

IGNACE AREA INFRASTRUCTURE:  
COMMUNITY RECREATION FACILITIES STUDY

September 20<sup>th</sup>, 2022



# QUALITY MANAGEMENT

<b>Issue / Revision</b>	<b>Final Draft</b>
<b>Prepared By:</b>	Brittany Shewchuk
<b>Checked By:</b>	Jeremiah Pariag
<b>Authorized By:</b>	Meghan MacMillan

## ACRONYMS AND ABBREVIATIONS

<b>Term</b>	<b>Details</b>
AECL	Atomic Energy of Canada Ltd.
APM	Adaptive Phased Management
CD	Census Division
IAWG	Ignace and Area Working Group
NHS	National Household Survey
NWMO	Nuclear Waste Management Organization
NWO	Northwestern Ontario
The Project	APM Project
Township of Ignace	The Township of Ignace
Wabigoon LSB	Local Service Board of Wabigoon



# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b> .....	<b>1</b>
<b>1.1</b>	<b>BACKGROUND AND CONTEXT</b> .....	<b>1</b>
<b>1.2</b>	<b>LAND ACKNOWLEDGEMENT</b> .....	<b>3</b>
<b>1.3</b>	<b>PURPOSE AND SCOPE</b> .....	<b>3</b>
1.3.1	SPATIAL BOUNDARIES.....	3
1.3.2	TEMPORAL BOUNDARIES.....	3
<b>2</b>	<b>METHODOLOGY</b> .....	<b>4</b>
<b>2.1</b>	<b>GENERAL APPROACH</b> .....	<b>4</b>
<b>2.2</b>	<b>DATA COLLECTION / INFORMATION SOURCES</b> .....	<b>4</b>
2.2.1	KNOWLEDGE HOLDER INTERVIEWS / QUESTIONNAIRES.....	5
2.2.2	OTHER KEY INFORMATION AND DATA SOURCES.....	5
2.2.3	STUDY LIMITATIONS.....	6
<b>2.3</b>	<b>ASSESSMENT</b> .....	<b>6</b>
<b>3</b>	<b>EXISTING CONDITIONS</b> .....	<b>7</b>
<b>3.1</b>	<b>EXISTING CONDITIONS SUMMARY / OBSERVATIONS</b> .....	<b>7</b>
<b>3.2</b>	<b>DETAILED BASELINE DATA</b> .....	<b>8</b>
3.2.1	TOWNSHIP OF IGNACE COMMUNITY RECREATION INFRASTRUCTURE / FACILITIES.....	8
3.2.2	SIOUX LOOKOUT COMMUNITY RECREATION INFRASTRUCTURE / FACILITIES.....	12
3.2.3	MACHIN COMMUNITY RECREATION / INFRASTRUCTURE FACILITIES.....	14
3.2.4	DRYDEN COMMUNITY RECREATION / INFRASTRUCTURE FACILITIES.....	15
<b>4</b>	<b>APM PROJECT CHARACTERISTICS RELEVANT TO THE STUDY</b> .....	<b>19</b>
<b>4.1</b>	<b>POPULATION PROJECTIONS</b> .....	<b>19</b>
<b>4.2</b>	<b>WORK CAMP</b> .....	<b>20</b>
<b>5</b>	<b>PRELIMINARY ANALYSIS / EFFECTS ASSESSMENT</b> .....	<b>22</b>
<b>5.1</b>	<b>PRE-CONSTRUCTION (2024 – 2032)</b> .....	<b>22</b>
5.1.1	DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES.....	22
5.1.2	DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES.....	22



