, restoration

**Demolition Price** **\$200,000.00**

**General Notes:**

Recovered Steel/copper/aluminum remains in property of Salandria LTD

**Regards,**

Larry Atran P.Eng  
Estimator



# ICIP: Community, Culture and Recreation Stream – Rehabilitation and Renovation Intake

Saved: 11/12/2019 15:14

Expand

Validate

<b>A) Instructions</b>	<b>B) Organization Information</b>	<b>C) Organization Address Information</b>
<b>D) Applicant Contact Information</b>	<b>E) Project Information</b>	<b>F) Project Financials</b>
<b>G) Asset Management Plan</b>	<b>H) Duty to Consult</b>	<b>I) Procurement</b>
<b>J) Risks</b>	<b>K) Climate Lens</b>	<b>L) Community Employment Benefits</b>
<b>M) Outcomes</b>	<b>N) Declaration / Signing</b>	

## A) Instructions

The Investing in Canada Infrastructure Program (ICIP) is a cost-shared infrastructure funding program between the federal government, provinces and territories, and ultimate recipients. This program will see more than \$30 billion in combined federal, provincial and other partner funding, under four priority areas, including Community, Culture and Recreation.

### How do I apply?

1. To determine if you are an eligible applicant or your project is eligible for funding refer to the Community, Culture and Recreation funding stream program guidelines.
2. Applicants are required to complete this application form and applicable technical schedule for their project. In addition, municipal applicants are required to submit their asset management plans.
3. Applicants may also be required to submit additional information depending on the project type.
4. An applicant can only submit one application for one project for funding consideration for each funding stream through the Community, Culture and Recreation Program.
5. All applications must be completed electronically and submitted to Grants Ontario. Scanned application forms will not be accepted.

*Note: additional attachments can be uploaded after submitting your application form.*

Fill in all required fields and fields that apply to your proposed project. Failure to complete this form in its entirety may result in the inability to assess the application and the project may be declined.

Late applications will not be accepted.

### How will I know my application was received?

Once the completed application has been submitted, an automated acknowledgement of receipt with a file number will be sent to the organization contact's email that is provided.

### Other important information

Please note that Ontario cannot guarantee funding to all applicants, nor can the province ensure that the total amount requested by successful applicants will be granted. Ontario reserves the right to determine which projects will be nominated for federal approval. Projects selected for federal review and approval will be assessed and prioritized based on program requirements, assessment criteria and the overall demand of funds in the program. All provincially nominated projects are subject to federal review and approvals and may not be approved by the federal government for funding under this program.

## B) Organization Information

This section is automatically populated with your organization's general contact information for all projects in your organization managed by Grants Ontario. This contact is typically the CAO, Treasurer, or Clerk. Please ensure this information is correct. If this information needs to be updated, please access the [Transfer Payment Common Registration System](#) to make changes.

### Organization Information

Organization Name:

[Township of Cavan Monaghan](#)

Organization Legal Name:

[The Corporation of the Township of Cavan Millbrook North Mon](#)

Website URL:  
[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

Type of Organization:  
Other

### C) Organization Address Information

This section displays general information about your organization submitted during the Grants Ontario enrolment process. In order to update this information, you will need to access the [Transfer Payment Common Registration](#) system to make changes.

#### Business Address

Street Address 1: <a href="#">988 County</a>	Street Address 2:
City/Town: <a href="#">Millbrook</a>	Province: <a href="#">ON</a>
Postal Code: <a href="#">L0A1G0</a>	Country: <a href="#">Canada</a>

#### Mailing Address

Street Address 1 <a href="#">988 County</a>	Street Address 2
City/Town <a href="#">Millbrook</a>	Province <a href="#">ON</a>
Postal Code <a href="#">L0A1G0</a>	Country <a href="#">Canada</a>

### D) Applicant Contact Information

#### Organization Contact Information

This section displays general information about your organization submitted during the Grants Ontario enrolment process. In order to update this information, you will need to access the [Transfer Payment Common Registration](#) system to make changes.

Salutation: <a href="#">ms</a>	First Name: <a href="#">Yvette</a>	Last Name: <a href="#">Hurley</a>
-----------------------------------	---------------------------------------	--------------------------------------

Job Title:  
[CAO](#)

Primary Phone Number: <a href="#">001-705-9329328</a>	Secondary Phone Number: <a href="#">001-705-9322929</a>
--	--

Email Address:  
[yhurley@cavanmonaghan.net](mailto:yhurley@cavanmonaghan.net)

Salutation: <a href="#">ms</a>	First Name: <a href="#">Elana</a>	Last Name: <a href="#">Arthurs</a>
-----------------------------------	--------------------------------------	---------------------------------------

Job Title:  
[Clerk](#)

Primary Phone Number: <a href="#">001-705-9329328</a>	Secondary Phone Number: <a href="#">001-705-9322929</a>
--	--

Email Address:

earthurs@cavanmonaghan.net

Salutation:	First Name:	Last Name:
mrs	Kimberley	Pope

Job Title:  
Director of Finance/Treasurer

Primary Phone Number: 001-705-932-9322	Secondary Phone Number: 001-705-9322929
---	--

Email Address:  
kpope@cavanmonaghan.net

<b>Project Contact Information</b>	<b>Remove</b>
------------------------------------	---------------

1) Please include the contact information of at least one representative within your organization who has signing authority for the project. 2) Please also include a primary contact for the project (e.g. Project Lead). The primary contact will receive updates or inquiries about the project and application. 3) If this is a joint project, also include contact information for all partners involved in the project. 4) Use the "add" button to include any additional supporting project-specific contacts (e.g. an alternate contact in case the primary contact is absent).

Primary: <input type="checkbox"/>	Salutation: * Mrs.	First Name: * Kimberley	Last Name: * Pope	Title: * Director of Finance/Treasurer	Contact Type * Applicant	Phone Number (Work): * (705) 932-9322	Phone Number (Mobile): (705) 930-7526	Email Address: * kpope@cavanmonaghan.net
--------------------------------------	-----------------------	----------------------------	----------------------	---	-----------------------------	--	--	---

Signing Authority

<b>Project Contact Information</b>	<b>Add</b>	<b>Remove</b>
------------------------------------	------------	---------------

1) Please include the contact information of at least one representative within your organization who has signing authority for the project. 2) Please also include a primary contact for the project (e.g. Project Lead). The primary contact will receive updates or inquiries about the project and application. 3) If this is a joint project, also include contact information for all partners involved in the project. 4) Use the "add" button to include any additional supporting project-specific contacts (e.g. an alternate contact in case the primary contact is absent).

Primary: <input checked="" type="checkbox"/>	Salutation: * Mrs.	First Name: * Brigid	Last Name: * Ayotte	Title: * Economic Development Coordinat	Contact Type * Applicant
---	-----------------------	-------------------------	------------------------	--	-----------------------------

Phone Number (Work): \*

(705) 932-9339

Phone Number (Mobile):

(705) 930-0197

Email Address: \*

bayotte@cavanmonaghan.net

Signing Authority

### E) Project Information

#### General

Please provide a concise but meaningful description of the asset and work to be completed. Include the nature of the project and asset type. For example, 'Construction of a Community Centre' would be an acceptable line.

Project Title \*

Renovation of the Millbrook Arena to a multipurpose community hub

#### Project Description

In 3-5 bullets, describe what the main objectives of the project are. (500 characters) \*

- \* Meet community users need for indoor all-season community hub in downtown Millbrook (main urban center).
- \* Improve access to year round recreational programs.
- \* Improving quality of 70 year old arena facility, decommissioned in March 2019 as identified in the expanded AMP.
- \* Optimize existing infrastructure to expand on programming revenues, such as; rentals for soccer, lacrosse and ball hockey.
- \* Bringing the first floor accessibility up to meet Ontario standards.

What is the scope of the project? Include all major quantifiable components. (500 characters) \*

Implementing recommendations of structural condition audit including rehabilitation of the existing steel girders, beams, walls & floors. Converting concession stand into accessible washrooms & entrance doors. Replace existing roof with energy efficient alternative. Install ventilation system to improve air quality. Ineligible costs, due to need vs timing of grant application include; decommissioning of ice plant, heating units player & spectator areas and installation of turf floor.

What are the approximate output(s) that the project will generate(e.g. population and/or communities served)? (500 characters) \*

Provide year round access to over 1750 active users (soccer, lacrosse & field hockey) plus non-recreational uses such as craft shows, classic car shows, concerts, agricultural fairs, community fundraising activities, etc.

#### Location

Provide the community in which the project will be located. Additionally, please provide the latitude and longitude of the project.

Community \*

Cavan Monaghan, Township Of

Community Latitude \*

Community Longitude \*

Project Latitude \*

Project Longitude \*

#### Environmental Assessment and Development Approvals

Was your provincial environmental assessment approved? \*

N/A

Please provide details why the provincial environmental assessment is Non Applicable

No site prep, vegetation removal or construction (externally) is proposed for this project. Internal renovations only.

Have you received your federal environmental approval? \*

N/A

Please provide details why the federal environmental approval is Non Applicable  
No site prep, vegetation removal or construction (externally) is proposed for this project. Internal renovations only.

Are there any other development approvals required? \*

N/A

**Asset Ownership and Operation**

Is this a Joint Project? \*

No

Specify the Ultimate Recipient for the project. \*

Cavan Monaghan, Township Of

If your community is not listed, please select "Not Applicable" and input your Community/Organization name.

What is the primary asset type? \*

Recreation Facility

Will the Ultimate Recipient own the asset? \*

Yes

Will the Ultimate Recipient operate the asset? \*

Yes

**Nature of the project**

Indicate the percentage for each of the options. Input "0" for inapplicable fields. Total percentage must equal 100%

New (including reconstruction) % *	Rehabilitation % *	Expansion % *	Other % *
0%	100%	0%	0%

Total percentage

100%

**Project Characteristics**

Is this a multi-purpose facility? \*

Yes

What type of project is this? \*

Community hub/Community centre

The project is community-oriented, non-commercial in nature and open for use to the public. \*

Yes

Project will benefit Indigenous communities not living on reserve. \*

No

This project includes dedicated spaces for tourism infrastructure; provincial or municipal services; for-profit uses; daycare facilities; places of assembly for religious purposes; healthcare facilities or education facilities. \*

No

The project advances reconciliation with Indigenous communities. \*

No

The project is for semi-professional or professional sports teams. \*

No

Is the project intended to address Truth and Reconciliation Commission Calls to Action? \*

No

Is the application requesting funding for components related to health or education services? \*

No

Please note that health and education services are ineligible for project funding. Multi-purpose projects could be rescoped to remove components related to health and education.

Does this application include the construction of a new building? \*

No

Please describe the Official Plan designation and/or community/organizational priorities and current zoning of the subject property and include a map identifying the subject lands. Describe how this project is consistent with the municipality's Official Plan and Zoning By-Law. (250 characters) \*

Special Policy Area form part the historic centre of Millbrook susceptible to flooding from Baxter Creek. Special policies required for the continued economic & social viability of the area. Zoned Future Development/Natural linkage unbuilt areas.

Describe how this project meets the objectives of your municipality's Official Plan and include matters such as active transportation, transit supportive policies, and climate change adaptation and mitigation. (250 characters) \*

Fulfills OP Strategic Direction to maintain and enhance infrastructure that encourages community involvement & participation in cultural, social and recreational activities. Supports climate change adaptation strategy improving efficiency.

The highest published accessibility standard, code, or by-laws in the jurisdiction will be met or exceeded. \*

Yes

The highest published applicable energy efficiency standard in the jurisdiction will be met or exceeded if the project is a building \*

No

### Project Schedule

Indicate the percentage of design completed. \*

Up to 25%

Forecasted Construction/Project Start Date \*

09/01/2020

Forecasted Construction/Project End Date \*

12/31/2026

### F) Project Financials

Please fill in the financial details of your project below.

**Planning and Professional Fees (maximum 3)**

Component *	Eligible Costs *	Ineligible Costs *	Total *
Structural Condition & Consultati		\$32,000.00	\$32,000.00 <input type="text" value="-"/>
Decommissioning Ice Plan		\$14,000.00	\$14,000.00 <input type="text" value="-"/>
Design / Architectural Plans	\$50,000.00		\$50,000.00 <input type="text" value="-"/> <input type="text" value="+"/>
	<b>Sub Total Eligible Cost</b>	<b>Sub Total Ineligible Cost</b>	<b>Total Amount</b>
	\$50,000.00	\$46,000.00	\$96,000.00

Comments

**Construction/Procurement (maximum 5)**

Component *	Eligible Costs *	Ineligible Costs *	Total *
Artificial Turf & Heaters	\$150,000.00	\$55,000.00	\$205,000.00 <input type="text" value="-"/>
Steel Girders, Beams,Walls, Floor	\$125,000.00		\$125,000.00 <input type="text" value="-"/>
Accessible Entrance+Washrooms	\$200,000.00		\$200,000.00 <input type="text" value="-"/>
Roof Replacement & Repair	\$90,000.00		\$90,000.00 <input type="text" value="-"/>
Ventilation & Air Quality	\$225,000.00		\$225,000.00 <input type="text" value="-"/> <input type="text" value="+"/>
	<b>Sub Total Eligible Cost</b>	<b>Sub Total Ineligible Cost</b>	<b>Total Amount</b>
	\$790,000.00	\$55,000.00	\$845,000.00

Comments

**Land Acquisition (maximum 1)**

Note: Any Land Acquisition costs are ineligible.

Component *	Eligible Costs	Ineligible Costs *	Total *
	\$0.00		\$0.00

**Other Costs (maximum 3)**

Component *	Eligible Costs *	Ineligible Costs *	Total *
			\$0.00 <input type="text" value="-"/> <input type="text" value="+"/>
	<b>Sub Total Eligible Cost</b>	<b>Sub Total Ineligible Cost</b>	<b>Total Amount</b>
	\$0.00	\$0.00	\$0.00

Comments

**Total Cost Summary**

Total Eligible Cost	\$840,000.00
Total Ineligible Cost	\$101,000.00
Total Cost	\$941,000.00

**Contingency**

Contingency Percentage *	15
Contingency Amount	\$126,000.00
Grand Total Amount	\$966,000.00

Contribution		
Funding Source *	% Contribution *	Funding *
Federal	40.00%	\$386,400.00
Provincial	33.33%	\$321,967.80
Other	0.00%	\$0.00
Ultimate Recipient	26.67%	\$257,632.20
	Total Contribution % 100.00%	Total Funding Amount \$966,000.00

### Project Completion

Indicate the percentage for each year. Input "0" for inapplicable years. Total percentage must equal 100%.

Year	% Project Completion *	Federal Funding	Provincial Funding	Ultimate Recipient Funding	Other Funding	Total
2018-19	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019-20	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020-21	5%	\$19,320.00	\$16,098.39	\$12,881.61	\$0.00	\$48,300.00
2021-22	10%	\$38,640.00	\$32,196.78	\$25,763.22	\$0.00	\$96,600.00
2022-23	25%	\$96,600.00	\$80,491.95	\$64,408.05	\$0.00	\$241,500.00
2023-24	25%	\$96,600.00	\$80,491.95	\$64,408.05	\$0.00	\$241,500.00
2024-25	20%	\$77,280.00	\$64,393.56	\$51,526.44	\$0.00	\$193,200.00
2025-26	15%	\$57,960.00	\$48,295.17	\$38,644.83	\$0.00	\$144,900.00
2026-27	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2027-28	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Project Completion % Total  
100%

### G) Asset Management Plan

Has the proposed project been determined based on the lifecycle activities prioritized in your municipality's asset management plan? \*

Yes, the proposed project has been determined based on the lifecycle activities prioritized in the AMP.

Indicate which year the municipality's asset management plan was last updated. \*

2013

The asset management plan is in accordance with the 2012 Building Together: Guide for Municipal Asset Management Plans or with O. Reg. 588/17 Asset Management Planning for Municipal Infrastructure under the Infrastructure for Jobs and Prosperity Act? \*

Developed according to 2012 Building together: Guide for municipal asset management plans

### H) Duty to Consult

Does the project occur in water, over water, or could alter the course of a waterway? \*

No

Is the project occurring on land that has yet to be developed/disturbed (i.e., clearing of vegetation)? \*

No

**I) Procurement**

Will any internal staff be used for labour related to the project? If yes, provincial staff may request further information. \*

No

If you intend to sole source and your project is over \$10M, a business case must be provided. A template will be sent to you.

Will you use a sole source procurement process for this project? \*

No

**J) Risks**

Provide risk level and mitigation information for the risks relevant to this project. Please select and identify at least one risk.

Please select all that apply	
Project Complexity	<input type="checkbox"/>
Project Readiness	<input type="checkbox"/>
Public Sensitivity	<input checked="" type="checkbox"/>
Ultimate Recipient	<input type="checkbox"/>

**Public Sensitivity**

Risk The project has received positive media attention	Level of Risk * Low
---	------------------------

Mitigation(250 Characters)  
Needs & Feasibility Study of Millbrook Arena resulted in positive feedback to build a new community center and to use old Arena for other community purposes. Staff proceeding with public consultation on services at old Arena.

Risk The project has received negative media attention	Level of Risk * N/A
---	------------------------

Mitigation(250 Characters)

Risk Certain stakeholders have been vocal about the project	Level of Risk * N/A
--	------------------------

Mitigation(250 Characters)

Risk Other	Level of Risk * N/A
---------------	------------------------

Mitigation(250 Characters)

**K) Climate Lens**

## Climate Lens

GHG Mitigation and Climate Change Resilience assessments are required only for projects with grand total costs of \$10 million or more.

## L) Community Employment Benefits

### Community Benefits

Community Employment Benefits are only required for projects with grand total costs of \$10 million or more.

## M) Outcomes

Provide at least one immediate outcome to which the project will contribute.

		Add	Remove
Outcome	Outcome Description *		
Immediate Outcome	Improved access to community, cultural and/or recreation services		
Indicator *	Estimated individuals served (without previous access)		
Value *	Unit of Measure		
1,750	Individuals		

Enter coordinates below, including start and end points.

Latitude *	Longitude *	Description		
		Millbrook Arena, 4 Needlers Lane, Millbrook, ON	-	+

## N) Declaration / Signing

### Declaration / Signing

Applicants are expected to comply with the Ontario Human Rights Code (the "Code") and all other applicable laws (<http://www.ohrc.on.ca/en/ontario-human-rights-code>). Failure to comply with the letter and spirit of the Code will render the applicant ineligible for a grant and, in the event a grant is made, liable to repay the grant in its entirety at the request of the Ministry. Applicants should be aware that Government of Ontario institutions are bound by the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.F.31 (<https://www.ontario.ca/laws/statute/90f31>), as amended from time to time, and that any information provided to them in connection with this application may be subject to disclosure in accordance with that Act. Applicants are advised that the names and addresses of organizations receiving grants, the amount of the grant awards, and the purpose for which grants are awarded is information made available to the public.

### Declaration

The Applicant hereby certifies as follows:

- a. the information provided in this application is true, correct and complete in every respect;
- b. the Applicant understands any funding commitment will be provided by way of an approval letter signed by the responsible Minister and will be subject to any conditions included in such a letter. Conditions of funding may include the requirement for a funding agreement obligating the funding recipient to report on how the funding was spent and other accountability requirements;
- c. the Applicant has read and understands the information contained in the Application Form and program guidelines;
- d. the Applicant is aware that the information contained herein can be used for the assessment of grant eligibility and for statistical reporting including reporting to the federal government;
- e. the applicant understands that it is expected to comply with the Ontario Human Rights Code and all other applicable laws;
- f. the Applicant understands that the information contained in this application or submitted to the Ministry in connection with the grant is subject to disclosure under the Freedom of Information and Protection of Privacy Act;
- g. the Applicant is not in default of the terms and conditions of any grant, loan or transfer payment agreement with any ministry or agency of the Government of Ontario;
- h. the Applicant is not displacing municipal spending on community, culture and/or recreation infrastructure; and,
- i. I am an authorized signing officer for the Applicant.

**This form must be digitally validated using the "Sign Document" button, and submitted in electronic format only. Scanned and faxed application forms will not be accepted.**

---

**Applicant**

Mrs. Kimberley Pope  
Director of Finance/Treasurer  
(w): (705) 932-9322  
(c): (705) 930-7526  
Email: [kpope@cavanmonaghan.net](mailto:kpope@cavanmonaghan.net)

Sign Document

Signature \_\_\_\_\_ Date/Time \_\_\_\_\_

---

**Please validate your application by clicking the validate button before submitting the form back to Grants Ontario.**

---



**Working Draft**

**Parks and Recreation Plan – Vision 2035**

**Background Report**

**Township of Cavan Monaghan**

**Prepared by The Rethink Group  
Leisure Services Planning and Management**

1205 Connaught Drive  
Selwyn, Ontario  
K0L 1T0

**March  
2023**



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# Chapter One: Introduction

## 1.1 Project Purpose, Scope and Approach

In March 2022, the Township of Cavan Monaghan embarked on a process to update the 2011 Parks and Recreation Master Plan. The planning process also identified and reviewed options for the future of the Millbrook Arena and property, as well as the remaining lands at the new Cavan Monaghan Community Centre.

Vision 2035 will be completed in two phases, with this Background Report of findings and conclusions being Phase One. The Plan's recommendations will be the focus of Phase Two. Although not approved by Township Council, it is proposed that a third phase would include the conceptual designs for the Millbrook Arena and site, as well as the remaining lands at the CMCC.

### **Phase One: Background Report – research, analysis and conclusions (early 2023)**

**Task 1:** Getting started.

**Task 2:** Community profile.

**Task 3:** Strategic assessment of leisure services delivery, culture and recreation facilities, and parks and open space. Include a map of parks and open space.

**Task 4:** Update the 2019 Structural Investigation Report of the Millbrook Arena.

**Task 5:** Assess leisure demand (current and future).

**Task 6:** Identify key findings and conclusions – including community opinion about options for the Millbrook Arena and the new community centre.

**Task 7:** Present the key findings and conclusions to Township Council.

**Task 8:** Council to decide on the future of the Millbrook Arena and site.

### **Phase Two: Develop the Parks and Recreation Plan – Vision 2035 (2023)**

**Task 1:** Update the Background Report – ongoing throughout Phase Two

**Task 2:** Prepare the long-term Vision and Goals for the Plan.

**Task 3:** Leisure services delivery - recommendations.

**Task 4:** Culture and recreation facilities - recommendations.

**Task 5:** Parks and open space – recommendations.

**Task 6:** Prepare the implementation strategy.

**Task 7:** Prepare the Draft Parks and Recreation Plan – Vision 2035.

**Task 8:** Review the Draft Parks and Recreation Plan – Vision 2035.

**Task 9:** Edit the Parks and Recreation Plan – Vision 2035.

**Task 10:** Present the Draft Parks and Recreation Plan – Vision 2035 to Township Council.

**Task 11:** Prepare the final version of the Parks and Recreation Plan – Vision 2035, as well as the Background Report and Executive Summary.

## 1.2 Format and Content of the Background Report

This report is intended to provide background, context, strategic analysis, and conclusions to inform and support Phase Two of the parks and recreation planning process.

This report is structured as follows.

- Table of Contents
- Chapter One: Introduction
- Chapter Two: Community Profile
- Chapter Three: Strategic Assessment of Service Delivery, Parks and Open Space, and Culture and Recreation Facilities
- Chapter Four: Demand for Leisure Services
- Chapter Five: Key Findings and Conclusions
- Appendix A: Parks and Recreation Household Survey
- Appendix B: Requests for Additional Ice Time at the CMCC from the User Group Survey
- Appendix C: Inventory of Parks, and Other Public and Publicly Available Open Space
- Appendix D: Information and Resources

## 1.3 Sources of Information for the Background Report

The sources of information for this Background Report include census data, facility utilization and program statistics, municipal plans and other reports, household survey, user group surveys, correspondence with community stakeholders, leisure trends (from the Rethink Group files), and reports and information from various stakeholder groups. Please refer to **Appendix D** for a complete list.

# Chapter Two: Community Profile

## 2.1 Introduction

In this chapter, the current population of the Township is examined, based on the 2021 Census. Available population growth projections and other indicators of change have been utilized to paint a picture of what the municipality could be like in 2035 and beyond.

## 2.2 Regional Context

The Township of Cavan Monaghan is located in the southwest corner of the County of Peterborough, and adjacent to the south-western boundary of the City of Peterborough. Future population growth will be largely driven by the Township’s proximity to Peterborough and the Greater Toronto Area, as well as Highway 407 and the proposed future commuter train to Toronto, all of which will increase accessibility to employment in GTA communities. See **Figure 1** below.

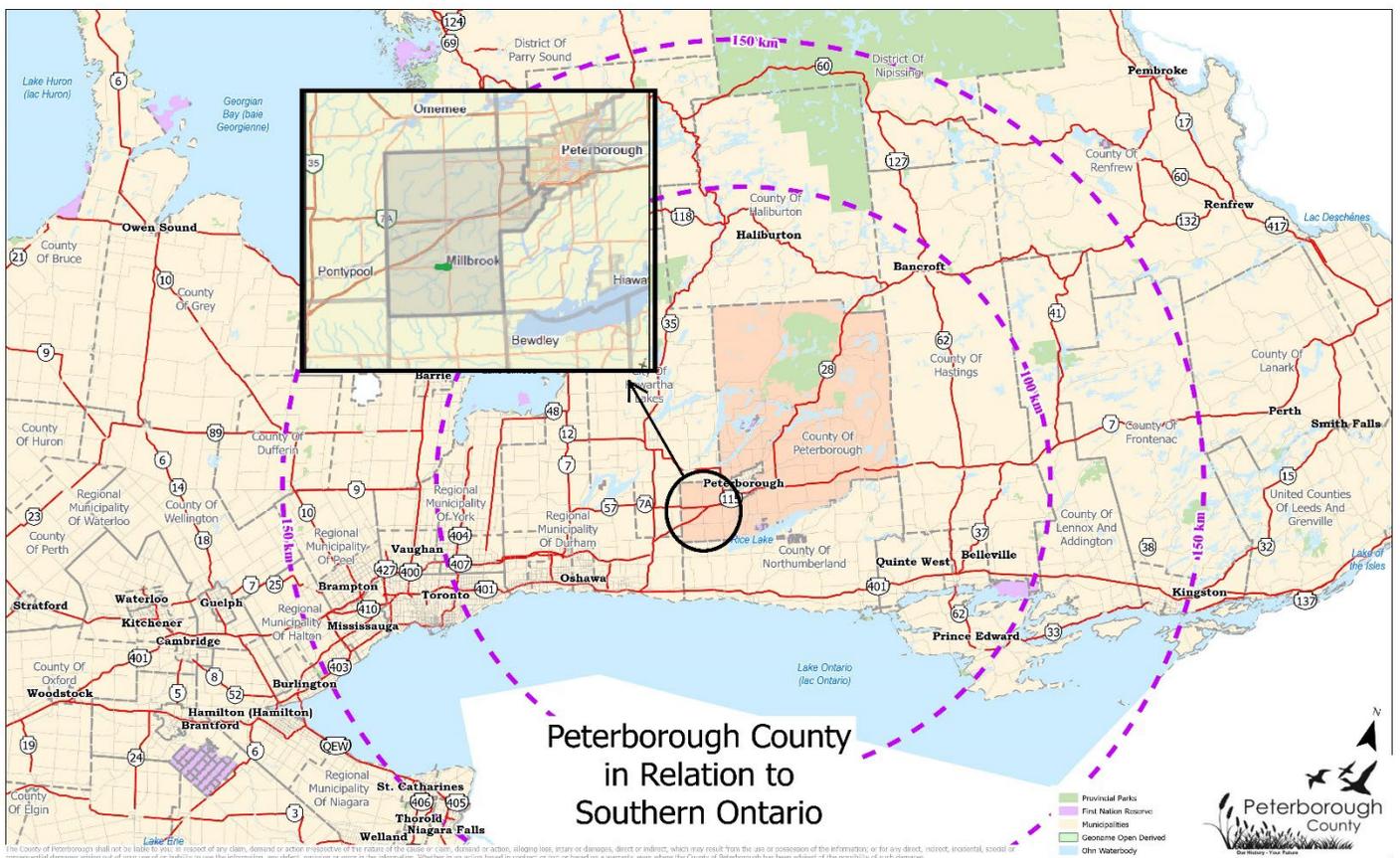


Figure 1 Cavan Monaghan Township in Relation to Peterborough County and Southern Ontario

## 2.3 Community Profile

The community profile of the Township will influence demand for culture and recreation services, especially the age, ethnicity, income and educational attainment profiles. For example, an older than average age profile will reduce demand for rigorous recreation activities and increase demand for activities such as wellness, nature appreciation, walking and cycling, pickleball, and arts and culture. Above average disposable household income will influence the ability to participate in more expensive activities. Above average educational attainment is usually associated with above average income and higher demand for the arts and more costly leisure pursuits. Ethnicity may increase local demand for activities of interest to certain cultural backgrounds. Examples include bocce, cricket and swimming lessons. As the population increases and changes, so will demand for leisure activities across the spectrum.

## 2.4 The Current Population

The 2021 national census reported a Township population of 10,016 which represents an increase of 13.4% from 2016 (average of 2.7% per year). That is well above the five-year Ontario average population increase of 5.8% or 1.16% per year. It is also much higher than the historical growth rate of the Township (refer to **Section 2.5**).

