



NEIGHBOURS OF KIN-BRUCE PARK



I represent the neighbours of the Kin-Bruce Park and Greenspace, some of whom are here tonight. We are residents, and some former residents, of Kin Bruce subdivision, Kennedy Road, Krystal Court And Lake Range Drive.

FEASIBILITY STUDY FOR AN INDOOR ARTIFICIAL TURF FACILITY



Confidential

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Addressing the recommendation that Kin-Bruce Park and Greenspace be repurposed or redeveloped and re-classified as a Regional Multi-Sport Facility -for revenue generation.

**WE HAVE NEVER BEEN
AGAINST THE IDEA OF
THE INDOOR TURF
FACILITY FOR HURON-
KINLOSS**





NEIGHBOURS OF KIN-BRUCE PARK

The neighbours of Kin-Bruce Park **were** opposed to the plan to construct this facility in Kin-Bruce Park.

We **did not** believe it is in the best interests of the local neighbourhood, Bluewater Sports Management, or Huron Kinloss to locate the Indoor Turf Facility on Kin-Bruce Park lands.

This same opposition applies to any other large development on Park land.



The 2022 Parks and Recreation Master Plan for the Township of Huron-Kinloss was developed as a ten-year **Blueprint for the Future.**



BLUEPRINT
FOR THE FUTURE

Parks & Recreation Master Plan



BLUEPRINT FOR THE FUTURE

Parks & Recreation Master Plan

Parkland Classification

Category	Sub-Category	Area	Use	Age Group	Facilities	Services	Notes
LOCAL COMMUNITY PARK	LOCAL COMMUNITY PARK	0.5 - 2.5 hectares	Local residents	All ages	Play structures, passive open space, sport / multi-purpose courts, shade and seating areas.	Sevice area = local, within 10 - 15 minutes walk	

LOCAL COMMUNITY PARK	<p>Dedicated to use by local residents only. May include site amenities focused on children, youth, adults and seniors. In conjunction adjacent parking facilities (e.g. schools), may also include programmed play space for "little leagues". Features may include: play structures, passive open space, sport / multi-purpose courts, shade and seating areas.</p>	0.5 - 2.5 hectares Sevice area = local, within 10 - 15 minutes walk	n
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Local Community Park dedicated to use by local residents only. May include side amenities focused on children, youth, adults and seniors. Features may include play structures, passive open space, sport/multipurpose courts, shade and seating areas.”

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BLUEPRINT FOR THE FUTURE

Parks & Recreation Master Plan

Parkland Classification

CLASS	CRITERIA DESCRIPTION	RECOMMENDED SIZE*
REGIONAL / MULTI-SPORT FACILITY	Location that has capacity to deliver a variety of sport and / or cultural events; with a regional draw. On-site parking is required at a functional level. Should also include a level of access, accessibility, and comfort associated with large events. Features may include: tournament quality sports fields, amenities housed in permanent buildings, and paved on-site parking	4.0 - 10 hectares Service area = full community & beyond

TOWNSHIP OF HURON -KINLOSS : PARKS CLASSIFICATION STANDARDS (Recommended)		RECOMMENDED SIZE*
CLASS	CRITERIA DESCRIPTION	
REGIONAL / MULTI-SPORT FACILITY	Location that has capacity to deliver a variety of sport and / or cultural events; with a regional draw. On-site parking is required at a functional level. Should also include a level of access, accessibility, and comfort associated with large events. Features may include: tournament quality sports fields, amenities housed in permanent buildings, and paved on-site parking	4.0 - 10 hectares Service area = full community & beyond



Under "Regional/Multi Sport Facility" Recommended Size is 4.0-10 hectares
Kin-Bruce Park at 2.2 hectares, is much smaller than this recommendation.



The Township of Huron-Kinloss
PARKS AND TRAILS PLAN



Park Concepts | Final Presentation | September 21, 2024

pl.ural

The new Township Of Huron-Kinloss PARKS AND TRAILS PLAN
STRATEGIC REPORT developed by pl.ural November 2024

Park: Kin Bruce Park

ID No. HK2

Civic Address:

Park: Kin Bruce Park

ID No. HK2

Parkland Classifi

Civic Address: 920 Lake Range Drive

Community:

Date: *All inventor;
June 20, :

Parkland Classification 2022: Local Community Park

Inventory: I.e., list
Include

Setting Context

The park is in a rather isolated area. 2 elevated roads run along the southern side of the park. 4 residential lots back onto the park along the west and a vegetative buffer to the north.

