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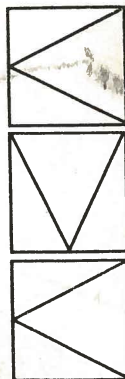
AEK

Township of Atikokan

**A.E.K. Bunnell Approved Park
Development Study**

September 1973

Project 1092



knox
martin
kretsch
limited

Consulting engineers, planners, landscape architects.
One City Centre, Bramalea, Ontario. (416) 677-3412, 459-4780
and
c.d. howe company limited, Thunder Bay, Ontario.

94747

Acknowledgement

Our sincere appreciation is expressed for the generous guidance and co-operation extended to us by Members of the Bunnell Park Committee and Township staff. Particular mention is appropriate for the special assistance received from John Tindale, Public Works Director; Brian Collins, Recreation Director; and the late Mr. D.R. Buie, then Clerk-Treasurer.

Arthur E.K. Bunnell 1886-1973

The association of Arthur Bunnell with Atikokan commenced in 1950 when he was a consultant with the old Ontario Department of Planning and Development. At that time the Improvement District of Atikokan in co-operation with Steep Rock Iron Mines, were attempting to finalize a Federal-Provincial partnership that would develop the Atikokan Townsite.

Mr. Bunnell made several visits to the area and became enamoured with the possibilities of making Atikokan a model town.

In 1952 Mr. Bunnell became Director of the Housing Branch of the Department of Planning and Development. He was then in a position to influence both the Ontario Government and Central Mortgage and Housing Corporation. He made Atikokan his special project and made frequent visits to the area.

Arrangements were made for the expropriation of the many small parcels of land east of O'Brien Street. The re-survey of Dunbar Heights in orderly subdivisions and the removal of most of the scattered homes onto new lots. Sewer and water services were financed with the encouragement and assistance of the Department.

Mr. Bunnell always planned that the Margaret Lake area would be the Recreational Centre for Atikokan. The Caland Mine Water Diversion Scheme ruined his dream for this area. It was his vision, direction and influence that made it possible for Atikokan to be developed as the modern community it is today rather than the typical "shacktown" mining town so common in these days.

A. E. K. BUNNELL APPROVED PARK
DEVELOPMENT STUDY

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1. BACKGROUND AND PURPOSE

Atikokan is the eastern of the three significant communities in the District of Rainy River - a land of forests, lakes and mineral resources with plentiful wildlife as its name, which is derived from the Ojibway Indian language meaning Caribou bones, implies.

Background

In 1968 a Brief was prepared and presented to Council proposing utilization of the Parks Assistance Act to develop what was then known as Hillcrest Municipal Park for camping, picnicking, recreation and other purposes thus permitting other uses of the Saturn Avenue tenting ground.

Subsequently the property was acquired and renamed A.E.K. Bunnell Approved Park after a benefactor whom, it is considered, contributed significantly to the planning of the community during its fast growing years.

In May 1972 Township Council authorized this Study and applied to the Conservation Authorities Branch of the Ministry of Natural Resources, Ontario, for financial assistance under the provisions of the Parks Assistance Act for planning and initial development of the Park.

Designation of the Park as a Camping Approved Park was adopted by the Parks Integration Board on 11th July 1968 with initial grants approved by Order-in-Council 3256/68 dated 8th August 1968. By Order-in-Council O.C. 564/73 dated 21st February 1973, the Treasury Board approved a grant for planning and initial development work.

Purpose

The purpose of this study is to review and analyse the site features, determine site potential and constraints, establish tourist and local requirements and needs, and prepare a development plan to accommodate those requirements and needs capable of phased development within the Township's financial capability.

This report summarizes the studies, states the development plan proposals, cost estimates and priorities, and indicates a suitable Phase 1 program.

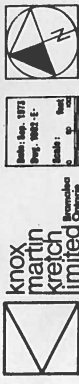
Each four to five years the actual physical development achieved and the outstanding proposals should be reviewed in relation to past operation experience and the then current leisure and recreational patterns and demands of the Township, and appropriate revisions or refinements incorporated to accommodate the changing circumstances.

