



# *Winnipeg Beach Provincial Park Redevelopment Options*

October 12, 2007



## **Table of Contents**

<b>1.0</b>	<b>Executive Summary</b> .....	<b>1</b>
<b>2.0</b>	<b>Introduction</b> .....	<b>2</b>
2.1	Study Objective and Foundation.....	2
2.2	Project Methodology .....	3
<b>3.0</b>	<b>Review and Analysis of Existing Information</b> .....	<b>4</b>
3.1	Infrastructure, Access and Views .....	4
3.1.1	Infrastructure.....	4
3.1.2	Access – Vehicular, Pedestrian and Visual.....	5
	Figure 1 – Infrastructure, Access and Views	
3.2	Environmental, Historic and Recreational Resources and Issues	6
	Figure 2 – Environment, History and Recreation	
3.3	General Land Use and Zoning and Previous Development Proposals.....	7
	Figure 3 – General Land Use and Zoning and Previous Development Proposals	
3.4	Existing Park Policy and Provincial Regulations Concerning Development .....	8
3.5	Water Tower Inn Building .....	8
<b>4.0</b>	<b>Evaluation of Redevelopment Opportunities and Constraints</b> .....	<b>9</b>
	Figure 4 – Planning Implications Plan	
<b>5.0</b>	<b>Public Consultation Process</b> .....	<b>10</b>
5.1	Methodology .....	10
5.2	Results of the Public Workshop Group Discussions and Exit Survey .....	11
5.2.1	Summary of Group Discussions.....	11
5.2.2	Summary of Exit Survey Findings .....	12
<b>6.0</b>	<b>Recommended Redevelopment Plan</b> .....	<b>15</b>
6.1	Winnipeg Beach Provincial Park Conceptual Redevelopment Master Plan .....	15
	Figure 5 – Preliminary Redevelopment Concept Plan	

## **Appendix A – Public Workshops Summary**

# **Winnipeg Beach Provincial Park Redevelopment Options**

---

## **1.0 Executive Summary**

The Winnipeg Beach Provincial Park Redevelopment Options Study focuses on identifying viable and sustainable redevelopment options for the south end of Winnipeg Beach Provincial Park. The recommended redevelopment option builds upon existing information and studies, information collected from government stakeholders and random park user interviews and the results of two 'Redevelopment Options' public workshops.

Those who attended the Public Workshops were asked to complete an Exit Survey. Generally the boardwalk extension, Water Tower viewing platform, children's playground, children's water spray park, launch point for windsurfing, canoes and kayaks, community fishing pier, playing fields and campground development options received a high level of support.

The Conceptual Redevelopment Master Plan reflects development opportunities and constraints identified in the evaluation of existing information and builds upon the results of the Public Workshops. The primary focus of the plan is the redevelopment of the existing parking areas into 65 fully serviced (water and electrical) R.V. campsites. Restricting the development of the campground to the existing parking areas permits the preservation of existing green space and natural areas which was identified as a priority during the Workshop Group Discussions.

Critical to the success of this concept is the integrated development of associated family oriented and multi generational amenities and facilities designed to improve the visitor experience. The development of the campground and associated amenities and facilities should attract new users and sustain existing users, thereby contributing to the overall economic well being of Winnipeg Beach Provincial Park and the Town.

# **Winnipeg Beach Provincial Park Redevelopment Options**

---

## **2.0 Introduction**

### **2.1 Study Objective and Foundation**

The objective of the Winnipeg Beach Provincial Park Redevelopment Study is to identify viable and sustainable redevelopment options for the south end of Winnipeg Beach Provincial Park, which:

- preserve and protect the natural, historical, and recreational resources of the area.
- build upon the results of the public workshop process and existing studies
- improve the visitor experience by providing a vibrant, engaging, and revitalized park
- contribute to the overall economic well being of the Town by attracting new users and sustaining existing users.

The study builds upon existing information and studies, information collected from government stakeholder and random park user interviews and the results of two 'Redevelopment Options' public workshops.

The review and evaluation of existing plans, data and reports coupled with the current information collected through the interview process provided a solid foundation for the preparation of base information for discussion at the public workshops. The needs, desires and concerns expressed by the participants in the 'Redevelopment Options' public workshops formed the primary basis upon which the recommended redevelopment option was determined.

Existing information which formed the basis for this study included the following:

1. A Proposal for Redevelopment of Winnipeg Beach Provincial Recreation Park (1985)
2. Rural Tourism Resort Development Study (1986)
3. The Winnipeg Beach Boardwalk (1992)
4. Town of Winnipeg Beach Development Plan Bylaw No. 6/2000 (2000)
5. A System Plan for Manitoba Parks (2003)
6. Design Objectives for Sewage Lagoons
7. Lake Winnipeg Shoreline Erosion Study
8. Town of Winnipeg Beach Website – [www.winnipegbeach.ca](http://www.winnipegbeach.ca)
9. CEC: Closed Canadian Parks, Winnipeg Beach Park, Website – [cec.chebucto.org](http://cec.chebucto.org)
10. Lidar Survey of Lake Winnipeg South Basin Shoreline (2007)

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **2.2 Project Methodology**

Our work program was comprehensive and addressed critical public participation, planning, engineering, environmental and cost issues at a depth appropriate for the general public to visualize and assess redevelopment opportunities for the south end of Winnipeg Beach Provincial Park. The program consisted of four steps as follows:

#### **Step One: Review and Analysis of Existing Information**

Existing planning documents, development plans, park policy and regulations concerning development, general engineering/servicing requirements, site conditions and environmental issues and licensing considerations were reviewed and evaluated. Relevant government departments including Manitoba Conservation (Environmental Operations Division, Parks and Natural Areas Branch), Manitoba Water Stewardship, Town of Winnipeg Beach Staff, Town of Winnipeg Beach Council and random park users were consulted throughout this stage.

#### **Stage Two: Evaluation of Redevelopment Opportunities and Constraints**

The evaluation of the above information led to the summation of key redevelopment opportunities and constraints and their implications on planning for the south end of Winnipeg Beach Provincial Park. This in turn was used to develop a list of potential land use options and special needs for the study area.

#### **Step Three: Redevelopment Options Public Workshops**

Public Workshops were conducted in both Winnipeg and Winnipeg Beach on June 20<sup>th</sup> and June 23<sup>rd</sup> respectively. The results of the Public Workshop Group Discussions and Exit Survey are outlined in Section 5.0 of this report.

#### **Step Four: Preparation of Recommended Redevelopment Options**

With the input received from the Public Workshops and the Project Committee, a recommended redevelopment option was prepared for the study area. This redevelopment plan highlights, in descriptive terms, key concepts and information presented in the conceptual plan.

Throughout the work program, the consulting team received guidance and constructive criticism from the Project Committee, consisting of representatives from Manitoba Conservation. Prior to the completion of each step of the project, a presentation was made to the Project Committee for their review and comment.

## Winnipeg Beach Provincial Park Redevelopment Options

---

### 3.0 Review and Analysis of Existing Information

#### 3.1 Infrastructure, Access and Views

##### 3.1.1 Infrastructure

The existing infrastructure in the south end of Winnipeg Beach Provincial Park should be able to support redevelopment in the area when infrastructure improvements identified by local Manitoba Conservation personnel and Town of Winnipeg Beach staff have been completed. Upgrades identified include repair of the existing waste water sewer line (between the town service connection at Hamilton and Main Street and the Park Office) and land drainage improvements along the south perimeter of the park. A complete inspection and assessment of the existing infrastructure, including televising where applicable, is recommended prior to redevelopment and/or upgrading.

Existing infrastructure within the study area, identified on Figure 1, includes:

1. **Town of Winnipeg Beach water service** to Park Office, and Water Tower Inn site and Park Maintenance Building. Currently water use is estimated. The Town is exploring the use of water meters in the near future.
2. **Town of Winnipeg Beach waste water sewer service** to Park Office, Water Tower Inn site and Park Maintenance Building and waste water sewer line from Hamilton Avenue to sewage lagoon.
3. **Town of Winnipeg Beach land drainage sewer line** (from the end of the LDS line along Main Street at Hamilton Avenue) to an outfall on the beach. The south end of the park utilizes an **overland drainage system** with open ditches and culverts. Additional ditches and culverts are required to correct drainage problems along the south perimeter of the park. Options are currently being investigated by Manitoba Conservation Personnel for implementation in the near future.
4. **Buried Hydro lines** (from pole mounted transformer south of the Town water treatment facility) to Park Office transformer, Water Tower Inn site transformer (150 kVa, 3 Phase, 120/208), and Water Tower lighting. **Overhead hydro line** (from street lights on Main Street) to lights at volleyball court. Additional lighting may be desired in any proposed redevelopment area. Upgrading requirements for power supply and/or lighting will be dependent on the final location and specific requirements of any proposed redevelopment.
5. **Buried MTS lines** – (from pole mounted source south of the Town water treatment facility) to Park Office and Water Tower Inn site. Upgrading requirements will be dependent on the final location and specific requirements of any proposed redevelopment.
6. **Natural Gas** (from the Town service at Hamilton and Main) to the Park Office and Water Tower Inn site. Upgrading requirements will be dependent on the final location and specific requirements of any proposed development.
7. **Solid Waste Disposal.** Solid waste from the park is taken to the Dunnottar Waste Disposal Ground.

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

Adjacent to the park on the south perimeter is one of the Town of Winnipeg Beach Sewage Lagoons. The proximity of the lagoon precludes the development of any form of 'roofed habitation', including a hotel, trailer park and housing, within this area of the Park (refer to Section 3.2 Environmental, Historic and Recreational Resources).

### **3.1.2 Access – Vehicular, Pedestrian and Visual**

The existing gravel roads are generally in satisfactory condition and are more than adequate to accommodate current traffic volumes and any future development requirements. The gravel parking areas are in poor condition and are tremendously under utilized. The road system and parking areas currently isolate potential redevelopment areas. The simplification and scaling down of the existing road system and parking areas would create more unified and efficient redevelopment areas.

A pleasant pedestrian system of boardwalks, interlock paving sidewalks and compacted granular walkways links the various townsite amenities with the park office and main beach. However, there are no accessible pedestrian walkways linking the water tower, parking areas and south park amenities to the main beach and townsite. In addition, severe erosion has made access to the south beach area very difficult. A new system of accessible pedestrian walkways and trails will be required to link new and existing park amenities with the townsite and main beach.

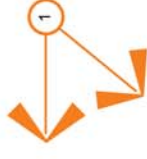
Limited and poor directional signage and the lack of any wayfinding signage, for both pedestrian and vehicles, confuses visitors and limits access to existing amenities. A hierarchy of entry nodes, incorporating wayfinding and directional signage, must be developed to facilitate visitor orientation and enjoyment.

Visual access to the lake from potential redevelopment sites is excellent. Existing open views to and from adjacent private properties south of the park are not desirable and should be screened with native vegetation and berming where possible.

Vehicular, Pedestrian and Visual Access for the south end of Winnipeg Beach Provincial Park are illustrated on Figure 1 – Infrastructure, Access and Views.

**LEGEND**

- VEHICULAR ACCESS
- PARKING AREA
- SIDEWALK OR PATHWAY
- BOARDWALK
- EDGE OF BEACH
- CONCRETE SEAWALL



**VIEWS**

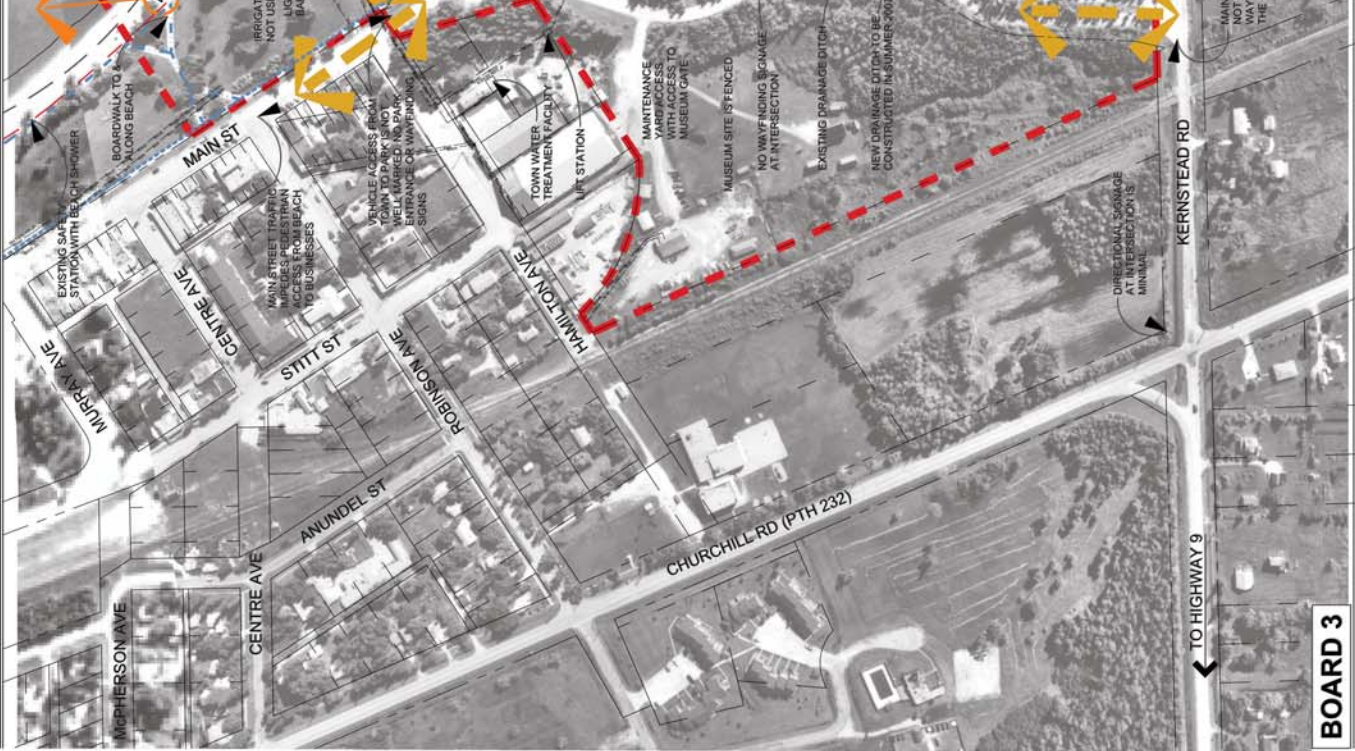
- WATERMAIN
- WASTE WATER SEWER
- LAND DRAINAGE SEWER
- GAS
- HYDRO
- STREET LIGHT
- MTS
- DRAINAGE DITCH
- FIRE HYDRANT

WATER USE IS ESTIMATE (NO METERS).  
TOWN IS EXPLORING USE OF WATER METERS.  
SOLID WASTE DISPOSAL IS THE DUNNOTTAR  
WASTE DISPOSAL GROUND.  
PARK OFFICE.  
ROOF REPLACEMENT & OTHER MINOR REPAIRS REQUIRED.  
WATERMAIN AND SEWER SERVICE RECENTLY REPAIRED.  
WATERMAIN AND SEWER SERVICE RECENTLY REPAIRED  
TO EXTENSION OF SERVICE

