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INTRODUCTION

The purpose of this Needs Assessment is to identify current and future needs from a variety of factors. This report does not contain any recommendations, as recommendations will be contained in the Draft Parks and Recreation Plan. The Township is undoubtedly aware of where they've been. The Needs Assessment is designed to assist in determining where the Township needs to go over the next 30 years. The one constant in parks and recreation services is change.

While the Township's Growth Plan anticipates a population of 58,200 by 2051, this growth will come in phases influenced by several market and development cycles and conditions. The anticipated population increase to 2051 is estimated to be 24,100¹ net new residents. When they arrive and who arrives is the first fundamental variable.

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

- Changing Demographics & Activity Interest
- Corporate Policy Alignment & Shifting Priorities
- Trends Impacting Activity & Evolving Best Practices
- New and Revised Federal/Provincial Legislation
- Alignment with National Health, Environment, and Activity Goals
- Financial Performance and Pressures
- Human capacity and Technical Resource Availability
- Capacity Utilization of Existing Indoor and Outdoor Facilities
- Participation Rates in Sports & Recreation Activities
- Existing Provision Standards
- Community Expectations

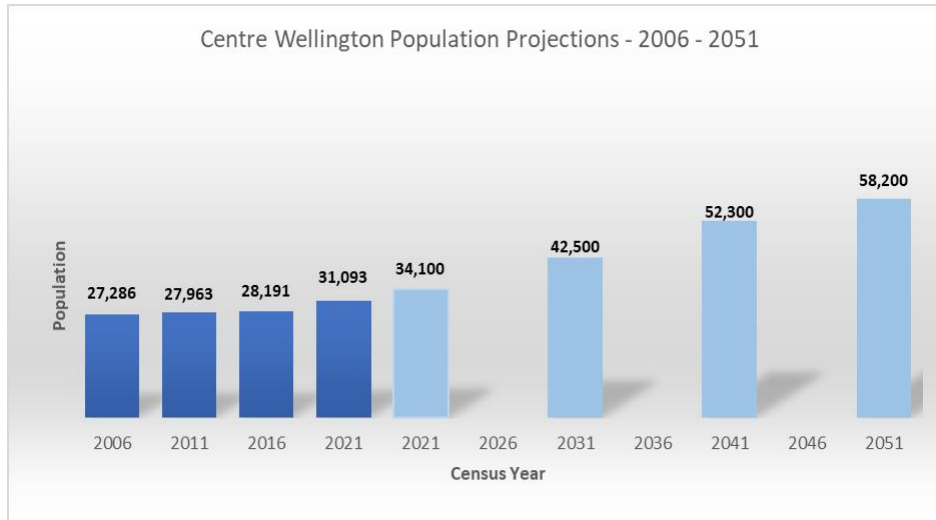
These variables are seen as a combination of qualitative and quantitative impacts that cannot be viewed in isolation. Rather they need to be considered in tandem with other inputs to formulate future priorities and directions. This Needs Assessment has been structured into distinct sections that summarize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

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

¹ Best Planning estimate of 58,200 less 2021 Census of Population of 34,100 = 24,100

The Community Engagement Report also involves a statistically valid community survey that represents the broader community beyond those who have a direct personal interest in parks and recreation services.

POPULATION PROJECTIONS



Years 2006 to 2021 are based on Statistics Canada – Census Data.

The parallel 2021 and 2051 population counts are Best Planning Estimates from Wellington County²

A-1, Table 2a County of Wellington Population, Housing and Employment, 2016 to 2051

	Forecast Period	Total Popl'n	Total Resid. Units	Person Per Unit	Total Urban Area	Total Urban Area Resid Units	Total Employment	Employment Activity Rate
CW	2016	29,000	10,870	2.67	21,800	8,350	10,460	36.1%
	2021	34,100	12,810	2.66	26,900	10,270	12,280	36.0%
	2031	42,500	15,770	2.69	35,000	13,140	16,240	38.2%
	2041	52,300	19,360	2.7	44,700	16,650	21,280	40.7%
	2051	58,200	22,130	2.63	50,400	19,350	25,080	43.1%
	2016-2051	29,200	11,260		28,600	11,000	14,080	7.0%

² [2051 Population, Household & Employment Growth Forecasts | Wellington County](#)

DEMOGRAPHIC PROFILE

The Township of Centre Wellington has a fulsome “Community Profile³” that was prepared by the Economic Development Division.

The following demographic profile has been scoped to include characteristics that are most relevant to understanding parks and recreation services. The data has been prepared to illustrate how the Township is evolving from the last census period (2016) and whether there are any significant shifts that may or may not influence future provision of services. Secondly, the table includes parallel data from a provincial perspective to offer insight on how Centre Wellington is unique as a municipality as compared to the provincial demographic profile.

		CENTRE WELLINGTON		ONTARIO
		2016	2021	2021
Total Population:		28,500	30,000	NA
Median Age:		42.0	43.5	41.4
Average Age:		41.0	42.1	41.1
Household Composition:				
	No Children	49%	47%	43%
	One Child	20%	21%	24%
	Two Children	21%	22%	23%
	Three or More Children	10%	10%	10%
Language Most Spoken at Home:				
	English	92%	90%	69%
	French	4%	5%	3%
	Other	4%	5%	28%
Visible Minority (%):		(12%)	(15%)	(29.3%)
	South Asian	3%	4%	10%
	Chinese	1.5%	2%	5%
	Black	2.5%	3%	4%
	Other	5%	6%	10.3%

³ [Township of Centre Wellington](#), accessed June 16, 2024

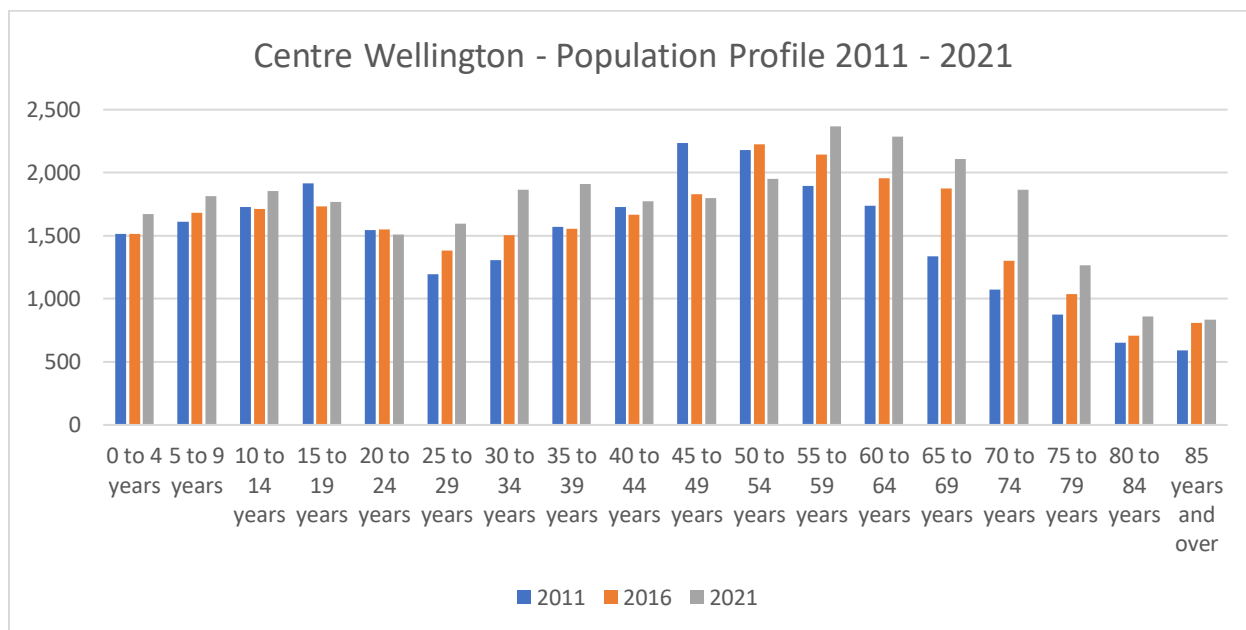
		CENTRE WELLINGTON		ONTARIO
		2016	2021	2021
Average After Tax Household Income (2-parent households):		\$94,000	\$98,000	\$105,000
Average After Tax Household Income (Single-parent households):		\$55,000	\$58,000	\$62,000
Percent of LICO Households:		(7.8%)	(8.2%)	(9.9%)
	Children	8%	9%	13%
	Adults	6%	7%	10%
	Seniors	4%	5%	8%
Education:				
	Post Secondary	24%	25%	28%
	High School	31%	30%	27%
	Trade Certification	14%	15%	12%

SUMMARY OF FINDINGS

- The median and average age is increasing and is slightly higher than the provincial average.
- Fifty three percent of households have one or more children representing a slight increase and higher than the provincial average.
- Only 5% of households do not speak one of the official languages representing a slight increase from 4% in 2016. The greater majority (90%) speak English as compared to the provincial average of 69%.
- Visible minorities have seen an increase to 15% of the population from 12% in 2016 although significantly lower than the provincial average of 29.3%.
- South Asian, Chinese, and Black residents make up the majority of visible minorities.
- After tax household income is lower than the provincial average and single parent families have \$40,000 less household income than two parent families.
- Residents living in low-income households is increasing since 2016 yet remains slightly below the provincial average. Children living in low-income families represent the highest age cohort.
- Education is remaining stable and those with post-secondary education is slightly lower than the provincial average whilst certified trades people are slightly higher.

- The greatest proportionate increases in age cohorts include adults aged 55 - 79 years and 30 to 39 years.
- The age cohorts that are experiencing a proportionate or actual decrease include 15 - 24 years, and 45 - 54 years. All remaining age cohorts are experiencing an increase.
- Refer to Table – Population Profile.

Table A - Centre Wellington Population Profile by Age Cohort.



CORPORATE POLICY REVIEW

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

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

- **Township Official Plan (2024)**
- **Township Strategic Plan (2023 – 2026)**
- **Wellington County Official Plan (2022)**
- **Wellington County – Growth Projections & Allocations (2022)**
- **Wellington County Urban Structure & Growth Allocations (2022)**
- **South Fergus Master Environmental & Servicing Plan (MESP 2024)**
- **Asset Management Plan (2022)**
- **Development Charges Background Study (2021)**
- **Energy Conservation & Demand Management (2021)**
- **Trails Master Plan (2014)**
- **Parks, Recreation, and Culture Master Plan (2019)**
- **Multi-Year Accessibility Plan**
- **Related By-laws**
- **Departmental Policies**

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

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

SUMMARY OF FINDINGS

Official Plan

- Strong vision and objectives that embrace parks, recreation, trails and culture services.
- Good parkland dedication policies inclusive of acceptable parklands. Includes 5% for development lands and 2% for ICI lands.
- OPA will be required to update “one hectare per 300 dwelling units” to 600 dwelling units as per recent legislative changes.
- Clear Cash-in-Lieu policies.
- Recognition of policies and recommendations from Parks, Recreation, and Culture Strategic Plans will further define policies and facility specific needs.
- Clearly defined parkland hierarchy including a) Neighbourhood b) Local c) District d) Waterfront e) Greenspace Corridors.

Note – the parkland hierarchy was revised pursuant to a recommendation in the 2019 Parks and Recreation Master Plan which staff are using and is subject to the next Official Plan Amendment.

- Each parkland category is comprised of prescribed potential amenities and functions.
- With the absence of height restrictions, the Township could consider Community Benefit Charges (CBC's)

Strategic Plan

Clearly defined Vision, Mission, Values, and Goals.

Parks and recreation have a clear leadership role in several corporate goals and objectives, as well as support or joint roles in other goal areas.

County of Wellington - Growth Forecasts & Allocations – March 22, 2022, and Phase 1 M.C.R. Report: Urban Structure & Growth Allocations

(June 16, 2021 & Addendum January 31, 2022) By: Watson & Associates

- Growth forecast to 2051 is projected at 58,200
- Elora-Salem to double in size from 7,800 in 2021 to 14,100 by 2051
- Fergus population to almost double in size from 19,100 to 36,300 by 2051
- The major driver of population growth is net migration, largely from the large urban centres within the western and northern Greater Toronto and Hamilton Area (GTHA)
- Centre Wellington Growth Highlights 2041 to 2051
 - 5,900 more people, 2,770 more housing units, 3,800 new jobs
 - Urban Rural Split (as of 2021) – 81% Urban & 19% Rural

- Portion of County Population Growth (2016-2051) – 44 %
 - Annual Population growth rate (2016-2051) – 2.00%
 - Historical Annual population growth rate (1996 to 2016) – 1.3%
 - Housing Unit forecast (2016-2051) – 11,260 housing units
 - Annual Housing Unit Forecast (2016 to 2051) – 322 housing units annually
 - Historical Annual Housing Units (1996 to 2016) – 174 housing units annually
- Centre Wellington will accommodate a wide range of housing structure types compared to historical trends; however, the largest portion of housing growth is anticipated in low-density housing forms.
 - The majority of future development in Centre Wellington is anticipated to be accommodated within the Fergus and Elora/Salem Urban Centres.
 - A-1, Table 2a County of Wellington Population, Housing and Employment, 2016 to 2051

	Forecast Period	Total Popl'n	Total Resid. Units	Person Per Unit	Total Urban Area	Total Urban Area Resid Units	Total Employment	Employment Activity Rate
CW	2016	29,000	10,870	2.67	21,800	8,350	10,460	36.1%
	2021	34,100	12,810	2.66	26,900	10,270	12,280	36.0%
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	2051	58,200	22,130	2.63	50,400	19,350	25,080	43.1%
	2016-2051	29,200	11,260		28,600	11,000	14,080	7.0%

County of Wellington -Phase 2 M.C.R. Report: Urban Land Needs Assessment

By Watson & Associates (August 29, 2022)

- This report was reviewed, however, most of the implications were related to employment lands and community lands which had little direct impact on parks and recreation services.

South Fergus Master Environmental & Servicing & Secondary Plan (MESP)

By: MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) – March 2024

- Overall, the Secondary Plan is anticipated to accommodate approximately 3,088 units and 7,066 residents.
- The distribution of land uses within the Secondary Plan Area is as follows:
 - Low Density Residential - 41.6%
 - Medium Density Residential – 18.8%
 - Mixed Use Corridor – 12.5%
 - Gateway Commercial– 2.5%

- Natural Heritage – 20.5%
- Collector Roads – 4.1%
- The Secondary Plan includes approximately 6.1ha (15 ac) of parkland with a preferred Community Park location (4 ha/9.8 ac and connected to elementary school and natural heritage area) and two Neighbourhood Parks.
- The lands will be served by the Centre Wellington Community Centre Wellington Community Sportsplex

Asset Management Plan (AMP)

- AMP is relatively current having been completed in 2022.
- Parks and Recreation building assets are included in the category of Tax Supported Building Assets which includes all corporate buildings with the exception of water and wastewater buildings.
- Identifies a backlog of \$2 million in deferred capital repairs and a future need to increase capital funding by \$1.6 million to meet future needs of all corporate facilities.
- The average age of Parks and Recreation vehicles is 7 years with an expectant life of 12 years.
- The annual investment in Parks and Recreation vehicles is estimated to be \$97,246 based on 2022 values.
- The annual increased investment in Parks and Recreation equipment is estimated at \$94,233 for facility equipment and \$334,848 for parks equipment based on 2022 values.
- Trails improvements require an additional \$5,433 in annual investments.
- Present level of service metrics which are generally sound with exception of the ice provision standard quoted at one ice pad per 700 registered participants. The recommended standard is one pad per 450 minor sport participants which reflects a deficiency in ice.
- The dedicated capital levy introduced in 2015 is currently the largest internal funding source to the Township's capital program.
- OLG funding has represented the largest portion of external capital funding with exception of 2021 and 2022 being impacted by COVID-19 closures and restrictions.
- Ontario Community Investment Fund (OCIF) Funding is increasing proportionately year-over-year between 2015 – 2023. Trending downward after that.
- The average condition of tax supported buildings (77%) were assessed as fair.
- The AMP identified several critical asset conditions at the Centre Wellington Community Sportsplex, Jefferson Elora Community Centre, and Belwood.

Development Charges Background Study

- Background Study was completed in 2021.
- Trail and parkland development standard identified at \$799 per capita.
- Recreation facility development standard assessed at \$2,200 per capita.
- Parks and Recreation vehicles and equipment standard is assessed at \$36 per capita.
- Municipalities across Ontario have seen tender costs increase significantly, therefore the above service standard calculations may be underestimated. Updated service standard analysis would be undertaken as part of the Township's next DC Study
- The 2021 D.C. study identified approximately \$15.98 million in Parks and Recreation gross capital costs with only minor deductions for benefit to existing development (i.e. less than \$15,000). As municipal tender costs have increased, it is anticipated that the gross capital costs required to accommodate growth to 2051 will substantially increase.
- As part of this study, new capital needs will be identified and the estimated growth/non-growth shares, post period benefit assumptions, and other deductions will be estimated.

Energy Conservation and Demand Management

- Parks and recreation facilities are the largest consumers of energy with almost 50% of demand.
- Parks and recreation facilities have undergone several conservation measures to date.
- There are some opportunities remaining and subject to capital budget allocations.
- Staff noted that the Township hired a Climate Coordinator in 2024 to provide guidance and assistance to all departments toward energy conservation and GHG emissions, and climate impact measures.

Trail Master Plan

- The Trails Master Plan was developed in 2014 and requires updating.
- Note: The Township is currently undergoing a new Active Transportation and Mobility Plan Study which will incorporate Trails.
- Trails remain out of scope for this project, however, will be considered in general terms.

Parks, Recreation, and Culture Master Plan

- The Parks, Recreation, and Culture Master Plan was completed in 2019. The Needs Assessment data was collected in 2017.
- Progress on each of the 23 recommendations are itemized in Appendix A.

Multi Year Accessibility Plan

- The Township is represented as part of a regional collaborative regarding accessibility.
- The collaborative has developed an Accessibility Design Manual.

By-Laws

The Township has the following By-laws that are related to their scope of services;

- I. Rates & Fees By-law
- II. Parks By-law
- III. Forestry Policy & Trees on Public Property By-law
- IV. Parkland Acquisition/Disposition Strategy & Parkland Dedication/Cash-in-Lieu By-law
- V. Licensing By-law
- VI. Development Charges By-law

Policies

The Township has the following Departmental policies & procedures;

- I. Respect and Responsibility
- II. Facility Allocation (under review)
- III. Special Occasion Permitting
- IV. Alcohol Risk Management Policy (Under Review)
- V. Film Policy
- VI. Access Policy (County-wide Standards)
- VII. Road closure and special events policy
- VIII. Grants to Community Groups
- IX. Subsidy Policy for groups and organizations (refer to Rates & Fees By-law)
- X. Subsidy to Individual (Wellington County)
- XI. Community Partnership Policy
- XII. Facility Rentals Policy & Procedures
- XIII. Concession/Kitchen Passthrough Procedure (under development)
- XIV. Volunteer Manual
- XV. Recreation Program Priority Registration (Drafted)

NATIONAL AND PROVINCIAL POLICY

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

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

- Framework for Recreation in Canada: Pathways to Wellbeing 2015
- Canadian Sport Policy 2012
- A Common Vision for increasing physical activity and reducing sedentary living in Canada: Let's Get Moving
- Affordable Access to Recreation for Ontarians Policy Framework (2009) – Parks and Recreation Ontario
- Parks for All
- Child Care and Early Years Act (CCEYA)
- Ontario *Planning Act*
- Provincial Planning Statement, 2024

Framework for Recreation in Canada: Pathways to Wellbeing

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

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

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

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

The 5 overarching goals of the Framework are:

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

The Framework is currently being reviewed with the goal of a full renewal of the document in 2025. An interim “update⁴” was published in March of 2024 through the Canadian Parks and Recreation Association. It provides additional research, resources and information that brings the 2015 document into the current context. It introduces an expanded look at emerging trends such as:

- Climate Change
- COVID-19 Pandemic
- Data, Knowledge, Surveillance and Monitoring
- Demographic Changes
- Equity Diversity, Inclusion, Access, and Belonging (EDIAB)
- Economy
- Essential Service (System/Sector Complexity, Emergency Management)
- Homelessness
- Infrastructure and Urban Design
- Mental, Physical, and Social Health
- Nature, Trails and Parks
- Placemaking
- Safe Sport
- Sustainable Development Goals (SDGs)
- Social Isolation and Loneliness
- Technology
- Tourism
- Truth and Reconciliation Commission
- Volunteers
- Work Transformation: The Four-Day Work Week and Remote and Hybrid Work

⁴ [Framework for Recreation - Formatted](#)

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

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

Canadian Sport Policy

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

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

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

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

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

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

Parks for All

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

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

Affordable Access to Recreation for Ontarians Policy Framework – PRO

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

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

AODA: Design of Public Spaces

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

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

- Trails

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

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

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

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

[The Planning Act](#)⁵ allows municipalities to require the dedication of land for parks or public recreational purposes as a condition for the development or redevelopment of land. The authority to do so is provided in sections 42, 51.1 and 53 of the *Planning Act*. This is commonly referred to as “parkland dedication”.

Subsection 42(1) authorizes Council to pass a by-law to require the conveyance of land “for park or other public recreational purposes” as a condition of development or redevelopment. A by-law passed under this section of the *Planning Act* may require a conveyance of up to 5% of the land proposed for residential development or redevelopment and 2% of the land proposed for commercial or industrial purposes. Prior to passing a parkland dedication by-law, subsection 42(4.1) requires a municipality to prepare and make available to the public a parks plan which determines the need for parkland in the municipality.

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

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

⁵ Unless otherwise indicated, all references to the *Planning Act* as it read on November 4, 2024.

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

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

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

[Recent Amendments to s. 42 of the *Planning Act*](#)

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

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

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

Provincial Planning Statement, 2024

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

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

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

Relevance to Township: The Parks Plan will indicate additional parkland rates required, including park types as the Township prepares and plans to achieve a population of 58,200 by 2051. The Parks Plan will also show areas of the Township that may be underserved with parks relative to population and household types. This will help identify existing built-up areas of the Township that are deficient in parkland. The ongoing review of new greenfield development applications and utilizing the parkland dedication tools provided by the Planning Act will also better allow new parkland facilities to keep up with growth.

TRENDS

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

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

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

Public Art and Cultural Events:

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

Environmental Education:

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

Employment Trends:

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

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

Volunteerism:

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

Parks Trends:

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

- **Considerations:** Build playgrounds with accessible equipment, eco-conscious designs, and natural elements to ensure everyone can enjoy them.
- **Outdoor washroom and amenities for trail heads** that are sustainable, inclusive, and user-friendly, enhancing the overall experience for visitors.

Technology Integration:

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

Recreation Programs:

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

Facilities Trends:

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

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

BEST PRACTICES

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

1. Community Engagement and Needs Assessment

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

2. Equity, Accessibility, and Inclusion

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

3. Environmental Sustainability

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

4. Safety and Risk Management

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

5. Efficient Resource Management and Funding

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

6. Technology Integration and Data-Driven Decision-Making

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

7. Continuous Improvement and Staff Development

- **Ongoing Training:** Invest in professional development for staff to maintain high standards in service delivery, safety, and customer service.
- **Evaluation and Feedback:** Regularly evaluate program performance and facility conditions through community feedback, staff input, and performance metrics, using insights to enhance services.

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

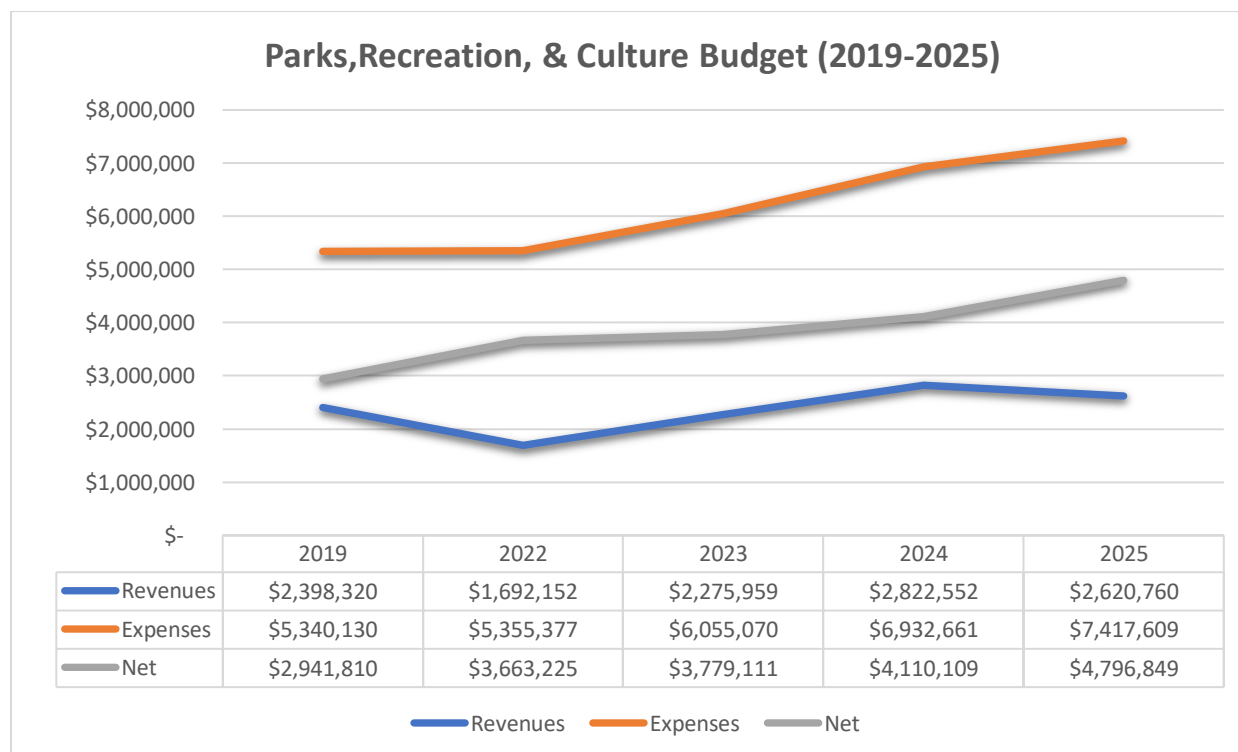
OPERATING BUDGET ANALYSIS

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

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

The charts include actual revenues and expenditures for years 2019, 2022, 2023, 2024, and budgeted revenues and expenditures for 2025. The charts itemize revenues, expenditures and net budget performance. The analysis also included a further analysis of year-over-year revenues by cost centre (where appropriate).

Table A – Consolidated Parks, Recreation, and Culture Budget

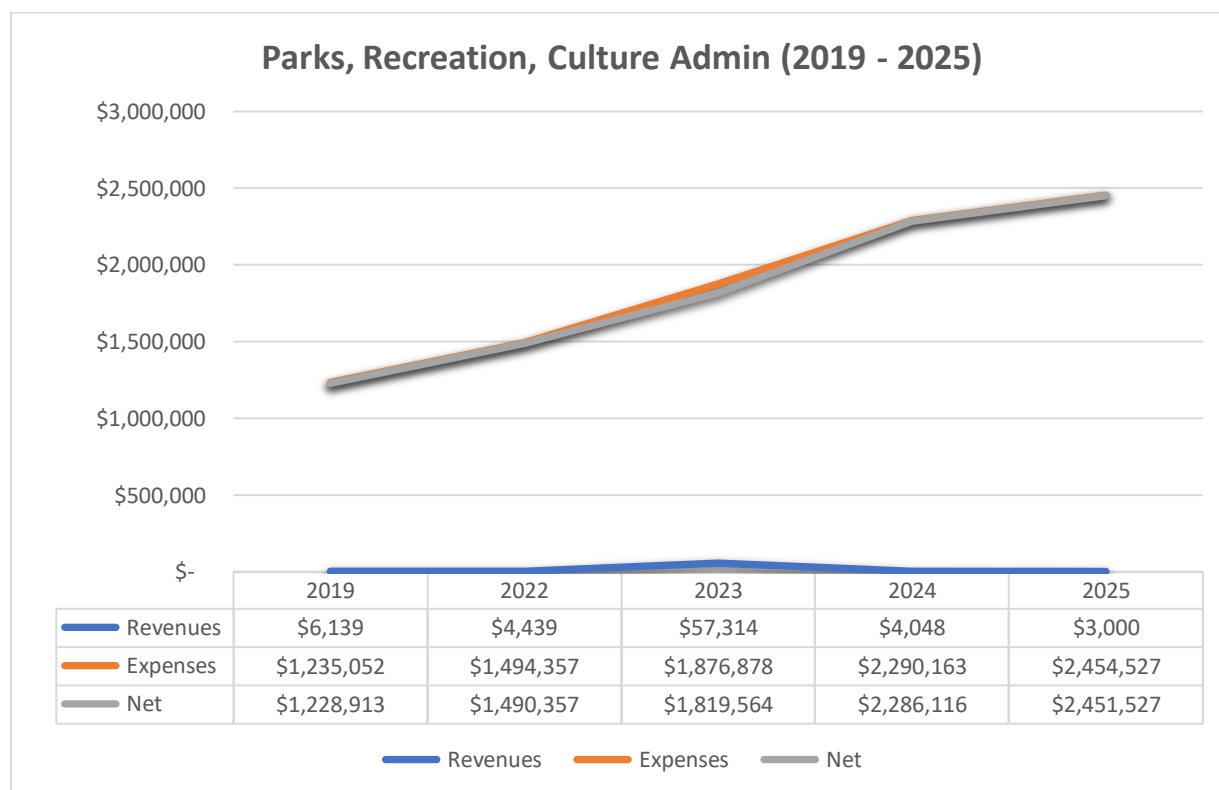


The overall departmental budget has increased by 63% since 2019 representing an average of 10.5% per year. Parks and recreation services are primarily made of non-discretionary

expenditures including staff and benefits, utilities, contract services, and fuel which typically go beyond annual cost of living indicators.

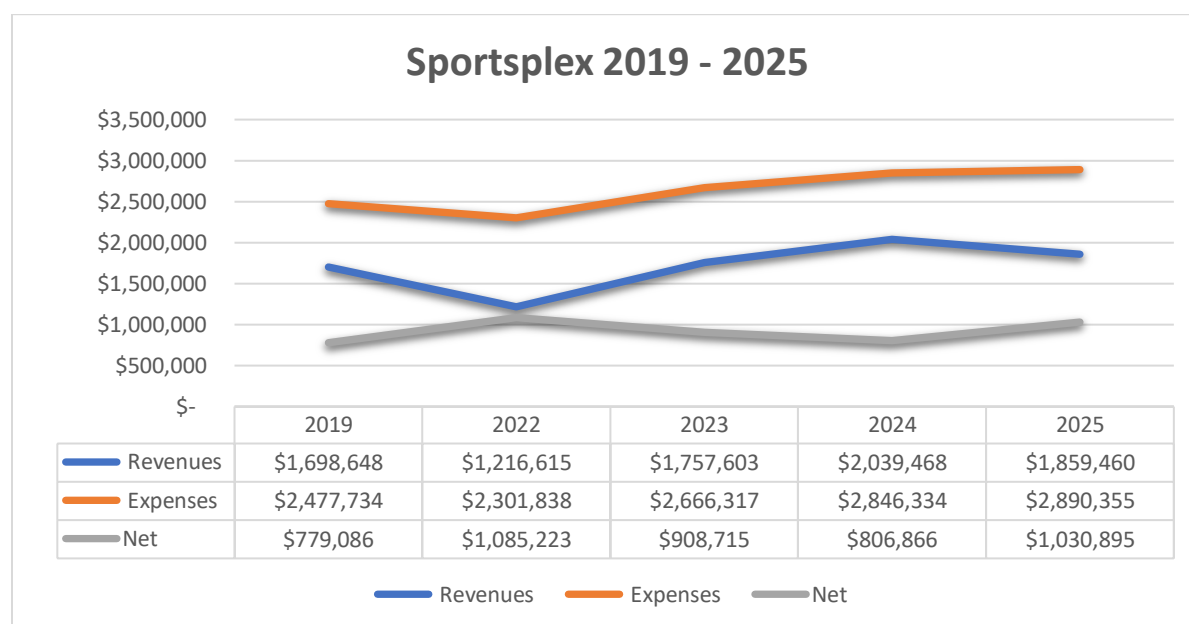
Actual revenues in 2024 have surpassed 2019 revenues by 17.7%. This represents an average annual increase of 3.5%. The participation analysis will offer additional insight as to how much of the increased revenues are tied to user fee increases and how much is attributable to increased use.

Table B – Parks, Recreation, and Culture Administration Cost Centre



The Park, Recreation, and Culture Administration cost centre has increased 99.5% over the past 6 years. Most of this increase is related to new staff (Manager of Parks and Open Space, Aquatics Coordinator, Parks Coordinator, Facility Coordinator), assumption of staff costs from other departments (1 staff member from legislative service including licensing and cemeteries), Salary review adjustments, and the conversion of hourly staff to salaried staff (facilities and parks).

Table C – Centre Wellington Community Sportsplex Cost Centre

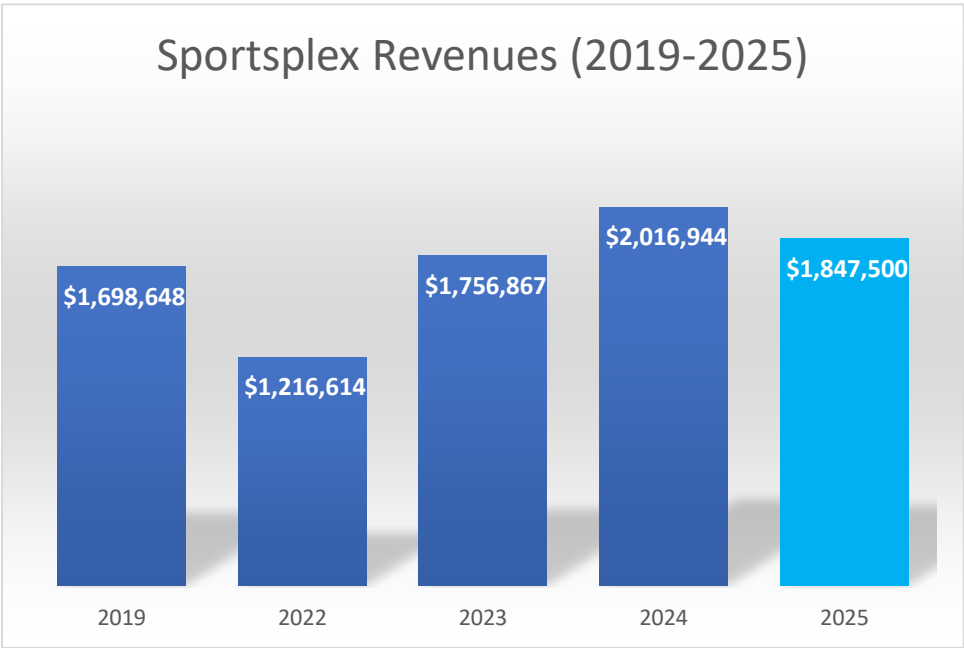


The Centre Wellington Community Sportsplex operation has remained relatively stable. The Centre Wellington Community Sportsplex cost centre contains Operating Costs, Repairs and Maintenance, Halls, Concessions, Aquatics, House, Grounds, Fitness Room, Weight Room, Summer Camp Programs, March Break Programs, Programs - Other. The reduction of expenditures and revenues in 2022 was likely due to the last of the pandemic restrictions and latent “return to play”. The actual revenues in 2023 show a full return to normal with a slight increase over 2019 revenues, whilst actual revenues in 2024 show an increase of 16% from 2023 revenues.

These revenue increases may not be distinctly related to increased utilization as fees have increased since 2019. Revenues for 2025 have been budgeted below the actuals of 2024, while expenditures have increased slightly resulting in a net budget increase of 27.7% in 2025.

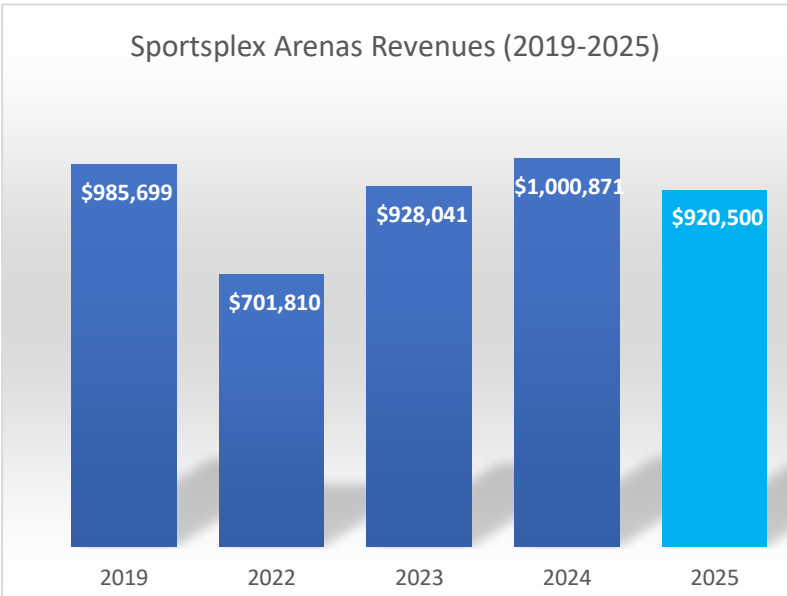
The following tables offer a visual account of revenue trending by major revenue streams within the Centre Wellington Community Sportsplex Cost Centre. Any transfers from reserves and miscellaneous revenues have been backed out of the Table C revenues to offer a distinct view of core revenues.

Table C.1 – Centre Wellington Community Sportsplex Revenues



This table offers a visual representation of total Centre Wellington Community Sportsplex revenues discussed above.

Table C.2 – Centre Wellington Community Sportsplex Arena Revenues



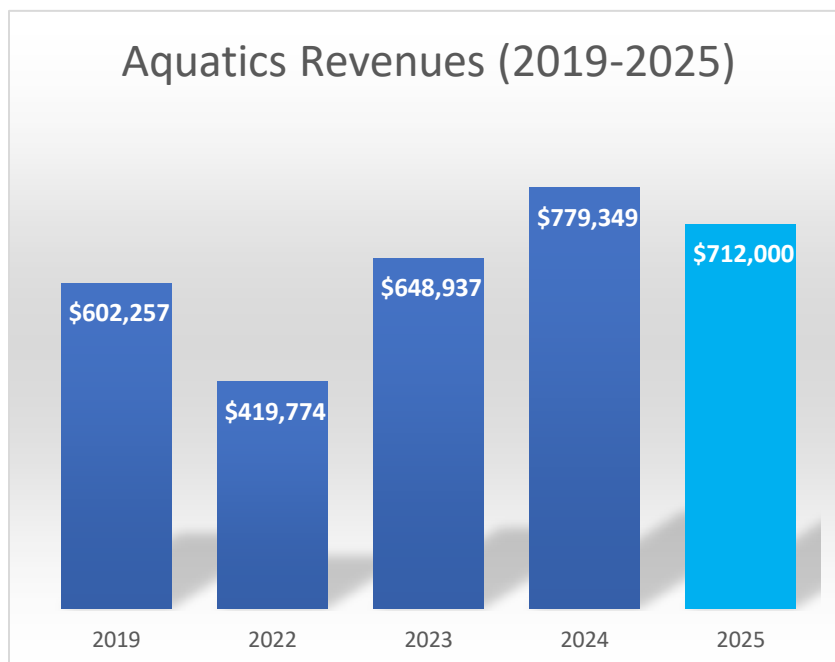
Revenues in 2022 were lower than usual as a result of Q1 restrictions from the pandemic which restricted use for part a key part of the ice season. Arena revenues in 2024 recovered from 2019 levels by \$15,172.

The 2025 arena revenues were budgeted at 8% lower than 2024 actuals (-\$80,371). These financials will be cross-referenced with permitted use.

Staff have noted that utilization was at capacity in 2023 however

there was a greater proportion of minor sport utilization in 2023 who pay a lower rate than other users which would further account for lower overall revenues.

Table C.3 – Centre Wellington Community Sportsplex Aquatic Revenues



Aquatic revenues have recovered favorably since 2019 actuals. While 2022 revenues were impacted by Q1 pandemic restrictions, 2023 actuals increased by 7.75% (\$46,680) representing a clearer “return to normal” inclusive of fee increases. The 2024 actuals show a further revenue increase of 20% (\$130,412). Budgeted revenues for 2025 are 8.6% (\$67,349) less than 2024 actuals.

Table C.4 – Centre Wellington Community Sportsplex Fitness Revenues

Fitness revenues have yet to recover from 2019 levels. Actual revenues in 2024 were 7.4% lower (-\$4,077 than 2019).

Projected revenue for 2025 is 11.5% (\$5,897) lower than 2024 actuals.

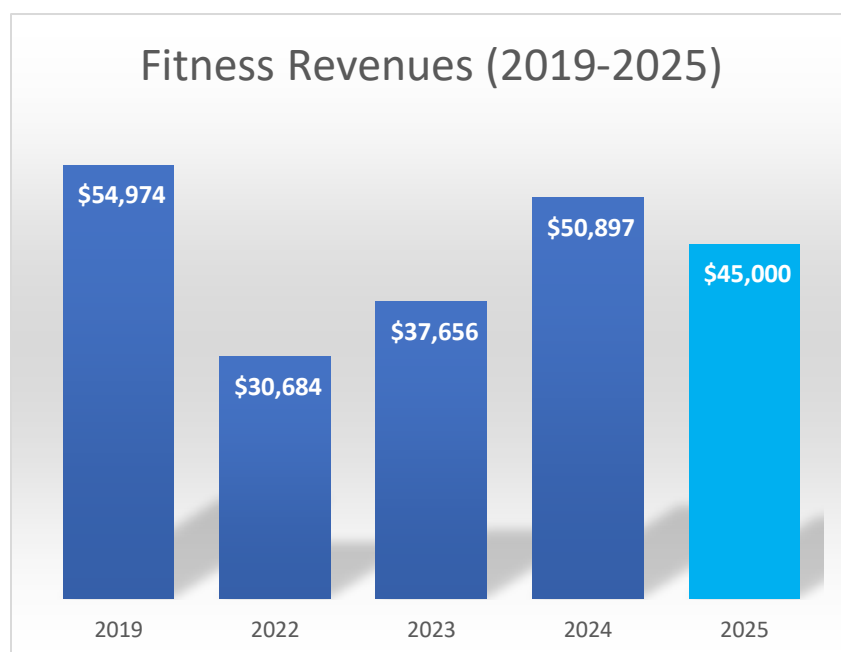
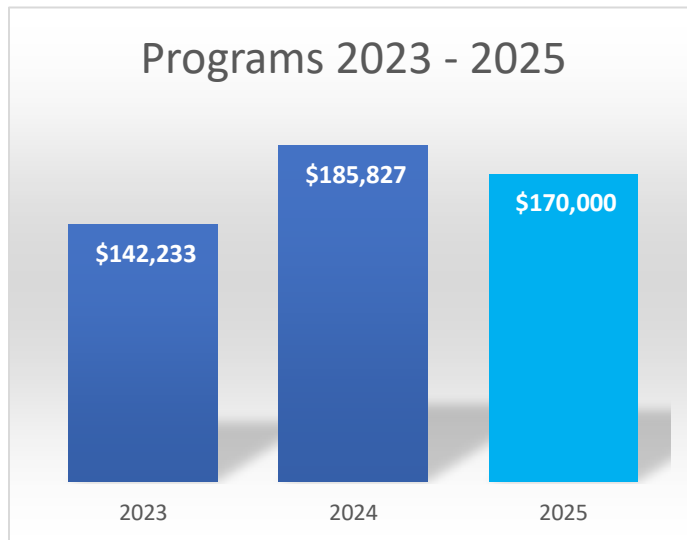


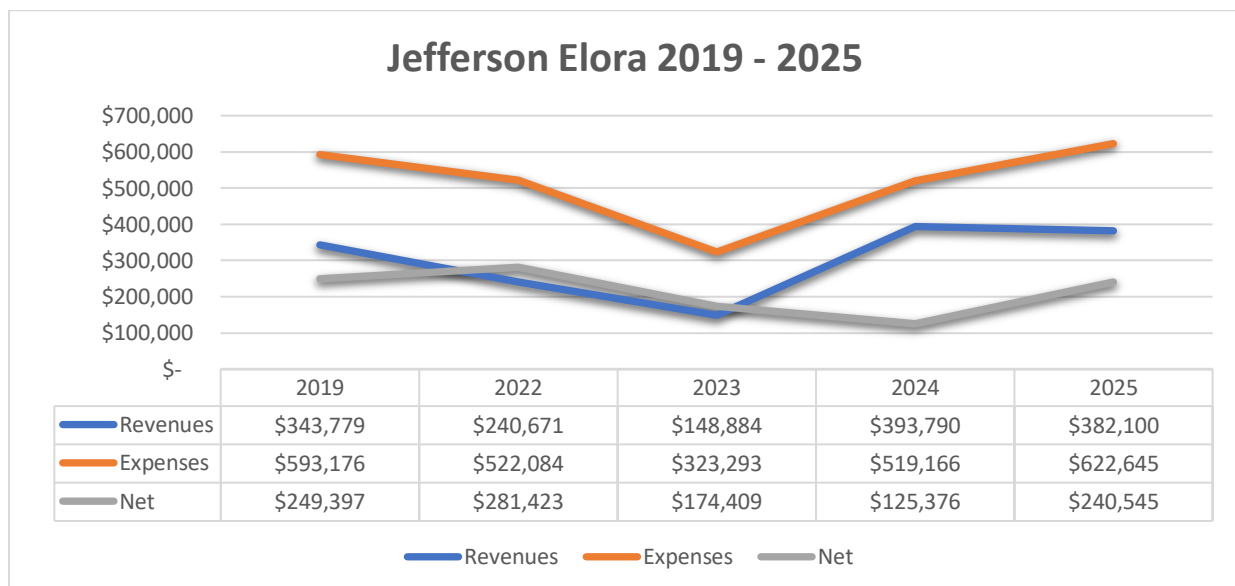
Table C.4 – Program Revenues



Prior to 2023 program revenues were distributed across respective facilities resulting in difficulties in managing performance. In 2023 staff consolidated the programming budget which included summer camps, march break camps, and general programs. Program revenues increased by 30.6% (\$43,594).