LEGEND

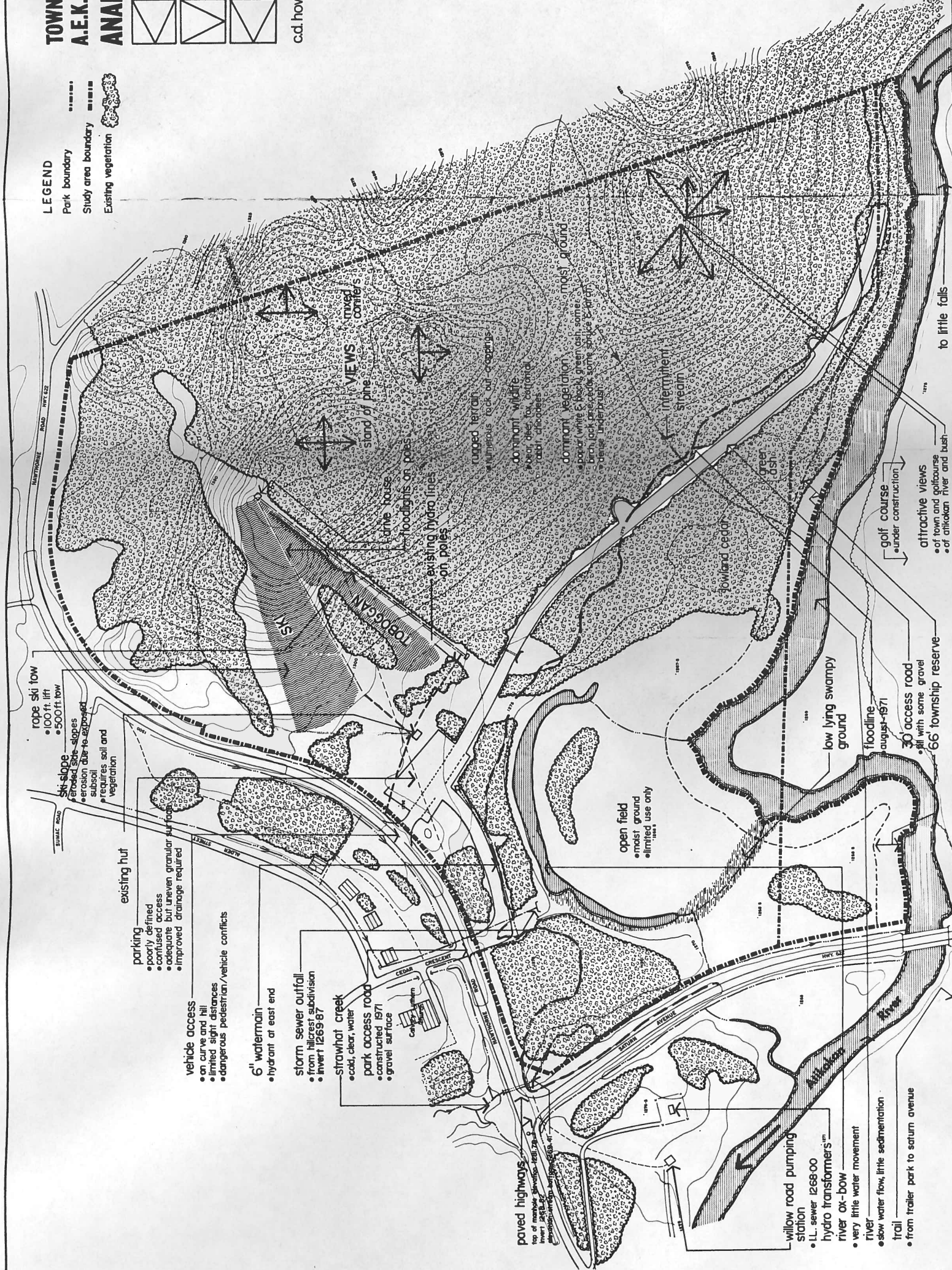
Park boundary

Study area boundary

Existing vegetation



**and
c.d. howe company limited** Thunder Bay
Ontario



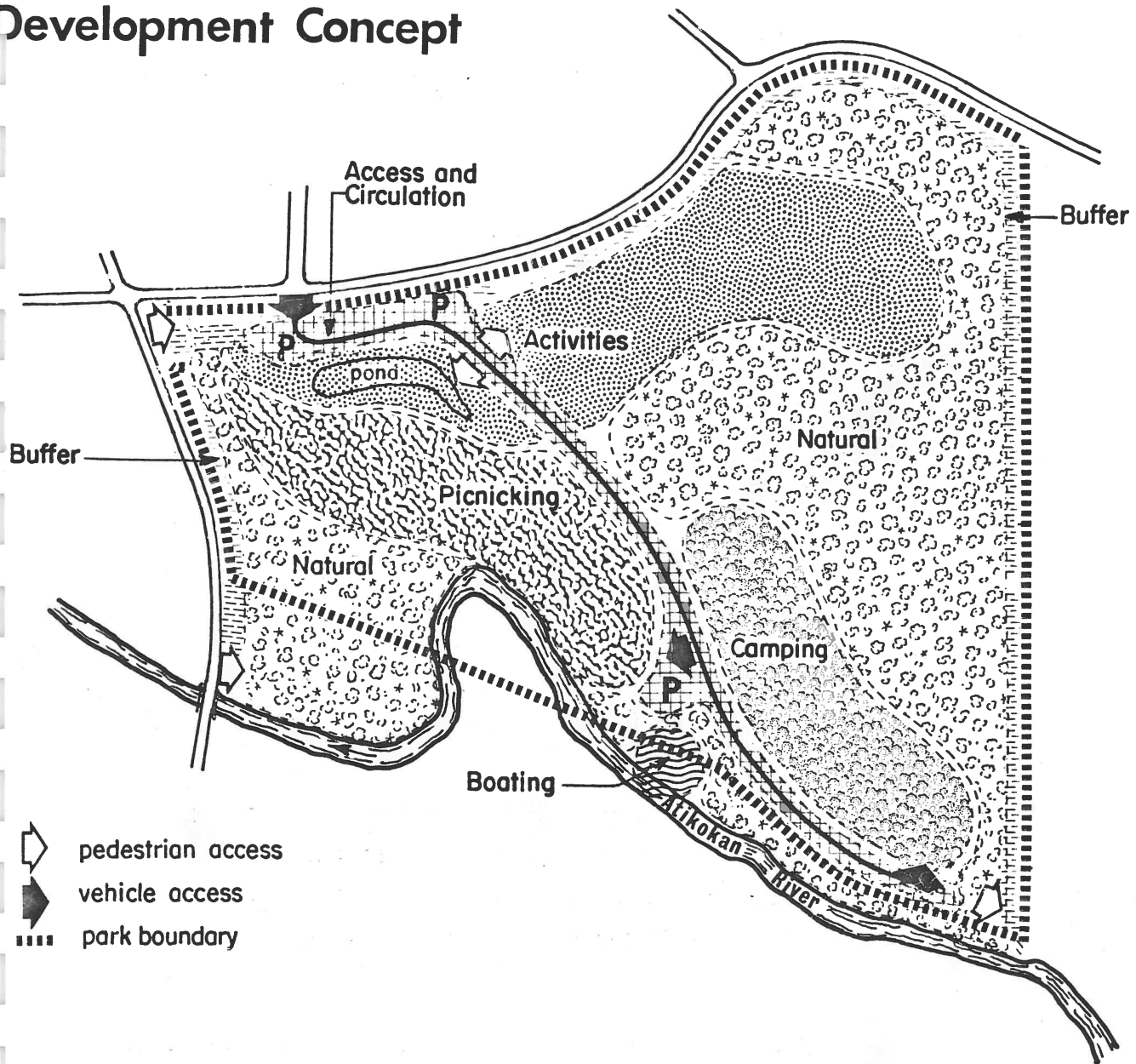
3. DEVELOPMENT OBJECTIVES AND CONCEPT

3.1 OBJECTIVES

Following consideration of options and alternatives, the established objectives for development of A.E.K. Bunnell Approved Park are:

- attract and accommodate day and overnight visitors to Atikokan by the provision of environmentally attractive trailer and tent camping, activity, picnicking and beach facilities.
- provide a readily accessible and usable public park which will meet the recreational needs of local residents.
- provide a park for individual, family and group uses.
- revitalize winter sports activities previously established at this site.
- facilitate the most effective use of available space within the park.
- preserve the ecological balance in the park and enhance the environmental characteristics for greater physical and mental human enjoyment.
- provide a park which will meet the requirements of the Parks Assistance Act, particularly "... the parks established under this Act shall be maintained and operated for the use and enjoyment of the public in such a manner as will be complementary to the use and enjoyment of Provincial Parks...."
- obtain grants for capital development under the Parks Assistance Act and other applicable legislation.

Development Concept



Functional Divisions :

1. Access and Circulation
2. Activities
3. Camping
4. Picnicking
5. Boating
6. Natural

3.2 CONCEPT

The concept for development of Bunnell Park to achieve the identified objectives is shown on the Development Concept plan:

- an activity area incorporating skiing and chalet facilities, water, play and beach area which will provide year round opportunities as a major local attraction.
- minimize pedestrian/vehicle conflicts by separating vehicular and pedestrian circulation and concentrating parking close to spinal access.
- a public campground providing family, packsack and group camping in a secluded and attractive setting.
- A strong pedestrian trail and pathway network connecting all recreation uses with potential cross-country skiing and snowmobile use during winter months.
- varied day use activity area, including family and group picnicking, an adventure playground, and a nature interpretation centre/observation tower for the use and education of local recreation groups.
- a non-power boating centre to encourage river boating.
- a strong natural area to separate the various park elements from surrounding uses and to retain a natural environment within the park with boundary buffer plantings.

The Functional Divisions adopted to implement the Concept are:

Access and Circulation

Spinal vehicle access from Hawthorne Road to all vehicle served functions.

Activities

Major use function closest to community and access.

Camping

Secluded and attractive setting on river in southeast portion.