- 1 VIEW FROM WATER TOWER PROVIDES PANORAMA OF BEACH AND LAKE
- 2 VIEW FROM PARKING AREA HAS SHORTENED VIEW WITH TREES WITH VISTA OF LAKE BEHIND.
- 3 VIEW FROM END OF WALKWAY ACROSS LAKE AND DOWN BEACH
- 4 VIEW FROM BOARDWALK ACROSS LAKE AND DOWN BEACH
- 5 VIEW FROM TOP OF BANK ACROSS LAKE AND DOWN BEACH
- 6 VIEW FROM PARKING AREA / ROAD INTO ADJACENT PRIVATE PROPERTY

**VIEWS**

LIMIT OF STUDY AREA



**Figure 1**

**Winnipeg Beach Provincial Park**  
**Redevelopment Options**  
**Infrastructure, Access, and Views**

← TO HIGHWAY 9



## **Winnipeg Beach Provincial Park Redevelopment Options**

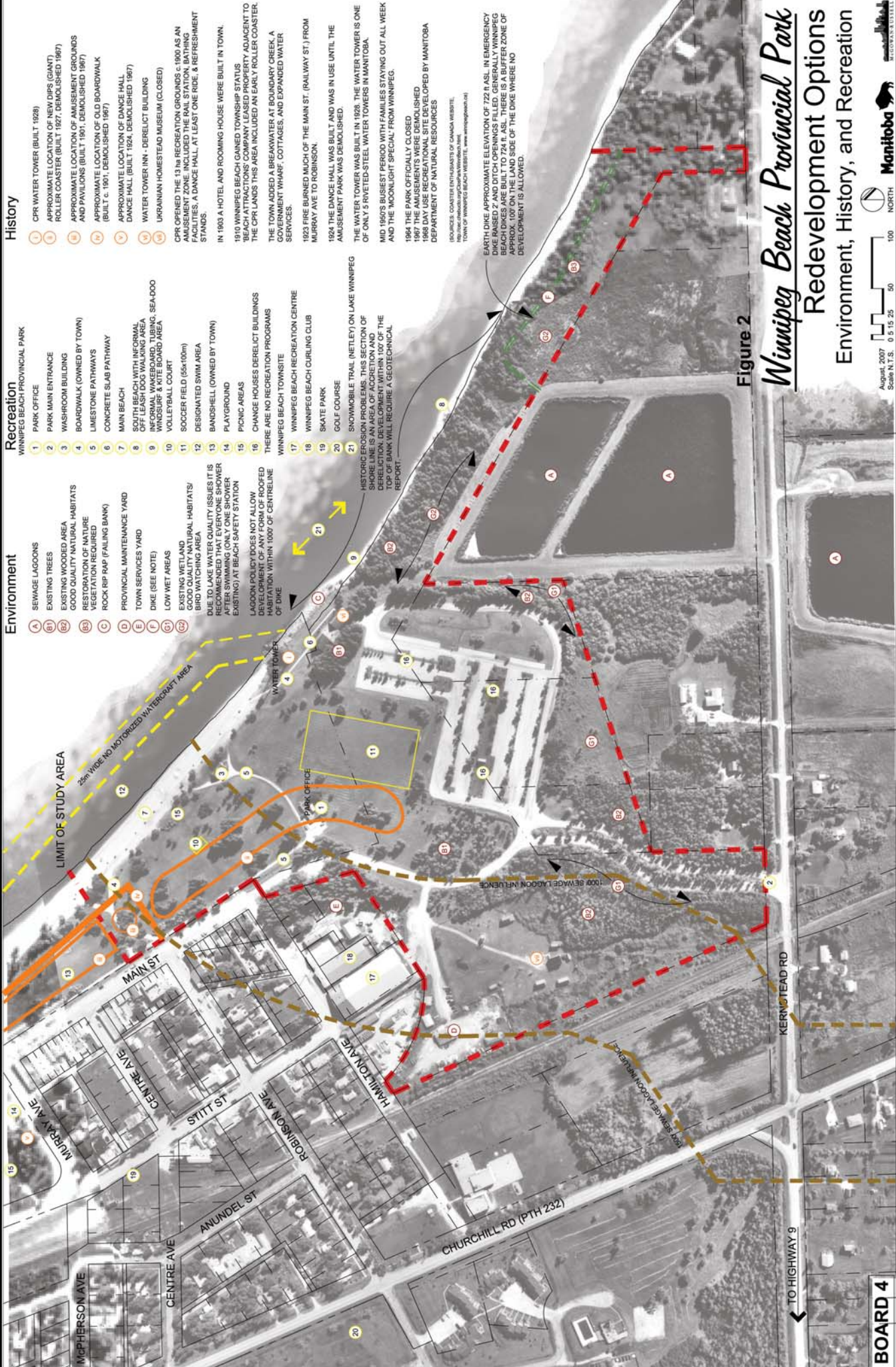
---

### **3.2 Environmental, Historic and Recreational Resources and Issues**

Environmental resources specific to the study area include wooded areas and wetlands which are good quality natural habitat and, according to residents, excellent bird watching sites. Environmental issues that must be considered include bank stability (any development within 100 ft. of the top of bank requires a geotechnical study), flooding (minimum finished floor elevation of any structure must be 725 feet), development limitations related to the adjacent sewage lagoon (no 'roofed habitation' permitted within 1,000 ft. of the centre line of the lagoon dyke), Lake Winnipeg water quality issues, development regulations specific to potential redevelopment options (for campgrounds and water spray parks), and restoration of disturbed native vegetation. Environmental resources and issues are identified on Figure 2.

Winnipeg Beach Provincial Park and the townsite have a rich cultural history that is commemorated primarily along the boardwalk and at the base of the Water Tower. Existing historic interpretative facilities should be upgraded and expanded as new amenities are developed and walkways are extended. The park's railway and amusement park past could provide the basis for thematic treatment of proposed amenities.

Existing park recreational facilities outside the proposed redevelopment area include the boardwalk, pathways, main beach, boating, playground, bandshell, formal picnic areas, beach showers, volleyball court, washrooms and beach safety station. Within the proposed redevelopment area are the Water Tower, the derelict Water Tower Inn building (refer to Section 3.5), derelict change houses, undersized soccer field, informal picnic area, informal beach/off leash dog walking area and informal wakeboard, tubing, sea-doo, windsurfing and kite boarding area. Figure 2 lists these recreation facilities and indicates their location. The recreation facilities within the proposed redevelopment area should be upgraded, derelict facilities should be removed and compatible amenities developed. The need for additional family oriented and multi generational recreational and accommodation facilities was expressed throughout the public consultation process.



**Environment**

- A SEWAGE LAGOONS
  - B EXISTING TREES
  - B1 EXISTING WOODED AREA
  - B2 GOOD QUALITY NATURAL HABITATS
  - B3 RESTORATION OF NATURE VEGETATION REQUIRED
  - C ROCK RIP RAP (FALLING BANK)
  - D PROVINCIAL MAINTENANCE YARD
  - E TOWN SERVICES YARD
  - F DIKE (SEE NOTE)
  - G LOW WET AREAS
  - G1 EXISTING WETLAND
  - G2 GOOD QUALITY NATURAL HABITATS/ BIRD WATCHING AREA
- DUE TO LAKE WATER QUALITY ISSUES IT IS RECOMMENDED THAT EVERYONE SHOWER AFTER SWIMMING (ONLY ONE SHOWER EXISTING) AT BEACH SAFETY STATION  
 LAGOON POLICY DOES NOT ALLOW DEVELOPMENT OF ANY FORM OF ROOFED HABITATION WITHIN 1000' OF CENTRELINE OF DIKE

**Recreation**

- 1 PARK OFFICE
  - 2 PARK MAIN ENTRANCE
  - 3 WASHROOM BUILDING
  - 4 BOARDWALK (OWNED BY TOWN)
  - 5 LIMESTONE PATHWAYS
  - 6 CONCRETE SLAB PATHWAY
  - 7 MAIN BEACH
  - 8 SOUTH BEACH WITH INFORMAL OFF LEASH DOG WALKING AREA
  - 9 WINDSURFING, KITE BOARDING, SEA-DOO
  - 10 VOLLEYBALL COURT
  - 11 SOCCER FIELD (65x100m)
  - 12 DESIGNATED SWIM AREA
  - 13 BANDSHELL (OWNED BY TOWN)
  - 14 PLAYGROUND
  - 15 PICNIC AREAS
  - 16 CHANGE HOUSES DERELICT BUILDINGS
- THERE ARE NO RECREATION PROGRAMS  
 WINNIPEG BEACH TOWNSITE  
 17 WINNIPEG BEACH RECREATION CENTRE  
 18 WINNIPEG BEACH CURLING CLUB  
 19 SKATE PARK  
 20 GOLF COURSE  
 21 SNOWMOBILE TRAIL (INLET) ON LAKE WINNIPEG

**History**

- 1 CPR WATER TOWER (BUILT 1928)
  - 2 APPROXIMATE LOCATION OF NEW DIPS (GIANT) ROLLER COASTER (BUILT 1927, DEMOLISHED 1987)
  - 3 APPROXIMATE LOCATION OF AMUSEMENT GROUNDS AND PAVILIONS (BUILT 1901, DEMOLISHED 1987)
  - 4 APPROXIMATE LOCATION OF OLD BOARDWALK (BUILT c. 1901, DEMOLISHED 1987)
  - 5 APPROXIMATE LOCATION OF DANCE HALL
  - 6 DANCE HALL (BUILT 1924, DEMOLISHED 1987)
  - 7 WATER TOWER INN - DERELICT BUILDING
  - 8 UKRAINIAN HOMESTEAD MUSEUM (CLOSED)
- CPR OPENED THE 13 ha RECREATION GROUNDS c.1900 AS AN AMUSEMENT ZONE. INCLUDED THE RAIL STATION, BATHING FACILITIES, A DANCE HALL, AT LEAST ONE RIDE, & REFRESHMENT STANDS.  
 IN 1903 A HOTEL AND ROOMING HOUSE WERE BUILT IN TOWN.  
 IN 1910 WINNIPEG BEACH GAINED TOWNSHIP STATUS. "BEACH ATTRACTIONS" COMPANY (LEASED PROPERTY ADJACENT TO THE CPR LANDS THIS AREA INCLUDED AN EARLY ROLLER COASTER. THE TOWN ADDED A BREAKWATER AT BOUNDARY CREEK, A GOVERNMENT WHARF, COTTAGES, AND EXPANDED WATER SERVICES.  
 1923 FIRE BURNED MUCH OF THE MAIN ST. (RAILWAY ST.) FROM MURRAY AVE TO ROBINSON.  
 1924 THE DANCE HALL WAS BUILT AND WAS IN USE UNTIL THE AMUSEMENT PARK WAS DEMOLISHED.  
 THE WATER TOWER WAS BUILT IN 1928. THE WATER TOWER IS ONE OF ONLY 5 RIVETED STEEL WATER TOWERS IN MANITOBA.  
 MID 1950'S BUSIEST PERIOD WITH FAMILIES STAYING OUT ALL WEEK AND THE "MOONLIGHT SPECIAL" FROM WINNIPEG.  
 1984 THE PARK OFFICIALLY CLOSED  
 1987 THE AMUSEMENTS WERE DEMOLISHED  
 1989 DAY USE RECREATIONAL SITE DEVELOPED BY MANITOBA DEPARTMENT OF NATURAL RESOURCES

(SOURCE: COASTERS UNIVERSITY OF CANADA WEBSITE, TOWN OF WINNIPEG BEACH WEBSITE, WWW.WINNIPEGBEACH.NB)  
 EARTH DIKE APPROXIMATE ELEVATION OF 722 FT ASL. IN EMERGENCY DIKE RAISED 2' AND DITCH OPENINGS FILLED. GENERALLY WINNIPEG BEACH IS AT LEAST 10' ABOVE WATER LEVEL. DITCHES APPROX. 100' ON THE LAND SIDE OF THE DIKE WHERE NO DEVELOPMENT IS ALLOWED.

Figure 2

**Winnipeg Beach Provincial Park**  
 Redevelopment Options  
 Environment, History, and Recreation

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **3.3 General Land Use and Zoning and Previous Development Proposals**

General land use and zoning regulations and previous development proposals are summarized on Figure 3.

The Town of Winnipeg Beach Development Plan Bylaw (No 6/2000) has established a Restructured Development Area (p.45) for the area surrounding the Municipal sewage lagoons. It is generally comprised of those lands (excluding the Provincial Park lands) lying within 1500 feet of the lagoons, the minimum separation between a lagoon site (measured from the centerline of the nearest dyke) and a built up urban area as determined by the Province of Manitoba – Environmental Management. Intensive land uses and developments including new residential, institutional, most commercial (offices, hotels, restaurants and retail stores) or intensive recreational uses (arenas, auditoriums and community centres) are not permitted in this zone (p.46).

Previous development proposals of note included:

1. **DNR, 1985** – A Proposal for redevelopment of Winnipeg Beach Provincial Recreation Park, by Department of Natural Resources. A summary of this proposal is included on Figure 3.
2. **LH, 1986** – Rural Tourism Resort Development Study by Laventhol & Horwath. This study determined that Winnipeg Beach would be an alternate location for recreational resort development if Grand Beach was not developed.
3. **PU, 1992** – The Winnipeg Beach Boardwalk, by Potentials Unlimited. This proposal is still being actively co-ordinated and developed by the Town of Winnipeg Beach as funds become available.
4. **LLC, 1995** – Lakeside Lions Club Retirement Village including a Recreational Village Park, a seniors condominium complex, a care facility, a recreation centre and a life lease. This proposal was defeated at public meetings.