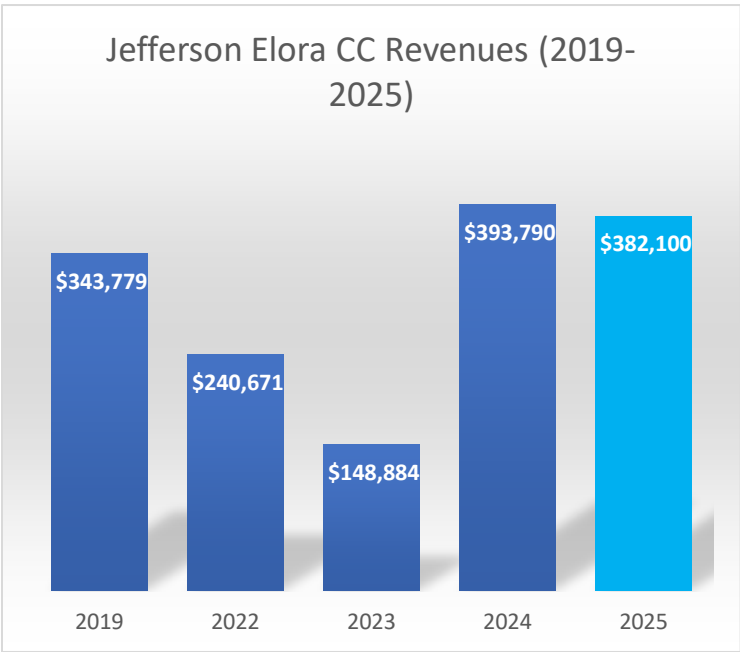
Staff has budgeted more conservatively for the 2025 budget at \$170,000 or \$15,827 less than 2024 actuals.

Table D – Jefferson Elora Community Centre



The Jefferson Elora Community Centre underwent construction of its ice plant in 2023 that had a distinct impact on both operating expenditure and revenues. The 2024 actuals reflect a better “return to normal” than average reflected by a more favorable net operating deficit of \$125,376 as compared to 2019 which saw a net deficit of \$249,397. The 2025 budget also remains slightly less than the 2019 net budget.

Table D.1 – Jefferson Elora Community Centre Revenues



The following tables offer a visual account of revenue trending at the Jefferson Elora Community Centre.

The JECC operations were still impacted by COVID-19 restrictions in Q1 2022, and then the renovations impact on 2023. The actuals in 2024 offer a better indication of a return to normal with an increase of 14.5% (\$50,011). The 2025 revenues were budgeted conservatively at \$11,690 less than 2024 actuals.

Table E – Belwood Hall

Belwood Hall expenditures are trending downward year over year whilst revenue is trending upward resulting in a favorable actual net budget year-over-year between 2019 through to 2023. The 2024 actuals experienced a slight increase in expenditures (\$799) and a slight decrease in revenues (\$67) resulting in a slight net increase over 2023 (\$866). The 2025 budget shows a decrease in revenues due to anticipated renovations and increase in expenditures resulting in a 122.5% increase in the net budget (\$9,966).

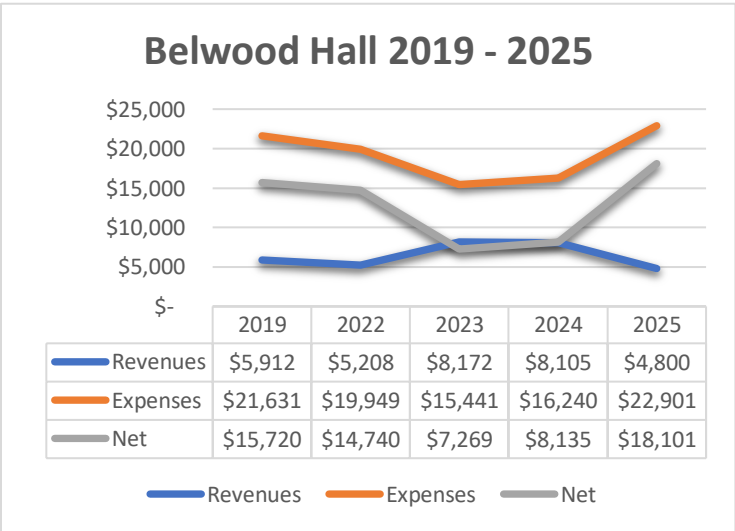
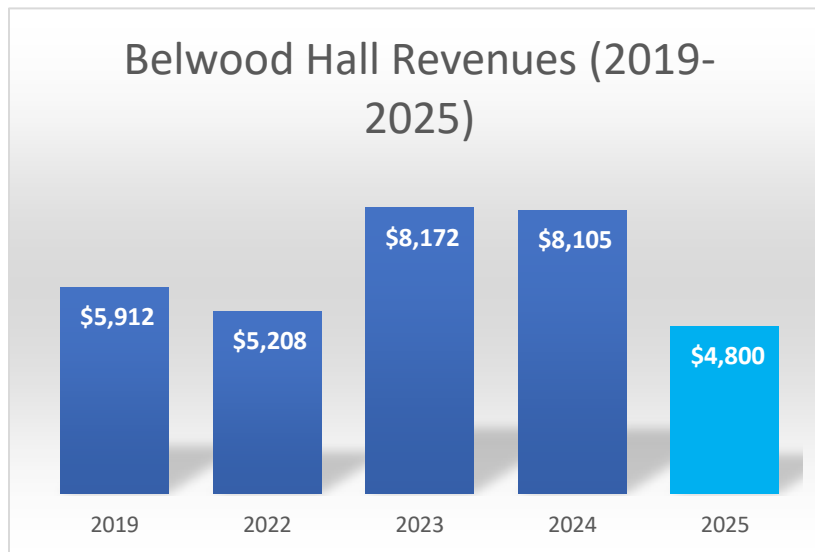


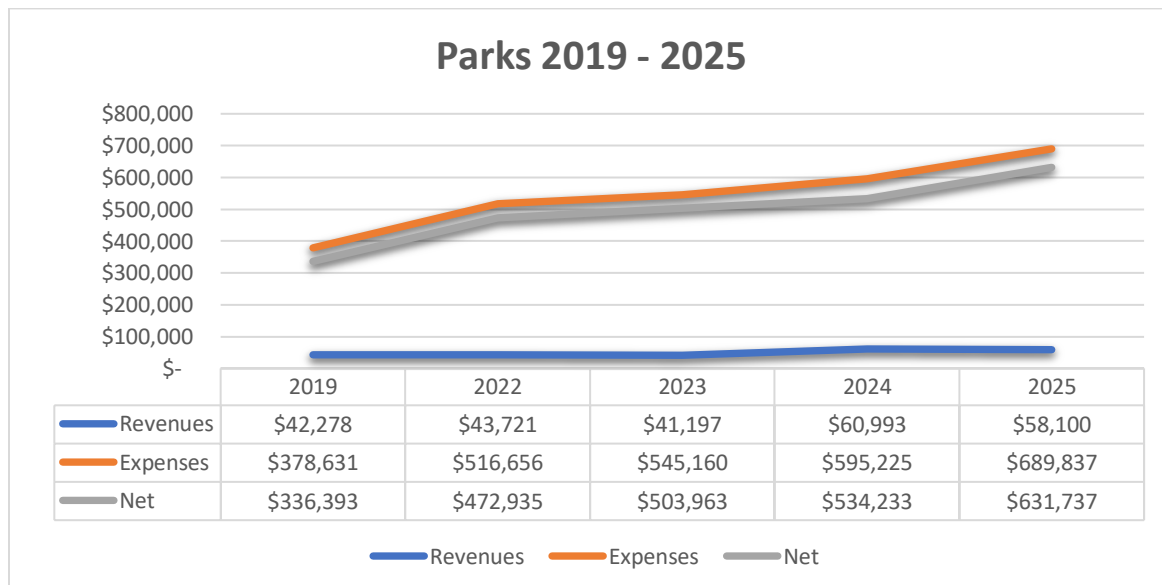
Table E.1 – Belwood Hall Revenues



Belwood Hall revenues have been budgeted conservatively compared to actuals in 2023 and 2024.

Revenues are budgeted at a decrease of 40.8% (\$3,305) in anticipation of renovations resulting in limited access.

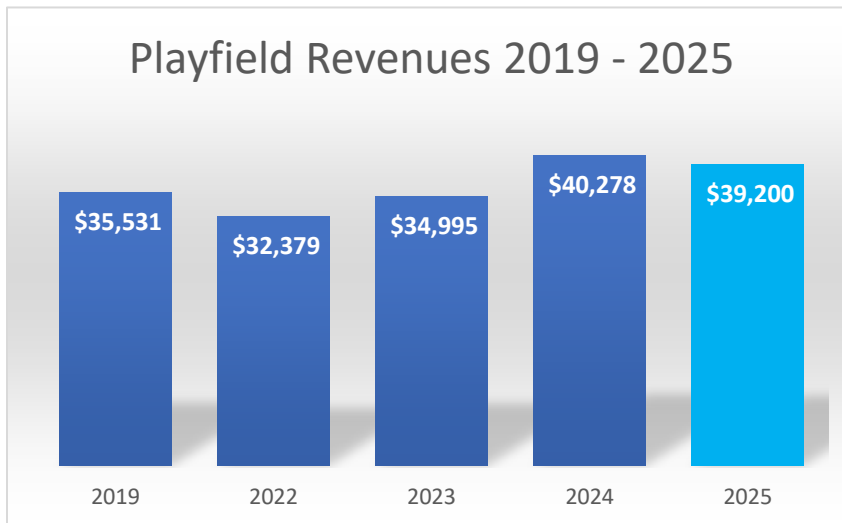
Table F – Parks



Park expenditures increased dramatically between 2019 and 2022 comprised of a 36.5% increase (\$138,025) 2020 and 2021. This increase was largely due to the addition of staff (gardener) and shared operator for Parks and Recreation and Public Works. Unlike expenditures related to indoor facilities that experienced decreases during the pandemic restrictions, maintaining parks remained the same. Notwithstanding this, there is an average of 18% increase for both the years 2020 and 2021.

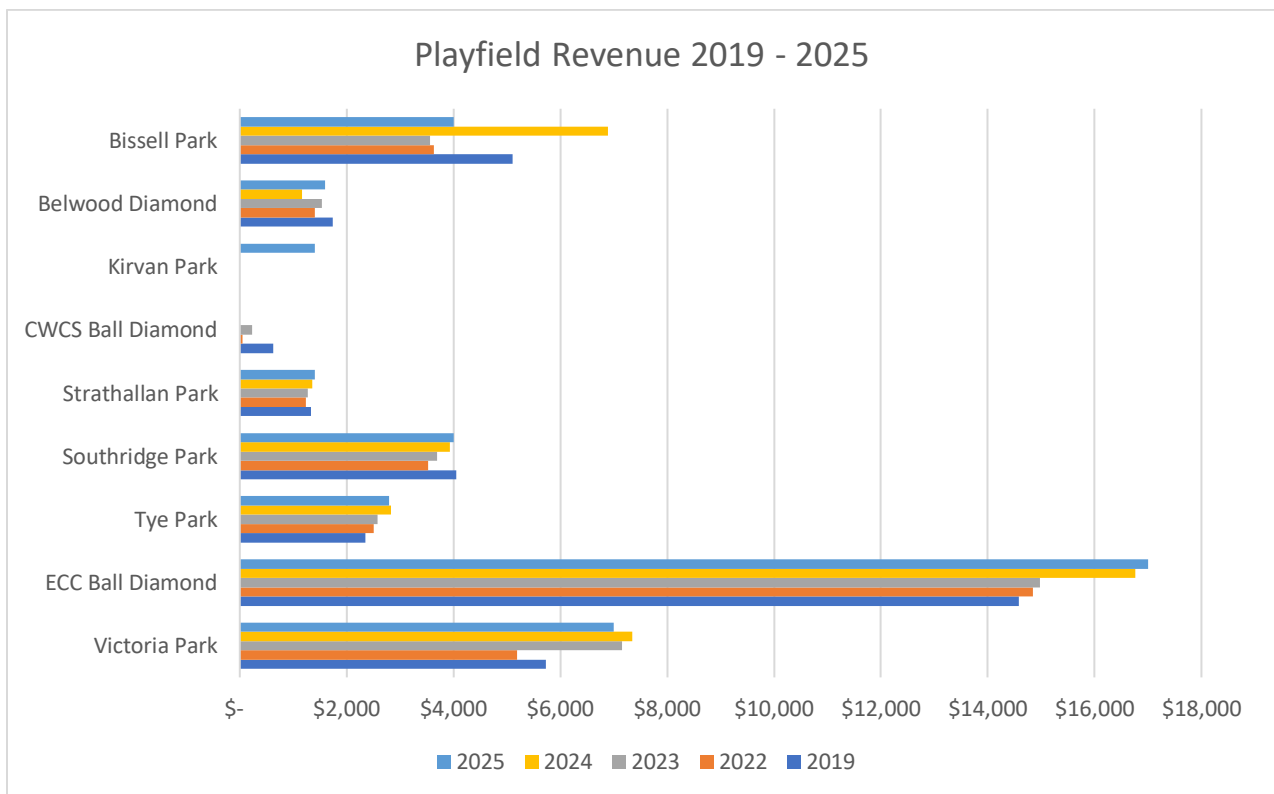
Subsequent increases in the year 2023 were 5.5% and 6% in 2024 (\$30,270) which appear typical. The 2025 budget shows a net budget increase of 18.3% (\$97,504) over 2024 actuals.

Table F.1 – Playfield Revenues



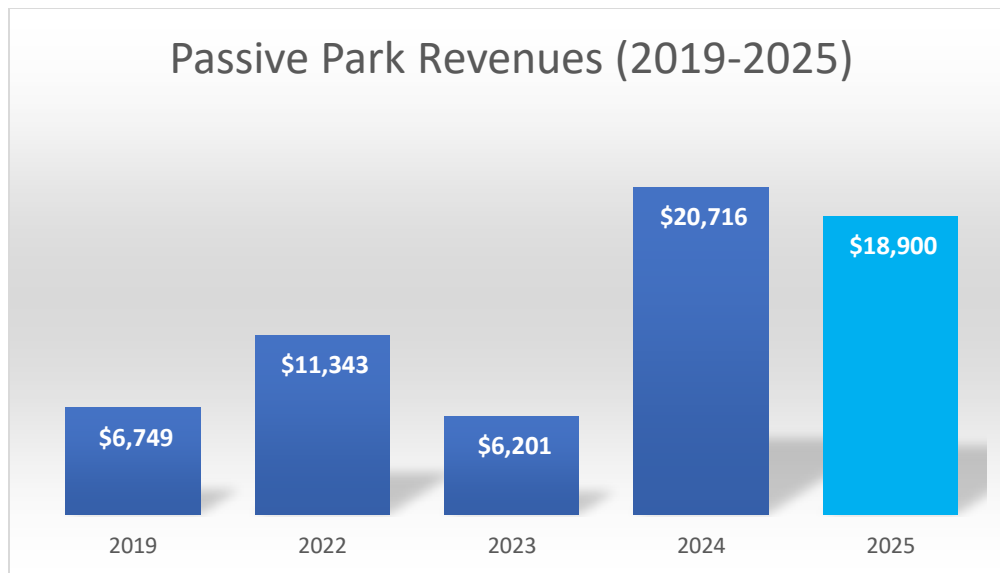
Playfield revenues recovered from 2019 levels in 2024 which appears to represent a “return to normal”. The playfield utilization analysis will determine the extent to which this increase is due to fee increases and/or participation rates. The 2025 budget has been budgeted conservatively.

Table F.2 – Playfield Revenues by Park



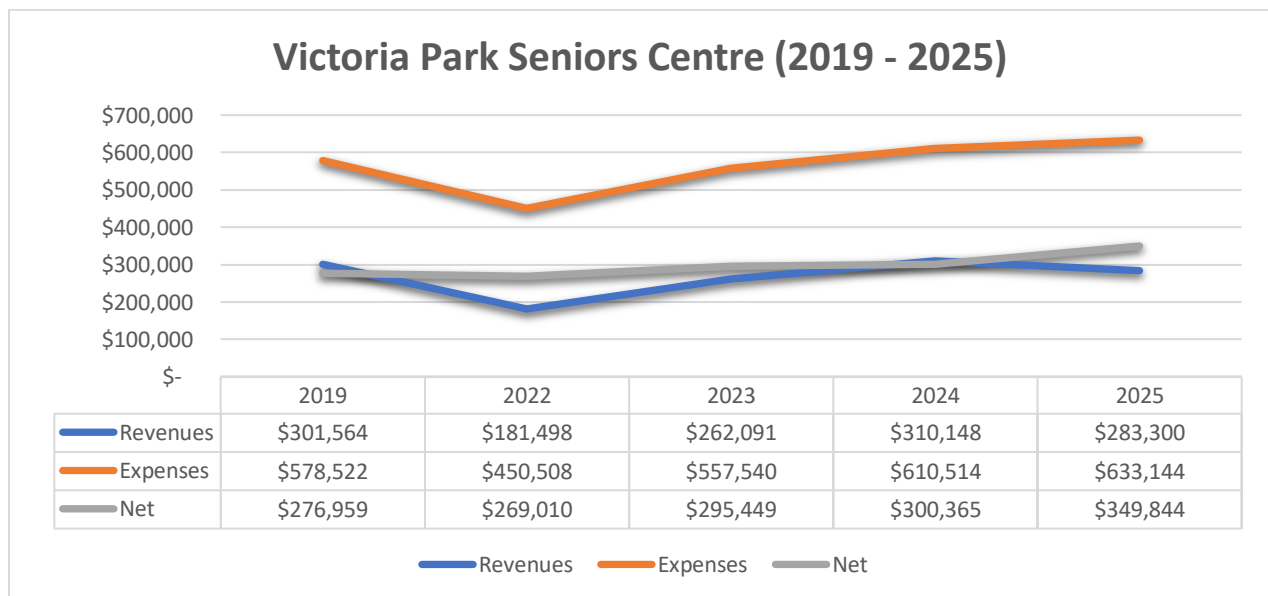
Increased in revenues (utilization) appear at Tye Park, Victoria Park, and Elora CC Diamonds. Trending downward include CWCS Ball Diamond, and Bissell Park apart from 2024 which exceeded 2019 revenue significantly. Belwood Diamond, South Ridge Park, Strathallan Park, and are fluctuating but generally stable.

Table F.3 - Passive Park Revenues



Passive Park revenues fluctuate year over year based on occasional use. The budgeted increase in 2024 is due to new revenues (recoveries) for gardening services provided to the hospital. The 2025 budget is conservative as compared to 2024 actuals.

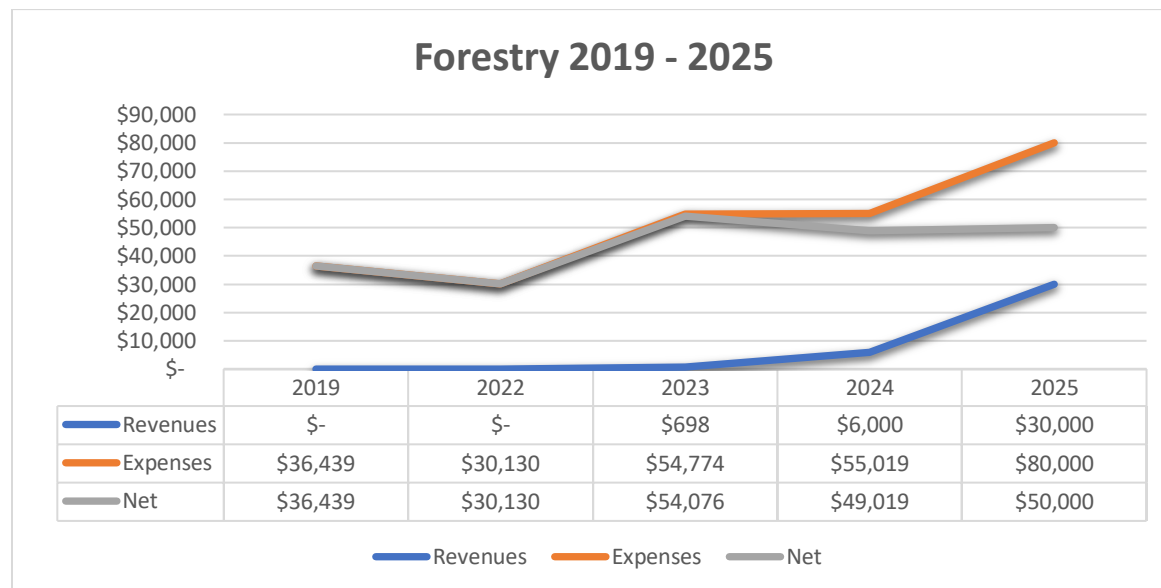
Table G - Victoria Park Seniors Centre



The Victoria Park Seniors Centre has been operating in a stable manner, evidenced by a relatively steady net budget line that is increasing gradually. It is noted that annual changes in program revenues are directly proportionate to the changes in program expenditures.

Program revenues exceeded 2019 levels in 2024. Program expenditures have been increased in the 2025 budget, yet the budgeted revenues appear to be conservatively stated based on 2024 actuals.

Table H – Forestry



Consistent increase in forestry. New revenues of \$25,800 are expected from new “Public Tree Permits” launched in 2024. Staff has indicated that this operating budget is limited in scope as significant financials for Forestry are contained in the Capital Budget.

Greenhouse Operations

The Township has a budget of \$24,200 for 2024 greenhouse operations. While shown as an expenditure it is noted that this cost centre should be regarded as a profit centre as the cost to operate the greenhouse for the production of plantings would be discounted from the cost of purchasing required plantings.

SUMMARY OF FINDINGS

- The Parks and Recreation Department’s cost centres are well structured to monitor higher order performance by major service/facilities.
- The Administration Cost Centre appears to contain some staff salaries lines that could be reallocated to a more appropriate cost centre. (Aquatics Coordinator to Centre Wellington Community Sportsplex Aquatics).
- Most revenues by cost centre have recovered from 2019 revenues. (not including fee increase factors).
- Ice and playfield revenues have recovered from 2019 levels in 2024. The increase uptake

of minor use with lower fees has a adverse affect on revenues.

- Maintaining costing for passive parks and active parks is a good practice.
- Staff transferred from other sections/departments have impacted year-over-year results.
- Recording playfield revenues by park or facility(s) allows for good utilization tracking and financial performance.
- Operating costs for the Centre Wellington Community Sportsplex are consolidated and do not isolate operating costs by major facility type (Aquatic Centre, Ice Pads, Dryland Space).

CAPITAL BUDGET ANALYSIS

The purpose of the Capital Budget Analysis is to determine the extent to which the Township is positioned to address the repair, replacement, and revitalization of their existing assets, and to plan for future capital investment needs. There are some fundamental qualifiers that determine effective capital budget planning processes.



Asset Management Plan (AMP)

The Township's AMP is relatively current having been completed in 2022. The parks and recreation building assets are included in the category of Tax Supported Building Assets which include all corporate buildings with the exception of water and wastewater buildings.

Tax Supported Buildings - The AMP Identified a backlog of \$2 million in deferred capital repairs and a future need to increase capital funding to \$1.6 million to meet future needs. Tax supported buildings were assessed as poor to very poor for the most part.

Vehicles - The average age of Parks and Recreation vehicles is 7 years with an expectant life of 12 years. The annual investment in parks and recreation vehicles is estimated to be \$97,246 based on 2022 values.

Equipment - The annual investment in Parks and Recreation equipment is estimated to increase to \$94,233 for recreation facility equipment and \$334,848 for parks equipment based on 2022 values.

Trails - Trails improvements is estimated to increase to \$5,433 in annual investments.

Land Improvements – Staff estimate that the replacement cost of parks and recreation parking lots is approximately \$2,518,679 amounting to an annual investment of \$114,962.

Funding Sources - The dedicated capital levy introduced in 2015 is currently the largest internal funding source to the Township's capital program which is dedicated to Bridges and Culverts. Ontario Lottery & Gaming (OLG) funding has represented the largest portion of external capital funding (with exception of 2021 and 2022 being impacted by COVID-19 closures and restrictions.) Ontario Community Infrastructure Fund (OCIF)

Funding is increasing proportionately year-over-year since 2015. The Township has a dedicated reserve fund for (i) facility replacement and a separate reserve fund for (ii) equipment replacement, and a subsequent dedicated reserve for vehicles. The Canada Community Building Fund (CCBF) is also used to support parks and recreation capital. Portions of rental revenues also assist in funding the equipment replacement reserve fund.

Note – The Dedicated Capital Levy and OCIF funding is not allocated to Parks and Recreation assets.

The AMP identified a target amount for annual operating budget requirements for the Department at \$6,454,402 to maintain current service levels and \$6,957,001 for expected levels of service.

Facility Conditions Assessment (FCA)

The Township's most recent AMP (2022) provided significant detail on specific capital renewal items - not usually found in most Asset Management Plans (See Schedule A for example). In most cases, municipalities need to conduct a more detailed "Facility Condition

Assessment” to properly inform a longer-term capital program or forecast at a more defined level.

Facility Condition Assessments can either be conducted by qualified engineering firms that specialize in this area, or they can also be conducted by staff depending on the size and type of asset. In either case, it is critical to determine the useful life of the significant asset component, determine its current age, and forecast the year that the component is likely to be repaired, revitalized, or replaced. A minimum of a 10-year forecast is desired for staff to prepare strategically for their emerging capital needs.

The Township is diligent in populating its various indoor and outdoor assets by individual audit files with images depicting the state of repair for various asset components. These images are very good at qualifying capital needs. The Township has a detailed schedule of capital items that informs the 10-year capital forecast for the replacement of (i) facilities, (ii) equipment, (iii) vehicles. Each of these components is funded from dedicated reserves. These forecasts are informed by individual facility conditions assessments and subject to annual capital funding amounts. This represents a best-in-class approach to good capital planning. Staff have noted that this capital planning approach is still in its infancy and that staff are committed to ensuring its success.

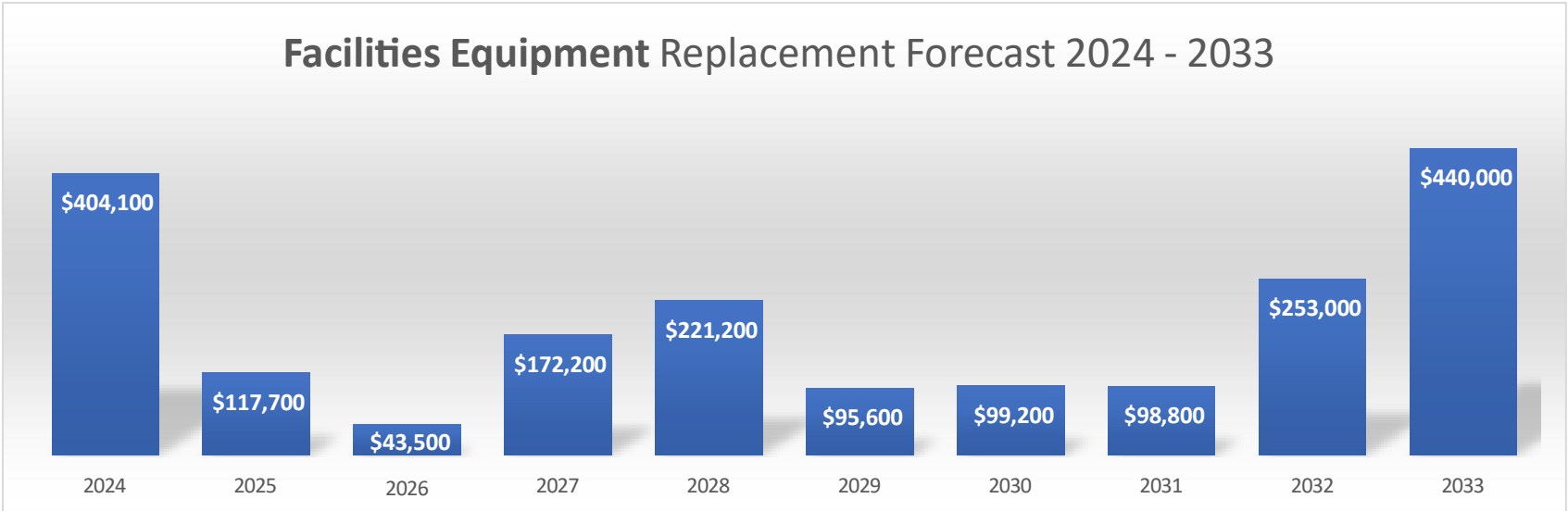
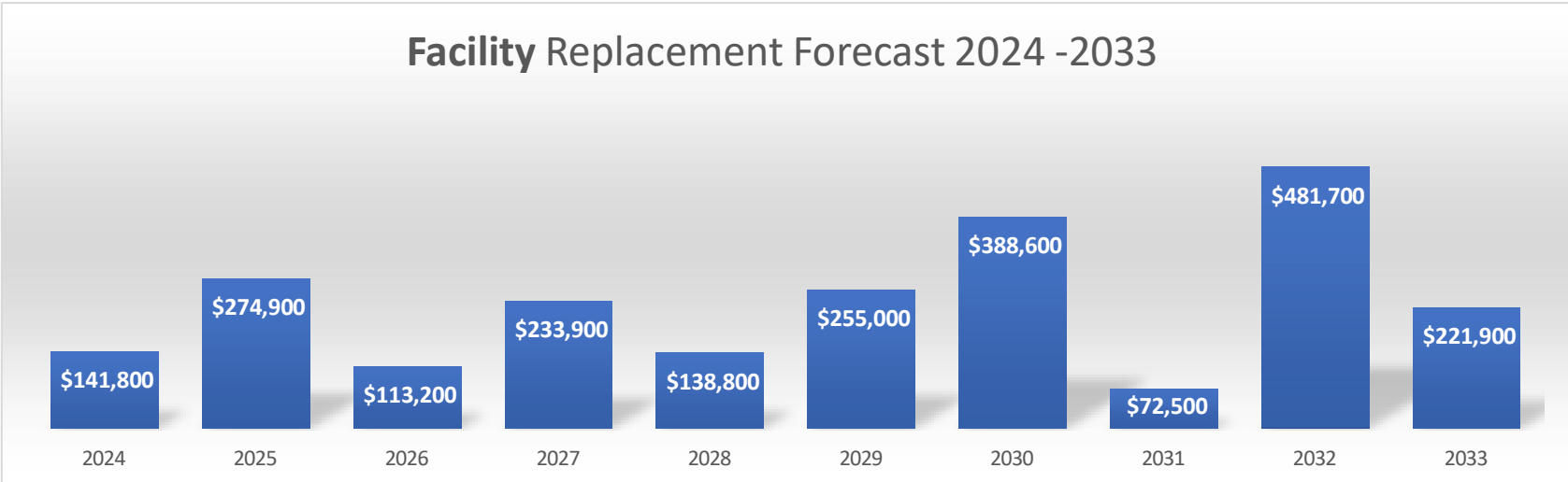
Capital Planning

The Department appears to use facility performance information to drive capital renewal. The current capital budget planning/lifecycle framework includes planning for facility component renewal by major category of Facilities/Buildings, Parks, Trails, Vehicles, and Equipment.

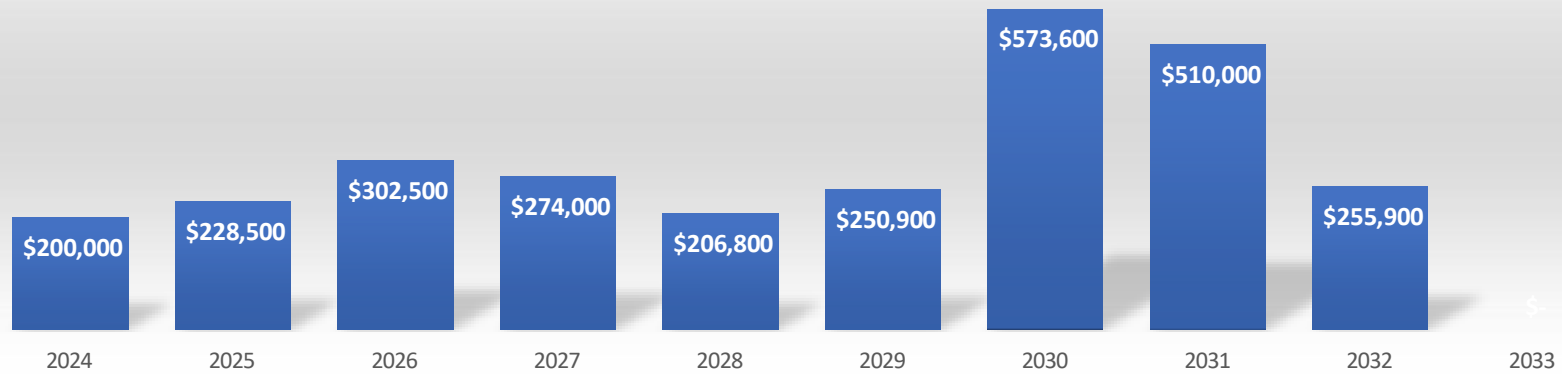
The Township presents the current year capital budget and a subsequent 9-year forecast illustrating good capital planning. The following is a summary of the Capital Budget and Forecast (2024 – 2033) for major categories.

- **Facility Replacement**
- **Facility Equipment Replacement**
- **Building Replacement Equipment**
- **Parks Equipment Replacement**
- **Vehicle Replacement**
- **Capital (General)**

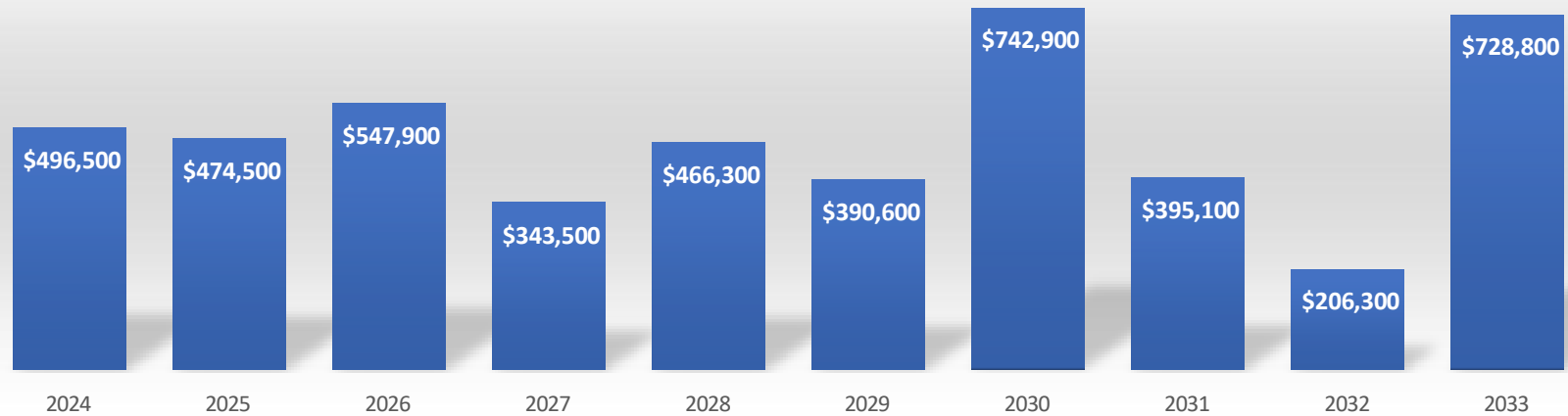
The specific dollar allocation for each of these capital streams are illustrated in the following charts.



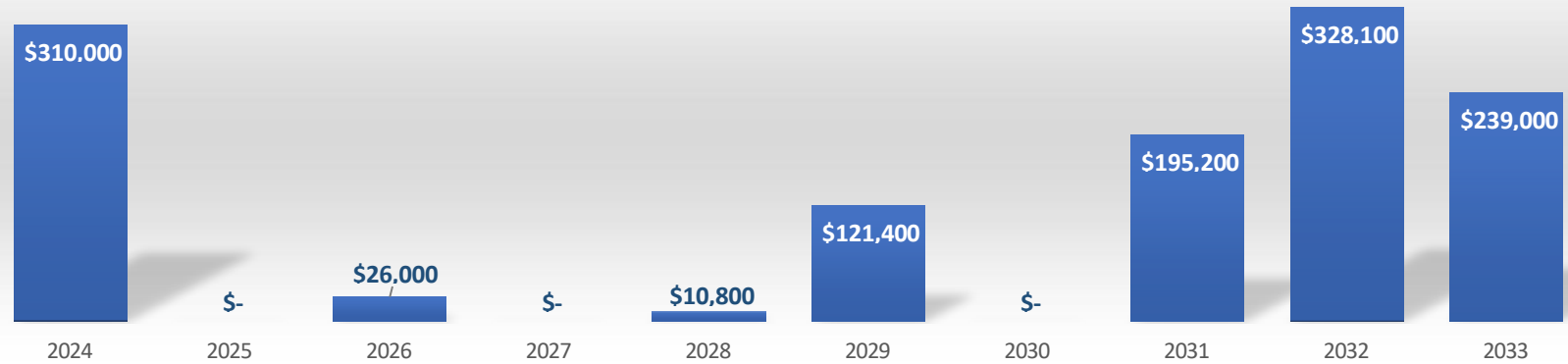
Buildings Equipment Replacement Forecast 2024 - 2033



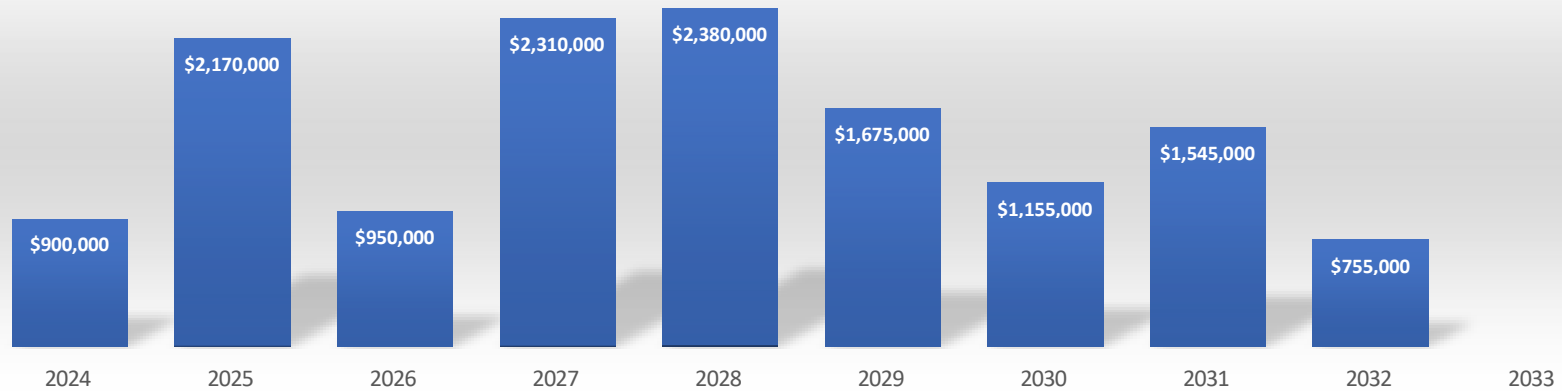
Parks Equipment Replacement Forecast 2024 - 2033



Vehicle Replacement Forecast 2024 - 2033

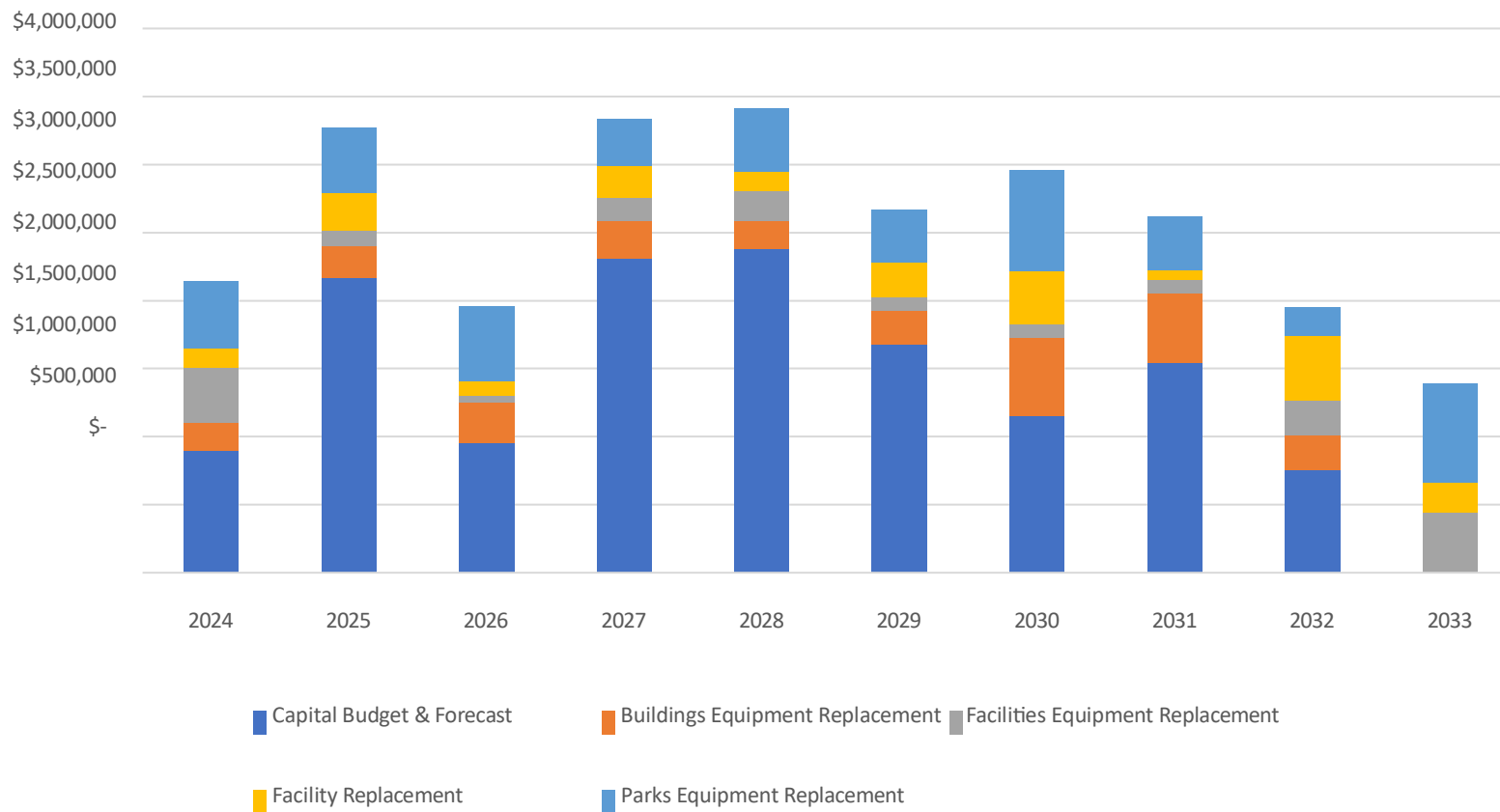


Capital Budget & Forecast 2024 - 2033



Note – 2033 forecast an amount of \$14,632,000 which represents unfunded projects,

Consolidated Capital Forecast 2024 - 2033



Reserve Funds

The following chart identifies the various reserve funds the Department has access to including their balance at year-end 2023, and after Q1 2024.

RESERVE FUND	BALANCE		RESTRICTIONS
	December 31, 2023	April 30, 2024	
Facility Replacement Reserve	355,236	708,329	For replacement of capital only
Equipment Replacement Reserve	1,415,578	1,892,484	For replacement of capital only
General Capital Reserve	2,816,367	1,892,484	1.25 minimum balance
OLG	3,174,891	829,436	/ \$2.2 90% to Capital and 10% to Heritage, Economic Development and Community Improvement Program.
CCBF (formerly Gas Tax)	732,744	729,830	Partial restrictions
Parkland Reserve Fund	878,855	928,607	Parkland Acquisition and park capital
P&R DC Reserve Fund	5,015,225	5,216,402	Growth related capital

SUMMARY OF FINDINGS

- The Township has a well-structured capital planning system inclusive of a 10-year forecast.
- The Capital budget is structured to address specific asset categories (facility/building replacement, parks replacement, equipment replacement, vehicle replacement, general capital by facility)
- The forecast in each capital category is strategically informed by actual needs based on the various capital amounts per forecast year.