Picnicking

Close to access and vehicle parking in attractive lowland setting with river access.

Boating

Riverside location adjacent to campground

Natural

Peripheral buffer lands to envelop park functions and activities.

4. DEVELOPMENT PLAN

Proposals for the elements comprising each functional division for the full development of Bunnell Park are indicated and noted graphically on the Development Plan. The development proposals are described in relation to the Concept functional divisions:

4.1 ACCESS AND CIRCULATION

- Vehicle access is provided by modifying the existing spine access road entering the park from Hawthorne Road opposite Cedar Crescent and extending south to the campground road system close to the Atikokan River. The other existing access is closed.
- Three traffic lanes are provided at the Hawthorne Road entrance/exit.
- Ox-bow parking providing 24 car spaces is close to the main entrance and serves the adventure playground, picnic ground and water play/beach area at the pond.
- The main parking accommodating 70 vehicles is between Hawthorne Road and the spine park road and serves the Activities area. It provides direct access without pedestrian/vehicle conflict to the winter hill, chalet, group picnic, day camp and nature centre and ski hill group picnic ground. A pedestrian drop-off is provided at the entrance to encourage and allow easier pedestrian movement.
- Vehicle access to the campground and boating centre is controlled at a Gatehouse immediately south of the main parking from which campground and other park charges will be collected and information displayed and distributed. A pedestrian cross-over will be provided at this location for safe controlled movement between the main parking and the beach and picnic area. Vehicle "slow down" bumps will be provided either side of the cross over to ensure low vehicle speeds.
- The spine road leads to the Campground roads and to the Boating area and river parking at the southeast which provides 34 spaces of which 8 are for boat trailers and 26 for cars only. The river parking also serves the packsack campground and part of the family picnic area.

4.1 ACCESS AND CIRCULATION (cont'd)

- Pedestrian circulation is free from vehicle conflict throughout except at the gatehouse cross-over. Path and trail alignment will relate to topographic features following natural routes requiring minimum tree clearing.
- A peripheral trail for walking, snowshoeing and cross-country skiing encircles the park and connects to internal trails and paths. A half-way shelter is provided near the eastern boundary in the vicinity of Niven's Base Line.
- The park pedestrian network links with urban walkways on Hawthorne Road and Cedar Crescent, the trail leading across the bridge from the Saturn Avenue tenting ground, and southwards along the riverbank to Little Falls thence connecting through the golf course back to Saturn Avenue bridge.

4.2 ACTIVITIES

- Park activities encourage full year round use and enjoyment.
- Day use activities focus at the Beach Chalet building which will contain wash and changerooms, common room, snack bar with inside and outside counters, camper's grocery area, office, first aid, storage and service space.
- The Beach Chalet is at the foot of the slopes east of the main parking and north of the beach. It conveniently and directly serves the ski and toboggan slopes, the beach, the picnic ground at the foot of the slopes and also the nature observation tower and interpretation centre at the head of the slopes. It will be winterized and heated for use by skiers and skaters on the pond.
- The existing rope tow will be replaced with a cablelift which will provide a more effective and comfortable towing system with lower operating and maintenance costs. The cablelift will be relocated to better utilize the slopes and plantings adjacent to the lift line which will naturally divide the ski and toboggan slopes. Some tree and shrub clearing is required.

4.2 ACTIVITIES (cont'd)

- Tobogganers will not use the cablelift for safety reasons. The toboggan slope has three stages allowing varied age and skill challenges.
- Ski slopes will be lengthened at the crest and regraded to improve and vary the challenges.
- Slope renovation will include topsoil and planting to prevent future erosion and enhance the summer setting.
- Floodlighting for night skiing and tobogganing will be renovated and improved.
- Snowmobiles will be prohibited from the slopes, beach, pond, nature interpretation and other sensitive park areas. Elsewhere they may be permitted to utilize roadways and designated major trails but not the pedestrian, snowshoe and cross-country ski trails system.
- Nature trails, snowmobile trails and cross-country ski trails are routed to prevent conflicts between vehicles and pedestrians.
- Group and family picnicking will be encouraged on the attractive open space at the foot of the slopes.
- An attractive Observation Tower with a nature interpretation centre and meeting room at the base will be constructed east of the crest of the slopes on Niye's Base Line. This will feature displays of historical, natural and environmental significance for general and educational use. A magnificent view of Atikokan and its surroundings will be afforded from a tower platform set above the tree line.
- Space is allocated and will be prepared for a day camp and nature centre for local school pupils and other children adjacent to the tower.
- An attractive pond will be created in the floodplain generally in the location of the stagnant ox-bow cut-off. A sand beach and grass backshore will be created on the northeast side of the pond with good access to the main parking and beach chalet.

4.2 ACTIVITIES (cont'd)

- The Ox-bow Pond will be created primarily by dredging the organic and silty materials and spreading to form an attractive undulating banked surround. Excess materials will be used to improve the floodplain generally southwards to the river. A maximum water depth of 4½' to 5' should be achieved. Clean water inflow will be provided by diverting part of Strawhat Creek through a valved, gravity, plastic pipeline to the east end of the pond. A bellmouth or weir outlet at the west end of the pond will control the water level and discharge westwards to join the Cedar Crescent storm outfall and flow to Strawhat Creek and thence to the river.
- Occasional inundation of Ox-bow Pond will occur but should not harm the pond. During winter months the pond will be used for free form ice skating, tin can curling and other related activities. The surface can be machine cleared and flooded for such recreation uses.
- The beach backshore will be grassed, planted and provided with benches and tables.
- Strawhat Creek and the pond discharge creek will be physically and visually improved.
- Saturn adventure playground will be created west of the pond between Hawthorne Road and Saturn Avenue closest to the residential areas of the community and the school. This will provide natural, challenging, and constructive play equipment in a naturalized setting and may be utilized for nursery and kindergarten classes.
- An overlook shelter between the playground and pond will serve both and provide an attractive viewing and resting place close to the pedestrian circulation system.
- Moderate tree, shrub and surface planting will follow filling, landshaping and other activities.
- Water, sewer and hydro services will be provided to the beach chalet and hydro service to the Gatehouse.

4.3 CAMPING

- Family, packsack and group campgrounds are located in the southeast extremity of the park on land rising northwards from the river. The spine road terminates in the family campground roadways.
- The family campground will allow about 90 attractive campsites for tents, tent trailers and travel trailers. Sites will be selected and allocated appropriately.
- A service building is located centrally in the family campground and will contain 5 toilets, 3 urinals, 4 basins and one shower for men, and 6 toilets, 4 basins and one shower for women; laundry tubs in the women's section and a service and storage area. The building should be attractive, functional and utilitarian. Automatic wash and drying facilities are available in Atikokan.
- Initially, family campsites will be equipped with table, waste receptacle, barbecue or fire pit and parking space for car and tent, tent trailer or travel trailer. Later, trailer sites may be equipped with hydro and water outlets.
- Selective clearing will be required retaining some under-brush between individual sites. Some planting for infilling and screening will be required.
- Walk-in packsack camping will be encouraged adjacent to the family campground to the north. Packsack campers will leave their cars at the river parking west of the road.
- No facilities will be provided in the packsack campground.
- Group camping will be permitted north of the family and packsack campground adjacent to the roadway. Space will be cleared, drained and prepared sufficiently to accommodate small to medium size groups of not more than 100 campers.
- Group campers will normally use the Beach Chalet toilet and wash-room facilities.

