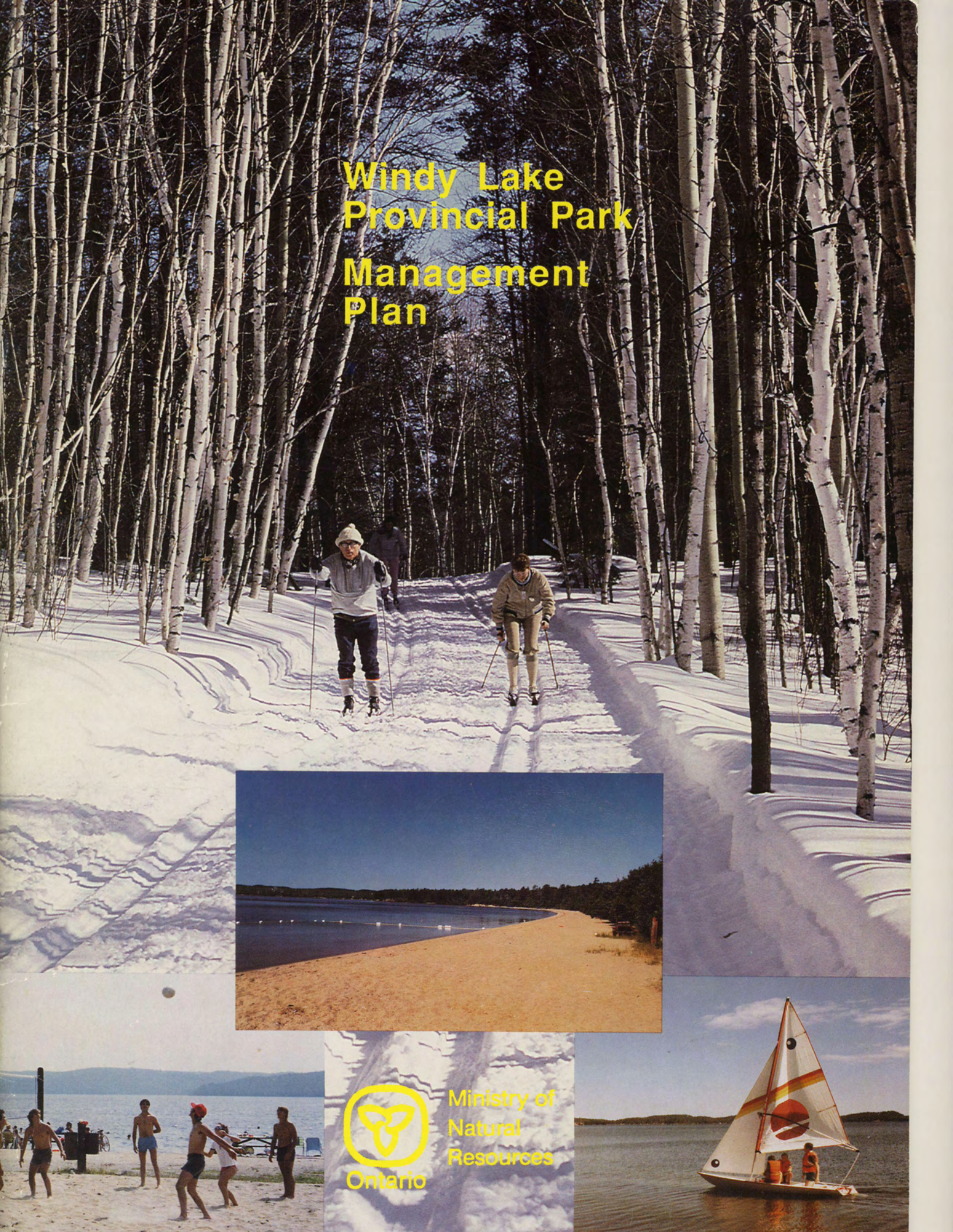


Windy Lake Provincial Park Management Plan



Ministry of
Natural
Resources

Ontario

**Windy Lake
Provincial Park
Management
Plan**



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Resources**

C 1988 Government of Ontario

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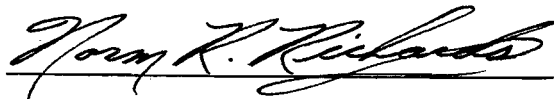
(i)

APPROVAL STATEMENT

We are pleased to release this management plan for Windy Lake Provincial Park. It is a statement of policy for the protection, management, and development of park resources. It also provides guidance for the preparation of plans for resource management, visitor services, and development to implement park policies and achieve park objectives.



M. A. Klugman
Regional Director
Northeastern Region



Norm R. Richards, Director
Parks and Recreational Areas
Branch

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1. INTRODUCTION

Windy Lake Provincial Park comprises 139 hectares and is located on Highway 144, 53 kilometres north of Sudbury (Figure 1). It occupies the north shore of Windy Lake, a popular cottaging, boating, and fishing area. It is situated adjacent to a golf course and a major cross-country ski trail area. The nearest community is Onaping Falls some 4 kilometres away.

Windy Lake Provincial Park was initially developed as a highway picnic site. It was established as a provincial park in 1959. It has been traditionally used for swimming, picnicking, and camping by local residents and vacationers. More recently, the park has become a popular winter recreation area and is used in conjunction with the adjacent cross-country ski trails.

The landscape of the park has been largely influenced by its glacial history. It has also been significantly altered by development. The park includes two long sand beaches bordered by a flat plain that rises up to a sand plateau. The forest cover is typical of the surrounding area and consists of jack pine interspersed with poplar and white birch.

1.1 MANAGEMENT PLANNING

The Windy Lake Provincial Park Management Plan proposes policies that will guide the orderly development and management of the park over the next 20 years.

Management planning of Windy Lake Provincial Park began in 1981. Background analysis has found that the park is a significant year-round recreational resource in the Sudbury area, which is moderately well used. It has considerable potential for increasing summer day use, which

is presently reliant on hot, sunny, swimming weather. The beach backshore areas have development capability for supporting additional family play activities such as playgrounds, play apparatus, and playing fields that would supplement the existing beach uses. A diversification of recreation uses would reduce the day use reliance on weather, extend the length of stay of existing users, and attract new visitors. A need has also been expressed through park user surveys for a food and water sports concession in the day use area.