# LEGEND

**TOWNSHIP ZONING:**  
 CMU CENTRAL MIXED USE AREA  
 RO RECREATIONAL AND OPEN SPACE AREA  
 GB GENERAL BUSINESS AREA  
 HC HIGHWAY COMMERCIAL AREA  
 RD RESTRICTED DEVELOPMENT AREA  
 RD PROVINCIAL PARKS ACT LAND USE CATEGORY: RECREATIONAL DEVELOPMENT  
 RD 90m BOARDWALK LINKING THE WATER TOWER WITH THE MARINA P.I. 1992  
 BEACH DNR, 1985  
 PEDESTRIAN LINK DNR, 1985  
 DAY USE AREAS DNR, 1985  
 PARK OFFICE  
 WATER TOWER  
 MAINTENANCE AREA  
 URBANIAN HOMESTEAD MUSEUM  
 INTENSIVE RECREATION DNR, 1985

**PREVIOUS DEVELOPMENT PROPOSALS:**  
 DNR, 1985 PROVINCIAL RECREATION PARK, BY DEPARTMENT OF NATURAL RESOURCES  
 LH, 1986 RURAL TOURISM RESORT DEVELOPMENT STUDY, DETERMINED THAT THE AREA WAS NOT DEVELOPED FOR RECREATIONAL DEVELOPMENT IF GRAND BEACH WAS INCLUDED IN THE REPORT  
 PL, 1992 THE WINNIPEG BEACH BOARDWALK, BY POTENTIALS UNLIMITED  
 LLC, 1995 LAKESIDE LIONS CLUB RETIREMENT VILLAGE INCLUDING A RECREATIONAL VEHICLE PARK IN THE WOODDED AREA ALONG THE SOUTH BEACH. A SENIORS CONDOMINIUM COMPLEX IN THE AREA OF THE LARGE PARKING LOT. A CARE FACILITY IN THE AREA OF THE SMALL PARKING LOT, AND A LIFE LEASE COMPLEX IN THE AREA FROM THE PARK OFFICE TO THE BEACH

**DNR, 1985 DEVELOPMENT AREAS**  
 PEDESTRIAN LINK  
 DNR, 1985 BOARDWALK  
 STUDY BOUNDARY

**WINNIPEG BEACH PARK PURPOSE (A SYSTEM PLAN FOR MANITOBA PARKS 03/2003):**  
 - PROVIDE SWIMMING, BEACH, PICKNICKING AND DAY USE OPPORTUNITIES  
 - PROVIDE ACCESS TO LAKE WINNIPEG FOR FISHING AND OTHER WATER-BASED RECREATIONAL ACTIVITIES  
 - PROMOTE PUBLIC AWARENESS AND APPRECIATION OF THE PARKS CULTURAL HISTORY AND HERITAGE  
 - ACCOMMODATE APPROPRIATE SPECIAL EVENTS  
 CAMPGROUND REGULATION 8888 R UNDER THE ENVIRONMENT ACT PROVIDES REQUIREMENTS FOR GARBAGE COLLECTION AND DISPOSAL, TOILET FACILITIES AND WATER SUPPLY  
 WATER SPRAY PARK UNDER THE JURISDICTION OF PUBLIC HEALTH, REQUIRES PERMIT UNDER SWIMMING POOL REGULATION

1. PARCELS FOR LEASE TO PRIVATE DEVELOPERS FOR SUITABLE RECREATION DEVELOPMENTS
2. ALTERNATIVE USES, RENOVATIONS OR OUTDOOR DEVELOPMENTS BY PRIVATE SECTOR OF BEACH TOWERS.
3. PROPER ENTRANCE AND PARKING AREA FOR URBANIAN HOMESTEAD MUSEUM.
4. WAYSIDE TRAIL VIEWING PLATFORM AT THE LEVEL OF THE FIRST CROSSBEAM.
5. STUDY TO DETERMINE DEMAND FOR / FEASIBILITY OF OUTDOOR THEATER.

THE BEACH AREA WAS DESIGNATED AS BEACH AND DAY USE AREA. THE BEACH DESIGNATION IDENTIFIED ACCESS IMPROVEMENTS TO THE SOUTH BEACH, RELOCATING CHANGE HOUSES FROM THE PARKING LOT TO THE BEACH AND RESERVING THE AREA JUST SOUTH OF THE BEACH TOWERS FOR SAIL BOAT LAUNCHING. THE DAY USE AREA DESIGNATION IDENTIFIED THE BEACH TOWERS AS A DAY USE AREA ALONG THE SOUTH BEACH. MINIMAL FACILITIES IN THE BACK SHORE AREA ALONG THE SOUTH BEACH.

WINNIPEG BEACH PARK PURPOSE (A SYSTEM PLAN FOR MANITOBA PARKS 03/2003):

- PROVIDE SWIMMING, BEACH, PICKNICKING AND DAY USE OPPORTUNITIES
- PROVIDE ACCESS TO LAKE WINNIPEG FOR FISHING AND OTHER WATER-BASED RECREATIONAL ACTIVITIES
- PROMOTE PUBLIC AWARENESS AND APPRECIATION OF THE PARKS CULTURAL HISTORY AND HERITAGE
- ACCOMMODATE APPROPRIATE SPECIAL EVENTS

CAMPGROUND REGULATION 8888 R UNDER THE ENVIRONMENT ACT PROVIDES REQUIREMENTS FOR GARBAGE COLLECTION AND DISPOSAL, TOILET FACILITIES AND WATER SUPPLY

WATER SPRAY PARK UNDER THE JURISDICTION OF PUBLIC HEALTH, REQUIRES PERMIT UNDER SWIMMING POOL REGULATION

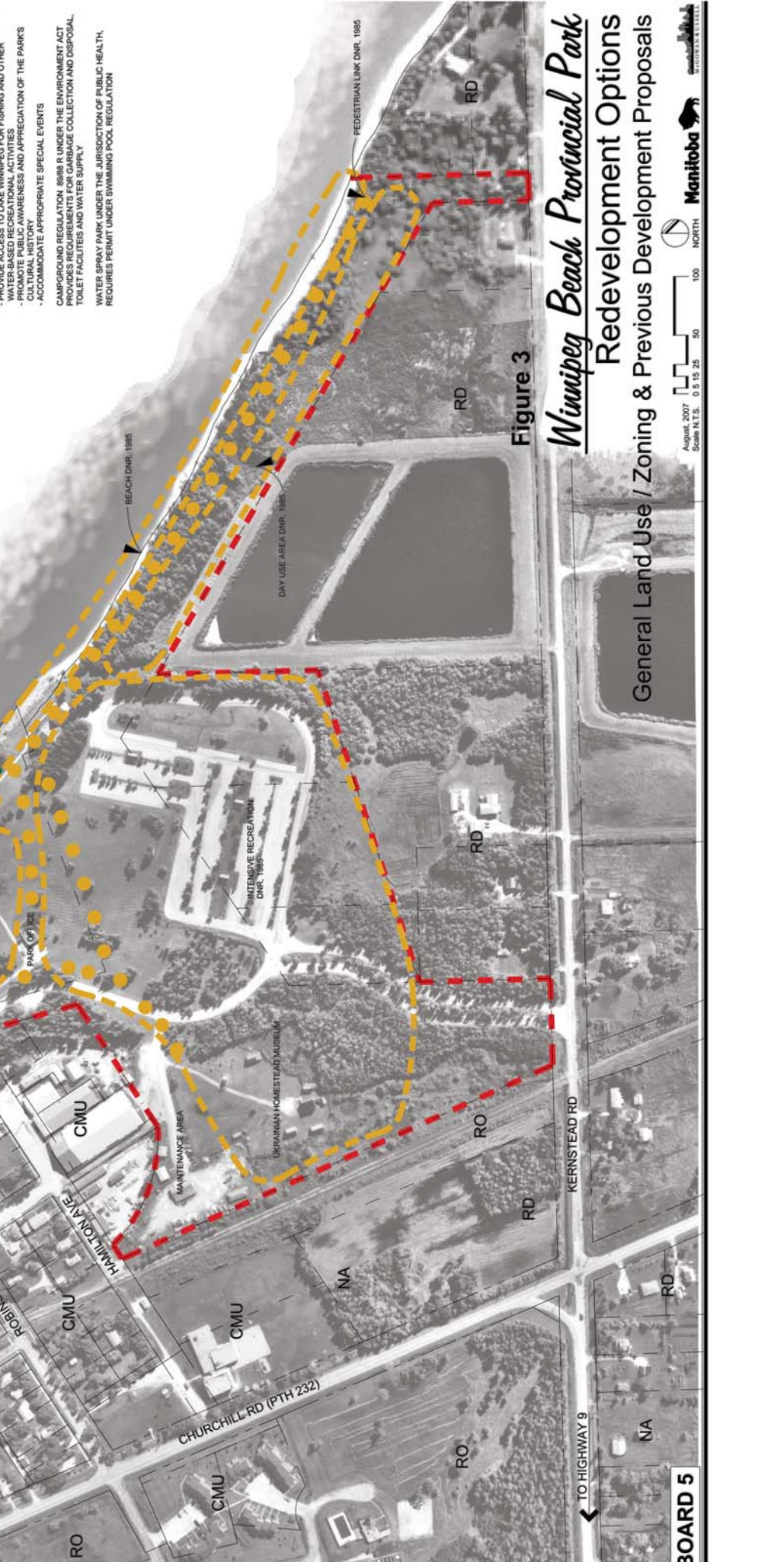


Figure 3

## Winnipeg Beach Provincial Park Redevelopment Options General Land Use / Zoning & Previous Development Proposals

August 2007  
 Scale N.T.S. 0.5 15 25 50 100 NORTH

**Manitoba**

TO HIGHWAY 9

**BOARD 5**

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **3.4 Existing Park Policy and Provincial Regulations Concerning Development**

'A System Plan for Manitoba Parks' (03/2003) identifies the Park Purpose for Winnipeg Beach Provincial Park as follows:

1. Provide swimming, beach, picnicking and day use opportunities
2. Provide access to Lake Winnipeg for fishing and other water-based recreational activities.
3. Promote public awareness and appreciation of the park's cultural history
4. Accommodate appropriate special events

The Provincial Parks Act identifies the Land Use Category RD (Recreational Development) for Winnipeg Beach Provincial Park. The main purpose of the RD land use designation is to accommodate all types of recreational development including green space, playing fields, trails, playgrounds, water parks, boating/water sport facilities and campgrounds.

The impact that a proposed development will have on the environment is addressed on a case-by-case basis by Manitoba Conservation. Not all redevelopment options will be subject to assessment and licensing. It is recommended that every redevelopment option be reviewed by Manitoba Conservation to ascertain the requirements. Campgrounds are subject to the Environment Act Regulation 89/88R which identifies requirements for garbage collection and disposal, toilet facilities and water supply. Water spray parks are under the jurisdiction of Manitoba Public Health and require a permit under the swimming pool regulation.

### **3.5 Water Tower Inn Building**

The Water Tower Inn Building was constructed in 1970 and functioned for ten years as a facility to train student chefs through the Manitoba Institute of Technology. From 1981 to mid 1990 the building was used sporadically by business and non-profit interests with limited success.

A report on the 'Condition of the Water Tower Inn Building' was completed in April 2003 with a follow up inspection undertaken in April 2005. The building envelope (interior and exterior walls and roof systems) was found to be severely deteriorated, with mechanical and electrical systems in disrepair and unlikely to meet current code requirements. Electrical panels appeared to be reusable. Extensive mould growth and possible asbestos insulation have triggered environmental and public health concerns. Removal of the building envelope (interior and exterior walls and roof system), including mechanical and electrical systems, is recommended.

The report determined that the foundation and concrete support structure of the building appear to be sound enough to be salvageable. However, a current structural analysis would be required to determine what is necessary to ensure the feasibility of reusing the foundation and concrete support structure.

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **4.0 Evaluation of Redevelopment Opportunities and Constraints**

Review and analysis of the existing information led to the summation of key development opportunities and constraints and their implications on planning for the redevelopment of the south end of Winnipeg Beach Provincial Park. The opportunities and constraints for redevelopment are summarized and evaluated on the 'Planning Implications Plan' – Figure 4. The implications of existing conditions on planning is evaluated on two levels: 'General Planning Implications' and 'Site Specific Planning Implications'.

The implications of existing service infrastructure, access, parking, views, soils, flooding, environmental issues, history and recreational facilities are evaluated under 'General Planning Implications'.

The study area was divided into twelve (12) sites. The planning implications and development potential of each site are discussed in the 'Site Specific Planning Implications' section.

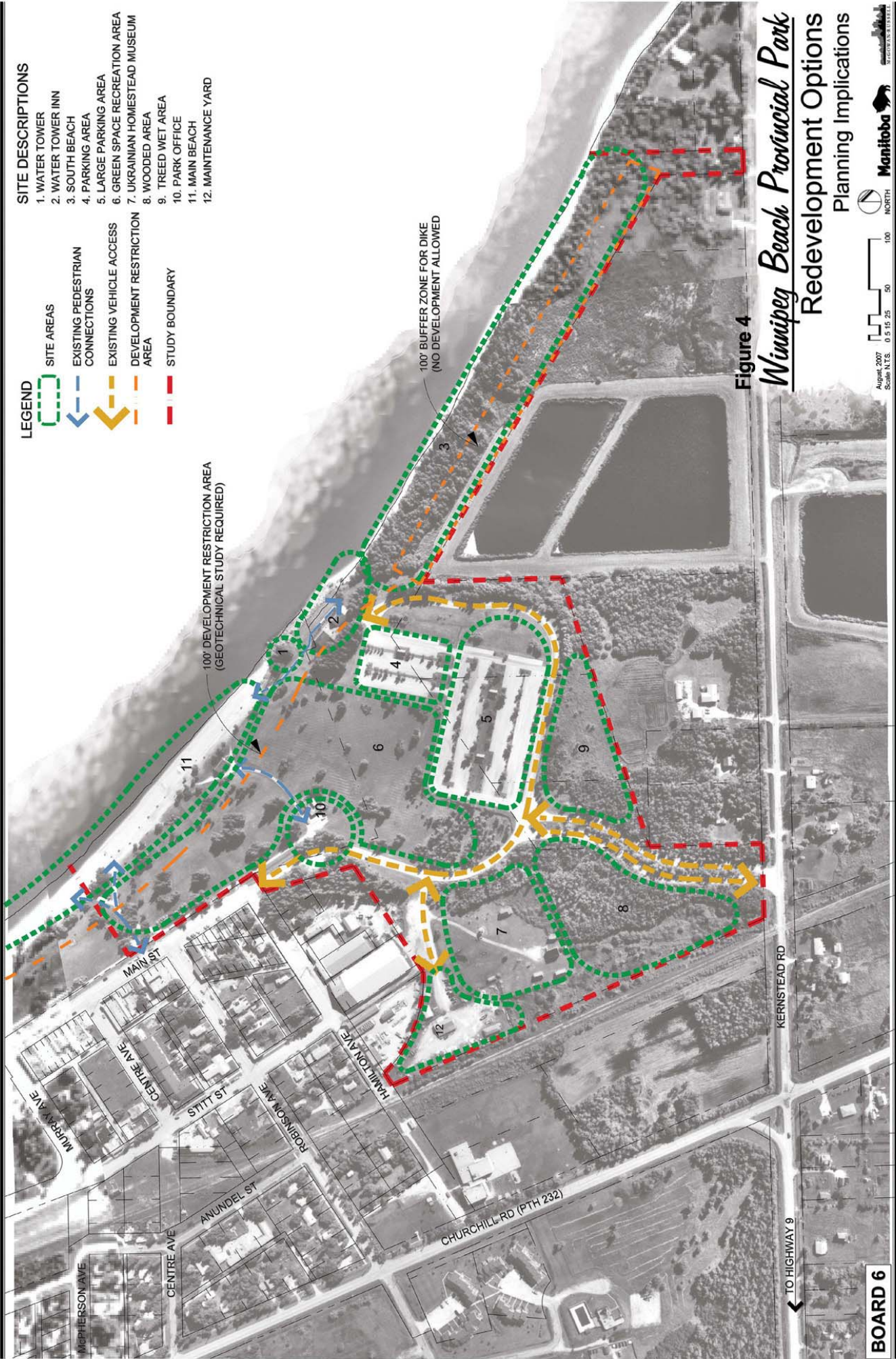
**SITE DESCRIPTIONS**

- 1. WATER TOWER
- 2. WATER TOWER INN
- 3. SOUTH BEACH
- 4. PARKING AREA
- 5. LARGE PARKING AREA
- 6. GREEN SPACE RECREATION AREA
- 7. UKRAINIAN HOMESTEAD MUSEUM
- 8. WOODED AREA
- 9. TREED WET AREA
- 10. PARK OFFICE
- 11. MAIN BEACH
- 12. MAINTENANCE YARD