4.3 CAMPING (cont'd)

- Campground roads and Campers Building will be lighted in a subdued manner. Municipal water will be piped to the campground with strategically located taps. Sewage will be pumped from the campers building to the Beach Chalet and thence to the Municipal System.

4.4 PICNICKING

- Family picnicking will take place in the large, more natural area extending from Saturn Avenue between the pond and river southeast to the boating area comprising the Saturn, river and pond head picnic grounds.
- Some family and all group picnicking will occur on the ski hill picnic ground at the foot of the slopes close to the main parking and beach chalet. Tables, receptacles, benches and one or more large fireplaces will be provided on the ski hill picnic ground.
- Saturn picnic ground envelops the adventure playground close to Saturn Avenue in a natural, well treed section. An overlook shelter will be provided close by in a dominant location to view the pond and river, and allow supervision of children in the playground.
- The river picnic ground lies primarily in the flood plain between the river and pond, but also extends around the pond.
- A picnic pavilion with multi family fireplace is located southeast of the pond either on land filled to above the flood line or constructed in a manner to withstand flooding.
- All picnickers will use the toilet and washroom facilities at the Beach Chalet.
- Much of the picnic grounds should be left in a relatively natural state supplemented with indigenous tree and shrub plantings to provide shade and maintain the wide life habitat.

4.4 PICNICKING (cont'd)

- All picnic grounds will be equipped with tables, benches, waste receptacles and some barbecue pits or stands.
- Free pedestrian circulation is encouraged to the picnic grounds and interconnects through the trail system with other park areas.

4.5 BOATING

- The boating centre is located between the campgrounds and the river with access directly from the spine road.
- Only non-power and daily boating will be permitted from the boating centre in the river from Saturn Avenue to Little Falls.
- The boating centre will encourage primarily canoes and other non-power boats with a launching ramp and small timber terminal dock with no tie-up or overnight docking accommodation.
- The roadway will encourage one-way traffic leading to the river parking which provides 34 spaces of which 8 are for cars with boat trailers attached.
- The proximity to camp and picnic grounds encourages quiet river enjoyment by both residents and visitors.

4.6 NATURAL

- The natural open space assignment occupies almost one-third of the park lands in a manner which will buffer the park from adjacent highways and residential development; separate the active park divisions, provide a locale for trails and walks for year round enjoyment and maintain and increase the wild-life population of the park, also preserving the inherent ecosystem.
- Although much of the park is well vegetated in its natural state, substantial mixed plantings of indigenous species with varying height potential will take place primarily along the north and west boundaries with the highway and in other filled and reshaped

4.6 NATURAL (cont'd.)

- areas at the foot of the slopes and in the flood plains.
- Care will be exercised to assure easy and simple natural drainage with culverts where necessary.
- Pedestrian walking, snowshoeing and cross-country ski trails will form the only development in the natural areas.
- Wildlife will be encouraged with nesting boxes, feeding stations, food seed plantings and other wildlife assistance measures.
- Wildlife species identified in the area include chickadee, starling, hawks, ducks, cottontail rabbit, squirrel, chipmunk, fox , deer and bear.

5. PRELIMINARY COST ESTIMATES AND PRIORITIES

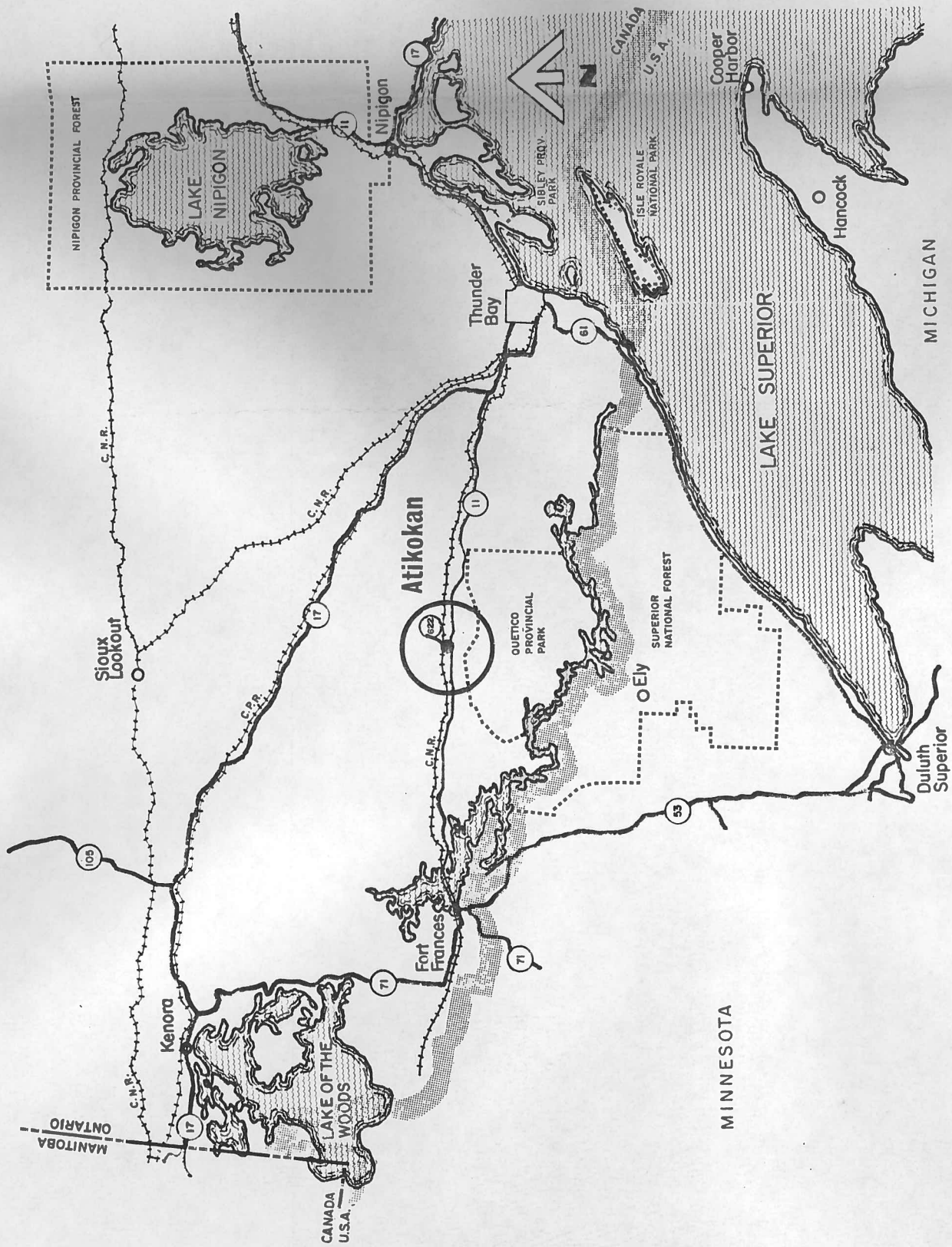
Cost Estimates

- Preliminary cost estimates for budgeting purposes only are presented for each significant element of the Development Plan by reference to the Functional Divisions of the Development Concept. Details of these costs are provided in Appendix A and are summarized below.
- Cost estimates are based on estimated contract prices in 1973.
- Accurate cost estimates will be prepared when precise requirements are established and final designs are prepared.