- The Township has a series of discretionary and non-discretionary reserve funds that the Department has access to fund their capital requirements.
- All reserves are in a favourable balance.
- The Department has a favourable reserve of 5,216,402 in its Parks and recreation Development Charges Reserve Fund, as well as all other reserves (OLG, Capital, External/Grants) that fund parks and recreation capital.
- It appears that unfunded capital projects are allocated to the end of the forecast (2033) suggesting a forecasted unfunded capital need of \$14,632,000 in general capital.
- The consolidated capital forecast reached a high of \$3,413,100 in 2027 and drops to a low of \$1,951,900 in 2022 suggesting that there are capital projects not included in the forecast as capital requirements should be on a continuous increase year-over-year.
- The Department is short of its capital requirements identified in the 2022 AMP.

PARTICIPATION/UTILIZATION ANALYSIS

The purpose of this section is to analyze utilization of existing facilities and programs. The analysis focusses on the extent to which existing facilities are being utilized with a view to determining capacity utilization. In other words, how much facility space is currently available to accommodate future growth, combine with how participation rates are trending. The following sections are included in this analysis.

- **Ice Use**
- **Floor Use**
- **Aquatics**
- **Summer Camps**
- **Victoria Park Seniors Centre**
- **Pickleball**
- **Rectangular Fields**
- **Ball Diamonds**

Arenas

The following chart is an overall summary of the most recent ice season. While there may be some slight differences among municipalities “prime-time ice hours”. Typically, there is 6 hours of prime-time ice during the week and 16 hours during the weekend.

Ice Utilization 2024

	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Weekly Hours By User Group
	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	
GRGH	5		1		1	1		3				1		6			1.5	8	3		6	36.5
New GRGH																	2					2
FSC			3.5						3						4							10.5
ESC				4						3												7
CWMHA		5	1		4	4	4.5	1.5	2	2	6.5		3			10	11	3	7	9	3.5	77
EFR												3	3			2					3	11
EFR Sr.		1																				1
GR Sr. Womens	1																					1
Private			1						1										2	2	2	8
Elora Mens Hockey				3.5																		3.5
Fergus Fossils					1.5																	1.5
Adult Shinny						1																1
Rocks Rockers							1.5															1.5
Fergus Whalers								1.5												3		4.5
Wellington Chiefs														2.5								2.5
Fergus Knights																3						3
Public Skating																	1		1		1	3
Local Boys Hockey										1												1
Thursday Old-Timers												2										2
Pick Up Hub																	1					1
Sunday Oldies																			1			1
Men of Melville																				1		1
TOTALS	6	6	6.5	7.5	6.5	6	6	6	6	6	6.5	6	6	6	6.5	14	15.5	13	14	15	15.5	180.5

Findings & Observations

- The analysis is focussed on prime-time ice use which is the largest indicator of planning for additional ice pads.
- The Township facilitates non-prime time use for school boards which represents favourable use.

- The Township offers 3 hours of public skating during prime-time weekends, and additional opportunities for parent tot, shinny, and public skating during non-prime time hours.
- Guelph Region Senior Women and EFR Senior occupy ice from Jan – March.
- Private Rentals occupy 8 hours of prime-time ice per week.
- The Township allocates 1 hour for Shiny Hockey purposes.
- The Township allocates 100% of prime-time hours through all weeknights, and minor hockey (girls and boys) are using early morning non-prime time ice.
- The Township allocates all but 7 hours of prime-time ice on the weekends (78% based on 32 hours per ice pad)

Floor Utilization 2024

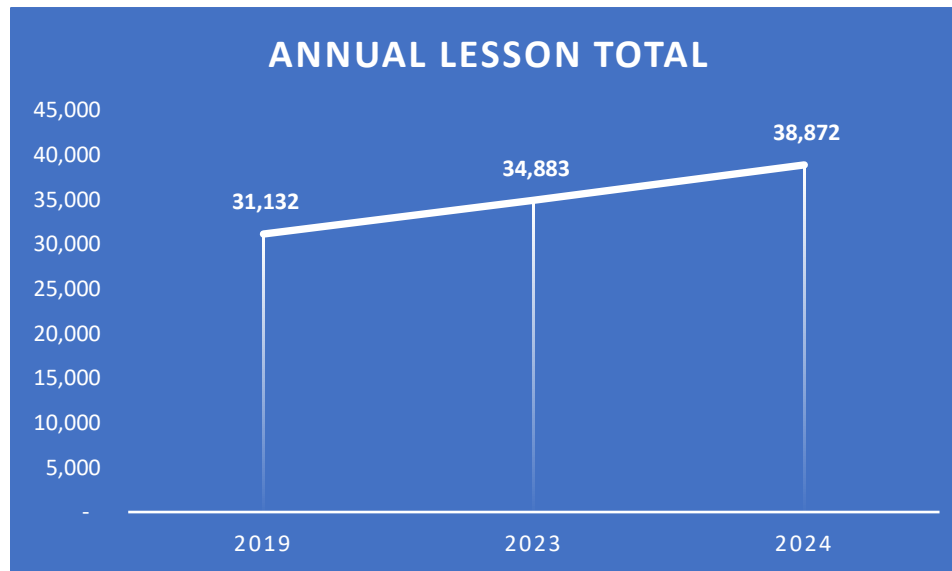
	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Weekly Hours By User Group
	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	JECC	Pad A	Pad B	
Camps	7	7		7	7		7	7		7	7		7	7								70
Pickleball			7			7			7			7			7							35
Lacrosse	4.5	4.5	4.5	3.5	4.5	4.5	4.5	3.5	3.5	4.5	4.5	3.5										50
Mohawk				2															3			5
Thistle								1.5	1							3				3		8.5
In-line									1													1
Pick-Up Hub Lacrosse												1										1
LoLax CW Lacrosse																					2	2
TOTALS	11.5	11.5	11.5	13	11.5	11.5	11.5	12	12.5	12	11.5	11.5	7	7	7	0	3	0	3	3	2	172.5

Findings and Observations

- Floor utilization is greater than most municipalities due to camp and lacrosse use.
- There is capacity to accommodate an additional camp or pickleball in Pad B.
- There is significant capacity on Friday evenings, Saturday (day/evening), Sunday (day/evening) on all three floors

Aquatic Participation Analysis

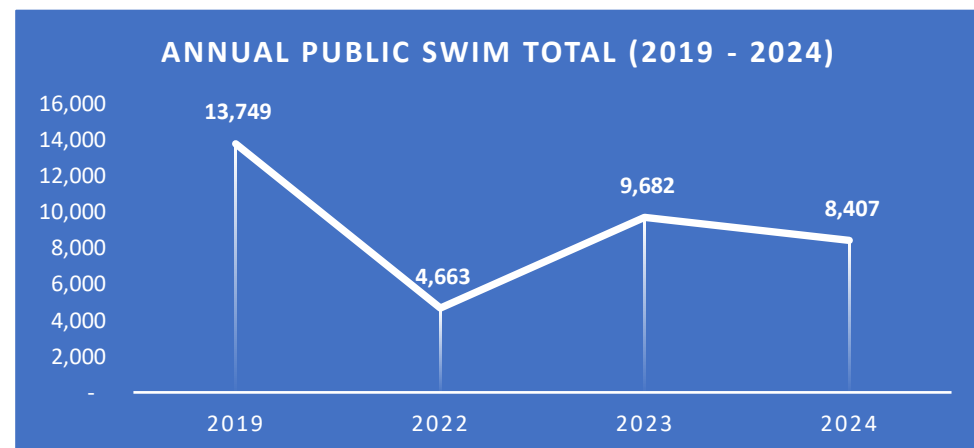
Learn to Swim



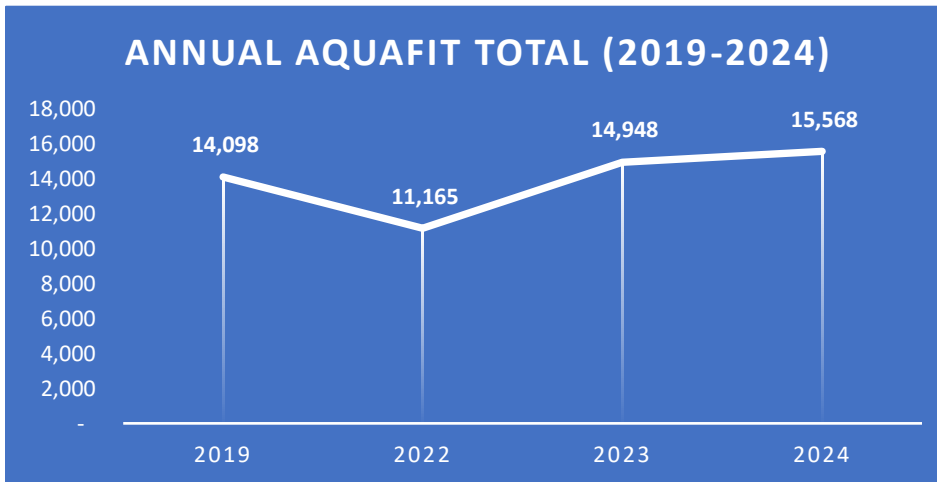
Participation in learn to swim programs has increased by 12% in 2023 since pre-pandemic participation. Actuals for 2024 show an additional 11.4% (\$3,989) over 2023 revenues. Lessons during 2022 were deemed to be insignificant and are not included in this chart.

Public Swim

Public swimming has yet to recover from pre-pandemic participation levels. 2023 participation is down 30% from 2019, and 2024 actuals were down a further 13.1%.



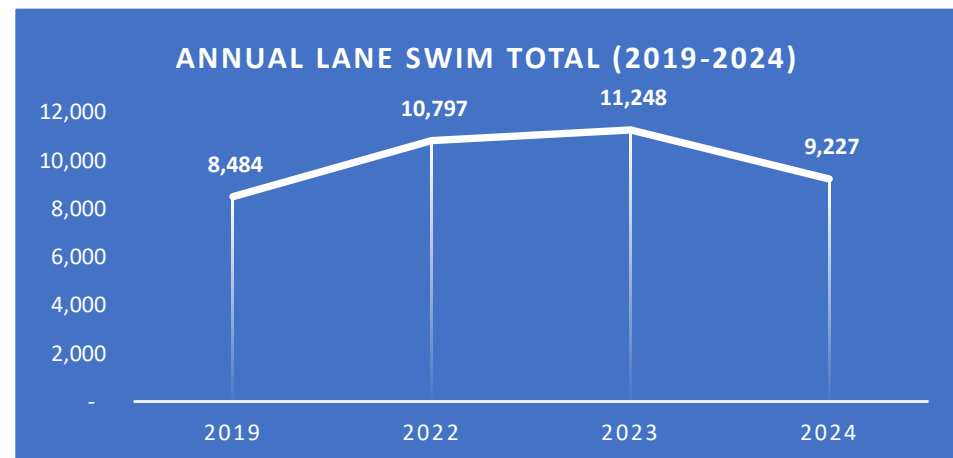
Aquafit



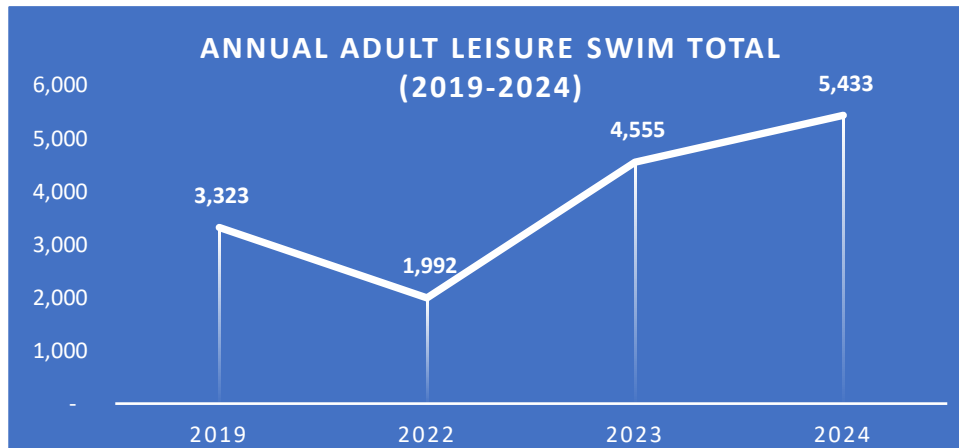
Aquafit participation in 2023 has recovered from pre-pandemic levels representing an increase of 6% from 2019 levels. A further increase was observed in 2024 of 4% (620).

Lane Swim

Lane swim recovered swiftly in 2022 by 27% which was still under pandemic restrictions in Q1. A subsequent increase of 4% occurred between 2022 and 2023. The 2024 actuals show a decrease of 18% (2,021).



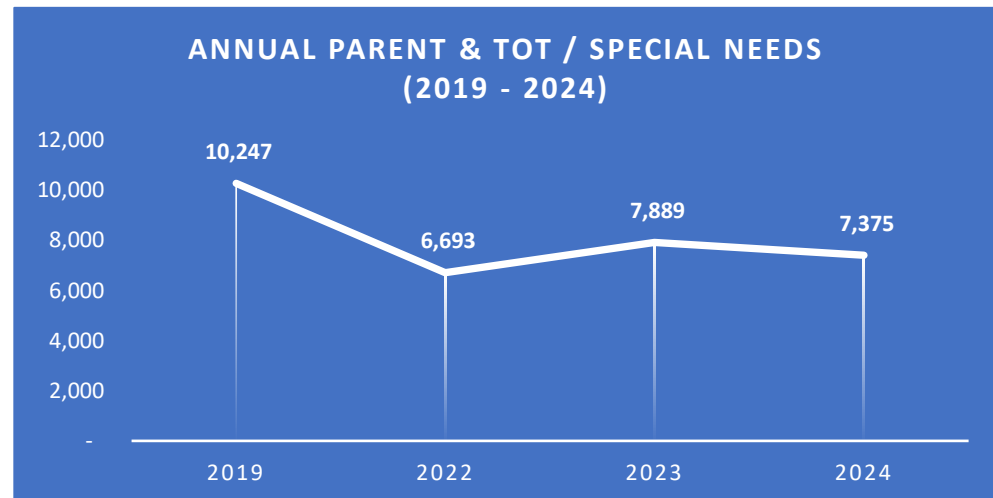
Adult Swim



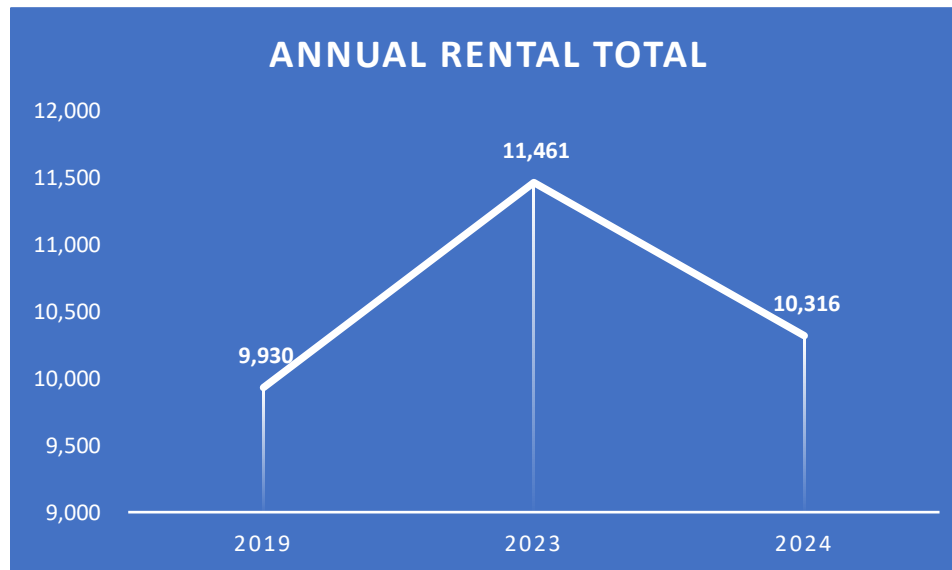
Adult swim has fully recovered from pre-pandemic levels with an increase of 37% since 2019. A further increase of 19% (878) was observed in 2024.

Parent Tot Swim

Parent Tot swim has not recovered from pre-pandemic levels. 2023 participation is down by 23% from 2019 rates. A further decrease of 6.5% (514) was experienced in 2024.



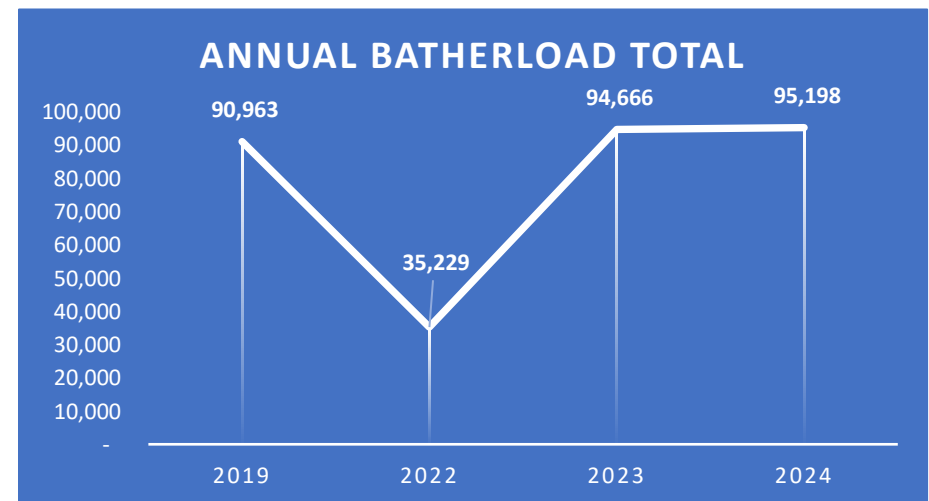
Pool Rentals



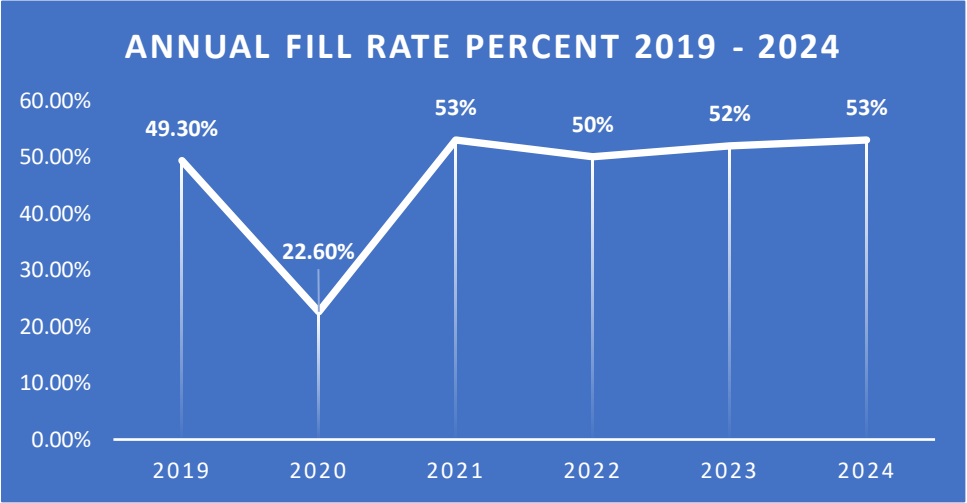
Participants in pool rentals fully recovered from pre-pandemic levels with an overall increase of 15% since 2019 in 2023. While still beyond 2019 levels the 2024 actuals show a decrease of 10% (1,145). This represents numbers of participants in rentals which may not be a result of lower number of rentals. Rentals during 2022 were deemed to be insignificant and are not included in this chart.

Total Bather Load

The overall bather load has fully recovered from pre-pandemic levels with an increase of 5% from 2019. A further increase of .6% (532) was experienced in 2024.

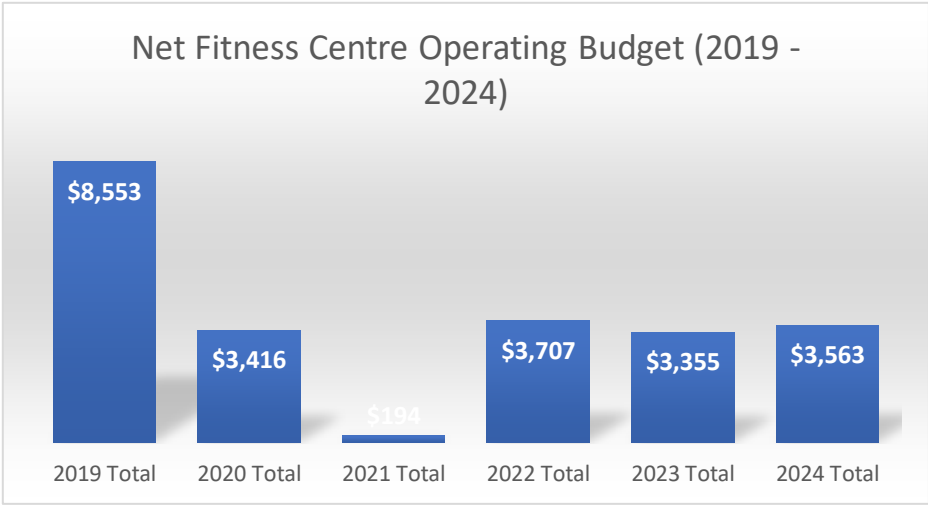


Fitness Centre



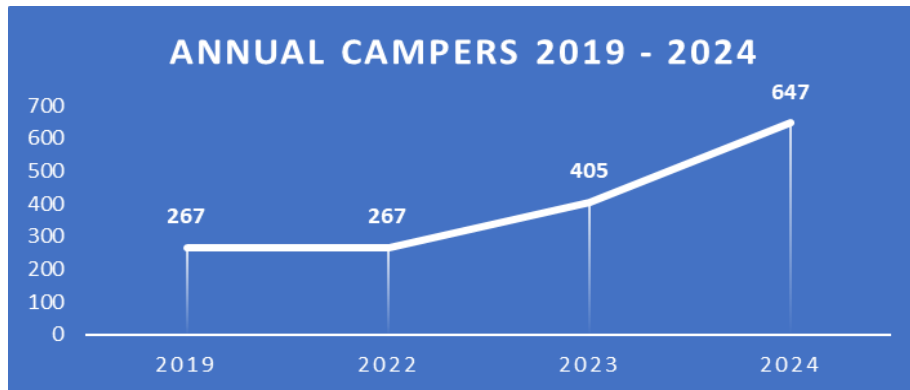
The “Fill Rate” is a measure of the total annual capacity of classes offered at the fitness centre as a percent of the total number of participants. This chart illustrates a stable trend of a fill rate between 50% to 53%.

The net operating budget shows a slight favourable contribution to the net levy. In the past 3 years the revenue over direct expenditures is averaging around the \$3,500 mark. It should be noted that there are no operating cost allocated to the fitness centre cost centre which would inevitably result in a net deficit.



Summer Camps

Summer Camp Participation

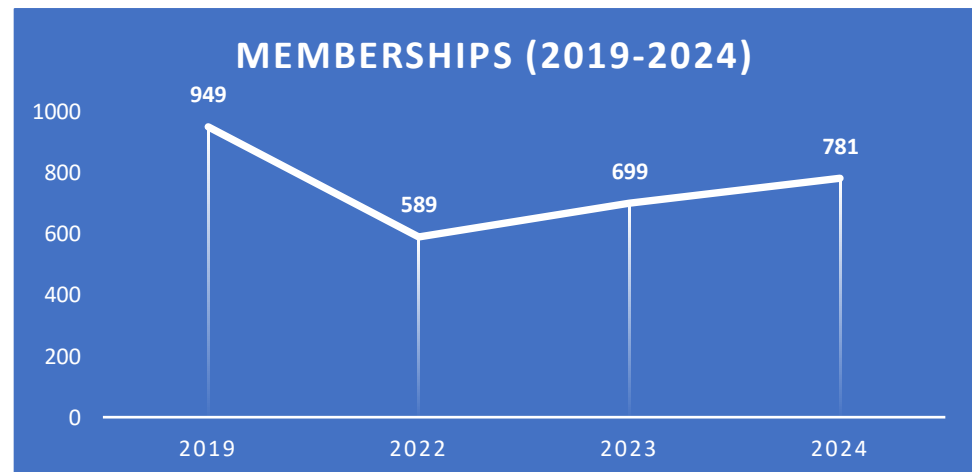


Summer Camp participation remained static between 2019 and 2022 (no restrictions) and has increased steadily since by 52% in 2023 and a further 60% in 2024.

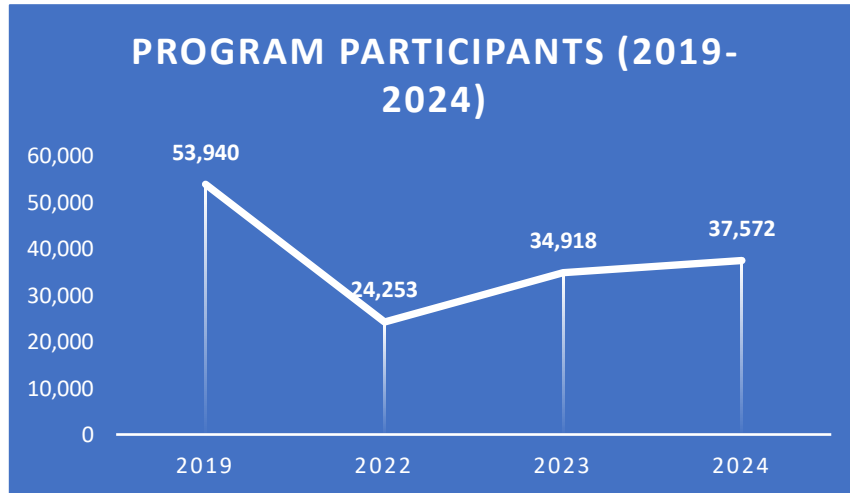
Victoria Park Seniors Centre

Memberships

Senior Centre membership has not recovered from pre pandemic levels with a decrease of 17.7% (168 memberships) in 2024 over 2019. The post-pandemic membership numbers are gradually increasing but remain lower than 2019.

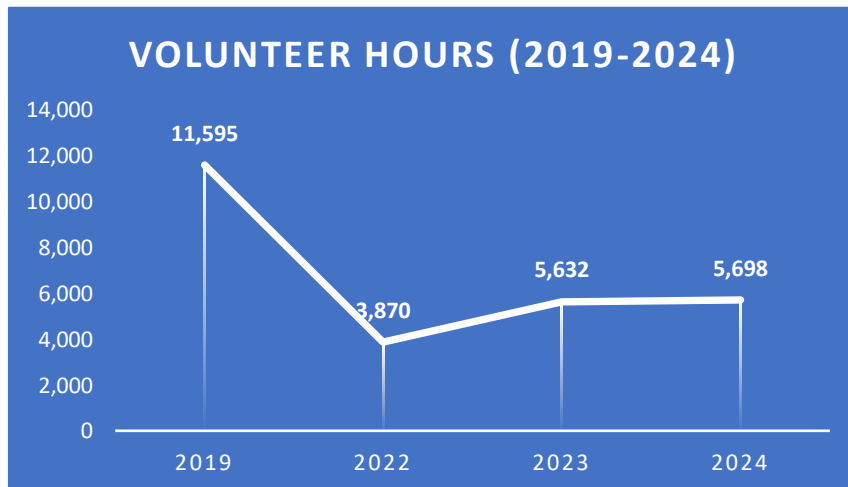


Program Participation



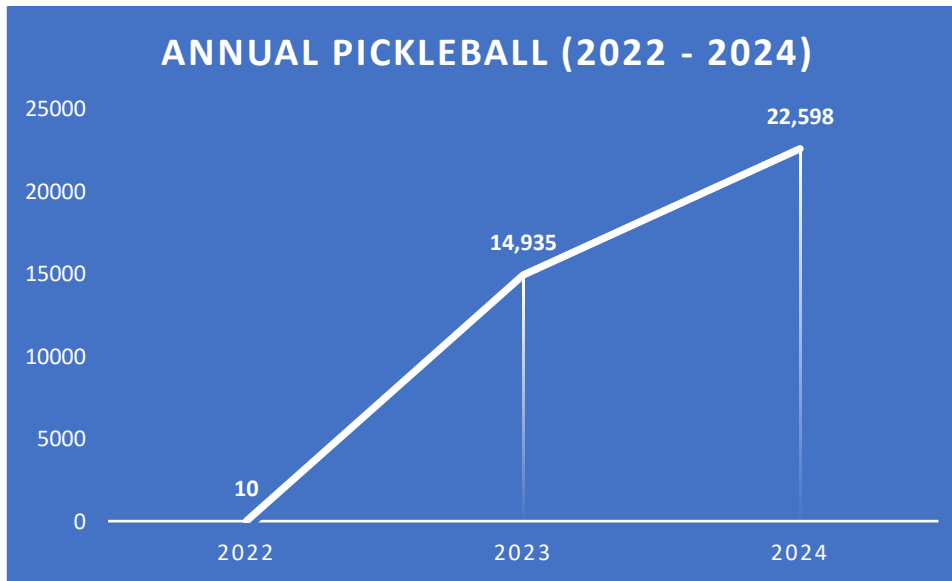
There has been a consistent increase in annual program participants since the Pandemic. Notwithstanding this trend the 2024 participant numbers remain 30.3% below 2019 levels.

Volunteer Hours



Annual volunteer hours are recovering gradually since the Pandemic but remains 50.9% lower than 2019 levels.

Pickleball



Pickleball participation is significant. Participation in 2024 increased by 51.3% (7,663) over 2023. There is likely to be a moderating effect in 2025 as the hall is equipped with basketball standards which will reduce access to pickleball play which has largely consumed available time in the hall.

Ball Diamonds

The following table illustrates the 2024 field allocation for ball diamonds.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Elora Diamond A	CW Softball 6:30- 11pm	Draper 5-8pm Elora Mens Slo-Pitch 8:30-11pm	Elora Mens Slo-Pitch 8:30-11pm	Ladies Softball 7-9pm	Mennonite Ball 8:30- 11:30pm		
Elora Diamond B	CW Softball 6:30- 11pm		Elora Mens Slo-Pitch 8:30-11pm	Ladies 3-pitch 7:30-10:30pm	Mennonite Ball 8:30- 10:30pm		Elora Mens 3-pitch 10am-4pm
Fergus Albert St Diamond	CW Softball 6:30- 8:30pm	CW Softball 6:30- 8:30pm	CW Softball 6:30- 8:30pm	CW Softball 6:30-8:30pm			
Belwood Diamond				Mens 3-pitch 7:00-10pm			
Fergus Princess Diamond	CW Softball 6:30- 8:30pm	CW Softball 6:30- 8:30pm	CW Softball 6:30- 8:30pm	CW Softball 6:30-8:30pm			
Fergus Tye Diamond	CW Softball 6:30- 11pm	CW Softball 6:30- 11pm	CW Softball 6:30- 11pm	CW Softball 6:30-11pm	CW Softball 6:30- 11pm		CW Softball 12:00-9:00pm
CW Centre Wellington Community Sportsplex Diamond							

Findings and Observations

- Belwood, Elora Lions Park, and Ponsonby Sports fields are lit fields and can accommodate play until 11:00pm.
- Ponsonby Sportsfields are not owned by the Township.
- There is sufficient capacity to accommodate additional ball diamond expansion.

Playfields and Ball Diamond Utilization

The following charts illustrate current use of rectangular fields and ball diamonds. This will serve as the current benchmark. A user survey that has been recently distributed will ask user groups to identify their membership numbers from 2019, 2022, 2023, and 2024. These numbers will serve to determine overall capacity utilization for outdoor facilities.

Playfields

The following table illustrates the 2024 field allocation for rectangular play fields.

	Monday		Tuesday		Wednesday			Thursday		Friday		Saturday		Sunday	
	FEDS	Rugby	FEDS	Rugby	FEDS	Private	Rugby	FEDS	Rugby	FEDS	Rugby	FEDS	Rugby	FEDS	Rugby
Victoria Park North	5-11pm		5-11pm		5-11pm			5-11pm		5-11pm		8am-3pm		7-9pm	
Victoria Park South		6-7:30pm		6-10:30pm					6-9:30pm						11-4:30pm
Victoria Park West		6-9:30pm		6-9pm	5-11pm		6-9pm		6-9:30pm						
Sportsplex Mini #1															
Sportsplex MAIN	7-10pm					6-8pm						8am-3pm			
Strathallan	5-8pm		5-8:30pm					5-8pm				10am-4pm (games)			
South Ridge - Minis	5-8:30pm		5-8pm		5-8pm			5-8pm				8am-3pm		3-8pm	
Southridge MAIN	5-9pm		5-9pm		5-9pm			5-9pm				8am-3pm			
Kirvan	5-8pm		5-8pm		5-8pm			5-8pm		5-8pm					

Findings and Observations

- Victoria Park North and West are lit fields and can accommodate play until 11:00pm.
- The majority of weeknights are fully booked for soccer or rugby with the exception of Friday evenings.
- Up to 7 playfields are available on Friday evening from 5:00 – 8:00 pm.
- Centre Wellington Community Sportsplex Main is the most under-utilized play field.
- There are 3 playfields that are not utilized on Saturday during the day or evening.
- Sunday is the most under-utilized day for play field use with 11.5 hours of use compared to 27.5 hours on a Monday.

INDOOR FACILITY NEEDS

The purpose of this section is to identify the current demand on major indoor facilities based on current supply, current utilization and where possible, to forecast future needs. The registration data contained in this section was primarily provided by individual user groups who completed the sport survey. It was aligned with population projections, making certain assumptions as to the rate of growth and the accuracy of the projections in terms of demographic detail, including age and other census data that will affect needs, interests and requirements.

While not an exact science as participation in sports is subject to change for a variety of reasons, future requirements are based on the following parameters.

- a) Identification of the current number of major indoor facility types.
- b) Where available and relevant, application of contemporary facility provision guidelines.
- c) Assessment of current number of registered users.
- d) Residency Rate.
- e) Identification of current deficiencies/surplus.
- f) Calculation of the “take-up rate” of current demographic counts.
- g) Projection of future growth/population counts.
- h) Factor incremental increase of users based on current “take-up rate”.
- i) Quantify future needs in 10-year increments.

These projections only consider the quantity of facilities. The location and quality of facilities are mutually exclusive from this exercise however can greatly impact overall playability, safety, desirability of use and ‘take up’ rates.

Population Projections

There are three data sources that are included as part of this analysis. More specifically 2021 population counts are sourced from the 2021 Census of Population from Statistics Canada. The second data source is from the County of Wellington. The following table of population projections is the basis for the Township’s needs projections through to 2051.

A-1, Table 2a County of Wellington Population, Housing and Employment, 2016 to 2051⁶

	Forecast Period	Total Popl'n	Total Resid. Units	Person Per Unit	Total Urban Area	Total Urban Area Resid Units	Total Employment	Employment Activity Rate
CW	2016	29,000	10,870	2.67	21,800	8,350	10,460	36.1%
	2021	34,100	12,810	2.66	26,900	10,270	12,280	36.0%
	2031	42,500	15,770	2.69	35,000	13,140	16,240	38.2%
	2041	52,300	19,360	2.7	44,700	16,650	21,280	40.7%
	2051	58,200	22,130	2.63	50,400	19,350	25,080	43.1%
	2016-2051	29,200	11,260		28,600	11,000	14,080	7.0%

The third data source was provided by Watson & Associates Economists Ltd. (Watson) To estimate the 2024 population count, Watson used interpolation of the 2021 Census data and the County's 2031 population forecast to determine the 2024 population of the Township. They calculated the Township's 2024 population count at 36,320.

Qualifying "Take-Up Rate"

For this exercise, the Take-Up Rate is a calculation of the number of registered participants as a percent of the youth population or total population. Watson have updated population counts for 2024 at 36,320. The youth population (5-19 years) from the 2021 Census represented 17.5% of the total population. Applying that same percent to the projected 2024 population of 36,320, the youth population in 2024 is estimated to be 6,356. The take-up rate is calculated as a percent of the actual minor youth registrants by the total youth population.

Numerous factors can influence the take-up rate, including:

- Awareness and Outreach (is target audience aware of the program)

⁶ [2051 Population, Household & Employment Growth Forecasts | Wellington County](#)

- Accessibility (ease of access, registration processes, availability of desired times)
- Perceived Value and Quality of Program (benefit vs cost)
- Eligibility Criteria (criteria for use can limit eligible participants)
- Cultural and Social Factors (social stigma or cultural norms)
- External Influences (discretionary spending, private services)

Take-Up Rate = Registered Participants divided by Youth Population

Residency Rate

The residency rate that is referenced in the following tables is a reference to the percent of participants that are residents of Centre Wellington of the total number of registered participants. This percent rate has been self-reported by the individual user groups as part of the sport group survey. The relevance of the residency rate is to ensure that indoor facility needs are not unduly influenced by non-resident demands.

Additional Facility Planning Considerations

Facility planning for parks and recreation long term plans is usually limited to a maximum 10-year timeframe. Given the changing landscape that affects facility needs, timing for growth, changing political landscape, trends, economic climate and completing financial demands, projections further than this timeline can be considered less accurate.

In all instances, further detailed study and analysis, usually on a case-by-case basis (or facility type by facility type basis) is recommended. In the case of Centre Wellington, the following variables could all impact future facility projections.

- Timing for projected growth
- Timing for new parkland.
- Potential re-design of the Centre Wellington Community Sportsplex for new or differing uses.

- Identification of most suitable location for a Multi-Use Recreation Centre
- Timing for development of a new Secondary School, including shared use agreements and collaborative design potential.
- Government Funding and Township’s financial resources

Ice Pad Needs

Table A – Registered Minor Participants

SPORT	RESIDENCY RATE**	2022	2023	2024
Minor Hockey	83%	698	705	765
Girls Hockey	85-90%	254	405	450
Elora Figure Skating	95%	180	195	200
Fergus Figure Skating	n/a	207	207*	207
Ringette	85%	71	83	91
TOTAL		1,410	1,595	1,713

Note: 4 hours of prime-time ice weekly is allocated to public use.

Note: 8 hours of prime-time ice is allocated to private rentals.

*Fergus Figure Skating Club did not submit survey information – staff provided the 2023 registration number of 207 which has been used as a place holder for 2022 – 2024

**as self reported by the sport groups

Table B – Current Surplus/Deficiency

The previous Master Plan (2018) included a provision standard of one ice pad per 700 registered participants. This provision standard included all ice users, not just minor. At that time the report suggested that the Township was in a surplus of ice scenario. In MGA’s experience, a more accurate provision standard is “1 ice pad for every 450 registered minor ice users”. Furthermore, our experience in rural and less diverse municipalities indicates that the 1/450 standard may be conservative.

The following Table uses the provision standard of 1/450 minor registered participants which in the end is consistent with expressed ice needs from user groups.

PROVISION STANDARD ICE PADS	CURRENT ICE PADS	CURRENT CAPACITY	2024 REGISTERED USERS	2024 DEFICIENCY
1 ice pad/450 Registered Minor* Users	3	1,350	1,713	.8 Ice Pads

*The guideline of 1 pad/450 minor participants is based on contemporary allocation policies that favour youth ice sports as a priority.

Table C – Take-Up Rate

2024 USERS	YOUTH POPULATION**	TAKE-UP RATE
1,713	6,356	26.9%

*2024 population count (Watson) (5-19 yrs).

**Based on 17.5% of population projections.

Table D - Ice User Projections (2031 – 2051)

YEAR	YOUTH POPULATION	TAKE-UP RATE	ICE USER PARTICIPATION	ICE PAD DEFICIENCY****
2024**	6,356	26.9%	1,713	.81
2031***	7,438	26.9%	2,001	1.45
2041***	9,153	26.9%	2,462	2.47
2051***	10,185	26.9%	2,740	3.1

*2021 Census

**2024 population count (Watson) (5-19 yrs)

***Wellington County Best Planning Estimates.

****Does not include community programs hours (10/week) or desired tournament play.

Note: The deficiency noted in Table D is further substantiated in 2024 from the following ice users who have expressed shortfalls in ice time to deliver their programs or increase their registered participants.

- Minor Hockey has identified a shortfall of 18-20 hours of ice/week.

- Girls Hockey has identified a shortfall of 25 hours of ice/week.
- Elora Figure Skating has identified a shortfall of 2 hours of ice/week.
- Prime-Time Community Programs (10-15 hours)

The current deficiency of .81 referenced in Table D is a mathematical calculation based on the 1 ice pad/450 registered minor participants. The current shortfall among users in 2024 is 47 hours per week, as reported by the groups to MGA. Assuming that there is 60 hours of prime-time ice this would indicate a real time deficiency of .78 ice pads. The slight difference of .03 between Table D (1/450) and real needs serves to substantiate the relative accuracy of the 1/450 standard.

Considering the expected doubling of the population to the end of the planning horizon, a doubling of ice pads within that time horizon could be said to meet a 'reasonableness test' for communities in the surrounding area that are already at that population level. Further analysis will be required through the planning horizon to assess population growth, changing demographics, trends in ice sports, etc.

It should also be noted that the expectations from ice user groups have changed in many ways since the previous Master Planning projections (2009, 2018). Groups and municipalities are looking for more ice time to address a variety of factors, usually to stay aligned with their counterparts in surrounding communities.

- Changing guidelines from Provincial Sport organizations for reasonable ice allocation by age, caliber, entry level and competitive opportunities
- Use of ice for various age groups (half-ice vs full ice)
- Ratio of practice ice to game ice
- Best use of one hour of ice per skater ratio
- Time of ice provision and parent willingness to adjust (early morning, late evening, weekends)
- How ice was 'facilitated' to meet growing and changing needs, growth of girl's hockey, regional supply approach, other.
- Growing demand for more public programming including unstructured, drop-in opportunities, birthday parties
- Interest in new or changing ice use – 'learn to play hockey', ringette, broomball, Para skate, speed skating
- Demands to extend the ice 'season' for try-outs and playoffs (spring/fall).
- Increase request for ice during prime-time ice for specialized skating skills and goalie training by private providers.

Additional Considerations

If the Township added a minimum of 15 hours/week for community programming this would result in a 1.03 ice pad deficiency in 2024 calculated by the need for 62 hours of prime-time ice out of 60 hours of total prime time hours per ice pad.

These current needs do not represent the expressed desire from the ice users for tournaments, 90 hours per month.

Arena Floor Needs

There are no provision standards for arena floor use, as typically there is more than adequate capacity during the non-ice season to accommodate floor use. The Township of Centre Wellington has a robust box lacrosse program which contributes to atypical utilization rates.

Summer Camps and Lacrosse represents the highest users of indoor floor space with 70 hours/week and 50 hours/week respectively. There is existing capacity to accommodate growth in both areas. It should be noted that neither program will influence the need for another “floor”, rather when an additional ice pad is required, there will be more than adequate floor space during the non-ice season for Camps, Lacrosse and other uses.

It is however important for the Township to understand future demand for floor space that will be required by Lacrosse.

Table A – Registered Minor Participants

SPORT	RESIDENCY RATE	2019	2022	2023	2024
Lacrosse	95%	385	500	550	700

Table B – Current Utilization

As identified previously there is no provision standard for Lacrosse or floor use. In this case we note that in 2024 there were 700 Registered Minor Lacrosse participants who use 50 hrs/week of floor space across all three floors. This equated to an average of 1 hour per week for every 14 participants – which will be used to project future needs.

Table C – Take-Up Rate

2024 USERS	YOUTH POPULATION*	TAKE-UP RATE
700	6,356	11%

*2024 Population count (Watson) (5-19 yrs).

Table D – Lacrosse Participant Projections (2031 – 2051)

YEAR	YOUTH POPULATION	TAKE-UP RATE	MINOR LACROSSE REGISTRATION	WEEKLY FLOOR NEEDS
2021*	5,450	9.1%	500	36 Hrs
2024**	6,356	11%	700	50 Hrs.
2031***	7,438	11%	818	58 Hrs.
2041***	9,153	11%	1,172	83 Hrs
2051***	10,185	11%	1,303	93 Hrs

*2021 Census

**2024 population count (Watson) (5-19 yrs)

***Wellington County Best Planning Estimates.

Gymnasiums

There is no distinct provision standard for the supply of gymnasiums. Traditionally, smaller municipalities have been able to accommodate gymnasium needs by primary, secondary, churches, and private schools. This practice represents good capital cost avoidance but results in certain frustration among user groups due to last minute cancellations and uncertainty in use as schools understandable prioritize their use over community use. The other limitation is that school gymnasiums are not available for public use during the weekday.

Changing interests and trends in hosting social events has impacted the relevancy of the hall for its original design. The kitchen and stage area are underutilized and the demand for gymnasium space has been clearly demonstrated at the Centre Wellington Community Sportsplex. The ever-increasing participation in pickleball has virtually consumed all available time (day/evening) in the

Hall. The Township’s recent decision to install basketball standards in the Hall will accommodate youth basketball albeit at the expense of pickleball use.

Celtics Basketball

The Township of Centre Wellington has a robust community led basketball program that has significant demands for gymnasium space.

Table A – Youth Basketball Participation

SPORT	RESIDENCY RATE	2019	2022	2023	2024
Youth Basketball	72%	na	703	692	690

Table B – Current Utilization

The Celtics use up to 3 different school gymnasiums per evening and times are not consistent. When asked if they had a full gymnasium at their disposal, how much would they use it?

Monday – Friday 5:00 PM to 10:00 PM = 25 hours/week.