The park also contains potential for enlarging the campground. This addition would provide more camping opportunities and increase the operational efficiency of the presently undersized campground. The area that would be developed for additional campsites is a very flat sand deposit.

A compilation of the background information collected for the plan is provided in the Windy Lake Provincial Park Background Report (March, 1986).

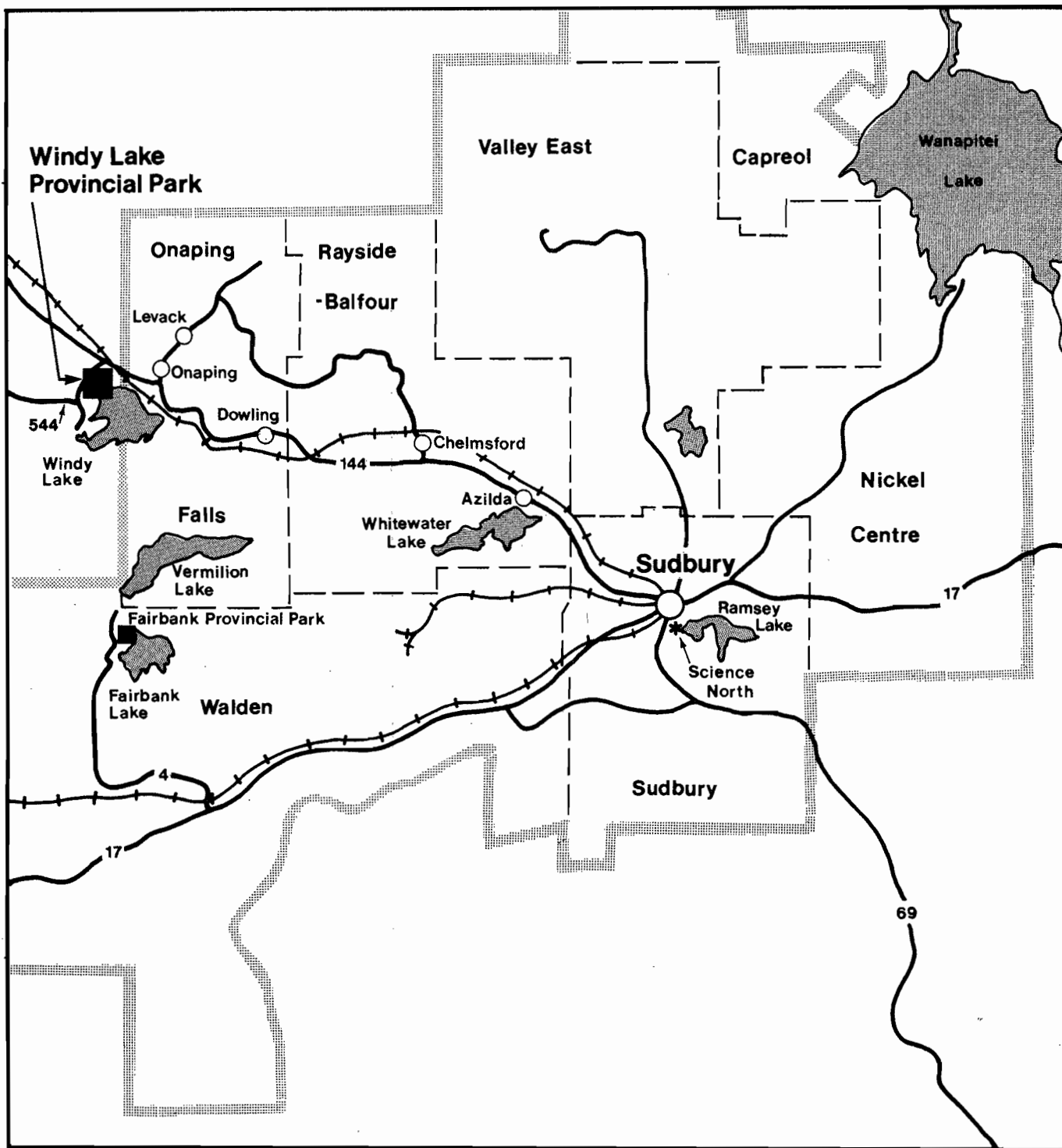
1.2 LODGE/CONFERENCE CENTRE DEVELOPMENT PROPOSAL

Local involvement in the planning exercise has identified a need for commercial accommodation in the park area. As indicated in Appendix I, a four seasons lodge/conference centre facility would provide alternative accommodation for area visitors to enjoy the varied recreational opportunities of the park and surrounding area. The economic viability and the compatibility of this proposed development would have to be determined.

2. PARK CLASSIFICATION

Windy Lake Provincial Park will continue to be classified as a recreation park, one of six

WINDY LAKE PROVINCIAL PARK
Regional Setting



classes of Ontario provincial parks.

Recreation parks are areas that support a wide variety of outdoor recreation opportunities for large numbers of people in attractive surroundings.

The Windy Lake Provincial Park Management Plan has been developed in accordance with the recreation class guidelines as set out in the Ontario Provincial Parks Planning and Management Policies and the Sudbury District Land Use Guidelines.

The focus of the plan is on realizing the park's year-round recreational and tourism potential. In the range of recreation parks, Windy Lake Provincial Park will be managed and developed as a 'near urban park' because of its existing facilities and use, recreational significance, and close proximity to Sudbury and outlying communities (Figure 2). This concept recognizes the potential that the park has to become a major year-round attraction in the Sudbury area.

3. PARK GOAL AND OBJECTIVES

The following goal and objectives of Windy Lake Provincial Park were derived from the Ontario Provincial Parks Policy approved by Cabinet in 1978.

3.1 GOAL

"To provide a wide variety of outdoor recreation opportunities for a large number of people in attractive surroundings."

3.2 OBJECTIVES

Recreation parks contribute principally to the achievement of the recreation, heritage appreciation, and tourism objectives.