<u>FUNCTIONAL DIVISION</u>	<u>COST</u>	<u>PHASE 1</u>
1. Access and Circulation	\$ 63,000	\$ 32,000
2. Activities	156,000	95,500
3. Camping	77,000	14,200
4. Picnicking	28,000	3,300
5. Boating	7,000	--
6. Natural	9,000	5,000
7. General Site Improvements	11,000	6,000
8. Development Initiations	9,000	9,000
	<hr/>	<hr/>
TOTALS	\$ 360,000	\$ 165,000
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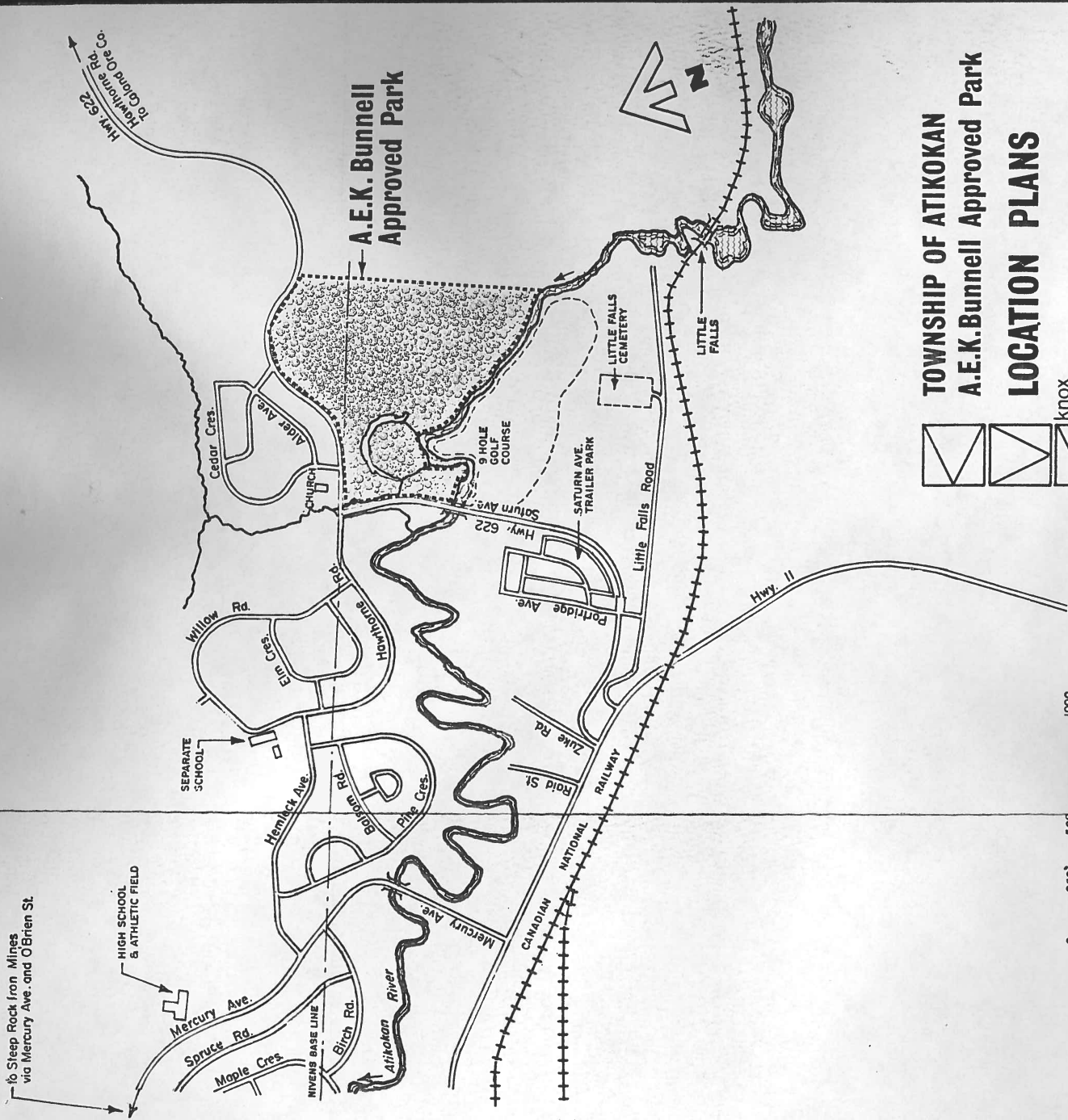
Priorities

- the development of the park will extend over 5 to 10 or more years subject to budget allowances. Phase 1 will be achieved within about 3 years.
- priorities are indicated in Appendix A for each item of the Development Plan. Priorities will be reviewed regularly and adjusted if circumstances dictate.
- the items included in Phase 1 are based upon the need to complete a functional unit to meet current needs within budgetary considerations.

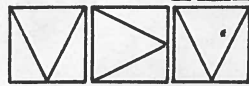


SCALE : 0 5 10 20 40 60 80
MILES

REGIONAL SETTING



TOWNSHIP OF ATIKOKAN
A.E.K. Bunnell Approved Park
LOCATION PLANS



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martin
kretsch
limited
and

c.d. howe company limited

September 1973 Dwg. 1092-D-6



LOCAL SETTING

2. SETTING, CHARACTERISTICS AND ANALYSIS

The Location Plans show the regional setting of the Township in extreme north-western Ontario and also the situation of the Park within the community.

Regional Setting

- Atikokan is situated on the route of the voyageur, Highway 11, some 130 miles west of Thunder Bay, approximately 100 miles east of Fort Frances and about 190 miles east of Kenora.
- The United States border is only about 40 miles to the south as the crow flies - there are no direct roads.
- The community is situated about 10 miles from the northern boundary of Quetico Provincial Park.
- The region generally is characterized by dense forest vegetation, numerous lakes, and rock outcropping as well as rich deposits of iron ore two of which occur to the north and east of the community.
- The Atikokan River meanders through the community, flowing west into the Seine River and thence into Rainy Lake.

Local Setting

- The A.E.K. Bunnell Approved Park is about 73 acres in extent situated between Highway 622, Saturn Avenue and the Atikokan River in the Hillcrest section, at the eastern extremity of the community about one quarter mile north of Highway 11B.
- There are housing subdivisions to the north and west of the park property, contributing to the total community population of about 6,200 persons.