<b>5.2</b>	<b>CONSTRUCTION (2033 – 2042)</b> .....	<b>23</b>
5.2.1	DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES .....	23
5.2.2	DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES .....	24
<b>5.3</b>	<b>OPERATIONS (2043+)</b> .....	<b>24</b>
5.3.1	DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES .....	25
5.3.2	DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES .....	25
<b>6</b>	<b>OPTIONS ASSESSMENT</b> .....	<b>26</b>
<b>6.1</b>	<b>PRE-CONSTRUCTION (2023-2032)</b> .....	<b>26</b>
6.1.1	OPTIONS FOR BOTH INDOOR & OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE.....	27
6.1.2	OPTIONS FOR OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE.....	27
<b>6.2</b>	<b>CONSTRUCTION (2033-2042)</b> .....	<b>28</b>
6.2.1	OPTION FOR 'INFORMAL' OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE.....	28
<b>6.3</b>	<b>OPERATIONS (2043+)</b> .....	<b>28</b>
6.3.1	OPTIONS FOR INDOOR RECREATION FACILITIES / INFRASTRUCTURE.....	28
6.3.2	OPTIONS FOR OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE DEVELOPMENT OF ADDITIONAL OUTDOOR INFRASTRUCTURE .....	29
<b>7</b>	<b>SUMMARY</b> .....	<b>30</b>
<b>7.1</b>	<b>KEY FINDINGS</b> .....	<b>30</b>
<b>8</b>	<b>REFERENCES</b> .....	<b>31</b>

## APPENDICES

- Appendix A – List of Full Suite of Community Studies
- Appendix B – Glossary of Terms
- Appendix C – Knowledge Holder Interview List
- Appendix D – Knowledge Holder Questionnaire and Distribution List
- Appendix E – IAWG Presentation Materials

# 1 INTRODUCTION

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## 1.1 BACKGROUND AND CONTEXT

Since 2010, the Township of Ignace (Ignace) has been involved in a process of learning about the Nuclear Waste Management Organization's (NWMO's) Adaptive Phased Management (APM) Project for the long-term management of Canada's used nuclear fuel. The two remaining siting areas in the process are the Ignace area and the South Bruce area. The NWMO plans to complete all preliminary assessment work and to select one siting area to host the APM Project by 2023.

Preliminary studies suggest that the APM Project can be implemented safely in the Ignace area for a repository that will contain, and isolate used nuclear fuel from people and the environment for the long timeframes required.

Further detailed studies are required to fully assess the potential impacts of the APM Project. Building on previous work and engagement completed to-date, the NWMO and the Township of Ignace are working together to prepare a suite of community studies that will be shared broadly with the residents of Ignace and with other study area communities. The list of socio-economic community studies is included as Appendix A. The information acquired through these studies is expected to help Ignace leadership and residents make informed decisions about whether the APM Project is a good fit for their community, and if they are willing to consider hosting it and under what circumstances and terms.

## **Note to Reader**

This and other community studies are preliminary and strategic in nature, all intended to identify possible consequences (e.g., to workforce development, youth economic development) in the Township of Ignace, and other local area and regional communities. Using information about the APM Project known at this point in time, these community studies will describe a range of possible consequences that are the subject of specific and separate studies. For each possible consequence, potential options and strategies will be offered to leverage opportunities and/or mitigate possible negative consequences/effects.

It is important to note that these community studies (developed collaboratively by NWMO and the Township of Ignace) being investigated at this time are not the formal or final baseline or effects studies that will be part of the Impact Assessment as conducted under the regulatory process for the APM Project governed by the Impact Assessment Agency of Canada. Effects assessment will be undertaken at a later date following the conclusion of the siting process, and the initiation of the formal regulatory process.

Community studies will ultimately inform the APM Project hosting agreement between the NWMO and the Township of Ignace. As well, they will provide pertinent information for agreements with the City of Dryden and potentially other regional agreements. The study will:

- a) Explore in more detail the questions, aspirations and topics of interest expressed by the community through the Township of Ignace project visioning process;
- b) Assist the NWMO and the Township of Ignace in developing and identifying possible programs and commitments that ensure the Project will be implemented in a manner that fosters the well-being of the Township of Ignace and communities in the Ignace area and the region;
- c) Advance learning and understanding on topics of interest to communities in the Ignace area and the region; and
- d) Provide the community with information it has requested to help them make an informed decision in the case of the Township of Ignace and continue to inform dialogue with communities in the Ignace area and region prior to the conclusion of the site selection process in 2023.