Saturday – Sunday 15 hours per day = 30 hours/week.

Plus 5 – 10 hours/week for wheelchair basketball.

Table C – Take-Up Rate

2024 USERS	YOUTH POPULATION*	TAKE-UP RATE
690	6,356	10.8%

*2024 Revised population count (Watson) (5-19 yrs).

Table D – Basketball Participant Projections (2031 – 2051)

YEAR	YOUTH POPULATION	TAKE-UP RATE	MINOR BASKETBALL REGISTRATION	WEEKLY FLOOR NEEDS****
2021*	5,450	12.9%	703	50-55 Hrs.
2024**	6,356	10.8%	690	50-55 Hrs
2031***	7,438	10.8%	803	59-645 Hrs.
2041***	9,153	10.8%	989	71-76 Hrs
2051***	10,185	10.8%	1,100	78-83 Hrs

*2021 Census

**2024 population count (Watson) (5-19 yrs)

***Wellington County Best Planning Estimates.

****Includes wheelchair basketball of 5-10 hours/week.

Note: Needs based on 1 hour/15 participants calculated by current registrations 690 divided by weekly hours of 45 + 15.

Additional Notes:

- Basketball would use weekdays - 9 hours/day during Summer & March Break Camps.
- Basketball could fully occupy all prime-time hours of a full-sized gymnasium court currently.
- Does not include use by any other gymnasium sport such as Pickleball, Lacrosse, and Volleyball, Fitness, Badminton or Township programming.
- Pickleball could occupy all weekday (daytime) hours and open evening hours.
- By 2051 basketball alone would occupy 1.5 gymnasiums.
- Use of the JECC facility has not been fully tested in terms of take-up for its use as more of a 'sport' venue. However, the ceiling height limits the use for basketball, volleyball and some other activities.

- There has been expressed interest in further dialogue about the Township working cooperatively with the Upper Grand District School Board and the Wellington County Catholic District School Board as new schools are being planned, and when ready to proceed, during campus and facility design processes.

Halls & Multi-Purpose Spaces

There are no universal standards for the provision of halls and multi-purpose spaces. The need for additional halls and multi-purpose space is largely driven by demand for the use of such spaces.

Halls

The Township has three community halls including (i) Belwood Hall, (ii) Jefferson Elora CC Hall, and (iii) the Centre Wellington Community Sportsplex Hall. There is additional capacity at both Belwood and JECC Hall for some time as there is no immediate or pending demand for any significant weekly use. As noted, the JECC hall has not been fully explored for its use for more than just a 'traditional hall', however staff is exploring different program options currently.

The Centre Wellington Community Sportsplex Hall on the other hand is at capacity currently (Pickleball & Special Events) and will be over-capacity once basketball standards are installed. The demand for the Centre Wellington Community Sportsplex Hall is driven by Pickleball (and soon) youth basketball. The hall is effectively functioning as a gymnasium which serves as a primary indicator for new gymnasium space.

Centre Wellington Community Sportsplex- Multi-Purpose Spaces

The Centre Wellington Community Sportsplex has limited multi-purpose space and meeting rooms. One of the two meeting rooms has been designated for the cemetery sales function which leaves one room for meetings.

Fitness Area - The equipment-based fitness area and the fitness program space is otherwise dedicated for approximately 200 members. Staff provided an inventory of the current situation in the Township with private sector fitness service providers. This data will be used to explore options to continue or discontinue the fitness area membership program as future analysis is undertaken. The staff analysis indicated:

- A) The dedicated space for fitness serves a limited number of residents (200 +/-).
- B) There are options for equipment-based fitness and fitness classes within the private sector to accommodate existing members.
- C) The dedicated spaces could be better utilized for a variety of programming needs including drop-in or registered programs for a greater variety and number of residents.
- D) There is a deficiency in administrative space which could also be considered for partial use of this space.

The following is a summary of fitness related providers that staff are aware of. There are a significant number of option for residents which may account for the lack of uptake in the fitness centre programming.

Type of Class (yoga, pilates etc)	Provider	Location	Website
Yoga/Fitness/Personal Training	Alchemy Yoga Studio	78 James Street, Elora ON	https://www.alchemyyoga.ca/ https://www.facebook.com/AlchemyYogaCW/
Yoga	Awareness Yoga	53 Victoria St, Elora ON	www.awarenessyoga.ca
Yoga	Christine Eberle Yoga	53 Victoria St, Elora ON	Christine Eberle Yoga, Yoga Instruction, Elora, Ontario, Yoga for Men
X-Fit/Mom+baby fitness/Personal Training	ForgeX Fitness	140 St. Patrick Street W, Fergus ON	www.foregteam.ca
Pilates/Yoga	Grand River Pilates Studio	195 St. David Str S 3rd Floor, Fergus ON	www.grandriverpilatesstudio.ca
Zumba/fitness/Hatha Yoga	Gray's Fit and Fabulous (Sarah Schleen / Sarah Gray)	Melville United Church	Schedule Gray's Fit & Fabulous; Classes Gray's Fit & Fabulous
Pilates, Fitness class, Meditation	Headwaters pilates	431 St. Andrew Street W Unit 101, Fergus ON	Headwaters Pilates
Yoga	Karen Murtagh	Melville United Church	Yoga & Essentrics - Winter 2025 - Karen Murtagh
Essentrics	Karen Murtagh	Melville United Church	Yoga & Essentrics - Winter 2025 - Karen Murtagh

Personal Training/ Group Classes (Core Strong/Mom Strong/Soulful Strength)	Living 2B Awesome	113 Parkside Drive W, Fergus ON	Home - living2bawesome
Core Strong	Racquets	Racquets	Fitness Classes — Centre-Wellington Racquets
Strong Nation Zumba	Racquets	Racquets	Fitness Classes — Centre-Wellington Racquets
Group Fitness/Bootcamp/Interval Training	RT Health Company	7457 Wellington County Road 21 Unit 4, Elora ON	RT Health Company in Elora, ON, CA Mindbody
Group Fitness/Bootcamp	RT Health Company	7457 Wellington County Road 21 Unit 4, Elora ON	RT Health Company in Elora, ON, CA Mindbody
Yoga	RT Health Company	7457 Wellington County Road 21 Unit 4, Elora ON	RT Health Company in Elora, ON, CA Mindbody
Yoga	Spark Yoga	1 Water St E, Elora ON	Spark Yoga: hot yoga studio elora fergus
Pilates/Fitness classes (Virtual and Live)	Upper Grand Movement Therapy	66 Wellington Road 7, Elora ON	https://uppergrandmovementtherapy.com/classes
Yoga	Yoga in Fergus	855 St. David St N, Fergus ON	Yoga in Fergus Affordable classes, unlimited memberships

Victoris Park Seniors Centre (VPSC)

In the Township Utilization Section we note that Seniors Membership has decreased by 17.7% between 2019 (949 members) and 2024 (781 members). This suggests that there is significant capacity remaining at the current Senior's Centre.

Additionally, the Senior's Centre closes at 4:30pm which effectively leaves a significant amount of prime-time multi-purpose space available for weeknights and weekends. This space should be considered for future programming space for all ages including weeknight and weekend seniors programming and/or services.

Indoor Pools

The previous recreation plan included a provision standard of 1/35,000 population. In MGA's experience the provision standard for indoor pools is 1/30,000 population. With a 2021 population of 31,093 the Township has already begun to feel pressure to accommodate aquatic programming needs. The Township is currently experiencing program waitlist for many adults and children's programming and rentals, we believe that the 1/30,000 population is more reflective. (Refer to Township Aquatic Utilization Section for details by aquatic programming type.)

This pressure will continue to escalate as population increases. The Township will need to explore all potential scheduling solutions to continue managing the increased demand. The Township will need to prioritize the allocation of pool times to accommodate the greatest number of participants. The Township will also need to communicate to existing renters to manage expectation around limiting participation.

The table below illustrates a projected deficiency rate through to 2051. It suggests that the Township should plan to construct a new pool between 2031 and 2036 and expect that by 2051 they will be at 94% capacity of this new indoor pool.

YEAR	POPULATION	PROVISION STANDARD	DEFICIENCY
2021	31,093	1/30,000	0
2024	36,320	1/30,000	.2
2031	42,500	1/30,000	.41
2041	52,300	1/30,000	.74
2051	58,200	1/30,000	.94

Table A – Flippers Participation Rate

SPORT	RESIDENCY RATE	2019	2022	2023	2024
Swimming	98%	56	107	134	149

The Flippers have indicated a current need for 3 additional hours per week for a total of 6 hours/week.

This represents 1 hour per week for every 25 participants.

Indoor Multi-Use Facility

The previous master plan recommended that the Township conduct a feasibility study for an Indoor Multi-Use Recreation Facility (MURC). The sport survey included questions regarding their anticipated use of various facilities such as artificial turf, gymnasium, training spaces etc. We report the preliminary findings from the Township's active turf organizations.

GROUP	FALL	WINTER	SPRING	SUMMER
Lacrosse	10	10-20	10-20	20-30
Soccer	10-15	10-15	10-15	0
Rugby League	-	4	-	-
Rugby Elite	8-12	8-12	8-12	-
Camps	-	-	-	35
Private	-	-	-	-

20 hrs from baseball if cages and nets.

In the community engagement efforts with all sport groups a large majority were looking for a training facility they can use throughout the year that also serves community programming and event space. It is evident through the sport survey and community survey there is residents' interest in such a facility. We also know many of the sport groups are going outside the community to meet their organizational demands and that there is a gap in Centre Wellington's infrastructure.

Final Note

In summary, it should be noted that the validity of predicting future needs over a 25+ year horizon is limited. This data provides one approach to assessing projected deficiencies however a more fulsome review will be required to contextualize all influences on future needs. In addition, additional detailed study (future ice analysis, results of Multi Use Recreation Centre Business Plan, future approaches to providing Senior services) will all be useful in ensuring that the Township stays current with its planning and resource allocation.

RATES AND FEES COMPARISONS

The purpose of this section is to provide rates and fees municipal comparison data from surrounding municipalities. The fees have been scoped to include major revenue streams that can have more significant revenue impacts. More specifically, rates and fees for the following areas have been included;

- Arena Ice
- Arena Floor
- Recreational Ice/Floor Admissions
- Pool Rental
- Pool Admissions
- Aquafit
- Lessons
- Advanced Leadership
- Ball Fields
- Soccer Fields
- Fitness Memberships
- Camps

The following rating key is utilized for all areas:

↑ Municipality's fees are higher than comparators

↓ Municipality's fees are lower than comparators

≈ Municipality's fees are similar to comparators

Ice Time

Fees include all surcharges and taxes where applicable.

Winter Ice	Unit	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	City of Guelph	Comparison
Prime Time	/hr	251.20	277.09	ECC 246.49 (res) 291.52 (non-res) Hill 216.35 (res) 249.81 (non-res)	167.24 (res) 192.10 (non-res)	305.45 Sleeman 351.66	≈/↓
Non-Prime Time	/hr	140.70	166.26	ECC 150.81 Hill 120.52	143.51	160.35 Sleeman 206.34	↓
Minor Sports Rate - Prime Time	/hr	175.85	180.11	ECC 210.48 Hill 195.54	143.51	160.35	≈
Minor Sports Rate - Non-Prime Time	/hr	99.65	n/a	ECC 148.07	143.51	84.72	↓
Same Day - Non-Prime Time		/hr	70.40	n/a	n/a	65.00	↑
Same Day - Prime Time		/hr	125.60	n/a	n/a	65.00	↑

Summer Dry Floor	Unit	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	City of Guelph	Comparison
Prime Time	/hr	101.65	83.72	ECC 95.77 Hill 74.83	79.10 _(res) 90.40 _(non-res)	142.12	≈
Non-Prime Time	/hr	56.90	n/a	n/a	51.98		≈
Minor Sports Rate	/hr	71.20	66.98	77.75 (nfp)	67.80	74.65	≈
Minor Sports Rate Tournament Day	/day	431.25	n/a	755.05 (nfp)			↓
Day Rental of Arena Floor	/day	1,496.50 + 424.75 setup fee		823.69 – 3604.70	444.09 (M-Th) 788.74 (Fr-Su)		≈/↑

Findings:

- Guelph-Eramosa Township has no indoor ice facilities
- Township of Centre Wellington includes a repair and maintenance surcharge of approximately 5.3% on all bookings
- Wilmot Township does not include any capital/maintenance surcharge
- Township of Erin includes a \$5 or \$10 capital surcharge per hour per booking (included in fees shown).
- Town of Erin, non-prime time rate is based on number of skaters. Maximum charge is shown.
- Town of Erin has an adult league rental rate at the ECC of \$254.38/hr (all times). This fee is higher than the per hour regular resident rental for the same facility and there is no discount for nonprime time bookings.
- Town of Erin has a school rate of \$104.09/\$210.48/hr
- Town of Erin charges \$166.01/hr for holidays for ice rentals.
- Town of Erin day rate for dry floor rental varies per event type: The NFP rate is like a minor sport rate, but they charge significantly more for trade shows and concerts.
- City of Guelph surcharge of 15% applies for non-residents and commercial users.
- City of Guelph single skater rental is to a maximum of \$146.76. No discounts apply.

- Town of Erin charges minor hockey & Junior team \$1544.39 per season for storage. They also pay a monthly fee for office space of \$246.90.

Ice/Arena Dry Programming

Fees include all surcharges and taxes where applicable.

Admission	Unit	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	City of Guelph	Comparison
Under 4	/session	0	0 (U3)	3.00		0	
Child/youth (14 and under)	/session	3.15	4.25	3.00 (U13)	See note	4.16	↓
Youth (15-17)	/session	3.55	4.25	4.00		4.16	↓
Adult	/session	4.00	4.75 1.50 (daytime)	4.00	4.00	5.19 4.16 (snr)	≈
Family (4)	/session	12.75	13.50	12.00	12.00	13.50 (group)	≈
Shinny Prime Time or Stick & Puck	/hr	12.55	7.99/player (youth) 9.12/player (adult)	5.00	5.00	6.73-8.44	↑
Shinny Non-Prime Time or Stick & Puck	/hr	7.05		5.00	5.00	6.73-8.44	↑ ≈

Ice Programming Findings

- Centre Wellington 10 pass discount rate is 15%.
- Wellington North 10 pass discount rate is 25%.
- City of Guelph 10 pass discount rate is approximately 10% for public skating & shinny.
- Most municipalities offer sponsored skates and other select events are free.
- Wilmot offers weekday skating at reduced rate of \$1.50/session (adults only)
- Town of Erin charges \$5/user for shinny and stick and puck (all users), as well as early morning ticket ice.
- Erin offers season pass valid for all drop-in times (\$207.46/family or \$80.68/adult)

Pool Rental

Fees include all surcharges and taxes where applicable.

	Unit	Centre Wellington	Wilmot Township	City of Guelph	Comparison
1 pool	/hr	96.05	Lap 215.65 (prime) 140.02 (nonprime) Leisure 130.84 (prime) 85.04 (nonprime)	25 m pool 177.39 Therapy & Leisure 88.70	↓
2 or more pools	/hr	142.20	311.63 (prime) 202.56 (nonprime)		↓
Extra Guard	/hr	38.15	33.00	21.03	↑
Locker	/mo	6.50	n/a	n/a	

Pool Rental Findings:

- Wilmot has prime time & non-prime time rates (shown above). They also price the lap pool and the leisure pool separately.
- Wilmot minor sport discount is 35%
- Wilmot and Guelph offer per lane rental (26.93 and 29.55 respectively)

Pool Admission

Fees include all surcharges and taxes where applicable.

Admission	Unit	Centre Wellington	Wilmot Township	City of Guelph	Comparison
Under 1 yr	/swim	0	0	0 (U3)	≈
Pre school (U5)	/swim	2.40	4.00	4.16	↓
Youth (5-14)	/swim	3.45	4.00	4.16	↓
Youth (15-17)	/swim	3.85	4.00	4.16	↓
Senior (55+)	/swim	5.15	5.50	4.16	↓
Adult	/swim	5.60	7.20	5.19	↓
Family (4)	/swim	11.85	16.50	15.25	↓
Family Swim Pass	12 mos	476.75		See note	↓
Family Swim Pass Summer	Jul/Aug	133.30		See note	↓

Pool Admissions Findings:

- Centre Wellington 10 pass discount rate is 15%. Wilmot Township and City of Guelph 10 pass discount rate is 10%
- Guelph offers individual 3 month and 12-month swim passes for children, adults & seniors, but no family memberships. The cost for a family of four for a yearlong membership would be in excess of \$1000. The passes offered in Centre Wellington are an exceptional value.

Aquafit

Aquafit	Unit	Centre Wellington	Wilmot Township	City of Guelph	Comparison
Adult	/class	9.10		8.44 (drop in) 11.15 (registered)	↑
Senior/Student	/class	8.20		6.73 (+55 only)	↑
Adult - 10 Pass	/10 class	77.35	56.24	75.94	↑
Senior/Student - 10 Pass	/10class	69.70	53.91	60.71 (+55 only)	↑
Adult Membership	/yr	770.00	374.93 (100 pass)	677.96	↑
Adult Membership	6 mo	437.45			n/a
Adult Membership	3 mo	260.60	218.71 (50 pass)	215.14	↑
Adult Membership	1 mo	87.60			n/a
Senior/Student Membership	/yr	665.60	330.18 (100 pass)	516.34 (+55 only)	↑
Senior/Student Membership	6 mo	357.60			n/a
Senior/Student Membership	3 mo	225.00	192.61 (50 pass)	172.09 (+55 only)	↑
Senior/Student Membership	1 mo	75.25			n/a

Aquafit Findings:

- Wilmot Township offers 50 and 100 ticket passes instead of monthly. The 50 pass is shown on the 3 month line. The 100 pass fee is shown on the 1 year line.
- Guelph offers 20 class passes as well for a slightly deeper discount.

Lessons

Lessons	Unit	Centre Wellington	Wilmot Township	City of Guelph	Comparison
Parent & Tot	/9 wk session	87.15	87.03	67.28 (6 sessions)	≈
Preschool A1	/9 wk session	87.15	89.64	67.28 (6 sessions)	≈
Preschool A-E	/9 wk session	87.15	89.64	67.28 (6 sessions)	≈
Swimmer 1-5 (45 minute lessons)	/9 wk session	96.30	91.17	67.28 (6 sessions – 30 mins)	↓
Swimmer 6-7 (45 minute lessons)	/9 wk session	96.30	91.17	72.08 (6 sessions – 30 mins)	↓
Swimmer 8-10 (1 hour lessons)	/9 wk session	105.50	92.61	85.28 (6 sessions – 30 mins)	↓
Bronze Star/Basic First Aid	/9 wk session	128.70	157.61	108.90	≈
Bronze Medallion/Emergency First Aid	/9 wk session	219.75	186.46	177.99	↑
Bronze Cross	/9 wk session	219.75	193.75	181.02	↑
Aqua Adults 1 - 3	/9 wk session	117.40	103.02	85.28 (6 sessions – 30 mins)	↑
Aqua Teens 1 - 3	/9 wk session	98.95		85.28 (6 sessions – 30 mins)	↑
Private Lessons	/9 wk session	233.60		212.32 (8 sessions)	≈
Semi-Private Lessons	/9 wk session	158.35			n/a
Private Lessons	1/2 hour	35.00	34.59	26.54	≈
Semi-Private Lessons	1/2 hour	26.65	25.94		≈
Private Lessons - 3 Children 1/2 hour lessons	9 week/Per Child	138.55			n/a

Adapted Aquatics	/9 wk session	96.30	125.10 (8 wks)	75.69 – 96.36 (6 wks)	≈
Diaper Fit	/9 wk session	96.30	n/a	100.38	↓

Swim Lesson Findings:

- Wilmot charges an additional 25% for non-residents
- Guelph charges non-residents approximately 15% more (varies per program)
- Wilmot lesson prices are calculated to match (9-week session) based on the per session cost in the bylaw. However, Wilmot runs their lessons in 8-week sessions

Advanced Leadership

Advanced Leadership	Centre Wellington	Wilmot Township	City of Guelph	Comparison
Life Saving Instructor (LSS)	233.90	242.66	317.25	↓
Assistant Instructor	181.00	220.26	238.51	↓
National Lifeguard (NLS)	351.55	306.80	317.25	↑
NLS Re-Certification	127.35	118.90	111.17	↑
Aquatic Supervisor Training	155.20	n/a	152.81	≈
Standard First Aid	201.60	199.33	n/a	≈
Standard First Aid Re-Certification	76.20	n/a	n/a	
Emergency First Aid	114.20	n/a	n/a	

Leadership Findings:

- City of Guelph and Wilmot currently only offer first aid in conjunction with other leadership courses
- Charges for books are included.

Ball Diamonds

Fees include all surcharges and taxes where applicable.

	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	Guelph - Eramosa	City of Guelph	Comparison
Game - No Lights	73.20/game	13.06-34.39/hr	39.57/practice 45.79/game	62.15/game	27.19/hr	14.21 - 68.21/hr	
Game - With Lights	97.90/game	45.86-49.35/hr	Add'l 29.97/hr	81.36/game	44.10/hr	No extra charge	
Minor Sports - No Lights	53.20/game	8.49-22.35/hr	31.42/practice 46.52/game	49.72/game			
Minor Sports - With Lights	67.90/game	34.46-37.31/hr	Add'l 29.97/hr	68.93/game			
Minor Sports - Double Header	131.85/game						
Ball Tournament - 2 Diamonds - No Lights	403.65/day	330.34/day	564.14/day	226/diamond			
Ball Tournament - 2 Diamonds - Lights	458.65/day	375.22/day		245.21/diamond			
Minor Ball – Add'l costs per season							
CW Softball Children & Youth - Cutting & Dragging	940.50 (no tax)					92.54/game	
CW Softball Adult - Cutting & Dragging	863.60					92.54/game	

Baseball Diamond Findings:

- Where a range of prices are shown, the lower prices represent class B or C fields
- Town of Erin charges a lower rate for practices versus games. Interestingly, their rate for minor sport is higher for games than adult leagues.
- Hard to compare game prices vs hourly rental prices for baseball

Soccer Fields

	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	Guelph-Eramosa	City of Guelph	Comparison
Strathallan & St Mary's School - 3/4 Size Field	1,528.75 Per Year/Per Field	33.83/hr			40.68/hr		
Victoria Park North Field - Full Size Field South Ridge Park, Elora - Full Size Field	2,183.65 Per Year/Per Field	65.06/hr	35.95/hr		54.24/hr +35 for lights		
South Ridge Park, Elora - Mini Size Field, CW Centre Wellington Community Sportsplex, Victoria West	1,093.05 Per Year/Per Field	25.54/hr	25.09/hr				
Field Rental - Minor Sports	207.30 Per Day/Per Field	186.64 Per Day/Per Field	35.95/hr	7,250.00 seasonal minor soccer rate – all fields			
Field Rental - Minor Sports	53.20/game	16.60 (mini) - 42.30 (full)/hr			Discount 47.5%		

Field Rental	69.15/hr	See above	See above	37.29/game +17 for lights	See above	14.21 - 68.21/hr	
Field Rental	269.45 Per Day/Per Field		177.83 (mini) - 227.06 (lrg) Per Day/Per Field	204.53/day			
Field Rental	1,347.00 Per Week (5 days)						
Extra Lining - Any Field	116.30 Per Lining						

Soccer Pitch Findings:

- Guelph Eramosa has lower fees for unirrigated fields (not listed here). Fees shown here are for premium fields.
- City of Guelph charges per hour only. There is a 47.5% discount for affiliated minor sport groups

Camps

	Centre Wellington	Wilmot Township	Town of Erin	Wellington North	City of Guelph	Comparison
Full Week Camp	219.55	240.00-292.50	215.32	185.00	218.38-285.22	↓
4 Day Summer Camp	175.65	192.00-234.00		150.00	176.39-228.19	↓
PD Day or March Break	43.90/day	48.00-58.50	43.06 drop in		47.06	↓
Extended Care		11.50/day	40.74/wk			

Camp notes:

- Guelph-Eramosa does not offer summer camp. It rents space to providers who must have open registration
- Centre Wellington fees are lower than Wilmot, but very comparable to city of Guelph and Town of Erin.

Fitness Memberships

Fees include all surcharges and taxes where applicable.

Fitness & Weight Room Memberships	Unit	Centre Wellington	Guelph-Eramosa	City of Guelph	Comparison
Fitness					
Adult	/mo	61.30	n/a	Approx. 71.00	↓
Adult	/class	9.10	n/a	8.44	↑
Adult - 10 Pass	10	77.35	89.27	75.94	≈
Senior/Student	/mo	51.35	n/a	Approx. 57.00	≈
Senior/Student	/class	8.20	n/a	6.74	↑
Senior/Student - 10 Pass	10	69.70	89.27	60.72	≈
Weight Room					
Adult	/mo	61.30	n/a	n/a	
Adult	3 mos	183.85	n/a	215.14	↓
Adult	6 mos	328.65	n/a	n/a	
Adult	12 mos	455.65	n/a	632.76	↓
Adult (Weight Room & Swim)	12 mos	637.95	n/a	n/a	
Adult (Weight Room & Aquafit)	12 mos	857.95	n/a	632.76	↑
Senior/Student	/mo	51.35	n/a	n/a	
Senior/Student	3 mos	154.85	n/a	172.10	↓
Senior/Student	6 mos	277.90	n/a	n/a	
Senior/Student	12 mos	378.85	n/a	516.34	↓

Senior/Student (Weight Room & Swim)	12 mos	530.35	n/a		
Senior/Student (Weight Room & Aquafit)	12 mos	731.10	n/a	516.34	↑
Weight Room Drop In	1 use	6.75	n/a	6.72 (snr) 8.44 (adult)	≈

Fitness Rates Findings:

- Wilmot offers classes of various duration on a cost recovery basis. Fees are not provided in the bylaw.
- Erin and Wellington North do not have fitness memberships.
- Guelph Eramosa has a flat rate of \$79 (plus tax) for all 10-week fitness classes. OAC members pay \$73 (plus tax)
- Guelph offers only 3- and 12-month fitness memberships. Fee shown is prorated.
- Guelph does not offer a student rate
- City of Guelph membership are for several facilities, and some include classes. While this makes comparison challenging, in general, the City of Guelph membership fees are lower, given the access to classes and additional amenities. This comparison should be used with caution.

PARKS AND OUTDOOR RECREATION FACILITIES INVENTORY AND CONDITIONS

The purpose of this section is to provide an overview of the existing inventory and conditions of parks and outdoor recreation facilities in Centre Wellington. Each of the parks and outdoor recreation facilities were evaluated during the process of site visitation. Notes and photographs were taken during the site visits.

The complete inventory and classifications of existing parks and an assessment of future parkland needs is provided in the *Parks Plan* available under separate cover. This section focuses on the existing park conditions and the inventory of outdoor recreation facilities located within the existing parks.

Inventory

The complete listing of parks and associated outdoor recreation facilities and amenities is provided in the table following.

Common Types of Outdoor Recreation Facilities & Amenities

Common facilities found in many parks include seating, landscaping, shade structures, waste receptacles and a range of other features:

- **Seating** is consistently present throughout the majority of parks including at least one of the following features: benches, picnic tables, covered seating areas or raised staggered seating (sports field bleachers).
- **Parking** is provided at both Township-wide Parks in the form of paved parking areas and is available at more than half of the Community Parks and six Neighbourhood Parks including various sizes and surfacing of parking areas including paved or gravel parking areas. Four of the six Natural Areas have parking (gravel surface). On-street parking is available along adjoining streets at many of the park locations.
- **Playgrounds:** most Neighbourhood Parks feature at least one playground structure, while less than half of the Community Parks feature play equipment. Both Township-wide Parks have playgrounds. A fully accessible playground is provided at South Ridge Park in Elora and Stait Park in Fergus – these playgrounds feature a rubberized safety surface, accessibility ramp as well as accessible play components. Under the Accessibility for Ontarians with Disabilities Act (AODA) Design of Public Spaces Standard, outdoor play spaces such as playgrounds must be made accessible including new playground installations and when major changes are made to existing playgrounds. To meet these requirements, municipalities are required to consult with the public, local people with

disabilities and the accessibility advisory committee (where one has been established) when constructing new or redeveloping existing playgrounds. Additionally, municipalities are required to incorporate accessibility features that will allow children and caregivers with a wide range of abilities to play. Some municipalities target a minimum of 20% of play features as accessible components. Examples include sensory features, inclusive swing seats or arch swings, play counters, crawl tubes/tunnels, play panels, sand tables, and ramps connecting play components. Safety surfaces must be firm and stable for people using mobility devices to move around easily and prevent injuries, with adequate space to safely move around the play features. Examples include engineered wood fiber, wood chips/bark mulch, tiles or poured-in-place surfaces made of synthetic or rubber materials.

- **Washrooms** are found predominantly in the Township-wide Parks, which offer permanent washrooms and most (60%) of the Community Parks offer permanent or portable washroom facilities. One Neighbourhood Park has washrooms (Millburn Park) which are currently portable with the Capital Plan indicating permanent washrooms are planned in 2026. Permanent washrooms are accessible and year-round (some are open seasonally) while portable washrooms are not accessible and are seasonal only.

Specialized Outdoor Recreation Facilities

The following facilities for specific recreational activities have been identified in the parks' inventory and confirmed through the site visits:

- **Basketball / Multi-use Pads:** A half-court basketball pad is located at Douglas Park in Belwood and in Elora a full / multi-use pad is available at Bissell Park (a remnant pole/upright from a former basketball net was identified at one end of the pad at the time of the site visits) and the Jefferson Elora Community Centre.
- **Disc Golf** is available at the Centre Wellington Centre Wellington Community Sportsplex.
- **Dog Park:** one leash-free dog park is available in Fergus on Glengarry Crescent.
- **Outdoor Skating Rinks** are available in Elora at Bissell Park and Jefferson Elora Community Centre (ball diamond) and in Fergus at Highland Park (Jim Tye diamond), and the required infrastructure to support an outdoor rink is available at several other parks, subject to suitable weather conditions (as there are no mechanically assisted outdoor skating rinks) and volunteer-based ice surfacing and maintenance.
- **Skateparks** (2) are located at the Township-wide Parks – Jefferson Elora Community Centre in Elora and the Centre Wellington Centre Wellington Community Sportsplex in Fergus, and a **BMX** track/course is located at Harper Crescent Park in Fergus.
- **Splashpads:** The existing splashpads are located at O'Brien Park in Elora and Millburn Park in Fergus.

- **Sports fields:** ball diamonds, rectangular sports fields and related facilities are found primarily in Township-wide and Community Parks. The main ball diamond facilities include Highland Park (1 senior ball diamond with lighting and 2 smaller unlit ball diamonds) in Fergus, the Jefferson Elora Community Centre (1 ball diamond with lighting), Elora Lions Park (1 ball diamond with lighting) and the Belwood Sports Field (1 ball diamond with lighting). The main multi-field soccer and rugby facility is located at Victoria Park (2 full-size fields with lighting and irrigation, 1 smaller field) in Fergus. Additional fields are located at the Centre Wellington Community Sportsplex (1 full-size soccer/football field), with additional soccer fields located at South Ridge Park (1 unlit field with irrigation and 2 junior/mini fields with irrigation) in Elora as well as Forfar Park (1 unlit informal field) and Strathallan Park (1 unlit field) in Fergus. Two Neighbourhood Parks in Fergus have a sports field: Kirvan Park (1 soccer field, which is available to rent for formal play) and Webster Park (backstop / former baseball diamond not in use). Additional sports fields (ball diamond and soccer pitch) which are maintained by the Township are located at St. Mary Catholic School in Elora.
- **Tennis and Pickleball Courts:** The Fergus Tennis Club operates the membership-based tennis programs at the three tennis courts located at the corner of Tower Street and Union Street West. Additionally, two tennis courts (one of which is a multi-use court which alternates as two pickleball courts) are located at the Centre Wellington Community Sportsplex. The Fergus Tennis Club has exclusive use of the courts at the Centre Wellington Community Sportsplex during defined hours. Three former tennis courts (no longer in use) were also identified at the Centre Wellington Community Sportsplex.
- **Track and Field:** a gravel running/walking track is available at Victoria Park in Fergus.

Other Park Facilities and Amenities

Additional features, unique amenities and supporting facilities identified within the existing parks include:

- Campground at the Centre Wellington Community Sportsplex, with 256 campsites available for rent for large events;
- Community Garden and Food Forest at the Centre Wellington Community Sportsplex;
- Games table / chess at Granwood Memorial Park and Haylock Park in Elora, and Forfar Park in Fergus;
- Open space amphitheatre at Haylock Park in Elora;
- Outdoor fitness equipment at Forfar Park in Fergus;

- Historical monuments including the Belwood Cenotaph and memorial statues at MacDonald Square Park in Elora, Veterans Park in Salem and Norman Craig Square Park in Fergus, as well as an art piece and information plaque at St. James Square Park and an information plaque at BT Corner and Templin Gardens in Fergus;
- Pavilions or other shelters / shade structures at Bissell Park, Granwood Memorial Park, Hoffer Park, Jefferson Elora Community Centre, O'Brien Park (overhang structure), South Ridge Park and Station Square Park in Elora, the Centre Wellington Community Sportsplex, Confederation Park, Forfar Park, Kirvan Park, Millburn Park, Stait Park, Terry Fox Park (Arbor structure) and Westminster Park in Fergus, and Maple Park in Belwood,
- Sandbox play area at Keating Family Park in Elora and at Victoria Park and Webster Park in Fergus;
- Storage sheds/buildings at the Belwood Sports Fields,
- The Elora Farmers Market and Kitchen in the Park (KIPP) at Bissell Park;
- Trail connections and/or pathways including connections to the Grand Valley Trail, Riverwalk Loop, Trestle Bridge Trails Loop and Upper Grand Gorge Trail as well as pathways to, within or through certain parks. The Township is developing an Active Transportation and Mobility Plan which will provide complete information on the existing inventory of trails and pathways as well as recommendations to guide the planning and future investment in trails and related infrastructure.

Inventory of Existing Parks & Outdoor Recreation Facilities								
Park Name	# on Map	Sports Fields		Play Equip.	Parking	Wash-rooms	Seating	Other
		Baseball	Soccer / Other					
Community Parks* (20)								
Belwood Cenotaph	7	-	-	-	-	-	✓	Cenotaph
Belwood Hall	8	-	-	-	-	✓	✓	(Washrooms in Hall), benches
Belwood Sports Fields	5	✓	-	-	✓	✓	✓	Portable washrooms, bleachers, bullpens, lighting, storage shed, ~20 gravel parking spaces
Bissell Park (Elora)	17	-	-	-	✓	✓	✓	Pavilion, multi-use pad (basketball full court, ice rink), Elora Farmers Market, Kitchen in the Park, 10 paved and 30 gravel parking spaces, boardwalk, permanent washrooms, water fill station
Elora Lions Park	43	✓	-	-	✓	✓	✓	Lighting, bleachers, portable washrooms, ~20 gravel parking spaces
Ennotville Park (Ennotville)	3	-	-	-	✓	-	✓	Benches, 5-10 gravel parking spaces
Fergus Dog Park	60	-	-	-	✓	-	✓	Benches, ~15-20 gravel parking spaces, agility course, large dog house, not fenced, hose bib with potable water
Fergus Tennis Courts	62	-	-	-	-	✓	✓	3 tennis courts, 1 pickleball court, building with washrooms
Forfar Park (Fergus)	37	-	✓*	✓	✓	✓	✓	*Soccer nets, fitness area, pavilion, swings, ~30 paved parking spaces, permanent washroom, water fill station
Highland Park (Fergus)	24	✓	-	-	✓	✓	✓	1 main ball diamond with dugouts, lighting, 2 smaller ball diamonds, bleachers, permanent washroom, concession, water fill station, ~25-30 parking spaces
Hoffer Park (Elora)	54	-	-	✓	✓	✓	✓	Pavilion, picnic tables, permanent washroom, water fill station
Maple Park (Belwood)	6	-	-	✓	✓	-	✓	Pavilion, picnic tables, swings, 20 paved parking spaces
O’Brien Park (Elora)	15	-	-	✓	-	✓	✓	Splashpad, benches, swings, permanent washroom, water fill station, bike repair station
South Ridge Park (Elora)	46	-	✓	✓	✓	✓	✓	Full size soccer field, 2 mini fields, pavilion, picnic tables, 25 gravel parking spaces, permanent washroom, water fill station
Stait Park (Fergus)	33	-	-	✓	-	-	✓	Pavilion, benches, swings
Station Square Park (Elora)	18	-	-	-	-	-	✓	Shelter with benches

Inventory of Existing Parks & Outdoor Recreation Facilities								
Park Name	# on Map	Sports Fields		Play Equip.	Parking	Wash-rooms	Seating	Other
		Baseball	Soccer / Other					
Strathallan Park (Fergus)	61	-	✓	✓	✓	✓	-	Junior soccer field, open space area, portable washrooms, 20-25 gravel parking spaces
Terry Fox Park (Fergus)	19	-	-	-	-	-	✓	Pathways, benches
Victoria Park** (Elora)	13	-	-	-	✓	✓	✓	20 paved parking spaces, 2 portable washrooms, benches, Upper Grand Gorge Trail and Grand Valley Trail, fencing, stone viewing platform, stair access to river
Victoria Park (Fergus)	23	-	✓	✓	✓	✓	✓	Benches, bleachers, gravel track, 2 full-size soccer/rugby fields with lighting, 1 junior soccer field, park building with washrooms, sand box area, 60 paved parking spaces
Neighbourhood Parks* (34)								
Beatty Park (Fergus)	20	-	-	✓	-	-	✓	Picnic tables, swings, climbing walls
BT Corner (Fergus)	49	-	-	-	-	-	✓	Benches, information plaques
Douglas Park (Belwood)	4	-	-	✓	-	-	✓	Half court basketball pad, benches, lighting
Drimmie Park (Elora)	10	-	-	✓	-	-	✓	Basketball toss game, swings
Elora Meadows Park	47	-	-	✓	-	-	✓	Benches, picnic tables, swings
Farley Park (Fergus)	52	-	-	-	-	-	-	Undeveloped
Ferrier Park (Fergus)	22	-	-	✓	-	-	✓	Benches, picnic table, swings
Foote Park (Elora)	12	-	-	✓	-	-	✓	Benches
Gibbons Park (Fergus)	41	-	-	✓	-	-	✓	Picnic table, gravel path
Glencoe Park (Fergus)	31	-	-	-	-	-	-	Gravel path with lighting
Graham Park (Fergus)	36	-	-	✓	-	-	✓	Benches, swings
Granwood Memorial Park (Elora)	16	-	-	✓	-	-	✓	Pavilion, picnic tables
Harold Chambers Park (Elora)	14	-	-	-	-	-	-	-
Harper Crescent Park (Fergus)	40	-	-	-	-	-	-	BMX circuit trail
Harrison Park (Elora)	56	-	-	-	-	-	-	Undeveloped
Haylock Park (Elora)	55	-	-	-	-	-	✓	Chess table, round rock seating area, benches, tables, amphitheatre
Holman Park (Fergus)	38	-	-	✓	-	-	✓	Picnic tables, swings
Keating Family Park (Elora)	11	-	-	✓	-	-	✓	Picnic tables

Inventory of Existing Parks & Outdoor Recreation Facilities								
Park Name	# on Map	Sports Fields		Play Equip.	Parking	Wash-rooms	Seating	Other
		Baseball	Soccer / Other					
Kirvan Park (Fergus)	53	-	✓	✓	✓	-	✓	Undersized soccer field with nets, pavilion, paved path, ~17 paved parking spaces
MacDonald Square Park (Elora)	44	-	-	-	✓	-	✓	Benches, memorial statue, cenotaph, 25 paved parking spaces, EV parking adjacent
McFarlane Park (Fergus)	9	-	-	-	-	-	-	Paved path, trail connection
Millburn Park (Fergus)	28	-	-	-	✓	✓	✓	Splashpad, picnic shelter, portable washrooms, 15 paved parking spaces
Milligan Street Park (Fergus)	26	-	-	✓	-	-	✓	Benches, swings
Norman Craig Square (Fergus)	59	-	-	-	-	-	✓	Benches, memorial statue
Pattison Park (Fergus)	25	-	-	✓	-	-	✓	Picnic table
Revell Park (Fergus)	39	-	-	✓	-	-	✓	Picnic tables, pathway
Ryan Park (Fergus)	45	-	-	✓	-	-	✓	Benches, swings
St. James Square Park (Fergus)	2	-	-	-	-	-	✓	Benches, art piece and information plaque
Tait Park (Fergus)	27	-	-	✓	-	-	✓	Benches
Templin Gardens (Fergus)	34	-	-	-	✓	-	✓	Benches, tables, pathways, Grand Valley Trail and Riverwalk loop connection, 15 paved parking spaces
Veterans Park (Salem)	48	-	-	✓	✓	-	✓	Swings, memorial statue, 10 gravel parking spaces
Webster Park (Fergus)	35	✓	-	✓	-	-	✓	Swings, picnic tables, small (former) baseball diamond with backstop and benches
Westminster Park (Fergus)	51	-	-	✓	-	-	✓	Pavilion, benches, paved/gravel pathways
Wilkie Park (Fergus)	32	-	-	✓	-	-	✓	Benches, picnic tables, swings
Township-wide Parks* (2)								
Centre Wellington Centre Wellington Community Sportsplex (Fergus)	29	✓	✓	✓	✓	✓	✓	1 tennis court and 1 multi-use tennis/pickleball court, 3 (former) tennis courts (not in use), bullpens, batting cages, lighting, skatepark, community garden, disc golf, swings, approximately 330 paved parking spaces (shared parking with indoor recreation facilities), washrooms (in community centre and separate washroom for park area), event grounds, camping, food forest, water fill station, pavilion

Inventory of Existing Parks & Outdoor Recreation Facilities								
Park Name	# on Map	Sports Fields		Play Equip.	Parking	Wash-rooms	Seating	Other
		Baseball	Soccer / Other					
Jefferson Elora Community Centre (Elora)	42	✓	-	✓	✓	✓	✓	Basketball pad, pavilion, skatepark, picnic tables, benches, 100 paved parking spaces (2 EV spaces), washrooms (attached to community centre)
Natural Areas* (6)								
Arboretum** (Fergus)	58	-	-	-	-	-	-	Arboretum trail, Grand Valley trail
Blair Park (Fergus)	1	-	-	-	✓	-	-	Grand Valley trail, ~5 gravel parking spaces
Confederation Park (Fergus)	30	-	-	-	✓	-	✓	Shelter, picnic tables, ~20 gravel parking spaces
Fergusson Park (Fergus)	21	-	-	-	✓	-	-	~5 gravel parking spaces
Gow Park (Fergus)	57	-	-	-	✓	-	-	Small gravel parking area with ~2 parking spaces
Pierpoint Fly Fishing and Nature Reserve (Fergus)	50	-	-	-	✓	-	-	Pierpoint trail, water access / fishing area, ~15 gravel parking spaces

Notes: *For a description of the parks classifications, refer to the Parks Plan available under separate cover.

**Victoria Park and the Arboretum are on land owned by the GRCA and are operated by the Township under a maintenance agreement.

Conditions and Accessibility

During the site visits to the existing parks, a visual review of the existing age and condition and accessibility considerations for the parks was completed using the following ranking system and criteria:

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

Accessibility for parks and open space is a key component of any successful outdoor space for all people. "8 to 80 Cities" is a concept whereby public spaces are designed and maintained to allow access for people of all ages and abilities.

The Accessibility for Ontarians with Disabilities Act - 2005 (AODA) identifies standards for accessibility for built form and outdoor spaces. Specifically for parks and open space the AODA has the "Design of Public Spaces Standards" and the "Ontario Playgrounds for Kids with Disabilities" are key guiding documents for park professionals regarding clear paths of travel to various amenities within the park (does not have to be a path), accessible seating and eating amenities, accessible washrooms and parking, accessible playgrounds, beaches and trails which can bring people together to enjoy outdoor spaces. The Rick Hansen Foundation has published "A Guide to Creating Accessible Play Spaces" which is based on the principles of Universal Design and outlines best practices in play space design as well as guidelines for evaluating existing play spaces for accessibility and inclusion.

Additionally, the Township’s Asset Management Plan (AMP) was reviewed and related information is summarized in this section. The AMP estimates annual investment in parks equipment of \$334,848 for capital maintenance of the current inventory over its lifecycle.

General Trends

Overall, there is a diverse range in the scale and quality of parks and outdoor recreation facilities throughout the Township. Play equipment, for example, ranges from expansive newly built accessible playgrounds to older, overgrown and collectively worn structures.

Aspects of accessibility that were of the most noticeable variation include the quality and material of pathways throughout park spaces, curb heights and ramps to access playground structures. Very few playground areas throughout the network of parks included specific features that addressed and enhanced principles of barrier free design. However, from a general accessibility perspective the majority of playground areas had only minor concerns which could be addressed through the renewal of pathways or minor re-grading of spaces.



Pictured above: Strathallan Park, general wear present in playground structure.

Other aspects of variance included the overgrowth of multiple areas including playground base areas and sports fields as well as some play structures appearing well-maintained and others a lower priority. The majority of issues can be resolved with a renewal of play structures or components in general and consistent maintenance with only a few structures requiring conclusive revitalization / replacement.

Appendix C provides a complete list of parks with their individual conditions and accessibility rating, as well as any notes where unique features and/or specific issues or conditions were observed which may warrant consideration in future planning.