Characteristics

The park site was reviewed to reveal existing conditions, topographic features and facilities, the ecology and nature of soil, water, vegetation and other natural elements. The findings of the review

Characteristics (cont'd)

and the constraint analysis are indicated graphically on the Analysis drawing. Commencing at the north park boundary of Hawthorne Road, Highway 622, the dominant site characteristics, constraints and opportunities are summarized:

- the existing direct vehicle access to the parking and hut from Hawthorne Road allows only limited sight distances, being situated on a curve and hill. Consequently dangerous pedestrian/vehicle conflicts evolve.
- the new access road constructed in 1971 opposite Cedar Crescent affords appreciably safer and less confusing access into the park, and should be retained as the only vehicle access.
- the existing parking area close to the hut is poorly defined with confused access and egress with an adequate but uneven granular surface capable of accommodating about 50 cars.
- access southwards through the park almost to the river is provided from the parking area by a 30' wide granular surface road.
- the hut, located near the foot of the ski hill, provides only about 150 square feet of floor space and is somewhat delapidated. It is poorly screened from Hawthorne Road.
- a 6" watermain installed in 1971 follows the access road from Cedar Crescent to within 150' of the hut and terminates at a fire hydrant at the east end. Extension of this system is quite feasible to any portion of the park.
- Strawhat Creek enters the park property from the northwest corner west of Cedar Crescent and flows into the Atikokan River. The water in this creek is quite cold and clear, more so than the very dark, discoloured water of the Atikokan River, and the river ox-bow within the park. There is potential for diversion of portion or all of the Creek flow into the ox-bow to increase water movement and quality for recreation purposes. The elevation of the stream bottom, at the point where it discharges from the culvert under Hawthorne Road is 1269.4 O.D. and the water elevation in the existing ox-bow is approximately 1270.0 O.D.

Characteristics (cont'd)

- the storm sewer outfall from the Hillcrest subdivision enters the park property just to the east of the access road and discharges into the river ox-bow. Separation of this outfall is necessary in order to utilize the ox-bow for any form of recreation.
- the ski and toboggan runs located in the northeast portion of the park are quite adequate for beginners and junior ski enthusiasts. The rope tow, with a 100 ft. lift and 500 ft. tow, has been in service for some years, but requires annual rope replacement suggesting a possible substitution with another more effective form of lift.
- both slopes are floodlit with pole mounted lights and appear to be functioning adequately.
- the more southern slope, the toboggan run, has severely eroded side slopes for about 175 ft. from the top, where the steepest slope occurs. This portion requires reshaping and planting with soil retaining vegetation cover.
- to the east and south of the slopes the topography becomes very rugged with numerous rock outcroppings and dense vegetation primarily poplar, jack pine, balsam and some birch, spruce and larch. Also within this area are five isolated hills which provide attractive views of the town, the river and surrounding bushland.
- a portion of this eastern wooded area is relatively moist high ground and within this depression, there should be limited use only.
- the Atikokan River follows a very meandering route adjacent to the southern boundary of the park, and links directly to the centre of the community. The river edge is very flat with indistinct shorelines densely vegetated with scrub willow and dogwood. The water is clean and slow flowing but has a distinct black to dark brown discolouration.
- there is a 66 ft. Township Reserve along the river. However, the Study Area is authorized and defined to include to the north edge of the river from Saturn Avenue to the east boundary.
- a major portion of the park lands lie below the Township floodline established as the August 1971 flood elevation of approximately 1275 O.D. Consequently, only appropriate development can be proposed for the floodplain.

Characteristics (cont'd)

- the river ox-bow within the central west portion of the park is essentially stagnant. The only significant flow is the discharge from the storm sewer outfall. Consequently water quality has deteriorated and numerous nutrient extracting plants are developing within and on the periphery of the water.
- the municipal 9 hole golf course presently under construction fronts onto the south river edge and affords very attractive views to and from the park. There is potential here for a pedestrian link to and through the park via Saturn Avenue to the west and Little Falls to the east.
- a trail from the Saturn Avenue Trailer Park, which has been zoned for a mobile home site, reaches Saturn Avenue at the south of the bridge. This link also should be considered in relation to pedestrian park access.
- Niven's Base Line, the survey Base line for the whole community, forms the southern road allowance limit of Hawthorne Road, west of the park, and extends east through the park passing very close to the highest elevation in the park.

TOWNSHIP OF ATIKOKAN

A.E.K. Bunnell Approved Park

SERVICES PLAN



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and
c.d. howe company limited

Thunder Bay
Ontario

LEGEND

- Existing sewer
- Proposed sewer
- Existing watermain
- Proposed water dist.
- Existing hydro line
- Prop. hydro line

Strawhat Creek diversion

- upstream level regulator or weir
- part of creek flow piped to head of pond by gravity

outlet channel

- from pond outlet weir
- from Cedar Crescent storm sewer

culvert invert 1268.98
top of M.H. 1281.18
invert 1268.52

willow road pumping station
invert sewer 1268.00
top 1276.00

overlook shelter

picnic pavilion

beach
chief's house

sewage pumping manhole
trailer dumping station

observation tower & interpretation centre

sewage pumping manhole & dumping station

camper's building

sewage pump & force main

trailer services

TOWNSHIP OF ATKOKAN A.E.K. Bunnell Approved Park DEVELOPMENT PLAN

LEGEND

- Park boundary
- Study area boundary
- Existing buildings
- Proposed buildings
- Existing vegetation
- Proposed vegetation
- Pedestrian & ski trails (Snowmobiles on roadways only)



Scale: 1:10,000
Date: May 1979
By: A.E.K. Bunnell
Sheet: 1 of 1

cd. howe company/limited
Thunder Bay
Ontario

- buffer plantings**
 - free & hedge screen
- ski hill**
 - side slope renovation required
 - adequate soil & vegetation cover
 - improved lighting

- beach chalet**
 - summer & winter day-camp centre
 - washrooms, change room
 - cassions with in & out counters
 - park administration
 - maintenance storage
 - formal landscaping
- pedestrian dropoff**
 - access to chalet, beach & day camp
- backshore**
 - benches, receptacles
- beach**
 - sand, foreshore
 - sea gravel
 - swimming bottom

- saturn picnic ground**
 - underbrush cleared
 - tables, receptacles, barbecues
- strawhat creek diversion**
 - part of creek flow piped to pond
 - gravity
 - low water level regulator
 - or well
- saturn adventure playground**
 - natural & challenging
 - play equipment
 - underbrush cleared
- overlook shelter**
 - patio

- ox-bow parking**
 - serving beach & picnic area
 - surface treated gravel
 - screen plantings
 - 24 spaces
- outlet**
 - from pond & storm sewer
 - extended to new channel for Strawhat Creek
- ox-bow pond**
 - dredging required
 - swimming & water play
 - pedestrian access
 - overflow weir & control
- trail link**
 - free pedestrian access from highway
 - & trailer park to the west

- river parking**
 - cars & small trailers
 - for boating, packstock camping & group camping
 - surface treated gravel
 - 34 spaces - 8 trailers, 26 cars
- golf course**
 - 9 holes
 - municipal