The NWMO is committed to working collaboratively to ensure questions, concerns, and aspirations are captured and addressed through continuous engagement and dialogue.

The NWMO will independently engage with Wabigoon Lake Ojibway Nation and other Indigenous communities to understand how they wish to evaluate the potential negative effects and benefits that the Project may bring to their communities.

## 1.2 LAND ACKNOWLEDGEMENT

It is acknowledged that the lands and communities discussed in this report are primarily situated on the traditional territory of the Anishinaabe people of Treaty 3, and the Métis Nation.

## 1.3 PURPOSE AND SCOPE

The Community Recreation Facilities Study (the ‘Study’) is one of four Infrastructure Studies completed by WSP Canada Inc. The overall objective of this study was to first complete an assessment of existing conditions, conduct an assessment of changes that could occur with the APM project, and – based on the change assessment – consider and assess options to leverage opportunities or mitigate impacts associated with the change. This study additionally collected information related to existing community recreation facilities, capacity, demand, and needs in the Township of Ignace, and in Local Study Area communities.

The specific objectives were to:

- Identify the current state of existing facilities (i.e., age of facility, if facility is in need of upgrades) and planned community recreation facilities and determine any gaps that currently exist under present conditions;
- Identify how residents and visitors are using facilities under present conditions, as well as the existing capacity and demand (i.e., if the facility is large enough to accommodate for existing capacity);
- Provide a summary of projected demand and needs for recreational facilities in Ignace and the Local Study Area, resulting from the APM project; and,
- Identify and assess options to leverage positive APM project opportunities on recreational facilities (i.e., potential funding opportunities, additional studies / analyses required, etc.).

### 1.3.1 SPATIAL BOUNDARIES

The focus for the study is identified as the Township of Ignace as well as other communities in the Local Study Area, namely the City of Dryden; Municipality of Machin; Village of Wabigoon; Municipality of Sioux Lookout; and unincorporated communities along Highway 17, including Dinorwic, Dymont, Borups Corner, Upsala; and along Highway 599, including Valora and Silver Dollar. The region is defined by the Kenora area district.

### 1.3.2 TEMPORAL BOUNDARIES

The temporal boundary for the Community Recreation Facilities Study is as follows:

NEAR-TERM (2023 TO 2033)	MID-TERM (2042 TO 2043)	LONG-TERM (2043 AND BEYOND)
Aligns with the end of site preparation phase in 2032 and design and construction start in 2033. This includes the construction of the Centre of Expertise in the Township of Ignace	Aligns with the construction ending in 2042 and operations start in 2043	Operations



## 2 METHODOLOGY

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### 2.1 GENERAL APPROACH

The approach to the Community Recreation Facilities Study was developed collaboratively among the Township of Ignace, the NWMO, and WSP. The approach broadly consists of the following steps:

- A Community Recreation Facilities Work Plan was developed by WSP and reviewed and approved by both the Township of Ignace and the NWMO. The Work Plan outlined the study’s purpose, background, outcomes, scope, assumptions, as well as the approach and process for the study, and information about key information sources and data collection. WSP’s work plan was circulated and shared with the other various consulting teams who were involved in the development of the other community studies, to ensure consistency pertaining to timing, data sources, and to minimize redundancy between studies;
  - Data collection occurred to obtain baseline information and data to characterize existing conditions of community recreation facilities, this is described in more detail in Section 2.2;
  - Engagement occurred with the Ignace and Area Working Group (the IAWG) at varying milestones throughout the study, as per the study’s work plan, to test assumptions and conclusions. The IAWG is comprised of residents, stakeholders, and knowledge-holders from the Ignace community and surrounding areas. Members of this group were able to offer local expertise pertaining to their first-hand knowledge of the communities. Please see Section 2.2.2 for more information;
  - An effects analysis was completed that summarizes potential project related impacts to community recreation facilities during pre-construction, construction, and operations phases of the APM project. The change analysis considers labour force projections, findings of other community studies, and data gleaned from interview conducted with stakeholders. Please see Section 5 for this component of the report; and
  - Lastly, an options assessment was completed in order to maximize project-related opportunities and mitigate project-related consequences. Please see Section 6 for this component of the report.
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### 2.2 DATA COLLECTION / INFORMATION SOURCES