Overgrowth and Surface Wear

Overgrowth was the largest and most notable aspect of poor conditions with over ten parks and recreation areas featuring a mix of paths or playground surfaces that were becoming unmaintained, uneven, rough and less distinguishable. An alternative for future design or renewal considerations could be the usage of rubberized tile or wood chip surfaces within playground areas or permeable pavers within trails in order to better prevent overgrowth and distinguish paths in the presence of natural elements. This would improve the condition of these facilities, while improving the surface itself would greatly improve the accessibility and usability of paths and playgrounds. However, rubberized surfaces typically have increased capital costs over traditional playground surface materials, and the use of wood chips may be limited or should be avoided where required in termite zones.



Pictured above: Webster Park (former) ball diamond with overgrown infield.

Additionally, general wear on certain playgrounds has become prevalent leading to concerns regarding the visual appeal, safety and comfort within these spaces. This may impact the level of appeal to attract sustained use of these spaces and facilities to promote active play within these areas.

The issues of overgrowth, spread of safety surfacing materials into turf areas and surface wear, where observed, may be indications of higher usage levels and need for increased maintenance resources and frequency.



Pictured above: former tennis courts at Sportsplex, now used as hardscape area for events. New tennis courts have been installed elsewhere in the park.

The AMP provides condition ratings for individual play equipment components and surfacing and estimates a standard lifecycle of 20 years. Of the 31 play structure components listed in the AMP, 17 (53%) are rated “Very Good”, 5 (16%) are rated “Good”, 5 (16%) are rated “Fair” and 5 (16%) are rated “Poor”. Based on the AMP, playgrounds with components most in need of repair / replacement (at the time the AMP was prepared)

included: Foote Park, South Ridge Park (rubber flooring), Centre Wellington Centre Wellington Community Sportsplex, Victoria Park (Fergus) and Webster Park (arch climber). The AMP estimates a total cost of \$4,169,500 over the years 2025 to 2041 for capital maintenance, repair and replacement of existing playgrounds. Since the AMP was completed, new playground equipment has been installed in Foote Park and Victoria Park (Fergus) and in Webster Park and Keating Family Park the older play equipment has been removed leaving a sand play area.

Condition of Sports Facilities

Sports facilities, including baseball diamonds, were one of the core elements that indicated areas of overgrowth discussed above. In the specific cases of the baseball diamonds located at the Centre Wellington Centre Wellington Community Sportsplex and the field at Webster Park, overgrowth has led to a point of minimal usage potential of the space requiring a resurfacing of the field or re-purposing / redesignation of the space.

Additionally, various other remnant/former sports facilities that are less common throughout existing infrastructure have become unusable in their current state of condition, such as the former tennis courts at the Centre Wellington Centre Wellington Community Sportsplex (new tennis/ pickleball courts have been added in another location at the Centre Wellington Community Sportsplex) and the basketball hoop located at Bissel Park. In each specific case there is an immediate need for repair / revitalization to reinstate the potential for public use, or removal / re-purposing should be considered.



Pictured above: remnant basketball post / upright with no backboard and hoop.

Other sports facilities, including those at Elora Lions Park, Highland Park, Belwood Sports Field and the Jefferson Elora Community Centre are each in a state of stable maintenance and usable condition. Soccer fields were generally maintained with no major concerns apart from a few cases in which the nets were out of place and beginning to show consistent material wear.

In the AMP, all of the existing baseball backstops are estimated to have a lifecycle of 15 years and a current condition rating of “Fair”. Future repair/replacement costs total \$408,100 from 2025 to 2041.

Soccer, rugby and basketball nets have an estimated lifecycle of 10 years in the AMP and are mostly rated as “Fair” condition while the Victoria Park South nets are rated as “Good” and the Victoria Park North and West nets are rated as “Very Poor”. The total estimated repair/replacement cost is \$91,500 from 2025 to 2041.

Regarding sportsfield seating, the AMP estimates that bleachers have an estimated lifecycle of 10 years and rates the condition of existing bleachers as “Poor” or “Very Poor” with exception to the bleachers at Belwood Ball Diamond which are rated “Very Good”. The AMP estimates a repair/replacement cost of \$330,000 for existing sportsfield bleachers over the years 2025 to 2041.

Existing tennis courts are also included in the AMP with an estimated lifecycle of 5 to 15 years for court surfacing / coating and lighting, and 20 years for fencing. The Tower Street Tennis Courts (TSTC) are rated as “Very Good” to “Very Poor” with lighting rated as “Very Poor” and fencing as “Poor”. The Centre Wellington Centre Wellington Community Sportsplex courts and fencing are rated as “Very Good” and the lighting as “Good”. The total cost estimate for future capital repair and replacement is \$331,700 from 2025 to 2041.

Grading, Surfacing and Curbing

31Grading and surfacing within parks spaces can become a major opportunity for accessibility enhancement or limitation for users of the space. There is also an opportunity for natural play with small hills and grading in a park. In some cases, steep grass slopes were observed leading to, or surrounding, playground areas that contributed towards the accessibility rating of fair or poor. In these cases, a combination of re- grading of surfaces, in combination with the introduction of paved paths or ramps could become strategies to improve the accessibility of the space and limit barriers.

Curbing refers to the use of raised edging surrounding the material surfaces around playground structures to contain the safety surfacing material and reduce its spread onto other surfaces such as turf. In multiple cases throughout the site visits it was observed that curbs raised above ground level are present with no openings or breaks creating elevation changes that are both an accessibility barrier and, in some cases, a potential hazard for young children.



Pictured above: sloped grass area between the street grade and the playground elevation at Keating Park.



Pictured above: examples of playground raised curbs at Strathallan Park (top) and Wilkie Park (bottom)



Pictured above: example of surface material variation and transition to delineate spaces and improve accessibility – O’Brien Park.

Park Signs

Park signs are a key component to ensuring that parks and recreational spaces are marked, easily distinguished and findable. They should be displayed in an open, unobstructed area for parks that can be observed from the street and especially for those that do not feature large road frontage. Throughout the site visit process, it was observed that roughly 75% of parks and recreation areas features a park sign, the majority of which were easy to locate, clean and readily legible.



Pictured above: example of an accessible curb ramp / opening, Drimmie Park.

In some cases, alternative methods were deployed such as the archway symbolizing the entrance to Victoria Park in Elora that function under the same purpose. However, the design of the park signs was not consistent and contained a mix of both current and previous Township branding (i.e. logo). Those parks which did not feature a park sign were predominantly smaller urban parks as well as Belwood Sports Fields, Ennotville Park, Glencoe Park, Harper Crescent Park, Highland Park, McFarlane Park, Milligan Park, Pattison Park and Tait Park.

Flat Surfaces and Materials

The strategic use of surface materials and grading can provide opportunities for spatial variation and stimulation within play areas; however, it is crucial to maintain proper levels of physical accessibility. Examples of good standards of design observed within the existing parks include paved or semi-permeable flat pathways connecting features to access points within recreation areas. Additionally, smooth transitions between surfaces with minimal curb heights and proper material use can improve the accessibility of individual spaces. In situations where larger curbs are used to separate surfaces, there are features such as ramps or smooth transition openings which should be utilized more consistently to maintain proper transition between materials and elevations.

Playground Features

In addition to strategic use of surface materials, grading and paved paths to improve accessibility, there are cases in existing infrastructure where additional measures within playground structures enhance the condition and potential for usage within the feature. An example is the use of ramps with minimized slopes within the playground structure to improve access to the remainder of the feature and to encourage active and inclusive play among children and youth of various physical capabilities.



Pictured above: example of play equipment incorporating a ramp feature to improve accessibility and inclusiveness – Westminster Park.

Skateparks

The AMP provides condition ratings and estimates future capital maintenance costs for the two skateparks in the Township. The existing skatepark at the Centre Wellington Centre Wellington

Community Sportsplex is rated as “Poor” condition while the skatepark at the Jefferson Elora Community Centre is rated as “Very Good” condition. The AMP estimates a total future repair/replacement cost of \$107,700 from 2025 to 2041 (in addition to an estimate of \$81,600 for repair/replacement in 2023).

Splashpads

The AMP indicates a 15-year lifecycle and a condition rating of “Very Good” for the existing splashpad at O’Brien Park in Elora and “Good” for the splashpad at Millburn Park in Fergus. The AMP estimates total capital costs for future repair/replacement of \$752,100 from 2025 to 2041.

Park Fencing

According to the Township’s AMP, in 2020 the total estimated replacement cost of existing park fencing was approximately \$773,000, and many of the existing park fences are quite old dating back to the 1990s and is in “Very Poor” condition. A total estimated annual investment of approximately \$50,000 is identified in the AMP for future repair and replacement of park fencing (excluding cemeteries).

Trails

There are five primary trail loops within Centre Wellington including:

- The River Loop, which connects Elora and Fergus along the Grand River, approximately 11.3 kilometres in total length;
- The Upper Grand Gorge Trail in Elora, which offers views of the Elora Gorge and has a total length of approximately 2.6 kilometres;
- The Bissell Loop, which is accessed in Bissell Park and connects to downtown Elora, with a total length of approximately 1.8 kilometres;
- The Riverwalk Loop in downtown Fergus offering views of the Grand River and having a total length of 719 metres; and,
- The Trestle Bridge Trails Loop, which also offers views of the Grand River and the County Museum, connecting with the Elora Cataract Trail via on-road sections, approximately 9.3 kilometres in total length.

Additionally, connections to the Grand Valley Trail, which connects from Belwood all the way to Lake Erie, over 250 kilometres in total length, can be accessed at several locations in Centre Wellington.

The AMP provides condition ratings for existing Township trails and estimates the typical lifecycle of these trails at 50 years. All of the eight existing Township-owned trail sections listed in the AMP have a condition rating of “Very Good” and an average annual investment need of approximately \$5,400 for future repair and capital maintenance.

Park Buildings and Structures

The Township’s parks include a variety of park buildings and structures. **Appendix D** lists the buildings and structures identified within the Township’s parks and related building condition audit information where available, as well as the applicable condition ratings from the building condition audit reports and from the Asset Management Plan (AMP). The information in Appendix B is sourced from reports and information available from building audits completed by Cion Coulter Engineers & Building Scientists in 2020-21. For some of the buildings, repair / capital maintenance costs were identified for the years 2021-24, and as such in some cases there are no further expenditures identified for the years 2025-30 and 2031-40 in the table,

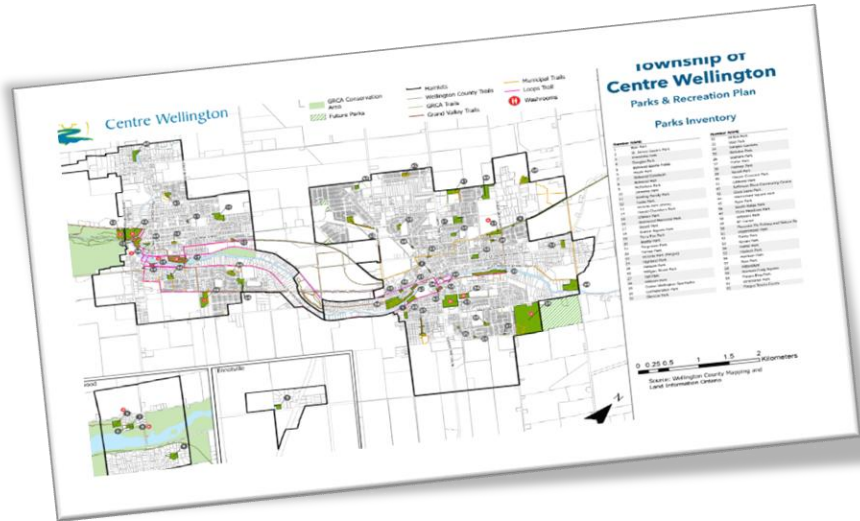
assuming the short-term repair and replacement recommendations were already implemented in 2021-24 where applicable. The total estimated expenditure for future capital maintenance and repair of existing park buildings and structures is \$303,000 between 2025 and 2030 and \$465,150 between 2031 and 2040, for a total of \$768,150.

In addition to the park buildings identified in **Appendix D**, the following indoor recreation facilities and buildings are co-located with parks:

- Belwood Hall, which has an associated outdoor open space area and is located adjacent to Maple Park and across the street from the Belwood Cenotaph;
- Jefferson Elora Community Centre, which is co-located with the baseball diamond and outdoor recreation area on the same property;
- Centre Wellington Centre Wellington Community Sportsplex, which is co-located with the associated outdoor recreation area on the same property;
- Victoria Park Seniors Centre and the Rugby Clubhouse which are located on the same property as Victoria Park in Fergus.

An overview of the existing conditions for these facilities and buildings is included within the summary of indoor recreation facilities.

Township Parks Map Illustration – Printed Separately



OUTDOOR FACILITY NEEDS

The purpose of this section is to determine the current demand for major outdoor sport facilities, their current utilization rates and forecast future needs to the year 2051 in 10-year increments, where possible. Specifically, this has been done for ball diamonds and rectangular fields (soccer and rugby). Fergus Elora District Soccer (FEDS), Fergus Highland Rugby Club and CW Minor Softball Association completed the sport user group survey and the responses and data provided have been used in this analysis. Centre Wellington Minor Lacrosse (field) also uses the rectangular fields in the Spring. The same population projections and related assumptions used previously in this report were also used, including parameters for indoor future requirements.

Outdoor Sports Field Distribution

Table A summarizes the current inventory of outdoor fields (diamonds and pitches) within municipal parks in the Township. There are currently a total of 19 diamonds and pitches in the Township’s parks, including 8 ball diamonds (7 of which are bookable, not including Webster Park), 7 soccer pitches and 1 rugby pitch.

The diamonds and pitches are found in various sizes and classes. **Class A** fields are lined and lit, **Class B** fields are lined and unlit, **Class C** diamonds are unlined and unlit, and, in the case of ball diamonds, have a backstop with limited fencing to facilitate informal play and practice. **Class C** soccer pitches are unlit and lined, but miniature size and booked for minor sports play. **Class D** soccer pitches are unlined and unlit but have nets available for informal play and practice. Considering the booking is distributed across fields of various sizes among player age groups, size is not a contributing factor to the field class but has been considered in determining full-size field equivalencies for the purpose of evaluating provision levels.

Additional sports fields are available at local schools; however, according to the Township’s scheduling data, they have not been directly used for minor sports since 2019. Additional private sports facilities are also available in the Township (i.e. Ponsonby Ball Diamonds) but are not included in this analysis or inventory.

Table A – Outdoor Field Distribution

Urban Area/ Park Name	Ball Diamonds			Soccer Pitches				Rugby Pitches (A)
	Lit (A)	Unlit (B)	Informal (C)	Lit (A)	Unlit (B)	Junior/Mini (C)	Informal (D)	
Elora/Salem								
Jefferson Elora Community Centre	1							
Lion's Park	1							
South Ridge Park					1	2		
TOTAL	2 Ball Diamonds			3 Soccer Pitches				
Fergus								
Highland Park	1	2						
Victoria Park				1	1			1
CW Sportsplex	1				1			
Strathallan Park					1			
Forfar Park							1	
Kirvan Park					1			
Webster Park			1					
TOTAL	5 Ball Diamonds			6 Soccer Pitches				1 Rugby Pitch
Belwood								
Belwood Sports Field	1							
TOTAL	1 Ball Diamond							
TOTAL TOWNSHIP SPORT FIELDS	8 Ball Diamonds			10 Soccer Pitches				1 Rugby Pitch
Field Equivalents (FE)	10.25			9.25				1.5

Note 1: Class ‘A’ Diamonds and Pitches have ‘Field Equivalent’ of 1.5
Note 2: Class ‘B’ Diamonds and Class ‘D’ Pitches have ‘Field Equivalent’ of 0.75
Note 3: Rugby Class ‘A’ Field is lit
Note 4: Victoria Park Class ‘B’ Field (unlit) is shared with Rugby (jointly lined)

Ball Diamond Current Usage and Needs

Ball diamonds are generally capable of operating from the middle of May to the end of September, from 8 a.m. to 9 p.m. (or dusk, whichever is earlier). Premium diamonds (i.e., Class A) with lighting can operate later to 11 p.m. The maximum weekly availability should be established to define the available hours per season based on the level of facility development and maintenance. Actual availability should be based on the level of usage a diamond can sustain regarding the class ranking and level of maintenance. Class “A” diamonds with lighting can accommodate on average 35 hours per week of usage. Class “B” diamonds without lighting but that are lined and fenced can accommodate on average 25 hours of play per week. Other informal and lower quality Class “C” diamonds with minimal maintenance and amenities can accommodate up to 20 hours of usage per week.

Considering a 21-week playing season for softball (May-September), the available capacity has been calculated as follows for the following field classes:

- Class “A” Diamonds: 735 hours/season
- Class “B” Diamonds: 525 hours/season
- Class “C” Diamonds: 420 hours/season

Table A summarizes the baseball diamond availability and usage information for the years 2019, 2022, 2023 and 2024.

Table A – Ball Diamond: Available Hours and Four-Year Usage Summary, 2019-2024*

Location	Field Equivalent (FE)	Avail. Hours	Hours Utilized				% Usage			
			2019	2022	2023	2024	2019	2022	2023	2024
Elora-Salem										
Elora A (Jefferson Elora Community Centre)	1.5	735	283.5	304.5	356.5	356.5	39%	41%	49%	49%
Elora B (Lion's Park)	1.5	735	388.5	189	372	403.5	53%	26%	51%	55%
TOTAL Elora-Salem	3	1470	672	493.5	728.5	760	46%	34%	50%	52%
Fergus										
Jim Tye (Highland)	1.5	735	361.5	462	661.5	661.5	49%	63%	90%	90%
Sade & Wilda Widemeyer Diamond (CW Sportsplex)	1.5	735	22	73.5	0	0	3%	10%	0%	0%
Frank Uttley (Highland - Albert)	1	525	28	126	168	168	5%	24%	32%	32%
Reg Bartlett (Highland - Princess)	1	525	49	73.5	168	168	9%	14%	32%	32%
Webster	0.75	420	0	0	0	0	0%	0%	0%	0%
TOTAL Fergus	5.75	2940	460.5	735	997.5	997.5	16%	25%	34%	34%
Belwood										
Belwood Field	1.5	735	133	63	63	126	18%	9%	9%	17%
Summary - Centre Wellington										
Township of Centre Wellington Total	10.25	5145	1265.5	1291.5	1789	1883.5	25%	25%	35%	37%
Lit "A" Class Fields Total	7.5	3675	1188.5	1092	1453	1547.5	32%	30%	40%	42%
Unlit "B" Class Fields Total	2	1050	77	199.5	336	336	7%	19%	32%	32%
Practice "C" Class Fields Total	0.75	420	0	0	0	0	0%	0%	0%	0%

Note 1: 2020 and 2021 excluded due to COVID-19 Pandemic

The following observations are made from the ball diamond inventory and usage data:

- Usage at the only two diamonds in Elora (both Class “A”) has remained relatively stable, while usage of diamonds in Fergus has doubled on average, with use of the two Class “B” diamonds at Highland Park in Fergus nearly quadrupling;
- Usage at the Sade & Wilda Widemeyer Diamond (Class “A”) at the Centre Wellington Centre Wellington Community Sportsplex has declined to near zero usage by minor sports. This was formerly a hardball diamond, which now is played at the Elora A Diamond (Jefferson Elora Community Centre). The Township has seen an overall decline in hardball teams. Decrease in use may also be attributable to the current observed and reported condition of the diamond during completion of the Township’s comprehensive parkland inventory and interviews with user groups; and
- Usage of the Belwood Field (Class “A”) has been inconsistently low and not utilized by any youth minor sport sessions.

The following Table (Table B) provides registered users reported by the CW Minor Softball Association.

Table B – Registered Minor Participants

Registered Ball Participants						
Sport	RESIDENCY RATE*	2019	2022	2023	2024	
Softball	80%	650	n/a**	500	700	
TOTAL		650	0	500	700	

*Note: As self-reported by sport group

**Note: No data provided

The following table (Table C) provides the take-up rate with CW Minor Softball Association. Unlike other sports, softball has a well-distributed uptake among both youth and adult users. Considering the age range served by CW Softball and user cohorts assigned and booked to diamonds, the reported 2024 users is compared to both the youth population (age 5-19) and the adult population (age 20-64)

Table C – Softball Take-up Rate

Cohort	2024 Users	2024 Population	Take-up Rate

Youth (5-19 years)	328	6,356	5.16%
Adult (20-64 years)	372	20,074	1.85%

***Note:** 2024 population count (Watson) (5-65 yrs)

The previous Master Plan utilized a provision standard of one ball diamond per 4,000 people. This provision standard applied to the entire population of Centre Wellington and did not take into consideration the users of diamonds. A more accurate provision standard typically used by Ontario municipalities and a best practice is 1 diamond per 75-100 ball registrants. This rate is more aligned to the users.

Table D shows the current ball diamond users with a minimum and maximum usage capacity of current diamonds. The calculations in Table D uses the minimum and maximum provision standard of 1 diamond per 75-100 ball users, considering the number of registrants expressed by CW Softball over the previous four played seasons. In both scenarios, the Township has a current surplus of ball diamonds for users. As the registered and booked diamond users outside of CW Softball was not available or provided for this analysis (i.e. Mennonite Ball), the minimum surplus is more accurate of current conditions.

Table D – Current Users and Ball Diamond Provisions

Provision Standard Baseball Diamonds	Current Diamonds*	2024 Registered Users	Minimum Current Capacity	Maximum Current Capacity	2024 Max Surplus (Diamonds)	2024 Min Surplus (Diamonds)
Max 1 diamond/100 Registrants, Min 1 diamond/75 Registrants	10.25	700	769	1,025	-3.3	-0.9

***Note:** Using Field Equivalent Rate

Table E forecasts current usage and supply to project diamond needs to 2051, in 10-year increments. Assuming take up rate remains consistent and the highest provision of diamonds to users, the Township is projected to have a deficiency of 0.6 field equivalent diamonds as early as 2031. This deficiency is estimated to grow to between 0.9 to 4.6 field equivalent diamonds by 2051.

Table E – Current Diamond Surplus/Deficiency and Projections

Year	Cohort	Population	Take-up Rate	Ball Users	Min Surplus/Deficiency (Diamonds)*	Max Surplus/Deficiency (Diamonds)*
2024*	Youth	6,356	5.16%	328	-3.3	-0.9
	Adult	20,074	1.85%	372		
2031**	Youth	7,378	5.16%	381	-2.1	0.6
	Adult	23,299	1.85%	432		
2041**	Youth	9,079	5.16%	469	-0.3	3.1
	Adult	28,671	1.85%	531		
2051**	Youth	10,104	5.16%	521	0.9	4.6
	Adult	31,905	1.85%	591		

***Note:** 2024 population count (Watson)

****Note:** Wellington County Best Planning Estimates

Rectangular Field Current Usage and Needs

The Township’s rectangular fields are primarily used and booked for soccer (FEDS) and rugby (Fergus Highland Rugby Club).

Rectangular fields are also generally available and operate from the middle of May to the end of September from 8 a.m. to 9 p.m. Like the ball diamonds, the actual usage of rectangular fields should be based on the level of usage that fields can sustain in regard to their development and maintenance as well as the infrastructure provided. All rectangular fields in the Township are natural turf; however, the premium fields also have lighting, are more frequently mowed and lined, and have better drainage. The Premium Class “A” fields for soccer and rugby can be expected to accommodate approximately 46 hours of usage per week. Recreational Class “B” as well as the Township’s junior/mini Class “C” fields can be expected to accommodate approximately 37 hours of usage per week. The remaining informal Class “D” fields only accommodate informal play and practice and can accommodate 32 hours of usage per week.

The Township has a robust and active rugby league, which has a dedicated Class “A” field at Victoria Park. Rugby usage is also jointly booked on other rectangular fields in the Township, sharing with minor soccer. Rugby’s reported outdoor playing seasons are longer than other field users.

The length of playing seasons can have minor fluctuations from year to year. The playing season generally includes both the core and shoulder season. Appropriate playing season durations and their scheduling must take into consideration maintenance, regeneration and the natural sustainability of outdoor turf, especially during excessive usage periods. Considering a typical 13-week playing season reported by FEDS and 16-weeks reported by Fergus Highland Rugby’s schedules, the available capacity has been calculated as follows for the following field classes and sport uses:

- Class “A” Pitches: 598 hours (joint use or soccer only); 736 hours (rugby only)
- Class “B” Pitches: 481 hours
- Class “C” Pitches: 481 hours
- Class “D” Pitches: 416 hours

Table A summarizes the rectangular field availability and usage information for the years 2019, 2022, 2023 and 2024.

Table A – Rectangular Field: Available Hours and Four-Year Usage Summary, 2019-2024*

Location	Class	Field Equivalent (FE)	Avail. Hours	Hours Utilized				% Usage			
				2019	2022	2023	2024	2019	2022	2023	2024
Elora-Salem											
South Ridge Main	B	1	481	104	208	299	299	22%	43%	62%	62%
South Ridge Mini A	C	1	481	78	279.5	318.5	318.5	16%	58%	66%	66%
South Ridge Mini B	C	1	481	78	279.5	318.5	318.5	16%	58%	66%	66%
TOTAL Elora-Salem		3	1443	260	767	936	936	18%	53%	65%	65%
Fergus											
Victoria Park Main (North)	A	1.5	598	182	416	507	507	30%	70%	85%	85%
Victoria Park South (Rugby)	A	1.5	736	375	264	288	288	51%	36%	39%	39%
CW Sportsplex Main	B	1	481	52	156	156	156	11%	32%	32%	32%
Victoria Park West (Soccer, Rugby, Lacrosse)	B	1	481	160	247	247	247	33%	51%	51%	51%
Strathallan (Soccer, Lacrosse)	B	1	481	52	195	201.5	201.5	11%	41%	42%	42%
Kirvan	B	1	481	0	195	195	195	0%	41%	41%	41%
Forfar	D	0.75	416	0	0	0	0	0%	0%	0%	0%
TOTAL Fergus		7.75	3674	821	1473	1594.5	1594.5	22%	40%	43%	43%
Summary - Centre Wellington											
Township of Centre Wellington Total		10.75	5117	1081	2240	2530.5	2530.5	21%	44%	49%	49%
Lit "A" Class Fields Total		3	1334	557	680	795	795	42%	51%	60%	60%
Unlit "B" Class Fields Total		5	2405	368	1001	1098.5	1098.5	15%	42%	46%	46%
Junior "C" Class Fields Total		2	962	156	559	637	637	16%	58%	66%	66%
Informal "D" Class Fields Total		0.75	416	0	0	0	0	0%	0%	0%	0%

Note 1: 2020 and 2021 excluded due to COVID-19 Pandemic
Note 2: No outdoor usage data provided by Centre Wellington Minor Lacrosse Association; Fields identified as being jointly utilized by lacrosse are noted in first column of Table A

The following observations are made from the rectangular field inventory and usage data:

- Soccer usage at the premium Class “A” field in Victoria Park has nearly tripled in usage since 2019;
- Rugby usage at its dedicated, premium Class “A” field in Victoria Park has slightly declined in usage since 2019;
- Usage of the single Class “B” and two mini Class “C” fields in South Ridge Park have also nearly tripled for soccer since 2019;
- The Class “B” field in Strathallan Park has almost quadrupled in usage since 2019;
- Usage at the Class “B” field at the Centre Wellington Centre Wellington Community Sportsplex almost tripled in use since 2019; this does not include Special Event usage;
- Overall, the usage of fields for soccer have consistently grown across the Township across all fields;
- Kirvan Park’s new single Class “B” soccer field opened in 2024, providing additional capacity in the Township and was immediately booked by for use by FEDS to near half capacity.

The following Table (Table B) provides registered users reported FEDS and Fergus Highland Rugby.

Table B – Registered Participants (Rectangle Fields)

Sport	Residency Rate*	Cohort	2019	2022	2023	2024
Soccer	90%	Youth	729	906	1196	1351
		Adult	171	218	259	322
		TOTAL	900	1124	1455	1673
Rugby	80%	Youth	190	275	384	416
		Adult	120	145	176	219
		TOTAL	310	420	560	635
TOTAL			1210	1544	2015	2308

*Note: As self-reported by sport group
 **Note: No data provided

Table C provides the take-up rate with the Fergus Elora District Soccer Club.

Table C – Soccer Take-up Rate

Cohort	2024 Users	Population	Take-up Rate
Youth (5-19 years)	1,351	6,356	21.26%
Adult (20-64 years)	322	20,174	1.60%

*Note: 2024 population count (Watson)
 **Note: Based on 17.5% of population projections

The Township’s 2018 Master Plan utilized a provision of one soccer field per 80 registrants. This rate falls in the middle of soccer provision standards utilized in Ontario municipalities. For the purposes of this needs assessment, a minimum and maximum provision standard ranging from 80-100 participants per field equivalent will be used.

Table D shows the current soccer field users with a minimum and maximum usage capacity of current fields. The calculations in Table D use the minimum and maximum provision standard of 1 field per 80-100 ball users. In both cases, the Township has a current deficiency of soccer fields for users. The number of facilities does not include fields not owned by the Township (i.e. school sites). FEDS may use and book other non-Township owned fields each season.

Table D – Current Users and Soccer Field Provisions

Provision Standard Soccer Fields	Current Soccer Fields*	Current Minimum Capacity	Current Maximum Capacity	2024 Registered Users	2024 Min Deficiency (Fields)	2024 Max Deficiency (Fields)
1 soccer/80-100 Users	10	860	1,075	1,673	6	10.1

*Note: Field Equivalent Rate of 10.75 used in calculations

Table E forecasts current usage and supply to project rectangular field needs to 2051, in 10-year increments. As noted earlier in Table B, the Township has experienced rapid growth in soccer participants since 2019. There is a current deficiency in soccer fields between 6 to 10.2 field equivalents. If usage rates continue at a consistent rate and utilizing the population forecasts by the County of Wellington, this deficiency will grow to between 15.8 to 22.5 field equivalents by 2051. Further analysis will be required within the next planning horizon to make adjustments where needed with actual population growth and changes in take-up and the needs of soccer.

Table E – Current Soccer Field Surplus/Deficiency and Projections

Year	Cohort	Population	Take-up Rate	Soccer Users	Min Deficiency (Fields)	Max Deficiency (Fields)
2024*	Youth	6,356	21.26%	1,351	6.0	10.2
	Adult	20,074	1.60%	322		
2031**	Youth	7,378	21.26%	1,568	8.7	13.5
	Adult	23,299	1.60%	372		
2041**	Youth	9,079	21.26%	1,930	13.1	19.1
	Adult	28,671	1.60%	458		
2051**	Youth	10,104	21.26%	2,148	15.8	22.5
	Adult	31,905	1.60%	509		

*Note: 2024 population count (Watson)

**Note: Wellington County Best Planning Estimates

Outdoor Racquet Court Distribution

Table A summarizes the current inventory of outdoor courts for tennis and pickleball within municipal parks in the Township. There are currently a total of 5 tennis courts and 3 pickleball courts. Two (2) of the pickleball courts are joint use that can split one of the public tennis courts at the Centre Wellington Centre Wellington Community Sportsplex.

Table A – Outdoor Court Distribution

Location	Tennis Courts	Pickleball Courts
Fergus		
Fergus Tennis Club	3	1
Centre Wellington Centre Wellington Community Sportsplex	2	2*
TOTAL	5	3

*Note: Shared with 1 tennis court

Tennis

The Fergus Tennis Club has a user agreement with the Township for exclusive use of its club members. That facility is located at 275 Tower Street South in Fergus, directly across from

Norman Craig Square. The Tennis Club facility includes 3 lit courts as well as a separate lit pickleball court. In addition to these courts is a small clubhouse building. Overall, the site is fully built-out and has no on-site parking. The clubhouse is not Accessible (AODA compliant). Due to the limited options for expansion, the Fergus Tennis Club has indicated they must cap annual membership numbers at 450. Annual registrations of Tennis Club members has ranged between 276 users in 2019, 469 in 2022, 417 in 2023 and 396 in 2024. At their dedicated facility, this equates to approximately 1 court per 150 members. Any future growth in the Fergus Tennis Club is dependent on the available facilities. The Fergus Tennis Club has established a capital fund to contribute towards their vision for a year-round facility.

An additional 2 tennis courts are located at the Centre Wellington Centre Wellington Community Sportsplex. These courts replaced 3 older tennis courts in 2008. They are fully fenced and lit. The Fergus Tennis Club has dedicated ‘members only hours’ at the Centre Wellington Community Sportsplex courts of 46.5 hours per week. These dedicated hours are reserved at the beginning and end of the day (i.e. 7am-8:30am and 8pm-11pm weekdays, 7-11:30am and 3:30pm-11pm weekends), with one extended hour of evening play on Wednesdays. At all other times, these courts are open to the public in a ‘free drop in,’ structure,

There are 3 additional tennis courts at the Centre Wellington Centre Wellington Community Sportsplex, however, these were decommissioned in 2008 and are unused for any racquet sport purposes. As such, they have not been included in the above tennis facility inventory and are considered permanently closed.

The 2019 Master Plan recommended a tennis court provision rate of 1 court per 5,000 people, which is consistent with comparable municipalities and generally accepted service standards in Ontario. Applying this provision rate to the population growth forecast utilized throughout this needs assessment shows a current tennis court deficiency of 2.3, as shown in Table B. This is forecast to grow to a deficiency of 6.6 courts in 2051. The 2018 Master Plan also indicated the need for 2 courts and this is identified in the Capital Plan to build in Elora, however land is not available, so this project has not been realized.

Table B – Tennis Deficiency Projection

Year	Population	Deficiency (Courts)
2024	36,620	2.3
2031	42,500	3.5
2041	52,300	5.5
2051	58,200	6.6

Note:** 2024 population count (Watson) *Note:** Wellington County Best Planning Estimates

Outdoor Pickleball

Outdoor pickleball facilities are currently limited in the Township to a single court at the Fergus Tennis Club and 2 shared-use courts that are shared with a single tennis court at the Centre Wellington Centre Wellington Community Sportsplex. The Fergus Tennis Club’s pickleball court is reserved for the use of its members. The two outdoor pickleball courts at the Centre Wellington Centre Wellington Community Sportsplex have shared use with the south side tennis court. No booking or usage data is available for the Centre Wellington Community Sportsplex pickleball courts and are free and available on a first-come, first-served basis to the public outside of the times that are exclusive use by the Fergus Tennis Club. As previously identified in this needs analysis, the pickleball participation in Centre Wellington is trending upwards and is anticipated to continue to rise in the years to come. Overall, there is a lack of dedicated pickleball facilities in the Township as noted previously for indoor facilities.

Other Outdoor Facilities

Playgrounds

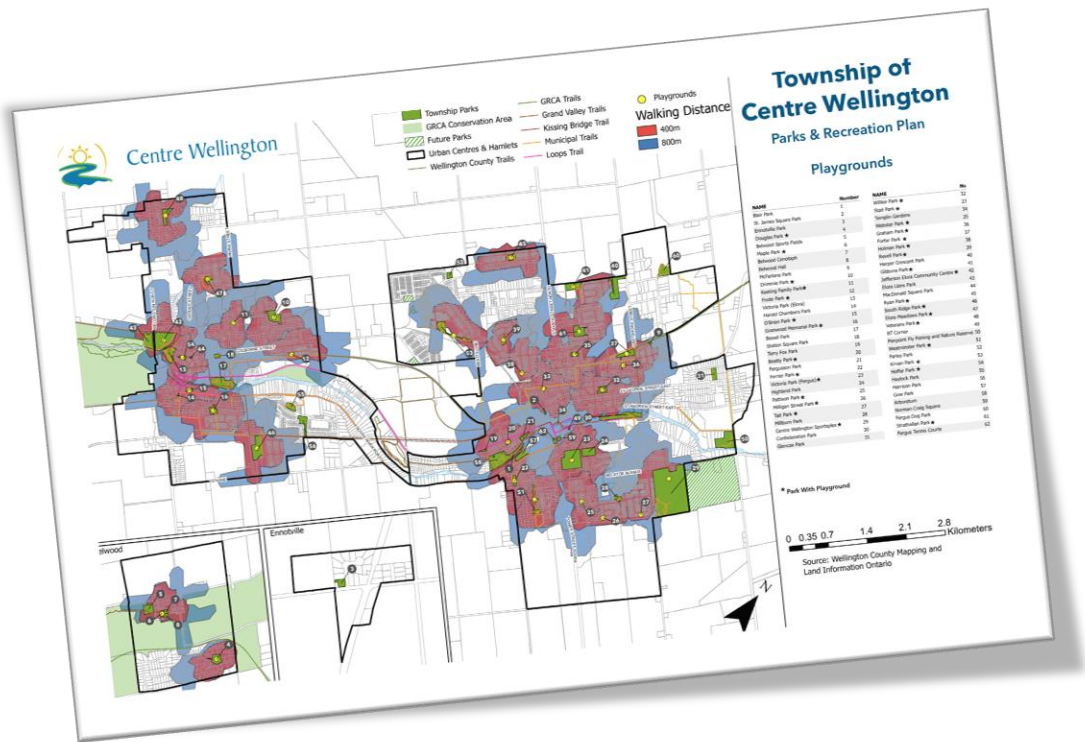
There are playgrounds in 31 of the Township's parks. These include a variety and combinations of climbers, slides and swing sets. A playground distribution analysis was completed through the results of a Geographic Information System (GIS) map. This map is included in the needs assessment and plots a 400 metre and 800 metre distance from the nearest point of entry to each of the 31 parks with a playground. A 400 metre distance is a general best management practice, being within an 8-minute or less walking distance. Based on a review of the geographic distribution of parks with playground structure(s) in the Township, most residential neighbourhoods are well served, with a few gaps identified. The following list summarizes the key findings of gaps:

- There is a playground gap in south Elora. The neighbourhoods currently rely on the accessible playground in South Ridge Park, which is centrally located but beyond an 800-metre walking distance from several residential streets. Harrison Park is currently not developed or programmed, and Haylock Park is a newer natural environment park with a natural amphitheatre, but has no playground equipment;
- There is a playground gap in the east Fergus urban area. Glencoe Park is centrally located in this neighbourhood, however it is largely a mowed field and does not have any playground equipment;
- There is a gap in the north-central Fergus urban area, generally bound by Side Road 18, St. David St N (Highway 6), Woodhill Drive and Beatty Line. This area is mostly comprised of large lot, low-rise residential uses which are not within an 800-metre walking distance of any park;
- The parks in the Storybrook west subdivision in northwest Fergus are currently undeveloped or programmed (Farley Park and Storybrook Phase II Park). Build-out of these two parks is included in the Township's 2025 Budget. The larger neighbourhood park, Kirvan Park, currently has a playground and is located next to a new public elementary school under construction;
- Southwest Fergus and southeast Elora, near Groves Memorial Community Hospital have a gap for parks with a playground. The current residential uses in this area are limited to large rural lots that are built out to the urban boundaries along the Grand River. A public playground facility is available in this area at the Wellington County Museum and Archives site, however it is owned by the County and not included in the inventory for this analysis;
- There is a minor gap in northeast Salem around Millford Crescent and Woolwich Street E. Residential uses in this area are generally limited to large lot single detached dwellings. Salem Public School in this area has playground equipment in their yard that is within walking distance of the underserved residential which could already contribute resolving this gap, however, for the purposes of this analysis, it is not considered a Township park.

Some area public elementary schools have their own playground equipment that may be accessible to the public outside of school hours. During interviews with both the Upper Grand District School Board (UGDSB) and Wellington Catholic District School Board (WCDSB), it was emphasized that playgrounds on their sites are not funded by the Ministry of Education and capital for new or renewed playground equipment often needs to be done through fundraising. The WCDSB also indicated the current trend is to move away from physical playgrounds on school sites in favour of naturalized outdoor education areas. Schools with playgrounds were not included in this analysis.

In addition to reviewing the gaps identified above, new playground locations are needed in future Neighbourhood Parks to maintain ideal service levels of a 400 metre to 800 metre walking distance of most households.

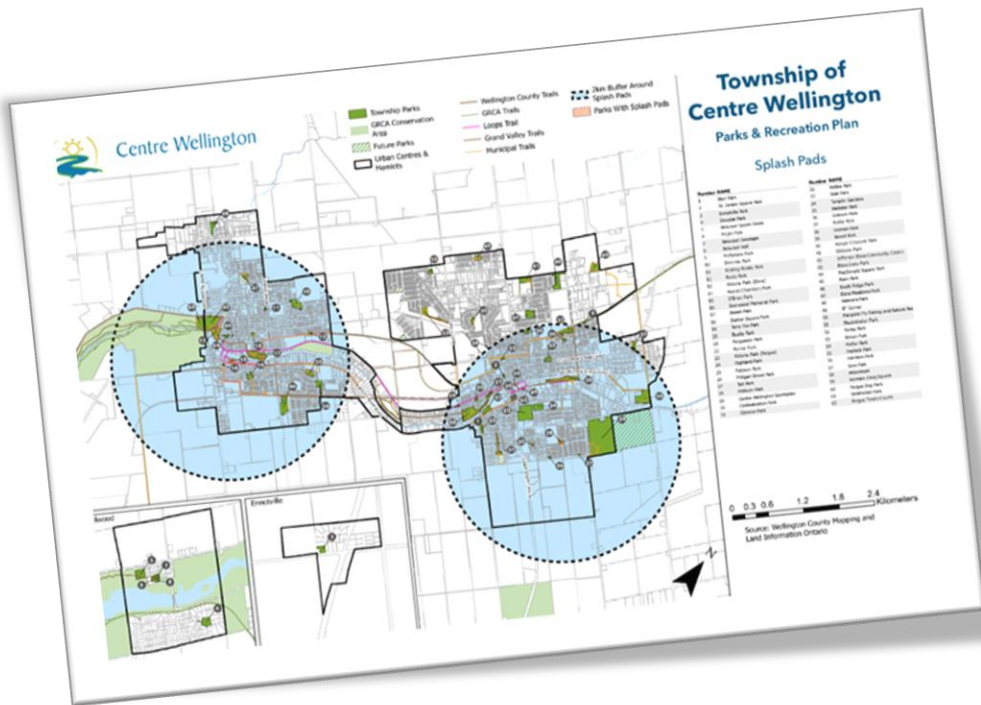
Township Playground Distribution Map Illustration – Printed Separately



Splashpads

There are 2 splashpads in the Township. One is centrally located in Elora at O’Brien Park and the other centrally located in Fergus at Millburn Park. Elora’s splashpad is within a 2-kilometre distance of much of the urban area. Fergus’s splashpad is within a 2-kilometre distance of much of the urban area, except for north Fergus. Considering the central location and newer condition of the splashpads, they currently serve most of the urban areas well. The current supply of splashpads is equivalent to 1 splash pad per approximately 2,100 children (based on the 2021 Census population of the Township). This rate compares with typical municipal splashpad provision rates on a population basis. Township Capital Forecast plans include adding a playground and permanent washroom at Milburn Park in 2026, and would be classified as a Community Park, and already has dedicated parking.

Township Splashpad Distribution Map Illustration – Printed Separately



Skateparks

There are currently 2 outdoor skateparks in the Township. The skatepark in Elora is located at the Jefferson Elora Community Centre and the skatepark in Fergus is located at the Centre Wellington Centre Wellington Community Sportsplex. The Elora skatepark is newer and opened in October, 2019. It has permanent concrete ramps and structures. The Fergus skatepark's structures are metal ramps, rails and half pipes fastened to a larger concrete pad, providing the ability to relocate if needed. With both skateparks being located at Township-wide parks, they are considered destinations that well serve the urban areas.

Multi-use Outdoor Pads and Seasonal Outdoor Rinks

Several multi-use outdoor pads are found in parks across the Township. These facilities are generally hard rectangular surfaces that are versatile in use. They can include singular or dual basketball nets and informal perimeter boards. Parks that include multi-use outdoor pads include:

- Bissell Park
- Douglas Park
- Jefferson Elora Community Centre

During the winter season, outdoor rinks are regularly found in the following parks:

- Bissell Park (multi-use pad)
- Jefferson Elora Community Centre (Elora A Diamond infield)
- Highland Park (Jim Tye Diamond infield)

Additional parks throughout the Township also have capacity and infrastructure (i.e. water service) to include outdoor rinks during the winter season. Their availability and operation are dependent on participation by community volunteers and weather patterns. Township Parks staff support these volunteers by providing some equipment to initially prepare the outdoor rinks for the season.

In general, a lack of multi-use outdoor pads across parks was observed. A specific geographic distribution among park hierarchy should be determined

Off-leash Dog Park

One off-leash dog park is in northeast Fergus off Glengarry Crescent. The dog park includes trails, an agility course and an open field. It is understood owners of an adjacent private property informally allow dogs to roam onto their lands from the park. The park is not fenced. Maintenance of the dog park is shared by Township Parks staff and volunteers (CW Dog Owners Group).

INDOOR FACILITY CONDITIONS AND INVENTORY

The purpose of this section is to determine the Township's current inventory of indoor facilities by facility type. The condition is based on a visual inspection only and further details are referenced in the Facility Audits conducted for all the Community Centres by Cion Engineering & Building Scientists in 2020/21.