- LEGEND**
- SITE AREAS
  - EXISTING PEDESTRIAN CONNECTIONS
  - EXISTING VEHICLE ACCESS
  - DEVELOPMENT RESTRICTION AREA
  - STUDY BOUNDARY

100' DEVELOPMENT RESTRICTION AREA (GEOTECHNICAL STUDY REQUIRED)

100' BUFFER ZONE FOR DIKE (NO DEVELOPMENT ALLOWED)



**Figure 4**

**Winnipeg Beach Provincial Park**  
**Redevelopment Options**  
**Planning Implications**

## A. SITE SPECIFIC PLANNING IMPLICATIONS

### 1. WATER TOWER

- SITE IMPLICATIONS:
- HISTORIC STRUCTURE IS A PROMINENT VISUAL LANDMARK IN AND AROUND THE BEACH
- TOWER HAS BEEN ENHANCED WITH LIGHTING IN THE TOWN
- IMPROVED PEDESTRIAN CONNECTIONS BETWEEN TOWER, TOWN AND PARKING AREAS

- POTENTIAL FOR:
- VIEWING PLATFORM ON TOWER
- ACCESSIBLE PEDESTRIAN CONNECTIONS TO BOARDWALK, TOWN AND PARKING AREAS
- EXTENSION OF BOARDWALK

### 2. WATER TOWER INN

- SITE IMPLICATIONS:
- BUILDING ENVELOPE (ROOF, INTERIOR & EXTERIOR WALLS) IS IN EXTREME DISREPAIR - REMOVAL IS RECOMMENDED
- THE BUILDING HAS ELECTRICAL, MECHANICAL, STRUCTURAL AND ENVIRONMENTAL HEALTH (MOLD), ISSUES
- CONCRETE FOUNDATION IS SOUND
- CONNECTION TO SOUTH BEACH IMPEDED BY ERODING BANK
- SITE BUILDING STRUCTURE (MOUNTAINS) TO BE SOUND UP TO DATE ANALYSIS IS REQUIRED
- REQUIRED FOLLOWING AN UP TO DATE ANALYSIS

- POTENTIAL FOR:
- CAMPGROUND WASHROOM/SHOWER BUILDING ON EXISTING FOUNDATION
- COVERED SITTING AREA AND/OR PICNIC SHELTER
- PEDESTRIAN CONNECTION TO SOUTH BEACH WITH BANK REPAIR
- EXTERIOR BEACH SHOWERS
- COMMUNITY FISHING PIER

### 3. SOUTH BEACH

- SITE IMPLICATIONS:
- ROCKS OFF SHORE MAY POSE HAZARD TO BOATING
- ADJACENT TO SEWAGE LAGOON
- EXISTING WOODED AREA IS A GOOD QUALITY NATURAL HABITAT
- DIKE THROUGH WOODED AREA DISTURBED NATURAL VEGETATION (INVASIVE SPECIES INTRODUCED)

- POTENTIAL FOR:
- WINDSURFING, KITE BOARD, CANOE & KAYAK LAUNCHING SITE
- OFF LEASH AREA
- NATURE INTERPRETATION
- INFORMAL PICNIC AREAS
- TRAIL ON DIKE, RESTORATION OF NATIVE VEGETATION

### 4. PARKING AREA

- SITE IMPLICATIONS:
- GRAVEL LOT HAS MINIMAL MAINTENANCE
- OLD CHANGE HOUSE IS DERELICT AND SHOULD BE REMOVED
- HAS THREE ACCESS POINTS AND POOR DIRECTIONAL SIGNAGE
- NO DIRECT PEDESTRIAN CONNECTION TO BEACH OR WATER TOWER

- POTENTIAL FOR:
- PARKING AREA FOR WATER TOWER, SOUTH BEACH AND ANY NEW FACILITIES
- ACCESSIBLE PEDESTRIAN CONNECTIONS TO BOARDWALK & SOUTH BEACH

### 5. LARGE PARKING AREA

- SITE IMPLICATIONS:
- GRAVEL LOT HAS MINIMAL MAINTENANCE - TREMENDOUSLY UNDER UTILIZED
- OLD CHANGE HOUSES ARE IN DISREPAIR AND SHOULD BE REMOVED
- HAS FOUR ACCESS POINTS AND POOR DIRECTIONAL SIGNAGE
- NO DIRECT PEDESTRIAN CONNECTION TO BEACH OR TOWN

- POTENTIAL FOR:
- ADDITIONAL GREEN SPACE
- OVERNIGHT R.V. CAMP SITES
- REMOVAL OF OLD CHANGE HOUSES

### 6. GREEN SPACE RECREATION AREA

- SITE IMPLICATIONS:
- EXISTING SOCCER FIELD IS WELL USED
- VIEWS TO LAKE ARE VERY GOOD
- BERM PROTECTS AREA FROM WINDS
- EXISTING RETAIL AREA HAS LIGHTING AND IS WELL USED
- USING PROXIMATE WOODS AS A BUFFER AND VISUAL SCREEN
- SITE SERVICES AVAILABLE IN CLOSE PROXIMITY (WATER, SANITARY SEWER, HYDRO, GAS)

- POTENTIAL FOR:
- ACTIVE AND PASSIVE RECREATION ZONES (IMPROVED SOCCER & VOLLEYBALL, PICNIC SITES)
- CHILDREN'S PLAYGROUND AND CHILDREN'S WATER SPRAY PARK

## BOARD 7

## B. GENERAL PLANNING IMPLICATIONS

### SERVICES

- ALL SITE SERVICES ARE EASILY ACCESSIBLE WITHIN CLOSE PROXIMITY OF POTENTIAL REDEVELOPMENT SITES, WASTEWATER, WATER, HYDRO, GAS & MTS MUST BE EXTENDED AS REQUIRED TO UNSERVED AREAS
- LAND DRAINAGE MUST BE IMPROVED

### EROSION

- HISTORIC EROSION PROBLEMS IN THIS AREA, SHORE LINE IS SUBJECT TO ACCRETION AND DERELICTION, GEOTECHNICAL STUDY IS REQUIRED FOR DEVELOPMENT WITHIN 100' OF TOP OF BANK

### FLOODING

- EARTH DIKE AND BUFFER ZONE LIMIT DEVELOPMENT ADJACENT TO SOUTH END OF BEACH, APPROX. ELEVATION 722 ft. ASL. IN EMERGENCY RAISE 2ft. TO 724ft. ASL.

### ACCESS

- EXISTING ROADWAY / HIGHWAY SIGNS DO NOT PROVIDE CLEAR DIRECTION TO EITHER THE MAIN OR TOWN PARK ENTRANCE
- CONTROL OF ACCESS TO PARK IS IMPEDED BY LOCATION OF PARK OFFICE RELATIVE TO MAIN ENTRANCE ROAD
- PEDESTRIAN
- NO WELL DEFINED ACCESSIBLE WALKWAY BETWEEN PARKING, BEACH AND TOWNSHIP
- OPPORTUNITY TO DEVELOP WELL DEFINED ACCESSIBLE WALKWAYS THAT PROVIDE SAFE PEDESTRIAN ACCESS ALONG BEACH AND TO TOWNSHIP AND PARKING

### VISUAL

- EXCELLENT VIEWS FROM POTENTIAL REDEVELOPMENT SITES TO WATER, NO CLEARING REQUIRED
- LANDSCAPE SCREENING REQUIRED TO RESTRICT VIEWS TO PRIVATE PROPERTY ALONG SOUTH PERIMETER
- LIMITED WAYFINDING AND DIRECTIONAL SIGNAGE CONFUSES AND SLOWS ACCESS TO AMENITIES FOR NEW VISITORS TO PARK

### PARKING

- PARKING AREAS ARE UNSCREENED, EXCESSIVE, AND IN POOR CONDITION
- PARKING COULD BE CONSOLIDATED IN SMALL, SCREENED PARKING AREA LOCATED IN CLOSE PROXIMITY TO BEACH AND AMENITIES

### ENVIRONMENTAL

- ALL NEW PARK DEVELOPMENT SHOULD BE CONNECTED TO THE TOWNS SEWER & WATER SYSTEMS
- LAGOON POLICY DOES NOT ALLOW DEVELOPMENT OF ANY FORM OF 'ROOFED' HABITATION (INCLUDING HOTEL, HOUSING, TRAILER PARK) WITHIN 1000' OF CENTRELINE OF DIKE
- LAKE WINNIPEG OVERALL WATER QUALITY ISSUES, CONTINUOUS BEACH MONITORING / TESTING, RESULTS POSTED ON BEACH AND WEBSITE, SHOWERING IMMEDIATELY AFTER SWIMMING IS RECOMMENDED

### HISTORICAL

- THE TOWNSHIP HAS A RICH HISTORIC PAST WITH THE FOCUS ON THE AMUSEMENT GROUNDS AND THE INVOLVEMENT OF THE RAILWAY IN TOWN DEVELOPMENT
- THE UKRAINIAN HERITAGE MUSEUM IS NOT A FOCAL POINT OF THE COMMUNITY, AT THIS POINT IT IS NOT SUSTAINABLE ON ITS OWN (LACK OF FUNDS, VOLUNTEERS, ETC.) WOULD LIKE TO PARTNER WITH TOWN TO CREATE WINNIPEG BEACH HISTORIC MUSEUM OF WHICH PARK MANAGER WOULD BE RESPONSIBLE FOR THE HISTORIC THEMES.

### RECREATIONAL

- EXISTING RECREATIONAL FACILITIES COULD BE UPGRADED AND COMPATIBLE FACILITIES DEVELOPED
- ADDITIONAL FAMILY ORIENTED RECREATIONAL FACILITIES COULD BE PROVIDED

### PARK POLICY AND REGULATIONS

- WINNIPEG BEACH PARK PURPOSE: PROVIDE SWIMMING, BEACH, PICNICKING AND DAY USE OPPORTUNITIES, PROVIDE ACCESS TO LAKE WINNIPEG FOR FISHING AND OTHER WATER-BASED RECREATIONAL ACTIVITIES, PROMOTE PUBLIC AWARENESS AND APPRECIATION OF THE PARK'S CULTURAL HISTORY, ACCOMMODATE APPROPRIATE SPECIAL EVENTS
- PROVINCIAL PARKS ACT LAND USE CATEGORY RD (RECREATIONAL DEVELOPMENT) MAIN PURPOSE IS TO ACCOMMODATE CAMPGROUND REGULATION 89/88 R UNDER THE ENVIRONMENT ACT PROVIDES REQUIREMENTS FOR GARBAGE COLLECTION AND DISPOSAL, TOILET FACILITIES AND WATER SUPPLY
- WATER SPRAY PARK UNDER JURISDICTION OF PUBLIC HEALTH, REQUIRES PERMIT UNDER SWIMMING POOL REGULATION

## Attachment to Figure 4

# Winnipeg Beach Provincial Park

## Redevelopment Options

### Planning Implications



## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **5.0 Public Consultation Process**

#### **5.1 Methodology**

Public consultation was undertaken on three levels: government stakeholder interviews, random park user interviews and public workshops.

Government stakeholder and random park user interviews were conducted during the review and analysis stage of the project. Government stakeholders included Manitoba Conservation (Environmental Operations Division and Parks and Natural Areas Branch), Manitoba Water Stewardship, Town of Winnipeg Beach staff and Town of Winnipeg Beach Council. Interviews consisted of four topics of discussion:

1. Redevelopment Opportunities
2. Redevelopment Constraints
3. Considerations and Parameters for Redevelopment
4. Potential Redevelopment Options

The results of these interviews provided the starting point for the Public Workshop group discussions and the basis for the potential redevelopment options identified in the Workshop Exit Survey for evaluation by participants.

The purpose of the Public Workshops was to determine the opportunities, constraints, parameters and options for the redevelopment of the south end of Winnipeg Beach Provincial Park. The workshop format consisted of a brief introduction, outlining background site information and the purpose of the workshop, followed by group discussions focusing on redevelopment opportunities and constraints, parameters for redevelopment and specific redevelopment options (summarized in Section 5.2.1). An Exit Survey was conducted to gauge support of participants for the redevelopment options discussed (summarized in Section 5.2.2).

There were over 50 participants in the two (2) Public Workshops which were held at the Canad Inn Garden City on Wednesday, June 20, 2007 and at the Legion Hall in Winnipeg Beach on Saturday, June 23, 2007. 38.30% of respondents are year round residents and 59.57% have a cottage in Winnipeg Beach.

The workshops were widely advertised through the newspapers (Winnipeg Free Press, Interlake Spectator), the Government of Manitoba Website, in the Town of Winnipeg Beach newsletter and notices distributed for posting in public areas throughout Winnipeg Beach.

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **5.2 Results of the Public Workshop Group Discussions and Exit Survey**

#### **5.2.1 Summary of Group Discussions**

Group discussions were facilitated by McGowan Russell Group Inc. and members of our support team who recorded each group's views on redevelopment opportunities, redevelopment constraints, considerations and parameters for redevelopment and potential redevelopment options. A total of eight groups participated over the course of the two Public Meeting Workshops. The results represent only the views and attitudes of those who chose to attend the workshops and cannot be generalized to represent the view of all users of Winnipeg Beach Provincial Park. The complete summary of the Group Discussions are included in Appendix A.

The highlights of the findings of the group discussions may be summarized as follows. The percent calculation represents the percentage of the eight groups that identified the issue or option.

#### **Redevelopment Opportunities**

- 87.50% of the groups identified 'opportunity for green space preservation and restoration'
- 62.50% of the groups identified 'opportunity for campground development'
- 62.50% of the groups identified 'opportunity for museum relocation and redevelopment in Town'
- 50.00% of the groups identified 'opportunity for trail development'
- 50.00% of the groups identified 'opportunity for extension of the boardwalk'

#### **Redevelopment Constraints**

- 50.00% of the groups identified 'poor drainage'
- 37.50% of the groups identified 'no existing attractions/draw'
- 37.50% of the groups identified 'the need for an improved trail system'
- 37.50% of the groups identified 'a buffer zone as a requirement'
- 37.50% of the groups identified 'the sewage lagoon'
- 37.50% of the groups identified 'poor signage'
- 37.50% of the groups identified 'parking lot underutilized and in disrepair'
- 37.50% of the groups identified 'pedestrian accessibility issues'
- 37.50% of the groups identified 'lack of accommodation'

#### **Considerations and Parameters for Redevelopment**

- 62.50% of the groups identified 'maintenance of natural habitat'
- 50.00% of the groups identified 'retain and promote railway history'
- 50.00% of the groups identified 'improve signage'
- 50.00% of the groups identified 'family/multi-generational focus'

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

- 50.00% of the groups identified 'prepare master plan and development of guidelines to be used as basis for all future development.'