Data for the study was collected from primary and secondary sources. Primary sources included:

- Interviews with knowledge holders;
- Questionnaires completed by knowledge holders; and
- Information from members of the IAWG.

Secondary data sources included:

- Applicable community studies, such as:
  - Municipal Visioning Plans;
  - Safety Studies;
  - Business Analyses;
  - Community Plans;
  - Strategic Plans; and
  - Data / information found online regarding recreational infrastructure facilities.

Additional details pertaining to these primary and secondary data sources are noted within the following two sub-sections.

The primary and secondary data sources contributed to WSP's baseline analysis of community recreational infrastructure / facilities within the study area.

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### *2.2.1 KNOWLEDGE HOLDER INTERVIEWS / QUESTIONNAIRES*

Interviews were conducted with individuals with relevant local knowledge ('knowledge holders') and relevant organizations in the Local and Regional Study Areas. Knowledge holders were selected on the basis of their expertise in areas relevant to the study.

Knowledge Holders were identified by an iterative process among the Township of Ignace, the NWMO, and the consulting team. Interviews with knowledge holders were led by the consulting team with NWMO staff in attendance as notetakers. In total, 25 interviews were held with various knowledge holders. Please see Appendix C for a list of knowledge holder interviews that were conducted.

In addition to the knowledge holder interviews, for the purposes of collecting 'technical' data pertaining to community recreation facilities in the Local Study Area, a series of questionnaires were also distributed to key knowledge holders. These questionnaires included inquiries such as:

- Confirming the community recreation facilities in the study area;
- Confirming the group / organization / level of government responsible for maintaining the facility; and,
- Confirming details of each recreational facility (i.e., year built, condition, utilization, capacity, accessibility).

Please see Appendix D for the knowledge holder questionnaire, a list of those whom it was distributed to, and a summary of feedback from the questionnaires.

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### *2.2.2 OTHER KEY INFORMATION AND DATA SOURCES*

Secondary data sources included data / documents from organizations in the study area that provided insight into community recreation infrastructure / facilities within the study area. These documents specifically included:

- Building Condition Report Ignace Recreation Complex (JML Engineering, 2019)
- City of Dryden 2020-2025 Community Strategic Plan (MDB Insight, 2019)
- City of Dryden Community Capacity Study (Explorer Solutions, 2022)
- City of Dryden Community Improvement Plan (WSP, 2019)
- City of Dryden Technical and Input Summary Report Strategy Plan Appendix (MDB Insight, 2019)
- City of Dryden, Machin Area Community Safety and Well-Being Plan (City of Dryden, Machin and Area, 2021)
- Hazardous Building Materials Assessment (Pre-demolition) Ignace Senior Centre (Pinchin, 2021)
- Ignace Project Visioning Community Conversations DRAFT (InterGroup, 2020)
- Ignace Urban Art & Senior's Trail Project Outline (Richards, 2021)
- Ignace Youth Engagement Strategy (Hardy Stevenson, 2021)
- Interim Report on Census Indicators for Northwestern Ontario DRAFT (InterGroup, 2021)
- Mary Berglund 2019 – 2020 Annual Report (MBCHCH, 2020)
- Mary Berglund Strategic Plan 2020-2025 (MBCHCH, 2019)
- Northwest Community Studies Growing the Population and Opportunities (InterGroup, 2022)