Park Access

- 1 vehicular entry and exit
- large aggregate surface for parking; grass growing through aggregate

Amenities

- 1 seasonal portable toilet

Signage

- 1 Township parental supervision sign: metal post mounted

Baseball Diamond

- full metal perimeter fencing
- player benches
- aggregate home plate
- lawn surface
- 1 municipal green storage box

- surface: pea gravel, wood border
- 1 slide-play structure
- 1 small swing set: 1 baby + 1 child swing
- 1 large swingset: 4 child swings

Site Furniture

- 2 waste barrels

Vegetation

- maintained lawn
- evenly planted tree border along Lake Range Drive
- mature tree border near residential backyards yards
- naturalized succession by playground
- Morning glory growing in playground surface

Misc.

- large soil mounds
- 1 storm surge overflow drain
- 2 overhead utility poles near playground

- no established vehicular entry and exits
- no designated pedestrian access points

Signage

- no park identification sign
- Township parental supervision sign is in poor visible location

Baseball Diamond

- back catcher fencing showing age
- perimeter fencing in good condition

Pathways

- no accessible pedestrian pathways

Playground

- play structure and old swing set is tired and outdated
- surface material is messy and containment border is decaying

Vegetation

- invasive Morning glory growing in the playground surfacing poses a poison risk to children and pets
- the park lawn is somewhat maintained but could be improved
- the planted trees along Lake Range Drive are in poor health

is plural's evaluation of the park's equip-
as, and finishing. Additional comments
not limited to, safety, desirability, repair, etc.



... general concerns, evidence of damage or
... it-lines, wayfinding, accessibility, etc....

Worth Noting: Kin Bruce is an appropriate location for future development

Park: Kin Bruce Park

ID No. HK2

Civic Address: 920 Lake Range Drive **Community:** Huron-Kinloss

Parkland Classification 2022: Local Community Park

Date: *All inventory reflects the time of inspection.
June 20, 2024

Inventoried by: AF & JS

Inventory: I.e., list existing equipment, facilities, signage, staging area(s), amenities, furniture, etc. Include approx. quantities and characteristics, where appropriate.....

Setting Context

The park is in a rather isolated area. 2 elevated roads run along the southern side of the park. 4 residential lots back onto the park along the west and a vegetative buffer to the north.

Park Access

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- large aggregate surface for parking; grass growing through aggregate

Amenities

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Signage

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Baseball Diamond

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- player benches
- aggregate home plate
- lawn surface
- 1 municipal green storage box

Playground

- surface: pea gravel, wood border
- 1 slide-play structure
- 1 small swing set: 1 baby + 1 child swing
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Site Furniture

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Vegetation

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- evenly planted tree border along Lake Range Drive
- mature tree border near residential backyards yards
- naturalized succession by playground
- Morning glory growing in playground surface

Misc.

- large soil mounds
- 1 storm surge overflow drain
- 2 overhead utility poles near playground

Evaluation: The scale below shows pLural's evaluation of the park's equipment, overall conditions, and finishing. Additional comments may include but are not limited to, safety, desirability, repair, etc.

Improvements Required:



Conditions: I.e., equipment quality, general concerns, evidence of damage or disrepair, lighting, sight-lines, wayfinding, accessibility, etc.....

Park Access & Staging Area

- no established vehicular entry and exits
- no designated pedestrian access points

Signage

- no park identification sign
- Township parental supervision sign is in poor visible location

Baseball Diamond

- back catcher fencing showing age
- perimeter fencing in good condition

Pathways

- no accessible pedestrian pathways

Playground

- play structure and old swing set is tired and outdated
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Vegetation

- invasive Morning glory growing in the playground surfacing poses a poison risk to children and pets