The census figure does not account for the population undercount which is typically around 2.5%. If that figure is applied, the 2021 population of the Township would be 10,266. Since June of 2021 (census date), the population of the Township has increased, but the amount is unknown.

### 2.4.1 Age Profile

**Figure 2** reports on the 2021 national census population by age for the Township of Cavan Monaghan, the Peterborough Census Metropolitan Area and the Province of Ontario. Also included is the 2011 age profile for Cavan Monaghan to illustrate trends over the past decade.

The 2021 age profile of Cavan Monaghan is **considerably older** than the Ontario profile, as noted by the average and median age of the population.

- Average age: 43.2 in Cavan Monaghan, compared to 41.8 for Ontario
- Median age: 44.8 in Cavan Monaghan, compared to 41.6 for Ontario

Another indicator of the older than average age profile of the Township is the age profile of the Echo/Millennial generation. They're roughly represented by the age 25-44 cohort and are a considerably smaller cohort in Cavan Monaghan, compared to the Ontario average (23.21% in Cavan Monaghan compared to 26.67% for Ontario).

A final indicator of the older than average age profile of the Township is the age profile of the Baby Boom Generation, roughly represented by the age 55-74 cohort. The Baby

Boom generation is a considerably larger cohort in Cavan Monaghan than the Ontario average (29.26% in Cavan Monaghan compared to 24.69% for Ontario).

However, it should be noted that in 2021 the age 0-14 cohort represented a larger percentage of the Township population than the provincial average (17.82% in Cavan Monaghan, compared to 15.84% for Ontario), with the 0-9 age cohort particularly larger than the Ontario average at 11.88% compared to 10.19% for Ontario. It is likely that this above average percentage of children is a result of the number of young families who have recently moved into the Township.

**Figure 2: Age Profile of the Township of Cavan Monaghan (2011 and 2021) with Comparison to Peterborough Census Metropolitan Area (CMA) and Ontario, 2021**

Age Cohort	Township of Cavan Monaghan 2011 Census	Township of Cavan Monaghan 2021 Census		Peterborough CMA 2021 Census	Ontario 2021 Census
	Percent	Number	Percent	Percent	Percent
0-4	4.24	585	5.84	4.44	4.82
5-9	4.71	605	6.04	5.16	5.37
10-14	6.57	595	5.94	5.12	5.65
15-19	7.44	495	4.94	4.98	5.63
20-24	6.10	440	4.03	6.20	6.29
25-29	4.07	465	4.64	6.25	6.86
30-34	4.36	635	6.34	6.13	6.89
35-39	5.06	650	6.49	6.06	6.66
40-44	6.22	575	5.74	5.27	6.26
45-49	9.24	575	5.74	5.27	6.29
50-54	9.77	595	5.94	5.69	6.62
55-59	8.90	820	8.19	7.18	7.31
60-64	7.79	870	8.69	7.74	6.80
65-69	5.35	640	6.39	7.19	5.72
70-74	3.49	600	5.99	6.42	4.86
75-79	2.85	365	3.64	4.48	3.30
80-84	1.85	230	2.30	3.01	2.29
85-89	(85+) 2.15	130	1.30	2.00	1.44
90-94		95	0.95	1.03	0.71
95-99		35	0.35	0.35	0.20
100+		5	0.05	0.05	0.03
<b>Total</b>	<b>(8,600) 100.0</b>	<b>10,015</b>	<b>100.0</b>	<b>(128,624)</b>	<b>100.0</b>
Average Age	N/A	43.2		44.6	41.8
Median Age	45.0	44.8		45.2	41.6
0-14	15.7	1,780	17.8	15.6	15.8
15-64	68.95	6,125	61.2	61.4	65.6
65+	15.69	2,110	21.1	23.0	18.5
85+	2.15	265	2.6	3.4	2.4

**Note:** In 2022, the Baby Boom is age 57-76, the Echo Generation is age 28-43 and Millennials are age 22-42. As closely as possible, all three are highlighted above in blue, with the Echo Generation and Millennials overlapping. These generations are similarly illustrated for 2011.

## Comparison to the Peterborough Census Metropolitan Area

In 2021, the Township of Cavan Monaghan had a younger age profile than the Peterborough Census Metropolitan Area (see **Figure 2**). With a population of 128,624, the Peterborough CMA comprises the City of Peterborough, the four surrounding townships, as well as Curve Lake and Hiawatha First Nations.

- In Cavan Monaghan, the 0-14 age group comprised a considerably larger percentage of the population than in the Peterborough CMA.
- The age 15-64 demographic was almost identical in the two jurisdictions.
- In Cavan Monaghan, the age 65+ and 85+ age demographics both represented a significantly smaller percentage of the population than in the Peterborough CMA.

The slightly younger age profile of Cavan Monaghan reflects the well above average population growth rate over the past ten years compared to the Peterborough CMA and especially the City of Peterborough. Significant in-migration of young adults and families almost always aligns with above average population growth. Please refer to **Figure 2** for more information.

**The Ten-Year Trend:** Over the past decade (2011 to 2021), the median age of Cavan Monaghan residents became slightly younger (45.0 to 44.8). Even though the age 65+ population increased in percentage over that period of time, so did the younger age groups. And the 40-59 age cohort declined in percentage, which counterbalanced the increase in the size of the 65+ age group.

In part, this shift over the past decade has been influenced by the influx of new residents who are predominantly in their family-forming years. Other factors include the aging of the Echo/Millennial and Baby Boom generations. See below and **Figure 2** for details.

- an increasing percentage of age 0-14 residents in 2021 (15.7% to 17.8%),
- an increasing percentage of age 25-39 residents in 2021 (24.12% to 32.08%),
- a declining percentage of age 40-59 residents in 2021 (34.13% to 25.61%), and
- an increasing percentage of age 65+ residents in 2021 (15.69% to 21.1%).

### 2.4.2 Income Profile

The 2020 median and average total incomes of Cavan Monaghan households were both considerably higher than the Ontario average, as noted below.

- 2020 **median** total income of Cavan Monaghan households was \$110,000 (Ontario \$91,000).
- 2020 **average** total income of Cavan Monaghan households was \$130,200 (Ontario \$116,000).
- In 2020, 55.5% of Cavan Monaghan households reported a **total before tax income of \$100,000 and over** – well above the Ontario average of 44.7% for that income category.

At \$110,000 and \$130,200 respectively, the 2020 median and average household incomes in Cavan Monaghan were both much higher than the Peterborough Census Metropolitan Area and the City of Peterborough (\$79,000 and \$97,800 respectively for the Peterborough CMA, \$71,500 and \$87,800 respectively for the City of Peterborough).

At 55%, the percentage of households with a before tax income of \$100,000 and above was much higher in Cavan Monaghan than in the Peterborough CMA (37%), the City of Peterborough (31.7%) and Ontario (44.7%).

### 2.4.3 Education Profile

Educational attainment of Cavan Monaghan residents is similar to Ontario, as noted below (Provincial percentage in brackets)

▪ No certificate, diploma or degree	15.48% (15.28%)
▪ Secondary school diploma or equivalency certificate	26.44% (27.19%)
▪ Post-secondary certificate, diploma or degree	58.08% (57.53%)

### 2.4.4 Ethnicity Profile

The following characteristics of the population provide insights into the ethnicity profile of the Cavan Monaghan community (2021 census). Note the strong connection to the United Kingdom and Europe. There is a very small visible minority population in the Township (well below the provincial average). There is a very strong affiliation with the English language. Over three quarters of the population is third generation, with 92.2% identifying as non-immigrant and 98.8% identifying as a Canadian citizen.

#### Visible Minority

The visible minority population in Cavan Monaghan comprised 5.32% (Ontario average: 34.33%). Origins as defined in the Census were:

▪ Black	35.58%
▪ South Asian	33.65%
▪ Filipino	7.7%
▪ Chinese	4.81%
▪ Arab	1.92%
▪ Latin America	1.92%
▪ Multiple visible minorities	3.85%

#### Ethnic or Cultural Origin (Top 10)

▪ English	34.87%
▪ Irish	29.03%
▪ Scottish	26.22%
▪ Canadian	17.26%
▪ German	9.68%
▪ French	8.5%
▪ Dutch	8.24%

- British Isles 4.51%
- Italian 4.25%
- Polish 3.48%

### **Place of Birth of Immigrant Population**

- Europe 56.95%
- Asia 21.85%
- Americas 15.23%
- Africa 4.64%

### **Non-Immigrants**

- 92.17%

### **Generation Status**

- First generation 8.4%
- Second generation 15.1%
- Third generation 76.5%

### **Indigenous Ancestry**

- 0.82%

### **Canadian Citizenship**

- 98.77%

### **Mother Tongue**

- English 93.5%
- French 0.92%
- Non-official language 4.25%

### **Language Most Often Spoken at Home**

- English 97.8%
- French 0.36%
- Non-official language 1.28%

### **Knowledge of Languages**

- English 100%
- French 6.25%
- Non-official language 7.13%

## 2.5 Anticipated Population Growth and Change – and Changes to the Settlement Pattern of the Township

### 2.5.1 Population Growth Trend

Until recently, the population of the Township had been growing slowly as noted below. However, between 2016 and 2021, the population increased 13.4% - driven by the completion of two new residential neighbourhoods within the Millbrook Settlement Area.

▪ 1991	8,155	▪ 2011	8,601 (-2.6%)
▪ 1996	8,252 (+1.2%)	▪ 2016	8,829 (+2.7%)
▪ 2001	8,453 (+2.4%)	▪ 2021	10,016 (+13.4%)
▪ 2006	8,828 (+4.4%)		

Between 2016 and 2021, 370 housing units were created, which was well above the average annual figure of 36 between 2001 and 2021.

### 2.5.2 Planned Settlement Pattern

The Township's Official Plan (February 25, 2021), identified the following settlement areas, with Millbrook being the largest:

1. Millbrook
2. Mount Pleasant
3. Five Mile Turn and Springville
4. Ida
5. Cavan
6. South Monaghan
7. Bailieboro
8. Fraserville

The Official Plan notes that the focus of most of the new development will be in these eight settlement areas, with most of the additional residential, industrial and commercial development allocated to Millbrook.

In 2021, a Growth Management Strategy (GMS) was completed for the Municipality. In 2022, that Strategy was amended via an Addendum Report. The 2022 amendment recommended a significant expansion of the boundary of the Millbrook Settlement Area, particularly north from Larmer Line to Highway 115, northeast of the current eastern boundary, and west on both sides of Fallis Line. The amendment also recommended reallocation of 37.7 ha of urban employment lands to residential, the creation of 79.1 ha of new employment lands north of Larmer Line, as well as the creation of 38.2 additional ha of residential lands. Another 50+ ha of residential lands were added to the Millbrook Settlement Area in 2022 via three Minister's Zoning Orders (MZOs).

The amended GMS also recommended the following:

- A maximum/full-build-out population of 17,600 to 2051 (allocated by Peterborough County). That equates to an annual average growth rate of 2.37%. The 2020 GMP only looked out to 2041.
- 94% of the additional population is to be allocated to the expanded Millbrook Settlement Area.

- All additional residential growth will be within the eight defined settlement areas (no additional estate residential developments as per the Provincial Growth Plan).
- The Natural Core and Linkage Areas that comprise the Natural Heritage System as defined in the current Official Plan (including the Oak Ridges Moraine) are protected from development. The largest concentration of these lands in and around Millbrook helped to define the limits of the recommended expansion of the Millbrook Settlement Area, especially to the south, east and northwest.

Refer to **Figures 3, 4 and 5**.

The Township of Cavan Monaghan Official Plan will be updated, beginning in 2023. The new OP will be informed by the Growth Management Plan and other plans, studies and information, including this Parks and Recreation Plan and Provincial Bill 23 (More Homes Built Faster Act) that was signed into law in December 2022.

### 2.5.3 Projected Population Growth to 2051

The Amended Growth Management Plan (GMP) forecasts the following population growth scenario to 2051 (including the estimated Census undercount). The forecast predicts a slightly reduced level of growth in each of the five-year time periods (compared to the 2016-2021 period). The 2021 to 2026 period is projected to generate the largest population increase (1,630). However, market forces will strongly influence the amount and rate of growth that will actually be achieved within each time period.

▪ Mid-2016	9,020	▪ Mid-2036	14,390 (+1,190)
▪ Mid-2021	10,260 (+1,240)	▪ Mid 2041	15,510 (+1,120)
▪ Mid-2026	11,890 (+1,630)	▪ Mid-2046	16,550 (+1,040)
▪ Mid-2031	13,200 (+1,310)	▪ Mid-2051	17,570 (+1,020)

The projected net increase in population from mid-2021 to mid-2051 is projected to be 7,310. That represents a 71.24% increase in population, compared to 2021.

The GMP projects that by 2051, the Millbrook Settlement Area will receive a net population increase of 7,515, including institutional housing (long term care). It is further projected that infill within the existing Millbrook built-up area will generate an increase of 117 people by 2051. The GMP predicts that by 2051, the rural area will experience a net loss of 578 people.

### 2.5.4 Projected Changes in the Age Profile to 2051

The addendum to the 2020 Growth Management Plan provided a population by age forecast to 2051. Assuming that annual growth is as forecast, the following changes in the age profile are projected (2021 to 2051).

- 0-19 age cohort decline from 23% to 14%
- 20-34 age cohort decline from 15% to 13%
- 35-44 age cohort decline from 11% to 9%

- 45-54 age cohort            decline from 19% to 11%
  - 55-64 age cohort            decline from 16% to 14%
- 
- 65-74 age cohort            increase from 12% to 15%
  - 75+ age cohort                increase from 9% to 25%

The GMP states that “over the forecast period, the Township’s population base is expected to age significantly. Most notably, the percentage of the population in the 75+ age group (older seniors) is forecast to almost triple from 9% to 25%. The percentage of the population’s largest age cohort, 20-54 years of age, is forecast to decline considerably from 41% in 2021 to 33% by 2051.”

The rate of residential growth is projected to be highest during the 2021 to 2031 period with 1,510 new housing units created. The number of housing units per year is projected to decline steadily from 2021 to 2051.

Over the forecast period, the percentage of high-density housing is projected to gradually increase from 12% in the 2021-2026 period to 24% by 2051. The percentage of low-density housing is projected to decline from 66% to 46%. The percentage of medium-density housing is projected to increase steady during the 30-year period.

**Note:** Bill 23 will reduce by half, the amount of parkland (and cash-in-lieu of parkland) to be dedicated from medium- and high-density residential development.

The aging of the population and other factors will result in a steady reduction in the number of persons per housing unit (ppu). The GMP projects a decline from 2.89 ppu in 2021 to 2.51 ppu by 2051. Note that the surge in completed housing units between 2016 and 2021 generated an increase in ppu from 2.84 to 2.89.

## 2.6 Implications for Demand for Culture and Recreation Services

Given that there will be an increase in the population through all age groups (even as the percentage declines in the younger and mid-age age cohorts), anticipate that demand for culture and recreation activities from young, mid-age and older residents will increase over the next decade and beyond. Given that the percentage of older adults age 65+ is projected to increase from 21% in 2021 to 40% by 2051 (2022 Growth Management Strategy), demand for the types of leisure experiences of interest to older residents will increase the most (especially age 75+).

Over the next decade or so, when residential development is projected to be at its peak, demand for family-oriented leisure activities should increase noticeably. This increasing demand will be generated by the number of new residents moving into the Millbrook community, the majority of which are expected to be families. However, as noted below, when most of the residential development is completed, this family-forming age

demographic will begin to significantly decline as a percentage of the population (2022 Growth Management Strategy).

- 0-19 age cohort (23% in 2021 to 14% by 2051), and
- 45-54 age cohort (19% in 2021 to 11% by 2051)

To respond, increased investment will be required in the types of culture and recreation facilities, programming and parkland that appeal to all age groups, especially adult and older adult. To date, the Township has focused most of its investment in the types of indoor and outdoor facilities of interest to children and youth (e.g., arena, ball diamonds, soccer fields, playgrounds, outdoor exercise gyms, indoor multipurpose programming space, an indoor walking track, picnic areas and trails) – to the exclusion of facilities and programming of interest to many young, mid-age and older adults. The exception is the investment in trails and the natural heritage and other open spaces that support them. Except for the CMCC with its the indoor walking track and program rooms, indoor facilities to support older adult programming are scarce.

Other than the arena and the indoor walking track, facilities to support young and mid-age adults are also scarce or aren't available (e.g., under-sized soccer pitches and ball diamonds, few multipurpose program rooms - and no beach volleyball courts, tennis courts, skateboard facility, disk golf facility, and indoor and outdoor performance facilities).

Another implication of the influx of young families to the Township is rising expectations for a wider range of programming and facilities, as well as higher quality facilities, parkland and programming. Many of the new residents will be coming from larger, more developed communities where culture and recreation programming, facilities and parkland are more fully developed and of higher quality.

In terms of specific types of facilities and programming, the following is anticipated:

- Increasing demand for leisure activities that appeal to the above average in proportion 0-14 age group including pre-school and after-school programming, day camps, introduction to team sports, swimming lessons, and arts programming – especially over the next decade. As this 0-14 age cohort ages over the next decade, there will be increasing demand for leisure activities of interest to youth and young adults who are currently significantly under-represented in the local population (e.g., increasing demand for rigorous recreation and sport activities such as fitness programming, swimming, ice sports, tennis, baseball, soccer, basketball, volleyball, specialized cycling, etc.).
- Increasing interest in low impact recreation and sport activities such as fitness/wellness programming for mid-age and older adults, aquafit programs, indoor outdoor and walking and hiking, cycling (including use of e-bikes), pickleball, recreational skating, social activities for adults and older adults, etc.
- Increasing interest in all types of arts and culture activities of interest to young, mid-age and older adults.

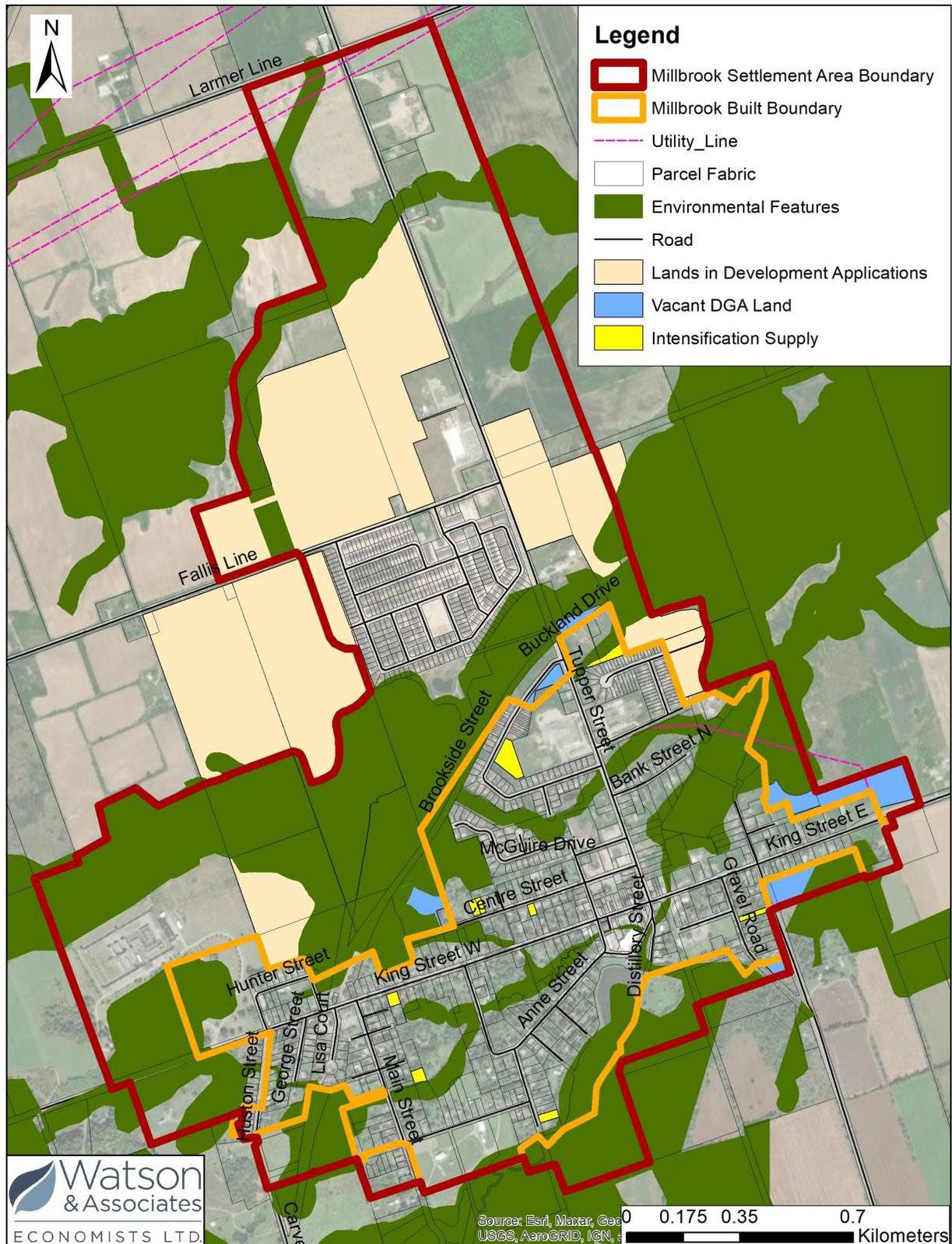
All of these facilities and programming do not have to be provided by the Municipality or by others within the Township. Since the Township is located within the Peterborough region, many of the in-demand facilities and programming will be provided by others, especially within Peterborough where culture and recreation services are more fully developed to serve a much larger population.

Examples of facilities provided within the City of Peterborough include indoor aquatic facilities and aquatic programming (expansion planned), high quality indoor and outdoor performing arts facilities and performances, art galleries, museums, outdoor artificial turf rectangular fields, clusters of ball diamonds, a cricket pitch, an outdoor and indoor pickleball centre (in the research and planning stage), clusters of lit tennis courts, skateboard facilities, a pump bike track (in the research and planning stage), gymnastics facilities, dance studios, full-service fitness centres, and an indoor artificial turf facility (in the research and planning stage).

Given the close proximity of the City of Peterborough, there should be opportunities for joint ventures in facility development and programming.

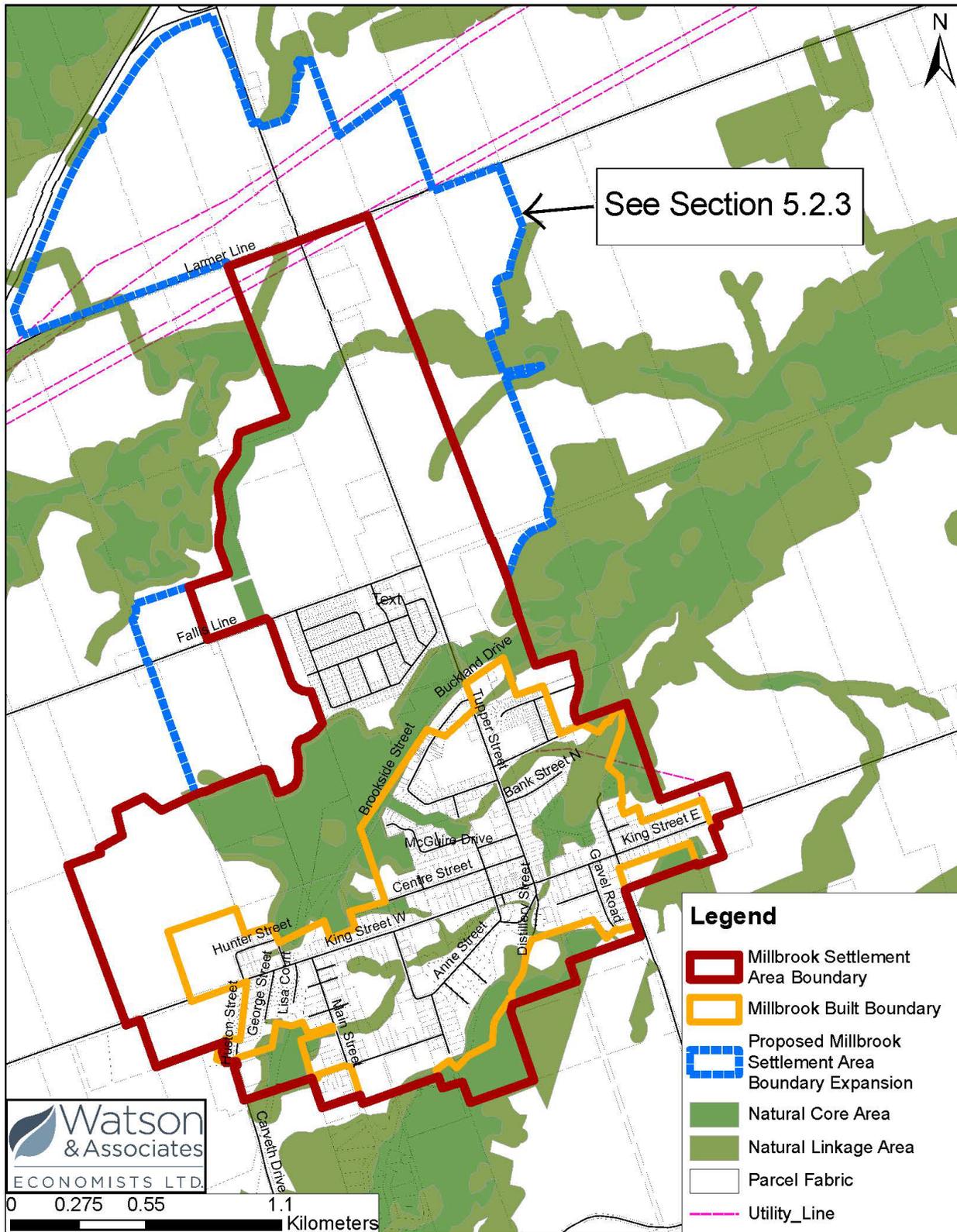


**Figure 4: Residential Supply Opportunities in Millbrook by Type of Opportunity as of May, 2022**



**Source:** Growth Management Strategy Final Addendum Report, 2022, Township of Cavan Monaghan

**Figure 5: Township of Cavan Monaghan – Proposed Millbrook Settlement Area Boundary Expansion (2051)**



# Chapter Three: Strategic Assessment of Service Delivery, Parks and Open Space, and Culture and Recreation Facilities

## 3.1 Introduction

In this chapter, a high-level strategic assessment of service delivery, parks and open space, and culture and recreation facilities will be provided. Recommendations will be provided in the Phase Two Report, informed by additional research, community engagement and assessment where required.

## 3.2 Leisure Services Delivery

The leisure services delivery model in Cavan Monaghan has evolved over the past few years, with the most significant change being the introduction of the functions of direct programming and volunteer development. In part, that was influenced by the opening of the Cavan Monaghan Community Centre (CMCC) in 2019 and the influx of new and younger families into the Township, many of whom are from larger municipalities with more fully developed culture and recreation services. Although still limited in facility components, the CMCC provides increased opportunity to offer a wider variety of quality culture and recreation programming. There is also the need to optimize the facility through increased marketing and direct programming. A 15% increase in the population since 2016 has increased demand for facilities and programming, especially from young families with young children.

### 3.2.1 Organizational Structure

The role of **Director of Parks and Recreation** rests with the C.A.O.

Under the Parks and Recreation Director is the **Manager of Parks and Facilities** who is responsible for management and maintenance of parks and indoor and outdoor facilities. Supporting this function are 3 full time operators, 4 part time operators and 8 part time attendants.

Also working under the Manager of Parks and Facilities is the **Recreation Coordinator** who is responsible for direct programming and community development. A **Recreation Assistant and Customer Services Administrator** reports to the Manager of Parks and Facilities.

### 3.2.2 Other Public Organizations

Other public organizations provide indoor venues and publicly available open spaces in support of community culture, recreation, health/wellness and social activities. They include:

- Cavan Monaghan Public Library (Old Millbrook School and Bruce Johnston branches) – offers social and recreation programming for young and old at their branches
- Kawartha Pine Ridge District School Board
- Otonabee Region Conservation Authority
- Ganaraska Region Conservation Authority
- Provincial Ministry of Natural Resources and Forestry

### 3.2.3 Community Volunteers

Community volunteers play a large role in organizing, marketing, administering and delivering a wide range of sport, recreation, fitness and outdoor recreation programming – from minor sports and gardening groups to natural heritage organizations. Examples include:

- Millbrook Minor Hockey
- Millbrook Figure Skating Club
- Maple Leaf-Cavan FC (soccer)
- Millbrook Walking Club
- Mount Pleasant Women’s Institute
- Millbrook and Area Garden Club
- Millbrook Community Garden
- Millbrook Farmer’s Market
- Millbrook Community Care – offering a variety of social and recreation programs at the CMCC
- Millbrook Valley Trails Advisory Committee
- Cavan Monaghan Library – offers social and recreation programming for young and old at their branches
- Peterborough New Canadian Center – offering a wide range of language programs at the CMCC
- The Cookbook Book Club
- Millbrook Valley Council for the Arts
- Municipal Revitalization and Heritage Advisory Committee
- Community Choir
- Joyful Noise Millbrook Children’s Choir
- Baxter Creek Watershed Alliance
- Old Millbrook Jail Lands Association (investigating the acquisition of this site from the Provincial government - to secure the lands to protect the natural heritage attributes, protect source water, and support nature appreciation and low impact recreation uses)

### 3.2.4 Non-Profit Groups

In addition, there are many non-profit groups that provide venues and programming in support of leisure services. They include:

- Cavan Monaghan Barn Quilts Trail (a walking trail within Millbrook that highlights quilts painted on barns, other buildings and signs associated with heritage buildings – each with a story)
- Millbrook and District Lions Club (Lion’s Community Centre leased from the Municipality)
- Royal Canadian Legion Branch 402 (facility located in downtown Millbrook)
- Fraserville Loyal Orange Lodge (facility located in Fraserville)
- Millbrook Agricultural Society (Millbrook Fairground)
- Millbrook Farmers Market (sets up in the parking lot of Old Millbrook School Park)
- Millbrook and Cavan Historical Society – Needlers Mill building
- Peterborough and the Kawarthas Classics – promotes on-road cycling routes throughout Peterborough County (two of the six routes are in Cavan Monaghan)
- Firefighter’s Association Museum - Millbrook
- Churches – providing multipurpose halls of various sizes and quality throughout the Township

### 3.2.5 Commercial Entities

Throughout the Township, there are commercial entities that provide a wide range of leisure opportunities, services and facilities that are beyond the current core role and financial ability of the Municipality.