- Social Cultural, Economy, Health and Indigenous Peoples Baseline Studies: Interim Reporting on Census Indicators (interGroup, 2021)
- Township of Ignace Business Gap Analysis (KPMG, 2018)
- Township of Ignace Community Capacity Study (Urban Systems, 2021)
- Township of Ignace Community Safety and Well-Being Plan (Ignace Healthy Community Working Group, 2021)
- Township of Ignace Community Strategy (TD Graham, 2019)

Another secondary data source was information collected through the IAWG. A ‘baseline’ presentation to the IAWG occurred on March 31, 2022, and a presentation on ‘future scenarios and options assessment’ occurred on May 5, 2022. These presentations with the IAWG were to not only share WSP’s findings and analysis to date, but to also confirm accuracy of our reporting and obtain any additional information that the IAWG was willing to share. Copies of the presentation materials from the two IAWG meetings are included as Appendix E.

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### 2.2.3 STUDY LIMITATIONS

The study’s primary source of data collection was from interviews and questionnaires from knowledge holders. Secondary data sources consulted for the study included community reports, studies, and supplementary information found online. As a result, the data collection process for this study had certain limitations; for example, some of the baseline information pertaining to existing facilities within the Local Study Area was not provided by primary data sources, and unavailable from secondary data sources. However, the information / findings that this report contains is accurate based on subject matter expertise, the review of literature, and professional knowledge and interviews. Furthermore, it was not part of this project’s scope to complete detailed baseline condition assessments for each named facility to confirm upgrades needed. All information on facility baseline conditions was derived from the aforementioned primary and secondary data sources.

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## 2.3 ASSESSMENT

The report’s assessment was completed following the baseline analysis of community recreation facilities. The assessment completed an analysis of how the APM project could potentially impact community recreation facilities within the Local Study Area, through the temporal boundaries of the project, as outlined in Section 1.3.2 of this report.

Population projections, based on the project’s temporal boundaries, were developed for both the Township of Ignace and the Local Study Area within *Northwest Community Studies Growing the Population and Opportunities* Report (InterGroup, 2022). To ensure consistency through the suite of community studies, WSP also used these population projections to inform our analysis of assessment impacts on community recreation facilities as a result of the APM project.

The assessment was completed by comparing the population projection against the baseline data / information on existing conditions that was collected. This assessment ultimately resulted in the development of demand assumptions placed on the community recreation facilities through the phases of the APM project, based on the population growth and population characteristics (i.e., temporary workers, families, etc.) each phase of the project is expected to generate.

Using the demand assumptions generated for the community recreation facilities through each temporal phase, a variety of impacts, or a ‘change analysis’ was created, describing the changes placed upon community recreation facilities related to the APM project. This ‘change analysis’ was then utilized to develop a variety of potential options that the Township of Ignace and other communities within the Local Study Area could implement in order to meet the demands that the APM project will be placing on the study area’s community recreation facilities.

### 3 EXISTING CONDITIONS

This section will describe the existing conditions (baseline analysis) and ‘facility gaps’ identified within the Township of Ignace and the Local Study Area’s community recreation facilities.

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#### 3.1 EXISTING CONDITIONS SUMMARY / OBSERVATIONS

The following observations provide a summary of the detailed baseline community recreation facilities analysis that follows in Sections 3.2 of this report. These observations have been categorized into ‘strengths’ and ‘weaknesses’.

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##### *COMMUNITY RECREATION FACILITY STRENGTHS*

- The Township of Ignace has a solid base of community recreation infrastructure facilities, both indoor and outdoor, and ‘community recreation’ opportunities are plentiful throughout the study area. It could be said that Ignace has very ‘good bones’ when it comes to community recreation facilities.
  - The other communities within the Local Study Area also have a wide variety of indoor and outdoor recreational facilities.
  - None of the community facilities examined were considered to be ‘over capacity’. For example, Ignace’s Recreation Complex can accommodate a population of 4000.
  - Current recreation trends focus more on ‘passive recreation’ / ‘wellness’, rather than ‘programmed’ recreation, which decreases the need for specific types of recreation infrastructure.
  - Communities within the Local Study Area place significant importance on the outdoors, and take many opportunities to recreate outdoors (hiking, berry picking, medicine picking, etc.). Outdoor recreation is expected to continue to be the most significant type of recreation moving forward.
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##### *COMMUNITY RECREATION FACILITY WEAKNESSES*