● Recreation

"To provide outdoor recreation opportunities for high intensity day use".

The park will continue to provide high quality beach, picnicking, playing, camping, and cross-country skiing opportunities. The main development emphasis will be on realizing its summer day use potential for water and land leisure play activities.

The park operation will provide 96,334 summer day use beach-related opportunities, 10,600 winter day use cross-country skiing opportunities, and 25,166 car camping opportunities annually. Additional car camping opportunities could be provided through campground expansion as demand warrants.

● Tourism

"To provide Ontario's residents and out-of-province visitors with opportunities to discover and experience the distinctive regions of the province."

Windy Lake Provincial Park could play a significant tourism role as a major year-round recreational attraction in the Sudbury area. The park will be developed and managed to complement tourism developments of the Sudbury area that include Science North, Ramsey Lake, and the Big Nickel Mine.

● Heritage Appreciation

The park contains a limited resource base. Viewing areas and walking trails will be provided for visitors to appreciate the park and surrounding area.

● Protection

Although there are no provincially significant natural or cultural

features within the park, the existing locally significant features will be maintained. Management programs will be implemented to improve the natural attributes of the campground and beach picnic areas. New development will be carried out with minimum impact on the park.

4. PARK BOUNDARY

Windy Lake Provincial Park is situated within the geographic Townships of Cascaden and Dowling in the Territorial District of Sudbury and contains an area of 139 hectares (Figure 2). The eastern half of the park, which comprises the Dowling Township portion, lies within the Regional Municipality of Sudbury. The park is crossed by the rights-of-way of the Canadian Pacific Railway and Highway 144. It is bordered by Windy Lake to the south, Highway 544 (old Cartier Road) to the west, the Onaping Golf and Country Club to the southwest, the Elks Club to the east, and a mixture of Crown land and private property to the north.

5. PARK ZONING

Two development zones are proposed within the park (Figure 3). Development zones provide facilities and services for a wide range of day use and camping activities.

The development emphasis will be to improve the D1 Zone to provide family play facilities and concession services to complement the existing beach activities. The D2 Zone includes sufficient area to accommodate the possible future expansion of the present campground.

A lodge/conference development proposal has been identified in the D1 Zone. This area, as well as sites outside the park, will be investigated for possible development.

This area will continue to be managed as part of the D1 Zone pending the completion of additional studies for a lodge/conference centre in the area. Further background information on this potential development is found in Appendix I.

● D1 Shoreline Recreation Zone (88 hectares)

This zone is mainly situated along the lakeshore and contains two long sand beaches and adjoining picnic areas, which are separated by the outlet of Windy Creek. The zone will continue to be primarily managed for intensive picnicking, sunbathing, and swimming providing 96,334 summer day use opportunities. The zone has four distinctive areas that will be managed and developed as follows:

East Beach

This is the most popular and best developed picnic area in the park. Additional facility development through concession services may occur to provide family play facilities and food and water sport concession services (see Commercial Services section). The adjacent area north of the railway line will be left undeveloped and managed to provide natural screening along the Highway 144 corridor.