- 4<sup>th</sup> Line Theatre
- Peterborough Speedway
- Kawartha Downs (harness racing, slots casino, infield sport and cultural events)
- Century Barn (weddings and social event venue)
- Champions Gymnastics
- Peterborough Curling Club
- Heron Landing Golf Club
- Keystone Links Golf and Country Club
- Baxter Creek Golf and Country Club
- The Millbrook Gallery
- Millbrook Wado Kai Karate
- Rolling Hills Studio
- Numerous commercial arts and culture groups and individual artists provide programming and instruction in performing arts, visual arts and design, dance, music, photography, crafts, literary arts, etc.

### 3.2.6 Direct Programming

Because the Cavan Monaghan Community Centre opened as the Covid 19 shutdowns and restrictions limited facility availability through 2020 and 2021 - and some residents

were slow to return to group activities in 2022, very little direct programming by the Municipality could be organized from 2019 to 2022. More is expected in 2023.

A good deal of what is offered and the location of many of the leisure service providers is Millbrook-centered.

### 3.2.7 Gaps

Given the characteristics of the population, as well as what has been learned about current unmet and under-met demand, and leisure trends, there are several sectors of the community and a number of leisure interests that are not represented or well represented by the above leisure service providers, and culture and facilities and programming, including what the Municipality directly provides.

The following are areas for the Municipality to consider increased nurturing through direct programming and community development – as well as facility and parkland development and enhancement – to strengthen organizations, expand programs and attract more participants, especially adults for some activities.

- Pre-school groups and programming (this age cohort is currently above average as a percentage of the population)
- Children’s groups and programming, including summer and other camps (this age cohort is currently above average as a percentage of the population)
- Aquatic groups, programming and facilities (likely have to be accommodated through cooperation with facility and program providers in nearby communities)
- Fitness/wellness groups, programming and facilities (acknowledging that it is challenging to offer many types of fitness/wellness programming without a fitness centre, gymnasium and indoor swimming pool)
- Gym sport groups, programming and facilities (acknowledging that it is challenging to offer many types of gym sports without a gymnasium)
- Rectangular field groups, programming and facilities (children, youth and especially adults)
- Ball diamond groups, programming and facilities (children, youth and especially adults)
- Creative arts groups, programming and facilities (especially introductory and intermediate level for all ages)
- Performance arts groups, programming and facilities (music, drama, dance)
- Racquet sport groups, programming and facilities (especially pickleball, tennis and beach volleyball - demand is increasing and there are no facilities)
- Cycling groups, programming and facilities (trails, on-road cycling routes, pump bike track – demand is increasing and there are insufficient or no facilities)
- Skateboarding groups and facility (demand is increasing and there are no facilities)

When survey respondents were asked about desired programming, the top activities were aquatic programs, gym sports, arts and culture activities, and fitness programming.

## 3.3 Parks and Open Space

### 3.3.1 Introduction

This section provides a strategic overview and assessment of parks and open space lands that are available and planned, as well as relevant policies.

Parks and other publicly available open spaces provide the land base to support municipal and other publicly available indoor and outdoor culture and recreation facilities, programming and events.

Open space can also comprise natural heritage lands, including hazard lands, environmentally sensitive lands, buffers to protect sensitive lands, forests and natural heritage linkages that tie natural heritage lands together and provide wildlife corridors. In most municipalities, a good deal of the land that is designated as natural heritage open space is privately owned. That is the case in Cavan Monaghan. However, within the Township, the Otonabee Region Conservation Authority, the Ontario Ministry of Natural Resources and Forestry, the Municipality, the Ganaraska Region Conservation Authority and groups like the Kawartha Land Trust are (or will likely be) stewards of many of these lands.

In Cavan Monaghan, open space lands include municipal parkland, educational properties, conservation authority lands, provincial open space lands, non-profit open space lands (service clubs, Millbrook Agricultural Society, churches, etc.) and commercial recreation lands (e.g., golf courses, curling rinks, gymnastics centre, etc.).

Before information and analysis is provided about parks and open space resources in the Township, it is important to review the parks and open space policies contained in the current Township Official Plan (2021 consolidated version) and the 2011 Parks and Recreation Master Plan. The policies to be included in the new Parks and Recreation Plan – Vision 2035 should be in alignment with the new Official Plan.

### 3.3.2 The Township Official Plan

In the current Township Official Plan – updated to February 2021 (OP), Parks and Open Space is a “designated land use”. Objectives, permitted uses, and general development policies are provided for parks and open space in “Settlement Areas” and “Countryside Areas”.

The focus of the parks and open space policies for the “Settlement Areas” is on Millbrook as the primary urban settlement and growth area. There is no mention of if and how those policies apply to the hamlets which are also “Settlement Areas”.

The “Objectives” of the Parks and Open Space land use designation within Settlement Areas (principally Millbrook) speak to:

- Connecting parkland to the Natural Heritage System (as defined in the OP).
- Providing a continuous trail system and integrated park system through Millbrook with an emphasis on utilizing natural features.
- Providing sufficient lands to meet the recreational needs of the population.
- Protecting sensitive environments.
- Ensuring that the impacts of park and open space uses on adjacent land uses and the character of the surrounding neighbourhood are minimized.

Under “Permitted (open space) Uses”, the OP recognizes waterfront parks, neighbourhood parks, parkettes, and open space linkages and trails as types of parkland and open space. The OP notes that Parks and Open Space shall be primarily used for active and passive recreational purposes and accessory uses. Facilities such as public cemeteries; public community centres; and stormwater management facilities, infrastructure and utilities are permitted within the Parks and Open Space designation. Mention is made about protecting and enhancing adjacent natural features and functions. It is noted that the scale of development of Parks and Open Space should be compatible with the character of adjacent development.

**Note:** This speaks to the need for a hierarchy of parkland and open space that designates the type and scale of recreation facilities for each category of open space within the hierarchy. However, a parkland and open space hierarchy is not included in the Official Plan.

The “General Development Policies” in the Official Plan provide direction for the following:

- The intent of the Parks and Open Space designation is to establish an identifiable and continuous open space network through Millbrook – and to integrate environmental features and stormwater management facilities with parks to provide opportunities for active and passive recreation.
- Lands included in this designation are shown schematically in Schedule A-1 (Land Use and Transportation). Refer to **Figure 3**.
- The only hint of a hierarchy for parks and open space is the mention of Community Parks, Neighbourhood Parks, Parkettes and open space linkages.
- The following parkland acquisition techniques are noted: parkland dedication pursuant to the Planning Act, purchase, donations/gifts/bequests, and funding by any authority having jurisdiction.
- Conditions for conveyance of dedicated parkland to the Township, including open watercourses are described.
- Detail is provided about how parks or portions of parkland may be designated to include stormwater quantity/quality control features, but these lands cannot be considered part of parkland dedication pursuant to the Planning Act unless they are “useable for required park purposes”.
- Hazard lands are not to be included as part of parkland dedication pursuant to the Planning Act.

- The Township will continue to upgrade recreation facilities within parkland and elsewhere to meet the needs of a growing and changing community.
- The OP states that it should not be construed that Parks and Open Space designated in the OP that is in private ownership can be used by the public, or that such lands will be acquired by the Township or any other authority.
- In the OP, it states that Neighbourhood Parks should be at least two hectares (five acres) in size. They are expected to provide a mix of active and passive recreational activities and may incorporate a community recreation centre. Neighbourhood Parks are to be located adjacent to schools, natural areas and/or environmental features wherever possible. Neighbourhood parks must have significant frontage on a public road.
- Open space linkages, which are not specifically identified on Schedule A-1, are intended to provide greater connection among other parks and open space components. Linkages may be required as part of the parkland dedication process.

Parks and Open Space policies associated with “Countryside Areas” focus mainly on larger parcels of Recreational Lands to be used for such purpose as golf courses, racetracks, casinos, campgrounds, ski hills and major sport parks. Currently, there are six such properties located in the Township, including Maple Leaf Park near Cavan (but outside of the Cavan Settlement area boundary). The Official Plan policies for “Countryside Areas” follow the same format as for “Settlement Areas”.

The Official Plan also contains extensive policies pertaining to the Natural Heritage System, which includes:

- Natural Core Areas,
- Natural Linkage Areas.
- Oak Ridges Moraine Core Areas, and
- Oak Ridges Moraine Linkage Areas.

Close to half of land area of the Township is contained within the Natural Heritage System designation. The Oak Ridges Moraine comprises about one quarter of the land area of the Township, predominantly in the southwest corner, but extending north to Sharpe Line, just west of Ida. The Natural Heritage System comprises significant woodlands, hazard lands, floodplain areas, wetlands, the Oak Ridges Moraine, Baxter Creek, Jackson Creek, Squirrel Creek, Cavan Creek, the Cavan Swamp Wildlife Area, and part of the Ganaraska Forest.

Within the current and proposed larger Millbrook Settlement Area boundary, the Natural Heritage System is dominant - incorporating significant woodlands, hazard lands, floodplain areas, wetlands, Baxter Creek and a portion of the Oak ridges Moraine.

### **Reflection on Parks and Open Space Policies in the Township Official Plan**

Although the Parks and Open Space policies that relate to “Settlement Areas” provide some limited guidance to the Municipality and the development industry for planning of new residential, commercial and industrial development and redevelopment, they are too

general, some are not aligned with contemporary parks and open space planning, and are overall deficient. They appear to mimic current conditions, rather being based on established parks and open space planning principles.

However, the “objectives” are in line with good parks and open space planning principles.

“Permitted Uses” are not sufficiently detailed about uses - and include commentary about types of open space and acceptable facilities – including public cemeteries; public community centres; and stormwater management facilities, infrastructure and utilities. The discussion about permitted uses does not differentiate between the different types of parks and open space. For example, it is not acceptable to locate a community centre or lit outdoor sports facilities within a neighbourhood park – as suggested in the Official Plan.

Although some are adequate, some of the “General Development Policies” will not likely be in sync with the new Parks and Recreation Plan or they will require significant improvement, especially the following:

- the requirement for a hierarchy of parkland and open space.
- the role of the Municipality and other providers and public and publicly available open space.
- enhanced parkland acquisition techniques.
- conditions for conveyance of parkland to the Township.
- acceptable conditions for the use of payment-in-lieu of parkland dedication.
- the need for more detail about the nature of each category of parkland (e.g., size range for each category of parkland, shape/configuration, site conditions, minimum percentage of street frontage, connectivity, allowable types and scale of facilities for each category of parkland, etc.).
- the Official Plan allows lands required for stormwater management facilities to be considered as parkland dedication pursuant to the Planning Act, as long as they are “useable for required park purposes” (page 74).

### **3.3.3 The 2011 Parks and Recreation Master Plan**

The 2011 Parks and Recreation Master Plan speaks to the parkland hierarchy contained in the 2005 and 2010 Township Official Plans – and underscores the weakness in this regard in the 2010 Plan (similar to what is noted above regarding the assessment of the current OP).

However, the 2011 Parks and Recreation Master Plan does not recommend a park and open space hierarchy. It does recommend a municipal parkland provision target of at least 3 hectares (7.4 acres) per 1,000 residents. It was recommended that this policy be included in the Township Official Plan.

The Parks and Recreation Master Plan notes that municipal parkland can be acquired through various means, including dedication pursuant to the Ontario Planning Act, donation/bequeath and lease.

In the Master Plan, it was recognized that parkland acquired through dedication pursuant to the Planning Act (R.S.O., 1990) will not meet the provision target of at least three hectares of parkland per 1,000 residents. Therefore, the Municipality will have to use other means to assemble sufficient parkland to meet current and future needs.

The Planning Act requires parkland conveyance as a condition of planning approval for residential and industrial development and redevelopment. Parkland dedication includes 5% of the land area being developed or redeveloped or one hectare per 300 dwelling units for medium- and high-density residential development. For industrial development, 2% of the land area is to be dedicated for park purposes. For mixed use development, parkland dedication will be at the rate of one hectare per 300 dwelling units, but not less than 2% of the land area being developed.

Parkland conveyed to the Municipality is to be free of encumbrances, is not to include hazard lands and shall not be contaminated. Valley lands, lands required for drainage and stormwater management, lands susceptible to flooding and lands otherwise unsuitable for development should not be accepted a statutory parkland dedication. The Master Plan states that land dedicated for parkland should be predominantly table land that is suitable for development of outdoor sports facilities. It was noted in the Master Plan that the 2013 Official Plan allows lands required for stormwater management facilities to be considered as parkland dedication pursuant to the Planning Act, as long as they are “useable for required park purposes” (page 74).

The 2011 Master Plan speaks to parkland acquisition techniques and policies that the Municipality should adopt via the Official Plan and the development and redevelopment approval process. That includes when payment-in-lieu of parkland dedication should be accepted.

The Master Plan also notes a change in the Planning Act that encourages dedication of land for pedestrian pathways, bicycle pathways and public transit rights-of-way as a condition of plan of subdivision approval (Subsection 51 (25) (b)). It was recommended that this provision be included in the Township Official Plan.

### **3.3.4 Analysis of Parks and Open Space in the Township**

#### **Municipal Parkland**

For analysis and future planning purposes, it is recommended that municipal parkland be categorized as follows:

1. **Natural Heritage Open Space** (limited to no public access, depending on ‘sensitivity’ of the lands – includes natural heritage corridors)

2. **Community Parks** (mostly for high level/specialized culture and recreation facilities – includes open space/trail linkages)
3. **Neighbourhood Parks** (lower scale development, less ‘active’ smaller recreation spaces – includes walkways and open space/trail linkages)

There are other public and publicly available/accessible open space lands throughout the Township that are owned by the Municipality and other public jurisdictions, non-profit entities and commercial enterprises. That will be discussed later.

**Community Parks** comprise properties that draw visitors from either across the Township or beyond the neighbourhood in which the park is located. Community parks are typically larger than Neighbourhood parks and usually contain specialized and or higher-level, often lit sports facilities, as well as facilities and features that support less rigorous leisure activities such as a picnic area, a trail, a small performance venue, a farmer’s market, gardens, a boat launch, etc. They can also accommodate buildings that provide various indoor facilities.



Old Millbrook School Park

An example of three very different Community parks are Maple Leaf Park, Old Millbrook School Park and Peace Park. Some Community parks contain facilities and features that mirror what would be contained in a Neighbourhood park. If they are located in a residential area that is deficient in Neighbourhood parkland, those Community parks will be considered dual-purpose parks (a Community park with an imbedded Neighbourhood park function). Old Millbrook School Park is a good example.

Community parkland can also be linear in configuration, functioning as an open space linkage between two parks or complimentary areas. These types of Community parks can also support walking and cycling trails – and can act as wildlife corridors.

**Neighbourhood Parks** comprise properties that are intended to be used primarily by nearby residents and should be within easy walking distance of the residents who live within the neighbourhood in which the park is located. Facilities typically contained in Neighbourhood parks include a children’s playground, benches, a small gazebo or shade shelter, treed areas, walking paths, small-scale (often unscheduled) sports facilities, etc. Example of Neighbourhood parks are Cedar Valley,



Cedar Valley Park

Highlands and Edgewood. Any walkway connections within neighbourhoods should be designated as Neighbourhood parkland.

**Natural Heritage Open Space** lands are properties that contain natural attributes such as a watercourse and associated valley land, a wetland (sometimes Provincially Significant), hazard lands (e.g., a steep slope), and/or a wooded area. These lands are often called ‘natural protection areas’ or ‘environmentally sensitive areas’. An example of this type of open space are the lands containing a branch of Baxter Creek and associated valley land and wetlands (south of the Towerhill South neighbourhood, behind the homes on Brookside Street, McGuire Drive, Baxter Creek Court and Manor Drive, and extending west to County Road 10).



Natural Heritage Open Space in the Brookside Community

As more residential areas are planned and approved, a good deal more Natural Heritage Open Space will become part of the public open space system.

**Quantity of Municipal Parkland** - The Township has **60.34 ha/149.11 ac** of parkland, **54.25 ha/134.05 ac** of which is Community parkland. There are **1.91 ha/4.72 ac** of Neighbourhood parkland. There are **4.2 ha+/10.34+ ac** of Natural Heritage Open Space that is owned by the Municipality.



Natural Heritage Open Space in the Brookside Community

That does not include parkland and Natural Heritage Open Space that will be acquired via future development. There are currently eight plans of subdivision either approved or being processed. Four are located within the Millbrook Settlement Area and four in the rural area.

Refer Figures **C-1**, **C-2** and **C-3** in **Appendix C** for the inventory of parks and publicly available open space.

The following are ratios of parkland to population (based on the 2021 census pop.):

- **Natural Heritage Open Space** **0.42 ha (1.03 ac)/1,000 pop.**
- **Community parkland** **5.42 ha (13.39 ac)/1,000 pop.**
- **Neighbourhood parkland** **0.19 ha (0.47 ac)/1,000 pop.**
- **Total Municipal parkland** **6.02 ha (14.89 ac)/1,000 pop.**
  
- **Neighbourhood and Community Parkland** **5.61 ha (13.85 ac)/1,000 pop.**

**Note:** Not included in the above calculation is any parkland that will be acquired through future residential development (see below).

**Quantity of Community Parkland** - At **5.42 ha (13.39 ac)**/1,000 population, the current ratio of Community parkland to population is well above the norm for most communities. That ratio is buoyed by the Millbrook Valley Trails properties, Maple Leaf Park, and the Cavan Monaghan Community Centre site. The favourable ratio of Community parkland will diminish somewhat when new residential development increases the population without adding much additional Community parkland – unless more is acquired.

**Quantity of Neighbourhood Parkland** - At **0.19 ha (0.47 ac)**/1,000 population the current ratio of Neighbourhood parkland to population is well below the norm of 1.0 ha (2.5 ac)/1,000 population. Since Peace Park and Old Millbrook School Park serve dual purposes as Community and Neighbourhood parkland, an arbitrary portion of each could be allocated to the Neighbourhood parkland total – for the purposes of analysis. Therefore, if 1.5 ha. of Peace Park and 0.3 ha. of Old Millbrook School Park were added to the Neighbourhood parkland inventory, the ratio would improve to **0.37 ha (0.92 ac)**/1,000 population. However, even with those allowances, the ratio for Neighbourhood parkland remains well below the norm.

When the Millbrook Settlement Area, where most of the Township’s population resides, is considered on its own, the ratio of Neighbourhood parkland to population is considerably lower than the average for the Township. That is because there is only one 0.75 ha/1.86 ac Neighbourhood park located in the Millbrook Settlement Area (Highlands Park). As noted above, several other properties augment that situation, but don’t overcome the deficiency of Neighbourhood parkland.

**Quantity of All Parkland** - At **5.0 ha (13.84 ac)**/1,000 population the ratio of Neighbourhood and Community parkland to population is slightly above the norm for urban areas of around 5.0 ha (12.5 ac)/1,000 population. That does not include the significant amount of Natural Heritage Open Space. However, as noted above, that robust ratio for all parkland belies the very small amount and ratio of Neighbourhood parkland. Moving toward achieving the norm for Neighbourhood parkland will be important, especially within the Millbrook Settlement Area where there will be an expectation of a more typical supply of this level of parkland.

Future planned intensification within the Millbrook Settlement Area will add population without any corresponding parkland within the current built-up area. That will further increase the deficiency of Neighbourhood parkland.

### **Other Public and Publicly Available Open Space**

Other types of open space include:

- Education lands
- Otonabee Conservation lands (Millbrook Conservation Area and Cavan Swamp Wildlife Area)



## **Otonabee Region Conservation Authority Lands**

The Otonabee Region Conservation Authority has two large natural heritage properties within the Township.

The largest is the Cavan Swamp Wildlife Area, comprising 782.5 ha/1,933.6 ac of land located east and south of Mount Pleasant. The Cavan Swamp Wildlife Area is comprised of half a dozen properties that are part of the larger Cavan Swamp natural heritage complex. This is a sensitive natural heritage area where public use is discouraged.

Located within the Millbrook Settlement Area, the best known and most accessible property is the 21.91 ha/54.15 ac Millbrook Conservation Area (also known as Medd's Mountain). Being classified as a 'Conservation Area', this property is intended to support low impact recreation uses. The property comprises a tributary of Baxter Creek, the Mill Pond and dam, Needler's Mill historic building and a portion of the Millbrook Valley Trail network (Medd's Mountain Trail and Baxter Creek Trail) and an area known locally as Medd's Mountain.

## **Ganaraska Region Conservation Authority**

The Ganaraska Forest extends east into the southwest corner of the Township. These properties comprise 682.99 ha/1,687.7 ac. The Ganaraska Forest contains many kms of trails that support walking, hiking bicycling, mountain biking, snowshoeing and cross-country skiing.

## **Ontario Ministry of Natural Resources and Forestry Property**

The Ontario Ministry of Natural Resources and Forestry owns a large tract of land (-- ha/- ac - TBD) south of Zion Line, abutting 4th Line Theatre on the east and a residential area on the west, and extending south to Deyell Line. The property, which is called Millbrook Provincial Fishing Area contains two small ponds, a parking lot, a viewing deck and portion of Baxter Creek Trail, all of Grand Trunk Trail, all of Cedar Trail, a portion of Meadow Trail and all of Railbed Trail. This property contains almost half of the Millbrook Valley Trail network.

On December 16, 2021, the MNRF and the Township signed a management agreement that identified responsibility for planning (MNRF); shared maintenance; ownership of the lands and various assets like bridges, culverts and structures; permits and approvals; responsibility to conform to all laws and regulations; insurance and indemnity; amendment/termination; and the opportunity to renew for another five years on December 31, 2026.

## **Parkland and Other Public Open Space to be Provided by Future Development**

The seven current plans of subdivision (not including plans for Kawartha Downs which are in an early stage of development) will contribute in the order of 4,866 people to the Township population (1,738 units times an average of 2.8 persons per unit). Four of the development areas are located within the Millbrook Settlement Area and three are in the

rural area. Approximately 4,750 of the estimated 4,866 residents will be added to the Millbrook Settlement Area.

**Figure 6** reports on the amount of municipal parkland, Natural Heritage Open Space (also municipal lands), stormwater management properties and schools to be provided within the plans of subdivision as currently configured. It also estimates population for each plan of subdivision by multiplying the number of proposed residential units by the average persons per unit as reported in the 2021 census (2.8 ppu). It is projected that the average ppu will slowly reduce over time, as the population of the Township ages. If that happens, the population generated by these developments will be a little less than estimated.

**Figure 6: Parkland and Other Public Open Space Allocated within Current Plans of Subdivision (to February 2023)**

Plan of Subdivision	Est. Pop.	N Park	C Park	NHOS	SWM	ES Site
<b>Within the Millbrook Settlement Area</b>						
<b>Towerhill North (15T-18002)</b> NW corner of Fallis Line and County Rd 10	720 units 2,016	0.56 ha/ 1.4 ac	1.11 ha/ 2.74 ac	12.04 ha/ 26.71 ac	1.85 ha/ 4.56 ac	2.15 ha/ 5.5 ac
<b>CS4 Developments (15T-21007)</b> South of Fallis Line and west of County Road 10	669 units 1,873	2.06 ha/ 5.09 ac		16.31 ha/ 40.3 ac	2.39 ha/ 5.91 ac	
<b>Vargas Properties (15T-21006)</b> Part Lot 13, Concession 5 SE corner of Fallis Line and County Road 10	220 units 616	0.33 ha/ 0.82 ac		15.46 ha/ 38.2 ac	1.62 ha/ 4.0 ac	
<b>Veltri Group (15T-19002)</b> Part Lot 11, Concession 5 Extension of Turner Street – north	85 units 238			5.76 ha/ 14.23 ac	0.4 ha/ 1.0 ac	
<b>Totals</b>	<b>1,694 units 4,743</b>	<b>2.95 ha/ 7.31 ac</b>	<b>1.11 ha/ 2.74 ac</b>	<b>39.38 ha/ 119.44 ac</b>	<b>6.26 ha/ 15.47 ac</b>	<b>2.15 ha/ 5.5 ac</b>
<b>Within the Rural Area</b>						
<b>Ian Cameron Rural Subdivision in Ida (15T-15001)</b> County Road 10 and Sharpe Line Approved	15 units 42					
<b>Mount Pleasant Country Estates (15T-17002)</b> Part Lot 13 Concession 13 Approved	19 units 53	0.26 ha/ 0.72 ac		11.36 ha/ 28.07 ac	0.37 ha/ 0.92 ac	
<b>Springville Heights (15T-21003)</b> NW corner of Highway 7 and Sharpe Line	24 units 67	0.63 ha/ 1.56 ac		0.25 ha/ 0.62 ac	0.61 ha/ 1.51 ac	
<b>Totals</b>	<b>44 units 123</b>	<b>0.89 ha/ 2.28 ac</b>		<b>11.61 ha/ 28.69 ac</b>	<b>0.98 ha/ 2.43 ac</b>	
<b>Grand Totals</b>	<b>1,738 units 4,866</b>	<b>3.84 ha/ 9.59 ac</b>	<b>1.11 ha/ 2.74 ac</b>	<b>50.99 ha/ 148.13 ac</b>	<b>7.24 ha/ 32.45 ac</b>	<b>2.15 ha/ 5.5 ac</b>

**Estimated Population** calculated at 2.8 persons per unit (2021 census)

**N Park:** Neighbourhood parkland; **C Park:** Community Parkland; **NHOS:** Natural Heritage Open Space; **SWM:** Storm Water Management facility/site; **ES School:** Elementary School site

4.95 ha/12.33 ac of Municipal parkland will be contributed through the seven plans of subdivision (3.84 ha/9.59 ac of Neighbourhood parkland and 1.11 ha/2.74 ac of Community parkland). When these new developments are fully populated, the total population of the Township will be approximately 14,800. Additional residential development will follow.

Based on a population of 14,800 and the additional parkland contributed by the seven plans of subdivision, the resulting parkland ratios for the entire Township will be:

Total parkland: **4.12 ha (9.5 ac)/1,000 population**

Community parkland: **3.74 ha (8.57 ac)/1,000 population**

Neighbourhood parkland: **0.39 ha (0.97 ac)/1,000 population**

Although an improvement over the current Neighbourhood parkland ratio of **0.19 ha (0.47 ac)**/1,000, the above ratio for Neighbourhood parkland of **0.39 ha/0.97 ac**/1,000 population is still well below the norm of 1.0 ha (2.47 ac)/1,000 population for urban areas.

As was noted above, elementary school properties and other open spaces have the potential to augment Neighbourhood parkland, especially in park-deficient areas. However, it has been shown that schools can be closed and sold, and they are seldom designed to provide the same quality of experience as is typically provided by a Neighbourhood park.

### **Towerhill North**

This development is located in the northwest corner of Fallis Line and County Road 10. The Cavan Monaghan Community Centre (CMCC) and the lands containing the Township Municipal Office are located southeast of this development at the corner of Fallis Line and County Road 10.

If the estimated population of around 2,000 is achieved for this development, the ratio of Neighbourhood parkland to population will be 0.27 ha/0.69 ac per 1,000 (about one quarter of the recommended quantity and ratio). There are two small Neighbourhood park sites, both in the northern half of the development (0.3 ha/0.73 ac and 0.26 ha/0.67 ac). Both provide adequate street frontage. One of the Neighbourhood parks backs onto another larger block of parkland to the north. That site has been classified as Community parkland because its larger than required for a Neighbourhood park, its partially within the defined Regional Flood Line and it will provide access to the Natural Heritage Open Space to the north. Of concern is the southern portion of this development, which will provide the highest residential density and contains no parkland.

If the grounds of the 2.15 ha/5.5 ac elementary school that has been identified within this plan of subdivision can be developed into a park-like setting, that will help to augment the deficiency of Neighbourhood parkland in this community. The CMCC, with its playground and possible future waterplay facility will contribute some additional relief, especially for the medium and high-density residential components that will be located to the west of the community centre. There may be opportunities to create one or two additional Neighbourhood parks from the undeveloped lands behind the CMCC and any unused lands at the municipal office site. Both opportunities will be assessed during Phase Two of the planning process and recommendations provided.

