



Belfountain Conservation Area (BCA) Management Plan Stakeholder Advisory Committee Meeting #11

June 13, 2018 6:00 -8:30 Belfountain Community Hall

Invited:

Belfountain Community Organization, Stakeholder Advisory Committee, Tourism Partners, Local Business Owners, Caledon Politicians

Attended:

Organization	Representatives
Belfountain Community Organization	5
Belfountain Heritage Society	1
Central Counties Tourism	1
Credit Valley Conservation	7
Caledon: Regional Councillor	1
Higher Ground Coffee	1
Ontario Federation of Anglers and Hunters	2
Ontario Heritage Trust	1
Region of Peel	1
Total Participants	20

Meeting Purpose:

- Share the Vision, Concepts, and Policies that are moving forward for approval under the final Belfountain Conservation Area Management Plan.
- Respond to questions and provide clarification regarding Management Plan contents.
- Gather feedback from SAC participants on the content of the final Plan.
- Formally adjourn the Stakeholder Advisory Committee for the Belfountain Conservation Area Management Plan.

Meeting Agenda:

1. Welcoming Address
 - *Jeff Payne, CVC, Director Corporate Services*
2. Information Presentation
 - *Laura Rundle, CVC, Conservation Lands Planner*
3. Group Discussion
4. Dissolve: Stakeholder Advisory Committee

Welcoming Address Notes:

The welcoming address for the Stakeholder Advisory Committee meeting was given by *Jeff Payne, Director Corporate Services, CVC*. The following points highlight key introductory remarks:

- CVC is now in the final stages of Management Plan development for Belfountain Conservation Area. Thank you for taking the time to be a part of this plan, for caring about the park and the community, and for making your voice a driving narrative in plan development.
- Over the past several years you, and the broader community have provided valuable input. We have received over 1000 comments, from our stakeholders, visitors, partners, and the local community.
- We have taken this feedback seriously, and trust that you will see the outcomes of our consultation reflected in the final Plan. We are also interested in your feedback tonight; we value your honest opinion, and will do our best to provide meaningful responses to your questions.
- In the time between when we last met with you and now, we have been carefully reflecting on the feedback that we have received. We have been undertaking additional studies, and formulating a Plan that addresses key issues, while also delivering on a high quality park experience.
- Some recent highlights of the actions taken to complete the Management Plan include:
 - Completing the Environmental Assessment for the Dam and Headpond, and beginning detailed design of the new natural channel to protect water quality, stream health and fish habitat.
 - Working with the Town of Caledon to study the cultural heritage of the park, leading to the Designation of the Mack Park features under the Ontario Heritage Act. Heritage Designation ensures protection of the features, and influences the public realm design to respectfully reflect the heritage of the park in interesting and exciting ways.
 - Undertaking detailed Servicing studies (water and wastewater) to ensure that the park will have no impact on the water supplies of the village or on the environment, especially the West Credit River.
 - Looking outside of the park gates and exploring options to address village traffic and parking issues, including working with the Town of

Caledon, Region of Peel and OPP on traffic management, bus management and on off-site parking lots and shuttling options.

- Undertaking a regional tourism review to see how the park is part of a regional market and how it can support local businesses and local tourism that is complimentary to the Town of Caledon's priorities.
 - We have also taken concrete measures in addressing crowding and user conflict issues, and we have implemented a new "No Group Picnicking" policy that prohibits large group picnics and places 30 minute timeframes on all other picnicking activity.
- With this plan CVC must strike a Balance. The proposals that you will see in this plan, we believe, strike the *right balance* between the protection and restoration of the environment, the preservation of the park's history, and experience and enjoyment of visitors.
 - Through smart, beautiful and innovative design, along with thoughtful and precise policy, this plan will balance visitation and protection. CVC staff have dedicated their time and energy into creating a plan that has struck the right balance.