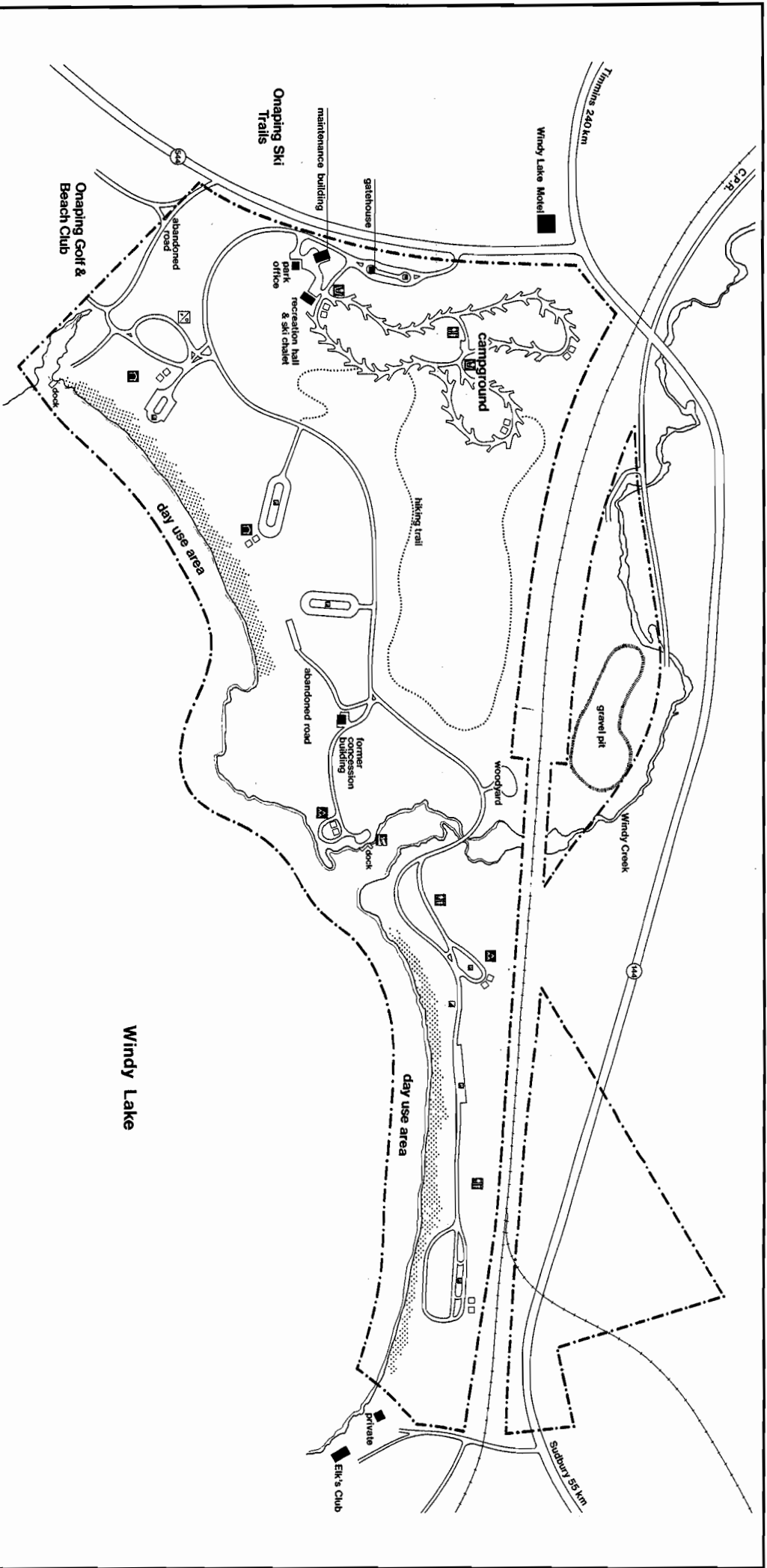
Central Area
















This area, which surrounds Windy Creek, contains two group camping sites and paddleboat and canoe docking facilities. The creek is well used by children for fishing and exploration. The area has considerable potential for water-based recreation opportunities and concession services (i.e. sailcraft and paddleboat rental).

West End Beach

The recreational potential of this picnic and backshore area has only

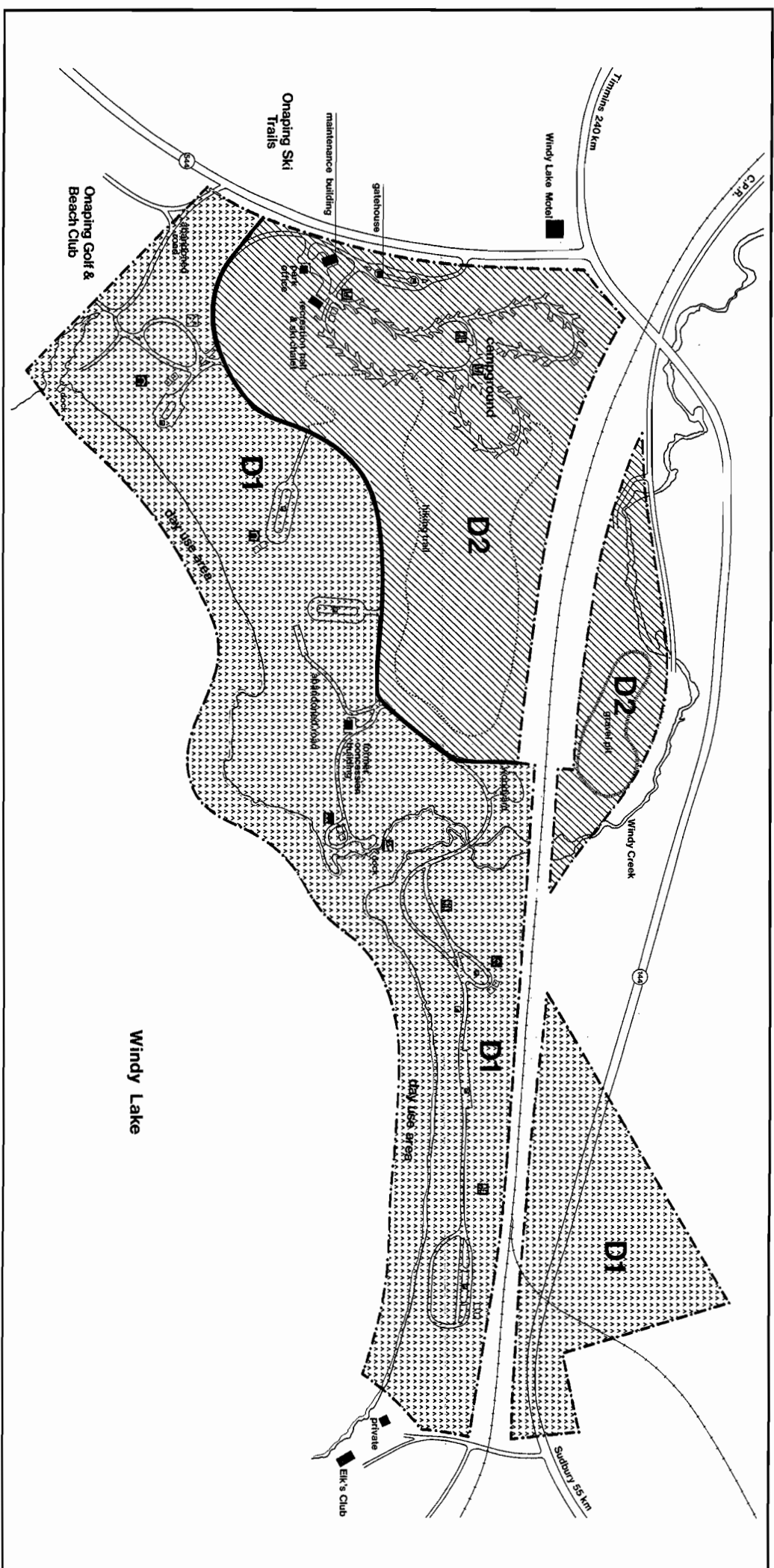
WINDY LAKE PROVINCIAL PARK
Existing Conditions



- | | | | | | |
|---|---------------|---|-----------------------------|---|----------------|
|  | park boundary |  | group camping |  | picnic shelter |
|  | shoreline |  | comfort station |  | pumphouse |
|  | roads |  | garbage disposal |  | privies |
|  | trails |  | boat launch |  | buildings |
|  | beach |  | trailer fill & dump station |  | parking |

WINDY LAKE PROVINCIAL PARK
Zoning

-  park boundary
-  development zone 1
-  development zone 2
-  shoreline



been partly realized. A major upgrading of the zone will be undertaken involving the development of a wide variety of play facilities. These will include playgrounds, play apparatus, and playing fields. The diversity of activities offered will provide a major incentive in attracting new visitors to the park.

Lodge/Conference Centre Development Proposal

This area occupies the west end of the park and abuts the private Onaping Golf and Beach Club.