The 39.38 ha/119.44 ac of Natural Heritage Open Space that borders the development on the west and north will create a natural linkage, can accommodate a recreational trail and will provide some open space relief. Three walkway linkage/trail connections are provided to these lands. A tributary of the Baxter Creek traverses the northern portion of the development which is in a floodplain. These lands are part of the Natural Linkage component of the Natural Heritage System, as defined in the Township Official Plan.

## **CSU Development**

This plan of subdivision is located south of Fallis Line and southwest of the Towerhill North development. Neighbourhood parkland has been located in a linear fashion along the eastern edge of the development and may incorporate part of the old railway bed. Almost no frontage and visual access has been created to these two linear properties, which will be difficult to develop into quality Neighbourhood parkland. They align with the open space corridor that borders the western edge of the Towerhill North community, thus creating an opportunity to extend a recreational trail south to intersect with Station Trail (part of the Millbrook Valley Trails network).

If the estimated 1,873 residents are achieved, the ratio of Neighbourhood parkland in this subdivision will be 1.1 ha/2.72 ac/1,000 population. That quantity slightly exceeds the recommended standard for Neighbourhood parkland in urban areas. However, the poor quality and layout of most of these lands greatly diminishes the adequate quantity. The location of the Neighbourhood parkland along the eastern edge of the development creates significant inequity for most of the development area.

The large amount of Natural Heritage Open Space that borders the south of the development will provide some open space relief. Unfortunately, other than a walkway, no frontage to and visibility of these lands has been created.

## **Vargas Development**

This plan of subdivision is located in the southeast corner of Fallis Line and County Road 10. A large portion of the development area will be Natural Heritage Open Space. The southern portion of the subdivision is within the Natural Core Area and Natural Linkage Area of the Township's designated Natural Heritage System. The 220 units will yield a population of 616, based 2.8 persons per unit.

A small 0.33 ha/0.82 ac Neighbourhood park will be provided. It backs onto the largest portion of Natural Heritage Open Space and land to the northeast that is designated for 'future development'. If that 'future' area is developed, there is the potential to enlarge this small park. The location is relatively central to where most people will live and is adjacent to what will be the highest density area. However, the ratio of Neighbourhood parkland to population is only 0.53 ha (1.33 ac)/1,000 population, which is half of what is considered to be the norm for urban areas.

## **Veltri Development (Turner Street)**

This plan of subdivision is located north of King Street and east of the former Millbrook Correctional Facility. An extension of Hunter Street will provide vehicular access from King Street. The 85-unit single-family home development will yield a population of approximately 238 (at 2.8 ppu). Although 5.76 ha/14.23 ac of Natural Heritage Open Space will be provided, no Neighbourhood or Community parkland has been allocated. Given that the oldest part of the Millbrook Settlement Area is severely deficient in Neighbourhood parkland, this new development will increase that deficiency.

### **Ian Cameron Subdivision in Ida**

This plan of subdivision is located on the west side of County Road 10, just south of Sharpe Line in the Hamlet of Ida. The 15 single family home lots will yield a population of approximately 42 (at 2.8 ppu). With access off County Road 10, the development comprises an L-shaped street configuration that infills an area behind existing homes along County Road 10, Sharpe Line and Coral Drive. The lots are large (0.3 to 0.82 ha), as are the other residential properties in Ida. No parkland is provided.

### **Mount Pleasant Country Estates**

This in-fill plan of subdivision is accessed off County Road 9 (Mount Pleasant Road) in the southeast quadrant of the Hamlet of Mount Pleasant. Kennedy Drive and existing homes border the development on the east. The 15 single family units should yield a population of approximately 53 (at 2.8 ppu).

Approximately half of the development property is identified as Provincially Significant Wetland, the wetland buffer and other Natural Heritage Open Space. Those lands totalling 11.36 ha/28.07ac will be dedicated to the Township as Natural Heritage Open Space. A small (0.26 ha/0.72 ac) Neighbourhood park is also provided. It is located at the end of Street 'B', with pedestrian access to Meadow Lane. A Hydro easement runs diagonally across the property. When developed, this will be the only Neighbourhood park in Mount Pleasant and will be a valuable addition to the community. At the end of Street 'A' and abutting the Natural Heritage Open Space is a storm water management site (0/37 ha/0.92 ac).

### **Springville Heights**

This plan of subdivision is located west of Highway 7. Cathcart Crescent and Ashley Crescent provide access. The 24 single family units should yield a population of approximately 67 (at 2.8 ppu). A small Neighbourhood park (0.62 ha/1.56 ac) has been dedicated. The property is heavily vegetated with scrub tree growth and provides only a 'sliver' of frontage (56.8 metres) onto Ashley Crescent. Physical access to and visibility of the park will be very limited and its value as a Neighbourhood park is also limited. Block 29 comprises part of a small wetland (0.25 ha/0.62 ac) that fronts onto Cathcart Crescent and Ashley Crescent – and abuts the parkland block for a short distance at the point where the park meets Ashley Crescent. Along most of the southern boundary of the development is an elongated 0.61 ha/1.5 ac stormwater management area that fronts onto Ashley Crescent.

### **Kawartha Downs Raceway and Shoreline Slots Casino Re-development**

This property is located in the southwest corner of County Road 28 and Moore Drive, north of the Hamlet of Fraserville. Although plans are preliminary, some combination of entertainment and residential development is likely.

## Distribution of Existing Municipal Parkland

### Community Parkland

Community parks are pretty well distributed throughout the Township, with one in the residential area of Preston Road (Peace Park/Bruce Johnson Brach Library), one near the Hamlet of Cavan (Maple Leaf Park), four in Millbrook (Old Millbrook School Park, Station Park, the Cavan Monaghan Community Centre site, the former Millbrook Arena site) and one on the Otonabee River at Whitfield Landing). The 36 municipal properties containing the Millbrook Valley Trails have been classified as Community parkland. Those lands comprise **20.18 ha/49.86 ac (add Station Trail ROW)**.

However, the northwest, central north and southern parts of the Township are currently deficient in Community parkland.

### Neighbourhood Parkland

There are only three Neighbourhood parks for over 10,000 residents in Cavan Monaghan. As was introduced earlier, with only one Neighbourhood park located within the Millbrook Settlement Area (Highlands Park), the amount and distribution of Neighbourhood parkland within the most populated and urban part of the Township is very poor. Harvest Park (provided by Millbrook Christian Assembly Church on their property) provides some relief for the west end of Millbrook, as does Millbrook/South Cavan Elementary School and Old Millbrook School Community Park (with its imbedded Neighbourhood park function).

When the current plans of subdivision within the Millbrook Settlement Area are approved, it is anticipated that three additional Neighbourhood parks will be provided, bringing the total to four. The four parks will comprise **3.67 ha/9.07 ac.**, which is about half of the quantity of Neighbourhood parkland that is considered acceptable in an urban community of the size that the Millbrook Settlement Area will be when the proposed new developments are fully occupied.

Within the rural area, the amount and distribution of Neighbourhood parkland is inconsistent among the various hamlets and rural subdivisions. There are only two Neighbourhood parks (Cedar Valley in the northeast and Edgewood – northeast of Millbrook). None of the other rural subdivisions or hamlets have a Neighbourhood park, except for the community called 'Five Mile Turn and Springville' which contains a residential area along Preston Road where Peace Park and the Bruce Johnson Library are located. That Community-scale park contains an imbedded Neighbourhood park function.

When the current plans of subdivision are approved, two additional Neighbourhood parks are anticipated to be provided within the rural area. That will bring the total of Neighbourhood parkland within the rural area to 2.05 ha/5.14 ac.

## Natural Heritage Open Space

The Municipality currently owns five properties that have been identified as ‘parkland’ under the Natural Heritage Open Space category. All are all located within the Millbrook Settlement Area. The current plans of subdivision propose to provide 39.38 ha/119.44 ac of additional Natural Heritage Open Space within the Millbrook Settlement Area and 11.61 ha/28.69 ac in the three hamlets within the rural area. Based on land use designation in the Official Plan, additional Natural Heritage Open Space will be provided when the remaining lands are developed.

Numerous undeveloped Township-owned properties have been identified. However, it has not been determined which, if any will be officially designated as ‘parkland’ under the Natural Heritage Open Space category. **(This paragraph will be amended when those decisions are made.)**

## Quality of Municipal Parkland

The quality of municipal Community and Neighbourhood parkland varies a great deal. In this high-level strategic assessment, ‘quality’ is assessed by size, shape, frontage, amount of tableland, the quality of facilities, the degree of physical accessibility within the park and of the facilities, the availability of shade features (natural and/or built), the overall adequacy of the layout and development of the park, park signage and entrance features. Parks are rated on a scale of 1-5, where one is the lowest quality score. In Phase Two of this planning exercise, each park will be evaluated in more detail and the score may be adjusted after that assessment.

**Figure 7: High Level Assessment of the Quality of Municipal Parks**

Parkland	High-Level Assessment	Notes
Maple Leaf Park	2	This Community park and its facilities have potential for upgrade to improve functionality and optimize facility utilization of this high profile and important recreation asset.
The site of the Cavan Monaghan Community Centre (developed portion)	4	Approximately half of this Community park comprises the Cavan Monaghan Community Centre and associated parking and vehicular circulation. Approximately half of the property is undeveloped. Directly north of the CMCC, a high-quality playground and future waterplay facility is proposed. These features enhance the function of the CMCC and provide a valuable imbedded Neighbourhood park for nearby current and future residential communities. There is potential to expand the neighbourhood park component to the north and west into the undeveloped portion of the CMCC property and an undeveloped portion of the municipal office property.

Former Millbrook Arena and site	1	This property (and the former arena structure) is located within a floodplain. The property has greater potential for another use.
Whitfield Landing	2	Because of annual severe flooding, this Community park has little potential for further upgrade.
Station Park	2	The main function of this small Community park is a trail head for Station Trail. The park could be further enhanced to better support this function as well as picnicking, and to become a more prominent and attractive feature announcing the entrance to the Village of Millbrook.
Peace Park (and Bruce Johnson Branch Library)	2	The northern portion of this Community Park comprises natural heritage features. Part of the developed southern portion of the property has drainage limitations. However, the developed portion could be upgraded to improve its function and the overall quality as a Community park with an imbedded neighbourhood park function. As more people move into this area, its Neighbourhood park function will become more important
Old Millbrook School Park	2	Given that this property is a former elementary school, it was not designed to be a park. As a result, the current layout is not ideal, and functionality is limited. A large portion of the park is an undeveloped, turfed open space. The community garden is a particular asset. Unopened road allowances abut this Community park on the west and south. The site of the Deyell Monument is located west of one of the unopened road allowances. This park and adjacent properties have considerable potential to be developed into a larger and higher quality Community park with an imbedded Neighbourhood park function. The park also functions as a trail head (with parking) for the 0.6 km Medd's Mountain Trail.
Millbrook Valley Trails (35 properties)	3-4	Eight trail segments make up the Millbrook Valley Trails, seven of which comprise a network of trails extending from the Mill Pond and Old Millbrook School Park south to Deyell Line and west to the Ganaraska Forest trails. The eighth trail segment is the 1.5 km Station Trail that links Station Park north to County Road 10 north of Brookside Street. County Road 10 and Main Street have been designated as road links between Station Trail and the other components of the Millbrook Valley Trails. On the MNR property, there is a 1.2 km trail called 'Railbed'. It is not part of the MVT network.

Highlands Park	4	This newest Neighbourhood park is located within a new residential subdivision within the Millbrook Settlement Area (Towerhill South). The park contains contemporary play and outdoor exercise equipment, a basketball court and a shade shelter. The design of the park and the quality of the facilities establishes a much higher standard for Neighbourhood parkland.
Cedar Valley Park	3	A pleasant rural Neighbourhood park with a mix of older and newer play equipment.
Edgewood Park	3	A rural Neighbourhood park with a mix of older and newer play equipment. A large portion of the park has not been developed beyond grass cover. There is potential to locate additional facilities in this park. However, to optimize the park, some existing facilities may have to be relocated to provide additional parking to support an expanded function.

### 3.4 Culture and Recreation Facilities

Public and publicly available culture and recreation facilities are provided by the Township of Cavan Monaghan; the Kawartha, Pine Ridge District School Board; the Otonabee Region Conservation Authority; the Ganaraska Region Conservation Authority; the Ontario Ministry of Natural Resources and Forestry; many non-profit groups; and the commercial sector. **Figure 8** lists facilities and providers.

#### 3.4.1 Overview

**Figure 8: Overview of Culture and Recreation Facilities, Township of Cavan Monaghan, 2023** (as of February 2023 - continue to update as required)

Type of Facility and Provider	Quantity
<b>Children’s playgrounds</b> – municipal parks and schools	<ul style="list-style-type: none"> <li>10 (7 in parks and 3 at schools)</li> </ul>
<b>Soccer pitches</b> – municipal parks and schools	<ul style="list-style-type: none"> <li>1 slightly under-sized senior (60 m x 93 m) lit pitch (Maple Leaf Park)</li> <li>1 slightly under-sized senior (54 m x 96 m) lit pitch (Maple Leaf Park)</li> <li>4 intermediate unlit pitches (2 at Crestwood SS, 1 at Millbrook/South Cavan ES, 1 at North Cavan ES)</li> <li>5 stand-alone poor quality junior pitches (1 at Crestwood SS, 3 at Millbrook/South Cavan ES, 1 at North Cavan ES)</li> <li><b>Note:</b> The 5 junior pitches overlap intermediate pitches</li> </ul>
<b>Football fields</b> – schools	<ul style="list-style-type: none"> <li>1 full-size unlit football field (Crestwood SS)</li> <li>Proposal for artificial turf on this field and a winter dome</li> </ul>
<b>Ball diamonds</b> – municipal parks and schools	<ul style="list-style-type: none"> <li>2 intermediate lit diamonds (Maple Leaf Park), no outfield fence</li> </ul>

	<ul style="list-style-type: none"> <li>1 junior/minor diamond (Millbrook/South Cavan ES,) well defined infield, short outfield</li> <li>5 backstops with undefined infields and outfields</li> </ul>
<b>Indoor ice arena</b> - municipal	<ul style="list-style-type: none"> <li>1 NHL-size ice surface at the CMCC</li> </ul>
<b>Indoor turf facility</b> - municipal	<ul style="list-style-type: none"> <li>1 (Millbrook Arena – under-sized playing surface)</li> </ul>
<b>Multipurpose activity program rooms</b> – municipal and commercial	<ul style="list-style-type: none"> <li>5 (the Studio at the CMCC, 4 at Peterborough Curling Club)</li> </ul>
<b>Meeting rooms</b> - municipal	<ul style="list-style-type: none"> <li>1 (CMCC)</li> </ul>
<b>Assembly and banquet halls</b> (cap. 75-250) - Municipal, non-profit and commercial	<ul style="list-style-type: none"> <li>9 (the Community Hall at the CMCC, 1 at the Lion’s Den CC, 1 at Keystone G &amp; CC, 1 at Heron Landing GC, 1 at Baxter Creek Golf Club, 1 at the Peterborough Curling Club, 2 at the Royal Canadian Legion, 1 at Century Wedding Barn)</li> </ul>
<b>Community access warm-up kitchen</b> - municipal	<ul style="list-style-type: none"> <li>2 (1 at the CMCC and 1 at the Lion’s Den)</li> </ul>
<b>Gymnasias</b> - schools	<ul style="list-style-type: none"> <li>3+ (Crestwood SS, Millbrook/South Cavan ES, North Cavan ES has a half gym) – need to further research the school inventory</li> </ul>
<b>Indoor walking track</b> - municipal	<ul style="list-style-type: none"> <li>1 (CMCC)</li> </ul>
<b>Outdoor running track with jumping pits</b> - schools	<ul style="list-style-type: none"> <li>1 (Crestwood SS)</li> </ul>
<b>Outdoor fitness gyms</b> – municipal and church	<ul style="list-style-type: none"> <li>3 (Highlands Park, CMCC and Harvest Community Park at Millbrook Christian Assembly church)</li> </ul>
<b>Trails</b> – municipal, ORCA, MNRF, GRCA	<ul style="list-style-type: none"> <li>Walking, cycling, snowshoeing, cross-country skiing</li> <li>Millbrook Valley Trails (8 interconnected trails and Station Trail)</li> <li>Deyell Detour Trail connects the Meadow Trail to the Ganny Transit Trail which connects to the Ganaraska Trail network</li> <li>Expansion and enhancement guided by the 2010 Trail Master Plan</li> </ul>
<b>Boat launch and dock</b> - municipal	<ul style="list-style-type: none"> <li>1 (Whitfield Landing)</li> </ul>
<b>Community garden</b> - municipal	<ul style="list-style-type: none"> <li>1 (Old Millbrook School Park)</li> </ul>
<b>Outdoor basketball courts</b> – municipal parks and schools	<ul style="list-style-type: none"> <li>3 full courts (1 at Highlands Park, 1 at Millbrook/South Cavan ES, 1 at North Cavan ES)</li> <li>1 half court (Cedar Valley Park)</li> </ul>
<b>Tennis courts</b> - school	<ul style="list-style-type: none"> <li>2 lit and in very poor condition (Crestwood SS)</li> </ul>
<b>Multipurpose play court</b> - municipal	<ul style="list-style-type: none"> <li>1 concrete pad (Old Millbrook School Community Park)</li> </ul>
<b>Conservation/recreation ponds</b> – ORCA and MNRF	<ul style="list-style-type: none"> <li>3 (1 at the Millbrook Conservation Area/Medd’s Mountain and 2 at the MNRF Fishing and Recreation Area)</li> </ul>
<b>Picnic areas</b> – municipal and ORCA	<ul style="list-style-type: none"> <li>6 (Edgewood Park small sunshade, Whitfield Landing, Station Park gazebo, Lion’s Park gazebo, Medd’s Mountain, Mill Pond)</li> </ul>
<b>Fairground</b> – non-profit	<ul style="list-style-type: none"> <li>1 (Millbrook &amp; District Fair Board)</li> </ul>
<b>Golf courses</b> - commercial	<ul style="list-style-type: none"> <li>three 18-hole,</li> <li>one 9-hole</li> </ul>
<b>Historic sites</b> - municipal	<ul style="list-style-type: none"> <li>2 (Old Millbrook School, Needler’s Mill)</li> </ul>

<b>Auto racetrack</b> - commercial	▪ 1 (Peterborough Speedway)
<b>Slots casino</b> - commercial	▪ 1 (Kawartha Downs)
<b>Curling rink</b> - commercial	▪ 1 (Peterborough Curling Club – 6 sheets of ice)
<b>Gymnastic facility</b> - commercial	▪ 1 (Champion's)
<b>Outdoor theatre</b> - commercial	▪ 1 (4 <sup>th</sup> Line Theatre)
<b>Outdoor large event space</b> - commercial	▪ 1 (Kawartha Downs)

**Notes:**

As noted above, both of the senior soccer pitches at Maple Leaf Park are slightly under-sized and can accommodate up to U13+ play, but not adult. Minimum requirements for U13+ are 45 m x 90 m. There are four intermediate unlit soccer pitches located at schools. The two fields at Crestwood SS and the field at Millbrook South Cavan ES are programed by Maple Leaf Cavan FC.

The ball diamonds at Maple Leaf Park support play for up to U12 male and female play, but not U14, U16 and U23 male and female or adult male and female play (although a local recreational adult ball group uses one of diamonds one night per week). Only one diamond is lit which further limits their use for later evening time slots. The small diamond at Millbrook/South Cavan ES will support younger age groups, if needed. Demand from current users and the small size of the facility does not warrant adding lighting to the second Maple Leaf Park diamond - at this time. However, outfield fencing may be feasible.

**3.4.2 Distribution of Culture and Recreation Facilities**

Most of municipal culture and recreation facilities are concentrated within the Millbrook Settlement Area, near the Hamlet of Cavan, and in the northeast corner of the Township, adjacent to the City of Peterborough. There are no facilities located in the quadrants that are southeast and southwest of Millbrook. Other than the Century Wedding Barn, there are no facilities in the northwest quadrant (north of Highway 115 and County Road 10). Most of the rural residential communities do not have any parkland or recreation facilities, with the exception of Cedar Valley, Edgewood and Davis Road communities. Ganaraska Region Conservation Authority lands are located in the extreme southwest corner of the Township. Those lands abut the Ganaraska Forest with its Forest Centre and extensive trail network.

This facility (and parkland) distribution patten is not surprising, given the nature and history of settlement of the Township, and the past, current and future distribution and concentration of population. Within the current configuration of the Township, the Millbrook Settlement Area has always been the main centre of commerce and population. Being closest to Peterborough, North Monaghan Ward became the location for a number of commercial recreation facilities (Heron Landing Golf Club, Keystone Links Golf and Country Club, Peterborough Curling Club, Champions Gymnastics, Peterborough Speedway). The largest concentration of outdoor facilities is in Maple Leaf Park, just south of the hamlet of Cavan off County Road 10. The largest concentration of indoor facilities is in the new Cavan Monaghan Community Centre.

### 3.4.3 Utilization of Municipal Facilities

For the municipal facilities that are scheduled by community groups and programmed by the Municipality, data is available to shed some light on utilization. For some types of facilities, scheduling is less refined and therefore, the calculation of utilization is less detailed.

**Figure 9** below provides a high-level indication of utilization of scheduled municipal facilities. For 2020 and 2021- and to a lesser extent, 2022, Covid-19 restricted use of all scheduled facilities. Utilization of most of the components within the Cavan Monaghan Community Centre was impacted by Covid-19 restrictions from March of 2020 to early 2022. Since the facility opened just before the pandemic took hold, utilization of the facility was also low in 2019.

**Figure 9: Utilization of Scheduled Municipal Facilities, Township of Cavan Monaghan, 2022**

Type of Facility	Utilization
Indoor ice surface (CMCC) <ul style="list-style-type: none"> <li>▪ arena floor ice-out: 470 cap. (with the large roll-up door open)</li> <li>▪ arena floor ice-in: 196 skaters</li> <li>▪ arena spectator stands: 226 cap.</li> <li>▪ Main lobby: fixed seating: 80; standing: 150 cap.</li> <li>▪ accessible seating: 4 cap.</li> </ul>	<b>Ice-in</b> <ul style="list-style-type: none"> <li>▪ 2022/23 Prime Time: 92.5% regularly booked</li> <li>▪ 2022/23 Non-Prime Time: 20% regularly booked + some one-off rentals &amp; public skating during Christmas &amp; March Break</li> </ul> <b>Ice-out</b> <ul style="list-style-type: none"> <li>▪ Ball hockey: 15-week program from early April to end of June (Monday-Friday)</li> <li>▪ Pickleball: 4-week program (Mon. - Fri. weekday drop-in and evening scheduled program – two 45 min time slots/evening)</li> <li>▪ 2023 Summer Camps: (will be updated when info. is avail.)</li> </ul>
Indoor walking track (CMCC)	Light use to date – impacted by restricted availability due to Covid-19 and insufficient time to promote since opening the CMCC
Community hall (CMCC) (100-280 cap., depending on set-up)	Light use to date – impacted by restricted availability due to Covid-19 and insufficient time to promote since opening the CMCC
Studio (CMCC) (90-250 cap.)	Light use to date – impacted by restricted availability due to Covid-19 and insufficient time to promote since opening the CMCC
Meeting room (CMCC) (30 cap.)	Light use to date – impacted by restricted availability due to Covid-19 and insufficient time to promote since opening the CMCC
Overlook room (24-72 cap.)	Light use to date – impacted by restricted availability due to Covid-19 and insufficient time to promote
Lobby (CMCC) (80 cap.)	No scheduled use to date
Warming kitchen (CMCC) (4 cap.)	No utilization yet for catering to in-house social events or for community programming. Since this is a warm-p kitchen, culinary classes are not possible.
Millbrook Arena (the artificial turf floor is the only component of the facility available for public use) <ul style="list-style-type: none"> <li>▪ fixed seating (110 cap.)</li> <li>▪ lobby (183 cap. - 33 fixed)</li> <li>▪ arena floor (280 cap. in winter &amp; 848 in summer with roll-up door open)</li> </ul>	Playing surface only used in Prime Time (fall/winter/spring) for lacrosse and soccer. There is no summer use. The artificial turf was installed in 2021. Overall, this facility is under-utilized. <ul style="list-style-type: none"> <li>▪ PT weekday evenings: 67% in 2021 &amp; 2022</li> <li>▪ PT weekends: 55% of open hours in 2022 and 37% in 2021</li> <li>▪ PT: Monday to Friday from 5:00 pm to 11:00 pm and Sat. and Sun. from 9:00 am to 11:00 pm</li> <li>▪ NPT: Mon. to Fri. from 8:00 am to 5:00 pm (the facility is not operation during these traditional NPT hours)</li> </ul>
Soccer pitches – Maple Leaf Park	The Maple Leaf Cavan FC is the principal user group. They book the 2 fields Monday to Friday evenings, Saturday daytime and evenings and Sunday evenings from May to October. For the 2 pitches, average weekly utilization is 66 of 106 available PT hours.

	The Club reported total hours booked for 2022 to be 1,302, which equates to 64.7% prime time utilization over their 19-week season. <b>Conclusion:</b> These pitches could be used more.
Ball diamonds – Maple Leaf Park	The Cavan Youth Softball Association is the principal user group. They book the 2 diamonds for 2 hours/evening, Monday to Thursday and some weekend tournament time from Victoria Day until the end of August (14 weeks and 158 hours in total for 2022). Total PT hours available for the 20 weeks from Victoria Day to Thanksgiving = 1,700 hours. If utilization was based on only their 14-week season, that would equate to 13.3% of available prime time. However, if it was based on the 20 weeks that are available, utilization would only be 9.3%. A League of Their Own adult baseball group use the diamonds Thursdays from 5:30-7:30. <b>Conclusion:</b> These diamonds are greatly under-utilized.
Picnic areas	There have been few rental inquiries.

### 3.4.4 General Condition and Functionality of Municipal Facilities

The general condition of municipal culture and recreation facilities varies from excellent to very poor. Not surprisingly, the newest indoor and outdoor facilities are of the highest quality. The facility in the poorest condition is the former Millbrook Arena building, which was decommissioned as an ice facility in 2019 and, with a used artificial turf floor, is being used for indoor soccer and box lacrosse during the winter season.

**Note:** In Phase Two of the planning process, a more detailed assessment will be undertaken of all parks and facilities. Therefore, some of the following high-level assessment of condition and functionality may change.

**Figure 10** provides a general overview of the current condition and functionality of indoor and outdoor facilities. A photo array of municipal parkland follows the discussion of the former Millbrook Arena.

**Figure 10: High-Level Assessment of the General Condition and Functionality of Municipal Recreation Facilities, Township of Cavan Monaghan, 2023**

Facility	Condition
Cavan Monaghan Community Centre	<ul style="list-style-type: none"> <li>▪ New facility.</li> <li>▪ All indoor and outdoor components are in excellent condition.</li> <li>▪ AODA compliant.</li> </ul>
Millbrook Arena (now a turf floor facility)	<ul style="list-style-type: none"> <li>▪ The facility is in very poor condition (indoor and exterior).</li> <li>▪ Facility design provides for limited functionality.</li> <li>▪ The facility is located in a floodplain.</li> <li>▪ There is very limited on-site parking.</li> <li>▪ The facility is not AODA compliant.</li> <li>▪ A recent engineering/condition analysis estimated that an investment of at least \$5.25 million will be required to meet AODA requirements, to decommission the refrigeration system, and maintain the building’s envelop, interiors, mechanical and electrical systems to effectively serve the community as a public building for another 25 years. The glycol and ammonia has been removed.</li> <li>▪ That investment would not include any investment to improve the functionality and attractiveness of the interior and exterior of the facility.</li> </ul>

	<ul style="list-style-type: none"> <li>Due to the age of the building, any modifications and upgrades would be considered 'major' and would require substantial additional investment to achieve.</li> <li><b>Additional information is provided below.</b></li> </ul>
Soccer Pitches	<ul style="list-style-type: none"> <li>Maple Leaf Park – two lit senior pitches – good condition</li> </ul>
Ball Diamonds	<ul style="list-style-type: none"> <li>Maple Leaf Park lit intermediate diamond – medium condition</li> <li>Maple Leaf Park unlit intermediate diamond – medium condition</li> </ul>
Community Garden	<ul style="list-style-type: none"> <li>Old Millbrook School – excellent condition</li> </ul>
Outdoor Fitness Gym	<ul style="list-style-type: none"> <li>Highlands Park – new/excellent condition</li> <li>CMCC – new/excellent condition</li> </ul>
Basketball Courts	<ul style="list-style-type: none"> <li>Half court at Cedar Valley Park – good condition</li> <li>Full court at Highlands Park – new/excellent condition</li> </ul>
Children’s Playgrounds	<ul style="list-style-type: none"> <li>Maple Leaf Park – excellent condition</li> <li>Cavan Monaghan Community Centre –new/ excellent condition</li> <li>Peace Park – medium condition</li> <li>Old Millbrook School – medium condition</li> <li>Cedar Valley Park – medium condition</li> <li>Edgewood Park – good condition</li> <li>Highlands Park – new/excellent condition</li> </ul>
Millbrook Valley Trails	<ul style="list-style-type: none"> <li>Fair to good condition</li> </ul>
Boat Launch and Dock	<ul style="list-style-type: none"> <li>Whitfield Landing – poor condition, with limited opportunity for upgrade due to seasonal flooding</li> </ul>
Picnic Areas	<ul style="list-style-type: none"> <li>Maple Leaf Park – medium condition</li> <li>Station Park gazebo – medium condition</li> <li>Whitfield Landing – poor condition</li> </ul>

**AODA compliant** means ensuring the facility is accessible and usable by everyone, including people with disabilities, in line with Ontario's latest regulations and standards - as defined by the **Accessibility for Ontarions with Disabilities Act**.