Information Presentation:

Laura Rundle, *Conservation Lands Planner, CVC*, provided an information presentation. The presentation reviewed the management plan process, guiding statements, concept plans, and intended outcomes. Presentation highlights included:

- **Plan Approach: *Balance***
 - Nature
 - History
 - People
- **Key Issues (Management Plan Drivers)**
 - Impaired riverine and aquatic habitat.
 - Safety of the Dam and related infrastructure.
 - Increasing and poorly accommodated regional visitation.
 - Lack of appreciation and investment in the Mack Park cultural heritage features.
 - Vehicle traffic, unsanctioned parking.
 - User conflicts and unfocused visitor experience.
 - Aging and insufficient facilities and services for visitors.

- Lack of sustainable revenue for upgrading and maintaining capital investments.
 - Lack of formal connection to the local community or local tourism.
- **Commitments**
 - To provide a captivating visitor experience that communicates the site narratives, and accentuates Belfountain Conservation Area’s unique cultural heritage
 - To be an engaged community partner that works alongside our neighbours and colleagues to mitigate parking and traffic concerns and facilitate an ongoing conversation about conservation area management
 - To be a committed landowner; we know that Belfountain Conservation Area is a special place and we will ensure that the investments made reflect its unique natural and cultural heritage and that care is taken for its ongoing maintenance

The presentation deck can be viewed on CVC’s website:

https://cvc.ca/wp-content/uploads/2018/06/BCA-Management-Plan_Open-House-Slide-Deck.pdf

Discussion:

Questions:	
Question	Response
<ul style="list-style-type: none"> • Will the infrastructure mimic historic precedents? 	<ul style="list-style-type: none"> • Yes. • Designs will be sympathetic to the Heritage landscape. • Design inspiration will celebrate Mack’s Park follies and the English Picturesque Landscape. • Sustainable design principles will also be integrated.
<ul style="list-style-type: none"> • What will the parking lot be made of? 	<ul style="list-style-type: none"> • Design considerations are being made with CVC’s Low Impact Development team to ensure that appropriate sustainable design principles are being integrated. • Based on site conditions, pavement that incorporates bioswales is being considered as the best approach.
<ul style="list-style-type: none"> • What is the square footage of the Visitor Centre? 	<ul style="list-style-type: none"> • Final Designs are still in development. • It is expected to be 5000 – 6000 square feet. • Design will be split into three components: <ul style="list-style-type: none"> ○ Visitor Amenities (e.g. washrooms) ○ Staff Facilities (e.g. office) ○ Flexible Programming Space (e.g. interpretive displays, events)

Question	Response
<ul style="list-style-type: none"> Will there be weddings held at the Visitor Centre? 	<ul style="list-style-type: none"> Yes, weddings will be permitted. Weddings will not be a priority event for CVC at Belfountain Conservation Area. The Tourism Opportunities Assessment helped scoped the framework for weddings, and these are not being pursued as a major revenue source. Park experience will take precedent over private events; CVC will not compromise the visitor experience in order to accommodate private events (ie. private events will not be considered during peak periods if they increase traffic congestion, parking issues or could negatively impact the visitor experience).
<ul style="list-style-type: none"> What type of 'things' are you looking to bring into the Visitor Centre? 	<ul style="list-style-type: none"> Food (small scale concessions). Gifts (post cards, memorabilia, and local goods/ware). Sales will be out of a small vending area, not a formal gift shop. CVC is interested in working with local businesses to provide concession items; we are not looking to compete with or draw business away from local business enterprises.
<ul style="list-style-type: none"> How do you mitigate garbage from concessions? 	<ul style="list-style-type: none"> Belfountain Conservation Area will have full time staff on site. Garbage and site maintenance will be a routine duty and an important component of site care.
<ul style="list-style-type: none"> Can you explain some of the design precedents with the Visitor Centre? 	<ul style="list-style-type: none"> Green Design Principles and Sustainable Practices Safe Harbours and Species At Risk Sensitivity Minimizing Disturbance and Compensatory Plantings Dark Skies Policies Sympathetic to Heritage Designation <p>For example: The building will be designed with low rooflines, mimicking Mack's original cottage. A false chimney will be integrated to honour the historic design of the cottage, while also providing a habitat feature for Chimney Swift. Natural materials and large windows will be incorporated as design features, ensuring that the building fits the natural landscape, and grounds expectations for the visitor experience.</p>