- hillside campground**
 - 90 sites; tents, tent trailers & travel trailers
 - campers building - washrooms, showers, service, play area
 - each site: table, receptacle, camping & parking space
 - trailer sewage dumping station
- boating centre**
 - concess
 - non-power boats
 - vehicle turnaround/dropoff
 - launching ramp & timber dock
 - no overnight docking
- potential floodline 1275 O.D.**
 - nature trail to little falls

- day camp & nature centre**
- halfway trail shelter**
 - attractive views from isolated hills
 - privies
- observation tower & interpretation centre**
 - on Niven's base line
 - historical display related to Niven & community
 - natural materials
 - shelter display
 - nature display
 - focus for day camping & nature centre
- ski hill picnic ground**
 - group picnic & play
 - senior citizens games
 - tables, receptacles, fireplace
- gate house**
 - for campground & boating
 - on central road island
 - controlled campground access
 - pedestrian crossover
 - roadway 'bumps' to slow traffic
- river picnic ground**
 - fill & planting
 - complement existing vegetation
 - indigenous species
 - tables, receptacles, barbecues
- group campground**
 - some ground preparation
- packstock campground**
 - minimal site preparation
- pond head picnic ground**
 - underbrush cleared
 - picnic pavilion with fireplace
 - tables, receptacles, barbecues

- hillside campground**
 - 90 sites; tents, tent trailers & travel trailers
 - campers building - washrooms, showers, service, play area
 - each site: table, receptacle, camping & parking space
 - trailer sewage dumping station
- boating centre**
 - concess
 - non-power boats
 - vehicle turnaround/dropoff
 - launching ramp & timber dock
 - no overnight docking
- potential floodline 1275 O.D.**
 - nature trail to little falls

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COST ESTIMATE DETAILS AND DEVELOPMENT PHASES

<u>Functional Division and Element</u>	<u>Total Cost</u>	<u>Phase I Cost</u>	<u>Development Phase</u>	
1. ACCESS & CIRCULATION				
a) Spine road - to chalet parking	\$ 1,600	\$ 1,600	1	
b) - to gatehouse	3,000	3,000	1	
c) - to campground	1,400	-		2
d) Ox-bow parking - 24 spaces	2,400	-		2
e) Main parking - 70 spaces	9,800	6,000	1	2
f) Pedestrian drop-off	1,000	1,000	1	
g) River parking - 34 spaces	7,800	-		3
h) Gatehouse	2,000	-		2
i) Gatehouse services - hydro	500	-		2
j) Main trails and paths	5,200	3,000	1	2
k) Halfway shelter	2,500	-		2
l) Tree and shrub planting	1,100	400	1	2
m) Seeding	400	200	1	2
n) Fencing - highway	12,800	12,800	1	
o) - E. boundary	4,000	-		2
p) Signs - main & directional	2,000	1,000	1	2
q) Lighting - roads & parking	3,500	2,000	1	2
r) Culverts and drainage	2,000	1,000	1	2
	<u>\$63,000</u>	<u>\$32,000</u>		
2. ACTIVITIES				
a) Tree and underbrush clearing	\$ 500	\$ 500	1	
b) Beach chalet	65,000	65,000	1	
c) Chalet landscaping	1,000	1,000	1	
d) Slope improvements - landscaping	500	500	1	
e) - planting	1,500	1,500	1	
f) - cable-lift	7,000	7,000	1	
g) - safety fence	800	800	1	
h) Slope floodlighting	4,500	4,500	1	
i) Observation tower, nature centre & hydro	8,000	-		2
j) Displays	500	-		2
k) Day camp area and materials	800	800	1	
l) Ski hill picnic ground facilities	1,500	600	1	2
m) Ox-bow Pond and control	32,000	-		3
n) Outlet channel	2,000	-		3
o) Strawhat Creek diversion to pond	6,000	-		3
p) Landshaping around pond	1,000	-		3
q) Beach and backshore	3,000	-		3
r) Backshore facilities	1,500	-		3
s) Saturn adventure playground equipment	1,500*	-		2
t) Playground landscaping	1,500	-		2
u) Chalet services - water, sewage & hydro	11,300	11,300	1	
v) Tree & shrub planting	3,000	1,500	1	2 3
w) Walks and paths	700	300	1	2
x) Seeding and sodding	600	-		3
y) Signs	300	200	1	2
	<u>\$156,000</u>	<u>\$95,500</u>		

Functional Division and Element	Total Cost	Phase I Cost	Development Phase	
3. CAMPING				
Family				
a) Fill and earthshaping	\$ 800	\$ 500	1	2
b) Road construction	13,400	9,000	1	2
c) Campsite - preparation	1,400	1,000	1	2
d) - equipment	5,400	3,000	1	2
e) - services; water,hydro	3,600	-		2
f) Campers building	30,000	-		2
g) Building services: water, sewage, hydro	20,000	-		2
h) Walks	200	200	1	
i) Tree and shrub plantings	300	200	1	2
j) Seeding	200	200	1	
k) Signs	200	100	1	
Packsack				
l) Nominal clearing	200	-		2
m) Privies	400	-		2
Group				
n) Limited clearing	300	-		2
o) Fire pit/council ring	400	-		2
p) Seeding	200	-		2
	<u>\$77,000</u>	<u>\$14,200</u>		
4. PICNICKING				
a) Selective clearing	\$ 600	\$ 200	1	2
b) Fill and earthshaping-Saturn	200	200	1	
c) -river	500	-		2 3
d) -pond head	200	-		2
e) Overlook shelter & patio	6,000	-		2
f) Pond head picnic pavilion	12,000	-		
g) Tables, receptacles, barbecues	3,600	1,200	1	2 3
h) Walks	1,500	500	1	2 3
i) Tree and shrub planting	2,000	700	1	2 3
j) Wildlife plantings	600	300	1	3
k) Seeding	500	100	1	2 3
l) Signs	300	100	1	2
	<u>\$28,000</u>	<u>\$3,300</u>		

<u>Functional Division and Element</u>	<u>Total Cost</u>	<u>Phase I Cost</u>	<u>Development Phase</u>
5. BOATING			
a) Clearing	\$ 300	-	3
b) Fill and landshaping	1,000	-	3
c) Vehicle turnaround	3,000	-	3
d) Launching ramp	1,500	-	3
e) Docks	400	-	3
f) Walks & paths	300	-	3
g) Tree planting	200	-	3
h) Seeding and sodding	200	-	3
i) Signs	100	-	3
	<u>\$ 7,000</u>	-	
6. NATURAL			
a) Debris clearing	\$ 500	\$ 300	1 2
b) Tree and shrub planting indigenous	500	200	1 2
c) - perimeter buffer	6,500	4,000	1 2
d) Wildlife amenities	1,500	500	1 2
	<u>\$9,000</u>	<u>\$5,000</u>	
7. GENERAL SITE IMPROVEMENTS	\$11,000	\$6,000	1 2 3
8. DEVELOPMENT INITIATION			
Acquisition, Master Planning, Survey and Legal Fees	\$ 9,000	\$9,000	1
TOTAL ESTIMATED COSTS	<u>\$360,000</u>	<u>162,000</u>	

*Elements not eligible for Parks Assistance Act grants

<u>SUMMARY</u>	<u>Total Cost</u>	<u>Phase 1 Cost</u>
1. ACCESS & CIRCULATION	\$ 63,000	\$ 32,000
2. ACTIVITIES	156,000	95,500
3. CAMPING	77,000	14,200
4. PICNICKING	28,000	3,300
5. BOATING	7,000	-
6. NATURAL	9,000	5,000
7. GENERAL SITE IMPROVEMENTS	11,000	6,000
8. DEVELOPMENT INITIATION	9,000	9,000
Estimated Total Costs	<u>\$360,000</u>	<u>\$165,000</u>

DESIGN OF PARK FACILITIES

Roads and Parking

- Roads and parking areas will be constructed using recognized construction methods with adequate base course materials to suit the ground conditions. The surface course will be crushed stone or gravel.
- When funds are available, a surface treatment or asphalt paving will be applied to appreciably prolong the life, reduce dust nuisance and minimize annual maintenance costs which are not eligible for grants.