### 3.4.5 The Millbrook Arena

In 2022, the 2019 Structural Investigation Report that was completed by Barry Bryan Associates (BBA) was updated to determine how much more the building had deteriorated since 2019 and to estimate the investment required to maintain this community use facility in a 'status quo' state for another 25 years. That would not include any major renovations and upgrades to change the interior layout and functionality of the building or the appeal of the interior and exterior. Depending on what was feasible and undertaken, those renovations and upgrades would be considered 'major' and would require substantial capital investment beyond the minimum of



\$5.25 million that is estimated to maintain the facility in a ‘status quo’ state for the next 25 years.



Update of  
Structural Investigat

The building requires remediation and repairs to remain as a serviceable facility that is fit for public use over the long-term, specifically intervention of the main building envelop and structure. Examples include:

- cracked concrete slabs;
- damaged siding and concrete block;
- wet, mouldy insulation;
- damaged ceilings/liners; and
- deteriorated mortar joints.

Beyond immediate repairs, the facility also requires modifications as well as some elements of the life cycle renewal so it can function as a serviceable community facility with a reasonable level of standard and state of repair.

The building does not meet provincial accessibility standards for community buildings. This includes an accessible route of travel to all public and staff locations within the building. It is assumed that the building should meet a modern standard to serve the public currently and into the future. Accessibility upgrades required to meet this standard include the following:

- parking;
- ramps;
- door, frames and hardware;
- signage;
- elevators/lifts;
- clear aisles; and
- universal and/or barrier-free washrooms.

The total construction budget is estimated to be approximately \$4.45 million of hard construction and \$5.25 million with modest contingencies. Depending on when the upgrades are completed, the estimated cost could be considerably higher, due to worsening building conditions and current high inflation.



The BBA report provides a budget breakdown, the highlights of which are provided below.

▪ Building Shell	\$1,250,000
▪ Building interiors	\$ 950,000
▪ Mechanical	\$1,125,000
▪ Electrical	\$ 500,000
▪ Site work allowance	\$ 200,000
▪ Ancillary work	\$ 50,000
▪ General requirements	\$ 366,750
▪ Contingencies	<u>\$ 799,515</u>
▪ <b>Total</b>	<b>\$5,241,265</b>

In addition to the remedial and life cycle repairs and accessibility upgrades, it should be noted that the facility is located in a floodplain and there is minimal on-site parking. It should also be noted that a better and much more cost-effective opportunity for indoor soccer may become available via the KPRD School Board proposal to provide artificial turf at Crestwood Secondary School, to cover the field year-round and offer significant time on the field for Cavan Monaghan programming. If the Timbermen lacrosse team finds a better location or disbands, the only other use of the former Millbrook Arena will be lost.

### **3.4.6 Downtown Millbrook Revitalization Strategy**

In 2013, a comprehensive strategy for the revitalization of downtown Millbrook was completed. At the time, it was received by Township Council, but not approved as an official course of action.

One of the cornerstones of the revitalization strategy is the creation of what is called “**Needlers Green**”, a signature community park located where the Old Millbrook Arena now stands. Needlers Green would incorporate Needlers Lane and be integrated into the surrounding parkland and trails associated with the Mill Pond, creek and dam. Strong pedestrian links would be created between Needlers Common and King, Hay and Tupper streets. A strong formal link would also be established to the public library and Old Millbrook School Park. The revitalization of this area would also involve creating a stronger visual connection to the creek that flows under Hay Street and behind the old arena to the stream that flows from the Mill Pond.

Refer to **Figure 11** on the next page.

**Figure 11: Millbrook Downtown and Streetscape Revitalization, 2013**



## Cedar Valley Park



## Edgewood Park



**Edgewood Park** (illustrating large undeveloped portion of the park)



**Whitfield Landing**



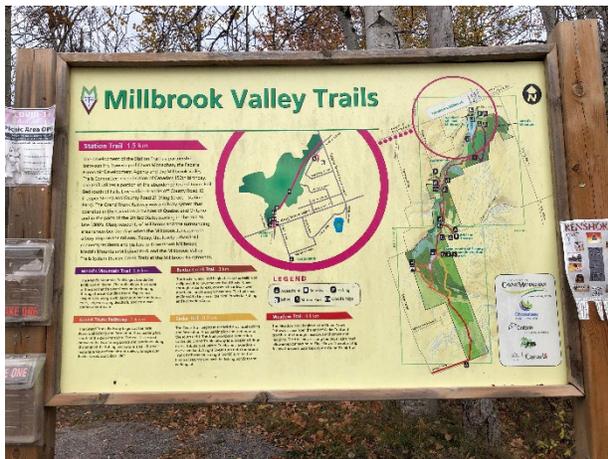
# Maple Leaf Park



## Peace Park (includes Bruce Johnson Branch Library)



## Station Park



# Highlands Park



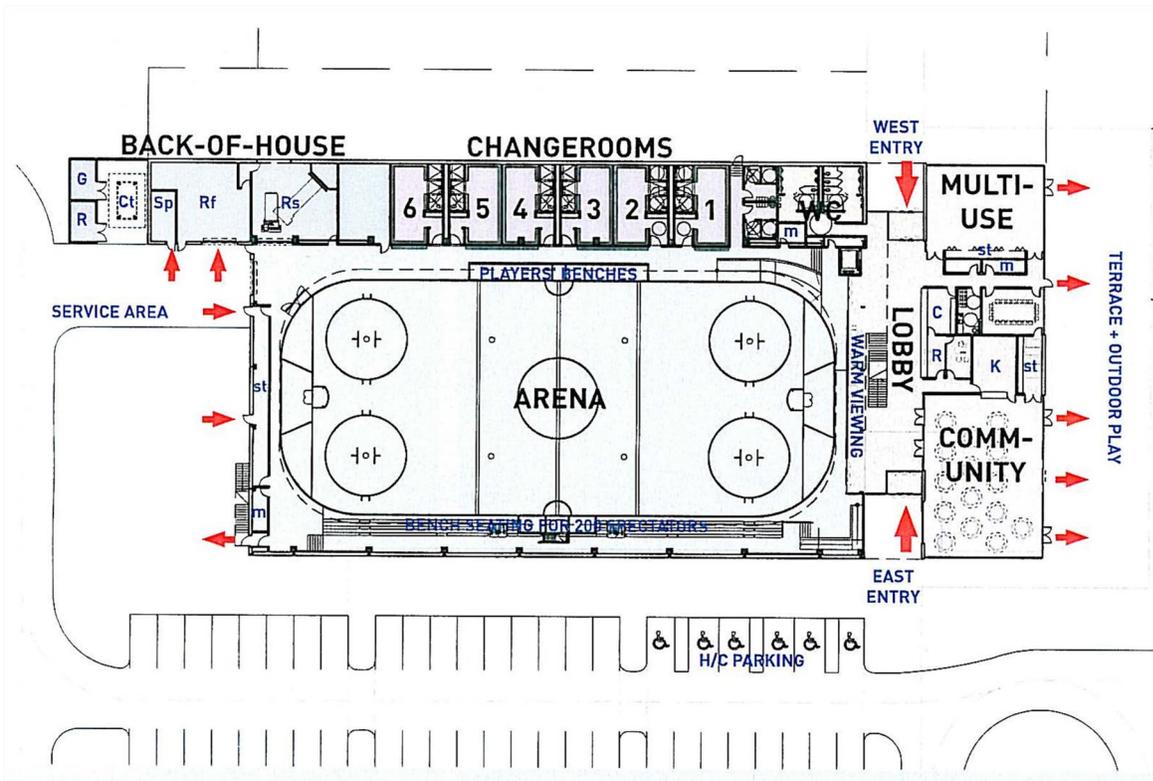
## Old Millbrook School Park



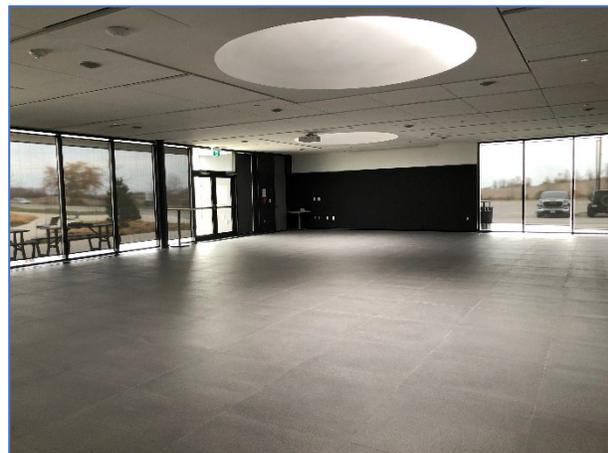
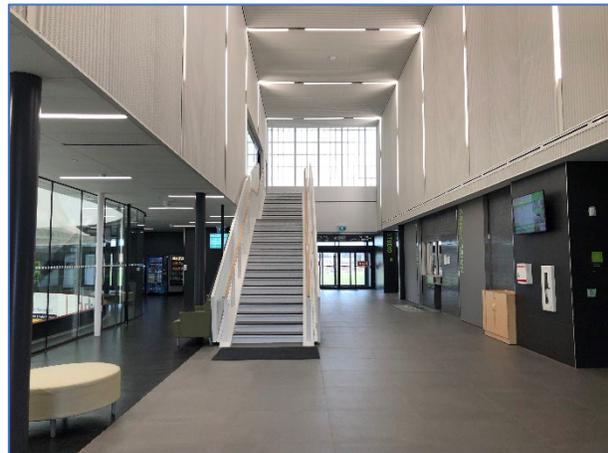
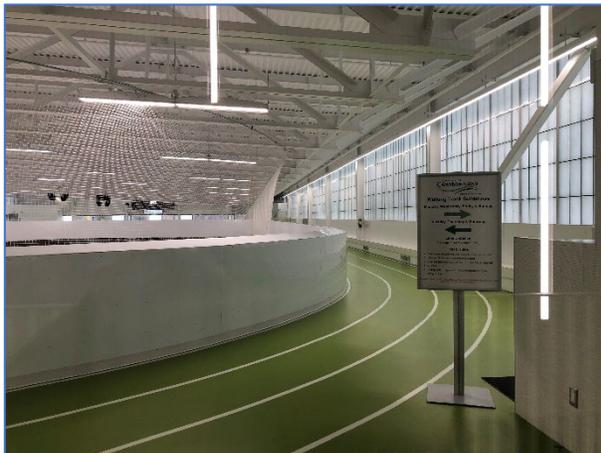
## Millbrook Conservation Area and Needler's Mill (ORCA)



# Cavan Monaghan Community Centre



# Cavan Monaghan Community Centre



**Cavan Monaghan Community Centre  
Playground, Fitness Equipment and Undeveloped Lands (west and north)**



# Millbrook Valley Trails



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# Chapter Four: Demand for Leisure Services

## 4.1 Introduction

Current demand for leisure services has been informed by the integration of the results of the household survey, the user group surveys, consultation with other stakeholders, municipal staff perspectives, and unsolicited requests for service. See below and **Appendix A** and **Appendix B** for details.

## 4.2 Current Demand

- Household survey (June/July 2022)
- User group surveys (to all of the groups that the Township relates to) (June/July 2022)
- Questions to other stakeholders (2023)
- Municipal staff perspective (throughout)
- Unsolicited responses, inquiries and input (throughout)

### 4.2.1 Household Survey

The household survey was designed to gather pertinent information from residents about their leisure activities/interests, where they participate, barriers to participation, desired leisure programs, degree of importance of various recreation facilities, satisfaction with parks and recreation facilities, priorities for ongoing investment in culture and recreation facilities, degree of agreement about a number of statements about parks and recreation, and opinion about options for the future of the former Millbrook Arena and property.

**Appendix A** reports in detail on the results of the household survey. Below are the key messages.

The top leisure activities of survey respondents were:

1. walking and/or hiking
2. swimming for pleasure and/or fitness
3. attend festivals, parades and seasonal events
4. use playground equipment
5. use library services
6. attend theatre and concerts (including outdoor events)
7. tobogganing
8. reading
9. casual/recreational skating
10. camping

Only about 17% of residents have all or most of their leisure interests met within the Township.

The top three reasons for survey respondents traveling outside of the Township to participate in their favourite leisure activities were:

1. Facilities and programs are not available in the Township (91%)
2. Facilities and programs are not available in the Township when we are available (20%)
3. The quality of facilities or programs are better elsewhere (18%)

The top five requested leisure programs were:

1. Swimming
2. Swimming lessons
3. Day camps
4. Group fitness classes/aerobic fitness
5. Outdoor concerts/music festivals/Summerfest

Although all types of parks and recreation facilities were reported to be important, trails and natural heritage open space are reported to be the most important, followed by passive parkland that contains facilities such as picnic areas, playgrounds, fishing ponds and community gardens.

Satisfaction was reported to be very high for trails and pathways, followed by natural heritage open space. Satisfaction was lowest for outdoor sports facilities and indoor recreation facilities.

Although half of the 36 types of facilities or facility groupings scored 2.5/5.0 and higher, the top five types of facilities in which respondents would like municipal investment are:

1. indoor swimming pool (3.93)
2. outdoor waterplay facility (3.85)
3. trails (3.75)
4. nature parks (3.65)
5. playgrounds (3.62)

Five statements were offered about:

1. the priority of parks and recreation for the Municipality,
2. degree of awareness of leisure opportunities,
3. degree of support for partnering with others,
4. the potential shift toward more direct programming, and
5. increasing taxes to improve parks and recreation facilities.

There was strong support for the first four statements. Raising taxes to improve parks and recreation services was supported by almost half of respondents, which is relatively strong for that question.

Four options were provided for the future of the Millbrook Arena and property.

1. Invest \$4.2 million in the facility to maintain it pretty much as is for the next 25 years (the figure was later revised to \$5.25 million via a second estimate by engineers).
2. Invest considerably more to improve the functionality and appeal of the facility and keep it safe and operational for another 25 years. The intent of this option is to investigate if the interior of the building could be reconfigured and repurposed to create more useable spaces for community programming (including the second floor hall, lengthening the former ice surface, and repurposing spaces currently occupied by refrigeration equipment, the ice making machine, etc.). This option would also improve the look/appeal of the interior and exterior of the building. Until this investigation is completed, the capital cost cannot be estimated.
3. Replace the facility with a high-quality downtown community park that incorporates Needlers Lane and adjacent parkland and may accommodate some combination of facilities such as a farmer's market, an outdoor stage or gazebo, pathways, gardens, trees, an area for quiet reflection, a picnic area, an outdoor exercise gym, a waterplay facility, an unstructured grass area, etc.
4. Sell the property for redevelopment into commercial and/or residential uses.

**Option 3** was the overwhelming top choice with 82.5% 'agreeing' and 'strongly agreeing' (combined). Strong agreement and agreement for the other options ranged from 17.9% to 29.2%.

## 4.2.2 User Group Surveys

A survey was sent to 29 groups with whom the Municipality regularly relates. 21 surveys were completed. 18 of the groups use the Cavan Monaghan Community Centre ice surface for winter ice and summer floor (e.g., the Peterborough Minor Ball Hockey League). The remaining three surveys were from the Maple Leaf Cavan Football Club (soccer), Cavan Youth Softball Association and Premier School of Dance. Additional groups will be consulted as part of Phase Two work.

### Groups Who Use the CMCC

- Of the 18 groups who responded to the survey, about half a dozen are Peterborough-based groups who are looking for additional ice time and an appealing facility. Those groups currently utilize 11.5 hours of ice time per week.
- Half of the groups who responded to the survey are content with the ice time they've been allocated.
- The remaining groups requested between 105 and 120 additional hours.
- Some groups were non-specific about their additional ice time requirements (e.g., "will rent as many prime time hours as possible"; "would use more hours to grow our current program").

- From the household survey, there was strong demand for additional hours to support recreational skating, especially in prime time.
- If the Peterborough-based groups are not included, local groups requested between 29 and 44 additional hours (prime and non-prime time). Currently, 62 hours/week of prime ice time is made available at the CMCC. **Note:** A few more hours/week of less attractive prime time is available. The bulk of the prime time hours used (28-38) are from Millbrook District Minor Hockey Association.

Looking to the future, some groups anticipate their membership growing as the population increases, with no specific number of hours projected. Some groups anticipate status quo, even as the population increases. Sunday Night Men's Hockey anticipated their group doubling in 10 years, requiring 4 more hours/week.

**Appendix B** consolidated the response to the survey from ice users and provides considerable detail by group.

During the summer 'ice-out' season, the main uses were ball hockey and pickleball. See below for information on summer use.

The **Peterborough Minor Ball Hockey League** (associated with the Ontario Ball Hockey Association) uses the CMCC floor for 15 hours/week, five evenings per week for 12 weeks (early April to the end of June). The League requested the following as additional services:

- storage space for program equipment,
- open the snack bar (makes the facility user friendly for players and their families), and
- be able to use the community room.

If demand increases, there may be sufficient interest from ball hockey in a fall season (late summer up to the ice-in date).

**Pickleball** was introduced to the Cavan Monaghan community in the summer of 2022 by municipal staff who working with a local enthusiast. Three temporary courts were taped onto the arena floor and portable nets were set up. The program, which ran for four weeks from June 20<sup>th</sup> to July 14<sup>th</sup> was drop-in in nature and focused on an introduction to the sport. The day-time program attracted about a dozen regular players. The evening 'family' program was full and was organized around two 45-minute time slots per evening. This program initiative will be offered once again in the spring/summer 2023.

### **Maple Leaf Cavan FC (soccer club)**

**Purpose:** To provide an affordable recreational house league soccer program for youth and adults (age 3 - 60). Also, to provide a competitive and developmental soccer Rep program for youth and adults (age 7 - 40).

**Figure 12: Facilities Utilized by Maple Leaf Cavan FC**

Facilities	Season	Average/Typical Hours/Week
Maple Leaf Park pitches (2 lit pitches)	May to Sept.	18
Millbrook South Cavan E S field	May to August	8 (House League games and Rep League practices)
Crestwood Secondary School fields (2 Intermediate pitches)	May to August	18 (House League games and Rep League practices)
Fleming College artificial turf fields (2 full-size pitches)	April to October	8 (Rep games for older age youth and adult teams)
Playground East fields (2 Intermediate pitches) located just south of Fowlers Corners	May to Sept.	12+ (Rep practices)
Millbrook Arena indoor turf facility (under-sized ice surface)	October to May	25
School gyms	fall, winter, spring	Utilization in the 2022/23 season will be 'team determined' (teams could not access these facilities during the pandemic, but it's anticipated that teams will book again for additional training if sufficient hours are not available at the former Millbrook Arena artificial turf facility)

The fields at Maple Leaf Park are not large enough for adult competitive soccer and lack change rooms which are a requirement of the Ontario Soccer League.

The Club books the 2 fields at Maple Leaf Park Monday to Friday evenings, Saturday daytime and evenings and Sunday evenings from May to October. Average weekly utilization of the 2 pitches is 66 of 106 available PT hours. The Club reported total hours booked for 2022 to be 1,302, which equates to 64.7% prime time utilization over their 19-week season.

### Current and Future Demand

The Club reported the following:

- Current facilities are insufficient to meet demand. For ten years, the Club has had to cap registration in the Recreational House League due to insufficient time available within the Township. Hundreds of players are reported to be turned away each year.
- If additional facilities were available, the Club could offer new programs (e.g., indoor winter soccer leagues for children and adults, after school indoor recreational soccer programs during the week, and Christmas and March Break soccer camps in an indoor facility)
- **Note:** As the population of the Township increases and if the population ages as predicted, demand for soccer will likely continue to increase, but at a slower pace.

## **Adequacy of Existing Facilities**

The Club reported that the fields at Maple Leaf Park are of average to good quality, but that additional effort and investment will be required to maintain and improve field quality (e.g., overseeding, core aeration, thatch and clippings removal, top dressing, fertilization, consistent irrigation and weed treatment). Since the fields were refurbished in 2014, the Club reports that in their view, there has not been consistent investment to maintain the fields, resulting in a decline in field quality.

## **Desired/Required Support Facilities**

The Club suggested the following:

- The need for change rooms – to meet Ontario Soccer League requirements and possibly a future requirement of Ontario Soccer for more age groups (suggested adding them to the canteen/washroom building)
- Accessible washrooms
- Expanded parking with improved surface condition and improved lighting
- Pathway lighting to both pitches
- Permanent shade structures
- Storage space (environmentally controlled)
- A clubhouse

In response to the above suggestions/requests, municipal staff reported that:

- Overseeding and top dressing takes place annually in high-traffic areas such as the goal creases.
- Plug-aeration is completed several times per season.
- Thatch clippings are not removed from the fields.
- Fertilizer is applied in the spring and fall.
- Field irrigation runs daily unless there is a long stretch of rain.
- Weeds are not treated.
- The washroom facility was not open in 2022 due to repair (portable toilets were provided).
- Parking lot lighting has been installed.
- There is no lighting on the pathway.
- The soccer club was given permission to install two storage bunkers.
- Soccer field lighting is excellent.

## **Cavan Youth Softball Association**

**Purpose:** Provide softball for local children and youth (age 4-19).

### **Facility Utilization**

The Club books the 2 diamonds at Maple Leaf Park for 2 hours/evening, Monday to Wednesday and some weekend tournament time from Victoria Day until the end of August (14 weeks and 158 hours in total for 2022).

There is a men's league (A League of Their Own) that has booked Thursday from 5:30 pm until 7:30 pm. There are also a few one-off bookings for different events.

## **Facility Adequacy/Current and Future Demand**

The Club reported the following:

- The number of facilities at Maple Leaf Park meet the group's current needs.
- The club anticipates an increase in registration in the younger age groups like T-ball as more people move to the community and more parents become comfortable with team sports post-Covid.
- The structure of the program will not likely change with increased registration.

The Club reported that Maple Leaf Park diamonds should be better maintained and upgraded. The following specific comments and suggestions were offered.

- The main diamond backstop is too deep and overhangs too far forward. Also, the backstop fence needs to be moved closer to the back of home plate and the front section that directly overhangs home plate needs to be removed.
- Weeds are growing in the infield of both diamonds - more so in the northeast diamond.
- The batter's boxes at both diamonds are severely sunken and need to be filled and leveled.
- The type of infield surface material is out-of-date and too course/rough for sliding safely into bases and home plate.

## **Desired/Required Support Facilities**

The Club suggested the following:

- Covered dugouts (like the ones in Bethany and Pontypool) would shield players from the sun.
- Fenced outfields would define and safely separate the two facilities. Older youth can hit the ball into the opposite outfield. This upgrade would also support any adult play that may be organized in future.

In response to the above requests and suggestions, municipal staff reported that:

- The backstop with the larger-than-typical overhang was designed years ago for fastball.
- The batter's boxes are filled in when the infields are dragged daily.
- The infield is aged ball field mix.
- Outfield fencing could be considered.
- The leaning light poles can be straightened.
- Ball diamond lighting is reasonable, but old.

## Premier Studio of Dance

**Purpose:** Provide various levels of recreational dance lessons for children and youth age 2-13.

### Facilities Utilization

During July and August of 2022, the group rented the Studio space at the Cavan Monaghan Community Centre for 3 hour per week. They have since moved their business to a store in downtown Millbrook (Tupper Street and King Street).

### Facility Adequacy/Current and Future Demand

- While they were there, the facility in the CMCC fully met the group's needs.
- Membership/registration is increasing with the growing population of the Township.
- It is anticipated that the nature of the program will remain largely the same, with the exception of offering higher level/caliber of dance lessons as participants improve their skill and repertoire.

## 4.3 Leisure Trends

### 4.3.1 Introduction

Until recently, the population of the Township had been growing slowly. Between 1991 and 2016, the five-year growth rate ranged from -2.6% and 4.4%. However, between 2016 and 2021, the growth rate surged to 13.4% (average of 2.7% per year). Over the past decade and influenced by more rapid growth, the age profile of the Township has become a little younger. However, even with that younger trend, the 2021 age profile of the Township remains older than the provincial average, but younger than the Peterborough Census Metropolitan Area (CMA).

As reported earlier, at 5.3%, the visible minority population in the Township is very low. The population has a strong connection to the United Kingdom and Europe. The education profile of the Township is similar to Ontario. The average and median household income is considerably higher than the provincial average, as well the City of Peterborough and the Peterborough CMA.

Looking ahead to 2051, the 2022 Growth Management Strategy completed for the Township predicts that the population will increase at an average annual rate of 2.37% to 2051, at which time the population will reach approximately 17,600 (an increase of 7,300 from 2021). That annual rate of growth is slightly lower than what was experienced between 2016 and 2021 (2.7%). Those figures do not include what the development of Kawartha Downs could generate.

**Aging Population** - The Growth Management Strategy predicted that the age profile of the population will age considerably over the next 30 years, with all cohorts under age 55 declining in percentage and the age 65+ population increasing in percentage. The age

65+ population is predicted to double as a percentage of the population from 21% in 2021 to 40% by 2051 (a three and a half fold increase in number from 2,101 to 7,040). The age 75+ cohort is predicted to increase the most (from 9% in 2021 to 25% by 2051). By 2051, the Baby Boom generation will be age 86-105 and the Echo/Millennial generation will be age 51-72. That is a very significant change in the age profile of the population, which will strongly influence the demand for leisure services over the next thirty years.

It is important to remember that the influence of the values and interests of the big Baby Boom generation (age 58-77 in 2023) and the smaller, but still quite influential Echo/Millennial generation (age 23-44 in 2023) will strongly influence demand for leisure by younger and older adults, as well as service expectations, and the way in which services are expected to be provided. As the Echo/Millennial generation ages over the next 30 years, it will first swell the mid-age and then the younger senior's populations.

This means that demand for leisure services of interest to mid-age and older adults will steadily and significantly increase, while demand from children, youth and young adults will increase more slowly.

Even though the percentage of children, youth and young adults is projected to decline, the overall growth of the population will increase their numbers over the next 30 years. Currently, the 0-34 age group represents 38% of the population and accounts for 3,820 people. By 2051, it is predicted that this age demographic will decline to 27% of the population but will increase in number to 4,750 (+900).

This will mean that the generic upward and downward trends in leisure interests will apply to Cavan Monaghan, but will not be quite as strong for children, youth and young adults (age 0-34). However, demand for leisure activities of interest to mid-age and older adults will be above average.

Since the age profile of Canadians is getting older, interest will continue to increase the most for:

- linear recreation activities,
- fitness/wellness pursuits,
- arts and culture,
- intellectually stimulating and learning-based activities,
- low impact physical activities (e.g., pickleball),
- life-long pursuits (e.g., swimming and walking), and
- a wide variety of nature-based pursuits.

Over the next thirty years, growth in demand for child and youth activities, as well as strenuous sports and recreation pursuits will grow much more slowly than the above list of activities.

To reinforce this shift in demand, the household survey conducted for this Plan reported that the top five leisure activities of residents are walking/hiking, swimming for fitness

and pleasure, attending festivals, attending theatre and concerts, and using library services. The top five types of facilities that residents would like municipal tax dollars invested in are trails, an outdoor waterplay facility, an indoor swimming pool, nature parks and playgrounds.

**Figure 13** provides a summary of the upward and downward trends in leisure activities that are expected over the next decade or two. Note that the number of types of activities that are increasing in popularity is greater than the number that are displaying declining interest.

Note that some of the leisure activities that are trending downward nationally may be in demand locally. However, that strong local demand may be a result of lack of or inadequate facilities and programs. Examples include beach volleyball, gym sports, soccer, swimming lessons and specialty biking.