- the planted trees along Lake Range Drive are in poor health

Worth Noting: Kin Bruce is an appropriate location for future development

Parks Prioritization

Parkland Information						Phasing Plan			
ID No.	Park Name	Community	Settlement Area	Size (approx. Hectares)	Recommended Parkland Classification	Year(s)	Priority	Priority Rationale	Actions
HK3	Heritage Park	Lakeshore North	Heritage Heights	2.3	Local Community Park & Environmental Greenspace	Immediate	1	This park redevelopment contains all categories of the Capital Redevelopment Standards.	1. Apply for upcoming funding/ grants 2. Commence design process upon funding/grants
HK9	Lighthouse Park	Lakeshore South	Point Clark	0.2	Signature Community Park		2	P2, P3, P4, P5, P8, P9 + Capital Plan 2024	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK7	Point Clark Community Centre Park	Lakeshore South	Point Clark	5.5	Community / Sports Park & Environmental Greenspace		3	Possible P1, (P2 - serving the needs of pickleball only), P5, P9	1. Host Community engagement in the park 2. Seek funding or grant opportunities 3. Collaborate with the Point Clark Pickleball Club - collect financial support
HK18	Whitechurch Park	Whitechurch	Village of Whitechurch	1.1	Local Community Park	1 - 5 years	4	P2, P3, P4, P8	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK2	Kin Bruce Park	Lakeshore North	Kin Bruce	2.2	Regional Multi-Sport Facility		5	Priority rank is based on the securement of funding, and would benefit the whole Township, creating all-season, inclusive and accessible recreation.	1. Seek funding or grant opportunities 2. Seek community partnerships 3. Host community engagement in the park
HK13	Lewis Park	Ripley	Town of Ripley	0.5	Signature Community Park		6	P2, P5, P8	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK14	Park Street Soccer Fields	Ripley	Town of Ripley	2.8	Community Recreational Park		7	P1, P2, P3, P5, P8, P9	1. Seek funding or grant opportunities 2. Prepare final design 3. Prepare bid/construction documents 4. Procure for implementation
HK16	Waterworks Park	Lucknow	Village of Lucknow	0.4	Local Community Parkette & Environmental Greenspace		8	P2, P3, P4, P5, P7, P8, P9	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK4	Pearl Elizabeth Greenspace	Lakeshore North	Bruce Beach	0.3	Community Parkette & Environmental Greenspace		9	P2, P3, P4, P5, P7	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK1	Huronville Park	Lakeshore North	Huronville	1.5	Local Community Park	5 - 10 years	10	P2, P3, P7, P8, P9	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK5	Langdon Park	Lakeshore South	Blairs Grove	0.5	Local Community Park & Open Space		11	P2, P3, P4,	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK11	Reids Corner	Huron-Kinloss	Reid's Corner	1.3	Rural Ball Park (all age)		12	P4, P5, P8	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK6	Lions Park	Lakeshore South	Lurgan Beach	0.8	Local Community Park & Environmental Greenspace	10+ years	13	P3, P6, P8	1. Reassess needs and prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK17	Kinsmen Park	Lucknow	Village of Lucknow	1.2	Community Ball Park & Environmental Greenspace		14	P4, P7, P8	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation
HK10	Attawadaron park	Lakeshore South	Point Clark	0.6	Local Community Park		15	P2, P3	1. Prepare final design 2. Prepare bid/construction documents 3. Procure for implementation

HK12	Memorial Park	Ripley	HK18	Whitechurch Park	Whitechurch	Village of Whitechurch	1.1	Local Community Park
HK8	Blue Park	Lakeshore						
HK15	Victoria Park	Lucknow	HK2	Kin Bruce Park	Lakeshore North	Kin Bruce	2.2	Regional Multi-Sport Facility
			HK13	Lewis Park	Ripley	Town of Ripley	0.5	Signature Community Park



Surplus Identification

A township-wide scan of available parkland and greenspace was conducted. Underutilized areas within existing 18 parks, called 'surplus lots' and existing road right-of-ways, were identified for future redevelopment and repurpose considerations.

Parkland and Greenspace

- A** Huronville Park: surplus lot
 - B** Kin Bruce Park: available parkland
 - C** Pearl Elizabeth Greenspace: surplus lot
 - D** Langdon Park: right-of-way
 - E** Lions Park: surplus lot
 - F** Point Clark Community Centre Park: surplus lot
 - G** Blue Park: surplus lot
-  The Lakeshore Settlement Area

WE HAVE BEEN ASSURED THAT THE KIN-BRUCE PARK HAS NOT BEEN DECLARED SURPLUS.



Section 9 | Direction for Surplus Parkland / Greenspace

Recommendations have been made for the development of identified parkland and green spaces to meet community needs.

Section 9 The Parks And Trails Strategic Report Direction For Surplus Parkland/Greenspace



A

HURONVILLE PARK

Surplus Lot
Approx 0.07 ha

Recommended Parkland
Classification:

Local Community Park

Repurpose / Redevelop:

YES



B

KIN BRUCE PARK

Available Parkland
Approx 2.2 ha

Recommended Parkland
Classification:

Regional/ Municipal Multi-
Sport Facility

Repurpose / Redevelop:

YES



C

PEARL ELIZABETH

Surplus Lot
Approx 0.1 ha

Recommended Parkland
Classification:

Community Parkette &
Environmental Greenspace

Repurpose / Redevelop:

YES/NO



D

LANGDON PARK

Right-of-Way
Approx 0.31 ha

Recommended Parkland
Classification:

Local Community Park
& Open Space

Repurpose / Redevelop:

YES

**Section 9 Of The Parks And Trails Strategic Report Direction
For Surplus Parkland/Greenspace Page 157**



B

KIN BRUCE PARK

Available Parkland
Approx 2.2 ha

Recommended Parkland
Classification:

Regional/ Municipal Multi-
Sport Facility

Repurpose / Redevelop:

YES

**DECLARED SURPLUS OR
REPURPOSED TO SOMETHING
OTHER THAN A PARK IS REALLY
A NONSENSICAL DISTINCTION.**

**KIN-BRUCE PARK AND
GREENSPACE = 10% OF TOTAL
HURON-KINLOSS PARKLAND
INVENTORY.**

**THIS SIGNIFICANCE OF THIS
WILL BECOME OBVIOUS IN OUR
NEXT PRESENTATION.**

Parkland & Greenspace Future Consideration

Parkland / Greenspace Information					Assessment				Recommendation		
Lot ID.	Lot Location	Community	Lot Size (approx. Hectares)	Recommended Parkland Classification	Opportunities	Strengths	Weaknesses	Barriers / Threats	Redevelopment / Repurpose	Rationale	Remarks & Actions
A	Huronville Park	Lakeshore North	0.07	Local Community Park	Possible location for a residential lot.	Desirable neighbourhood location. The space is unprogrammed and underutilized as parkland.	Smaller sized lot in comparison to neighbouring properties. Utilities would need to be extended to service the lot. Proximity to private estate park access.	Community pushback. Ensure through access into park, further impeding lot size.	yes	Redevelopment is possible but not ideal based on the assessment weaknesses and barriers/threats.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings Into Huron-Kinloss Parks.
B	Kin Bruce Park	Lakeshore North	2.2	Regional/ Municipal Multi-Sport Facility	Large enough space to accommodate an Indoor/ outdoor sports facility.	Large mature-healthy trees on site to be utilized.	The park is a low point which could require extra attention to stormwater management.	Lack of funding.	yes	Appropriate for a regional sports facility and revenue generation. Development would provide all season recreation.	1. Hire a landscape architect to create a concept plan. 2. Advertise and obtain funding through club partnerships and investors.
C	Pearl Elizabeth Greenspace	Lakeshore North	0.1	Community Parkette & Environmental Greenspace	Potential to expand usable parkland.	Private area with few residential properties. Proximity to the waterfront.	Semi-Isolated location. New development would require utility connections.	Heavily vegetated. Contributes to the Natural Heritage System.	yes / no	The decision to redevelopment or repurpose this surplus lot should be left to a council decision.	Provides valuable habitat for wildlife in connection to the Natural Heritage System.
D	Langdon Park	Lakeshore South	0.31	Local Community Park & Open Space	Neighbourhood through connection and recreational trail.	Existing Road Right-of-way. The space is unprogrammed and underutilized as parkland.			yes	This space is appropriate for redevelopment to connect of the neighbourhood, and enhance the parkland. It is wide enough to accommodate a 1.5m trail while maintaining a buffer space as not to impede on the backyards of the private residences.	1. Hire a landscape architect to create construction drawing and specifications set.
E	Lions Park	Lakeshore South	0.07	Local Community Park & Environmental Greenspace	Ideal through connection between Lions Park and the Point Clark Community Centre.	Proximity to the Point Clark Community Centre.	Long and narrow parcel, approx. (163m long, 4.5m wide). Would have to cross Lake-Range Drive.	Part of the Natural Heritage System. Close in proximity to private residential lots.	no	Redevelopment or repurpose is not permitted under the Natural Heritage System.	Proposing a through connection between parks has been a contentious issue, especially the topic of tree removal.
F	Point Clark Community Centre Park	Lakeshore South	0.65	Community / Sports Park & Environmental Greenspace	Possible park expansion, or surplus lot.	Convenient location next to the Point Clark Community Centre.	Adjacent to the dog park. Next to a busy road (Lake Range Drive)	Part of the Natural Heritage System	no	Redevelopment or repurpose is not permitted under the Natural Heritage System.	Tree removal is a contentious issue.
G	Blue Park	Lakeshore South	0.18	Local Community Park	Possible surplus lot could be zoned as residential, as all surrounding property is residential.	The adjacent lot (302 Huron Road) is zoned as residential. Large enough lot size to accommodate a private residence. The lot has already been unprogrammed to remove dead Ash trees. The surplus would still allow a vegetated buffer between the park and potential lot.	Utilities would need to be extended to service the lot. Currently a naturally vegetated area.	Community pushback.	yes	Redevelopment is appropriate.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings Into Huron-Kinloss Parks.