This part of the park is presently underutilized and makes limited contribution in terms of day use opportunities. The Ontario Ministry of Natural Resources is exploring the possible alternate use of this area and other adjacent locations outside of the park for a lodge/conference centre complex (Appendix I).

- D2 Campground Zone
(51 hectares)

This zone comprises the north-western section of the park, which includes the campground and nature trail. It will be primarily managed to provide facility-based car camping opportunities. The zone possesses site potential to expand the campground. Campground expansion could involve an increase of 40 campsites over its present capacity. Nature trail opportunities will continue to be provided along the existing trail.

The zone will also be managed for winter recreation use providing space for parking for 50 vehicles in the area of the existing ski chalet/recreation hall. Cross-country skiing will continue to be provided along the campground roads while a skating oval will be provided near the ski chalet/recreation hall. Tobogganing may occur in the zone should demand

warrant and priorities permit. The existing gravel pit will be maintained for park management purposes.

6. RESOURCE MANAGEMENT

Resource management of Windy Lake Provincial Park will be carried out in accordance with the park management plan. The existing park operating strategy will be updated and revised in keeping with the direction provided in the management plan.

6.1 NATURAL RESOURCE MANAGEMENT

The management of natural resources will be directed towards protection. Due to existing and proposed park development, there is very limited natural area. The only significant natural area identified to date is the ravine that separates the two sand plateaus. This site provides a good representation of the earth and life science features of the park. Due to the fragile slopes, the site will be protected with development limited to the existing trail on the ravine bottom.

6.1.1 Vegetation

A vegetation management plan will be prepared for the park. Trees may be selectively removed for management and safety purposes. Wildfires will be actively suppressed.

In view of the heavy use of the developed portions of the park, ongoing rehabilitation will be undertaken involving tree planting and grass seeding. This will be done to maintain a natural cover and prevent erosion. In addition, the Ontario Ministry of Natural Resources will work with the Canadian Pacific Railway to establish a natural vegetation cover on the railway banks to improve aesthetics and to minimize erosion.

Vegetation control will be permitted where necessary for public utilities and rights-of-way.

If any spraying is undertaken, care will be taken to use the safest available herbicide and to do minimal damage to adjacent vegetation.

Insects and diseases will be subject to control where aesthetic or natural values are threatened. Where control is necessary, it will be directed as narrowly as possible to the specific problem so as to minimize effects on the other components of the park environment. Spraying will follow guidelines established by the Ontario Ministry of Natural Resources and the Ontario Ministry of the Environment. Biological controls will be used in preference to chemicals when feasible.

6.1.2 Wildlife

Hunting and trapping will not be permitted in the park.

6.1.3 Fisheries

The existing fishery will continue to be managed in accordance with the policies and regulations prevailing the area. The Windy Creek mouth will be examined for possible spawning bed improvement.

6.2 WATER MANAGEMENT

The management of water will be directed towards the maintenance of good water quality and sufficient water quantity for fisheries habitat and recreational purposes.

Water quality will be monitored by the Ontario Ministry of Natural Resources to ensure human health and safety. The Ontario Ministry of Natural Resources will continue to regulate lake levels through their operation of the Windy Lake dam.

6.3 LAND MANAGEMENT

The management of land will be directed to complement the goal and objectives of the park.

6.3.1 Private Lands

All alienated lands and waters within the boundaries of the park will be acquired.

Falconbridge Limited owns some of the mineral rights of the park as well as the surface rights for parts of two patented parcels on the east side. The Ontario Ministry of Natural Resources is presently negotiating a land exchange with Falconbridge Limited to have the surface rights included in the park. This may involve the deletion of a small amount of the park land along the eastern boundary.

6.3.2 Road, Rail, and Utility Lines

The widening of the existing road, rail, and utility line crossings of the park may be permitted to meet essential public service needs providing park values are not adversely affected.

6.3.3 Mineral Exploration

Regulated and controlled mineral exploration will be permitted on existing mining properties until they are acquired. Exploration will be subject to conditions to minimize the impact of this activity on park values.

6.3.4 Aggregate

The extraction of aggregate will not be permitted, with the exception of the existing gravel pit in the D2 Zone for park management purposes. The pit will be rehabilitated to allow natural forest succession upon closure.

6.4 CULTURAL RESOURCE MANAGEMENT

Very little historical information has been collected to date on the park and no significant sites have been identified. The Ontario Ministry of Natural Resources will cooperate with the Ontario Ministry of Culture and Communications when archaeological and historical studies occur in the area. Any significant features that are found in the future will be protected. The policy for research in provincial parks will apply.

7. COMMERCIAL SERVICES

Specified park services will be made available to the private sector and public organizations through concession agreements. These services are provided to enhance visitors' enjoyment of the park. The existing agreements for winter cross-country skiing and fuelwood operations will continue. The proposed food and water sports concession and equipment rentals, and the possible development and operation of a miniature golf course will be provided through concession agreements.

The existing cooperative arrangement with the Onaping Falls Nordic Cross-Country Ski Club may be expanded. The club presently operates a 19 kilometre trail network under land use permit that interconnects with a 3 kilometre park trail. Under the present arrangement with the Ontario Ministry of Natural Resources, the club has a concession agreement to operate the ski chalet/recreation hall building in the park.

The cross-country ski club will be approached to provide an expanded concession service involving the park trails, entrance road, parking areas, and ski chalet/recreation hall. The expanded agreement will adhere to provincial parks operating

standards. Under the terms of an agreement, part of the ski trail network may also be converted for hiking use.

Snowmobiling will not be permitted in the park with the exception of the designated route along the main road for access to trails outside the park.

8. MARKETING

The marketing effort of Windy Lake Provincial Park will be directed by the park marketing plan. The plan will be updated on a regular basis to accurately reflect market trends. Priority will be given to the promotion of the park's year-round day use recreational opportunities.

The near urban park identity of Windy Lake Provincial Park will be projected to the public through the visitor services and marketing programs. The park image comprising recreational pursuits along the land and water interface of Windy Lake will continue to be presented through the use of the park logo.