### 4.3.2 Upward and Downward Generic Leisure Trends

**Figure 13: Upward and Downward Trends in Leisure Activities - based on: Provincial Trends and the Influences of the Current and Anticipated Future Characteristics and Growth Potential of the Local Population**

Leisure Activities Trending DOWNWARD	Leisure Activities Trending UPWARD
<ul style="list-style-type: none"> <li>▪ most arena activities - especially minor hockey and figure skating as the Echo/Millennial generation ages into their young adult years, and eventually into older adult hockey as the Baby Boom generation ages out – However, there should continue to be an increase in interest for girls hockey until the participation rate peaks (but the numbers will be relatively small compared to the decline in child and youth male participation) – and there should be an increase in young adult hockey as the Echo/Millennial generation ages – but their participation rate will be lower than for minor hockey</li> <li>▪ child and youth softball</li> <li>▪ hardball</li> <li>▪ children’s camps (except for specialty camps)</li> <li>▪ Scouting and Guiding</li> <li>▪ swimming lessons for children (except in younger and ethnically diverse communities)</li> <li>▪ racquetball and squash</li> <li>▪ badminton</li> <li>▪ volleyball and beach volleyball</li> <li>▪ basketball</li> <li>▪ curling</li> <li>▪ mountain biking</li> <li>▪ long distance bicycling</li> <li>▪ specialty bicycling (BMX, pump)</li> <li>▪ water skiing</li> <li>▪ tobogganing</li> <li>▪ snowmobiling (unless the sport can find ways to retain enough of the aging market through sled design and other attractions)</li> </ul>	<ul style="list-style-type: none"> <li>▪ nature appreciation/nature study activities, orienteering/adventure travel and eco-tourism</li> <li>▪ gardening</li> <li>▪ visiting botanical/display gardens and related facilities</li> <li>▪ reading</li> <li>▪ walking and hiking</li> <li>▪ tennis is making a resurgence across North America</li> <li>▪ golf (influenced recently by Covid-19, but may decline again)</li> <li>▪ cross-country skiing on shorter and gentler trails (influenced by an aging population)</li> <li>▪ alpine skiing (although the trend has been down for a decade or two, if the Echo/Millennial generation is encouraged to take up alpine skiing, demand could grow)</li> <li>▪ going on self-guided/directed tours (local and travel-oriented)</li> <li>▪ swimming for pleasure</li> <li>▪ therapeutic and health-related aquatic programs</li> <li>▪ lacrosse (varies by community and is influenced by recent increasing interest in professional lacrosse) Locally, lacrosse has had a strong following for a few decades.</li> <li>▪ fitness/wellness programs/activities for all ages that support health and holistic wellness – mental and physical well-being - influenced by the desire for improved health</li> <li>▪ outdoor soccer (across Canada, the participation rate is peaking – the youth</li> </ul>

Leisure Activities Trending DOWNWARD	Leisure Activities Trending UPWARD
<ul style="list-style-type: none"> <li>▪ hunting</li> <li>▪ attending sporting events (except for horse racing which will be driven by the growing appetite for gambling)</li> <li>▪ watching sporting events on TV</li> <li>▪ volunteering (the Baby Boom generation is less likely to participate in the way that the older adult market has in the past, and they will participate less than when they were younger – unless volunteer engagement practices improve dramatically to entice this and younger generations into sustained volunteering).</li> </ul>	<p>participation may be peaking, but there is still some growth in girls and women’s soccer and participation by men)</p> <ul style="list-style-type: none"> <li>▪ indoor soccer (demand is increasing dramatically from competitive youth and adults, house league children and youth, and adult recreational, especially women – demand will be driven by the availability of facilities)</li> <li>▪ Ultimate Frisbee (relatively new sport with growing interest – demand will be driven by the availability of indoor soccer facilities and excess time at suitable outdoor fields)</li> <li>▪ other Ultimate sports, especially Frisbee golf</li> <li>▪ skateboarding (increasing numbers across all market segments, including a notable increase in female participants and mid-age skaters)</li> <li>▪ recreational in-line skating (relatively new sport with growing interest)</li> <li>▪ in-line hockey (relatively new sport with growing interest)</li> <li>▪ attending theatre and concerts</li> <li>▪ participating in creative art and hand craft activities</li> <li>▪ attending multi-cultural events/festivals</li> <li>▪ attending handcraft exhibitions/shows</li> <li>▪ visiting art galleries/attending art shows</li> <li>▪ visiting museums and historic sites</li> <li>▪ attending historic re-enactments and heritage festivals</li> <li>▪ bowling (if up-scaled and packaged with other complimentary facilities/activities that also appeal to people in their 40s and 50s)</li> <li>▪ pickleball (relatively new sport of interest to all ages)</li> <li>▪ cricket (culturally based)</li> <li>▪ casual/recreational skating, especially in attractive, amenity-rich outdoor settings</li> <li>▪ dancing (ballroom, line, square, Scottish, etc.)</li> <li>▪ bicycling</li> <li>▪ fishing and fishing tournaments</li> <li>▪ camping</li> <li>▪ boating</li> <li>▪ eating out</li> <li>▪ driving for pleasure</li> <li>▪ computer and Internet use</li> <li>▪ gambling</li> </ul>

### 4.3.3 Other Related Trends

There are other trends in facility and open space planning, and service provision that are shaping the future of open space and facility provision, and leisure delivery systems in communities across Canada. These trends are responding to shifts in demand, the role of service providers, the economy, and community values and attitudes. They are also responding to the following:

- the desire for increased operational efficiency and revenues;

- the need for improved programmability and usability of facilities;
- increasing desire for one-stop-shopping for facilities, programming, information, registration, etc.;
- increasing understanding of the value of creating a higher physical profile for public leisure facilities (location, visibility and critical mass);
- increasing desire for extended season and year-round participation in some sports;
- heavy promotion to potential young participants for some sports (e.g., softball ‘blast ball’, baseball, slo-pitch, lacrosse, rugby, tennis, pickleball);
- increasing demand for activities that require large nature-oriented spaces;
- increasing desire to protect lands that are environmentally sensitive, and the trend toward ecosystem-based planning that acknowledges the link between natural systems, communities and people;
- the need to create open space networks and greenway corridors to support healthy ecosystems and low-impact linear recreation activities;
- increased understanding that integrated open space systems can provide essential environmental and health benefits; and
- increased understanding that park systems and other leisure services provide valuable personal benefits; are essential to a high quality of life; help to build strong, attractive communities; and help to grow and sustain the economy.

#### 4.3.4 Key Leisure Facility Trends

- Toward multi-purpose indoor leisure facilities and away from single-purpose indoor facilities.
- Toward the co-location of complementary facilities such as a library, health and public service centres within leisure-oriented complexes.
- Toward clustering similar major (often lighted) outdoor facilities into a multi-facility complex with appropriate support facilities (e.g., ball diamonds, soccer pitches, tennis courts, pickleball courts).
- Toward a greater percentage of natural turf outdoor sports facilities being irrigated and lighted to support increased frequency of use and to survive severe summer weather and the trend toward pesticide-free maintenance.
- Toward increasing use of artificial turf for playing fields to extend the playing season and allow various sports to utilize the facilities. **Caution:** Many minor sports groups cannot afford the associated higher rental fees.
- Since aquatic facilities continue to be one of the most requested facilities and it has become clear that most people like to swim for pleasure *and* fitness, pool designs have become more supportive of the wider range of swimming interests, including leisure swimming, health/wellness programs and the needs of the less mobile. Aquatic facilities that cater well to a wide range of needs generate more use and revenue than traditional designs. Another trend that will continue to gain momentum is the increasing demand for a well-designed therapeutic tank and associated rehabilitation and wellness programming within an aquatic facility.
- Interest in cultural facilities and spending on the arts has been growing, supported, in part by growing awareness, and an increasing adult market that is well educated and more affluent. Arts and culture have a positive impact on the economy of a community and help to increase the overall appeal of a community to business and residents. With the reduction of arts programming in schools, responsibility is shifting

to other public, community and commercial providers to ensure balance in the growth and development of children and youth.

- Gymnasiums are increasingly being provided by municipal leisure service agencies as part of multi-facility complexes. This has been influenced in part by continued difficulty in accessing school facilities in a way that is consistent and affordable. In addition, municipal leisure service agencies are appreciating the flexibility of a gymnasium to accommodate a wide variety of leisure and other activities, as well as the benefit of having programming control at all times, and being able to provide weekday, daytime availability for the increasing demand for older adult programming.
- Emerging sports are demanding more and different types of facilities. For example, sports such as Ultimate Frisbee, frisbee golf, organized ball hockey, in-line hockey, recreational in-line skating, floor ball, cricket, field hockey, pickleball, roller derby, rugby, and indoor soccer are gaining in popularity. Some of the emerging sports are able to utilize existing facilities in 'slow' or off-season times, while others are placing increased prime time pressure on already heavily utilized facilities (e.g., Ultimate Frisbee, field hockey, field lacrosse, rugby, roller derby, box lacrosse, indoor pickleball). In most communities, some activities require new types of facilities (e.g., outdoor pickleball, Frisbee golf, cricket).
- Toward an increasing number of revenue-generating ancillary spaces and services in public community centres (e.g., Wi-Fi, arcades, ATM machines, food and drink dispensers, enhanced food services, licensed food services and pro shops).
- Throughout Ontario, there are many leisure facilities that were built in the 1950s, 1960s and 1970s that are inaccessible or have limited accessibility, are outdated, are inefficient and large consumers of energy - and are in need of considerable repair and refurbishing or replacement (e.g., the former Millbrook Arena).

#### 4.3.5 Key Park and Open Space System Trends

- Toward increased linking of parks, other public open spaces and other complementary land uses to create open space networks and open space greenways – at the local, community and municipality-wide/regional levels.
- Increased desire to protect and enhance natural heritage resources such as wetlands, woodlots, valley lands, Environmentally Significant Areas, and Areas of Natural and Scientific Interest. There is an increasing desire to include/protect 'locally significant' natural heritage assets into the public open space system in urban areas.
- Toward increased habitat protection and naturalization of parkland.
- Increased desire to acquire and/or protect and restore as open space, waterfront lands along lakes, rivers and creeks in urban areas.
- The recent passing of provincial Bill 23 will make it increasingly difficult to protect some of these natural heritage assets – as well as to acquire an adequate amount of quality parkland.
- Toward locating major community leisure facilities and sports-oriented parks on high profile, visible sites with good frontage, rather than hiding them away on lower cost, less visible properties, sometimes with little street frontage and profile.
- Toward creating large sports parks that can accommodate clusters of high quality, lit outdoor and indoor facilities – supported by ample parking, a service building(s) and amenities (e.g., picnic area, playground, water play facility, walkways, ponds).

- Changing role for neighbourhood parks with less emphasis on junior/minor sports facilities and tennis courts – leading to smaller Neighbourhood parks and more parkland allocated to larger Community and higher-level parks to accommodate high-level active recreation facilities and associated support facilities and features.

# Chapter Five: Key Findings and Conclusions

## 5.1 Introduction

This chapter reports on the key findings, challenges, gaps and opportunities that emerged from the background research and analysis of the community, the parks and recreation system and community engagement.

## 5.2 Community Profile

The following is a summary of the characteristics of the population that are most likely to influence demand for leisure services, an overview of the settlement pattern, how the population is anticipated to grow and change, and how the settlement pattern is planned to evolve over the next 30 years to 2051.

### 5.2.1 Key Characteristics of the Community

The 2021 national census reported the population of the Township to be 10,050. With an estimated 2.5% population undercount, the population will be approximately 10,300.

Until recently, the population of the Township had been growing slowly. However, between 2016 and 2021 the growth rate surged to 13.4% (an average of 2.7% per year).

Over the past decade and influenced by more rapid growth, the age profile of the Township has become a little younger. However, even with that 'younger' trend in recent years, the current (2021) age profile of the Township is older than the provincial average, but younger than the Peterborough Census Metropolitan Area (CMA).

At 5.3%, the visible minority population in the Township is very low. The majority of the community has strong connections to the United Kingdom and Europe. The education profile of residents is similar to Ontario. The average and median household income is considerably higher than the provincial average, the City of Peterborough and the Peterborough CMA.

### 5.2.2 Current and Planned Settlement Pattern

Located in the central south part of the Township, the principal community is Millbrook. There are seven much smaller settlement areas/hamlets located throughout the Municipality. The residential pattern throughout the remainder of the rural area comprises rural subdivisions, severed residential lots and farms.

Looking ahead to 2051, it is proposed that 94% of new residential development will be located within an enlarged Millbrook Settlement Area. The remaining residential growth will be allocated to the seven hamlets, with no new rural subdivisions allowed as per the

Provincial Growth Plan. Within the existing Millbrook urban area, residential density will increase through new development and infilling.

**Note:** The above description of the proposed settlement pattern was recommended in the **2022 Growth Management Strategy Final Addendum Report**. What was proposed in that report may be incorporated into the Township's Official Plan, which will be updated, beginning in 2023.

### 5.2.3 Anticipated Population Growth and Change

The 2022 Growth Management Strategy Final Addendum Report predicts that the population of the Township will increase at an average annual rate of 2.37% to 2051, at which time the population will reach approximately 17,600 (an increase of 7,300 from 2021). That annual rate of growth is slightly lower than what was experienced between 2016 and 2021 (2.7%), but much higher than the historical average. Those figures do not account for additional population that could be generated by the development of Kawartha Downs.

The 2022 Growth Management Strategy Final Addendum Report predicts that the age profile of the population will become considerably older over the next 30 years. By 2051, the Baby Boom generation will be age 86-105 and the Echo/Millennial generation will be age 51-72. Both of these large generations will drive this predicted surge in older adults.

Even though the percentage of children, youth and young adults is projected to decline, the overall growth of the population will increase their numbers over the next 30 years.

These projected changes in the age profile of the population will strongly influence the demand for leisure services in Cavan Monaghan through to 2051 and beyond.

## 5.3 Leisure Services Delivery

The ability of the Municipality to deliver leisure services has improved recently with the addition of a Recreation Coordinator and Recreation Assistant and Customer Service Administrator, as well as the opening of the Cavan Monaghan Community Centre.

Those staff additions allow the Municipality to better support the many community-based volunteer groups who provide the majority of mostly sports-oriented programming with a current focus on children and youth. The additional staff positions also allow the Municipality to recruit and nurture new non-profit entities and individual volunteers to provide additional culture and recreation programming and events. A third role that is now possible is the ability of the Municipality to begin to directly provide programming and events, where others are either not interested or unable to provide a particular in-demand program or event (e.g., recreational skating for adults and families, before and after school programming for young children, and summer and special occasion day camps).

## 5.4 Parks and Open Space

Overall, there is a good deal of municipal parkland in the Township. However, most of the existing properties and others that will be dedicated through future residential development are classified as Natural Heritage Open Space. Those lands are valuable as natural assets and linkages, but they are only able to support low-impact facilities such as trails and picnic areas – and for the most environmentally sensitive, no use will be allowed.

There is insufficient Community-level parkland of the type that can accommodate some current most of the future outdoor and indoor culture and recreation facilities, especially large land-consuming sports fields and indoor facilities. Acquiring sufficient, developable Community parkland cannot be achieved through parkland dedication.

There is a very significant deficiency of Neighbourhood parkland (quantity, quality and distribution). The new residential developments that have been approved and are in the approval process are not meeting industry guidelines for quantity, location and sometimes configuration of dedicated Neighbourhood and Community parkland.

Except for the future parks designated for Five Mile Turn/Springville and Mount Pleasant, the hamlets have no parkland of any kind. Only two of the rural subdivisions (Cedar Valley and Edgewood) have a Neighbourhood park.

The Millbrook Settlement Area is particularly deficient in Neighbourhood parkland with only one park (Highlands). Fortunately, the Old Millbrook School Park and the CMCC contain imbedded Neighbourhood park facilities and Millbrook/South Monaghan Elementary School contains a playground and outdoor sports facilities, and has the potential for further enhancement. Additionally, Harvest Community Park has been developed by Millbrook Christian Assembly Church. The two imbedded Neighbourhood parks, Harvest Park and the elementary school augment the only Neighbourhood park in Millbrook to provide moderate coverage to most of the exiting built-up area. However, the residential area located north of King Street and east of Tupper Street has no parkland. The residential area south of King Street and west of the Mill Pond is also very deficient in Neighbourhood parkland, even accounting for Harvest Park.

Refer to **Section 5.7** for a discussion of opportunities to create more parkland in some of the built-up areas.

The quality and layout of most developed Neighbourhood and Community parks is below the standard that most residents expect in urban areas, which the Millbrook Settlement Area is increasingly becoming. One exception is Highlands Park which has been designed and developed to a much higher standard of quality and functionality. The other exception is the small park that is evolving directly north of the CMCC. This park may have the potential to be expanded to the north and west to accommodate other small-scale facilities.

## 5.5 Culture and Recreation Facilities

There is an insufficient number of rectangular fields, and the two municipal fields are too small to officially support adult play. Municipal ball diamonds require improvements and are too small to support adult play. Support facilities for the ball diamonds and rectangular fields at Maple Leaf Park are minimum for minor sports and insufficient for adult play.

Although the array of outdoor and indoor culture and recreation facilities is reasonable for a lightly populated rural community like Cavan Monaghan has been, the quickly changing nature of especially the Millbrook Settlement Area is beginning to put pressure on what has been provided to date (array, quality, quantity). The Millbrook Valley Trails, the CMCC, Highlands Park and a few of the children's playgrounds are the best municipal facilities. The remaining municipal facilities are becoming increasingly dated and deficient assets. However, the trend is positive, with all new facilities being high quality.

Of all the municipal facilities, only the arena ice surface at the CMCC is close to being fully utilized.

## 5.6 Policies

The Municipality does not have the following policies which would be significant assets to assist with parkland acquisition and development/redevelopment, as well as to assist current and future planning for parks and facilities.

- A **Parkland Dedication (or Acquisition) By-law** to guide the characteristics and quality of parkland to be dedicated, and to define the condition of parkland to be assumed by the Municipality. **Note:** The need for strong policy in this area has been heightened by the many impacts of Bill 23 on the Ontario Planning Act which reduces the amount and quality of parkland and cash-in-lieu that can be requested by municipalities through development and redevelopment – as well as the municipality's ability to negotiate for adequate parkland.
- **Parkland Development Standards** to guide the planning and design of new parkland and the rejuvenation of existing parkland.
- **Parkland and Facility Provision and Planning Guidelines** to provide structure to and guide planning for the parks and open space system, as well as culture and recreation facilities. These guidelines will be provided in Vision 2035, the Parks and Recreation Plan.
- **Parkland Utilization Policy** to define the uses that are acceptable in various types of parks, trails and other related matters.
- **Facility Allocation Policies** to fairly allocate available time at heavily used facilities.

## 5.7 Opportunities

### 5.7.1 Partnerships/Strategic Alliances

There is considerable potential for additional partnerships/strategic alliances with other public agencies within the Township and the region, as well as the non-profit and commercial sectors. These endeavors could result in additional culture and recreation programming and events, joint venture facilities, preservation of natural heritage lands, trail expansion, etc. Strong support for partnerships was shown via the household survey conducted for this Plan.

### 5.7.2 Parkland Dedication

New residential development will provide additional Neighbourhood parkland, some Community parkland and considerable Natural Heritage Open Space. The challenge will be to increase the quality, quantity and distribution of Neighbourhood and Community parkland that is being dedicated.

**Note:** The new provincial Bill 23 will diminish by half, the amount of parkland that can be acquired (and cash-in-lieu of parkland) through medium and high residential development.

### 5.7.3 Designation of Township-owned Open Space to Parkland

There are numerous parcels of undeveloped/undesigned municipal open space that might be considered candidates to become parkland – to augment Neighbourhood parkland, Community sports-oriented parkland and Natural Heritage Open Space.

### 5.7.4 Linkages

There will be opportunities to create new and extend existing natural heritage open space and trail linkages throughout the Township, especially within the Millbrook Settlement Area.

### 5.7.5 The Natural Heritage System

The Natural Heritage System within the Township is extensive and valuable. As new residential, commercial and industrial development is planned, these lands should be preserved as municipal Natural Heritage Open Space (one of the categories of public open space that will be recommended in the Parks and Recreation Plan).

## 5.7.6 Kawartha Downs

Depending on how these lands are developed, Kawartha Downs may provide culture and recreation opportunities for Cavan Monaghan residents, as well as visitors to the Township.

## 5.7.7 The Millbrook Arena and Site

82.5% of household survey respondents (62.7 ‘strongly agreeing’) would like to see the 72-year old former Millbrook Arena and site repurposed into a signature park to complement the downtown and provide valuable culture and recreation opportunities for residents and visitors. As introduced earlier, a recent engineering report estimated that at least \$5.25 million will be required to maintain the former Millbrook Arena in a safe and accessible, but status quo state for another 25 years.

## 5.7.8 Opportunities to Augment Parkland in Built-up and Developing Neighbourhoods

There are opportunities to augment parkland in built-up and developing neighbourhoods, including:

- conversion of undesignated municipal open space properties into parkland,
- partnering with others to create parkland (e.g., schools, churches, service clubs),
- encouraging others to provide parkland and preserve Natural Heritage Open Space (e.g., the development industry, land trusts, private landowners),
- converting some of the Township’s Community-level parkland into Neighbourhood parkland (e.g., some of the undeveloped lands adjacent to the CMCC), and
- potentially other as yet unidentified opportunities.

## 5.8 Gaps in Leisure Services

### 5.8.1 Top Program and Facility Gaps

The research and analysis of the current supply of parks and open space, culture and recreation facilities, available programming, the administration of leisure services in the Township, the response from the community and user groups, as well as leisure trends as they all relate to current demand for leisure services has identified the following gaps that will be addressed in Phase Two of the planning process.

- Pre-school programming (this age cohort is currently above average as a percentage of the population)
- Children’s programming, including summer and other camps (this age cohort is currently above average as a percentage of the population)
- Aquatic programming and facilities (likely have to be accommodated through cooperation with facility and program providers in nearby communities)

- Fitness/wellness programming and facilities (acknowledging that it is challenging to offer many types of fitness/wellness programming without a fitness centre, gymnasium and indoor swimming pool)
- Gym sport programming and facilities (acknowledging that it is challenging to offer many types of gym sports without a gymnasium)
- Rectangular field programming and facilities (children, youth and adults)
- Ball diamond programming and facilities (children, youth and especially adults)
- Creative arts programming and facilities (especially introductory and intermediate level for all ages)
- Performance arts programming and facilities (music, drama, dance)
- Racquet sport programming and facilities (especially pickleball, tennis and beach volleyball - demand is increasing and there are no facilities)
- Cycling programming and facilities (trails, on-road cycling routes, pump bike track – demand is increasing and there are insufficient or no facilities)
- Skateboard programming and facility (demand is increasing and there are no facilities)
- The quantity, quality and distribution of Neighbourhood parkland, especially in the Millbrook Settlement Area.
- The quantity of Community parkland that can accommodate additional outdoor and indoor culture and recreation facilities.

When survey respondents were asked about desired programming, the top activities were: aquatic programs, gym sports, arts and culture activities, and fitness programming.

When asked about most wanted facilities, the top five reported by household survey respondents were: indoor swimming pool, outdoor waterplay facility, trails, nature parks and playgrounds.

Household survey respondents were considerably less satisfied with indoor and outdoor recreation facilities that support active sports and recreation than trails, parks with low impact recreation facilities, and natural heritage parks.

Refer to **Appendix A** for the detailed report of survey results.

### **5.8.2 Priority to Invest in Leisure Services for Older Adults**

Since the older adult population is projected to more than triple by 2051, there will be accelerating demand for the types of facilities, parkland and programming of interest to that market. Some of the types of facilities and programming that will be required include:

- trails, walkways and sidewalks for walking and cycling
- nature appreciation and educational programs/opportunities, observation areas, and natural heritage open spaces
- park spaces that support quiet reflection
- community, sensory and pollinator gardens

- pickleball courts and programming (outdoor and indoor)
- performing arts facilities and programming (outdoor and indoor)
- creative arts facilities and programming
- indoor multipurpose activity space
- social gathering spaces, some with food
- fitness/wellness facilities and programming
- aquafit facilities and programming

**5.8.3 For Most Households, Only Some of Their Leisure Needs are Being Met within the Township**

The household survey reported that for 63% of respondents, only some or none of their household’s leisure needs are being met within the Municipality. Only 2.7% reported that all of their household’s needs are met. 91% of respondents noted that lack of programs and facilities was the main reason for going elsewhere.

**5.8.4 Priority for Investment in Culture and Recreation Facilities**

Survey respondents identified the following as the top 20 facilities (out of 36) in which they would like municipal taxes invested (in ranked order).

- |   |   |
|---|---|
| 1. Indoor swimming pool                                   | 12. Multipurpose outdoor sport courts   |
| 2. Outdoor waterplay facility                             | 13. Older adult recreation centre   |
| 3. Trails   | 14. Outdoor basketball courts   |
| 4. Nature parks   | 15. Rectangular fields  |
| 5. Playgrounds  | 16. Gymnasium   |
| 6. Libraries  | 17. Facilities to accommodate creative art, handcrafts and artisan activities |
| 7. Farmers markets  | 18. Baseball and softball diamonds  |
| 8. Outdoor skating rink                                   | 19. Tennis courts   |
| 9. Youth recreation centre                                | 20. Multipurpose activity and meeting rooms                                   |
| 10. Indoor fitness facility (aerobic and equipment-based) |   |
| 11. Picnic areas/pavilions                                |   |

**5.8.5 Higher Priority for Parks and Recreation Services**

89.5% of household survey respondents would like to see parks and recreation services become a higher priority of the Municipality.

**5.8.6 The Need to Acquire Additional Land to Accommodate Some Culture and Recreation Facilities**

To accommodate facilities that require large land areas (e.g., rectangular fields, ball diamonds, and indoor culture and recreation facilities), the Municipality will have to acquire additional suitable parkland. Purchase is one option, but it may be possible to

designate some of the Township-owned undeveloped/undesignated open space for this purpose. Investigation of candidate properties will be required to assess suitability.

**Note:** Parkland acquired through residential and commercial development and redevelopment is intended to provide suitable Neighbourhood parkland for new neighbourhoods, or cash-in-lieu of parkland to acquire parkland nearby or to assist with the development of parkland in other locations. Developable Community-level parkland is seldom acquired through parkland dedication.

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# Appendix A: Parks and Recreation Household Survey, Township of Cavan Monaghan, 2022

## A.1 Introduction

This survey was prepared to gather information and public opinion in support of the Township’s Parks and Recreation Plan – Vision 2035. The survey was designed to gather information from households rather than individual residents. Based on the average household size of 2.8 persons, the 319 responses to the survey represented approximately 900 residents. The survey was open from June 20 to August 8, 2022. The response to survey questions and analysis is reported below.

## A.2 Culture and Recreation Activities that Household Members Participated in at Least a Few Times in the Past Year Within the Township and Elsewhere

**Figure A-1: Activities of Interest to at Least 10% of Household Members**

Activity	%	Activity	%
1. Walking and/or hiking	75%	25. Aerobic fitness program and/or weight training	24.7
2. Swimming for pleasure and/or fitness	54.8	26. Gymnasium sports (basketball, volleyball, badminton, etc.)	32.4
3. Attend festivals, parades and seasonal events	50.6	27. Visit art galleries and art shows	23.4
4. Use of playground equipment	48.1	28. Visit museums and historic sites	23.4
5. Use of library services	48.1	29. Baseball and/or softball	22.2
6. Attend theatre and concerts (including outdoor events)	45.9	30. Arts and craft activities and programs	21.9
7. Tobogganing	45.3	31. Bowling	21.2
8. Reading	44.0	32. Day camps (sports, arts, technology, outdoor recreation, etc.)	20.3
9. Casual/recreational skating	42.4	33. Cross-county skiing	19.6
10. Camping	42.4	34. Boating and fishing	19.3
11. Soccer	39.2	35. Gymnastics	19.3
12. Attend hand craft/artisan exhibitions and shows	35.4	36. Photography	19.3
13. Ice hockey	35.1	37. Life-long learning courses	19.3
14. Nature appreciation/nature study/orienteering/bird watching/geo-caching	34.8	38. Off-road cycling	19.0
15. On-road cycling	34.5	39. Downhill skiing	17.4
16. Picnicking	33.9	40. Ball hockey	16.5
17. Cards and board games	33.5	41. Pre-school programs	16.1
18. Music	33.2	42. Youth programs	16.1
19. Swimming lessons	32.0	43. Dance	15.5
20. Volunteering	31.0	44. Fine art activities and programs	13.0
21. Attend sporting events	27.9	45. Older adult programs/activities	12.7
22. Running and/or jogging	27.2	46. Disc sports (ultimate frisbee, disc golf)	11.4
23. Children’s programs	26.3	47. Beach volleyball	10.4
24. Golf	25.3		

Sixty-four activities were listed in this question. The top 47 activities that were of interest to at least ten percent of households are noted in **Figure A-1**. At 75%, walking and/or hiking was well out in front as the top recreation activity in which respondents participated. Rounding out the top ten includes swimming for pleasure and/or fitness (54.8%); attending festivals, parades and seasonal events (50.6%); using playgrounds (48.1%); using library services (48.1%); attending theatre and concerts (including outdoor events) (45.9%); tobogganing (45.3%); reading (44%); casual/recreational skating (42.4%); and camping (42.4%).

What is notable is the high popularity of many non-sport, non-team activities. Also notable is that some of the most popular activities do not align with the types of leisure activities and programming that are typically the foundation of most municipal parks and recreation systems. Examples include attending festivals, parades and seasonal events; attending theatre and concerts; reading; casual/recreational skating; and camping. Soccer is ranked 11<sup>th</sup>, ice hockey is ranked 13<sup>th</sup>, and baseball and/or softball is ranked 29<sup>th</sup>. Participation in some popular activities was dampened by the lack of facilities and programs in Cavan Monaghan, as well as the quality of some facilities and programs (e.g., swimming lessons, fitness programming, gymnasium sports, day camps, pre-school programs, youth programs, dance programs, fine art activities and programs, and older adult programs).

It should be noted that the Township's program development and participation was heavily impacted by the onset of Covid 19 in early 2020 and closely coincided with the opening of the new Cavan Monaghan Community Centre (CMCC) in September 2019. That event greatly reduced utilization of all components of the CMCC for 2020 and 2021. Over the next couple of years, that is expected to change.

It should also be noted that Covid-19 will have influenced some of the leisure activities in which residents participated over the past couple of years. The pandemic kept residents closer to home and more intensely utilizing community parks and facilities, especially outdoor venues like trails and local parks. This phenomenon may have elevated participation rates in outdoor leisure activities that are 'individualistic and small group' in nature (e.g., walking hiking, appreciating nature, tobogganing, reading, and using playgrounds after they were opened for use).