### **Potential Redevelopment Options**

- 87.50% of the groups identified 'Camping/RV'
- 62.50% of the groups identified 'extension of the boardwalk'
- 50.00% of the groups identified 'development of a pier'
- 50.00% of the groups identified 'multi-season/year round services/activities'
- 50.00% of the groups identified 'water/splash/spray park'
- 50.00% of the groups identified 'observation deck/platform for the Water Tower'
- 50.00% of the groups identified 'trail system'
- 50.00% of the groups identified 'wayfinding signage'

Charts summarizing the findings of the working group discussions are included in Appendix A. The percent calculation indicated in the last column of each chart represents the percentage of working groups that identified the issue or option.

### **5.2.2 Summary of Exit Survey Findings**

The exit survey, refer to sample in Appendix A, was designed to gauge support of respondents for the Potential Redevelopment Options for the south end of Winnipeg Beach Provincial Park being considered, to generate ideas for additional facilities that could be developed and to provide input on which areas or existing park features should be retained.

The exit survey was filled out by a total of forty seven (47) public workshop participants. The results represent only the views of those who chose to attend the workshops and cannot be generalized to represent the view of all users of Winnipeg Beach Provincial Park. The complete summary of the Exit Survey findings are included in Appendix A.

The highlights of the Exit Survey findings are:

#### **Extension of the Boardwalk south to the Water Tower**

91.30% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the Extension of the Boardwalk south to the Water Tower.  
8.70% of respondents indicated they either Disagreed or Strongly Disagreed.

#### **Construction of a Viewing Platform on the Water Tower**

90.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the construction of a viewing platform on the Water Tower.  
9.09% of respondents indicated they either Disagreed or Strongly Disagreed.

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **Development of a Community Fishing Pier**

80.43% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a Community Fishing Pier.

19.57% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of Playing Fields**

75.00% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of playing fields (a new baseball diamond and/or expansion of the existing soccer field).

25.00% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Removal of all or part of the Water Tower Inn Restaurant Building**

73.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the removal of all or part of the Water Tower Inn Restaurant Building if re-use is not economically feasible.

26.09% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of an overnight camping campground**

74.42% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of an overnight camping campground for RV's and trailers (min. 50 electrical/water sites).

25.58% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of some tent sites**

73.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of some tent sites as part of the overnight camping campground.

26.09% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of a children's playground**

87.23% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a children's playground.

12.77% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of a children's water spray park**

86.66% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a children's water spray park.

13.34% of respondents indicated they either Disagreed or Strongly Disagreed.

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **Formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes**

82.98% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes.

17.02% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Formalization of the south beach area as an off-leash dog walking beach**

63.83% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the formalization of the south beach area as an off-leash dog walking beach.

36.17% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Creation of a landscape buffer and drainage ditch along the south edge of the park**

65.00% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the creation of a landscape buffer and drainage ditch along the south edge of the park.

35.00% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Additional Facilities**

Respondents provided suggestions for additional facilities that they would like to see developed in the south end of Winnipeg Beach Provincial Park.

The facilities noted most often were as follows:

1. Hotel/Conference Centre/Multi Purpose Resort (23.40%)
2. Trail Development – Cross Country Skiing/Hiking (17.02%)
3. Museum/Interpretive Centre/Heritage Projects (14.89%)
4. Multi-Purpose Dock/Pier (10.64%)
5. Change Room/Washroom/Shower Building (6.38%)

### **Areas or existing features that you would like to see retained**

Respondents would like to see the following areas or existing features retained:

1. Water Tower (27.66%)
2. Green Space/Rural Theme (19.15%)
3. Water Tower Inn/Restaurant as Park Pavilion (6.38%)

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

### **6.0 Recommended Redevelopment Plan**

#### **6.1 Winnipeg Beach Provincial Park Conceptual Redevelopment Master Plan**

The proposed concept plan reflects development opportunities and constraints identified in the evaluation of existing information and builds upon the results of the Public Workshops. The degree of support, identified in brackets following the amenities and facilities listed below, reflects the percentage of Workshop Exit Survey respondents that were in support of or neutral on the development of that particular amenity or facility. The balance, without percentages, are additional amenities and facilities identified and discussed during the workshop process.

The primary focus of the 'Conceptual Redevelopment Master Plan' – Figure 5, is the redevelopment of the existing 'developed' areas (parking lots, roadways, museum site, soccer field) into 50 fully serviced (water, sewer and electrical) and 50 electrical serviced R.V. campsites and 26 tent trailer campsites (74.42% Support). Restricting the development of the campground to the existing developed areas permits the preservation of existing green space and natural areas which was identified as a priority by 87.50% of the groups during the Workshop Group Discussions. Development of the tent trailer campsites requires the relocation of the Ukrainian Homestead Museum which was identified by 62.50% of the groups during the Workshop Group Discussions. Although playing field development was identified as a priority (75.00% Support) in the public workshops, the limitations of the undersized soccer field site for the development of a regulation soccer field (size, orientation, proximity to campsites) led to the conclusion that a regulation soccer field should be developed on a more suitable site within the overall Winnipeg Beach Provincial Park lands.

Closure of the Kernstead Road entrance was identified during the Workshop Group Discussions and is included as an important component of the Redevelopment Master Plan. Restriction of access to a single entrance off of Main Street provides strict control over access and egress at the existing Park office. Closure of the roadway integrates the site and provides opportunity for the development of additional tent trailer sites. In addition, the proposed single access off of Main street requires all campground users and visitors to drive along Main Street, providing increased exposure for businesses. Closure of the Kernstead Road Entrance will require review and approval by Winnipeg Beach Town Council.

Critical to the success of this concept is the integrated development of the following associated family oriented and multi generational amenities and facilities designed to improve the visitor experience.

1. Extension of the boardwalk to the Water Tower (91.30% Support)
2. Construction of a viewing platform on the Water Tower (90.91% Support)
3. Development of a children's themed playground (87.23% Support). Possible themes include the historic railway and amusement park

## **Winnipeg Beach Provincial Park Redevelopment Options**

---

4. Development of a children's themed water spray park (86.66% Support). Possible themes include the historic railway and amusement park
5. Formalization of the south beach area as the launch point for windsurfing, kayaks and canoes (82.98% Support) including development of access road (joint use with campground access road) and drop off area
6. Development of a community fishing pier (80.43% Support)
7. Development of playing fields (75.00% Support) which would involve relocation of the soccer field to another site within the park that would permit the development of a regulation size field with run out areas (80m x 120m) and preferred N/S orientation (could also be used as two mini soccer fields).
8. Creation of a landscape buffer and drainage ditch along the south edge of the park (65.00% Support)
9. Redevelopment of the Water Tower Inn Restaurant Site as a covered sitting area and/or picnic shelter (using the existing structural slab) and beach showers (using the existing water services)
10. Development of campground shower/washroom buildings (required under Environment Act Regulation 89/88R) including all required services. The buildings will showcase Green Building Technologies where practical including solar power supply, solar thermal hot water system, solar street and entrance sign lighting, passive solar lighting, electrical and water meters, water and electrical efficient fixtures, appliances and lights, etc. The domestic water (min. 1.25 inch cold waterline) and sanitary sewer (min. 4 inch sanitary sewer at 1/100 slope) will likely need to be connected to the proposed trailer dump station and it's respective connections to the existing municipal services on Hamilton Avenue. A lift station may be required for this facility should the invert of the pump station sanitary sewer not be of sufficient depth.
11. Campground Electrical and Water Services will likely come from existing water and electrical services at the Water Tower Inn Site.
12. Pathway development connecting all existing and proposed amenities including defined orientation nodes with wayfinding signage
13. Interpretative Trail development in existing wooded and wetland areas south of the existing museum site and along the south beach, including defined trail heads with wayfinding and interpretive trail signage
14. Development of formal picnic areas with picnic tables and fire pits adjacent to new and existing amenities
15. Development of 28 stall public parking area.
16. Trailer dump station
17. Repair existing shoreline erosion protection
18. Existing park office renovated and expanded to include campground office, short term R.V./car parking and turn around facilities
19. Creation of defined entrance areas and improved entrance and wayfinding signage

The development of the campground and associated amenities and facilities should improve the visitor experience, attracting new users and sustaining existing users, thereby contributing to the overall economic well being of Winnipeg Beach Provincial Park and the Town.



**KEY**

- LEGEND**
- PROPOSED BUILDING / CANOPY
  - PROPOSED ROADWAY
  - PROPOSED ENTRANCE SIGNAGE
  - PROPOSED DIRECTIONAL SIGNAGE
  - PROPOSED TREES
  - AREA OF GRADING FOR DRAINAGE
  - REPAIR OF EXISTING SHORELINE EROSION PROTECTION
  - STUDY BOUNDARY

- 1. OVERNIGHT RV PULL THROUGH CAMPSITES (100 SITES)
- 2. TENT / TRAILER CAMPGROUND (25 SITES)
- 3. BOARDWALK CONNECTION TO WATER TOWER
- 4. VIEWING PLATFORM ON WATER TOWER
- 5. CHILDREN'S PLAYGROUND
- 6. CHILDREN'S WATER SPRAY PARK
- 7. BEACH AREA FOR WINDSURFING, CANOE AND KAYAK LAUNCHING
- 8. COMMUNITY FISHING PIER
- 9. RELOCATE EXISTING UNDER SIZED SOCCER FIELD
- 10. REGRADE AREA FOR DRAINAGE AND CREATE NATIVE TREE LANDSCAPE BUFFER
- 11. COVERED SITTING AREA / PICNIC SHELTER WITH BEACH SHOWER ON CONCRETE SLAB OF WATER TOWER INN
- 12. NEW WASHROOM / SHOWER BUILDING FOR CAMPGROUND
- 13. PATHWAY CONNECTION TO WATER TOWER
- 14. IMPROVE PEDESTRIAN CONNECTION TO SOUTH BEACH
- 15. INTERPRETIVE TRAIL THROUGH EXISTING WOODED AREA
- 16. PICNIC AREAS (TABLES, SHELTERS, BARBECUE PITS)
- 17. TRAILER DUMP SITE IN MAINTENANCE YARD CONNECTED TO TOWN WWS WITH TURN AROUND
- 18. REPAIR EXISTING SHORELINE EROSION PROTECTION
- 20. EXISTING PARK OFFICE RENOVATED AND EXPANDED TO INCLUDE CAMPGROUND OFFICE, SHORT TERM RV / CAR PARKING AND TURN AROUND FACILITIES
- 21. TURN AROUND WITH DROP OFF ACCESS TO WINDSURFING, CANOE AND KAYAK LAUNCHING
- 22. EXISTING VOLLEYBALL
- 23. EXISTING MAINTENANCE AREA RECONFIGURED TO INCLUDE CAMPGROUND SERVICE REQUIREMENTS
- 24. EXISTING BEACH SHOWER AT SAFETY STATION
- 25. EXISTING WASHROOM BUILDING
- 26. EXISTING WASHROOM BUILDING

**Figure 5**

**Winnipeg Beach Provincial Park**  
 Redevelopment Options  
 Conceptual Redevelopment Master Plan



**APPENDIX A**  
**PUBLIC WORKSHOPS SUMMARY**

## Summary of Group Discussions

### 1. Redevelopment Opportunities

	Jun-20	Jun-23	Total	%
<b>Aquatic Facilities</b>				
Opportunity for area formalization for non motorized aquatic vehicles (Lockable storage for kayaks/Launch facilities for water sports/Boat area is good for kayaking, windsurfing, etc./Access to the water for non motorized boat traffic should be maintained)	2	1	3	37.50%
Water slide Park	0	1	1	12.50%
Swimming area is limited	0	1	1	12.50%
Boat area is important but needs to be relocated	0	1	1	12.50%
South Beach Boating/Docking	0	1	1	12.50%
Pier	0	1	1	12.50%
Fishing	1	1	2	25.00%
<b>Water Tower</b>				
Platform/observation deck at base/Water Tower requires something as a draw	1	2	3	37.50%
Put light beacon on water tower	1	0	1	12.50%
Signage	0	1	1	12.50%
Water Tower is unique	1	0	1	12.50%
<b>Water Tower Inn</b>				
Theatre	0	1	1	12.50%
Conference Retreat Location	0	1	1	12.50%
Winterize Water Tower Inn	0	1	1	12.50%
Spa	0	1	1	12.50%
Multi-Purpose Facilities	0	1	1	12.50%
Use building for something new	0	2	2	25.00%
<b>Boardwalk</b>				
Expansion of boardwalk to south beach/water tower trails/Should be kept and extended/Extension of boardwalk/Access from boardwalk to waterfront to be formalized and accessible	2	2	4	50.00%
Amusement rides were successful on boardwalk	0	1	1	12.50%
<b>Picnic Area</b>				
Picnic Facilities (benches, tables, etc./Picnic areas to be enhanced)	1	1	2	25.00%
<b>Fields</b>				
Field Sports/Baseball	1	1	2	25.00%
Recreational sites open and visible to entice family atmosphere	0	1	1	12.50%
Keep volleyball court - it gets a lot of use	0	1	1	12.50%
Soccer and Volleyball well used	0	1	1	12.50%
<b>Note:</b>				
<b>1. Total Number of Groups - June 20, 2 groups and June 23, 6 groups</b>				

<b>Parking Lot</b>				
Parking lot is too large and underused/Get rid of large parking lot	1	1	2	25.00%
Do not limit parking/give up parking completely	2	0	2	25.00%
Shut down main street area at post office could remain parking area	0	1	1	12.50%
<b>Pedestrian Access</b>				
Enhanced Pedestrian Access (Access from parking to beach must be enhanced/access to beach)	0	2	2	25.00%
<b>Traffic</b>				
Nothing permanent, designed poorly	0	1	1	12.50%
More traffic will enhance community	0	1	1	12.50%
Winnipeg Beach can grow and still be maintained as beautiful community	0	1	1	12.50%
<b>South Beach Area Redevelopment Opportunities</b>				
Add to beach showers	0	1	1	12.50%
No beach development	0	1	1	12.50%
Lakeshore is good	0	1	1	12.50%
South Beach is underutilized	1	0	1	12.50%
<b>Camping</b>				
Opportunity for RV Campground/Campground (High end campgrounds/Casual overnight/Building with shower/ RV's in existing parking lot area/RV facilities/Use of Ukrainian historical site/homestead site for camping/high end RV/RV's to attract affluent and families/South Beach Camping Opportunities/North Area for camping and RV Sites)	1	4	5	62.50%
The best option is one we can't have is a hotel however any accommodations to bring in people	0	1	1	12.50%
No hotel/motel/commercial private development	1	0	1	12.50%
<b>Green Space and Trail Development</b>				
Green Space Development (Green is the key/Plant more trees/Keep green space/Natural vegetation/Expand Native Grasses/Maintain green space but utilize better/Winnipeg Beach has a quiet feel like a park, very natural like a park - not as busy as Gimli)	2	5	7	87.50%
Trail Development (Buffer zone - Trails or dog walking area/Nature Trails/Cross Country Skiing/Snowmobile Trails)	1	3	4	50.00%
New developments should use environmentally sensitive technologies (composting toilets, etc.)	0	1	1	12.50%
Interpretive Centre	0	1	1	12.50%
<b>Museum Development</b>				
Redevelop museum in town as part of larger Town of Winnipeg Beach Museum	1	4	5	62.50%
<b>Signage</b>				
Improved wayfinding signage	0	1	1	12.50%
<b>Lagoons and Lagoon Area</b>				
Long Term Removal of Lagoon provides opportunities for further development (which could lead to development of a hotel, improve quality of lake waters)	0	1	1	12.50%
Lagoon Area Consider some kind of year round draw such as entertainment	0	1	1	12.50%

<b>Other</b>				
Recreation building problems with roof, big enough, energy efficient	0	1	1	12.50%
Spa	0	1	1	12.50%
Restaurant/Lounge	0	2	2	25.00%
People enjoy looking out over water (for dinner, dance floor on water)/Development allowing people to look over water (Eg. Main Street looks at berms)	1	0	1	12.50%
Private Public Partnerships - Commercial Development	0	1	1	12.50%
Need long term plan for park	0	1	1	12.50%
Good for day trips	0	1	1	12.50%
Capitalize on diverse user base	0	1	1	12.50%
Does not need to attract more people but make more attractive to people who live here	0	1	1	12.50%
Attract families	0	1	1	12.50%
<b>Additional Questions</b>				
What population/economic sustain high-end RV Park?				
What is the intent of the legislation against fixed roof buildings vs. RV's?				
Can they have sewer and water for RV's?				