The Parks And Trails Strategic Report Page 159

Parkland & Greenspace Future Consideration

Parkland / Greenspace Information				Assessment			Recommendation				
Lot ID.	Lot Location	Community	Lot Size (approx. Hectares)	Recommended Parkland Classification		Rationale	Remarks & Actions				
A	Huronville Park	Lakeshore North	0.07	Local Community Park		<p>Redevelopment is possible but not ideal based on the assessment weaknesses and barriers/threats.</p> <p>Appropriate for a regional sports facility and revenue generation. Development would provide all season recreation.</p> <p>The decision to redevelopment or repurpose this surplus lot should be left to a council decision.</p> <p>This space is appropriate for redevelopment to connect of the neighbourhood, and enhance the parkland. It is wide enough to accommodate a 1.5m trail while maintaining a buffer space as not to impede on the backyards of the private residences.</p>	<p>1. Consider selling the lot to a property developer.</p> <p>2. Hire a consultant to conduct a land value assessment.</p> <p>3. Reinvest earnings Into Huron-Kinloss Parks.</p> <p>1. Hire a landscape architect to create a concept plan.</p> <p>2. Advertise and obtain funding through club partnerships and investors.</p> <p>Provides valuable habitat for wildlife in connection to the Natural Heritage System.</p> <p>1. Hire a landscape architect to create construction drawing and specifications set.</p>				
B	Kin Bruce Park	Lakeshore North	2.2	Regional\ Municipal Multi-Sport Facility		<p>Redevelopment or repurpose is not permitted under the Natural Heritage System.</p>	<p>Proposing a through connection between parks has been a contentious issue, especially the topic of tree removal.</p>				
F	Point Clark Community Centre Park	Lakeshore South	0.65	Community / Sports Park & Environmental Greenspace	Possible park expansion, or surplus lot.	Convenient location next to the Point Clark Community Centre.	Adjacent to the dog park. Next to a busy road (Lake Range Drive)	Part of the Natural Heritage System	no	Redevelopment or repurpose is not permitted under the Natural Heritage System.	Tree removal is a contentious issue.
G	Blue Park	Lakeshore South	0.18	Local Community Park	Possible surplus lot could be zoned as residential, as all surrounding property is residential.	The adjacent lot (302 Huron Road) is zoned as residential. Large enough lot size to accommodate a private residence. The lot has already been disturbed to remove dead Ash trees. The surplus would still allow a vegetated buffer between the park and potential lot.	Utilities would need to be extended to service the lot. Currently a naturally vegetated area.	Community pushback.	yes	Redevelopment is appropriate.	<p>1. Consider selling the lot to a property developer.</p> <p>2. Hire a consultant to conduct a land value assessment.</p> <p>3. Reinvest earnings Into Huron-Kinloss Parks.</p>

The Parks And Trails Strategic Report Page 159

Parkland & Greenspace Future Consideration

Parkland / Greenspace Information					Assessment				Recommendation			
Lot ID	Lot Location	Community	Lot Size (approx. Hectares)	Recommended Parkland Classification	Opportunities	Strengths	Weaknesses	Barriers / Threats	Redevelopment / Repurpose	Rationale	Remarks & Actions	
A	Huronville Park	Lakeshore Nor			Assessment							<p>a lot to a</p> <p>conduct</p> <p>ent.</p> <p>Into Huron-</p>
B	Kin Bruce Park	Lakeshore Nor			Opportunities	Strengths					Barrier	<p>rchitect to</p> <p>in funding</p> <p>helps and</p>
C	Pearl Elizabeth Greenspace	Lakeshore Nor			Possible location for a residential lot.	Desirable neighbourhood location. The space is unprogrammed and underutilized as parkland.		Smaller sized lot in comparison to neighbouring properties. Utilities would need to be extended to service the lot.			Comm	<p>hibit for</p> <p>to the</p> <p>em.</p>
D	Langdon Park	Lakeshore Sou						Proximity to private estate park access.			Comm	<p>rchitect to</p> <p>lawing and</p>
E	Lions Park	Lakeshore Sou									Comm	<p>connection</p> <p>en a</p> <p>pecially</p> <p>val.</p>
F	Point Clark Community Centre Park	Lakeshore Sou									Comm	<p>tentious</p>
G	Blue Park	Lakeshore Sou			Large enough space to accommodate an indoor/outdoor sports facility.	Large mature-healthy trees on site to be utilized.		The park is a low point which could require extra attention to stormwater management.			Lack o	<p>a lot to a</p> <p>conduct</p> <p>ent.</p> <p>Into Huron-</p>
												<p>a vegetated buffer between the park and potential lot.</p>