Under 'other comments', respondents added a few leisure activities to the list of favourites (e.g., quilting, rock climbing, equestrian activities, genealogy, croquet, special needs recreation and social programs, ATVing, off-road vehicle use, snowshoeing, hunting, and snowmobiling).

### A.3 Generally, What Proportion of Your Household’s Culture and Recreation Needs are Being Met Within the Township of Cavan Monaghan?

- All 2.65%
- Most 14.24%
- About Half 19.21%
- Some 50.99%
- None 12.25%
- Don’t Know 0.66%

This response is typical of a rural community with a relatively small population that is located adjacent to or near a relatively large municipality like Peterborough and is located within a resource-rich region like the Kawartha Lakes. Being within one and a half hours from Toronto also provides easy access to high level leisure opportunities that are available in metropolitan areas.

However, the response to this question illustrates that only about 17% of respondents have all or most of their culture and recreation needs met within the Township. For only 19% of respondents, about half of their culture and recreation needs are being met within the Township. For about 12% of respondents, none of their leisure needs are being met within the Township. These are very low numbers that illustrate that very few of the culture and recreation interests of Township residents are being met by the facilities and programming that are currently available within Cavan Monaghan. The reasons are noted below.

### A.4 Why Do Members of Your Household have to Travel Outside of the Township to Participate in Some of Your Favourite Culture and Recreation Activities? (Check all that apply.)

- Facilities/programs are not available in the Township 90.81%
- Facilities/programs are not available in the Township when we are available 20.14%
- Quality of facilities or programs are better elsewhere 18.37%
- Tournaments/special events/travel teams 10.95%
- Closer to other activities or shopping 9.89%
- Less expensing elsewhere 6.36%
- Closer to work or school 4.59%

The reasons why respondents must travel outside the Township to participate in some of their favourite leisure activities are typical of small, rural communities like Cavan Monaghan. However, 91% is a very high proportion of residents who indicated that they have to leave the Township to participate in some of their favourite leisure activities. It speaks to the limited range of offerings available in the community. Adding to that,

approximately 18% of respondents indicated that 'better quality elsewhere' was a reason for travelling outside the Township to participate in some of their favourite leisure activities.

21 respondents offered additional thoughts on this question, some of which align with the seven choices offered. The following provide additional insight into why residents have to travel outside the Township to participate in their favourite leisure activities.

- Play sports with friends outside the area
- The focus on recreation offerings in the Township is principally hockey
- Some programs like dance moved to Peterborough when the Dorothy Stevens Room became unavailable for leisure programming
- Enjoy canoeing and camping in Crown lands
- Arts and culture activities are mostly outside the Township
- Picnic facilities are much better in other communities
- No off-leash dog park
- Township prohibited ATVing on public roads
- Not enough soccer fields
- Travel elsewhere to participate in geocaching

## **A.5 Culture and Recreation Programs that Household Members Would Like to See offered by the Township (either not available or in need of more)**

Question 4 was open-ended which allowed respondents to list anything that they chose, with the hope that most of the suggestions would focus on programming and related leisure activities as requested. Sixty types of programs and culture and recreation activities were suggested. However, there were also many facility suggestions, and requests for a greater number of and higher quality parks and open spaces.

**Programming and leisure activities** will be discussed first. By far the most popular activity was swimming. When swimming lessons, aquatic fitness classes and a swim club were combined, the total requests were 95. Gym sports (basketball, volleyball, badminton, indoor pickleball and gymnastics) totaled 49. Arts and culture activities made a strong showing with 44 requests. Fitness (floor-based, aerobic, weight training, Yoga and Pilates) totaled 34 requests.

Programs/activities with a score of 5 and higher are noted below. The score for each is noted in brackets.

- Swimming (64)
- Swimming lessons (27)
- Day camp (summer, PA Day, sports, kids, art, specialty) (22)
- Group fitness classes/aerobic fitness (21)
- Outdoor concerts/music festivals/Summerfest (16)
- Tennis (15)

- Basketball (14)
- Recreational skating (all ages/more and better times) (14)
- Dance programs/classes/dancing (all ages) (14)
- Gymnastics (11)
- Volleyball (10)
- Pickleball (9)
- Yoga (8)
- Children’s programming (sports, judo, softball, clubs) (8)
- Art classes/arts and crafts (all ages) (8)
- More hockey/affordable hockey/recreational hockey/more time for Minor Hockey (7)
- Soccer/co-ed soccer leagues (7)
- Youth programming/after school programs (6)
- Floor hockey/ball hockey (5)
- Badminton (5)
- Lacrosse (5)
- Softball/baseball (5)
- Weight training (5)
- Older adult programming (5)

**Figure A-6** contains the full list of programs and activities.

Also noted were desired **parks and open spaces**. Themes included a greater number of and higher quality parks and open spaces, more conservation/natural heritage open space lands, provide a park in downtown Millbrook, Mount Pleasant needs a park, and protect and enhance the greenspace at Jail Hill (former Millbrook jail lands).

**Figure A-7** contains the full list of parks and open space suggestions.

From the open-ended question about desired programming, the top ten requested **culture and recreation facilities** were as follows:

1. Indoor swimming pool (37)
2. Gymnasium (32)
3. Splash pad/waterplay facility (27)
4. Fitness facility (19)
5. Outdoor performance venue/gazebo/pavilion (11)
6. Skateboard facility (8)
7. Outdoor skating rink (8)
8. Second ice pad (7)
9. Rectangular fields (soccer, football, field lacrosse) (5)
10. Multipurpose program/meeting rooms (4)

Note that interest was very strong for an indoor swimming pool, a gymnasium, a splash pad/waterplay facility and a fitness facility.

**Figure A-8** contains the full list of suggested culture and recreation facilities.

## A.6 How Important Are the Following Types of Parks and Recreation Facilities to Your Household?

**Figure A-2: Importance of Parks and Recreation Facilities**

Types of Parks and Recreation Facilities	Not at All Important	Not Important	Important	Very Important	Don't Know/Don't Use
Indoor recreation facilities such as arenas, fitness facilities, multipurpose activity rooms, indoor soccer facility, indoor lacrosse facility, walking track, gymnasium	6.99% 20	8.74% 25	33.22% 95	49.30% 141	1.75% 5
Passive parks and open spaces that preserve some of our natural and built heritage	2.11% 6	3.51% 10	27.02% 77	65.61% 187	1.75% 5
Trails and pathways (hard surface and natural)	1.06% 3	4.58% 13	25.70% 73	66.55% 189	2.11% 6
Outdoor recreation facilities such as ball diamonds, sports fields, basketball courts, running tracks, etc.	4.95% 14	13.43% 38	36.75% 104	42.76% 121	2.12% 6
Other more passive types of recreation facilities such as picnic areas, playgrounds, fishing ponds, community garden, etc.	2.10% 6	7.34% 21	35.66% 102	52.45% 150	2.45% 7

The response to this question indicates that although all types of culture and recreation assets are important to residents, **trails and natural heritage parkland** are the most important, followed by **other passive parkland** that contain facilities such as picnic areas, playgrounds, fishing ponds and community gardens.

## A.7 How Satisfied is Your Household with the Following Types of Parks and Recreation Facilities that are Available in Cavan Monaghan?

**Figure A-3: Satisfaction with Parks and Recreation Facilities**

Types of Parks and Recreation Facilities	Not at All Satisfied	Marginally Satisfied	Reasonably Satisfied	Very Satisfied	Don't Know
Indoor recreation facilities such as arenas, fitness facilities, multipurpose activity rooms and indoor soccer facility, indoor lacrosse facility, walking track, gymnasium	22.06% 62	28.83% 81	31.32% 88	10.68% 30	7.12% 20
Passive parks and open spaces that preserve some of our natural and built heritage	4.98% 14	17.44% 49	47.69% 134	28.47% 80	1.42% 4

Types of Parks and Recreation Facilities	Not at All Satisfied	Marginally Satisfied	Reasonably Satisfied	Very Satisfied	Don't Know
Trails and pathways (hard surface and natural)	3.21% 9	13.93% 39	38.57% 108	42.86% 120	1.43% 4
Outdoor recreation facilities such as ball diamonds, sports fields, basketball courts, running tracks, etc.	16.43% 46	28.57% 80	36.43% 102	6.79% 19	11.79% 33
Other more passive types of recreation facilities such as picnic areas, playgrounds, fishing ponds, community gardens, etc.	8.90% 25	23.49% 66	45.55% 128	16.37% 46	5.69% 16

Satisfaction is very high for trails and pathways (81.43%), followed by natural heritage parkland and open space (76.16%).

Satisfaction is lowest for outdoor sport facilities (43.22%) and indoor recreation facilities (42.0%). It should be noted that 11.8% of respondents didn't know enough about outdoor sport facilities to rate them (highest level of 'don't know'). 7.12% of respondents didn't know enough about indoor recreation facilities to rate them (second highest level of 'don't know').

## A.8 Opinion About Investing in Culture and Recreation Facilities

Respondents were asked how they would like their municipal taxes invested in various types of culture and recreation facilities (either to improve existing facilities or to provide new ones). A five-point scale was provided ranging from 'Don't Spend' to 'Definitely Spend'. A 'weighted average score' was calculated for each type of facility. The higher the score, the stronger the support for investment. Using the weighted score, facilities have been ranked from highest to lowest. See below for the ranking and the scores.

Half (19) of the facility types scored 2.5/5.0 and higher, with indoor swimming pool leading the list, followed by outdoor waterplay facility, trails, nature parks, playgrounds, libraries, farmers market, outdoor skating rink, youth recreation centre, indoor fitness facilities, picnic areas, older adult recreation centre, outdoor basketball court, rectangular fields, gymnasias, facilities to accommodate creative arts, baseball and softball diamonds, and tennis courts.

It should be noted that just because a facility type scored below 2.5 that it is not important. Some types of facilities are 'niche' in that they cater to a smaller, but very enthusiastic market (e.g., specialized biking, beach volleyball, indoor soccer, curling, indoor lacrosse, boat launches, etc.). Some types of facilities cater to emerging interests (e.g., pickleball and outdoor fitness).

Of note is that a second ice pad scored in the bottom third of facilities. (22 out of 36). An indoor lacrosse facility scored last, and an indoor soccer facility scored 26 out of 36.

**Figure A-4: Scores and Ranking for Municipal Investment in Culture and Recreation Facilities**

FACILITIES	1 Don't Spend	2	3	4	5 Definitely Spend	0 Don't Know	Weighted Average
Indoor swimming pool	12.92% 35	5.90% 16	10.70% 29	12.92% 35	56.83% 154	0.74% 2	<b>3.93</b>
Outdoor water play facility	9.85% 27	7.30% 20	17.52% 48	14.96% 41	49.64% 136	0.73% 2	<b>3.85</b>
Trails	8.21% 22	8.58% 23	18.28% 49	17.16% 46	45.15% 121	2.61% 7	<b>3.75</b>
Nature parks (e.g., Millbrook Conservation Area)	8.39% 23	8.76% 24	19.71% 54	17.15% 47	42.34% 116	3.65% 10	<b>3.65</b>
Playgrounds	7.69% 21	8.79% 24	25.27% 69	23.08% 63	33.70% 92	1.47% 4	<b>3.62</b>
Libraries	10.29% 28	9.19% 25	19.49% 53	20.59% 56	37.87% 103	2.57% 7	<b>3.59</b>
Farmers market	8.73% 24	9.45% 26	23.27% 64	22.55% 62	33.82% 93	2.18% 6	<b>3.57</b>
Outdoor skating rink	13.82% 38	8.00% 22	24.36% 67	20.36% 56	32.36% 89	1.09% 3	<b>3.46</b>
Youth recreation centre	8.76% 24	8.03% 22	24.82% 68	27.01% 74	27.01% 74	4.38% 12	<b>3.42</b>
Indoor Fitness facility (aerobic and equipment-based)	14.60% 40	10.95% 30	21.53% 59	16.42% 45	34.67% 95	1.82% 5	<b>3.40</b>
Picnic areas and pavilions	13.19% 36	11.72% 32	22.34% 61	23.08% 63	27.11% 74	2.56% 7	<b>3.32</b>
Multi-purpose outdoor sport courts	16.04% 43	11.19% 30	27.24% 73	19.03% 51	22.76% 61	3.73% 10	<b>3.10</b>
Older adult recreation centre	14.29% 39	13.55% 37	25.27% 69	22.34% 61	19.41% 53	5.13% 14	<b>3.04</b>
Outdoor basketball courts	17.78% 48	21.85% 59	30.00% 81	15.93% 43	11.48% 31	2.96% 8	<b>2.73</b>
Rectangular fields (soccer, football, rugby, cricket)	22.96% 62	18.15% 49	25.19% 68	14.81% 40	15.56% 42	3.33% 9	<b>2.72</b>

<b>Gymnasias</b>	23.22% 62	14.98% 40	20.60% 55	16.48% 44	17.60% 47	7.12% 19	<b>2.69</b>
<b>Facilities that accommodate creative art, hand craft and artisan activities</b>	24.18% 66	21.61% 59	20.51% 56	16.12% 44	15.02% 41	2.56% 7	<b>2.68</b>
<b>Baseball and softball diamonds</b>	21.77% 59	21.03% 57	25.83% 70	14.76% 40	12.92% 35	3.69% 10	<b>2.65</b>
<b>Tennis courts</b>	24.81% 67	24.81% 67	24.44% 66	12.59% 34	10.74% 29	2.59% 7	<b>2.52</b>
<b>Multipurpose activity and meeting rooms</b>	34.07% 92	18.15% 49	23.70% 64	8.15% 22	11.85% 32	4.07% 11	<b>2.33</b>
<b>Skateboard facility</b>	30.63% 83	20.30% 55	20.30% 55	13.65% 37	8.86% 24	6.27% 17	<b>2.31</b>
<b>Museums and historic sites</b>	36.53% 99	19.93% 54	17.34% 47	11.44% 31	10.70% 29	4.06% 11	<b>2.28</b>
<b>Second ice pad</b>	47.60% 129	11.81% 32	11.81% 32	8.86% 24	16.97% 46	2.95% 8	<b>2.27</b>
<b>Indoor performance facility</b>	30.63% 83	17.71% 48	20.66% 56	11.07% 30	9.96% 27	9.96% 27	<b>2.22</b>
<b>Outdoor ball hockey facility</b>	34.21% 91	21.80% 58	22.18% 59	10.90% 29	5.64% 15	5.26% 14	<b>2.16</b>
<b>Pickleball courts</b>	38.29% 103	18.59% 50	16.73% 45	10.78% 29	9.29% 25	6.32% 17	<b>2.15</b>
<b>Indoor soccer facility</b>	43.80% 120	17.88% 49	17.52% 48	7.30% 20	10.58% 29	2.92% 8	<b>2.14</b>
<b>Beach volleyball courts</b>	38.66% 104	20.07% 54	18.59% 50	9.29% 25	8.55% 23	4.83% 13	<b>2.14</b>
<b>Outdoor running track</b>	40.89% 110	21.19% 57	18.22% 49	8.55% 23	7.81% 21	3.35% 9	<b>2.11</b>
<b>Specialized bicycle facility (BMX, Pump Bike)</b>	40.44% 110	20.59% 56	17.65% 48	8.82% 24	8.09% 22	4.41% 12	<b>2.10</b>
<b>Outdoor performance facility</b>	36.30% 98	17.41% 47	18.52% 50	7.04% 19	10.00% 27	10.74% 29	<b>2.05</b>
<b>Outdoor fitness gym</b>	43.70% 118	18.15% 49	18.89% 51	6.67% 18	7.78% 21	4.81% 13	<b>2.02</b>
<b>Boat launches</b>	42.64% 113	12.83% 34	16.23% 43	8.68% 23	9.81% 26	9.81% 26	<b>2.01</b>

<b>Art gallery</b>	54.61% 148	13.28% 36	14.02% 38	9.23% 25	6.27% 17	2.58% 7	<b>1.92</b>
<b>Curling rink</b>	50.56% 135	14.61% 39	17.23% 46	7.87% 21	5.62% 15	4.12% 11	<b>1.91</b>
<b>Indoor Lacrosse facility</b>	50.38% 134	22.93% 61	13.91% 37	3.76% 10	4.89% 13	4.14% 11	<b>1.71</b>

## A.9 Perspectives on Parks and Recreation

Respondents were asked about their level of agreement/disagreement with the following five statements.

**Figure A-5: Agreement with Statements about Parks and Recreation**

Statements	Strongly Disagree	Disagree	Agree	Strongly Agree	Total
Parks and recreation services should be a higher priority for Cavan Monaghan.	3.27% 9	7.27% 20	50.91% 140	38.55% 106	275
Your household is generally aware of the range of culture and recreation programs, activities and facilities that are available in Cavan Monaghan.	2.91% 8	14.18% 39	64.73% 178	18.18% 50	275
Cavan Monaghan should continue to partner with community groups (e.g., schools, library, conservation authority) to provide some culture and recreation programming and facilities.	3.28% 9	2.55% 7	54.38% 149	39.78% 109	274
In addition to helping others provide culture and recreation programming, the Township should provide more programming directly.	3.68% 10	16.91% 46	58.82% 160	20.59% 56	272
Cavan Monaghan should increase taxes to improve parks and recreation facilities.	21.98% 60	32.23% 88	37.00% 101	8.79% 24	273

There is strong support for the first four statements (ranging from 79.4% to 94.2% 'agree' and 'strongly agree'). The practice of the Municipality partnering with others to provide programming, public open space and public access to non-municipal facilities received the greatest support. Although making parks and recreation services a higher priority received the second highest support at 89.46%, raising taxes to improve parks and recreation services was supported by only 45.8% of respondents. However, that is a relatively high percentage of support for raising taxes to improve a municipal service. At 79.4%, the recent trend of the Municipality becoming more involved in direct programming received strong support.

## A.10 Options for the Future of the Millbrook Arena and Property

One of the purposes of the Parks and Recreation Plan is to determine the future of the 72-year-old Millbrook arena and property. Information about the facility, the estimated \$4.2 million capital cost (increased to \$5.25 million) to maintain it in status quo condition for 25 years, as well as unknown additional capital investment that would be required to make some improvements to the facility to increase its functionality and appeal was provided as context to the four options for its future that were presented in the survey.

### Analysis

As can be seen from the responses below, there was very weak support for the two options that would see the Municipality invest heavily to retain the building for the next 25 years, as well as the option to sell the property for redevelopment. There was slightly stronger support for investing more than \$5.25 million into the building to make it a bit more useful and appealing (27.5% support for greater investment in improvements compared to 17.9% support for less investment which would maintain the status quo). There was a similar level of support for investing more into the building and selling the site for redevelopment (27.5% and 29.2% respectively).

Option Three received the strongest support. That option proposed to raise the building and convert the site and adjacent Needler's Lane into a high-quality downtown community park that would be integrated into surrounding parkland and facilities, and with strong pedestrian links to the downtown. 82.5% of respondents agreed with this option, with 62.7% 'strongly agreeing'.

### Option One

Invest in the order of \$4.2 million (now \$5.25 million) into the building and site to maintain the facility as status quo for another 25 years and to renovate it to meet accessibility requirements. This investment would only support uses that are similar to current uses e.g., soccer, lacrosse, cricket. Assuming current uses are maintained, the annual operating deficit will be in the order of \$30,000 plus annual inflation. Please indicate the degree to which your household agrees or disagrees with Option One for the future of the Millbrook Arena and property.

### Response

▪ Strongly disagree	55.73%
▪ Disagree	26.34%
▪ <b>Subtotal</b>	<b>82.07%</b>
▪ Agree	13.74%
▪ Strongly agree	4.20%
▪ <b>Subtotal</b>	<b>17.94%</b>

## Option Two

Invest considerably more than \$4.2 million (now \$5.25 million) into the building and site (interior and exterior) to extend its life for another 25 years and increase its functionality and appeal to support a few more uses. Possible uses will depend on how the interior might be able to be transformed. The intent would be to have a facility that could be utilized year-round. Even if well utilized year-round, there will likely be an annual operating deficit. Limited parking will continue to be a major shortcoming. Please indicate the degree to which your household agrees or disagrees with Option Two for the future of the Millbrook Arena and property.

### Response

▪ Strongly disagree	49.62%
▪ <u>Disagree</u>	<u>22.90%</u>
▪ <b>Subtotal</b>	<b>72.52%</b>
▪ Agree	20.99%
▪ <u>Strongly agree</u>	<u>6.49%</u>
▪ <b>Subtotal</b>	<b>27.48%</b>

## Option Three

Replace the building with a high-quality downtown community park that may accommodate some combination of facilities such as a farmer's market, an outdoor stage or gazebo, pathways, gardens, trees, an area for quiet reflection, a picnic area, an outdoor exercise gym, a waterplay facility, an unstructured grass area, etc. With the proposed closure of Needler's Lane, the park could be integrated into the surrounding parkland and facilities (Needler's Mill, the pond, the Millbrook Valley Trail). Via walkways, it would be linked to the downtown. Please indicate the degree to which your household agrees or disagrees with Option Three for the future of the Millbrook Arena property.

### Response

▪ Strongly disagree	9.13%
▪ <u>Disagree</u>	<u>8.37%</u>
▪ <b>Subtotal</b>	<b>17.50%</b>
▪ Agree	19.77%
▪ <u>Strongly agree</u>	<u>62.74%</u>
▪ <b>Subtotal</b>	<b>82.51%</b>

### Option Four

Sell the property and allow for a developer or business opportunity to invest in the downtown. This could support a new revitalization plan and provide more commercial and/or housing development. Please indicate the degree to which your household agrees or disagrees with Option Four for the future of the Millbrook Arena property.

#### Response

▪ Strongly disagree	57.95%
▪ Disagree	12.88%
▪ <b>Subtotal</b>	<b>70.83%</b>
▪ Agree	16.29%
▪ Strongly agree	12.88%
▪ <b>Subtotal</b>	<b>29.17%</b>

## A.11 Demographic Profile of Survey Respondents and Comparison to the Township Population (2021 Census)

Four questions were asked about the demographic profile of survey respondents.

Many of the households responding to the survey appear to be family-oriented with 14% having three household members, 30.8% having four household members and 17.5% having five household members. Only 29.7% of responding households represented two-person households. Compared to the 2021 census, two-person households are under-represented in the survey sample and respondents with three or more household members are considerably over-represented.

Given the apparent family-oriented nature of the survey sample, it is not surprising that respondents are a little younger and bit more affluent than the 2021 census profile of the Township population. Children and youth are over-represented and young adults and residents age 55+ are under-represented in the survey sample. The proportion of adults who are age 35 to 54 in the survey sample is similar to the census population.

**Note:** Although the term “ward” is no longer used to define the area that municipal councilors serve, it was in the household survey because it was felt that people still relate to them when thinking about where they live.

At 3.44%, North Monaghan Ward appears to be under-represented in the survey sample.

Given those differences, a bit more weight should be given to the responses from young and older adults, and a little less weight should be given to the responses that relate to children and youth.

Increased weight should be given to any requests for programming, parkland and facilities for North Monaghan Ward.

## Including Yourself, How Many People Live in Your Household?

# of Persons Per Household	Survey Respondents	2021 Census
1	1.90%	1.55%
2	29.66%	38.60%
3	13.69%	17.89%
4	30.80%	17.32%
5	17.49%	NA
5+	26.95%	10.99%
6	4.94%	NA
7 or more	1.52%	NA

## Age Characteristics of Respondents

Age Category	Survey Respondents	2021 Census
0-4	10.72%	5.84%
5-9	13.48%	6.04%
10-14	9.49%	5.94%
15-19	7.20%	4.94%
20-34	11.94%	15.01%
35-49	20.52%	18.02%
50-54	5.36%	5.94%
55-64	5.36%	16.88%
65-74	8.27%	12.38%
75+	3.52%	8.54%

## In What Part of the Township Do You Live?

▪ Cavan Ward	29.01%
▪ Millbrook Ward	67.56%
▪ North Monaghan Ward	3.44%

## What is the Total Income of Your Household Before Taxes?

Income Categories	Survey Respondents	2021 Census (2020 data)
Under \$20,000	0.42%	2.25%
\$20,000 - \$39,999	4.17%	7.75%
\$40,000 – \$59,999	7.08%	10.14%
\$60,000 – \$79,000	10.42%	12.39%
\$80,000 - \$99,999	14.58%	11.97%
\$100,000 and over	63.33%	55.49%

**Figure A-6: Culture and Recreation Programming Suggested Via the Household Survey – Question 4**

<b>Suggested Programs and Activities</b>	<b>Frequency</b>
Swimming	64
Swimming lessons	27
Swim team	1
Aqua-fit classes	4
More public/recreation skating/adult recreational skating	15
Outdoor recreational skating	2
Ringette	1
Skating lessons, figure skating	2
More hockey/affordable hockey/rec hockey/more time for Minor Hockey	7
NHL hockey games at CMCC	1
Roller blading/roller skating	2
Floor hockey/ball hockey	5
Basketball	15
Volleyball	11
Beach volleyball	4
Badminton	5
Gymnastics	11
Judo	1
Pickleball	9
Tennis	15
Squash	2
Racquetball	1
Roller skating	3
Skateboarding	1
Lacrosse	5
Softball/baseball	5
Soccer/co-ed outdoor soccer leagues	7
Indoor soccer	2
Football	1
Cricket	1
Pick-up/drop-in sports/open gym time for youth/adults/families	4
Sport nights	1
Parkour (extreme obstacle course sport)	1
Rock climbing	1
Bowling	1
Nordic/cross country skiing	1
Alpine skiing	1
ATVs on roads	1
Cycling	1
Camping	1
Archery	1
Lawn bowling	1
Curling	2
Aerobics/fitness classes/group fitness/accessible fitness classes	21
Weight training	5
Running club/program	2
Karate	1
Yoga	8

Pilates	2
Health classes	1
Children's programming (sports, judo, softball, Kid's clubs, recreation)	8
Infant and toddler programs	4
Daycare	1
Youth programming/after school programs	6
Summer camps/day camps/specialty camps/kid's camp/art camp/PA Day camps/sports	22
Scouts and Guides	2
Family programs	1
Adult recreation programs/leagues (not hockey)	2
Adult special interest classes and events	1
Lady's Night program	2
Bridge	1
Chess	1
Older adult programming	5
Outdoor concerts/music festivals/ Summer Fest	16
Indoor concerts/theatre/performance programs and related activities	3
Art festivals/shows	4
Food Festival	1
Photography	1
Art classes/arts and crafts/art programs	8
Art festivals/shows	4
Music	4
Dance programs/events/classes (all ages)	14
Indigenous programs	1
Inter-cultural activities	1
Culinary classes	3
Outdoor ed/environmental ed programs	4
Guided hikes	1
Picnic	1
History program/presentations	2
Life coaching	1
Author reading	1
Lectures	1
Civics classes	1
Library programs	1
Increased equity for girl's sports	1

<b>Figure A-7: Suggestions for Parkland/Open Space Via the Household Survey – Question 4</b>	
<b>Suggestions</b>	<b>Frequency</b>
More conservation lands/parklands and more outdoor natural facilities/untamed natural settings	3
More open park space/more green space/more parks/better parks/ parks and areas for children to play and seniors to meet/ multi-purpose green space to support sports	6
Replace old arena with green space/a downtown park in Millbrook/provide a venue for some outdoor recreation activities	2
Mount Pleasant needs a park	1
Protection and enhancement of greenspace at Jail Hill	1

**Figure A-8: Suggestions for Culture and Recreation Facilities Via the Household Survey – Question 4**

<b>Suggested Facilities</b>	<b>Frequency</b>
Indoor swimming pool/therapy pool/sauna	37
Outdoor swimming pool	4
Splash pad/waterplay park	27
Gymnasium/badminton, volleyball, basketball courts	32
Fitness centre	19
Outdoor fitness gym	1
Outdoor running track	1
Squash courts	1
Outdoor performance venue/gazebo/pavilion/year-round entrainment venue	11
Indoor concert venue	2
Community/family gathering place/outdoor	2
Pump bike track	3
Skateboard facility	8
Walking/hiking trails (better maintained)	3
Equestrian trails	1
Multi-use/ATV/snowmobile trails	3
Cross-country ski trails	1
ATVs on township roads	2
On-road bike lanes	2
Mountain bike trails	1
Dirt bike trails	1
Second ice pad	7
Outdoor skating rink (Lit)	8
Disc golf course	1
Multipurpose rooms for meeting and programming/rental space for children's parties/support creative art programs	4
Community kitchen to support culinary classes (not just a warm-up kitchen)	1
Games room	1
Baseball diamonds (quality, adult scale)	3
Rectangular fields (soccer, lacrosse, football)	5
Tennis courts (outdoor)	3
Indoor tennis facility	1
Multi-sport courts (tennis, pickleball, basketball)	1
Ball hockey court (outdoor)	1
Basketball courts	2
Croquet court	2
Indoor lacrosse facility (old Millbrook Arena)	1
Off-leash dog park	2
Picnic area with shelter	2
Art/sculpture gallery	2
Showcase inside workings of Needlers Mill (they are in storage)/information centre/history of the mill and Millbrook	1
Playgrounds	2
Farmers market	1
Shooting range	1
Whitfield Landing – repair/the place is a mess	1

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## Appendix B: Requests for Additional Ice Time at the CMCC from the User Group Survey