## 2. Redevelopment Constraints

	Jun-20	Jun-23	Total	%
<b>Length of Season and Necessity to draw people to town.</b>				
Extend season for park, washrooms etc./Park should be available for use year-round/Keep public washroom open year round	0	2	2	25.00%
Only have 2 month season	1	0	1	12.50%
No existing attractions/draw. Must create amenities (Need to draw more people such as day trippers, cottagers, residential, commercial, family and seniors/Dramatic change by both the town and park together/Create a destination/Activities for different age groups)	1	2	3	37.50%
<b>Trail System</b>				
Need groomed and posted cross country ski trails/Safe recreation - walking trails/Nature Trail with maps/how people live	1	2	3	37.50%
<b>Buffer Zone</b>				
Buffer Zone is a requirement re: privacy/flatness of area - increase height for privacy	1	2	3	37.50%
<b>Deterioration of Town and Buildings</b>				
Derelict Buildings	0	1	1	12.50%
Province and Winnipeg Beach partner to improve whole area and stop deterioration of park and town	0	1	1	12.50%
Do away with water tower inn building and change houses.	1	0	1	12.50%
<b>Drainage</b>				
Drainage as a constraint (Huge issue/Correct drainage problems in park north of downtown/Ditch proposed, Drainage for east side/Deepen ditch for south entrance/Drainage flows onto residential property and requires repair/Need a new plan that takes in the entire park as well as Kernstead Road from tracks to lake/Drainage to lake/Accessibility of dike within the park/Check natural flow of water)	0	4	4	50.00%
<b>Lagoon</b>				
Sewage lagoon is a big problem for beach dwellers and buildings (eg. smell)	1	2	3	37.50%
<b>Water Quality</b>				
Water Quality (Devils Lake influence/Might not want to swim because of bacterial content)	1	0	1	12.50%
<b>Potential Flooding</b>				
Accessibility of dike within the park	0	1	1	12.50%
<b>Note:</b>				
<b>1. Total Number of Groups - June 20, 2 groups and June 23, 6 groups</b>				

<b>Signage</b>				
Signage (at highway, at water tower, park itself)	0	3	3	37.50%
Advertising and awareness of park	0	1	1	12.50%
<b>Fields</b>				
Improve soccer field	0	1	1	12.50%
<b>Accessibility and Parking Lot Issues</b>				
Parking lot underutilized and in disrepair/Retain some parking/Enhancement to accommodate RV's	1	2	3	37.50%
Pedestrian Accessibility Issues (Improve access to South Beach/Accessibility parking to beach and pathways and connections/Boardwalk access segmented)	0	3	3	37.50%
Main Street should be extended into Park (Easier access to the beach and close parking)	1	1	2	25.00%
Vehicular access issues (Direct winter traffic to local businesses/road access - If people are on highway 9, you don't know you are at Winnipeg Beach/Current road not enough for all RV's beach traffic. Road restrictions place until end of May - Construction/Controlled access into town for snowmobilers	0	1	1	12.50%
Speed bumps at entrance	0	1	1	12.50%
<b>Museum</b>				
<b>Museum is not viable/Should be relocated</b>	1	1	2	25.00%
Historic Museum, find out a way to run it	0	1	1	12.50%
<b>Lack of Accommodation</b>				
RV's need someplace to stay overnight (and tents) and full campground. Good opportunity for revenue/Accommodation in Winnipeg Beach is a problem/No campgrounds in area/Not enough Shelters/Lack of accommodations - Hotels, Campsites, Long Term Stay)	0	3	3	37.50%
No motel/hotel/commercial (Private development)	1	0	1	12.50%
<b>Safety</b>				
Lighting	0	1	1	12.50%
Parties	0	1	1	12.50%
Need safer play area for kids close to beach - nothing like that now.	0	1	1	12.50%
<b>Lack of Amenities (Miscellaneous)</b>				
Should be washroom/water/showers in change houses	0	1	1	12.50%
Lack of Services Washrooms/Drinking Fountains/BBQ Areas/Pits	0	1	1	12.50%
Not enough playstructures/play areas	0	1	1	12.50%
Water pad near play structure	1	0	1	12.50%
<b>Beach</b>				
Too many stones at beach. Not good for swimming.	0	1	1	12.50%
Sand quality (less gravelly now)	1	0	1	12.50%

<b>Dock/Pier</b>				
Pier at original location (north end of Main Street)	1	0	1	12.50%
Temporary popular pier (no dfo issues)	1	0	1	12.50%
Floating pier would not survive storm	1	0	1	12.50%
Docks or a hydraulic (pole moves up and down)	1	0	1	12.50%
<b>Other</b>				
Nice design of building similar to what exists	1	0	1	12.50%
Bugs - Awful mosquitoes	1	0	1	12.50%

**3. Considerations/Parameters for Redevelopment**

**Jun-20 Jun-23 Total %**

	<b>Jun-20</b>	<b>Jun-23</b>	<b>Total</b>	<b>%</b>
<b>Green Space and Trail Development</b>				
Maintain natural habitat (Preserve existing/Natural areas/Park Qualities/Must have look and feel of park/Maintain natural beauty, worried about losing green space/Development is good, but must respect the current inhabitants including human, animal and plants/Stress environment/Lagoons are wonderful - nesting station for wildlife. Must maintain natural habitat)	1	4	5	62.50%
Incorporate green technologies and practices in any redevelopment	0	1	1	12.50%
Trail Development (Bike & Walking Paths from cottages/Separate bike and walking traffic/Snowmobiles, Cross Country Skiing/Emphasis on outdoor physical activity - Bike Path, walking trails, ski trails, rollerblading etc.)	1	1	2	25.00%
Preserve/protect/monitor water quality - Water Quality Station/Enhancing Use	1	1	2	25.00%
<b>Historic</b>				
Retain and promote railway history (Maintain historical perspective of the beach/Theme development of boardwalk eg. railway history, Recreational history/Historic heritage - celebrate it and capitalize on a very romantic era/Keep current theme - railway/recreation/rustic/tasteful/respectful of nature)/Bring back passenger railway	1	3	4	50.00%
<b>Signage</b>				
Improved Signage/Naming streets within theme	1	3	4	50.00%
No advertising signs	1	0	1	12.50%
<b>Season/Drawing different types of people to park</b>				
Family/Multi-generational focus (Focus on families/Access and use by seniors/Free to everyone/Multi-generational family picnics - want to continue to welcome these kinds of events but also want small groups/families to feel welcome/Need to make Winnipeg Beach a destination for young families and get them to stay for more than a day/Picnics for day users/families/barbecues/Attractions for families with young kids, day users, seasonal eg. Spray Park)	1	3	4	50.00%
Good neighbours respect wishes of community	0	1	1	12.50%
Year round use of park - Improved facilities/Benefit to Residents and Businesses/Stretch season (fall festivals etc.)	0	2	2	25.00%
Re-energize the spirit of town (damaged after loss of dance hall/railway)	0	1	1	12.50%
Economic Focus (Create employment/Bring money and business into community)	1	1	2	25.00%
<b>Safety</b>				
Public safety - want the beach to continue to be a safe place	0	1	1	12.50%
Safety (Limit alcohol in park)	0	2	2	25.00%
Access and lighting	0	1	1	12.50%
<b>Note:</b>				
<b>1. Total Number of Groups - June 20, 2 groups and June 23, 6 groups</b>				



<b>Site Design</b>				
Prepare Master plan and development of guidelines to be used as basis for all future development (Linking, cohesive, connected site - aesthetically/functionally - design elements that link the entire park/more and better use of park/Master plan is critical for Conservation to develop/Any structures should match surroundings at lakefront - already have stores and restaurant in walking distance/No plastic palm trees/Sand all the way back to parking lot)	2	2	4	50.00%
<b>Boardwalk</b>				
Lit Boardwalk (extended to water tower)	1	0	1	12.50%
Kiosks on boardwalk linking town, park and beach	1	0	1	12.50%
Benches along boardwalk	1	0	1	12.50%
<b>Restaurant</b>				
Good Restaurant (Nothing that competes with local businesses)	0	1	1	12.50%
Restaurant that can convert to hall operating year round	1	0	1	12.50%
<b>Multi Purpose Facility/Community Centre</b>				
Special Events Centre/Conference Centre/Multi Purpose Resort (Resort type facility open year round like Elk Horn Resort/Create Community Hall/Centre - Supply food for parties eg. birthdays, anniversaries, 20-40 people capacity)	1	0	1	12.50%
<b>Other</b>				
Showers where washrooms are now	1	0	1	12.50%
Shacks on beach - lease out for retail space	1	0	1	12.50%
Artesian well water along boardwalk at water tower	1	0	1	12.50%
Viewing platform on water tower	1	0	1	12.50%
Patio overlooking water	1	0	1	12.50%
Spa- Bring young people year round	1	0	1	12.50%
Recreation Facilities (horseshoe, bocce, lawn bowling)	1	1	2	25.00%
Launching site for wind based water sports - no motorized	1	0	1	12.50%
Busing to bring youth out from City	1	0	1	12.50%
Promotion is important to keep new facilities used/viable	1	0	1	12.50%
Water spray Park	0	1	1	12.50%
Campground	0	1	1	12.50%

4. Potential Redevelopment Options

	Jun-20	Jun-23	Total	%
<b>Pier</b>				
Swimming/Diving/Fishing Pier/Fishing Pier by Whispering Giant is, by picnic shelter is (used to be there) or by Water Tower 200 yards into water	0	4	4	50.00%
<b>Shelters</b>				
Winter and Summer Shelters	0	1	1	12.50%
Kids rec. space/covered picnic shelter type of structure	1	0	1	12.50%
More picnic sites	0	1	1	12.50%
<b>Multi-Season/Year Round Services/Activities (Washrooms, Beach Area, Interpretive Centre/Winter Recreation and Activities eg. Snowboarding, Rollerblading/bike paths that double as cross country skiing paths/Cross Country</b>	0	4	4	50.00%
Capitalize on unique nature and amenities of town	0	1	1	12.50%
<b>Boardwalk</b>				
Extension of boardwalk/extension to Water Tower Inn/Loop around/Improved accessibility	0	5	5	62.50%
<b>Access and Parking</b>				
Redevelop Parking	0	1	1	12.50%
Extension of Main Street (Pave Kernstead road up to Main Street with lighting down the entire road/Extend Main Street - Gate it on one end	0	1	1	12.50%
Stronger access point/entrance into Park - Main Entrance through town	0	1	1	12.50%
Main Entrance Road - Maybe close road/bike/ped trail	0	1	1	12.50%
Fence in front of lifeguard area restricts access to the beach. Should be removed/remodeled (Metal wall on beach photo)	0	1	1	12.50%
<b>Camping/RV</b>				
Potential for Campground (New campground/Make campsite attractive/Overnight Cottage Rental - no water/washroom eg. Camp Morton/RV Option/Campground/Yurts/Remove large parking lot creating potential for RV Campground/Yurts/Tents/No seasonal camping - Short term camping only/Camping in soccer field area - between soccer field and parking lot - good access to the town. Help local businesses/Natural RV Campground - trees, grass, green - nicer than gravel)	1	6	7	87.50%
Want beach improved before camping is introduced	0	1	1	12.50%
Don't want to clear trees just for camping	0	1	1	12.50%
Don't like camping - Won't improve the beach	0	1	1	12.50%
<b>Note:</b>				
<b>1. Total Number of Groups - June 20, 2 groups and June 23, 6 groups</b>				

<b>Spray Park/Water Slide</b>				
Water/Splash/Spray Park	0	4	4	50.00%
Water Slide	0	1	1	12.50%
Wading Pool	0	1	1	12.50%
<b>Water Tower</b>				
Lookout/Observation Deck/Platform on Water Tower	0	4	4	50.00%
Lighting Water Tower (can see it everywhere on lake)	1	0	1	12.50%
<b>Water Tower Inn Building</b>				
Use Tower Inn Building as Park Pavilion Winter/Summer Use	0	1	1	12.50%
Water Tower Inn site for a theatre/conference retreat/etc. (year round if possible)	0	1	1	12.50%
Water Tower Inn Structure Picnic Shelters with interpretive facilities. Barbeque with Screens/Kids Shelter for crafts, Day Camp	0	1	1	12.50%
Move windmill over to old restaurant area	0	1	1	12.50%
<b>Amusement Park Rides</b>				
Permanent Amusements (bring back roller coaster)	0	1	1	12.50%
Bumper carts, go-karts (kart racing draws lots of tourists in Gimli)	1	0	1	12.50%
<b>Trail System, Green Space, Buffer Zone, Bird Watching Facilities and Bat Houses</b>				
Trail System (Keep natural with trails - south beach/Walking trail/Bike trails, nature trails and walking space along roads coming into park/Pathways to parking/Non invasive walks along beach/hard to get to south beach because of rocks by water tower - so beach there is underused/better access to beach)	0	4	4	50.00%
Bat houses	0	1	1	12.50%
Need for Green Space (Maintain local plant life and natural habitats)	0	1	1	12.50%
Buffer Zone (Needs to be deep buffer between park/camping area and residential property)	0	1	1	12.50%
Bird Watching Facilities (Attract purple martins/Do in environmentally sensitive way/Put in bird watching areas along south beach/Promote Bird Watching)	0	1	1	12.50%
<b>Hotel/Conference Area/Accommodations</b>				
Preference for a Hotel/Conference Area	0	2	2	25.00%
<b>Season/Drawing different types of people to park</b>				
Must promote	0	1	1	12.50%
<b>Historic/Interpretive</b>				
Development of a Winnipeg Beach Museum (Remove museum, but relocate artifacts/Move museum to town site)	0	3	3	37.50%
Emphasis on Historic (Emphasize history and heritage aspects/History of Winnipeg Beach should be showcased)	0	2	2	25.00%
Interpretive Centre could be housed in old restaurant	0	1	1	12.50%
Information about local birds, butterflies, flowers, local history	0	1	1	12.50%
<b>Signage/Kiosks</b>				
Wayfinding Signage (Clearly outlining how to get to town and beach/Improve Signage/Wayfinding/New Signage)	0	4	4	50.00%