Question	Response
<ul style="list-style-type: none"> The Natural Channel has already been approved. Is it funded and what is the timeline? 	<ul style="list-style-type: none"> The Environmental Assessment was approved in October, 2017. There is a 5 year window for implementation to begin, with 2021 being the latest start date. The development of the Naturalized Channel will be Phase I of Management Plan implementation; it is likely that the park will be closed throughout the duration of construction. The cost for implementation is not yet fully funded; detailed design is currently underway.
<ul style="list-style-type: none"> What is the design of the Lower Accessible Washroom? 	<ul style="list-style-type: none"> The design is still to be confirmed; servicing studies are ongoing. Design needs to be a viable option for the floodplain. The most likely scenario is a sealed vault toilet. The washroom will be routinely maintained and well kept, however design will be minimalist.
<ul style="list-style-type: none"> The River in the New Channel Design looks so structurally perfect; will it be more natural looking? 	<ul style="list-style-type: none"> Yes. Detailed designs are currently underway. The south slope will be hardened (engineered), however plantings and restoration works will be integrated to disguise the engineered features, giving it a natural look and providing better habitat
<ul style="list-style-type: none"> How will the greenspace in the Heritage Gardens be used? 	<ul style="list-style-type: none"> Visitors are to explore, reflect and journey through BCA; the Heritage Garden is central to this experiential aim. The Heritage Garden will be designed to: <ul style="list-style-type: none"> Celebrate Mack's follies; integrating them as a focal point for interpretation, celebration and scenic vistas. Encourage visitor flow and discovery of the varying viewpoints and site features. Create a Lily Pond, as an homage to the headpond. The lily pond will also act as a design feature that portrays a calming water experience, and is contrasted by the West Credit River and 'waterfall'.
<ul style="list-style-type: none"> In the Heritage Garden, what will the new area between the water (river) and the walls look like. <p>For example, will it be a Marsh?</p>	<ul style="list-style-type: none"> Detailed design is still underway to finalize, however the treatment will match requirements for seasonal flooding.

Question	Response
<ul style="list-style-type: none"> • What will the depth of the river be with the redevelopment (New Channel)? 	<ul style="list-style-type: none"> • The weir will be dropped to a maximum of 1.5 meters, resulting in a deeper channel with a faster flow. • We don't know what the exact depth of the river will be at this point; as this will be determined as we get further into detailed design for this project; but river depth will likely vary from ~.75m to ~1.9m through the reach.
<ul style="list-style-type: none"> • Increasing the deepness of the river will increase flow. How will you deal with sediment? 	<ul style="list-style-type: none"> • Sediment is a natural occurrence and important for river health and fish habitat. The engineered designs account for the natural, ongoing movement of sediment downstream. • Existing built up sediment in the headpond will be removed as a component of Phase I Implementation.
<ul style="list-style-type: none"> • What will you do with the removed silt? 	<ul style="list-style-type: none"> • Final considerations are still being determined. • The silt was tested, and is thought to be high quality; though further testing will be conducted before removal begins to confirm silt quantities and quality. This will inform final decisions for silt management.
<ul style="list-style-type: none"> • How will you stop kids from falling into the dam, the image does not show any barrier. 	<ul style="list-style-type: none"> • Fencing that meets heritage aesthetic will be incorporated. • We are also looking to see if the red buoys can be removed, as they detract from the view-scape.
<ul style="list-style-type: none"> • Is the Picnic Policy change working? 	<ul style="list-style-type: none"> • In terms of magnitude, yes, we have seen a shift. • Changes to the reservation system, promotions and site management have begun to re-direct this user group to Terra Cotta CA and Island Lake CA. • Staff are having challenges deterring all users; and we are working through our needs to maintain customer service standards, protect staff from undue risk and uphold the policy change.
<ul style="list-style-type: none"> • What is the new number of parking spaces? 	<ul style="list-style-type: none"> • 79 (current lot has 45) • Emergency vehicle access is incorporated.
<ul style="list-style-type: none"> • Where will the new parking spaces go? 	<ul style="list-style-type: none"> • The site design has new parking spaces going where the current septic system is located. • The septic system will be moved closer to Pinnacle Street, and will incorporate new technologies.