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

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

Current Indoor Facility Inventory

Facility Type	Current Supply	Condition	Size
Ice Pad • CW Centre Wellington Community Sportsplex A • CW Centre Wellington Community Sportsplex B • Jefferson Elora CC	3	Good Good Good	85'x200' Seating 1200 85'x190' Seating 250 85x 185' Seating 600 Standing 300
Pool	1	Good	25 m lane pool Warm leisure pool Whirlpool
Senior Centre	1	Good	9 Multi-use rooms Billiards room Scout room Kitchen Lobby Library
Meeting Rooms	3		

• CW Centre Wellington Community Sportsplex Mezzanine • CW Centre Wellington Community Sportsplex Boardroom A • CW Centre Wellington Community Sportsplex Boardroom B		Good Good Good	Capacity – 75 Capacity – 15 Capacity 15
Community Halls • CW Centre Wellington Community Sportsplex • Jefferson Elora CC • Highland Rugby Clubhouse • Belwood Community Hall	3	Good Fair Good Poor	Capacity – 400 (Can be split into 2) Capacity - 300 Capacity – 120 Capacity - 150

Facility Size

FACILITY	SQUARE FEET
Centre Wellington Community Centre	111,523
Wellington Community Sportsplex	
Jefferson Elora Community Centre	35,726
Victoria Park Senior Centre	12,000
Highland Rugby Clubhouse	4,827
Belwood Community Hall	4,227
TOTAL	168,303

The Parks and Recreation Department has 2 buildings that support their operations but are not included in the above inventory as they are not indoor facilities that offer public recreation opportunities. These include the Belsyde Farmhouse and the Centre Wellington Community Sportsplex Pole Barn. Further information on these building is included in a later section of this inventory.

Refer to **APPENDIX B** for a detailed description of each indoor facility.

SUMMARY OF FINDINGS

- The Township has a spectrum of indoor facilities for a municipality of its size.
- The Community Hall at the Centre Wellington Community Sportsplex is dominated by Pickleball use.
- Basketball standards have been installed in the Community Hall to accommodate basketball – due to lack of height of the ceiling this will only be able to accommodate young age children.
- The Township does not own a full-sized gymnasium and sport groups rely on use of school gymnasiums for indoor sports and dryland training and private facilities.
- The Township has 3 functioning ice pads that accommodate floor sports (lacrosse, ball hockey, pickleball, basketball) and camps.
- The Township will need to consider investment in some of the older buildings to bring them into a good state of repair with improved accessibility and universal access.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Please refer to Community and Stakeholder Engagement Report produced as a separate and distinct Report.

APPENDIX A – POLICY REFERENCES

CENTRE WELLINGTON OFFICIAL PLAN⁷

The Township of Centre Wellington's Official Plan (Consolidated 2024) only applies to the Elora and Fergus Urban Centres, including Salem and Belwood. All other areas of the Township are governed by the County of Wellington's Official Plan. The following sections relating to parks, recreation, and culture have been extracted from the Township's Official Plan.

Values

B.2 COMMUNITY VALUES

Centre Wellington is a unique community. Our citizens value their community for its unique qualities including: 1) Natural Beauty 2) Diverse Economy 3) Small Town Atmosphere 4) Mix of Urban and Rural Character 5) Culture and Heritage 6) Heritage Architecture 7) The Grand River 8) Availability of Amenities

Vision

One of several vision statements related directly to parks and recreation services;

With Access to Community Services...

- Transportation Routes designed to facilitate future requirements of the community
- Increased and Varied Recreational Services and Facilities
- Housing provided to meet a full range of community needs
- Sufficient Facilities to accommodate essential services such as schools, churches, and health care
- Trailways and Parks expanded and diversified
- Arts and Cultural Facilities
- Infrastructure including clean water, sewage disposal, storm drainage
- High Tech infrastructure such as fibreoptics

And an Environment that is Preserved for Future Generations

⁷ [A \(centrewellington.ca\)](http://centrewellington.ca), accessed June 14, 2024

- Clean Air, Water, and Soil
- A River System whose environmental integrity is protected and improved
- Preserved Built Heritage
- Preserved Cultural Heritage
- Reforested Landscapes
- Protection and Management of Resources that will ensure the health and safety of the community

Goals

Extracted goals related to parks and recreation;

8. Set appropriate standards for development that encourages controlled growth that will represent a long-term benefit to the community.
9. Ensure that adequate parks and open spaces are available to meet the recreation needs of all ages.
10. Provide improved municipal services and community facilities to serve the needs of the community and to anticipate future needs

C.12 PARKLAND

It is the policy of the Township of Centre Wellington to develop a system of parkland and recreation facilities suitable to meet the varied needs of the community. The Township shall ensure that adequate parkland is secured and used for the benefit of the community and that the Township takes advantage opportunities to add to its park inventory.

As recommended by the Township's Parks and Recreation Strategic Master Plan, the Township will endeavor to provide approximately 3 hectares of parkland or open space for every 1,000 people in Centre Wellington.

C.12.1 Parkland Dedication

As a condition of the development, redevelopment or division of land, the Township of Centre Wellington shall require for parks purposes:

1. For residential development, the conveyance of up to 5% of the land area proposed for development;
2. For commercial and industrial development, the conveyance of up to 2% of the land area proposed for development;

3. For residential development, the Township may also pass by-laws pursuant to Section 42 of the Planning Act to require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed.

C.12.2 Suitability of Land

Only those lands suitable for parks development will be accepted as part of the required parkland dedication. These lands shall be, in the opinion of Council, suitable for use as municipal parkland and the following criteria shall be considered as desirable:

1. Lands adjacent to established parks, school yards or storm water management areas,
2. Lands within easy walking distance of the residential area served,
3. Lands located near the highest density residential developments,
4. Lands with adequate street frontage to provide for visibility and safety,
5. Lands that are level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions that would interfere with their development or use for public recreation.

Notwithstanding the above, the Township of Centre Wellington shall encourage the conveyance of lands with environmental constraints or significant natural features to the Township or the GRCA for passive recreation or conservation use. Where such lands are to be conveyed, the Township of Centre Wellington will generally exclude these lands from the developer's holdings for the purposes of calculating the required parkland dedication.

Passive recreation refers to the use of land for passive outdoor leisure activities such as conservation, walking, hiking and cycling, where buildings and structures are to be limited. Lands that are conveyed to the Township as part of the required parkland dedication shall be provided in a condition that is acceptable to the Township of Centre Wellington. This will typically be provided for in subdivision, development or site plan agreements. Storm water management areas will not contribute to the required parkland dedication, unless they are designed in such a manner as to be suitable for active recreational purposes.

C.12.3 Cash-In-Lieu of Parkland Dedication

In the following circumstances, the Township may accept cash-in-lieu of the parkland dedication described above:

1. If the required amount of parkland dedication would inhibit the development or redevelopment potential of the remainder of the site

2. If the required amount of parkland dedication would be insufficient to satisfy municipal objectives
3. If additional parkland is not needed, or if other more suitable parcels of land are available for park purposes
4. Where an area is adequately served by municipal or other open space lands,
5. Where the Township wishes to combine the parkland dedications of a number of small developments to provide for one large park area. Cash-in-lieu payments shall be placed in a separate account and used for the acquisition of, or development of parklands within the Township.

C.12.4 Parks Recreation and Culture Strategic Plan

The Township of Centre Wellington has prepared a Parks Recreation and Culture Master Plan. This Plan generally:

1. Outlines all open space areas, recreational facilities, cultural programs, recreational programs and special events operated by various service providers in the Township.
2. Identifies community needs with respect to the above programs, etc.
3. Assesses the need for additional recreational lands, facilities, and programs
4. Outlines an implementation plan for the planning and development of recreation and cultural facilities or programs, including the investigation of, and prioritization of sources of funding for such facilities and programs. The recommendations of this Plan shall be implemented within the Municipal Plan and in making decisions on planning matters. The Plan shall be updated where necessary to reflect changing circumstances.

C.12.5 Hierarchy Of Parkland

The Plan establishes the following hierarchy of parkland:

- a) Neighbourhood
- b) Local
- c) District
- d) Waterfront
- e) Greenspace Corridors

When planning for new park space, for example through the plan of subdivision process, the hierarchy of parkland shall be used as a guide. Wherever possible, park spaces will be linked by walkways, bike paths and/or trails.

C.12.5.1 Neighbourhood Parks

Neighbourhood Parks consist of those parks that primarily serve the needs of residents living in nearby residential areas, such as play lots, parkettes, floral gardens and other small parks intended to serve small portions of each residential neighbourhood. Neighbourhood Parks may consist of combined municipal parks/school sites. There will typically be more than one such park in each neighbourhood. Neighbourhood parks shall generally be developed in accordance with the following guidelines:

1. Should be located within walking distance of the residential area served
2. Should be combined with school sites where possible and desirable
3. Should be linked to other open space areas where possible
4. Where possible, should be visible from homes and traffic routes within the neighbourhood it serves, for safety reasons

C.12.5.2 Local Parks

Local parks consist of those parks that serve the residents of the entire community. Such parks will typically contain recreational facilities such as ball diamonds, football, field hockey, lacrosse, or soccer pitches and other recreational and cultural facilities. Local parks will typically be used as fairgrounds or as the site of major local events. Secondary school sites and conservation areas may supplement the Local Parks. Local Parks shall generally be developed in accordance with the following guidelines:

1. Should have access via an arterial or collector road;
2. Should contain sufficient parking to satisfy the needs of users
3. Should be linked to other open space areas, where possible

C.12.5.3 District Parks

District parks consist of those parks that cater to residents of the Township of Centre Wellington, surrounding municipalities, and visitors. Such parks will contain major sports and recreational facilities such as arenas, recreation centres, special event facilities, golf courses, campgrounds, hiking trails, conservation areas, and museums and historic sites. District Parks may be developed in conjunction with the Grand River Conservation Authority where appropriate and shall generally be developed in accordance with following guidelines:

1. Should have access to an arterial or collector road
2. Should contain sufficient parking to satisfy the needs of users and staff
3. Should be linked to other open space areas, where possible

4. Should take advantage of the natural features and visual amenities of the site

C.12.5.4 Waterfront Parks

Waterfront Parks consist of parkland developed along the banks of the Grand River and its tributaries, or along other bodies of water in the Township. It is the policy of the Township of Centre Wellington to pursue the development of linear parkland along the Grand River.

Waterfront Parks shall generally be developed in accordance with the following guidelines:

1. The Township will cooperate with other agencies and public bodies such as the Grand River Conservation Authority in acquiring land along the banks of the Grand River and its tributaries
2. The Township will cooperate with private landowners in obtaining leases, easements, rights-of-way, dedications and other means of acquiring access to waterfront lands for parks purposes
3. Waterfront Parks will typically consist of passive recreation uses only, particularly in areas where more intensive use will disrupt the natural environment of the watercourse. Passive recreation refers to the use of land for passive outdoor leisure activities such as conservation, walking, hiking and cycling, where buildings and structures are to be limited.
4. Lands that are designated Core Greenlands in this Plan may also be considered for Waterfront Park use of a passive nature
5. The Township shall encourage the establishment of a pedestrian and/or bicycle trailway within the Waterfront Park system
6. Waterfront Parks should be linked to other parks or open space land where possible
7. The Township shall attempt to gain public access to the Grand River or its tributaries and discourages a loss of existing public access to the river system.

D.7 RECREATIONAL

D.7.1 Overview

The RECREATIONAL designation on Schedule “A” includes both public and private lands used for passive and active recreational purposes. Where land within this designation is under private ownership, this Plan does not imply that it is open to the general public or that the municipality or any other public authority will acquire such land for public use.

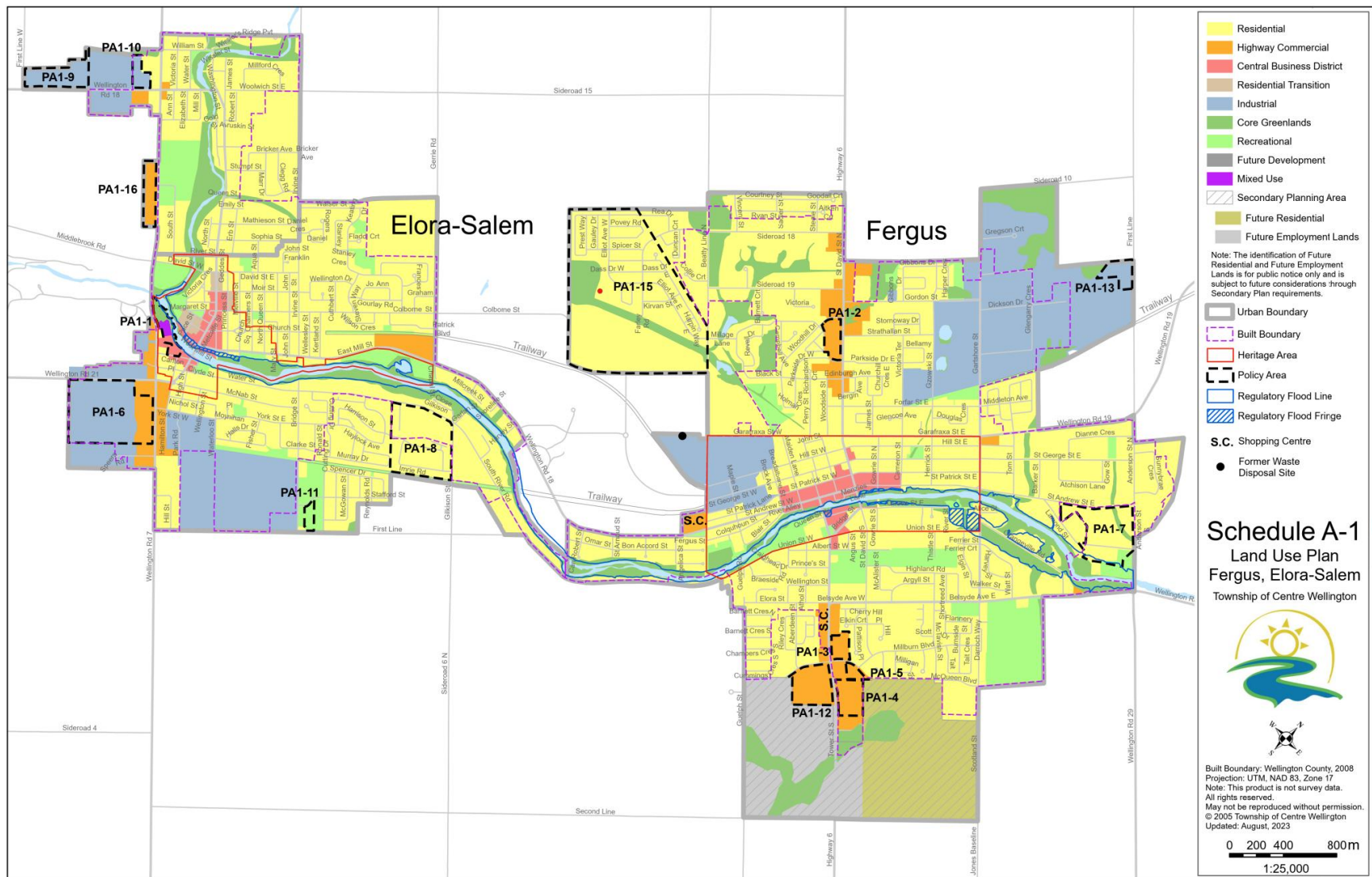
D.7.2 Objectives

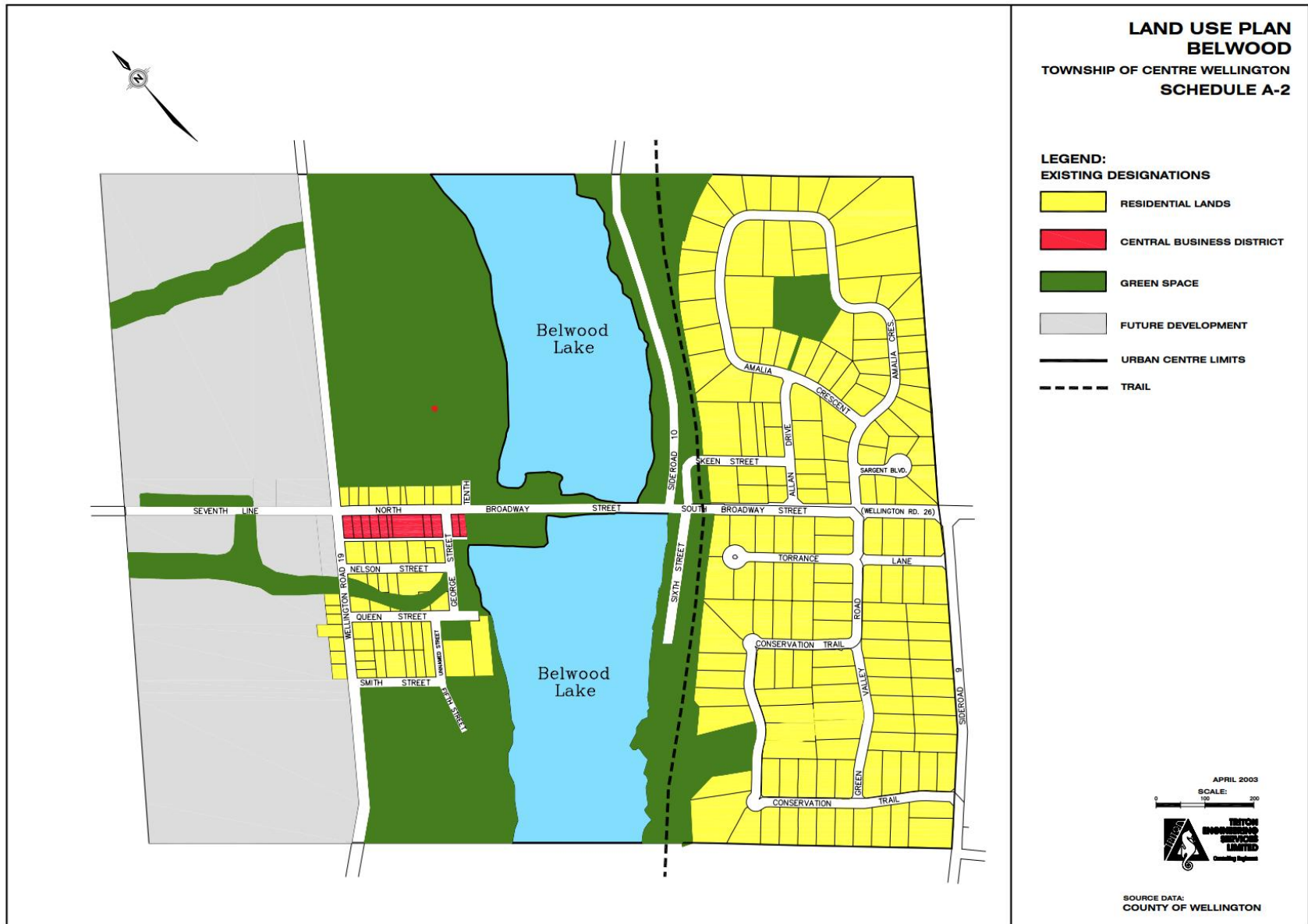
The objectives with respect to Recreational Areas are as follows:

1. To provide a wide variety of recreational opportunities for the residents of the community;
2. To recognize and maintain the natural areas and rivers as unique natural features and important community resources;
3. To co-operate with the appropriate Conservation Authority, local service clubs and other public and private agencies in providing and/or enhancing recreational and cultural facilities for the community;
4. To obtain land suitable for parkland development; and
5. To improve access to public open spaces wherever appropriate.

D.7.3 Permitted Uses

The permitted uses in the RECREATIONAL designation as illustrated on Schedule “A” of the Plan may consist of private and public parks, playing fields, playgrounds, arenas, community centres, fairgrounds, picnic areas, curling clubs, lawn bowling greens, hiking/trails, golf courses and other recreational uses and facilities. Minor accessory commercial uses may also be permitted. However, for land designated RECREATIONAL within the floodway, no buildings or structures shall be erected and no placement, movement or removal of fill shall be permitted without the prior written approval of the Conservation Authority.





STRATEGIC PLAN⁸

Council approved the 2023 - 2026 Strategic Plan, a comprehensive plan for this term of Council and beyond. It was a collaborative approach with Council and staff, that involved numerous stakeholder sessions, surveys, and Council workshops.

Vision

The community to experience life along the Grand River.

Mission

We are an active, caring, innovative, safe and connected community.

Values

- Integrity
- Collaboration
- Innovation
- Equity, Diversity & Inclusion

Goals

Goal One: Create the Conditions for Economic Prosperity

Goal Two: Improve the Activity, Health and Wellness of our Community

Goal Three: Managing Growth while Enhancing the Community's Unique Character

Goal Four: Championing Environmental Stewardship

Goal Five: Provide Innovative in Sustainable Governance

The following objectives within respective goal areas has specific leadership and/or support implications for parks and recreation services.

Goal One: Create the Conditions for Economic Prosperity

- Welcome and accommodate tourism/tourists

Goal Two: Improve the Activity, Health and Wellness of our Community

- Encourage arts and culture
- Create an inclusive and accessible community
- Develop a safe and active transportation network
- Collaborate for recruitment and retention of Health Care professionals

⁸ [2023 - 2026 Strategic Plan | Township of Centre Wellington](#), Accessed June 14, 2024

- Foster youth safety and voice
- Provide excellent recreational facilities and programs
- Encourage and appreciate volunteerism

Goal Three: Managing Growth while Enhancing the Community's Unique Character

- Design a liveable community for the future

Goal Four: Championing Environmental Stewardship

- Protect our natural features
- Protect and enhance rural and urban forests

Goal Five: Provide Innovative in Sustainable Governance

- Generate sustainable revenue for our future needs
- Provide sustainable infrastructure for our community
- Become an employer of choice
- Provide innovative and efficient service delivery

COUNTY OF WELLINGTON – GROWTH FORECASTS & ALLOCATIONS⁹ / PHASE 1 MCR URBAN STRUCTURE ALLOCATIONS¹⁰

Wellington County Website - 2051 Population, Household & Employment Growth Forecasts¹¹

- Projected growth in the Township of Centre Wellington to 2051

⁹ - www.wellington.ca/media/file/pcr-pd2022-07-county-official-plan-review-growth-forecasts-allocations, accessed July 11, 2024.

¹⁰ <https://www.wellington.ca/media/file/final-phase-1-mcr-report-urban-structure-and-growth-allocations-0>, accessed July 11, 2024.

¹¹ <https://www.wellington.ca/business/planning-development/2051-population-household-employment-growth-forecasts>, accessed July 12, 2024.

	2021	2051
Centre Wellington		
Total population	34,100	58,200
Households	12,810	22,130
Total Employment	12,200	25,100
Elora-Salem		
Total population	7,800	14,100
Households	2,960	5,280
Fergus		
Total population	19,100	36,300
Households	7,320	14,080
Outside Primary Urban Centres		
Total population	7,200	7,800
Total Employment	2,530	2,770

County Staff Report to Council Growth Forecasts & Allocations – March 22, 2022

Summary

- The 2036 and 2041 growth allocations approved by OMB settlement in 2017 through OPA Amendment No. 99
- The revised Growth Plan forecasts for the County anticipate a minimum of 160,000 people and 70,000 jobs by 2051 which represents an increase of 20,000 people and 9,000 jobs from the 2041 forecasts in the current Official Plan.
- The major driver of population growth is net migration, largely from the large urban centres within the western and northern Greater Toronto and Hamilton Area (GTHA). By 2051, it is anticipated that about 66% of the County's population base will be concentrated within the Urban System compared to about 51% as of 2016. The average annual population growth rate between 2016 and 2051 for the County is anticipated to be 1.5%.
- To accommodate the long-term population forecast over the 2021 to 2051 planning horizon, the County will require an additional 22,000 new households be constructed, or approximately 730 new households a year.
- Over the next several decades the County's employment base is anticipated to steadily grow across a broad range of export-based and population serving employment sectors.
- Centre Wellington Growth Highlights 2041 to 2051
 - **5,900 more people, 2,770 more housing units, 3,800 new jobs**
 - Urban Rural Split (as of 2021) – 81% Urban & 19% Rural
 - Portion of County Population Growth (2016-2051) – 44 %
 - Annual Population growth rate (2016-2051) – 2.00%
 - Historical Annual population growth rate (1996 to 2016) – 1.3%
 - Housing Unit forecast (2016-2051) – 11,260 housing units
 - Annual Housing Unit Forecast (2016 to 2051) – 322 housing units annually
 - Historical Annual Housing Units (1996 to 2016) – 174 housing units annually

Watson Phase 1 Report M.C.R. Report: Urban Structure & Growth Allocations (June 16, 2021 & Addendum January 31, 2022)

Summary

- The key findings of the M.C.R. Phase 1 Report were presented as part of a virtual Public Information Centre (P.I.C.) held on June 23, 2021
- The purpose of the Addendum Report is to summarize the updated technical analysis undertaken following the release of the draft report in June 2021. The addendum report includes an update of key figures and appendices provided in the previous Phase 1 draft report.
- The County is forecast to reach a population of 160,000 and an employment base of 70,000 by 2051.
- Based on a further review of potential growth options in the rural area of the County, a reduction has been made to the population and housing growth within the Rural Area, with a greater allocation to the Urban Area.
- Based on review of wastewater servicing capacity remaining, Watson has increased the 2051 population allocation to the Township of Mapleton by 5% (approximately 700) to accommodate further growth within the Drayton and Moorefield Urban Centres. As a result of this change, the Township of Mapleton's annual population growth rate over the forecast horizon has been increased from 0.8% to 1.0% and provides a growth rate closer to other Area Municipalities in the northern area of the County (as a comparison, annual growth population rates to 2051 of Minto and Wellington North are at 1.5%).
- Watson reduced the population allocation of the Township of Centre Wellington by approximately 1%, modestly impacting the forecast growth to the Fergus Urban Centre (approximately 700 residents).
- This section of the Addendum updates pages 4-3 to 4-26 in Chapter 4 of the Wellington M.C.R. Phase 1: Urban Structure and Growth Allocations. Key changes are summarized below:
 - Population and Housing Growth Allocations by Area Municipality, 2016 to 2051:
 - Township of Centre Wellington; and
 - Township of Mapleton.
 - Population and Housing Growth Allocations by Urban Centre and Remaining Rural Area, 2016 to 2051
 - Township of Centre Wellington (Fergus and Elora Urban Centres);
 - Township of Mapleton (Rural Area, Drayton Urban Centre and Moorefield Urban Centre); and
 - Town of Minto (Rural Area and Palmerston Urban Centre).
- Future housing growth will be dominated by low-density housing forms; however, increasing market opportunities will exist for medium-density and high-density housing; and
- Average persons per unit (P.P.U.) levels are forecast to experience a slight decline over the forecast horizon. In addition to demographic trends, both the rate and type of Census families and Census non-families will have a significant influence on projected P.P.U. levels.
- **Centre Wellington**
 - As of 2021, 81% of the Centre Wellington population is located within the Municipality's Urban System, while 19% is located within the Rural System. Centre Wellington's population base compared to the other Area Municipalities is more oriented towards the County's Urban System.

- As summarized in Figures 1 and 2, Centre Wellington is anticipated to accommodate nearly half (44%) the County's population growth over the forecast horizon. This is consistent with population and housing trends observed over the past several decades.
- As summarized in Figure 3, Centre Wellington's population is anticipated to grow at an annual rate of 2.0% over the next 35 years (2016 to 2051), which is higher than the annual population growth rate experienced over the most recent 20-year Census period (2006 to 2016) of 1.3% annually.
- As summarized in Figure 4, Centre Wellington is anticipated to add 11,260 housing units over the 2016 to 2051 period, representing approximately 322 units annually, which is almost double the annual housing units added over the 2006 and 2016 period (174 units per year).
- It is anticipated that Centre Wellington will accommodate a wide range of housing structure types compared to historical trends; however, the largest portion of housing growth is anticipated in low-density housing forms as summarized in the Phase 1 M.C.R. Report (page 4-12). This is consistent with upcoming development in the Township's active development pipeline (registered/unbuilt and proposed).
- The majority of future development in Centre Wellington is anticipated to be accommodated within the Fergus and Elora/Salem Urban Centres, as will be discussed later in this Chapter.

Figure 1 County of Wellington Population Forecast by Area Municipality

Year	CW	Erin	GE	Mapleton	Minto	Wellington North	Puslinch	County of Wellington
2016	29,000	11,800	13,200	10,800	8,900	12,300	7,600	93,600
2051	58,200	26,300	14,700	15,200	15,200	20,500	10,000	160,000
2016-2051	29,200	14,500	1,500	4,400	6,300	8,200	2,400	66,400

Figure 4 County of Wellington Housing Forecast by Area Municipality

Year	CW	Erin	GE	Mapleton	Minto	Wellington North	Puslinch	County of Wallington
2016	10,870	4,110	4,490	3,140	3,250	4,660	2,700	33,220
2051	22,130	9,200	5,110	4,820	5,460	7,660	3,550	57,930
2016-2051	11,260	5,090	620	1,680	2,210	3,000	850	24,710

- Urban Centre population and housing forecasts have been updated for each Primary and Secondary Urban Centre in the County.
 - Fergus is anticipated to accommodate a population growth increment of 21,600 persons over the forecast period, or 617 persons annually. The population growth of Fergus

represents one-third of the County's population growth over the forecast horizon and an annual population growth rate of 2.6%.

- Elora is anticipated to accommodate a population growth increment of 7,000 over the forecast period, or 200 persons annually. The annual population growth rate is forecast at 2.0%.

A-1, Table 2a County of Wellington Population, Housing and Employment, 2016 to 2051

	Forecast Period	Total Popl'n	Total Resid. Units	Person Per Unit	Total Urban Area	Total Urban Area Resid Units	Total Employment	Employment Activity Rate
CW	2016	29,000	10,870	2.67	21,800	8,350	10,460	36.1%
	2021	34,100	12,810	2.66	26,900	10,270	12,280	36.0%
	2031	42,500	15,770	2.69	35,000	13,140	16,240	38.2%
	2041	52,300	19,360	2.7	44,700	16,650	21,280	40.7%
	2051	58,200	22,130	2.63	50,400	19,350	25,080	43.1%
	2016-2051	29,200	11,260		28,600	11,000	14,080	7.0%

A-1, Table 3a County of Wellington Housing Forecast by Municipality, 2016 to 2051

	Forecast	Singels/Semi-Detached	Townhomes	Apartments	Others	Total
Centre Wellington	2016	8,500	600	1,530	160	10,870
	2021	9,740	1,030	1,880	160	12,810
	2031	11,900	1,360	2,350	160	15,770
	2041	14,340	2,160	2,700	160	19,360
	2051	15,260	3,150	3,560	160	22,130
	2016-2051	6,760	2,470	2,030	0	11,260

B-1, Table 1 Township of Centre Wellington Employment Forecast, 2016 to 2051

Page B-2 of report

- Employment does not typically impact Recreation & parks requirements

SOUTH FERGUS MASTER ENVIRONMENTAL & SERVICING PLAN (MESP)

By: MacNaughton Hermesen Britton Clarkson Planning Limited (HHBC) – March 2024

Lands located in southwest Fergus and comprised of 152 ha (375ac) bounded by existing development to the north, Jones Baseline/Scotland Street to the east, Second Line to the South and Guelph Street to the west. In 2003 the Township's Official Plan identifies this secondary plan area within the Fergus Urban Centre.

The MESP is a long-range plan that integrates infrastructure requirements for existing and future land use with environmental assessment planning principles. These plans examine an infrastructure system to outline a framework for planning for subsequent projects and/or developments. At a minimum the MESP addresses Phase 1 and 2 of the Municipal Class Environmental Assessment (“EA”) process.

Summary of Report

- Four Stage Process - Background review & existing conditions, Impact Assessment & Screening of Management Practices, Preliminary Land Use Plan & Secondary Plan Policies, and Stormwater Management & Servicing Approach, Finalize MESP and Secondary Plan
- Included several technical studies including Environmental Impact Assessment, Transportation Plan, Functional Servicing Plan, Stormwater Management Report, Fluvial Geomorphic Characterization & Erosion report, and Stage 1-2 Archaeological Property Assessment
- Public Information Centres were held June 24, 2021, April 13, 2022, May 16, 2023, and final Public Meeting on July 26, 2023.
- Policy Direction for plan - The 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“A Place to Grow”) came into effect on August 28, 2020, the County Official Plan and Municipal Comprehensive (MCR), the Township Official Plan and Zoning By-law, Grand River Conservation Authority (GRCA) Policies.
- Existing conditions include one listed heritage building (7856 Second Line), no archaeological resources, several natural heritage resources, located within the Wellhead Water Quantity Zone, land drains into Nichol Drain No. 2., and current main land use is agricultural.
- There are no major land use compatibility issues related to adjacent land uses. The land use designations and policies proposed through the Secondary Plan process have regard to existing land uses surrounding the Study Area
- Existing Fergus District High School borders the northeast study area lands and UGDSCB confirms need for a new elementary school in secondary plan area.

Approved Secondary Plan consists of the following

- The distribution of land uses within the Secondary Plan Area is as follows:
 - Low Density Residential - 41.6%
 - Medium Density Residential – 18.8%
 - Mixed Use Corridor – 12.5%
 - Gateway Commercial– 2.5%

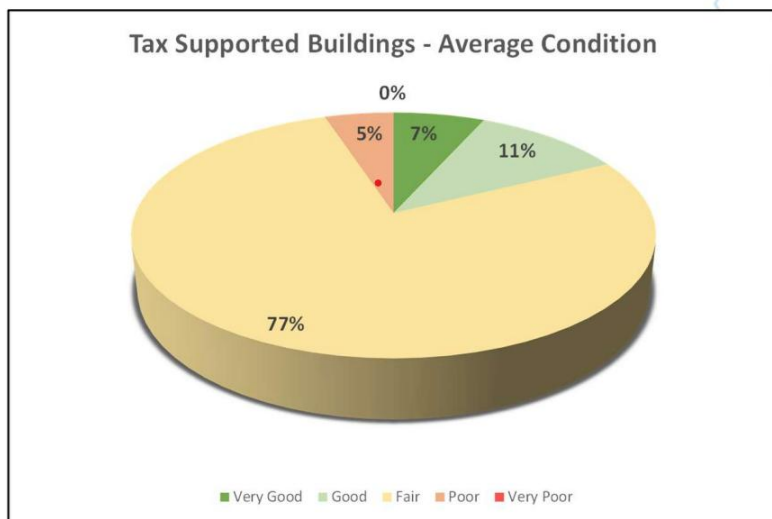
- Natural Heritage – 20.5%
 - Collector Roads – 4.1%
- Overall, the Secondary Plan is anticipated to accommodate approximately 3,088 units and 7,066 residents.
- This population is based on an overall density of approximately 60 people and jobs per hectare, measured across the entire Secondary Plan Area, excluding the natural heritage features. A total of 137 jobs are projected.
- The Secondary Plan includes approximately 6.1ha (15 ac) of parkland with a preferred Community Park location (4 ha/9.8 ac) and connected to elementary school and natural heritage area) and two Neighbourhoods Parks. The intent is to provide a well-connected open space network. Parks and trails are intended to be located such that they are well-distributed through the Secondary Plan Area and to also provide for integration with the parks and natural heritage network. The precise location of each will be determined through the plan of subdivision process.
- The lands will be served by the Centre Wellington Community Centre Wellington Community Sportsplex
- A “Future School Location” is also shown on the Secondary Plan. The UGDSB advised that they have no concerns with the general location for the elementary school illustrated. The location generally satisfies the criteria found in the Board’s School Site Selection Guideline. It is centrally located within the Secondary Plan Area which will allow for a larger walking catchment area for prospective students. The school site has frontage on two collector roads and has the potential to be connected with a community park. The precise location of the school block will be determined through the plan of subdivision process.
- Phase 1 is to be the northeast portion of the Secondary Plan Area. The extent of the phase is based on the limits of the area that can be serviced by gravity and the capacity of the Union Street pumping station
- Phase 2 includes the remainder of the Study Area and may commence following completion of the planned upgrades to the Union Street Pumping Station. The stormwater management network will be refined through detailed design.
- Key updates to the OPA 14 include:
 - Maximum height in the Mixed-Use Corridor designation is reduced to 6 storeys from 8 storeys permitted in the previous iteration of the OPA.
 - Maximum height in the Low Density designation is increased from 3 storeys to 4 storeys. This is in order to reach overall site density targets, which may be affected by reduction in maximum height in the Mixed-Use corridor and to allow for variety in housing mix and type, further expanded on in the permitted residential housing types, below.

- Fourplexes, cluster townhouse dwellings, back to back townhouse dwellings and stacked townhouse dwellings are added to the range of low density residential building types permitted in the Low Density Residential designation.
- In the Gateway Commercial designation, utilization of a step back or variation in building materials for buildings with frontage facing Tower Street/Highway 6 and/or Second Line is encouraged.
- Reference to a Community Planning Permit System has been removed, as it will be addressed through a separate OPA at a later date, as needed.
- Approved by Township Council May 27, 2024 – OPA 14
[https://centrewellington.civicweb.net/document/61977/Decision%20Report%20-%20South%20Fergus%20Secondary%20Plan%20\(.pdf?handle=A02059263936445A9BC70E212DE2F591](https://centrewellington.civicweb.net/document/61977/Decision%20Report%20-%20South%20Fergus%20Secondary%20Plan%20(.pdf?handle=A02059263936445A9BC70E212DE2F591)

ASSET MANAGEMENT PLAN¹²

The Township’s AMP has grouped all corporate facility assets under “Buildings – Tax Supported”. Parks, Recreation, and Culture buildings are included in this category.

Figure 2-23
Tax Supported Buildings
Average Condition Rating



The table below identified that the Township needs to contribute \$1,626,761 annually in capital funding to effectively manage its building assets over the next 20 years

¹² [cw-amp-final-jun822.pdf \(centrewellington.ca\)](#), accessed June 19, 2024

Table 2-11
Annual Investment in Facilities

Asset Type	Annual Investment		Recommended Annual Investment (2022 \$)
	Based on 20 Year Forecast	Backlog	
Buildings - Tax Supported	1,525,772	2,019,791	1,626,761
Buildings - Water Supported	144,425	66,693	147,760
Buildings - Wastewater Supported	797,360	835,845	839,152
Total	\$ 2,323,132	\$ 2,855,636	\$ 2,613,673

Figure 2-27
Tax Supported Buildings
Average Risk Rating

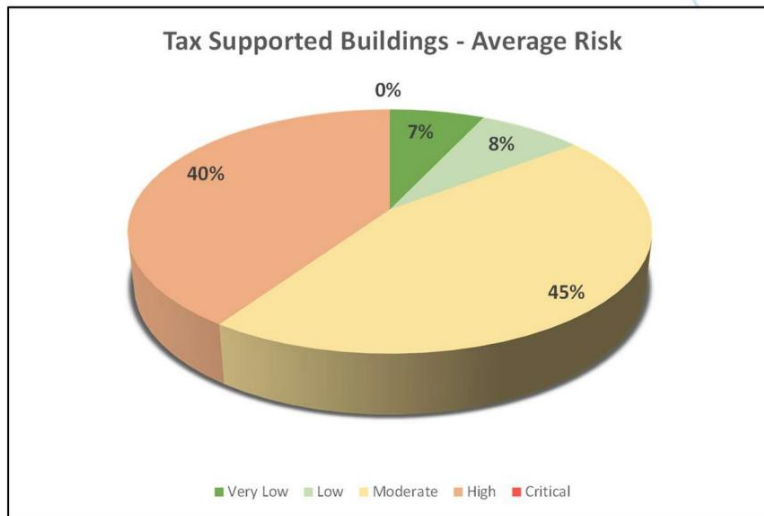


Figure 2-30
Average Age vs Average Useful Life of Vehicles

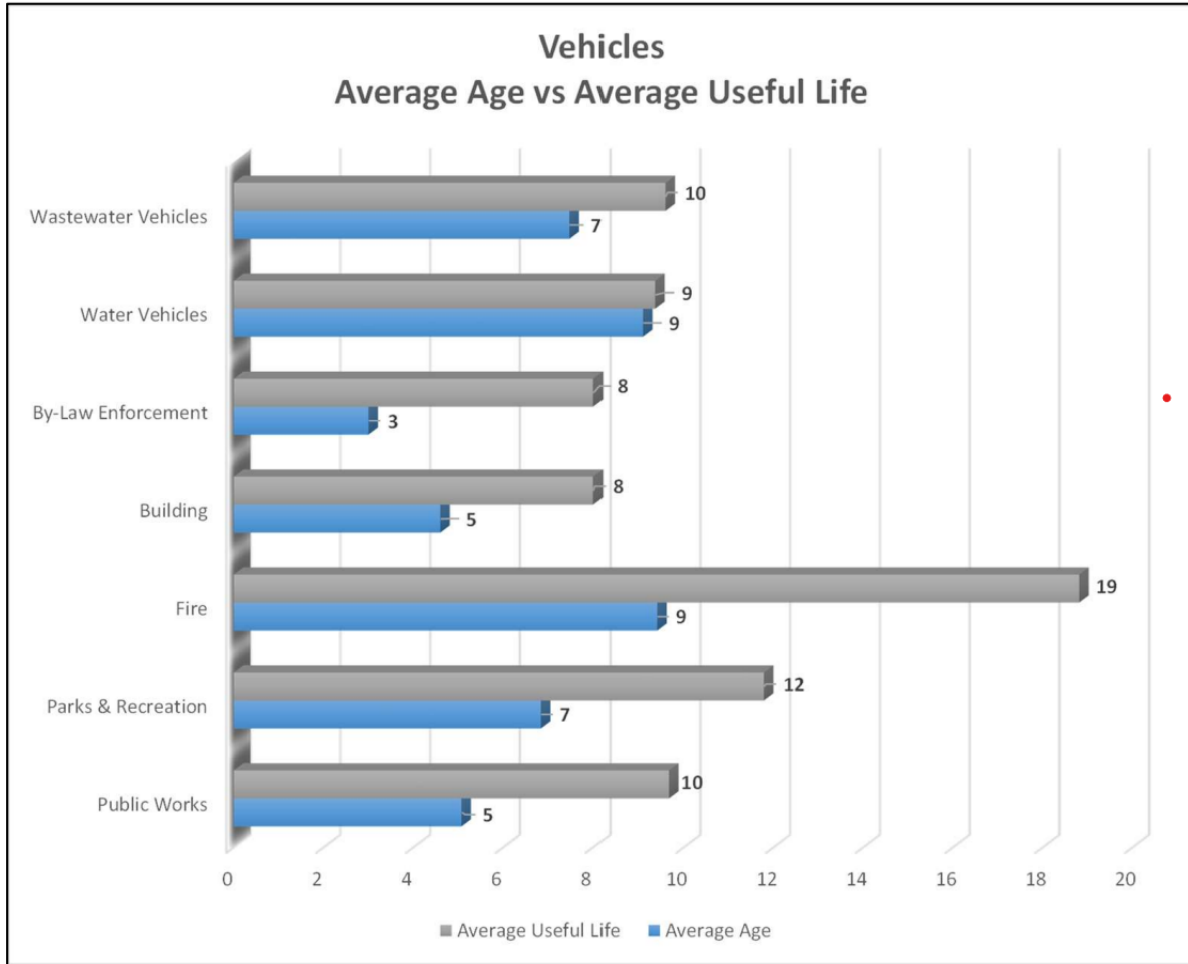


Table 2-13
Annual Investment of Vehicles

Annual Investment of Vehicles	
Public Works	757,250
Parks & Recreation	97,246
Fire	351,054
Building	25,000
By-Law	5,000
Environmental	202,938
Total	\$ 1,438,488

Table 2-15
Annual Investment of Equipment

Annual Investment of Equipment	
Information Technology	122,360
Public Works	28,000
Fire	151,931
Parks & Recreation	
- Facilities Equipment	94,233
- Parks Equipment	334,848
Environmental	78,560
Total	\$ 809,932

Table 2-19
Annual Investment of Land Improvement Assets

Annual Investment in Land Improvements	
Fencing	54,671
Parking Lots Gravel	58,579
Parking Lots Paved	177,129
Park/Land Improvements	25,675
Storm Outlet	10,044
Trails	5,443
TOTAL ANNUAL INVESTMENT	\$ 331,542

Table 3-16
Parks Level of Service Metrics

Parks

Service Objective	Service Attributes & Expectations	Community Levels of Service	Technical Levels of Service - Performance Measures	2019	2020	2021	Target 2028
Residents and visitors are inspired by the beauty of our natural surroundings and cultural vibrancy, motivating them to lead active, healthy and engaged lifestyles	SCOPE & FUNCTION: Parks offer an oasis within built-up environments, offering environmental, economic and health benefits while beautifying the urban landscape	Parkland service level of 3.0 hectares per 1,000 residents	Parkland per 1,000 residents. Official Plan target is 3.0 Ha per 1000 residents.	3.23	3.23	3.18	3.45
			Total hectares of parkland.	96.9	96.9	99.5	120.0
	QUALITY: Centre Wellington's hierarchy of parkland guides park development by directing usage, size, form, function and/or level of amenity found within different types of parks	Parks Classification and Function: Neighbourhood Park, Community Park, Township-Wide Park, OpenSpace Linkages. (Classification system in Township's Development Standard's Manual currently in draft form) - see Figure B-14 in Appendix B for Park Land Locations	<u>Neighbourhood Parks</u> within an 800m radius of majority of residents within a local neighbourhood.	Yes	Yes	Yes	Yes
			<u>Neighbourhood Parks</u> to be provided at the rate of 1.0 hectares per 1,000 population.	0.88	0.88	0.87	1.00
			<u># of Neighbourhood Parks</u>	32.00	32.00	33.00	36.00
			<u>Community Parks</u> provided at a rate of 1.2 hectares per 1,000 population.	0.59	0.59	0.62	0.67
			<u># of Community Parks</u>	18.00	18.00	19.00	19.00
			<u>Township-Wide Park</u> meet special community-wide needs and serving Township-wide functions. Serve as a unique destination.	Yes	Yes	Yes	Yes
			<u># of Township-Wide Parks</u>	5.00	5.00	5.00	5.00
			<u># Open Space Linkages</u>	4.00	4.00	4.00	4.00
			<u>Open Space Hectares</u> per 1,000 population	0.38	0.38	0.36	0.39
			<u>Number of Trail Connections:</u> Parkland shall be linked directly with open space (including storm water management facilities) and preserved environmental areas wherever appropriate.	12.00	12.00	14.00	16.00

Table 3-18
Indoor Recreation Level of Service Metrics

Indoor Recreation

Service Objective	Service Attributes & Expectations	Community Levels of Service	Technical Levels of Service - Performance Measures	2019	2020	2021	Target 2028
Residents and visitors are inspired by the beauty of our natural surroundings and cultural vibrancy, motivating them to lead active, healthy and engaged lifestyles	SCOPE & FUNCTION: Community Centres that reflect the needs of all citizens with safe access to recreation and leisure activities.	Accessibility for Ontarians with Disabilities Act (AODA).	Number of Facilities that comply with AODA.	1.0 : 4.0	1.0 : 4.0	1.0 : 4.0	5.0 : 5.0
	CAPACITY & UTILIZATION: Facilities that meet population needs, and plan for growth.	Summary of Indoor Recreation Facilities needs based on population.	Ice Pads/Dry Pads: 1 pad per 700 registered participants (<u>ratio shown as Actual: Required</u>)	3.0 : 2.5	3.0 : 2.5	3.0 : 2.5	3.0 : 3.2
			Indoor Aquatic Centres: 1 centre per 35,000 residents (<u>ratio shown as Actual: Required</u>)	1.0 : 0.86	1.0 : 0.86	1.0 : 0.89	1.0 : 0.99
			Community Centres: Centre Wellington Community Sportsplex, Elora Community Centre and Belwood Hall service the entire community	3.0	3.0	3.0	4.0
			Gymnasiums: 1 centre per 40,000 residents (<u>ratio shown as Actual: Required</u>)	0 : 0.75	0 : 0.75	0 : 0.78	1.0 : 0.87
			Seniors Centre	1.0	1.0	1.0	1.0
			Seniors Centre: Square Footage	13,588.0	13,588.0	13,588.0	17,588.0
			Youth Space	0.0	0.0	0.0	1.0
			Fitness Centre	1.0	1.0	1.0	1.0
			Indoor Turf Facility: 1 centre per 50,000 residents (<u>ratio shown as Actual: Required</u>)	0 : 0.60	0 : 0.60	0 : 0.63	1.0 : 0.70
			Multi-Purpose Space	11.0	11.0	11.0	11.0

Missing technical appendix to asset management plan for parks and recreation – see pg 180 to pg 182 of the AM Plan. Also, finance has updated replacement cost estimates.