Figure B-1: Indications of Ice Time Utilization and Current and Future Needs as Expressed Via the User Group Surveys, 2022

Group	Hours Currently Regularly Booked	Additional Hours Requested to Meet Current Demand	Hours Requested to Meet Future Demand
<b>Millbrook District Minor Hockey Assoc.</b> Mostly age 4-17	<ul style="list-style-type: none"> <li>36.0 hrs./wk.</li> <li>4 weeknights + Sat &amp; Sun</li> </ul>	<ul style="list-style-type: none"> <li>28-38 hrs./wk. are booked at Bewdley CC, Manvers CC and Cobourg CC</li> <li>Could expand their current program if more ice time was avail.</li> <li>Suggested: Mini Stick arena, skate sharpening service, indoor play equipment, shaded shelter for outdoor playground/splash pad and outdoor floor/road hockey area for dry-land training + an outdoor skating rink</li> </ul>	<ul style="list-style-type: none"> <li>25% enrollment increase since Covid</li> <li>2 more teams for the 22/23 season</li> <li>Plan to offer minor sports programming in conjunction with CHF and OMHA</li> <li>Could consider off-season programming/camps if enrollment &amp; volunteer support was sufficient.</li> <li>Second ice pad</li> <li>Would like CMCC to be home of Millbrook Stars</li> </ul>
<b>Millbrook Skating Club</b> (skating lessons & figure skating) Age 3-18	<ul style="list-style-type: none"> <li>4.5 hrs./wk.</li> </ul>	<ul style="list-style-type: none"> <li>Ice time at CMCC meets current demand.</li> </ul>	<ul style="list-style-type: none"> <li>As the local population increases, so should demand for lessons and figure skating. To maintain Skate Canada's skater to instructor ratio, more ice would be required.</li> </ul>
<b>Millbrook Maple Leaf's Hockey Club</b> Men age 35+ Semi-competitive Play with Superbees, Cavan Blazers & Bannerman Razerbacks in unofficial over-35 league.	<ul style="list-style-type: none"> <li>1.5 hrs./wk.</li> </ul>	<ul style="list-style-type: none"> <li>For 'away' games they play at Bewdley CC, Healthy Planet Arena, Norwood Arena, Manvers CC &amp; Douro Arena</li> </ul>	<ul style="list-style-type: none"> <li>Status quo anticipated.</li> </ul>
<b>Millbrook Superbees Hockey Club</b> Men age 35+ Semi-competitive	<ul style="list-style-type: none"> <li>4.0 hrs. on Sundays</li> </ul>	<ul style="list-style-type: none"> <li>Hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>Status quo anticipated.</li> </ul>
<b>Cavan Blazers</b> Men age 35+ Semi-competitive	<ul style="list-style-type: none"> <li>1.5 hrs./wk.</li> </ul>	<ul style="list-style-type: none"> <li>Hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>If additional ice time could be accessed at a reasonable time slot, there may be potential to increase membership as population grows.</li> <li>A second ice will be needed.</li> </ul>
<b>Overtime Hockey Club Inc.</b> Hockey for age 5-16 (training & leagues)	<ul style="list-style-type: none"> <li>Seasonal user</li> <li>Book ice in late spring or late summer (typically 30-40 hrs./wk.)</li> </ul>	<ul style="list-style-type: none"> <li>Use 10-12 hrs./wk. in other arenas.</li> </ul>	<ul style="list-style-type: none"> <li>Anticipate demand to increase with population growth.</li> <li>A second ice pad will be needed.</li> </ul>
<b>Vintage Hockey</b> (semi-competitive league for older adults)	<ul style="list-style-type: none"> <li>2.0 hrs./wk. (Wed. &amp; Thurs.)</li> </ul>	<ul style="list-style-type: none"> <li>Hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>Don't anticipate future growth and additional ice time requirements.</li> </ul>
<b>Public Access Skating</b>	<ul style="list-style-type: none"> <li>12 hrs./wk. (10 daytime hrs. M-F) + 1 hr.</li> </ul>	<ul style="list-style-type: none"> <li>From the household survey, there was a strong request for more ice time for this activity, especially in prime time.</li> </ul>	<ul style="list-style-type: none"> <li>Demand is expected to increase with population growth.</li> </ul>

	Fri. 4-5 pm & 1 hr. Sun. 1-2		
<b>Ice Wizards</b> Rec. hockey for women age 40+		<ul style="list-style-type: none"> <li>If one more hr./wk. was available, they would try to run a four-team league.</li> </ul>	<ul style="list-style-type: none"> <li>New members are expected to replace older participants as they age out of the sport.</li> <li>Eventual need for second ice pad.</li> </ul>
<b>Sunday Night Men's Hockey League</b> Rec. hockey for age 18+ (one-weekly hockey)	<ul style="list-style-type: none"> <li>4.0 hrs./wk. (Sunday evenings)</li> <li>Only use CMCC</li> </ul>	<ul style="list-style-type: none"> <li>Hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>With population growth &amp; the new CMCC, demand for this group should grow.</li> <li>Before Covid, there was always a wait list.</li> <li>Membership could double in 10 years.</li> </ul>
<b>Crestwood Boy's Hockey</b> (age 14-17)	<ul style="list-style-type: none"> <li>3.5 hrs./wk.</li> <li>1.5 hrs. at Ptbo. arenas</li> </ul>	<ul style="list-style-type: none"> <li>CMCC &amp; other hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>No prediction about future demand indicated (assume current hrs. will meet future needs).</li> </ul>
<b>GSR Personal Training (Scott Rye)</b> Hockey conditioning & skills training	<ul style="list-style-type: none"> <li>1.0 hr./wk. at CMCC</li> <li>use 1-3 hrs./wk. of ice time at other arena &amp; also use a private gym (1-8 hrs./wk.)</li> </ul>	<ul style="list-style-type: none"> <li>Current ice &amp; gym time is adequate to meet current needs.</li> </ul>	<ul style="list-style-type: none"> <li>Demand for service may grow with increase in local &amp; regional population.</li> </ul>
<b>Bill Andrews</b> Men's age 55+ Rec. Hockey (Peterborough)	<ul style="list-style-type: none"> <li>3.0 hrs./wk.</li> <li>12:00 noon to 1:30</li> </ul>	<ul style="list-style-type: none"> <li>Hrs. meet current demand.</li> </ul>	<ul style="list-style-type: none"> <li>No more ice time at the CMCC is anticipated.</li> </ul>
<b>Peterborough Hockey Assoc.</b> Rep. & House League programming at annual AA Tournament	<ul style="list-style-type: none"> <li>2.0 hrs./wk.</li> </ul>	<ul style="list-style-type: none"> <li>Would rent as many PT hrs. as possible due to ice time shortage in Peterborough.</li> </ul>	<ul style="list-style-type: none"> <li>Demand could grow along with the city and area population.</li> </ul>
<b>Peterborough Girl's Hockey Assoc.</b> Hockey for females age 5-22	<ul style="list-style-type: none"> <li>2.5 hrs./wk.</li> <li>+ time in Peterborough, Norwood, Warsaw, Douro, Bewdley</li> </ul>	<ul style="list-style-type: none"> <li>Need more 75-80 more hrs./wk. to host current program (ideally 20 of those hrs. in one facility)</li> <li>Lost the Seniors Ladies League due to shortage of ice time.</li> <li>Cannot expand current program.</li> </ul>	<ul style="list-style-type: none"> <li>A fitness facility associated with the CMCC would benefit this group (dry-land training).</li> </ul>
<b>Peterborough Old Timers Hockey</b>	<ul style="list-style-type: none"> <li>1.0 hr./wk. at CMCC</li> <li>2.0 hrs./wk. at Ptbo arenas</li> </ul>	<ul style="list-style-type: none"> <li>One additional hr./wk. for fall-winter period.</li> </ul>	<ul style="list-style-type: none"> <li>Nothing specific predicted for the future.</li> <li>Anticipate regular turn-over as players age out.</li> </ul>
<b>Cavanagh CHE Academy</b> Skill development for age 7 hockey players	<ul style="list-style-type: none"> <li>1.0 hr./wk. at CMCC</li> <li>Do not use other arenas in region</li> </ul>	<ul style="list-style-type: none"> <li>Would like more hrs. to grow the current program (no specific number of hrs. indicated).</li> </ul>	<ul style="list-style-type: none"> <li>Anticipating increasing growth in demand.</li> <li>CMCC will require a second ice pad.</li> </ul>
<b>Indications of Anticipated Demand for Additional Ice Time</b>	Six groups using the CMCC are Peterborough-based (11.5 total hrs./wk.). Some of this use (and requested additional hours) will likely diminish when the new Peterborough twin-pad arena opens in 2024.	<ul style="list-style-type: none"> <li>105-120 hours stated plus an undetermined number of additional hrs. of ice time were requested from current user groups.</li> <li>Note: 76-81 of those additional hrs. of ice time were requested from Peterborough groups. Therefore, 29-44 additional hours are being requested from local groups.</li> </ul>	<ul style="list-style-type: none"> <li>Some groups anticipate their membership growing as the population increases.</li> <li>Some groups anticipate status quo, even as the population increases.</li> <li>Sunday Night Men's Hockey anticipated their group doubling in 10 yrs. (requiring 4 more hrs./wk.).</li> </ul>

# Appendix C: Inventory of Parks and Other Public and Publicly Available Open Space, Township of Cavan Monaghan

The tables included in this appendix (C-1, C-2 and C-3) catalogue the various categories of municipal parkland and other public and publicly available open space in the Township (as of February 2023). Included is size in acres and hectares, as well as a list/description of facilities and features. The inventory will be completed when the map of parks and open space is completed in Phase Two. **Numbers in red are in question.**

**Figure C-1: Municipal Parkland, Township of Cavan Monaghan, 2022 (as of Feb/23)**

Parks	Size		Facility Inventory and Features
	Ac.	Ha.	
<b>Community Parks</b>			
Maple Leaf Park	52.24 (55.7)	21.14 (22.54)	<ul style="list-style-type: none"> <li>▪ 2 Intermediate softball diamonds (1 lit) – irrigated (minor ball only)</li> <li>▪ 2 nearly full-size soccer fields (both lit) – irrigated (not officially adult size)</li> <li>▪ with portable nets, the fields can be divided into multiple minor soccer fields</li> <li>▪ service building (covered shelter/picnic zone + canteen, washrooms and storage)</li> <li>▪ playground with newer playground equipment</li> <li>▪ gravel and grassed parking lot</li> </ul>
Cavan Monaghan Community Centre site	10.06	4.07	<ul style="list-style-type: none"> <li>▪ single pad arena – 85’ x 200’ NHL-size (stands cap. of 226 + 4 accessible seats, floor cap. of 470)</li> <li>▪ community hall (cap. of 100 – 250, depending on configuration of tables, chairs and standing room)</li> <li>▪ community hall warm-up kitchen (cap. of 4)</li> <li>▪ studio (cap. of 60)</li> <li>▪ meeting room (cap. of 30)</li> <li>▪ overlook room – upper floor mtg. room (cap. of 24)</li> <li>▪ lobby (cap. of 80)</li> <li>▪ indoor 3-lane walking track (cap. of 300)</li> <li>▪ playground with future waterplay feature (north side)</li> <li>▪ west side undeveloped area (approx. 4 ac./1.62 ha.)</li> </ul>
Millbrook Arena and site	1.05	0.43	<ul style="list-style-type: none"> <li>▪ Artificial turf has replaced the ice</li> <li>▪ property includes former Little Creek Park</li> <li>▪ this very small property provides limited parking and is located in a floodplain.</li> </ul>
Whitfield Landing	2.25	0.91	<ul style="list-style-type: none"> <li>▪ boat launch and dock</li> <li>▪ informal picnic area</li> <li>▪ two parking areas (upper and lower)</li> </ul>

			<ul style="list-style-type: none"> <li>property is susceptible to severe seasonal flooding</li> </ul>
Station Park	1.0	0.04	<ul style="list-style-type: none"> <li>attractive site with a Victorian-style picnic shelter replicating a train station building (former location of a train station)</li> <li>two grassed areas dissected by roads accessing the community mailboxes and the new parks/works yard and building. The roads limit usable park space.</li> <li>access point to Station Trail – however, the only place to park is on the grass – a small parking area could easily be provided</li> <li>the size indicated for Station Park includes the park and the artesian well (and excludes the area containing the Works/Park yard and buildings)</li> </ul>
Artesian well	0.114	0.045	
Station Trail ROW	6-7	14.82 - 17.3	<ul style="list-style-type: none"> <li>the linear property, containing a portion of the Station Trail that extends north from Station Park to the Natural Heritage Open property that is south of the Towerhill South development</li> </ul>
Peace Park	7.1	2.87	<ul style="list-style-type: none"> <li>Bruce Johnson Branch Library is located on this property and comprises 0.38 ac/0.15 ha.</li> <li>the park is categorized as ‘Community’ parkland because of its size the presence of the branch library</li> <li>includes and imbedded neighbourhood park</li> <li>the managed portion of the park contains a significant undeveloped turfed area that would require improvement to deal with poor drainage in one corner before a facility could be located there</li> <li>the park contains a significant natural heritage component to the north of the managed portion (5.91 ac/2.39 ha)</li> </ul>
Old Millbrook School Park	3.38 (13.0)	1.37 (5.26)	<ul style="list-style-type: none"> <li>Old Millbrook School - heritage building (Main Branch Library, Millbrook Foodshare, Community Policing office, Social Services, ‘Early On’ Child Centre)</li> <li>imbedded neighbourhood park function</li> <li>community garden</li> <li>labyrinth</li> <li>playground (behind the school; therefore, not visible from the front of the park)</li> <li>unmarked concrete playing surface</li> <li>access point to Millbrook Valley Trails</li> <li>significant undeveloped turfed area in the front of the property</li> <li>imbedded cemetery</li> <li>large undeveloped areas within the property</li> </ul>
Millbrook Valley Trails	49.86+	20.18+	<ul style="list-style-type: none"> <li>35 properties containing various components of the trail network (add Station Trail ROW when the size is calculated)</li> </ul>
<b>Total</b>	<b>133.94</b>	<b>54.2</b>	

<b>Neighbourhood Parks</b>			
Cedar Valley Park	0.34	0.14	<ul style="list-style-type: none"> <li>▪ playground</li> <li>▪ half-court basketball</li> <li>▪ greenspace</li> </ul>
Edgewood Park	2.52 (2.9)	1.02 (1.17)	<ul style="list-style-type: none"> <li>▪ playground</li> <li>▪ greenspace/mostly undeveloped property – may be sufficient space to accommodate 1 or 2 playing fields (soccer, ball) – playground would have to be moved to provide on-site parking</li> </ul>
Highlands Park	1.86	0.75	<ul style="list-style-type: none"> <li>▪ adult and child ‘extreme fitness’ outdoor gym – with minimal children’s playground function</li> <li>▪ basketball court</li> <li>▪ benches</li> </ul>
Walkway between the two street north of Highlands Park			<ul style="list-style-type: none"> <li>▪</li> </ul>
Two short linear properties or ROWs that extend east and west of McGuire Dr. that link the Baxter Creek properties and the wetland to the west			<ul style="list-style-type: none"> <li>▪</li> </ul>
<b>Total</b>	<b>4.72</b>	<b>1.91</b>	<ul style="list-style-type: none"> <li>▪</li> </ul>

<b>Natural Heritage Open Space (Township-owned)</b>			
Baxter Creek properties (PLAN 45M217 Blocks 31, 22, 26)	7.57	3.06	<ul style="list-style-type: none"> <li>▪ links residential area to Station Trail</li> <li>▪ bridge over tributary of Baxter Creek</li> </ul>
Township-owned open space beside (east of) the Millbrook Fairground	2.81	1.14	<ul style="list-style-type: none"> <li>▪ undeveloped</li> <li>▪ road access to the Fairground from Frederick Street</li> </ul>
The parcel of land to the south of the creek and extending east and south of the Millbrook Fairground			<ul style="list-style-type: none"> <li>▪ undeveloped</li> </ul>
The property east of the Township-owned lands that are east of Millbrook Fairground			<ul style="list-style-type: none"> <li>▪ designated as “landlocked”</li> </ul>
Property south of the Towerhill South development			<ul style="list-style-type: none"> <li>▪ contains the northern extension of Station Park Trail from north of Station Park to Cty Rd. 10</li> <li>▪ contains tributaries of Baxter Creek</li> </ul>
<b>Total</b>	<b>10.34</b>	<b>4.2</b>	
<b>Total Parkland</b>	<b>149.0</b>	<b>60.31</b>	

**Figure C-2: Other Public and Publicly Available Open Space, Township of Cavan Monaghan, 2022**

Open Spaces	Size		Facility Inventory and Features
	Ac.	Ha.	
<b>Education Lands</b>			
Crestwood Secondary and Intermediate School KPRDSB (Kawartha Pine Ridge District School Board)	29.12 (22.22)	11.78 (9.0)	<ul style="list-style-type: none"> <li>▪ 1 full-size football field</li> <li>▪ 2 Intermediate soccer pitches</li> <li>▪ 1 Junior soccer pitch</li> <li>▪ 2 Junior soccer pitches (within the football field)</li> <li>▪ running track</li> <li>▪ jumping pits</li> <li>▪ 1 Junior softball diamond</li> <li>▪ 2 tennis courts (lit)</li> <li>▪ sufficient open space is available to accommodate another jr/minor soccer pitch</li> <li>▪ gyms?</li> </ul>
James Strath Elementary School KPRDSB (located mostly within Cavan Monaghan, although not considered a Township school)	9.9 (8.8)	4.0 (3.6)	<ul style="list-style-type: none"> <li>▪ Because some of James Strath school is not in the Township and this school is not used by Township residents, the facilities contained at the school have been omitted in this inventory. However, the portion of the school property that is in the Township has been included in the open space inventory.</li> </ul>
Millbrook/South Cavan Elem. School KPRDSB (Millbrook)	10.03	4.06	<ul style="list-style-type: none"> <li>▪ Intermediate soccer pitch – could be upgraded for scheduled public use</li> <li>▪ 3 Jr. soccer pitches oriented across the above Intermediate soccer pitch</li> <li>▪ large playground with shade structure</li> <li>▪ Jr. softball diamond (skinned infield &amp; small outfield)</li> <li>▪ basketball court</li> <li>▪ gym?</li> </ul>
North Cavan Elementary School KPRDSB (north of Ida on County Rd. 10)	8.05	3.26	<ul style="list-style-type: none"> <li>▪ playground</li> <li>▪ basketball court</li> <li>▪ 3 baseball backstops (undefined field)</li> <li>▪ 1 Jr. soccer pitch (undefined field)</li> <li>▪ 2 soccer pitches overlapping each other (1 junior &amp; 1 Intermediate in size) – undefined fields</li> <li>▪ The soccer pitches and baseball facilities are unsuitable for scheduled public use. They could be upgraded to create a quality junior softball diamond, a junior/minor soccer pitch and an Intermediate soccer pitch.</li> <li>▪ small gym (2,167 sf/cap. of 260)</li> </ul>
<b>Total</b>	<b>53.62 (Black)</b>	<b>21.74 (Black)</b>	

<b>Otonabee Region Conservation Authority</b>			
Millbrook Conservation Area	54.15	21.91	<ul style="list-style-type: none"> <li>▪ a portion of the Millbrook Valley Trail network is within this property</li> <li>▪ dam and pond</li> <li>▪ includes the natural heritage area called Medd's Mountain</li> </ul>
Cavan Swamp Wildlife Area	1,933.6	782.5	<ul style="list-style-type: none"> <li>▪ 13 parcels of land owned by ORCA comprise part of the Cavan Swamp natural heritage complex</li> </ul>
<b>Total</b>	<b>1,987.75</b>	<b>804.41</b>	

<b>Ganaraska Region Conservation Authority</b>			
Ganaraska Forest	1,687.7	682.99	<ul style="list-style-type: none"> <li>▪ Eastern portion of the Ganaraska Forest</li> <li>▪ Trails for walking, hiking, cycling, mountain biking, skiing and snowshoeing</li> </ul>

<b>MNRF (Ontario Ministry of Natural Resources and Forestry)</b>			
MNRF Fishing and Recreation Area	?	?	<ul style="list-style-type: none"> <li>▪ sections of the Millbrook Valley Trail network traverse this property (Grand Truck Pathway, Cedar Trail and Meadow Trail)</li> <li>▪ natural heritage resources</li> <li>▪ Provincial Fishing Recreation facility</li> </ul>

<b>Other Public and Publicly Available Open Space</b>			
The ROW that separates the fairground property			<ul style="list-style-type: none"> <li>▪</li> </ul>
"Deyell Monument"	0.49	0.2	<ul style="list-style-type: none"> <li>▪ adjacent to Old Millbrook School Park (on the west of the unopened road allowance that separates these properties)</li> </ul>
Lion's Den Community Centre	3.64	1.47	<ul style="list-style-type: none"> <li>▪ the property is owned by the Township and leased to the Lion's Club for their headquarters</li> <li>▪ assembly hall (cap. of 75 – with kitchen &amp; bar)</li> <li>▪ open space accommodates parking lot, turfing areas and trees (the outdoor space is not suitable for any outdoor sports facilities)</li> </ul>
Lion's Park (Millbrook)	0.26	0.12	<ul style="list-style-type: none"> <li>▪ park owned by the County of Peterborough</li> <li>▪ gazebo</li> <li>▪ picnic table</li> <li>▪ bench</li> <li>▪ sign and flower bed</li> </ul>
Monument Property/Cenotaph	0.14	0.06	<ul style="list-style-type: none"> <li>▪ in front of the Nexicom building</li> </ul>
Property dedicated via a dormant subdivision	3.59	1.45	<ul style="list-style-type: none"> <li>▪ referred to as Brewda Park</li> <li>▪ dedicated parkland that is undeveloped because the subdivision didn't proceed</li> </ul>
Property at the end of Darling Cres. (subdivision south of Stewart Line)			<ul style="list-style-type: none"> <li>▪ undeveloped 'pie-shaped' property with limited street frontage</li> <li>▪ declared 'surplus'</li> </ul>

Property NW of Moore Drive and the railway line			<ul style="list-style-type: none"> <li>▪ small property declared “surplus”</li> </ul>
Four properties in partially developed subdivision in the SE corner of Dranoel Road and Highway 7a			<ul style="list-style-type: none"> <li>▪ this subdivision is partially developed</li> <li>▪ the four parcels are located within the undeveloped area – therefore, declared <u>temporarily</u> ‘landlocked’</li> </ul>
Property SW of Tapley ¼ Line & County Rd. 21			<ul style="list-style-type: none"> <li>▪ undeveloped</li> <li>▪ fronts onto County Rd. 21</li> <li>▪ convergence of two streams that are part of the Baxter Creek complex</li> </ul>
Property in the Tapley ¼ Line subdivision			<ul style="list-style-type: none"> <li>▪ undeveloped</li> <li>▪ declared ‘surplus’</li> <li>▪ Highway 115 and Tapley ¼ Line</li> </ul>
Bromont Drive Open Space			<ul style="list-style-type: none"> <li>▪ undeveloped narrow strip of land along the western edge of Bromont Dr. within Towerhill South development</li> </ul>
“L” shaped linear property/ROW between Highlands Blvd. and County Rd. 10			<ul style="list-style-type: none"> <li>▪</li> </ul>
Two short linear properties or ROWs that extend east and west of McGuire Drive that link the Baxter Creek properties and the wetland to the west			<ul style="list-style-type: none"> <li>▪</li> </ul>
A property referred to as “Maple Leaf Park Area”			<ul style="list-style-type: none"> <li>▪ North of the water treatment facility in Millbrook</li> </ul>
Other lands around the water treatment facility	3.3	1.34	<ul style="list-style-type: none"> <li>▪</li> </ul>
The property north of the water treatment facility			<ul style="list-style-type: none"> <li>▪ Declared ‘surplus’</li> </ul>
The fire hall on King Street	0.38	0.15	<ul style="list-style-type: none"> <li>▪</li> </ul>
Old Fire Hall on Hay Street	0.54	0.22	<ul style="list-style-type: none"> <li>▪ Firefighter’s Association Museum</li> </ul>
The property located in the NW corner of King Street and Union			<ul style="list-style-type: none"> <li>▪</li> </ul>
The property at the foot of Lisa Ct.			<ul style="list-style-type: none"> <li>▪ ‘landlocked’</li> </ul>

Leased property north of James Strath ES (mostly within Cavan Monaghan)	2.4 (3.7)	0.97 (1.5)	<ul style="list-style-type: none"> <li>▪ The KPRDSB leases this property from the Anglican Diocese of Canada on an annual basis.</li> <li>▪ 4 minor soccer pitches (poorly maintained)</li> <li>▪ 1 baseball backstop (undefined field)</li> <li>▪ playground</li> </ul>
<b>Total</b>			

**Figure C-3: Commercial and Non-Profit Culture and Recreation Facilities and Open Space, Township of Cavan Monaghan, 2022**

Open Spaces	Size		Facility Inventory and Features
	Ac.	Ha.	
Harvest Community Park	0.35	0.14	<ul style="list-style-type: none"> <li>▪ located on the property of Millbrook Christian Assembly – intersection of Main and King streets</li> <li>▪ approx. 1/4 of the church property comprises the playground/park</li> <li>▪ substantial playground, including outdoor exercise equipment</li> </ul>
Baxter Creek Golf Club	167.2	67.66	<ul style="list-style-type: none"> <li>▪ 18-hole course</li> <li>▪ clubhouse (dining and rentals)</li> </ul>
Keystone Links Golf and Country Club	105.5	42.7	<ul style="list-style-type: none"> <li>▪ indoor and outdoor golf</li> <li>▪ 9- and 18-hole courses</li> <li>▪ driving range and putting green</li> <li>▪ dining/banquet hall</li> </ul>
Herron Landing Golf Club	125.02	50.59	<ul style="list-style-type: none"> <li>▪ 18-hole course</li> <li>▪ small banquet hall</li> </ul>
Peterborough Curling Club	7.46	3.02	<ul style="list-style-type: none"> <li>▪ 6 sheets of ice</li> <li>▪ lounge and large banquet hall (cap. of 160)</li> <li>▪ four smaller rooms</li> </ul>
Millbrook Fairground	25.72 (9.5) (13.53)	10.41 (3.85) (5.48)	<ul style="list-style-type: none"> <li>▪ several barns</li> <li>▪ straight track</li> <li>▪ significant natural heritage component to the south</li> </ul>
Royal Canadian Legion Br. 402	0.33	0.13	<ul style="list-style-type: none"> <li>▪ assembly hall (cap. of 200)</li> <li>▪ club room/activity room (cap. of 80)</li> <li>▪ property abuts the Old Millbrook Arena site</li> </ul>
Millbrook & District Historical Society	-	-	<ul style="list-style-type: none"> <li>▪ the land under Needlers Mill building</li> </ul>
4 <sup>th</sup> Line Theatre	106.39	43.05	<ul style="list-style-type: none"> <li>▪ outdoor theatre venue offering professional performances, principally during the summer.</li> </ul>
Champions Gymnastics Club	3.83	1.55	<ul style="list-style-type: none"> <li>▪ upper and lower viewing area</li> <li>▪ 2 gyms; Mezzanine gym – 3000 sq ft &amp; main gym is 11,000 sq ft with spring floor, foam pit, threw vault runways and tumbling strip + Olympics men's equipment</li> </ul>
Peterborough Speedway	59.2	23.96	<ul style="list-style-type: none"> <li>▪ 1/3 mile oval track</li> <li>▪ bleachers</li> </ul>
Century Wedding Barn	103.48	41.88	<ul style="list-style-type: none"> <li>▪ banquet hall/wedding venue</li> <li>▪ outdoor event space</li> </ul>
Kawartha Downs	115.54	46.76	<ul style="list-style-type: none"> <li>▪ only the tourism/recreation/entertainment component of the property counted as 'open space'</li> <li>▪ current facilities comprise the racetrack, the inner track, and the Shoreline Slots Casino facility</li> </ul>
<b>Total</b>			

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# Appendix D: Information and Resources

## Reports Reviewed

- Township of Cavan Monaghan Official Plan
- Township of Cavan Monaghan Zoning By-law
- Township of Cavan Monaghan Corporate Strategic Plan (2012-2014)
- County of Peterborough Official Plan, 2022
- Municipal Services Complex Feasibility Study, 2001
- Cavan Monaghan Trail Master Plan, 2010
- The Cultural Resource Mapping Project, 2011
- Parks and Recreation Master Plan, 2011
- Arena/Community Centre Needs and Feasibility Study, 2014
- Management Plan for the New Cavan Monaghan Community Centre, 2018
- Structural Investigation and Report for the Millbrook Arena, 2019
- Consulting Services to Update the Structural Investigation Report to Assess the Feasibility of Renovating the Millbrook Arena or Utilizing the Space in Other Ways, March 2022 (updated in June 2022 and September 2022)
- Growth Management Strategy 2020, Township of Cavan Monaghan
- Growth Management Strategy Final Addendum Report, 2022, Township of Cavan Monaghan
- Old Millbrook Jail Lands Association - A Vision for Conserving the Former Millbrook Jail Lands, 2022
- Baxter Creek Watershed Alliance – History, Mission, Initiatives, 2022
- The Baxter (seasonal newsletter from the Baxter Creek Watershed Alliance)