Trails and Pathways

- Pedestrian pathways will be properly constructed using recognized construction methods. Major pathways and all paths in natural areas will be constructed of 6" of pinebark mulch, compacted gravel or crushed stone with wood edgings.

Buildings

- All buildings will be substantially built and attractive in appearance in keeping with the setting. Initial building costs may be high but will yield benefits in the form of minimal maintenance, cleaning and winterizing costs and increased patronage of the park.
- Suitable materials will be used to ensure that buildings fit into the natural park setting.

Furniture and Equipment

- All park furniture and equipment will be sturdy, easily maintained and utilitarian.

Planting

- Trees, shrubs and flora indigenous to the area will be planted.
- Appropriate species include: green ash, white and black poplar, white birch, Manitoba maple, white cedar, larch, dogwood and viburnum (nannyberry).

Services

- Water supply will be obtained from the existing municipal watermain within the park. Additional mains and connections will be at least 2 inches in diameter and equipped for complete drainage in the fall to prevent winter damage. Outside taps and drinking fountains will be provided.
- Sewage will be disposed of by connection to the municipal sewerage system. A trailer sewage dumping station will be provided.
- Hydro will be provided to all buildings and major facilities and for road, parking and general lighting.

PROVINCIAL REGULATIONS

- The Parks Assistance Act provides grants of 50% of the total cost of acquiring parkland and for planning and developing an approved park, or the cost of converting a public park into an approved park. These grants shall not exceed \$100,000 for any one park thus indicating that, of a total of approved acquisition and development expenditure of \$200,000 the Provincial Government will contribute \$100,000 of which not more than \$25,000 may be for land acquisition. Operation and maintenance costs are not eligible for grant under this Act.
- The development of the park by the Township must comply with the regulations of the Parks Assistance Act and the Department of Tourism and Information Act. To be fully eligible for grants under the Parks Assistance Act, a municipal Approved Park must fulfill certain conditions and provide certain facilities. In the case of a Camping Approved Park these are as follows:
 - (a) The municipality shall assume all responsibility for the maintenance, operation and policing of the park.
 - (b) The municipality shall establish and maintain:
 - 1. Facilities for overnight camping.
 - 2. Facilities for overnight trailer camping.
 - 3. Picnic areas
 - 4. Sanitary facilities
 - 5. A supply of drinking water
 - 6. Picnic tables and shelters
 - 7. Entrances controlling access to the Park and limiting vehicular entry while also controlling pedestrian traffic.
 - (c) The municipality shall collect fees which shall be not less than those charged in Provincial Parks. The fees shall be fixed at amounts that, as nearly as practicable, pay the cost of operating and maintaining the park for the following purposes:
 - 1. The admission of motor vehicles to the park, which may be charged for one admission or for a season.
 - 2. The admission or docking of boats.
 - 3. The use of camping facilities.
 - 4. The use of trailer camping facilities.
 - (d) The municipality shall limit the number of days during which any person may camp in the park in a trailer to a number not exceeding 28 days in a calendar year.

PROVINCIAL REGULATIONS (cont'd)

- The charges at Provincial Parks may be revised without notice. For the 1973 season they were as follows:
 - (a) Vehicle Entry Permit for one day's use only \$ 1.50
 - (b) Season Vehicle Entry 15.00
 - (c) Overnight Camping Charge 3.50 per day
 - (d) Use of electrical Power outlet .50 per day
- In addition, the Ministry of Industry and Tourism Act prescribes the minimum provisions for washroom facilities or privies for camping establishments and makes the following provisions:
 - (a) Each camping lot shall have an area of at least 1,600 square feet with a minimum frontage of 25 feet.
 - (b) Camping lots shall be accessible by means of a driveway:
 - 1. At least 10 feet wide where the driveway is for one-way traffic.
 - 2. At least 20 feet wide where the driveway is for two-way traffic.
 - 3. So constructed that automobiles and trailers will not become mired.
 - (c) The operator of a camping establishment shall provide:
 - 1. One table for each camping lot.
 - 2. One garbage can for each camping lot or equivalent central garbage disposal area.
 - (d) The operator of a camping establishment shall not allow the camping establishment to consist at any time of more camping lots than in the proportion of 15 camping lots for each acre of land at that time suitable for accommodation of tents and trailers.
- Following the preparation and adoption of the development plan and report by the Municipal Council, it should be forwarded to the Conservation Authorities Branch of the Ministry of Natural Resources for consideration, approval and designation as the Approved Plan.
- Thereafter an improvement program should be established and application made to the Conservation Authorities Branch for the approval of funds for improvements to be undertaken. Such applications need not be made on a regular annual basis, since the grants are available until consumed.

PROVINCIAL REGULATIONS (cont'd)

- Where buildings or other major works are to be erected or carried out, the regulations require that detailed plans be approved by the Branch before tenders are called and that a successful tender be approved by the Branch before the construction contract commences.
- Applications for grant funds or expenditures previously authorized should be made periodically and fully substantiated.

IMPLEMENTATION

Implementation of the development proposals should be undertaken in an orderly manner within budget restraints, utilizing specific assistance where available or needed.

- To fully interpret and achieve the concept and physical qualities proposed, the plan will require sensitive, experienced and qualified advisory, design and supervisory services. Such services can include:
 - . Selection of improvement programs and estimated costs
 - . Applications for allocation of grant funds
 - . Development advice and consultation
 - . Preliminary advice and detailed design for the preservation and establishment of significant landscape features, the exact placement of major man-made structures and facilities within the park and the choice of appropriate plant materials for the site.
 - . Preliminary and detailed design of buildings and facilities
 - . Supervision and inspection of construction
 - . Applications for grants on expenditures
- Maximum current grants under the Parks Assistance Act are \$100,000 on \$200,000 expenditures of the 'Eligible Costs' listed.
- Certain items may be eligible for grants under the Community Centres Act.
- Service Clubs, Societies and other interested groups and organizations should be encouraged to contribute to park development either financially or by provision of specific skills, labour or materials.
- Special assistance through Winter Works program should be employed whenever available.