The Parks And Trails Strategic Report Page 159

Parkland & Greenspace Future Consideration

Recommendation

Parkland / Greenspace Information					Recommendation					
Lot ID	Lot Location	Community	Lot Size (approx. Hectares)	Recommended Parkland Classification	Opportunities	St	Redevelopment / Repurpose	Rationale	Remarks & Actions	
A	Huronville Park	Lakeshore North	0.07	Local Community Park	Possible location for a residential lot.	D lo T u u	yes	Redevelopment is possible but not ideal based on the assessment weaknesses and barriers/threats.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings into Huron Kinloss Parks.	
B	Kin Bruce Park	Lakeshore North	2.2	Regional Municipal Multi-Sport Facility	Large enough space to accommodate an Indoor/outdoor sports facility.	L o				
C	Pearl Elizabeth Greenspace	Lakeshore North	0.1	Community Parkette & Environmental Greenspace	Potential to expand usable parkland.	P re P				
D	Langdon Park	Lakeshore South	0.31	Local Community Park & Open Space	Neighbourhood through connection and recreational trail.	E w T u u				
E	Lions Park	Lakeshore South	0.07	Local Community Park & Environmental Greenspace	Ideal through connection between Lions Park and the Point Clark Community Centre.	P C	yes	Appropriate for a regional sports facility and revenue generation. Development would provide all season recreation.	1. Hire a landscape architect to create a concept plan. 2. Advertise and obtain funding through club partnerships and investors.	
F	Point Clark Community Centre Park	Lakeshore South	0.65	Community / Sports Park & Environmental Greenspace	Possible park expansion, or surplus lot.	C th C				
G	Blue Park	Lakeshore South	0.18	Local Community Park	Possible surplus lot could be zoned as residential, as all surrounding property is residential. The adjacent lot (off Huron Road) is zoned as residential. Large enough lot size to accommodate a private residence. The lot has already been disturbed to remove dead Ash trees. The surplus would still allow a vegetated buffer between the park and potential lot.			Community purchase. Utilities would need to be extended to service the lot. Currently a naturally vegetated area.	yes redevelopment is appropriate.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings into Huron Kinloss Parks.

The Parks And Trails Strategic Report Page 159

PARKS AND TRAILS ON-LINE SURVEY AUGUST 2024

Join Us in Renewing Our Parks!

Open Houses **Survey** Final Presentation

The Parks and Trails survey is available now until August 19th.

If you require a paper copy of the survey please contact the Township at 519-395-2909 or drop in to the Ripley-Huron Community Centre at 17 Queen St. Ripley.

Closed

Parks and Trails Plan Survey

This survey includes questions related to parks and trails located in and maintained by the Township of Huron-Kinloss, dog parks, pickleball courts and active transportation.

Depending on your areas of interest and the amount of feedback you wish to provide, the survey will take between 7-20 minutes to complete.

Thank you so much for making a difference in your community by participating in this project!

Demographic Questions

Step 1 of 8

What age group do you belong to? Required

Join us at the Lucknow Community Centre from 6:30PM - 8:30PM.

31 July 2024

Ripley Open House

Join us at the Ripley-Huron Community Centre from 6:30PM - 8:30PM.

17 August 2024

Point Clark Open House

Join us at the Point Clark Community Centre from 9:00AM-10:30AM.

Survey

15 July 2024 to 19 August 2024

Parks Survey

Complete the Parks Renewal and Redevelopment Survey between July 15th and August 19th 2024.

The survey that received 325 contributions did not include any questions about a Regional Municipal Multi Sport Facility.

- There were only **11** of 301 contributors who **commented anything at all about Kin-Bruce Park.**



How did Kin-Bruce Park go from being recommended as “**a local community park**” in December 2022 to being proposed as a **Regional Municipal Multi-sport Facility** in November 2024

WITHOUT PUBLIC CONSULTATION?

FEASIBILITY STUDY FOR AN INDOOR ARTIFICIAL TURF FACILITY

Confidential

Copyright ©



In the summer of 2024, a representative of Bluewater Sports Management proposed to Huron Kinloss Municipal staff that an Indoor Turf Facility be constructed on Kin-Bruce Park lands.

FEASIBILITY STUDY FOR AN INDOOR ARTIFICIAL TURF FACILITY

Confidential

Copyright ©



This was the proposal that was **officially** presented to Council and made public on **January 13, 2025**.