Question	Response
<ul style="list-style-type: none"> Do people get charged entrance fees when they walk into the park? <p>For example: Noticed on Lobster Fest that people were parked in the Village and walked into the park, even though the parking lot was not full. This seems to happen often.</p>	<ul style="list-style-type: none"> Visitors walking into the park are charged unless they are local residents (need to show id) CVC staff do not have any authority to prohibit street parking, or require that visitors move their vehicles. CVC is working with partners at Town of Caledon, OPP, and Region of Peel to find further resolutions. Recommend sending message to Town of Caledon, Councillors and OPP about street parking issues.
<ul style="list-style-type: none"> Tour busses (ie. fall colour tours) are a serious concern for the community. The community does not have the capacity for these vehicles. 	<ul style="list-style-type: none"> The new parking lot configuration does allow a turning radius for school busses, as school groups are an integral component of CVC's environmental education objectives. Tour busses are not promoted or permitted at Belfountain Conservation Area. Tour busses may come unannounced, and are turned away at the gate; this has been a practice for the past few years.
<ul style="list-style-type: none"> We understand that there are a lot of people walking into the park; is there a capacity for park visitation? 	<ul style="list-style-type: none"> No, a firm visitor capacity number does not exist; visitors are redirected at the discretion of park managers. Considerations are being made to mitigate visitor impacts. The Management Plan outlines policy, infrastructure and site design elements that are intended to encourage shorter stays, increase parking lot turn-over, reduce crowding and traffic, and incentivise off-peak visitation. This will reduce the cumulative number of visitor hours that BCA experiences, while still providing equitable access to visitors. CVC is looking to change the face of the user experience, and will monitor and evaluate the new visitor regime, with plans to adaptively manage.
<ul style="list-style-type: none"> How will changes impact fish? 	<ul style="list-style-type: none"> The Naturalized Channel will improve fish habitat. The new naturalized channel will make the water cooler, by removing the warming effect of the headpond. It will also increase sediment transport downstream (it currently collects in the headpond), which is important for fish habitat. Protection of the coldwater fishery was a major criteria built into designing the preferred alternative for the Environmental Assessment.
<ul style="list-style-type: none"> Is there regulation to protect fish during construction? 	<ul style="list-style-type: none"> Yes. Timing windows and sediment controls will be integrated into the implementation plan.

Question	Response
<ul style="list-style-type: none"> How will development in the park impact local water? 	<ul style="list-style-type: none"> Groundwater moves in a downstream direction from the Hamlet to Belfountain Conservation Area. Feasibility Studies confirm that there would be no impact to local well supply. The CA would continue to use the historic spring source and a well. CVC is taking a 'One Water' approach to servicing: <ul style="list-style-type: none"> Innovation and Sustainable Design for Rainwater, Stormwater harvesting and Grey Water recycling Strict Water Conservation Targets of 5L per Visitor (vs. standard 20 L per visitor) Flow balancing to manage peak and seasonal usage patterns Wastewater technology, including pre-treatment, computer controls, redundant capacity and minimization of leaching bed Looking towards No-Net Impact <ul style="list-style-type: none"> Strict Nitrogen reduction targets to protect Brook Trout and River Quality
<ul style="list-style-type: none"> How will Shuttle Busses Work? 	<ul style="list-style-type: none"> Discussions are still ongoing, but CVC is working with the Town of Caledon and other tourism partners to brainstorm workable ideas. For example: Shuttle hubs for pick-up and drop-off have been scouted near Hwy 10 and Charleston Sideroad. Ideas have been generated to look at both a back-and-forth shuttle to BCA, and a circuit shuttle that includes other stopping points. A fall colour tour may be another feasible option. Feasibility assessments are still required, as we need to look at the economics, community benefits and market appetite for such an offering. Cost won't be the only driving factor for decision making, as we can look for off-sets and partnerships.
<ul style="list-style-type: none"> Are there comparables that can show the difference in users before and after the picnic policy change? 	<ul style="list-style-type: none"> Yes. At the moment, given that the change is new, we have anecdotal information. We are currently undertaking visitor monitoring work to update our baseline data on average group size and average time spent. In the future, we will have a new automated payment system that will allow us to be more flexible with pricing adjustments (ie. incentivise off-peak use). After implementation, we will complete effectiveness monitoring to see if we are meeting our targets. Examples of information that we can use as comparables include: visitor counts, gatehouse tallies (payment receipts), visitor surveys, and observation analysis.