The Ontario Ministry of Natural Resources will work in cooperation with the Ministry of Tourism and Recreation, the community of Onaping Falls, the Rainbow North Tourist Association, the Regional Municipality of Sudbury, and other attractions in the area to coordinate the promotion of the Sudbury and area tourist attractions and services. Although priority will be given to the park as a day use attraction, emphasis will also be given to presenting Windy Lake Provincial Park as an accommodation base for area visitors coming to see the Sudbury and vicinity attractions.

9. VISITOR SERVICES

Visitor services will be managed in accordance with the park management plan and provincial

park operational policies, procedures, and standards. The park operating strategy will be revised in keeping with the direction provided in the management plan.

The primary purpose of visitor services will be to inform park visitors about the recreational activities and services in the park and surrounding area. Self-use approaches, such as publications and display panels, will be the main methods used to deliver park information, recreational skills, and outdoor education. Direction for visitor services will be taken from the Northeastern Region Visitor Services Plan.

9.1 INFORMATION

Information about park resources, management facilities, programs, and nearby attractions and services will be made available to the public. This will include information regarding the adjacent cross-country ski trails and golf course. This information will be disseminated at key points throughout the park such as the gatehouse, park office, ski chalet/recreation hall, and bulletin boards.

9.2 INTERPRETATION

Interpretive information about natural and cultural features in the area will mainly be provided through park literature. Some interpretive programs may be offered on a limited basis.

The park provides an excellent facility base for groups to explore and learn about the natural and cultural resources of the area. Groups and individuals will continue to be encouraged to use the park for educational purposes that are compatible with park policies.

9.3 RECREATION

Recreation information will acquaint park visitors with the recreational opportunities and facilities available in the park and area. Where required, information will be geared to improve visitor skills in order to ensure safe use and maximum enjoyment of the park. Some recreational skills instruction may be provided on a limited basis.

10. DEVELOPMENT

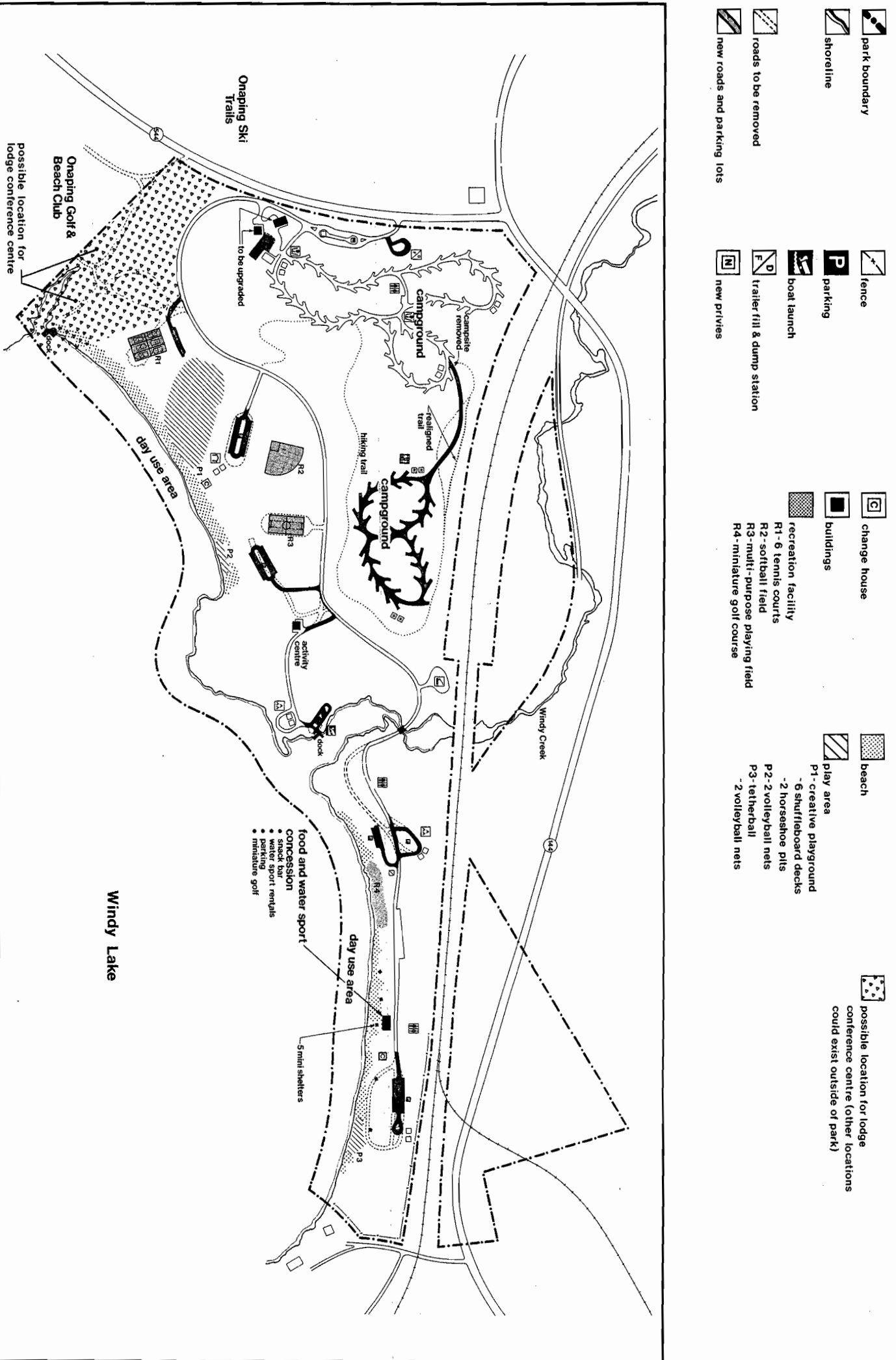
Facility upgrading and new development will be undertaken in Windy Lake Provincial Park to fulfill its role as a near urban park providing diverse recreational opportunities for local residents and area visitors. All development will be carried out in accordance with approved site and development plans and Environmental Assessment Act requirements. The location, design, and materials of all facilities constructed within the park will, to the furthest extent possible, reflect its recreational character.