HISTORICAL LIFECYCLE COSTS

In the past three years, the Township has made significant investments in asset lifecycle costs (see table 4-7 below):

Table 4-7
Historical Lifecycle Costs

Asset Category	2020 Budget				2021 Budget				2022 Budget			
	Operations & Maintenance	Rehabilitation & Replacement	Expansion	Total	Operations & Maintenance	Rehabilitation & Replacement	Expansion	Total	Operations & Maintenance	Rehabilitation & Replacement	Expansion	Total
Tax Supported:												
Roads, Storm, Bridges, Culverts	6,052,989	8,937,800	420,000	15,410,789	6,133,753	5,239,900	1,058,000	12,431,653	6,195,459	11,610,300	1,021,600	18,827,359
Parks, Recreation	6,097,034	1,282,800	636,300	8,016,134	5,628,513	2,507,800	271,500	8,407,813	6,163,453	997,300	177,000	7,337,753
Fire Services	1,903,934	206,700	15,000	2,125,634	1,908,558	346,300	28,000	2,282,858	1,925,857	304,100	-	2,229,957
Water Network	2,757,171	1,797,200	2,973,500	7,527,871	2,845,218	1,513,000	815,500	5,173,718	3,061,884	2,616,200	441,000	6,119,084
Wastewater Network	3,339,919	883,000	40,000	4,262,919	3,462,147	2,154,800	275,000	5,891,947	3,720,649	1,108,500	35,600	4,864,749
Total	20,151,047	13,107,500	4,084,800	37,343,347	19,978,189	11,761,800	2,448,000	34,187,989	21,067,302	16,636,400	1,675,200	39,378,902

The following table provides a summary of non-infrastructure solutions anticipated.

Table 4-8
Non-Infrastructure Solutions

Description	Service Area	Cost (2022 \$)	Next Study Timing	Frequency (Years)	Duration (Years)	Funding Allocation				
						% DC Funded	% Tax Funded	% Water Funded	% Wastewater Funded	% Other Funded
Master Plans:										
1 Transportation Master Plan	Infrastructure Services	230,000	2026	10	Ongoing	100%	0%	0%	0%	0%
2 Stormwater Master Plan	Infrastructure Services	150,000	2031	10	Ongoing	80%	20%	0%	0%	0%
3 Water Supply Mater Plan	Infrastructure Services	150,000	2029	10	Ongoing	100%	0%	0%	0%	0%
4 Water & Wastewater Servicing Master Plan	Infrastructure Services	150,000	2032	10	Ongoing	100%	0%	0%	0%	0%
5 Parks, Recreation & Culture Master Plan	Community Services	85,000	2028	10	Ongoing	80%	20%	0%	0%	0%
6 Sports Fields Master Plan	Community Services	80,000	2024	10	Ongoing	100%	0%	0%	0%	0%
7 Fire Master Plan	Community Services	60,000	2027	10	Ongoing	100%	0%	0%	0%	0%
8 Trails Master Plan	Community Services	72,000	2026	10	Ongoing	75%	25%	0%	0%	0%
9 Cultural Action Plan	Community Services	40,000	2028	10	Ongoing	0%	100%	0%	0%	0%
Subtotal		\$ 1,017,000								
Condition Assessments										
10 Bridge & Culvert Inspections	Infrastructure Services	90,000	2024	2	Ongoing	0%	100%	0%	0%	0%
11 Roads Condition Assessment	Infrastructure Services	70,000	2025	4	Ongoing	0%	100%	0%	0%	0%
12 Wastewater / Storm Inspections (CCTV)	Infrastructure Services	150,000	2023	1	Ongoing	0%	50%	0%	50%	0%
13 Building Condition Studies	All Areas	100,000	2025	5	Ongoing	0%	60%	20%	20%	0%
Subtotal		\$ 410,000								
Other Studies:										
14 Corporate Strategic Plan	All Areas	40,000	2026	4	Ongoing	0%	100%	0%	0%	0%
15 Development Charge Study	All Areas	75,000	2025	5	Ongoing	100%	0%	0%	0%	0%
16 Job Evaluation Study	All Areas	50,000	2023	4	Ongoing	0%	100%	0%	0%	0%
17 Records Management	All Areas	50,000	2024	1	3	0%	60%	20%	20%	0%
18 Water & Wastewater Rate Study	Infrastructure Services	50,000	2025	5	Ongoing	0%	0%	50%	50%	0%
19 Parks & Recreation Fee Study	Community Services	30,000	2023	10	Ongoing	0%	100%	0%	0%	0%
20 Termite Management	Planning & Development	100,000	2023	1	5	0%	100%	0%	0%	0%
21 Building, Planning, Engineering Fee Study	Planning & Development	50,000	2027	5	Ongoing	0%	40%	0%	0%	60%
22 Cultural Heritage Landscape (CHL) Study	Planning & Development	100,000	2030	10	Ongoing	0%	100%	0%	0%	0%
23 Heritage Conservation Districts Studies	Planning & Development	100,000	2023	1	5	0%	100%	0%	0%	0%
24 Community Improvement Plan Update	Planning & Development	50,000	2032	10	Ongoing	0%	100%	0%	0%	0%
Subtotal		\$ 695,000								
Grand Total		\$ 2,122,000								

Table 4-9
Operations & Maintenance Costs

	2020 Budget	2021 Budget	2022 Budget	Cost to Maintain Current Services	Cost to Provide Expected Levels of Service	Implementation Years
Roads Related*	6,052,989	6,133,753	6,195,459	6,195,459	7,367,949	5
Water Network	2,757,171	2,845,218	3,061,884	3,061,884	3,067,862	5
Wastewater Network	3,339,919	3,462,147	3,720,649	3,720,649	3,980,423	5
Parks & Recreation	6,097,034	5,628,513	6,163,453	6,454,402	6,957,001	5
Fire Services	1,903,934	1,908,558	1,925,857	1,925,857	1,934,057	5

Table 5-1
Sources of Funding – Tax Supported

Internal Resources	External Sources
- Operating Budgets (operating & maintenance costs) - Contributions to Capital - Dedicated Capital Levy - Vehicle Replacement - Equipment Replacement - Facility Replacement	- Canada Community-Building Fund (Federal Gas Tax) - Ontario Community Infrastructure Fund (OCIF) - OLG Funding - One-time Capital Grants - Development Charges (growth) - Partner Contributions - Debt

Figure 5-1
Internal Sources of Tax Supported Capital Funding

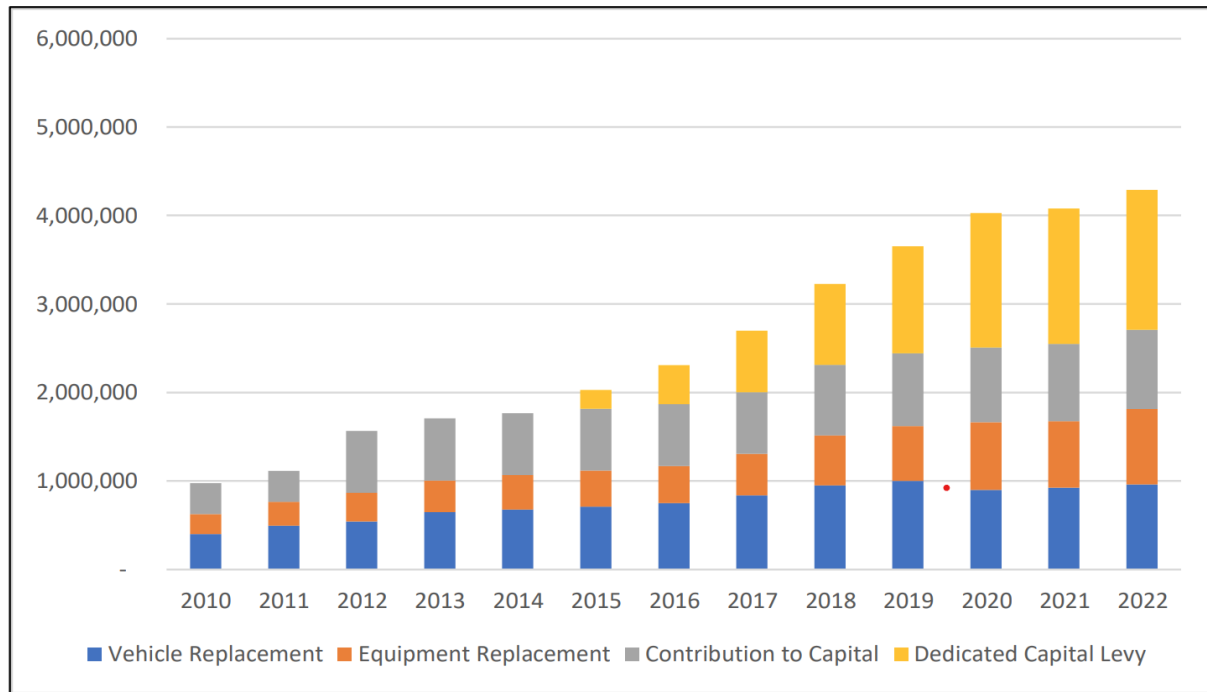


Figure 5-2
External Sources of Tax Supported Capital Funding

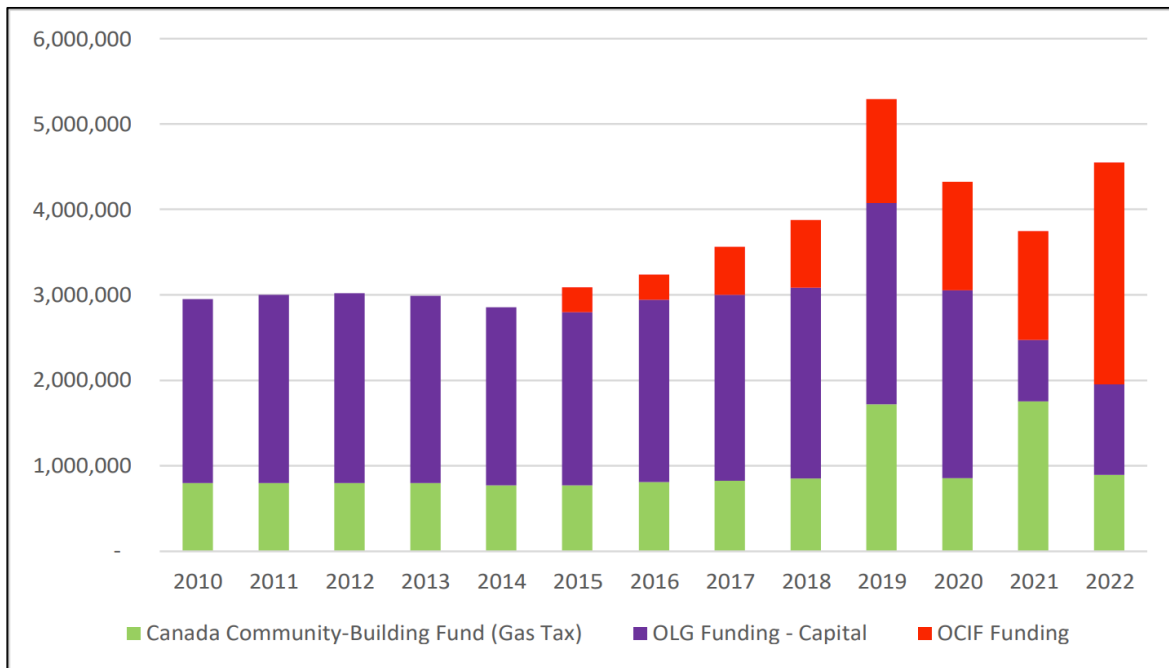
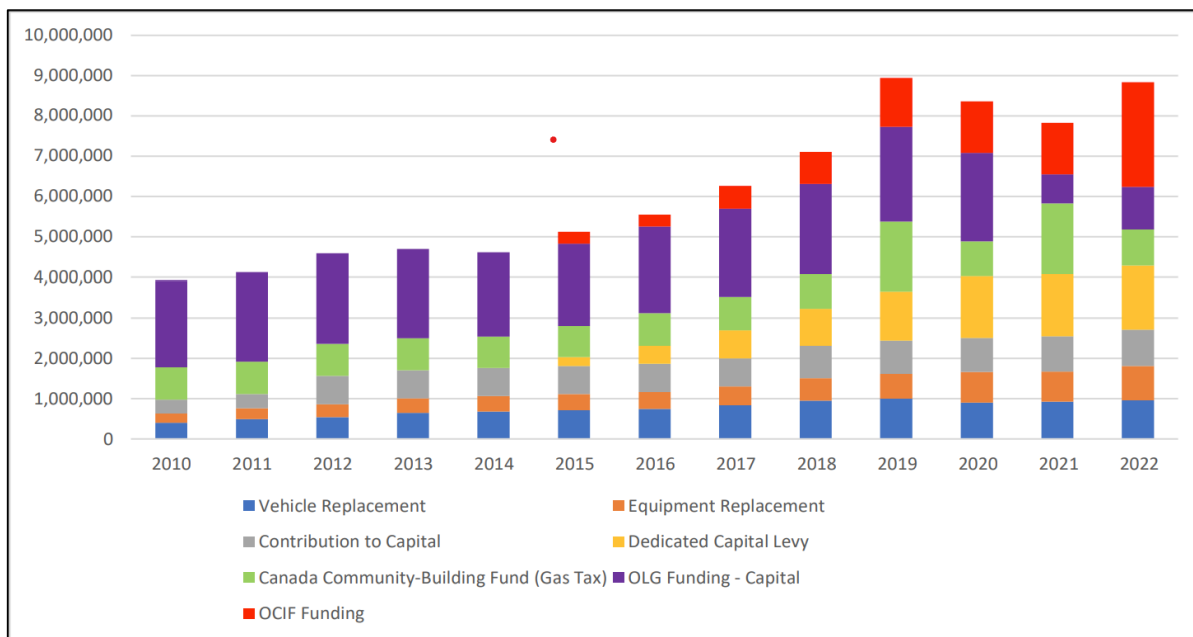


Figure 5-3
Combined Internal and External Sources of Tax Supported Capital Funding



Council approved a policy (2020) that any OLG funds beyond \$2.2 million will be allocated to Economic Development, Arts, Culture, and Heritage.

Park Locations

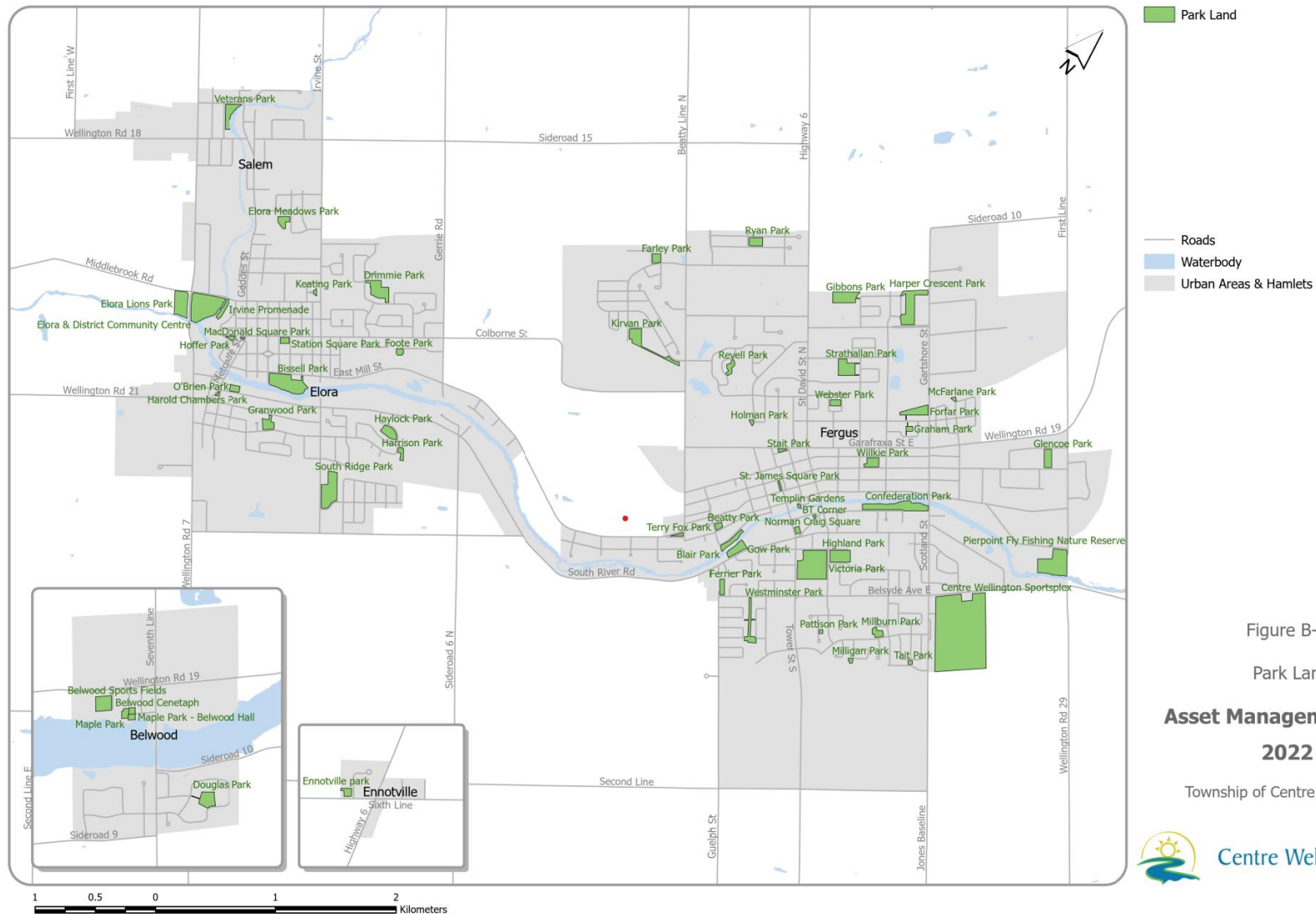


Figure B-14

Park Land

Asset Management Plan 2022

Township of Centre Wellington



Centre Wellington

Township of Centre Wellington
Critical Assets Summary
Tax Supported Facilities Summary

Building		Component Description	Condition	Risk
Belsyde Farm House	D4030 - Fire Protection Specialties	Smoke Detectors, fire extinguishers Entire Building	Very Poor	High
Belsyde Storage Pole Barn	B2010 - Exterior Walls	Wood framed walls and roof trusses Door Perimeters and Miscellaneous Building Penetrations & Joints	Poor	High
CW Community Sportsplex	B2010 - Exterior Walls	Sealants - future replacements East, West & South Elevations	Very Poor	High
CW Community Sportsplex	B2020 - Exterior Windows	Single pane windows (hall of fame) Exterior Building	Very Poor	High
CW Community Sportsplex	B3010 - Roof Coverings	Sloped corrugated metal roofing Roof Area C - North Elevation of Pad A	Very Poor	Critical
CW Community Sportsplex	B3010 - Roof Coverings	Tar and felt built up flat roofing system including prefinished metal perimeter flashings and parapet wall copings. Roof Area F - Weight Room	Very Poor	Critical
CW Community Sportsplex	B3010 - Roof Coverings	Tar and felt built up flat roofing system including prefinished metal perimeter flashings Roof Area J - Pool Change Rooms, etc.	Very Poor	Critical
CW Community Sportsplex	B3010 - Roof Coverings	Prefinished Aluminium Eavestroughs and Downspouts PAD B - Eavestroughs	Poor	High
CW Community Sportsplex	G2010 - Roadways	Asphalt paved parking areas and access roads - Localized Repairs (Short Term) Exterior Site	Poor	High
CW Community Sportsplex	G2030 - Pedestrian Paving	Asphalt walkway Exterior Site	Poor	High
Elora Cemetery Chapel	B3010 - Roof Coverings	Hot rubber flashings at roof parapets Entire Building	Very Poor	Critical
ECC picnic Shelter	B1010 - Floor Construction	Cast-in-Place Concrete Floor Slab, Wood Support Posts and Beams with Wood Roof Trusses Entire Structure	Poor	High
Elora Community Centre	B2010 - Exterior Walls	Sealants Exterior Pad (Arena)	Very Poor	High
Elora Community Centre	B2010 - Exterior Walls	Sealants Exterior Hall	Very Poor	High
Elora Community Centre	F1042-A - Ice Skating Equipment	Chiller Pad (Players Bench Area, Referee Room, Change Rooms 1-6, Pad Floor)	Fair	High
Elora Community Centre	F1042-A - Ice Skating Equipment	Ice Rink Cooling Infrastructure - Rink pipes embedded in concrete underlain by insulation. Pad (Players Bench Area, Referee Room, Change Rooms 1-6, Pad Floor)	Fair	High
Elora Community Centre	G2020 - Parking Lots	Asphalt Paved Parking Lot Exterior Site	Very Poor	High
Elora Community Centre	G2030 - Pedestrian Paving	Cast-in-place concrete sidewalks Exterior Site	Very Poor	High
Elora Fire Hall	B2010 - Exterior Walls	Sealants (Original) Original Building - Window & Door Perimeters and Miscellaneous Building Penetrations & Joints	Very Poor	Critical
Elora Tourism Office	B2010 - Exterior Walls	Load Bearing Double Wythe Brick Masonry Walls - One Time Major Repair Original 1940 Building	Very Poor	High
Elora Tourism Office	B2010 - Exterior Walls	Sealants Window & Door Perimeters and Miscellaneous Building Penetrations & Joints	Very Poor	High
Pilkington Garage	B2010 - Exterior Walls	Sealants Window & Door Perimeters and Miscellaneous Building Penetrations & Joints	Very Poor	High
Pilkington Garage	G2020 - Parking Lots	Asphalt Paved Parking Lot and Cast in Place Concrete Curbs at Garden South of the Building	Very Poor	High
Pilkington Office	B2020 - Exterior Windows	Basement Windows Basement	Very Poor	High
Weigh Scale Building	B2010 - Exterior Walls	Sealants Window & Door Perimeters and Miscellaneous Building Penetrations & Joints	Very Poor	High

Note: The Belwood Hall has significant needs to meet AODA requirements however the building condition audit did not take AODA into account. Although the Belwood Hall does not appear on this listing, there is significant renovations needed in order to meet these requirements in the near future.

CENTRE WELLINGTON – NEEDS ASSESSMENT

CENTRE WELLINGTON – NEEDS ASSESSMENT



5.2.2 Parks and Recreation Services

The Township currently has 224.67 acres of parkland within its jurisdiction. This parkland consists of parks of varying sizes. The Township has sustained the current level of service over the historical 10-year period (2010 to 2019), with an average of 7.7 acres of parkland and 3.2 parkland amenities items per 1,000 population. The Township also provides 0.24 linear meters of trails per capita. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), and trails, the level of service provided is approximately \$799 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$7,329,541.

With respect to recreation facilities, there are community/seniors centres, the community Sportsplex, as well as a number of washroom and storage facilities located throughout the Township. These facilities currently provide 175,193 sq.ft. of space. The average historical level of service for the previous ten years equates to approximately 6.22 sq.ft. of space per capita or an investment of \$2,200 per capita. This service standard provides a D.C.-eligible amount of \$20,167,950.

The Township services parks and recreation services with various vehicles and equipment. The inventory provides for a per capita standard of \$36. Over the forecast period, this provides for an additional D.C.-eligible amount of \$332,432.

In total the historical parks and recreation service standard equates to \$27,829,922.

Based on the projected growth over the 10-year forecast period, the Township has identified \$14,134,100 in future growth capital costs for parkland and trail development, various additional amenities, and facilities as identified in the Parks Master Plan. This cost also includes additional vehicles and equipment required to assist in maintaining the growth-related infrastructure. In addition, the growth-related portion of outstanding debt, both principal and interest (discounted), in the amount of \$1,848,827 has been identified. A deduction to recognize the benefit to existing development of \$14,750 has been made in addition to the current reserve fund balance of \$2,084,210 for parks and recreation (formerly indoor and outdoor recreation). The net growth capital cost after deductions is \$13,883,967, this amount has been included in the D.C. calculations.

¹³ [Development Charges Study \(centrewellington.ca\)](https://centrewellington.ca), accessed June 19, 2024

Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non- Residential Share 5%
	2020-2029										
	Parkland Development:										
1	Future Parkland Development (16 hectares)	2030	2,912,000	-		2,912,000	-		2,912,000	2,766,400	145,600
2	Future Parkland Development - Storybrook, Haylock, Youngblood, etc.	2021-2030	1,310,000	-		1,310,000	-		1,310,000	1,244,500	65,500
3	Milligan Park - Plan Implementation	2022	130,000	-		130,000	-		130,000	123,500	6,500
4	Irrigated Soccer Field Lit - (1 Full)	2026	300,000	-		300,000	-		300,000	285,000	15,000
5	Irrigated Soccer Field Lit - (1 Full)	2025	300,000	-		300,000	-		300,000	285,000	15,000
6	Two Multi-Use Courts (Tennis/Pickleball) - Elora	2022	160,000	-		160,000	-		160,000	152,000	8,000
7	Multi-use court (Tennis/Pickleball) - CW Sportsplex	2025	87,100	-		87,100	-		87,100	82,745	4,355
8	Barrier Free Children's Play Structure	2026	373,900	-		373,900	-		373,900	355,205	18,695
9	Forfar Park - Play Equipment, Landscaping and Trail Development	2021	65,000	-		65,000	9,750		55,250	52,488	2,763
10	ECC Skateboard Park - Shade Structure, Path and Landscaping	2024	45,000	-		45,000	-		45,000	42,750	2,250
11	Millburn Park Playground and Washroom	2024	170,000	-		170,000	-		170,000	161,500	8,500
12	Outdoor Basketball Multi-Use Court (Sportsplex)	2021	80,000	-		80,000	-		80,000	76,000	4,000
13	Major Children's Splash Pad	2025	531,100	-		531,100	-		531,100	504,545	26,555
14	Granwood Gate Park Amenities	2022	10,000	-		10,000	-		10,000	9,500	500
15	Strathallan Park - Soccer Field and Parking Lot	2022-2023	160,000			160,000	-		160,000	152,000	8,000
16	Beatty Hollow Neighbourhood Park Development	2021	100,000	-		100,000	-		100,000	95,000	5,000

Watson & Associates Economists Ltd.

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Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non- Residential Share 5%
	2020-2029										
	Vehicles and Equipment								-		
17	Parks Truck	2023	40,000	-		40,000	-		40,000	38,000	2,000
18	Parks Truck	2027	40,000	-		40,000	-		40,000	38,000	2,000
19	Parks Front Mount Mower	2023	30,000	-		30,000	-		30,000	28,500	1,500
20	Parks Large Mower	2027	100,000	-		100,000	-		100,000	95,000	5,000
21	Parks Trailer	2023	20,000	-		20,000	-		20,000	19,000	1,000
22	Park Truck	2021	40,000	-		40,000	-		40,000	38,000	2,000
23	Water Trailer	2021	10,000	-		10,000	5,000		5,000	4,750	250
	Indoor Recreation Facilities								-		
24	Dedicated Youth Space	2030	759,000	-		759,000	-		759,000	721,050	37,950
25	Indoor Turf Training Facility	2030	5,311,000	-		5,311,000	-		5,311,000	5,045,450	265,550
26	Victoria Park Senior Centre Expansion - Concept Design and Feasibility	2024	50,000	-		50,000	-		50,000	47,500	2,500
27	Victoria Park Senior Centre Expansion	2030	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
	Existing Debt and Reserve Fund Adjustment										
28	Recreation Facility - Debt Costs - Growth Related Principal	2021-2027	1,104,230	-		1,104,230	-		1,104,230	1,049,019	55,212
29	Recreation Facility - Debt Costs - Growth Related Interest (Discounted)	2021-2027	66,083	-		66,083	-		66,083	62,778	3,304
28	Victoria Park Seniors Centre Expansion - Loan from Reserves - Growth-related Principal	2021-2027	655,122	-		655,122	-		655,122	622,366	32,756
29	Victoria Park Seniors Centre Expansion - Loan from Reserves - Discounted Growth-related Interest	2021-2027	23,392	-		23,392	-		23,392	22,222	1,170
	Reserve Fund Adjustment						2,084,210		(2,084,210)	(1,980,000)	(104,211)
	Total		15,982,927	-	-	15,982,927	2,098,960	-	13,883,967	13,189,769	694,198

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
FERGUS PARKS											
Arboretum - Blair Park	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	\$58,400
Beatty Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
BT Corner Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
CW Community Sportsplex	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	\$58,400
Confederation Park	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	\$58,400
Fergusson Park	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$58,400
Ferrier Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$58,400
Forfar Park	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$58,400
Graham Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Gibbons Dr. Park	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	\$58,400
Gow Park	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$58,400
Harper Cres. Park	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	\$58,400
Highland Park	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$58,400
Hollman Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Milligan St Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Millburn Blvd Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Norman Craig Square - Cenotaph	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
Pattison Place Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Perry St Open Space	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$58,400
Glencoe Park	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	\$58,400
Stait Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
St. James Square	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
Strathallan Park	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$58,400
Tait Cresc. Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Templin Gardens	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Terry Fox Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Tower Street Tennis Court	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Tower St North Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Webster Park	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$58,400
Wilkie Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$58,400
Victoria Park	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	\$58,400

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Orangeville Road Wetlands	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	\$3,800
Pier Point park	-	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	\$3,800
Revell Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Ryan Park	-	-	-	-	-	-	-	-	1.96	1.96	\$58,400
Dog Park	-	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$3,800
Garafraxa Rail/trail lands	-	-	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$3,800
Forfar Trail	-	-	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$3,800
Westminster Highland	-	-	-	-	-	-	-	2.55	2.55	2.55	\$58,600
ELORA PARKS											
Bissell Park	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	\$58,400
Drimmie Park	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	\$58,400
Elora Community Centre	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	\$58,400
Elora Lion's Park	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	\$58,400
Fire Hall Green	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$58,400
Foot Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Harold Chambers Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Hoffer Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Keating Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
MacDonald Square Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
O'Brien Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Salem Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$58,400
Station Square Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
St. Mary School	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
Veterans Park	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$58,400
Victoria Park	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$58,400
South Ridge Park	-	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	\$58,400
Elora Meadows	-	-	-	-	-	-	-	1.70	1.70	1.70	\$58,400
Gilkison to Waterloo rail/trail lands	-	-	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	\$58,400
Elora Meadows Woodlot	-	-	-	-	-	-	-	0.27	0.27	0.27	\$58,400

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
BELWOOD PARKS									-	-	
Belwood Sports Fields	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$58,400
Belwood Hall	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Douglas Park	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$58,400
Maple Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
Belwood Cenotaph	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Total	185.69	207.29	218.19	218.19	218.19	218.19	218.19	222.71	224.67	224.67	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0070	0.0078	0.0081	0.0080	0.0079	0.0078	0.0077	0.0077	0.0076	0.0075

10 Year Average	2010-2019
Quantity Standard	0.0077
Quality Standard	\$52,452
Service Standard	\$404

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$404
Eligible Amount	\$3,702,772

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service:
Unit Measure:

Parkland Amenities
No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
FERGUS PARKS											
Beatty Park											
Community Children's Play Equipment	1	1	1	1	1	1	1	1	1	1	\$61,000
Rock wall climber & swing set	1	1	1	1	1	1	1	1	1	1	\$19,000
Outdoor natural ice rink (water supply & light)	1	1	1	1	1	1	1	1	1	1	\$15,000
CW Community Sportsplex											
Large Community Medium Children's play structure & swing set	1	1	1	1	1	1	1	1	1	1	\$159,000
Rugby Field (unlit)	1	1	1	1	1	1	1	1	1	1	\$18,400
Soccer Field (unlit)	1	1	1	1	1	1	1	1	1	1	\$16,000
Hardball Diamond (lit & fenced)	2	2	2	2	2	2	2	2	2	2	\$333,000
Tennis Courts (2 lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$196,000
Skateboard Park (fence, equip, surface)	1	1	1	1	1	1	1	1	1	1	\$191,000
Large Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$84,000
Confederation Park											
Small picnic shelter (teepee)	1	1	1	1	1	1	1	1	1	1	\$53,000
Gravel parking lots (1,225 sq.m)	1	1	1	1	1	1	1	1	1	1	\$39,000
Ferrier Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Forfar Park											
Small sports field	1	1	1	1	1	1	1	1	1	1	\$25,000
Gravel parking lots (350 sq.m)	1	1	1	1	1	1	1	-	-	-	\$11,000
Asphalt parking lots (1300 sq.m)	-	-	-	-	-	-	-	1	1	1	\$80,000
Gibbons Dr Park											
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	\$70,000
Graham Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Highland Park											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Small sports field	2	2	2	2	2	2	2	2	2	2	\$25,400
Washroom/concession building	1	1	1	1	1	1	1	1	1	1	\$209,000
Gravel parking lot (200 sq.m.)	1	1	1	1	1	1	1	3	3	3	\$6,400
Holman Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Millburn Blvd Park											
Splash Pad	-	-	-	-	1	1	1	1	1	1	\$372,000
Medium Picnic Shelter					1	1	1	1	1	1	\$105,000
Asphalt parking lot with curbing (553 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$41,000

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service:
Unit Measure:

Parkland Amenities
No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Revell Park											
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	\$60,000
Ryan Park											
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	-	1	1	\$74,000
Outdoor natural ice rink (water supply & Light)	-	-	-	-	-	-	-	-	1	1	\$15,000
Stait Park											
Neighbourhood Children's Play structure & swings	1	1	1	-	1	1	1	1	1	1	\$212,000
Barrier Free Children's Play Structure	-	-	-	1	1	1	1	1	1	1	\$372,000
Strathallan Park											
Sports field	1	1	1	1	1	1	1	1	1	1	\$16,000
Gravel parking lot (911 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$29,000
Community children's play structure	1	1	1	1	1	1	1	1	1	1	\$80,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Tait Cresc. Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Tower Street Tennis Court											
Tennis Courts (lit & fenced)	3	3	3	3	3	3	3	3	3	3	\$196,000
Clubhouse (75 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$59,000
Webster Park											
Small sports field	1	1	1	1	1	1	1	1	1	1	\$25,000
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$57,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Wilkie Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Victoria Parks											
Soccer field (lit & irrigated)	1	1	1	1	1	1	1	1	1	1	\$260,000
Soccer/Rugby Field (1/2 lit)	1	1	1	1	1	1	1	1	1	1	\$95,000
Soccer field	1	1	1	1	1	1	1	1	1	1	\$16,000
Stonedust track (410 lm.m.)	1	1	1	1	1	1	1	1	1	1	\$47,000
Asphalt parking lot Fergus (400 sq.m.)	1	1	1	1	1	-	-	-	-	-	\$33,000
Asphalt Parking Lot Elora (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$79,000
Gravel parking lot (800 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$25,000
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$159,000
Pier Point Park											
Gravel parking lot (360 sq.m.)	-	-	1	1	1	1	1	1	1	1	\$11,000
Fergus Dog Park											
Dog agility equipment	-	1	1	1	1	1	1	1	1	1	\$25,000

**Township of Centre Wellington
Service Standard Calculation Sheet**

Service:
Unit Measure:

Parkland Amenities
No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Westminster Highland Park											
Community children's play structure & swings	-	-	-	-	-	-	-	1	1	1	\$212,000
Shade Structure	-	-	-	-	-	-	-	1	1	1	\$42,000
Multi Use Asphalt Court	-	-	-	-	-	-	-	1	1	1	\$44,000
ELORA PARKS											
Bissell Park											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$159,000
Gravel Parking Lot (3,457 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$110,000
Steel Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	\$1,487,000
Multi-use asphalt play surface (676 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$43,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Drimmie Park											
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$106,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Elora Community Centre											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Large Community children's play structure & multi-use asphalt court (sq.m.)	1	1	1	1	1	1	1	1	1	1	\$212,000
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$43,000
Fencing Along Gorge	-	-	1	1	1	1	1	1	1	1	\$105,000
Skatepark	-	-	-	-	-	-	-	-	-	1	\$372,000
Elora Lion's Park											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$425,000
Gravel Parking Lot (967 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$269,000
Elora Meadows Park											
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	1	1	1	\$31,000
Foote Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$151,000
Hoffer Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Asphalt Parking Lot (500 sq.m.)	-	-	-	-	-	-	-	1	1	1	\$40,000
Gravel Parking Lot (117 sq.m.)	1	1	1	1	1	1	1	-	-	-	\$4,000
Small Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$53,000
Keating Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
O'Brien Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$106,000
Small Children's Splash Area	1	1	1	1	1	1	1	1	1	1	\$335,000
Asphalt parking area (585 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$43,000

**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Station Square Park											
Wood Gazebo	1	1	1	1	1	1	1	1	1	1	\$11,000
St. Mary School											
Sports Field	1	1	1	1	1	1	1	1	1	1	\$16,000
Veterans Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Medium Picnic Shelter	1	1	1	1	1	1	1	-	-	-	\$105,000
Gravel parking area (963 sq.m)	1	1	1	1	1	1	1	1	1	1	\$30,000
Victoria Park											
Gravel Parking Lot (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$79,000
Fencing Along Gorge	1	1	1	1	1	1	1	1	1	1	\$85,000
South Ridge Park											
Sports Fields (irrigated)	-	1	1	1	1	1	1	1	1	1	\$86,000
Small Sports Field (irrigate)	-	2	2	2	2	2	2	2	2	2	\$84,000
Gravel parking lot (918 sq.m.)	-	1	1	1	1	1	1	1	1	1	\$29,000
Neighbourhood Children's Play structure, swings & rubber surface	-	-	-	-	-	1	1	1	1	1	\$212,000
BELWOOD PARKS											
Belwood Sports Fields											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Asphalt parking area (1,328 sq.m)	1	1	1	1	1	1	1	1	1	1	\$98,000
Douglas Park											
Small Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Mult-use asphalt play surface	1	1	1	1	1	1	1	1	1	1	\$13,000
Maple Park											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$105,000
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Total	80	85	87	87	90	90	90	95	97	100	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0030	0.0032	0.0032	0.0032	0.0033	0.0032	0.0032	0.0033	0.0033	0.0033

10 Year Average	2010-2019
Quantity Standard	0.0032
Quality Standard	\$114,488
Service Standard	\$366

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$366
Eligible Amount	\$3,358,788

**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Metre)
Station Square Park											
Stone dust trail	140	140	140	140	140	140	140	140	140	140	\$117
Victoria Park											
Paved path	200	200	200	200	200	200	200	200	200	200	\$159
Revell Park											
Stone dust	-	156	156	156	156	156	156	156	156	156	\$117
South Ridge Park											
Stone dust trail	-	254	254	254	254	254	254	254	254	254	\$117
Elora Meadows											
Paved path	-	-	-	-	-	350	350	350	350	350	\$159
Trestle Bridge Trail											
Stone dust trail	-	-	-	-	-	-	-	2,000	2,000	2,000	\$117
Forfar Trail											
Paved path	-	-	-	-	-	-	-	-	55	55	\$159
Stone dust trail	330	330	330	330	330	330	330	330	330	330	\$117
Garafraxa Rail/trail lands											
Stone dust trail	-	-	620	620	620	620	620	620	620	620	\$117
Total	4,133	5,148	5,768	5,768	5,768	6,321	6,321	8,811	9,266	9,266	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.1560	0.1929	0.2139	0.2110	0.2096	0.2268	0.2242	0.3050	0.3131	0.3094

10 Year Average	2010-2019
Quantity Standard	0.2362
Quality Standard	\$124
Service Standard	\$29

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$29
Eligible Amount	\$267,981

**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Centre Wellington Community Sportsplex	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	\$361	\$408
Park Washrooms & Showers at CW Community Sportsplex Park	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	\$237	\$271
Storage Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$64	\$80
Stone House (2 Storey - built in late 1800's)	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	\$191	\$220
Tennis Change Rooms (Fergus)	600	600	600	600	600	600	600	600	600	600	\$140	\$164
Victoria Park Seniors Centre	9,500	9,500	9,500	9,500	9,500	12,000	12,000	12,000	12,000	12,000	\$242	\$276
Rugby Building (1 storey bldg with washrooms, meeting rooms, etc.)	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	\$244	\$279
Belwood Hall	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	\$151	\$176
Elora Community Centre	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	\$235	\$269
Bissell Pak Accessible Washrooms	-	-	-	-	-	342	342	342	342	342	\$655	\$732
Forfar Park Accessible Washrooms	-	-	-	-	-	-	-	-	-	150	\$629	\$731
Total	172,201	172,201	172,201	172,201	172,201	175,043	175,043	175,043	175,043	175,193		

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	6.4994	6.4512	6.3859	6.2985	6.2578	6.2805	6.2092	6.0585	5.9148	5.8499

10 Year Average	2010-2019
Quantity Standard	6.2206
Quality Standard	\$354
Service Standard	\$2,200

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$2,200
Eligible Amount	\$20,167,950

ENERGY CONSERVATION AND DEMAND MANAGEMENT PLAN (2021)¹⁴

Community Centre account for approximately 50% of the Township's overall energy demands. The parks and recreation department has completed several energy savings initiatives as identified below.

4.1 PREVIOUS AND CURRENT ENERGY CONSERVATION AND DEMAND MANAGEMENT MEASURES

Centre Wellington regularly incorporates energy conservation into its retrofit practices. Centre Wellington's previous and current energy conservation and demand management measures include:

- Upgrading inefficient fluorescent or incandescent lighting fixtures to LED light fixtures;
- Upgrading inefficient high pressure sodium or metal halide exterior lighting to LED;
- Adding additional lighting controls to reduce consumption outside of high-usage periods;
- Upgrading old Heating, Ventilation, and Air Conditioning (HVAC) units with new high efficiency units;
- Installing programmable thermostats and implementing temperature control set back with optimized scheduling to reduce wasted energy on excessive heating and cooling;
- Upgrading inefficient gas hot water heaters to high efficiency condensing units;
- Installing faucets with low flow (0.5 gpm) aerators;
- Installing low flow (1.5 gpm) shower heads in change room facilities;
- Upgrading old appliances to Energy Star rated and/or high efficiency appliances;
- Installing variable frequency drives in all pumping facilities;
- Recovering biogas from the Fergus waste water treatment plant anaerobic digester to displace natural gas consumption;
- Arena roof replacement with low-emissivity reflective roof;
- New dehumidifier for arena ice pad; and,
- Window and door retrofits at the Elora fire hall.