Questions	Response
<ul style="list-style-type: none"> Are there any other local scenarios that have similar issues? If so, how are they dealing with this? 	<ul style="list-style-type: none"> Yes At the launch of our management plan process, CVC held a consultation session with industry partners (Conservation authorities, Ontario parks, Municipalities), the session aimed to share experiences and solutions. Across the greater golden horseshoe we are experiencing increasing population rates, and as such visitation to local parks and greenspaces is also increasing. CVC is experiencing pressure not only at Belfountain CA, but visitor numbers across our watershed parks have been rising. We have integrated lessons learned and best practice into our discussions and planning. For example, the experience of other agencies has led our conversations on tour busses, automated pay systems, Crime Prevention Through Environmental Design, picnic policy, surge pricing, market incentives and adaptive price management. Most recently we have been in contact with land managers at Bruce Peninsula National Park. Over the May long-weekend they implemented a reservation system; we intend to keep in touch to glean lessons-learned and applications.
<ul style="list-style-type: none"> ORB Manors: What controls exist to prevent their impact? 	<ul style="list-style-type: none"> The developers have to prove no-impact. Baseline conditions and monitoring data exist and will be used to assess the plans against.
<ul style="list-style-type: none"> What knowledge do you have on the Sewage Treatment Plant (Winston Churchill)? 	<p>Information on the Sewage Treatment Plan can be found on the following links:</p> <p>http://www.erin.ca/file.ashx?id=b79682e3-94ed-43d7-937f-b4d5c97c7114</p> <p>http://www.erin.ca/search-results?usterm=wastewater%20treatment</p>
<p>Comments:</p>	
<p><u>Parking and Walk-Ins:</u></p> <ul style="list-style-type: none"> CVC should be encouraging people to move their cars off of the street. Street Parking (legal and illegal) is a big issue that causes residents and businesses to suffer. 	
<p><u>Management Plan Solutions:</u></p> <ul style="list-style-type: none"> The ideas presented in the Management Plan sound reasonable and well thought out. The trouble is that the solution is still years away. The park is a huge draw today, and people come out in droves, we feel that a solution is required sooner. 	

Visitor Numbers and Visitor Centre:

- The number of visitors coming to the site, to me, shows why a visitor centre can be so valuable here.
- Having a visitor centre will help to set expectations and give education to help foster respect.
- Regional Tourism Organizations are proponents of sustainable tourism and can further partner to find ongoing solutions.

Tourism:

- It seems that there is a 'culture clash' between the needs of local residents and the broader needs of the region.
- Tourism is being pushed in a manner that feels overwhelming.
- Residents understand the demand that exists for this area; it is an appealing place with a desirable and positive experience. We know more people are going to visit, and continue to visit.
- We need to ensure that sustainable solutions are in place.
- For example, traffic and parking is a big community issue, and an impact from tourism that people in the community feel.

Shuttling:

- Belfountain may be a unique situation where this could be a very effective solution.
- Regional Tourism Organizations (ie. Central Counties) could be a partner for this initiative.

Final Note in response to comments:

CVC is working to put tools in place to manage our challenges. We appreciate the comments you have raised. We will continue to work as a partner to develop tools and actions to deal with parking and traffic issues. CVC alone cannot make all of the changes; we will follow our implementation plan to look for changes within the gates, and adaptively manage to work towards resolution for traffic concerns. We urge you to continue to be upfront with Councillors, the Town and the OPP to have better solutions that mitigate the impacts that are being felt.

CVC will continue to re-think our approach to site management, we are going through a shift in the way we view, manage and market our conservation areas. As an example, CVC offered a 'free' day for visitors to experience CVC parks. Belfountain was excluded from this promotion, in order to really spotlight and potentially shift use to some of our other areas. CVC will also continue to be a partner and a leader on the topics we have discussed today, and we will align with best practice.