<b>Commercial Presence (Beach Kiosks)</b>	0	2	2	25.00%
No commercial in park (kiosks, etc.)	0	1	1	12.50%
<b>Restaurant</b>				
Restaurant - Nice place to eat on beach would be nice but concerned about competition for local businesses.	0	1	1	12.50%
No restaurant needed - have enough already	0	1	1	12.50%
Not enough people to sustain another restaurant	0	1	1	12.50%
<b>Sports Facilities</b>				
Other Sports Facilities - Bocce Ball, Croquet, Horse Shoes	0	1	1	12.50%
Baseball Diamond	0	1	1	12.50%
<b>Safety</b>				
Concerned about security if camping is introduced - want to deter partying, and encourage family camping	0	1	1	12.50%
24 hour security would be necessary	0	1	1	12.50%
<b>Water Sport Area</b>				
Area/Launch for canoes, kayaks, windsurfing etc. (Would have to "police" and regulate south beach if opened up/Windsurfing - excellent location at South Beach, good potential)	0	2	2	25.00%
Boat traffic could bring people from across lake for day trips	1	0	1	12.50%
<b>Play Area/Playground/Playstructures for Children</b>	0	3	3	37.50%
<b>Other</b>				
Seniors Centre	0	1	1	12.50%
Increase winter use (Increase winterized cottages, draw from City - day use, increase commuter population)	0	1	1	12.50%
Consider scale	0	1	1	12.50%
Bike Racks	0	1	1	12.50%
Try to be a good neighbor	0	1	1	12.50%
Guides would provide jobs and entertainment	0	1	1	12.50%
Clean up the beach - make it better for swimming	0	1	1	12.50%
Lots of rocks on beach	0	1	1	12.50%
Kayak/board rental huts on beach	1	0	1	12.50%
Buy up cottages along beach (long term plan) - linear park - 100 year plan - long beach	1	0	1	12.50%
Remove the jutting rock formations	1	0	1	12.50%
Electrical underground	1	0	1	12.50%
Remove lagoons	1	0	1	12.50%
Provide walks, lectures, tours	0	1	1	12.50%

**Winnipeg Beach Provincial Park  
Redevelopment Options Public Workshop  
Exit Survey**

A. Are you a year round resident of:

- Winnipeg Beach  Yes  No  
 Sandy Hook  Yes  No  
 Other \_\_\_\_\_  Yes  No

B. Do you have a cottage in:

- Winnipeg Beach  Yes  No  
 Sandy Hook  Yes  No  
 Other \_\_\_\_\_  Yes  No

C. Do you own a business in Winnipeg Beach?

- Yes  No

D. How many times have you visited Winnipeg Beach Provincial Park in the past 12 months?

- None  6-9  
 1-2  10+  
 3-5

E. What time of year did you visit? Check off all appropriate answers.

- Mar-May  Sept-Nov  
 June-Aug  Dec-Feb

F. Generally, what is your purpose for visiting Winnipeg Beach Provincial Park? Check off all appropriate answers.

- |  |  |
|--|--|
| <input type="checkbox"/> Beach use     | <input type="checkbox"/> Swimming                        |
| <input type="checkbox"/> Boardwalk     | <input type="checkbox"/> Pathways/Trail                  |
| <input type="checkbox"/> Picnicking    | <input type="checkbox"/> Playground                      |
| <input type="checkbox"/> Soccer        | <input type="checkbox"/> Baseball                        |
| <input type="checkbox"/> Football      | <input type="checkbox"/> Frisbee                         |
| <input type="checkbox"/> Volleyball    | <input type="checkbox"/> Boating                         |
| <input type="checkbox"/> Kite Boarding | <input type="checkbox"/> Sea-doo/Wakeboarding/<br>Tubing |
| <input type="checkbox"/> Windsurfing   | <input type="checkbox"/> Cross Country Skiing            |
| <input type="checkbox"/> Snowmobiling  | <input type="checkbox"/> Other _____                     |
| <input type="checkbox"/> Kayaking      |  |

G. Do you visit Winnipeg Beach Provincial Park as a family?

- Yes  No

H. Do you visit Winnipeg Beach as part of organized sports?

- Yes  No

I. What age range do you fall in?

- |                                   |                                |
|-----------------------------------|--------------------------------|
| <input type="checkbox"/> under 11 | <input type="checkbox"/> 35-50 |
| <input type="checkbox"/> 12-17    | <input type="checkbox"/> 51-65 |
| <input type="checkbox"/> 18-25    | <input type="checkbox"/> 66+   |
| <input type="checkbox"/> 26-34    |                                |

**Potential Redevelopment Options for the south end of Winnipeg Beach Provincial Park.**

**For the following questions please respond by circling the number that best reflects your support for these redevelopment options using the following scale.**

Strongly Support	Neutral	Strongly Disagree
1	2	3
4	5	

**Your responses will help determine the type and priority of development.**

1. Do you support the extension of the Boardwalk south to the Water Tower?

- 1    2    3    4    5

2. Do you support the construction of a viewing platform on the Water Tower?

- 1    2    3    4    5

3. Do you support the development of a Community Fishing Pier?

- 1    2    3    4    5

4. Do you support the development of playing fields (a new baseball diamond and/or expansion of the existing soccer field)?

- 1    2    3    4    5

5. Do you support the removal of all or part of the Water Tower Inn Restaurant Building if re-use is not economically feasible?

- 1    2    3    4    5

6. Do you support the development of an overnight camping campground for RV's and trailers (min. 50 electrical/water sites)?

- 1    2    3    4    5

**Winnipeg Beach Provincial Park  
Redevelopment Options Public Workshop  
Exit Survey**

---

7. Do you support the development of some tent sites as part of the overnight camping campground?

1    2    3    4    5

8. Do you support the development of a children's playground?

1    2    3    4    5

9. Do you support the development of a children's water spray park?

1    2    3    4    5

10. Do you support formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes?

1    2    3    4    5

11. Do you support the formalization of the south beach area as an off-leash dog walking beach?

1    2    3    4    5

12. Do you support the creation of a landscape buffer and drainage ditch along the south edge of the park?

1    2    3    4    5

13. Are there any additional facilities that you would like to see developed in the south end of Winnipeg Beach Provincial Park?

---

---

---

14. Are there any areas or existing park features that you would like to see retained?

---

---

---

15. Additional Comments

Please note that your comments form an integral part of the recommendations for the development of the Recommended Redevelopment Options for the site. Should you require more space than is available herein, please attach extra sheets referring your comments back to each question above.

---

---

---

---

---

---

---

---

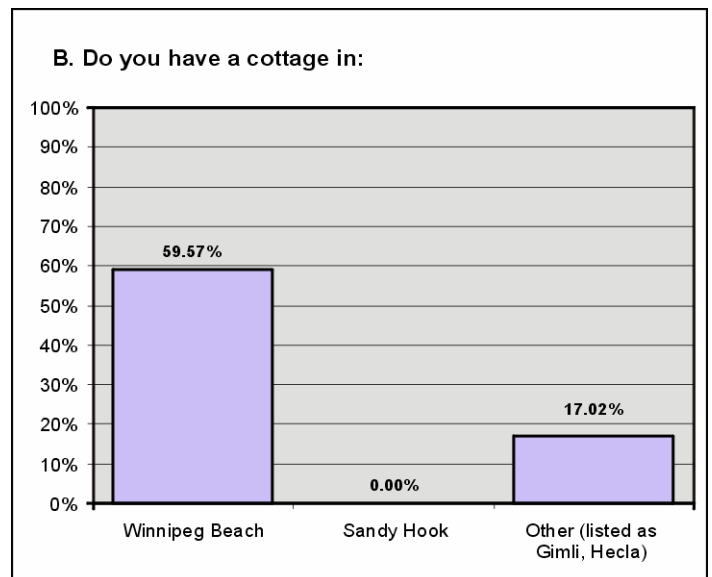
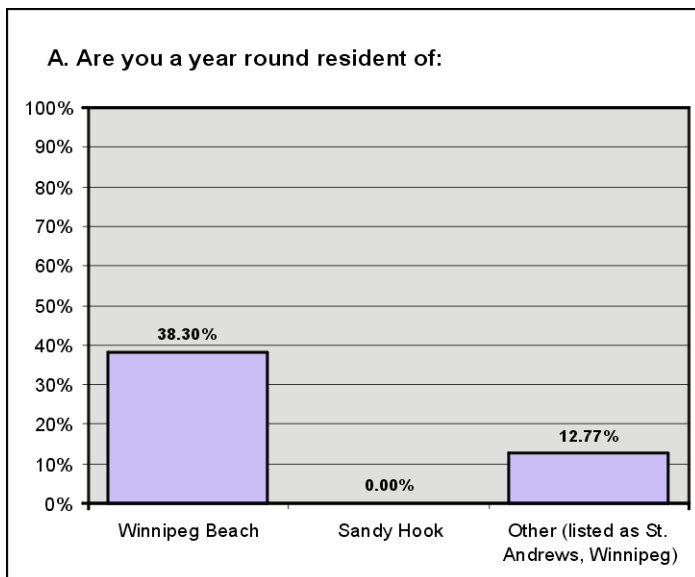
# Redevelopment Options Public Workshop Winnipeg Beach Provincial Park Exit Survey Summary Results

## 1.0 Public Open House Introduction

The purpose of the Public Meeting Workshops was to determine the opportunities, constraints, parameters and options for the redevelopment of the south end of Winnipeg Beach Provincial Park. The workshop format consisted of a brief introduction, outlining background site information and the purpose of the workshop, followed by group discussions focusing on redevelopment opportunities and constraints, parameters for redevelopment and specific redevelopment options (summarized in a separate report). An Exit Survey was conducted to gauge support of participants for the redevelopment options discussed (summarized in Section 2.0).

There were over 50 participants in the two (2) Public Workshops which were held at the Canad Inn Garden City on Wednesday, June 20, 2007 and at the Legion Hall in Winnipeg Beach on Saturday, June 23, 2007. 38.30% of respondents are year round residents and 59.57% have a cottage in Winnipeg Beach.

The workshops were widely advertised through the newspapers (Winnipeg Free Press, Interlake Spectator), posted on the Government of Manitoba Website, in the Town of Winnipeg Beach newsletter and notices distributed for posting in public areas throughout Winnipeg Beach.



## **2.0 Summary of Exit Survey Findings**

The exit survey, refer to attached sample, was designed to gauge support of respondents for the Potential Redevelopment Options for the south end of Winnipeg Beach Provincial Park being considered, to generate ideas for additional facilities that could be developed and to provide input on which areas or existing park features should be retained.

The exit survey was filled out by a total of forty seven (47) public workshop participants. The results represent only the views of those who chose to attend the workshops and cannot be generalized to represent the view of all users of Winnipeg Beach Provincial Park.

The highlights of the Exit Survey findings are:

### **Extension of the Boardwalk south to the Water Tower**

91.30% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the Extension of the Boardwalk south to the Water Tower.

8.70% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Construction of a Viewing Platform on the Water Tower**

90.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the construction of a viewing platform on the Water Tower.

9.09% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of a Community Fishing Pier**

80.43% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a Community Fishing Pier.

19.57% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of Playing Fields**

75.00% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of playing fields (a new baseball diamond and/or expansion of the existing soccer field).

25.00% of respondents indicated they either Disagreed or Strongly Disagreed.

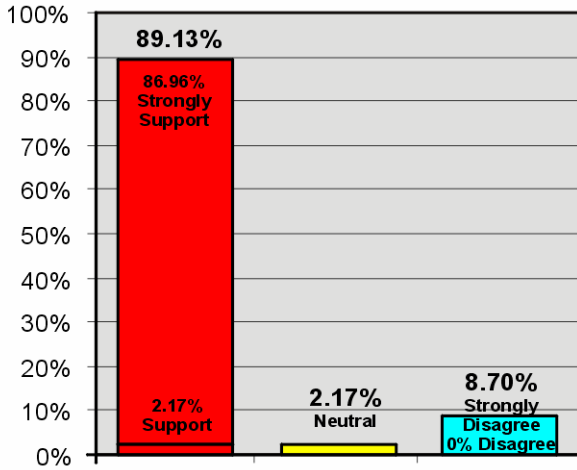
### **Removal of all or part of the Water Tower Inn Restaurant Building**

73.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the removal of all or part of the Water Tower Inn Restaurant Building if re-use is not economically feasible.

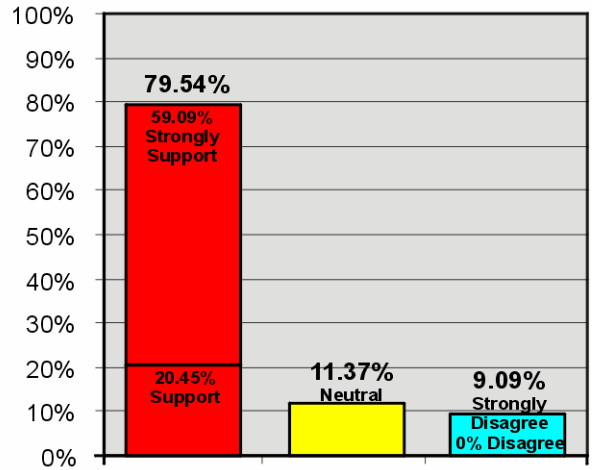
26.09% of respondents indicated they either Disagreed or Strongly Disagreed.