The following facilities will be requested through work program planning and special funding initiatives, with the exception of the alternate accommodation development proposal, which requires further study and would involve private funding.

10.1 PARK ROADS, TRAFFIC FLOWS, AND SIGNS

The park entrance road and campground roads will be paved for dust control and as a maintenance efficiency measure. Necessary repairs and resurfacing of existing roads will be undertaken as required to provide a safe travel surface. In addition, two "Y" intersections will be realigned to improve visitor safety (Figure 4).

WINDY LAKE PROVINCIAL PARK
Proposed Development



- | | | | | | | | |
|--|----------------------------|--|-----------------------------|--|--------------------------|--|---|
| | park boundary | | change house | | beach | | possible location for lodge conference centre (other locations could exist outside of park) |
| | shoreline | | buildings | | play area | | |
| | roads to be removed | | boat launch | | p1 - creative playground | | |
| | new roads and parking lots | | parking | | - 6 shuttleboard decks | | |
| | | | fence | | - 2 horseshoe pits | | |
| | | | trailer/fill & dump station | | P2 - 2 volleyball nets | | |
| | | | new privies | | P3 - tetherball | | |
| | | | | | - 2 volleyball nets | | |

A walkway, to provide safe pedestrian use, will be provided in conjunction with the Windy Creek culvert.

Park signs will be upgraded in accordance with a sign plan that will be prepared for the park.

10.2 PLAYING FIELDS AND PLAYGROUNDS

Several high quality family play and sport facilities will be developed, mainly adjacent to the west beach area. These will consist of playgrounds, a baseball field, a multipurpose field, shuffleboard decks, horseshoe pits, etc. The development of these play facilities will involve the realignment of an existing parking lot. Change houses will also be developed for beach users.

10.3 FOOD AND WATER SPORTS CONCESSION

A building and associated facilities will be constructed on the east beach to provide fast food services and water sports rentals involving sailboats and sailboards. A miniature golf course may be developed as part of the concession operation. Paddleboat and canoe rentals with docking facilities may be provided at the Windy Creek mouth, should the demand warrant this.

10.4 VISITOR CENTRE

The former concession building will be given some consideration as a possible visitor centre for park visitors and local groups. This may involve a complete renovation of the building interior. Although it could continue to serve as the base for community summer day camps, provision will be made for other uses by other groups.

10.5 CAMPGROUND

A new campground section could be developed as required involving campsites and a comfort station with showers. This development will be dependent on an increased demand for the existing 83 campsites and will only proceed after the need for additional campsites has been determined. Fifty percent of the total number of developed campsites will be provided with electrical hook-ups as funds permit. The trailer sanitation station will be relocated to the exit road near the park gate.

10.6 PARK ADMINISTRATION AREA

The park office will be upgraded to provide improved office and storage space. This will involve the removal of the existing staff sleeping quarters. The need for staff accommodation will be assessed. The warehouse will be upgraded for winter use. The parking area will be enlarged to provide space for 50 vehicles for improved use of the ski chalet/recreation hall. This ski chalet/recreation hall will be replaced with a new building to provide better visitor facilities. This will proceed with a mind to other developments.

10.7 PARK BOUNDARY FENCE

A one kilometre long fence will be installed along the northeast boundary to prevent illegal pedestrian and all-terrain vehicle access. This measure will help to reduce the vandalism problem encountered in this section of the park.

10.8 TOBOGGAN RUN

There are several slopes within the park that could be developed for tobogganing. A site for this purpose could be provided in conjunction with other winter

services should demand warrant this and if it complements the existing cross-country ski use of the park.

10.9 LODGE/CONFERENCE CENTRE DEVELOPMENT PROPOSAL

A development opportunity has been identified for the possible construction of a lodge/conference centre facility in the area. A site in the park (Figure 4) and other locations outside the park will be evaluated to determine the viability and compatibility of a lodge/conference centre development in the Windy Lake area.

11. IMPLEMENTATION STRATEGY

Implementation of the management plan will involve resource management, visitor services, and the development of approved facilities. Implementation of the plan will be based on work program planning and special funding initiatives.

The park operating strategy will be updated as facilities are upgraded or developed. Park operations will meet or exceed the minimum provincial operating standards.

The following briefly summarizes the main priorities for implementation over the next twenty (20) years.

11.1 RESOURCE MANAGEMENT

This will involve:

- preparation of a vegetation management plan;
- encouragement of archaeological and historical studies and outdoor education uses;
- examination of Windy Creek mouth to determine feasibility of improving spawning beds; and,
- acquisition of private properties in the park.

11.2 VISITOR SERVICES

This will involve:

- preparation of a sign plan;
- discussion with Onaping Falls Nordic Cross-country Ski Club regarding expansion of concession agreement and possible conversion of trails for hiking use; and,
- working in cooperation with the Ontario Ministry of Tourism and Recreation, community of Onaping Falls, Rainbow North Tourist Association, and the Regional Municipality of Sudbury to coordinate the promotion of area tourist attractions and services.

11.3 DEVELOPMENT

The following facilities and improvements will be done in phases as funds permit. It should be noted that phasing and priorities may be adjusted as required to meet changing needs.

Phase 1

Completion of this phase will provide concession services and day use play facilities including parking in the east beach and central areas of the park.

Work Program Priorities:

1. food and water sports concession building;
2. one unisex changehouse; and,
3. recreational play area involving three tetherball poles and volleyball nets.

Special Funding Initiatives:

1. five mini picnic shelters;
2. miniature golf course (if required);

3. paddleboat and canoe docking facility; and,
4. upgrade visitor centre.

Phase 2

Completion of this phase will provide improved access, camper services, and upgraded administrative facilities.

Work Program Priorities:

1. relocation of trailer dumping station;
2. additional electrical campsite hook-ups (up to 50 percent of the developed campsites); and,
3. improvement of administration area involving upgrading of park office and warehouse, replacing existing ski chalet/recreation hall with a new facility, and enlarged parking area.

Special Funding Initiatives:

1. road improvement involving paving of entrance and campground road; and,
2. one kilometre of fencing along the northeastern park boundary.

Phase 3

Completion of this phase will provide day use play facilities and parking adjacent to the west beach area and increase the use of this underutilized area.