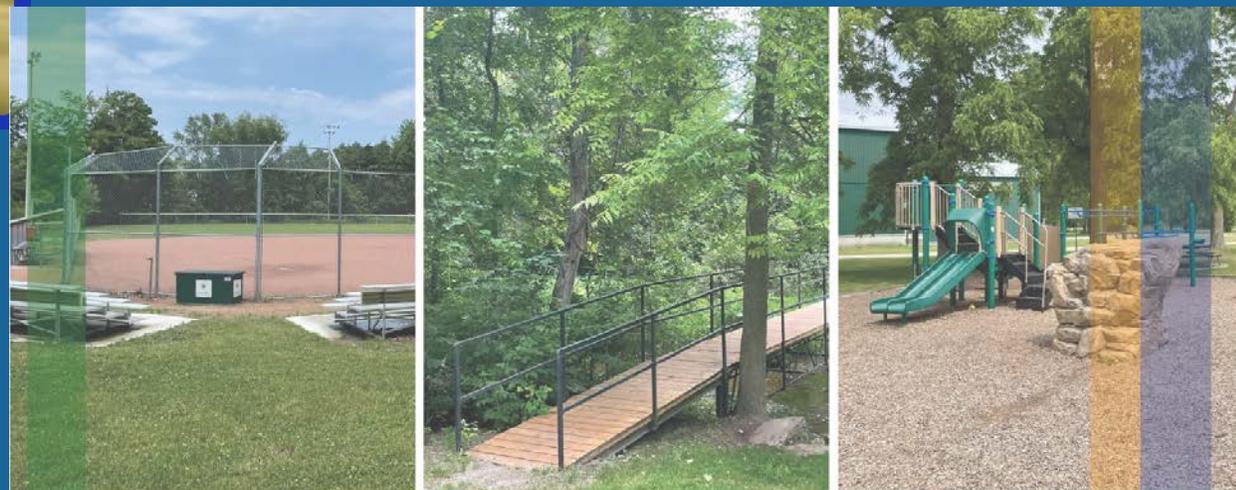
FEASIBILITY STUDY FOR AN INDOOR ARTIFICIAL TURF FACILITY



It would be reasonable to believe that the Indoor Turf Facility proposal **did influence the recommendation to reclassify Kin-Bruce Park** in the new Parks and Trails Plan Strategic Report being developed at the time.

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Unfortunately, there was faulty information from the Strategic Plan research that likely supported the idea of removing Kin-Bruce Park as an active park. We will explain this faulty information in our next presentation.



The Township of Huron-Kinloss
PARKS AND TRAILS PLAN



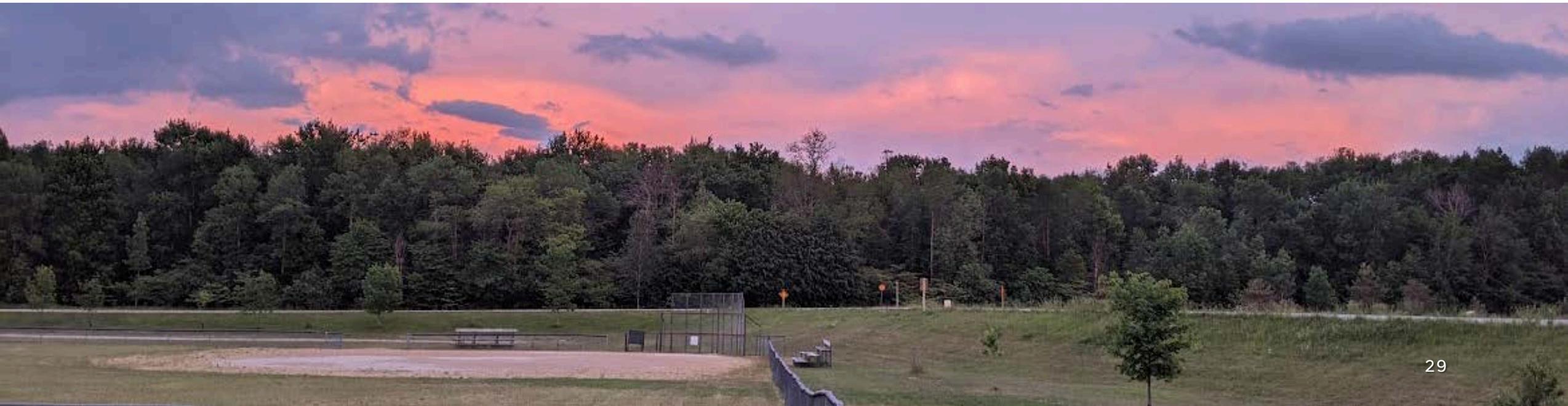
**NEIGHBOURS OF
KIN-BRUCE PARK
CONCERNS**

Local residents **are concerned** that a large commercial or public development will seriously interfere with their quality of life.



**NEIGHBOURS OF
KIN-BRUCE PARK
CONCERNS**

-Noise pollution will ruin the peacefulness of our backyards.





**NEIGHBOURS OF KIN-BRUCE
PARK
CONCERNS**

**-THE LIGHT POLLUTION
WILL RUIN OUR
ENJOYMENT OF THE
NIGHT SKY.**

NEIGHBOURS OF KIN-BRUCE PARK CONCERNS

- The physical bulk of any massive structure will block sightlines and be a constant intrusion on our neighbourhood.
- Extensive site plan control will be required to mitigate effects on residents.