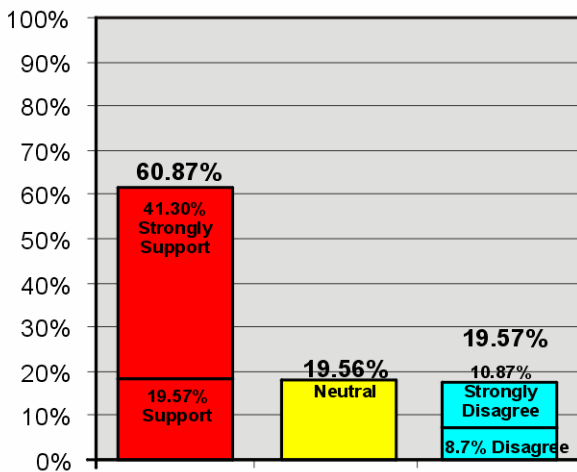
**1. Do you support the extension of the Boardwalk south to the Water Tower?**



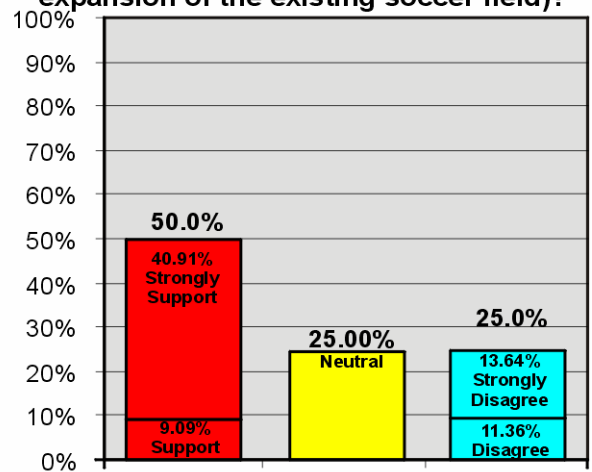
**2. Do you support the construction of a viewing platform on the Water Tower?**



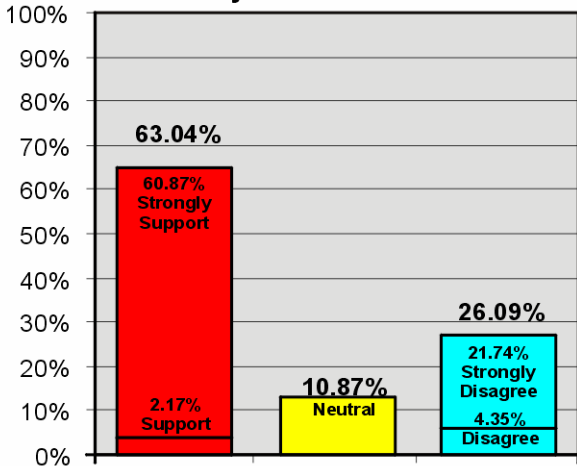
**3. Do you support the development of a Community Fishing Pier?**



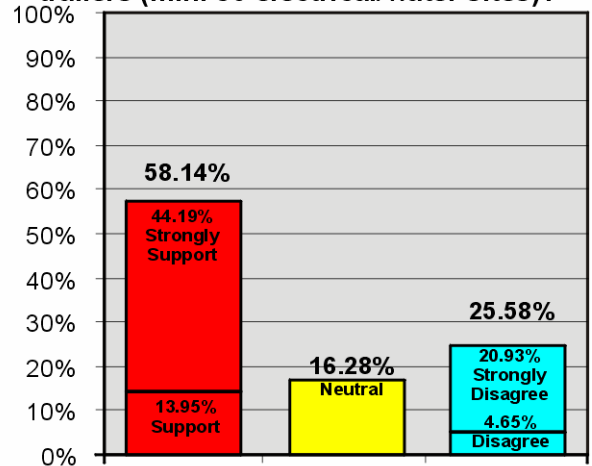
**4. Do you support the development of playing fields (a new baseball diamond &/or expansion of the existing soccer field)?**



**5. Do you support the removal of all or part of the Water Tower Inn Restaurant Building if re-use is not economically feasible?**



**6. Do you support the development of an overnight camping campground for RV's & trailers (min. 50 electrical/water sites)?**



### **Development of an overnight camping campground**

74.42% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of an overnight camping campground for RV's and trailers (min. 50 electrical/water sites).

25.58% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of some tent sites**

73.91% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of some tent sites as part of the overnight camping campground.

26.09% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of a children's playground**

87.23% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a children's playground.

12.77% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Development of a children's water spray park**

86.66% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the development of a children's water spray park.

13.34% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes**

82.98% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes.

17.02% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Formalization of the south beach area as an off-leash dog walking beach**

63.83% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the formalization of the south beach area as an off-leash dog walking beach.

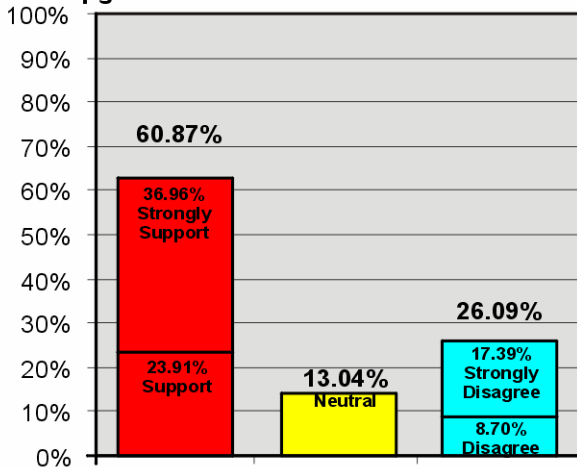
36.17% of respondents indicated they either Disagreed or Strongly Disagreed.

### **Creation of a landscape buffer and drainage ditch along the south edge of the park**

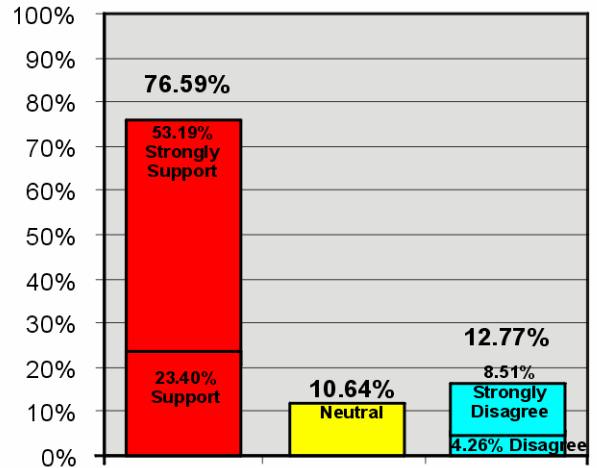
65.00% of respondents indicated they either Strongly Agreed or Agreed with or were Neutral on the creation of a landscape buffer and drainage ditch along the south edge of the park.

35.00% of respondents indicated they either Disagreed or Strongly Disagreed.

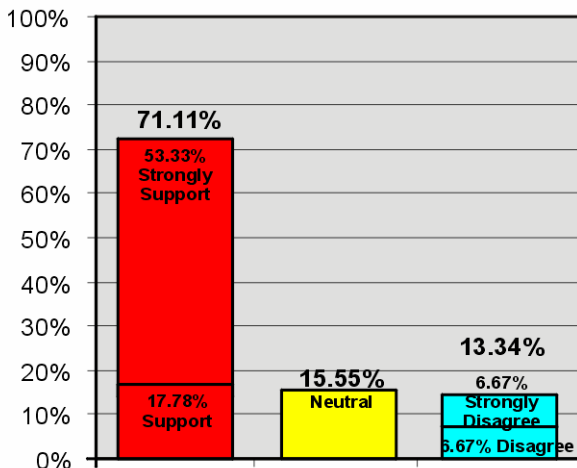
**7. Do you support the development of some tent sites as part of the overnight camping campground?**



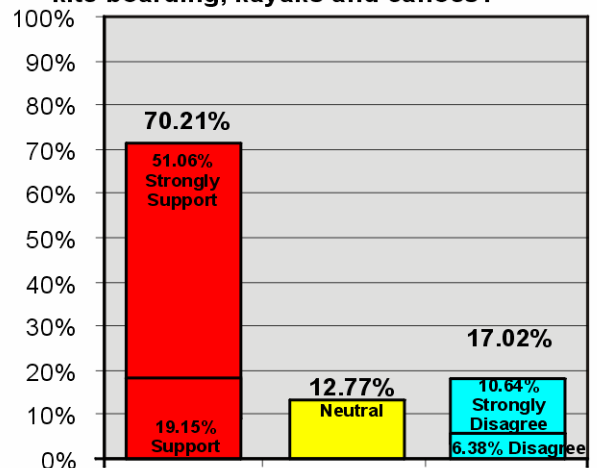
**8. Do you support the development of a children's playground?**



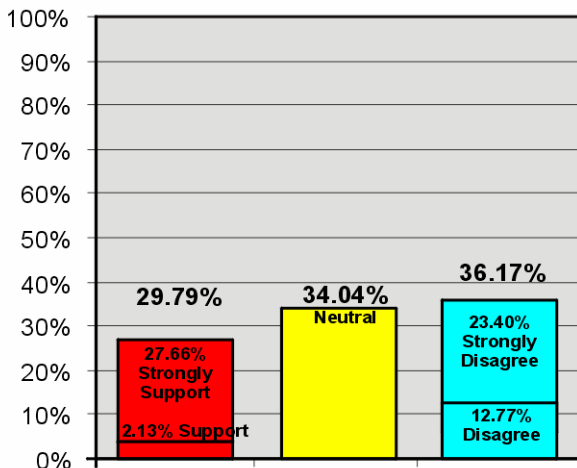
**9. Do you support the development of a children's water spray park?**



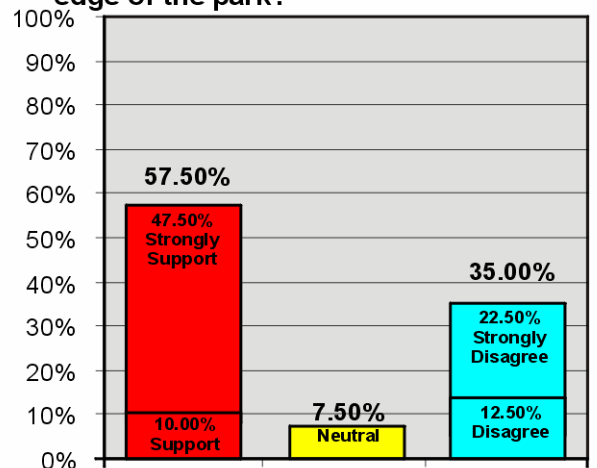
**10. Do you support formalization of the south beach area as the launch point for windsurfing, kite boarding, kayaks and canoes?**



**11. Do you support the formalization of the south beach area as an off-leash dog walking beach?**



**12. Do you support the creation of a landscape buffer and drainage ditch along the south edge of the park?**

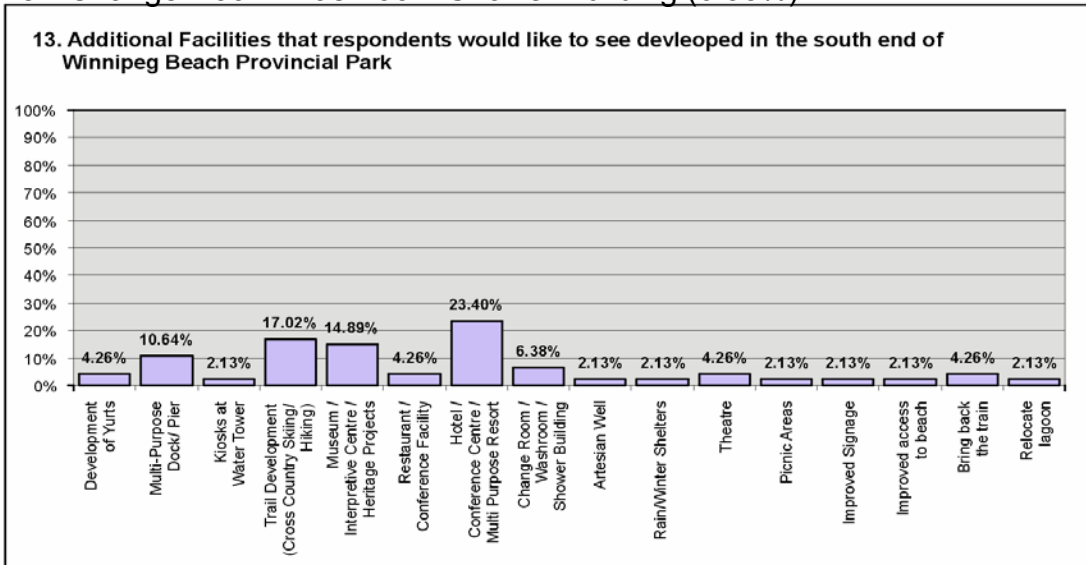


## Additional Facilities

Respondents provided suggestions of additional facilities that they would like to see developed in the south end of Winnipeg Beach Provincial Park.

The facilities noted most often were as follows:

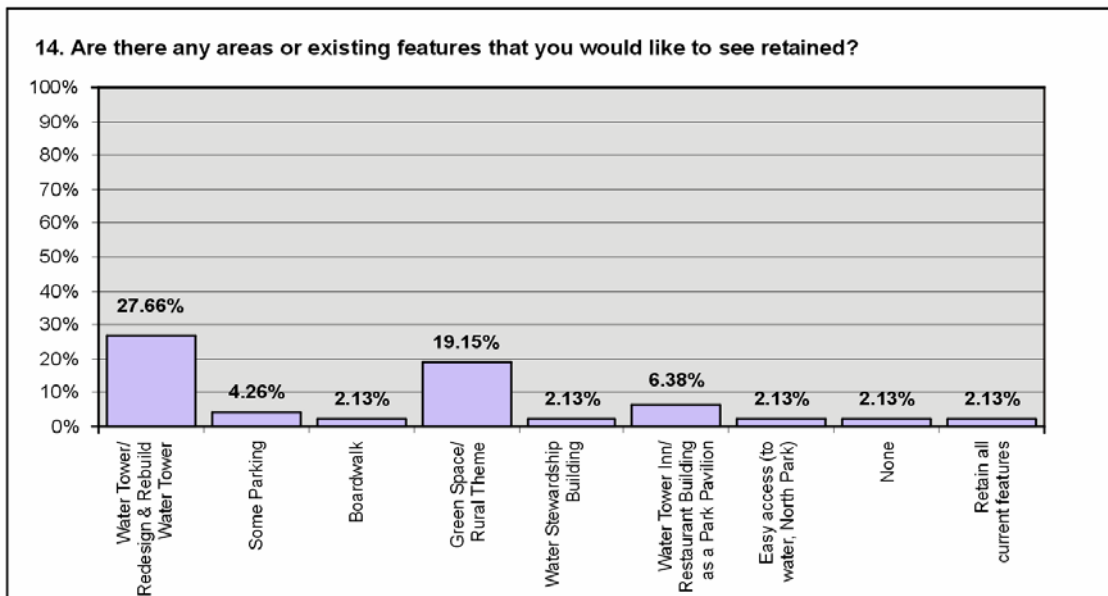
1. Hotel/Conference Centre/Multi Purpose Resort (23.40%)
2. Trail Development – Cross Country Skiing/Hiking (17.02%)
3. Museum/Interpretive Centre/Heritage Projects (14.89%)
4. Multi-Purpose Dock/Pier (10.64%)
5. Change Room/Washroom/Shower Building (6.38%)



## Areas or existing features that you would like to see retained

Respondents would like to see the following areas or existing features retained:

1. Water Tower (27.66%)
2. Green Space/Rural Theme (19.15%)
3. Water Tower Inn/Restaurant as Park Pavilion (6.38%)



### **3.0 Profile of Survey Respondents**

- 38.30% of respondents are year round residents of Winnipeg Beach and 12.77% are year round residents of other areas including St. Andrews and Winnipeg.
- 59.57% of respondents have a cottage in Winnipeg Beach and 17.02% have cottages in other areas including Gimli and Hecla.
- 14.89% of respondents own a business in Winnipeg Beach.
- 82.98% of respondents have visited Winnipeg Beach Provincial Park 10+ times in the past 12 months.
- Of the respondents visiting Winnipeg Beach, 65.96% visited during March-May, 82.98% visited during June-August, 72.34% visited during September-November and 36.17% visited from December-February.
- Of the respondents visiting Winnipeg Beach Provincial Park, the purpose of the trip for the majority (72.34%) of respondents was for the boardwalk, beach use (68.09%) and swimming (59.57%).
- 73.81% of respondents visit Winnipeg Beach Provincial Park as a family.
- 4.88% of respondents visit Winnipeg Beach as part of organized sports.
- Broad representation from a variety of age groups was noted with the majority in the 51-65 (51.11%), 35-50 (22.22%) and 66+ (20.00%) age categories.