4.2 IDENTIFIED ENERGY CONSERVATION MEASURES

As part of this plan, energy and demand conservation measures have been identified for each facility. The measures have been listed under five main headings, as follows:

- **Lighting** – *Lighting retrofit and lighting control upgrades, inclusive of both building interior and exterior*
- **HVAC and Domestic Hot Water** – *HVAC control, HVAC upgrades, water efficiency, and domestic hot water upgrades*
- **Building Envelope** – *Insulation upgrade and window/door retrofit opportunities*
- **Office Equipment/Appliance** – *Appliance upgrade and appliance control retrofit opportunities*
- **Process** – *Process upgrades are retrofit opportunities that fall outside of the other categories (e.g. pool heater retrofit)*

¹⁴ [Energy Conservation and Demand Management Plan \(centrewellington.ca\)](https://centrewellington.ca), Accessed June 19, 2024.

TRAILS MASTER PLAN (2014)¹⁵

The Township completed a comprehensive Trails Master Plan inclusive of existing trail inventory, proposed trail policies, trail structure, trail head design principles, and trail cross section. The Master Plan proposed a future trail system accompanied by 23 recommendations.

Trails are out of scope for this master plan, however any updated to the trails plan may be helpful to the project.

PARKS, RECREATION, CULTURE MASTER PLAN (2017)¹⁶

The Township completed a Parks, Recreation, and Culture Master Plan in 2017. The plan contained 23 separate recommendations under the following areas;

- Parks System
- Recreation Facility System
- Arts & Culture System
- Community Service Delivery System

These barriers to participation were reported by residents on an on-line survey.

Top Barriers to Participating in Parks & Recreation Activities in Centre Wellington



Top Barriers to Participating in Arts & Culture Activities in Centre Wellington



Source: Parks, Recreation & Culture Master Plan Online Survey, 2017

¹⁵ [cw-trails-master-plan-may-21-2014.pdf \(centrewellington.ca\)](#), Accessed June 19, 2024

¹⁶ [Centre Wellington Parks, Recreation and Culture Master Plan](#), Accessed June 19, 2024

Parks System Recommendations

Rec. #	Recommendation	Estimated Timing	Resource Implications
#1	At the time of a comprehensive Official Plan Review, ensure consistency with park classifications established in the Development Standards Manual for Centre Wellington.	At the time of next Official Plan Review)	Staff / Consultant Time
#2	Target a total parkland supply of 120 hectares by the year 2028, which would necessitate the acquisition of 16 hectares of parkland over and above parkland presently identified in future development plans. Future parks should preferably consist of typologies that are conducive to active recreation and/or cultural uses.	Ongoing	To Be Determined based on parkland dedications received, future market land values, etc.
#3	As parks age to a point where reinvestments are required, explore opportunities to rejuvenate them to meet the needs of residents and visitors. Doing so should involve the community as well as examining additional resourcing requirements (e.g. staffing, maintenance, equipment, etc.) required to support a reimagined park.	Ongoing	To Be Determined after subsequent consultations and design

Recreation Facility System Recommendations

Rec. #	Recommendation	Estimated Timing	Resource Implications
#4	Undertake an architectural and needs assessment for the Elora Community Centre to address lifecycle issues of existing components and accessibility. The assessments should concurrently explore ways and costs of accommodating a greater range of recreational uses including (but not limited to) indoor turf sports, indoor walking, personal fitness and wellness, pre-school and youth programs, older adult activities, and other municipal programs and user opportunities.	Short-Term	Consulting Fees for architectural and/or engineering services (actual building costs to be determined after scope of design is confirmed)

Rec. #	Recommendation	Estimated Timing	Resource Implications
#5	Through the park design or renewal process, select a municipally-owned park or trail route to install outdoor fitness equipment.	Short-Term	To Be Determined after site / scope of design is confirmed
#6	Undertake a consultation and business planning process with local field sport organizations to explore the feasibility of municipal involvement in the indoor artificial turf market. Opportunities to explore include a permanent versus air-supported structure along with any complementary facilities (e.g. indoor track, indoor tennis or pickleball, etc.). Any investment on the part of the Township should be contingent upon securing a qualified partner(s) that contributes predetermined capital and/or operating resources and that such investment is first rationalized through the comprehensive business planning exercise.	Short-Term	Staff Time and/or consulting fees to undertake consultation and feasibility assessments
#7	Undertake architectural and needs assessments for the Victoria Park Seniors Centre to explore the costs associated with increasing its gross floor area (including the possibility of adding a second storey) in order to address growing demands for 55+ programs there.	Short to Medium Term	Consulting Fees for architectural and/or engineering services (actual building costs to be determined after scope of design is confirmed)
#8	Construct three multi-use courts that are suitable for tennis, pickleball and/or other activities as appropriate.	Short to Medium Term	\$120,000 (assumes \$40K per court)
#9	Integrate an outdoor basketball/multi-use court as part of a future park development or redevelopment in Centre Wellington.	Short-Term (or at time of site redevelopment)	\$40,000 (actual cost may vary based upon design)
#10	Investigate the application of Challenging Play opportunities within future playground developments, the use of larger toys in playgrounds, and animating parks spaces in Centre Wellington's outdoor settings to encourage a greater degree of play.	Short to Medium Term	To Be Determined after scope of implementation is confirmed
#11	Construct a splash pad in north Fergus to strengthen geographic distribution and address growth-related demands within these developing residential areas.	Medium-Term	To Be Determined after site / scope of design is confirmed

Rec. #	Recommendation	Estimated Timing	Resource Implications
#12	Construct a skateboard park in Elora, considering outcomes of the consultation and site selection process undertaken in 2016.	Short-Term	To Be Determined after site / scope of design is confirmed, and community fundraising contributions are collected

Arts & Culture System Recommendation

Rec. #	Recommendation	Estimated Timing	Resource Implications
#13	Continue to implement the Centre Wellington Cultural Action Plan, and annually report to Township Council and the public to inform them of progress and achievements.	Short-Term	As per the Cultural Action Plan and supporting works
#14	An Update of the Centre Wellington Cultural Action Plan should be undertaken by the year 2021. An economic analysis quantifying the benefits and costs of the local arts, culture and heritage sector should be integrated within the Update to the Cultural Action Plan.	Short-Term	Staff Time and/or consulting fees to undertake economic analysis
#15	Continue to create opportunities for Centre Wellington to provide direct and indirect support to cultural programs, services and festivals/events through allocation of resources (including the development of a sustainable Funding Strategy), marketing and communications, volunteer development and/or the provision of space.	Ongoing	Staff Time and financial resources to be determined depending upon scope and scale of implementing activities

Community Services Delivery System Recommendations

Rec. #	Recommendation	Estimated Timing	Resource Implications
#16	Form a Youth Council to provide advice to the Township relating to local parks, recreation, culture and other related services.	Ongoing	Staff Time
#17	Adopt the quality management principles of High Five for children's programs, the Playworks Partnership for Youth, and Active Aging for Older Adults to ensure quality assurance in service delivery. Share the Club Excellence Program developed by True Sport with sport user groups for their consideration.	Short to Medium Term	Staff Time
#18	Engage representatives from organizations serving persons with disabilities, low-income populations, diverse cultural groups, females and the LGBTQ+ community. Discussions should seek to better understand the needs of such groups, and how to develop, deliver and promote services to under-represented populations.	Ongoing	Staff Time
#19	Host annual focus groups with volunteers and volunteer groups to make volunteerism more accessible and meet the needs of a time strapped community.	Ongoing	Staff Time
#20	Develop a Pricing Policy based on the true costs to deliver parks, recreation and cultural programs and services.	Short-Term	Staff Time
#21	Formalize a Sponsorship Program based on the program and service needs identified in the Parks, Recreation & Culture Master Plan including (but not limited to) free and low fee opportunities, larger toys in playgrounds, Challenging Play opportunities, animating parks spaces, etc.	Medium-Term	Staff Time
#22	Develop an annual Communications Plan that promotes the benefits of participating in parks, recreation and cultural programs and encourages participation in programs and events.	Ongoing	Staff Time
#23	Undertake an update to the Parks, Recreation & Culture Master Plan in the year 2028.	Long-Term	\$85,000

Appendix A: Listing of Township Parks

Active Parkland		Future Parks
1. Belwood Sports Fields	8. Irvine Park & Elora Greenspace	• Beatty Hollow (Farley) • Granwood • Haylock and Youngblood • Storybrook East • Storybrook West • Summerfields
2. Bissell Park	9. Millburn Boulevard Park	
3. Centre Wellington Community Sportsplex	10. Southridge	
4. Elora Lions Park	11. Strathallan Park	
5. Fergus Tennis Courts	12. St. Mary School (under agreement)	
6. Forfar Park	13. Victoria Park (Fergus)	
7. Highland Park		
Passive Parkland		
14. Arboretum	38. Keating Family Park	
15. Belwood Cenotaph	39. Maple Park	
16. Bellwood Hall Grounds	40. McDonald Park	
17. B.T. Corner	41. Milligan Street Park	
18. Beatty Park	42. Norman Craig Square	
19. Blair Park	43. O'Brien Park	
20. Confederation Park	44. Orangeville Road Wetlands	
21. Douglas Park	45. Pattison Street Park	
22. Drimmie Park	46. Pier Point Park	
23. Elora Meadows	47. Revel Drive Park	
24. Fergus Dog Park	48. Ryan Park	
25. Fergusson Park	49. Stait Park	
26. Ferrier Park	50. Station Square Park	
27. Fire Hall Site	51. St. James Square	
28. Foote Park	52. Tait Crescent Park	
29. Gibbons Drive Park	53. Templin Gardens	
30. Glencoe Park	54. Terry Fox Park	
31. Gow Park	55. Veteran's Park	
32. Graham Park	56. Victoria Park (Elora)	
33. Greenspace Elora (under lease)	57. Webster Park	
34. Harold Chambers Park	58. Westminster Highland Park	
35. Harper Crescent Park	59. Willkie Park	
36. Hoffer Park	60. Wilson Flats	
37. Holman Park		

Rec. #	Recommendation	Status		
		ongoing initiative	completed	not completed
Parks System Recommendations				
1	At the time of a comprehensive Official Plan Review, ensure consistency with park classifications established in the Development Standards Manual for Centre Wellington			No Official Plan Review since this project completion.
2	Target a total parkland supply of 120 hectares by the year 2028, which would necessitate the acquisition of 16 hectares of parkland over and above parkland presently identified in future development plans. Future parks should preferably consist of typologies that are conducive to active recreation and/or cultural uses.		90 Acres purchased for Townshipwide Park at 8051 Wellington Rd 18. __ Acres of Neighbourhood Parks onboarded with New Park Development.	add neighbourhood park additions
3	As parks age to a point where reinvestments are required, explore opportunities to rejuvenate them to meet the needs of residents and visitors. Doing so should involve the community as well as examining additional resourcing requirements (e.g. staffing, maintenance, equipment, etc.) required to support a reimagined park	Park reinvestment: Forfar, Foote, Victoria Park Fergus, Graham, Gibbons Drive, Elora Meadows, Veteran’s Salem, Revell.		
Recreation Facility System Recommendations				
4	Undertake an architectural and needs assessment for the Elora Community Centre to address lifecycle issues of existing components and accessibility. The assessments should concurrently explore ways and costs of accommodating a greater range of recreational uses including (but not limited to) indoor turf sports, indoor walking, personal fitness and wellness, pre-school and youth programs, older adult activities, and other municipal programs and user opportunities		Renovated to address lifecycle and accessibility issues. Footprint of facility not increased, programming added within current footprint.	
5	Through the park design or renewal process, select a municipally-owned park or trail route to install outdoor fitness equipment.		Forfar park - completed	

6	Undertake a consultation and business planning process with local field sport organizations to explore the feasibility of municipal involvement in the indoor artificial turf market. Opportunities to explore include a permanent versus airsupported structure along with any complementary facilities (e.g. indoor track, indoor tennis or pickleball, etc.). Any investment on the part of the Township should be contingent upon securing a qualified partner(s) that contributes predetermined capital and/or operating resources and that such investment is first rationalized through the comprehensive business planning exercise	Part of current project in 2024.		
7	Undertake architectural and needs assessments for the Victoria Park Seniors Centre to explore the costs associated with increasing its gross floor area (including the possibility of adding a second storey) in order to address growing demands for 55+ programs there			Not completed. COVID reduced membership and continue to recover those numbers. Added on-line programming.
8	Construct three multi-use courts that are suitable for tennis, pickleball and/or other activities as appropriate			No new courts added. Pickleball lines added to Centre Wellington Community Sportsplex courts (2). Not added due to lack of land.
9	Integrate an outdoor basketball/multi-use court as part of a future park development or redevelopment in Centre Wellington			Not completed due to lack of land and Master Plan for land use at Centre Wellington Community Sportsplex grounds.
10	Investigate the application of Challenging Play opportunities within future playground developments, the use of larger toys in playgrounds, and animating parks spaces in Centre Wellington's outdoor settings to encourage a greater degree of play.	Playground replacements include increased play opportunities as well as increased accessibility. Naturalized features are being considered where appropriate (Haylock Park amphitheater). Provision for community Ice rinks are being		

		implemented in Neighbourhood parks. Sensory and functionally linked play components are being considered for new installations.		
11	Construct a splash pad in north Fergus to strengthen geographic distribution and address growth-related demands within these developing residential areas.			Not completed
12	Construct a skateboard park in Elora, considering outcomes of the consultation and site selection process undertaken in 2016.		Completed	
Arts & Culture System Recommendation				
13	Continue to implement the Centre Wellington Cultural Action Plan, and annually report to Township Council and the public to inform them of progress and achievements		Completed	
14	An Update of the Centre Wellington Cultural Action Plan should be undertaken by the year 2021. An economic analysis quantifying the benefits and costs of the local arts, culture and heritage sector should be integrated within the Update to the Cultural Action Plan	Ongoing. New Action Plan currently being finalized.		
15	Continue to create opportunities for Centre Wellington to provide direct and indirect support to cultural programs, services and festivals/events through allocation of resources (including the development of a sustainable Funding Strategy), marketing and communications, volunteer development and/or the provision of space		Ongoing as part of implementation of the Cultural Action Plan. New Culture Staff resources added to team.	
Community Services Delivery System Recommendations				
16	Form a Youth Council to provide advice to the Township relating to local parks, recreation, culture and other related services.			Interrupted due to COVID. Not initiated with new Council.
17	Adopt the quality management principles of High Five for children's programs, the Playworks Partnership for Youth, and Active Aging for Older Adults to ensure quality assurance in service delivery. Share the Club Excellence Program developed by True Sport with sport user groups for their consideration	Ongoing		

18	Engage representatives from organizations serving persons with disabilities, low income populations, diverse cultural groups, females and the LGBTQ+ community. Discussions should seek to better understand the needs of such groups, and how to develop, deliver and promote services to under-represented populations	New DEI Council Advisory Committee		
19	Host annual focus groups with volunteers and volunteer groups to make volunteerism more accessible and meet the needs of a time strapped community.	Volunteer Recruitment Events.		
20	Develop a Pricing Policy based on the true costs to deliver parks, recreation and cultural programs and services			not completed
21	Formalize a Sponsorship Program based on the program and service needs identified in the Parks, Recreation & Culture Master Plan including (but not limited to) free and low fee opportunities, larger toys in playgrounds, Challenging Play opportunities, animating parks spaces, etc		Implemented Community Partnership Program in 2023.	
22	Develop an annual Communications Plan that promotes the benefits of participating in parks, recreation and cultural programs and encourages participation in programs and events			not completed
23	Undertake an update to the Parks, Recreation & Culture Master Plan in the year 2028.		Initiated 2024 due to changes in Growth Targets and pace of growth.	

MULTI YEAR ACCESSIBILITY PLAN¹⁷

The Township is part of the wellington accessibility partnership, a collaboration with the [County of Wellington](#), the [City of Guelph](#), the [Homewood Health Centre](#) and the [Upper Grand District School Board](#). Together, they have adopted the [Wellington County Facility Accessibility Design Manual](#) (FADM).

[Accessibility Plan \(centrewellington.ca\)](#)

POLICIES

RZONE – Respect and Responsibility Policy

- [brochure back \(centrewellington.ca\)](#)

Indoor Facility Allocation Policy

- [Indoor Facility Allocation Policy \(centrewellington.ca\)](#)

Alcohol Permit – link to AGCO website

- [Alcohol and Gaming Commission of Ontario | Alcohol and Gaming Commission of Ontario \(agco.ca\)](#)

Film Policy

- [Microsoft Word - Film Permit.doc \(centrewellington.ca\)](#)

Road Closure & Special Events Application

- [special-event-permit.pdf \(centrewellington.ca\)](#)

Licensing By-law

- [99-59.pdf \(centrewellington.ca\)](#)

Community Grants

- [Grant Opportunities | Township of Centre Wellington](#)

Community Impact Grant - Capital Stream - Closed for 2024. Deadline was September 18, 2023.



Community Impact Grant - Projects and Programming - Closed for 2024. Deadline was September 18, 2023.



Community Impact Grant - Annual Specific Stream - Closed for 2024. Deadline was July 31, 2023.



Community Impact Grant (Capital & Projects and Programming) Grant Application Questions



CW Neighbourhood Grant - Closed for 2023



¹⁷ [Accessibility Plan \(centrewellington.ca\)](#), Accessed June 20, 2024

APPENDIX B – INDOOR FACILITY DETAILS

Note:

Facility and Equipment Replacement Budget Forecasts (Life Cycle) projects that are not completed within 2 years the department must re-allocate the project into the future years within the same Budget Forecast. The approved funds are then held in Reserve to use for future year replacement projects. This policy helps to keep replacement projects in line with the completed building audits.

Capital Projects, once approved, do not require re-allocating the project if not completed within 2 years of approval.

Belwood Hall – 37 Queen Street, Belwood



Belwood Hall is a historic community building that was built originally as the Belwood Town Hall in 1872. The facility includes a small community hall, stage, and small kitchen. The facility also includes washrooms, storage, and an upstairs small meeting room. The facility is a community hub for the hamlet of Belwood and is home to the Belwood Lions Club, community events, meetings, and programs. The facility is not accessible for persons with disabilities.

2021 Building Audit highlights

- Short-term (2021-2025) upgrades – window replacement (\$28,000 – 2025 renovation project), flooring (\$5,000 – part of 2025 renovation project), water tank (\$4,400), building joint sealing (\$3,500 – part of 2025 renovation project), painting (\$4,000) - part of 2025 renovation project, carpeting (\$2,500 – on hold), acoustic tiling (\$5,000 – part of 2025 renovation project). Life safety devices (\$2,000 – updating after renovation), etc. at an estimated costs of \$96,000

- Long Term (2026-2040) upgrades – exterior siding (\$54,000), painting (\$2,000), appliances (\$2,000), baseboard heating (\$3,500), propane furnace (\$3,000), doors (\$8,000), toilets, sinks, faucets (\$4,500) electrical (\$10,000), well (\$5,000), asphalt paving (\$5,000), concrete walkways (\$6,000), etc. at an estimated costs of \$98,000

Facilities & Equipment Replacement Forecast 2024-2033

- The Township has identified \$ 900.00 for the first five years of the forecast \$17,000 for the remaining five years of the forecast.

10 Years Capital Budgets

- Approved budget of \$450,000 and the project should begin in 2025.

Observations

- The building is in fair condition and in need of variety of upgrades including windows, lighting, mechanical, flooring, exterior cladding, etc. The building is not AODA complaint.
- Current plans include hiring an architect to do an architectural design which would include exterior, interior, and accessibility upgrades.
- The majority of the recommended upgrades from the building audit are to be addressed in the proposed capital project for 2025.

Jefferson Elora Community Centre – 29 David Street West, Elora



The Jefferson Community Centre was originally built in the mid 1970s and comprises of a single pad arena, community hall with small stage, warm viewing area, and administrative space. Outside includes a large asphalt parking lot, softball diamonds, picnic shelter, playground, multi-use pad, and the Elora Curling Club.

The facility underwent extensive upgrades in 2023 with approximately \$6 million dollars in renovations through a Township funding and a Provincial and Federal grant. Renovations

included a new arena floor, ice mechanical system, arena boards and glass, upgraded changerooms with two fully accessible, upgraded warm viewing area with accessible ramp, washroom, administration area, new accessible entrance, and some exterior upgrades.

The facility hosts numerous hockey, lacrosse, ringette, figure skating, and programs for all ages throughout the year and is the main township recreation facility in Elora.

2021 Building Audit

- Identified \$1,960,300 in upgrades required at the facility between 2021 and 2040. Many of the items were completed with the major renovation in 2023. North American Roofing Consultants to provide Township with an update.

Facilities & Equipment Replacement Forecast 2024-2033

- The Township has identified \$183,300 for first five years of the forecast and \$241,00 for the remaining five years. Major lifecycle projects are funded through the capital budget.

10 Years Capital Budgets

- Approved - Asphalt parking resurfacing (300,000 + additional funding in 2025 budget – 2026), new exterior digital sign (60,000 – 2025)), video surveillance (50,000 – to be completed in 2025), public address (PA) system (20,000 - completed)
- Forecasted – nothing identified

Observations

- Given the recent extensive renovations, the 2021 audit completed a major number of the facility requirements. Not included in the 2023 renovation was the community hall interior upgrades and flat roof, mechanical system, or lighting. This work needs to be included in future capital life cycle budgets.
- The hall is a traditional design and needs revitalization to accommodate emerging community needs subject to the plan.
- The roof height is would need to be risen to accommodate activities like basketball, volleyball, and pickelball

Centre Wellington Community Centre Wellington Community Sportsplex – 550 Belsyde Avenue East, Fergus



The Centre Wellington Community Sportsplex is the major recreation facility in Centre Wellington and was originally built in the mid 1970s and included a single pad arena with 1,200 seating capacity. A community hall was also on the property, but the arena and community hall were not physically connected. In 2005/06 the Township of Centre Wellington completed a major expansion of the facility which included a second arena pad, new indoor pool, large warm viewing area spine, a fitness area, and fitness studio program room. The Pad A arena floor, boards, glass, ice mechanical system and changerooms were upgraded in 2008 with Provincial, Federal and Township funding.

The facility is located on approximately 50 acres which includes sports fields, large open field areas, a farmhouse, large, paved parking, two tennis courts with lights, skateboard park, Township greenhouses, several storage buildings, and an event camping area with washroom. The building and site hosts numerous large events including the Fergus Scottish Festivals (annually draws 25-30,000 over 4 days in August), the Fergus Fall Fair in September, and the Meadows Music Festival to name a few.

The facility has a co-generation system which provides green energy for the facility by producing electricity for many portions of the building and excess heat is used to heat the pool. There is an opportunity to use more of the heat from the system to heat other building components.

Recently the Township purchased an additional 90+ acres of land adjacent to the existing Centre Wellington Community Sportsplex property. The new lands are to the east of the existing property and include frontages on Belsyde Avenue East and County Road 29. The lands include a natural creek, environmental area, farmland, and a stone farmhouse. The Township has severed the farmhouse and small portion of land, and it will be included in a land sale. There is an existing barn on the township property that requires demolition and removal. The new address of the property is 8051 Wellington Road. The future intention is to rezone the property and merge it with the Centre Wellington Community Sportsplex property, and to service the lands through the Centre Wellington Community Sportsplex property. A challenge of the new lands is

the MDS (minimal Distance Separation) from an adjacent operating farm on County Road 29.

2021 Building Audit Highlights

- Short-term (2021-2025) - \$1,415,500 of projects are identified in these years. The most significant are weight machine replacement (\$140,000 – on hold), weight room make up air unit (\$28,000 – on hold). Vinyl floor replacement (\$77,000 – on hold), sound system replacement (\$50,000 - complete), reciprocating compressor pad a (\$80,000) - pushed out due to yearly maintenance, metal lockers (\$30,000 - on hold, hall roof (\$170,000 – Norh American Roofing Consultants to provide update assessment in 2025), kitchen roof (\$56,000 – Norht American roofing Consultants to provide updated assessment in 2025), exterior metal siding (\$59,500).
- Long Term (2026-2040) upgrades \$6,413,850 of projects are identified in these years. The largest capital cost ones include asphalt resurfacing (\$800,000), emergency generator replacement (\$100,000), weightroom equipment (\$140,000), pool basin (\$468,000), heat recovery ventilator pool (\$110,000), pool tiling (\$117,000), Cooling tower pad B (\$150,000), chiller pad B (\$175,000), pad A roof (\$610,000).

Facilities & Equipment Replacement Forecast 2024-2033

- The Township has identified \$712,000 for first five years of the forecast and \$495,100 for the remaining five years. Major lifecycle projects are funded through the capital budget.

10 Years Capital Budget

- Approved projects – community hall basketball nets (\$50,000 – installation December 2024), office retrofits (\$160,000- on hold) spectator heating in pad B (\$35,000 - completed), Pad B insulation & Mesh replacement (\$44,700 - completed), campground hydro upgrades (\$64,000), Scottish Festival campgrounds (\$35,000), Barrier free travel path (\$214,400 – ongoing to be completed in 2025), video surveillance (\$60,000 – to be completed in 2025), announcement system (\$25,000 - completed)
- Forecasted - Pad A doors (\$35,000), Pool HVAC (\$650,000), parking lot resurfacing (\$660,000), main switchgear replacement (\$340,000) Hall retrofit to multi-use (\$2,500,000), chillers (\$500,000), Heat recovery ventilator (\$110,000)

Observations

- The facility is in good condition and heavily used for a variety of sports, swimming, meetings, and tournaments.
- The community hall use as an event space is declining and the hall could be used for other sports related activities.
- The adjacent commercial kitchen has also seen declining use.
- Staff administration space is in great demand and needs to be increased.

- Between the capital and replacement budgets the majority of forecasted projects should be implemented in the first five years of each forecast however a review is required for the longer term to 2040.
- The use of the board room for cemetery sales is not desirable given the conflicting atmosphere of the Centre Wellington Community Sportsplex.

Victoria Park Seniors Centre – 150 Albert Street West, Fergus



The Victoria Park Senior Centre is home to the Townships' wide range of senior programs and the Scouts Club (basement) and opened in 1992. A variety of program rooms provide space for billiards, cards, fitness, computers, crafts reading, darts, social activity, and meetings. The building also includes a small kitchen and staff offices.

The building was expanded in 2014/2015 and included more program space and two larger multi-use rooms for the growing senior membership. The addition was built as two stories with the possibility of a third floor being added.

The Victoria Park Seniors Advisory Committee consists of seven elected members of the senior centre membership, Council and staff and assist the Township in the programming and operational revenues.

The facility is located in Victoria Park, Fergus which includes 3 fields for soccer and rugby. It also includes the Highland Rugby Clubhouse, parking, and a gravel walking track.

2019 Building Audit Highlights

- Short-term (2021-2026) – \$63,100 of projects identified in these years including sealants (\$1,500), brick masonry repairs (\$8,000), metal stairs case exterior (\$20,000), furnace and AC unit (\$14,000), fire alarm (\$3,000), kitchen appliances (\$8,500), exterior handrails (\$1,100) and asphalt paving (\$7,000)

- Long Term (2026-2040) – upgrades of \$626,800 of projects identified including roof (\$150,000), elevator (\$120,000), and other various replacements

Facilities & Equipment Replacement Forecast 2024-2033

- The Township has identified \$ 50,500 for first five years of the forecast and \$ 80,000 for the remaining five years. Major lifecycle projects are funded through the capital budget.

10 Years Capital Budgets

- Approved – Internal water damage for roof (\$78,658)
- Forecasted – Building expansion (1,000,000)

Observations

- The building is in good condition and is very well used for senior programming. The senior membership is continually growing (2024 membership 781. There has been a decrease in memberships since COVID pandemic

Rugby Clubhouse – Victoria Park, Fergus – 160 Albert Street, Fergus



The building is owned by the Township and leased to the Highland Ruby Club and is within Victoria Park, Fergus adjacent to the Victoria park Senior Centre. It was originally the Fergus Agricultural building. The one-story building has a small kitchen, medium sized hall (120 capacity), change rooms for the rugby club, a concession booth, and it includes public washrooms for Victoria Park. The Highland Rugby Club renovated the building through a Trillium grant and volunteers prior to 2010.

2023 Building Audit Highlights

- Short-term (2023 – 2028) - \$164,298 of projects are identified in these years. The most significant are roof replacement (\$80,000), mechanical system replacements (\$36,000), exterior facility repair and replacement (\$29,700).
- Long-term (2029 – 2034) - \$14,500 of projects are identified in these years.

Facilities & Equipment Replacement Forecast 2024 – 2033

The township has identified \$141,000 for the first five years of the forecast.

Observations

- The building is in good condition and very well used by the Highland Rugby club and rented out to community organizations or individuals.
- The Public washrooms are managed by the Township and provide needed washrooms for Victoria Park.
- Preliminary (recommendations/concept) work has begun to address the accessibility concerns for the facility. These would include paths of travel, as well as washroom accessibility. This would be a major capital investment that has not been identified in the above forecasts.

Centre Wellington Community Sportsplex Farmhouse – 550 Belsyde Drive East, Fergus

This is more of an operation building and provide no public recreation but could in the future

The farmhouse is the original farmhouse built in the late 1800's on the original farm property when the Town of Fergus purchased the lands in in 1970's. The building is a stone farmhouse and metal roof with small rooms on the main floor and bedrooms on the second floor. The building is in fair condition and is approximately 2,400 sq. ft.

Over the years the house sat unused but in recent years the building did accommodate a small high school food program but now provides administration space for the community services department.

The Township is currently in the process of developing an operations centre for their public works, water, wastewater, and parks which may make the farmhouse no needed for staff moving forward. The farmhouse also included the Buildings and Property Division staff, which are not moving to the operation centre. Until more space is available in the recreation department, the house will remain.

2021 Building Audit Highlights

- Short-term (2021-2026) upgrades – building perimeter sealant, bathroom window, stairs replacement, smoke detectors, fire extinguisher, exterior steps light fixtures, interior plaster, painting at an estimated costs of \$54,000

- Long Term (2026-2040) upgrades – foundation and basement concrete floor, plaster, insulation, eaves trough, cabinetry, etc. for an estimated cost of \$110,000

10 Years Capital Budget

- Approved projects
- Projected projects

Observations

- The building is an old building and not very well suited for staff offices. Given the development of a new operations centre for parks staff, the Township may consider developing the space for community groups space or special event space when not needed for staff space
- The building is not accessible for persons with disabilities

Centre Wellington Community Sportsplex Pole Barn (Maintenance Building)

The metal building provides seasonal storage of equipment/vehicles and workspace for parks operations and staff. It is approximately 2,400 sq. ft. in size.

10 Years Capital Budget

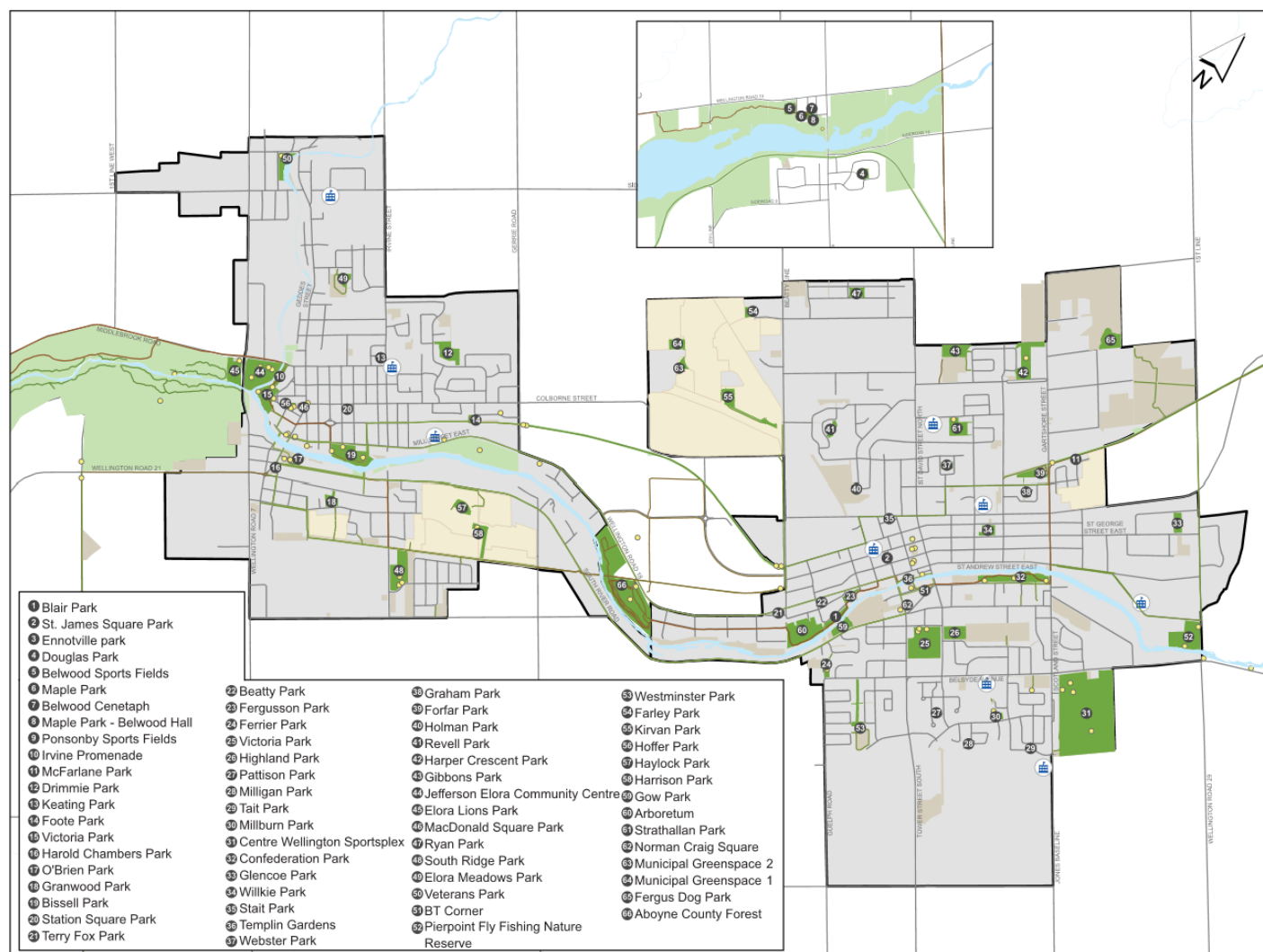
- Approved projects – Insulation, plumbing & heating (\$200,000)

Observations

This building is in need of upgrades to provide a safe working space for staff to do off season work and storage of equipment/vehicles. Washrooms and lunchroom are available in the adjacent farmhouse.

Parks, Open Space & Trails

Schedule A



APPENDIX C – PARKS CONDITION ANALYSIS

Parks Inventory Listing and Summary of Conditions and Accessibility Evaluation

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
Arboretum	Fergus	165 Park Ave	4.16	Natural Area	Fair	Good	Clean but narrow dirt paths, marked with warning sign
Beatty Park	Fergus	590 St Andrew St W	0.29	Neighbourhood	Fair	Good	Slight overgrowth, loosely accessible with no paths, park ground barriers; water connection available
Belwood Cenotaph	Belwood	33 Queen St	0.21	Community	Good	Good	Path (concrete sidewalk with curb depressions) to cenotaph, benches
Belwood Hall	Belwood	37 Queen St	0.19	Community	Poor	Fair	-
Belwood Sports Fields	Belwood	4 Smith St	1.61	Community	Fair	Fair	-
Bissell Park	Elora	127 East Mill St	3.66	Community	Good	Good	One basketball pole / upright missing hoop and net. Access to river.
Blair Park	Fergus	546 Blair St	0.79	Natural Area	Poor	Good	Marked trail entrance with warning sign, clean dirt trails. Access to river.
BT Corner	Fergus	215 Bridge St	0.06	Neighbourhood (parkette)	Good	Good	Level, paved/grass path areas

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
Centre Wellington Centre Wellington Community Sportsplex	Fergus	550 Belsyde Ave E	22.60	Township-Wide	Good	Fair/Poor	Ball diamond and playground overgrown and unmaintained
Confederation Park	Fergus	365 Queen St E	3.14	Natural Area	Fair	Good	-
Douglas Park	Belwood	21B Amalia Cres	1.48	Neighbourhood	Fair	Fair	-
Drimmie Park	Elora	65 Keating Dr	1.99	Neighbourhood	Good	Good	-
Elora Lions Park	Elora	7461 Middlebrook Rd	1.99	Community	Poor	Good	-
Elora Meadows Park	Elora	109 Marr Dr	0.69	Neighbourhood	Excellent	Excellent	-
Ennotville Park	Ennotville	110 Elmslie Pl	0.19	Community	Good	Good	Greenspace, no sign
Farley Park	Fergus	71 Farley Rd	0.53	Neighbourhood	-	-	Undeveloped
Fergus Dog Park	Fergus	840 Glengarry Cr	1.90	Community	Good	Good	-
Fergus Tower Street Tennis Courts	Fergus	259 Tower St N	0.30	Community	Fair	Good	-
Fergusson Park	Fergus	501 Blair St	0.45	Natural Area	Fair	Fair	No features, underutilized, greenspace not park
Ferrier Park	Fergus	585 Elora St	0.51	Neighbourhood	Good	Good	Recently updated

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
Footie Park	Elora	6478 Gerrie Rd (trail access – the direct park access along Patrick Blvd)	0.30	Neighbourhood	Fair	Excellent	New playground; limited accessibility due to slope.
Forfar Park	Fergus	605 Gartshore Dr	1.31	Community	Good	Excellent	Newer, paved paths, level ground
Gibbons Park	Fergus	62 Gibbons Dr	1.81	Neighbourhood	Fair	Good	More natural park, tree planting project, clear paths and permeable paving
Glencoe Park	Fergus	859 St George St E	0.94	Neighbourhood	Fair	Fair	Significant overgrowth on path
Gow Park	Fergus	455 Union St W	1.05	Natural Area	Poor	Good	No features, minimal open greenspace. Access to river.
Graham Park	Fergus	13 Douglas Cr	0.24	Neighbourhood	Fair	Good	Paved entrance but no sign, hidden behind homes
Granwood Memorial Park	Elora	44 York St E	0.83	Neighbourhood	Good	Good	-
Harold Chambers Park	Elora	29 Water St	0.07	Neighbourhood (parkette)	Poor	Good	No path, slopes limiting mobility
Harper Crescent Park	Fergus	95 Harper Cr	2.84	Neighbourhood	Poor	Poor	Bike trail overgrown/unmaintained, no sign, features hidden away from street

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
Harrison Park	Elora	167 Harrison St	1.40	Neighbourhood	-	-	Undeveloped
Haylock Park	Elora	53 Haylock Ave	0.96	Neighbourhood	Good	Good	Newly developed, paved paths and steps
Highland Park	Fergus	450 St David St S	1.66	Community	Fair	Good	Standard maintenance, no outstanding features
Hoffer Park	Elora	79 James St	0.24	Community	Good	Good	Some benches showing general wear, sandy park area
Holman Park	Fergus	640B Holman Cres	0.12	Neighbourhood	Fair	Fair	Slightly overgrown, bee nests in playground terrain barriers
Jefferson Elora Community Centre	Elora	29 David St W	2.32	Township-Wide	Fair	Good/fair	No connecting paths, overgrown playground, pavement wear
Keating Family Park	Elora	6 Franklin Dr	0.12	Neighbourhood	Poor	Good	Steep grass hill to access park, woodchip park
Kirvan Park	Fergus	25 Kirvan St	1.82	Neighbourhood	Good	Excellent	New park, paved paths
MacDonald Square Park	Elora	1 MacDonald Sq	0.05	Neighbourhood (parkette)	Good	Good	Water connection available
Maple Park	Belwood	34 Queen St	0.53	Community	Good	Excellent	Newer paths, well maintained
McFarlane Park	Fergus	61 Mcfarlane Cres	0.10	Neighbourhood	Good	Good	Minimal features but level and clean
Millburn Park	Fergus	330 Millburn Blvd	0.52	Neighbourhood	Good	Good	-

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
Milligan Street Park	Fergus	56 Milligan St	0.13	Neighbourhood	Good	Excellent	New park
Norman Craig Square	Fergus	300 Tower St S	0.23	Neighbourhood (parkette)	Good	Good	Paved paths
O'Brien Park	Elora	36 Water St	0.42	Community	Excellent	Excellent	Fake woodchip, well maintained
Pattison Park	Fergus	42 Pattison Pl	0.12	Neighbourhood	Good	Good	=
Pierpoint Fly fishing and Nature Reserve	Fergus	255 Lamond St	4.04	Natural Area	Fair	-	Natural riverside park
Revell Park	Fergus	62 Revell Dr	0.50	Neighbourhood	Good	Excellent	Paths and markings
Ryan Park	Fergus	67 Ryan St	0.79	Neighbourhood	Good	Excellent	New park, unpaved paths, no terrain barriers
South Ridge Park	Elora	14 Stafford St	3.04	Community	Excellent	Good	Ramps to playgrounds, flat grading
St James Square Park	Fergus	305 St Patrick St W	0.12	Neighbourhood (parkette)	Fair	Good	Overgrown paths, poor maintenance
Stait Park	Fergus	210 Garafraxa St W	0.15	Community	Good	Excellent	Well maintained
Station Square Park	Elora	81 Colborne St	0.37	Community	Fair	Fair	Overgrown rough path
Strathallan Park	Fergus	220 Strathallan St	1.73	Community	Fair	Fair/poor	Playground raised with barriers, overgrown, significant general wear, old nets

Park Name	Settlement Area	Address	Area (Ha)	Classification	Accessibility	Conditions	Condition Notes
							behind new nets pose safety risk
Tait Park	Fergus	254 Tait Cres	0.11	Neighbourhood	Good	Excellent	new park
Templin Gardens	Fergus	209 Menzies Lane	0.08	Neighbourhood (parkette)	Good	Excellent	Paths and walkways throughout
Terry Fox Park	Fergus	101 Beatty line S	0.16	Community	Good	Fair	-
Veterans Park	Salem	32 William St	1.27	Neighbourhood	Good	Good	Accessible through level grass/gravel, woodchip park
Victoria Park	Fergus	150 Albert St W	5.22	Community	Fair	Good	-
Victoria Park	Elora	140 Victoria Cr	2.10	Community	Good	Good	Entrance with metal arch sign, wayfinding signs, paver path
Webster Park	Fergus	15 Churchill Cres W	0.45	Neighbourhood	Fair	Fair/poor	Playground is fair/good, baseball diamond is rundown and overgrown, hardly usable
Westminster Park	Fergus	91 Riley Rd	1.03	Neighbourhood	Excellent	Excellent	Well maintained, Accessible playground ramps/ low barriers, paved paths, curb not quite flush with pavement/woodchips
Wilkie Park	Fergus	375 St George St E	0.83	Neighbourhood	Fair	Good/Fair	Overgrowth, high barriers around playground gravel

APPENDIX D – PARKS BUILDING ANALYSIS

Parks Buildings and Structures Inventory Listing and Summary of Conditions (from Building Audit Reports)

Park Name	Buildings / Structures	In-Service Year	Overall Condition Rating	AMP Condition Rating	Estimated Expenditures 2025-2030	Estimated Expenditures 2031-2040	Notes
Bissell Park	Washrooms	2015	Fair	Good	\$15,000	\$27,500	No immediate capital repairs or replacement identified, plan for refurbishment of the interior finishes and repairs of exterior masonry in the short to medium term.
	Picnic Shelter	N/A	Fair	Good	\$0	\$32,000	Some priority repairs/replacement identified.
Centre Wellington Centre Wellington Community Sportsplex	Campground Washroom	1999	Fair	Fair	\$39,500	\$51,000	No major work anticipated in the next few years.
	Biloba Greenhouse	2006	Fair	Fair	\$23,500	\$10,500	No immediate capital repairs or replacement identified, plan for refurbishment of the structure in the medium term.
	Ginko Greenhouse	2006	Fair	Fair	\$21,500	\$8,500	
	Picnic Shelter	1992	Fair	Fair	\$15,000	\$6,500	Some priority repairs/replacement identified.
Confederation Park	Picnic Shelter	N/A	Fair	Poor	\$0	\$0	Some priority repairs/replacement identified (2021-24).
Fergus Tower Street Tennis Courts	Clubhouse	2005	Fair	Good	\$38,700	\$238,900	No major repairs or replacements anticipated in the next few years.

Park Name	Buildings / Structures	In-Service Year	Overall Condition Rating	AMP Condition Rating	Estimated Expenditures 2025-2030	Estimated Expenditures 2031-2040	Notes
Forfar Park	Washroom	2018	Good	Very Good	\$16,300	\$11,750	No major work anticipated within the next several years.
Highland Park	Concession	-	-	Fair	-	-	-
	Dugouts	2018	Good	Good	\$3,500	\$3,500	-
Hoffer Park	Picnic Shelter	N/A	Fair	Fair	\$0	\$14,500	No major deficiencies but some repair/replacement needed.
Jefferson Elora Community Centre	JECC Park Picnic Shelter	N/A	Fair	Poor	\$30,000	\$0	Some priority repairs/replacements, plan for refurbishment of structural components in short to medium term.
Maple Park	Picnic Shelter	N/A	Good	Very Good	\$8,000	\$26,000	No major work anticipated in the next few years.
South Ridge Park	Washroom	N/A	-	Very Good	-	-	-
	Field Shed	N/A	-	Good	-	-	-
-	Weigh Scale Building (Provost Lane, Fergus)	1865	Fair	Fair	\$92,000	\$34,500	Some priority repairs/replacements.