**NEIGHBOURS OF
KIN-BRUCE PARK
CONCERNS**

Increased traffic will make our roads more congested.

Our children and ourselves are going to be in danger from the traffic.

If the park is taken away our children will be forced to play on the roads rather than on the grass of the park.





NEIGHBOURS OF KIN-BRUCE PARK CONCERNS

-Many of us will take a financial hit because our property values will likely be reduced.

ANY COMMERCIAL BUSINESS OR MULTI-SPORT FACILITY SHOULD NOT BE LOCATED IN ANY RESIDENTIAL AREA ESPECIALLY IN THE LAKESHORE RESIDENTIAL ZONE.



**SEVERAL SITE-SPECIFIC ISSUES WOULD
NEED RESOLUTION BEFORE ANY
DEVELOPMENT CAN BE APPROVED ON
KIN-BRUCE PARK LANDS.**

SEVERAL SITE-SPECIFIC
ISSUES NEED
RESOLUTION BEFORE
ANY DEVELOPMENT CAN
BE APPROVED ON KIN-
BRUCE PARK LANDS..



- East side of Lake Range Drive is the Stewart Swamp.
- Classed as part of a Natural Heritage System. Is significant wildlife habitat, locally significant wetland, a significant woodland and a natural hazard area .
- The center of Kin-Bruce Park is well within the 60 meter and 120 meter boundaries of what is considered adjacent land.

SEVERAL SITE-SPECIFIC
ISSUES NEED
RESOLUTION BEFORE
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BRUCE PARK LANDS..



- An extensive Environmental Impact Study is required to be
- performed by the proponent to
- be reviewed by Council,
- Ministry of Natural Resources and
- Saugeen Valley Conservation Authority.

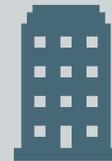
SEVERAL SITE-SPECIFIC
ISSUES NEED
RESOLUTION BEFORE
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BE APPROVED ON KIN-
BRUCE PARK LANDS..

- Is rezoning required because the Park Land is currently zoned as Open Space?

SEVERAL SITE-SPECIFIC ISSUES NEED RESOLUTION BEFORE ANY DEVELOPMENT CAN BE APPROVED ON KIN-BRUCE PARK LANDS..



Is a new property boundary survey required?



How will the Township owned property be disposed of fairly at the end of the lease term with private corporation?

SEVERAL SITE-SPECIFIC ISSUES NEED RESOLUTION BEFORE ANY DEVELOPMENT CAN BE APPROVED ON KIN-BRUCE PARK LANDS..



Is an Archaeological Assessment required?



Is a Traffic Impact Study required?

SEVERAL SITE-SPECIFIC ISSUES NEED RESOLUTION BEFORE ANY DEVELOPMENT CAN BE APPROVED ON KIN-BRUCE PARK LANDS..



A Stormwater Management Report, Hydrology Study, Lot Grading and/or Drainage Plan, Storm Sewer Study, Surface Water Impact Assessment all may be required because of this property's historical drainage problems?.



The impermeable surface of any large development will have major impacts on drainage during rainfall events and snowmelt.

SEVERAL SITE-SPECIFIC ISSUES NEED RESOLUTION BEFORE ANY DEVELOPMENT CAN BE APPROVED ON KIN-BRUCE PARK LANDS..

- A Septic System Impact Assessment will be required because of the high water table and the requirement of a large septic system to service any commercial facility.
- Where is the weeping bed for this septic system to be located and how much fill will be required to be brought in to give proper groundwater clearances?

FINAL TAKEAWAYS



If a Regional Indoor Sports Facility is to be pursued it should be located in a non-residential area.

The ideal location should have:

FINAL TAKEAWAYS



If a Regional Indoor Sports Facility is to be pursued it should be located in a non-residential area.

The ideal location should have:

- Sewers
- Municipal Water Source
- Electrical
- Close proximity to Emergency Services
- It should be on a large enough property as per the 2022 Parks and Recreation Master Plan to accommodate the facility and its auxiliaries.

The neighbours of Kin-Bruce park respectfully request that Huron-Kinloss council acknowledge that the Kin-Bruce Park and Greenspace lands is inappropriate for large scale development.

We believe that Kin-Bruce Park should remain a Local Neighbourhood Community Park.

Thank You



**IF KIN-BRUCE PARK AND GREENSPACE
IS REDEVELOPED TO SOMETHING
OTHER THAN A NEIGHBOURHOOD
COMMUNITY PARK A VALUABLE LOCAL
ASSET WILL BE LOST FOREVER.**