As we move from Management Plan approval towards Management Plan implementation, we will be undergoing detailed design and outlining policy specifications. This work will not be done in isolation; we want to be proactive in our planning and will continue to engage with partners and the vested community.

SAC Committee Dissolve:

The Stakeholder Advisory Committee was initiated at the start of the Belfountain Conservation Area Management Plan in order to maintain open communication lines and gather stakeholder feedback. The Belfountain Conservation Area Management Plan is now in the last stage of development, with final concepts being shared with the SAC membership at the June 13th meeting.

CVC will integrate the feedback from SAC into the final Plan, detailed designs, implementation plan and future programming options. As of June 2018, the role of the Stakeholder Advisory Committee has been completed and as such, CVC is dissolving Committee membership. CVC will follow-up with members to identify individuals that would like to remain informed of the actions and next steps for Management Plan implementation.

As the implementation plan is executed, and programming options are further realized, CVC will be calling upon partners for continued planning support and feedback.

CVC would like to extend our sincere appreciation to the members of the Stakeholder Advisory Committee. You generously gave your time, energy and insight. You acted as a valuable support and resource throughout the planning process for the Belfountain Conservation Area Management Plan and Belfountain Dam and Headpond Environmental Assessment.

Post Note: Agency Consultation Meetings:

Over the months of May and June, CVC staff met with Agency Partners (whom are also SAC committee members) to share the final plans and concepts for Belfountain Conservation Area. The following is a summary of outcomes and actions from the Agency meetings.

Agency	Outcome	Next Steps
Niagara Escarpment Commission	<ul style="list-style-type: none">• Reviewed management plan content and directions.• Discussed development in the context of species at risk.• Reviewed programming goals and recommendations.	<ul style="list-style-type: none">• Submit the final management plan for NEC review, comment and approval.
Ministry of Natural Resources and Forestry	<ul style="list-style-type: none">• Reviewed management plan layout.• Discussed development in the context of species at risk.	<ul style="list-style-type: none">• Submit detailed layout and plans for development features for MNR review.• Confirm permitting requirements.

Agency	Outcome	Next Steps
Region of Peel	<ul style="list-style-type: none"> • Reviewed management plan content and directions. • Discussed endorsement options and funding strategies. 	<ul style="list-style-type: none"> • Submit final plan for review and endorsement.
Town of Caledon	<ul style="list-style-type: none"> • Reviewed management plan content and directions. 	<ul style="list-style-type: none"> • Continue discussion on solutions for regional traffic management.
CVC Regulations Planning	<ul style="list-style-type: none"> • Reviewed and discussed development recommendations and locations. • Recommendations to be incorporated at the detailed design phase. 	<ul style="list-style-type: none"> • Continue engagement throughout detailed design. • Confirm permitting requirements.
Ontario Heritage Trust	<ul style="list-style-type: none"> • Review of plans and recommendations focused on the Willoughby Property. 	<ul style="list-style-type: none"> • Finalize language around Willoughby Property management items.

Attached:

1. CVC Staff Attendance (Meeting Role)

- Laura Rundle, Conservation Lands Planner
 - *Project Lead, Technical Expert*
- Jesse DeJager, Conservation Lands Planner
 - *Implementation Lead, Technical Expert*
- Suzie Losiak, Conservation Lands Planner
 - *Policy Lead, Technical Expert*
- Dave Orr, Superintendent, Conservation Parks
 - *BCA SAC Member, Site Superintendent*
- Victoria Edwards, Conservation Lands Planner
 - *Meeting Facilitation, Notes*
- Eric Baldin, Manager, Land Planning and Management
- Mark Thompson, Senior Manager, PARCS
- Jeff Payne, Director, Corporate Services

2. Discussion Questions

- Are there any questions of clarification; is there anything about the information presented that you would like to better understand?
- What information stood out to you?
- Where were you intrigued or excited by what you heard?
- What ideas or connections do you have for implementation?
- Where do you have challenges or concerns?
- How can CVC respond to outstanding challenges?