Work Program Priorities:

1. creative playground, six shuffleboard decks, two horseshoe pits, and two volleyball nets;
2. one unisex changehouse; and,
3. multipurpose playing field and realigned parking area.

Special Funding Initiatives:

1. tennis courts; and,
2. baseball field.

Phase 4

Completion of this phase will provide additional camping and winter facilities as required through public demand.

Work Program Priorities:

1. expansion of campground to include additional campsites, including 50 percent of these with electrical service, and comfort station. This development will be dependent on demand and site capacity.

Special Funding Initiatives:

1. toboggan run; and,
2. skating oval.

In addition, depending on the outcome of additional studies, future development may involve the construction of a lodge/conference centre facility either in the park or adjacent to it (Appendix I).

12. PLAN REVIEW

The Windy Lake Provincial Park Management Plan will be reviewed on an ongoing basis throughout its 20 year lifespan. This review will be conducted in the following manner:

- review of the process leading to the initial management plan;
- update of background information and data about park resources and use;
- review the status of implementation of the approved management plan and provincial policies;

- identify Ontario Ministry of Natural Resources, other agencies, and public issues of concern;
- prepare "issues and suggested solutions" document and present to public for their review and comment;
- review proposed revisions recommended by the public; and,
- prepare and receive approval for plan amendment.

In applying this park management plan, the Ontario Ministry of Natural Resources is committed to continuing this consultation with government agencies, other ministries, interest groups, and the public. It is important that the channels of communication that have been created by this consultation process be kept open.

13. PUBLIC CONSULTATION

This park management plan is a result of a continuing consultation process that has considered the needs, desires, and opinions of a variety of interests.

Public involvement in the plan began during the spring of 1986 with news releases requesting public input. Background information was available in August and September of 1986 at the park and the Sudbury District Office. Copies of the preliminary management plan were mailed directly to interest groups, other government ministries, and adjacent property owners. They were requested to submit, within 30 days, any comments regarding the plan to the District Manager in Sudbury. Copies of all comments received are available for viewing at the Sudbury District Office. Open house sessions were held in Levack and Sudbury. These were well attended by residents of the area, members of local interest groups, and industry representatives.

The lodge/conference centre concept was thought to be a possible item of concern to the local public and park visitors. During the public review, there was overwhelming support for the concept as presented in the plan.

APPENDIX I

LODGE/CONFERENCE CENTRE

DEVELOPMENT PROPOSAL

Appendix I

1.0 LODGE/CONFERENCE CENTRE DEVELOPMENT PROPOSAL

1.1 INTRODUCTION

As indicated in the Windy Lake Provincial Park Management Plan, a development opportunity has been identified in the Windy Lake area for a four seasons lodge/conference centre. Such a development would complement the recreational amenities and natural resource features of the Onaping area.

The four seasons lodge/conference centre would be a major commercial tourism development funded and administered by the private sector. It is a development proposal that can draw on the setting and facilities adjacent to and within the park to attract guests and also provide services and activities for tourists and residents.

Depending on location, this facility could provide a year-round accommodation base for a wide variety of recreational opportunities including municipal services, provincial park facilities adjacent private golf course, Crown land cross-country ski trails, and a nearby downhill ski area. It would also provide a variety of complementary tourism oriented services to park users, i.e. food and beverages, equipment and supplies, transportation and tour services, and park-based travel packages. The concept of the centre was assessed in the Onaping Falls Tourism Development Opportunities Study.

1.2 ADDITIONAL STUDY

Should a proponent identify an interest in developing a lodge within the park the Ontario Ministry of Natural Resources will require the undertaking of additional study by the proponent to determine the viability and

compatibility of the proposed development.

Such a study will be required to establish the need for the proposed development, and evaluate the economic viability and compatibility of the proposal. The study and compatibility will consider the type and scale of operation most practical for development within the area and examine alternative courses of action such as lodge only, conference centre only, a tourist service centre, or a combined facility.

Site alternatives may also be compared, including the location inside the park identified in the management plan, locations adjacent to the park, and sites at a distance removed from the park that could still draw on the park as a recreational resource.

1.3 ADVISORY BOARD

An advisory board comprised of representatives from area communities, local organizations, the Ontario Ministry of Natural Resources, and other appropriate Government agencies would be established to oversee the work. This group would ensure that the proposed development is compatible with the park and surrounding area, in keeping with provincial, regional, and local objectives, and of net economic benefit to the community.

1.4 DEVELOPMENT CONCEPT

A concept outline for the centre has been jointly prepared by the Town of Onaping Falls, and the Rainbow North Tourist Association and submitted to the Ontario Ministry of Natural Resources for review.

The main purpose of the four seasons lodge/conference centre

would be to provide area residents and tourists with high quality accommodation and conference facilities.

This development, if it proceeds, could establish the Onaping Falls area as an important tourism drawing card in concert with the other attractions of the Sudbury area. Its promotion along with other tourist attractions in the Sudbury region would entice more people to take advantage of the available recreational and cultural opportunities.

1.5 DESIGN FEATURES

Initial considerations in the concept outline has been given to a design concept for a lodge/conference centre, which would complement the area. It is being presented here in the park management plan to provide a "picture" of the type of a facility that might be suitable in the Windy Lake area.

The following components might be part of the facility:

- main lounge with public gathering area and dining facility;
- room accommodation through a hotel-type unit or outlying cabins;
- conference/meeting rooms; and,
- other services as determined by additional study.

Should the proposed four seasons lodge/conference centre be found to be economically feasible and acceptable, and depending on the preferred location, other steps may be necessary to arrange the land base needs.

The portion of the D1 Zone as shown on Figure 4 may be made available for long-term lease.

Any leasing arrangement with the private sector would be dependent on a development that complements the park goal, objectives, and policies.

Should development be approved, the entire facility should be architecturally designed to blend in with its setting while taking advantage of the location. In the case of the Crown land or park option, the Ontario Ministry of Natural Resources would reserve the right to approve the final architectural design and layout.

The centre would be compatible with other area amenities and the neighbouring environment.

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