- The most significant issue facing community recreation facilities / infrastructure in the Local Study Area is the need for maintenance to address wear and tear.
- Most of the existing facilities throughout the Local Study Area are in need of investment, upgrades, and more regular maintenance.
- Much of the Township’s community recreation operations / activities are contingent on volunteers, which is not sustainable.
- Many existing facilities are not universally accessible.
- Budget constraints provide a challenge to provide adequate maintenance and operations for both indoor and outdoor recreation facilities.
- Although there is a wider variety of recreational facilities in the Local Study Area (i.e., an indoor pool in Dryden), generally people are not inclined to travel far distances for recreation, particularly in the winter months.
- Many existing outdoor recreation assets require updated or additional ‘adjacent’ infrastructure which would increase participation, such as signage, lighting, washroom facilities, etc. This includes outdoor recreation facilities in both Ignace and Dryden.
- Facilities for both seniors and youth were noted as gaps in community recreation infrastructure.
- Dryden is lacking in recreational outdoor space and a seasonal sports complex that includes such amenities as a dog park, tennis courts, pickle ball courts, a dedicated curling rink, a dedicated BMX bike park, indoor sports complex, a plan to improve the existing trail footprint to make the trails more accessible to a broader range of users, and Indigenous City

spaces, as noted in the *City of Dryden Community Capacity Study* (Explorer Solutions, 2022). Although these gaps have been noted in the *City of Dryden Community Capacity Study*, current actions are being taken to close some of these recreational gaps: a dog park currently proposed with fundraising occurring; Dryden’s outdoor skating rink (Milestone Rink) will accommodate outdoor tennis and pickleball for the summer months; curling is offered on Sunday and Mondays at rink #2 at the Dryden Memorial Arena (this rink is used for hockey from Tuesday to Saturday); and the Rotary Park is used for BMX riders and skateboarders.

### 3.2 DETAILED BASELINE DATA

The following sections provide a detailed summary of the baseline data that was gathered for the community recreation facilities within the Local Study Area. Please note that this data was informed primarily through interviews, questionnaires, and secondary data such as studies and online information. As a result, there are some gaps in the data compiled below.

#### 3.2.1 TOWNSHIP OF IGNACE COMMUNITY RECREATION INFRASTRUCTURE / FACILITIES

The Township of Ignace has a number of community recreation facilities that currently support its existing population. For example, the Recreation Complex was constructed to accommodate a population of 4,000 persons, which significantly exceeds the Township’s current population.

Community recreation facilities / infrastructure within the Township have been categorized into both ‘indoor’ and ‘outdoor’ facilities. In addition, the Township’s ‘outdoor’ facilities have been further categorized into ‘formal’ and ‘informal’ facilities. ‘Formal’ recreation facilities are those designed for a specific activity, such as a tennis court, baseball diamond, or skate park. ‘Informal’ recreation facilities are those can be used in a multitude of ways, such as a trail, sports field, or sliding hill.

#### INDOOR FACILITIES

Facility	Year Constructed	Condition	Gaps	Notes
Recreation Complex (Arena), Managed by: Township of Ignace	1976, addition on west side was completed in 2010	<ul style="list-style-type: none"> <li>— Roof is in need of attention / upgrades</li> <li>— Kitchen, bathroom, community hall, furnishings all need upgrades</li> <li>— Currently seeking funding to renovate arena</li> <li>— Structure, mechanical, and electrical repairs are required, however, considered in ‘good’ condition overall</li> <li>— The equipment in the fitness room is aging, and requires upgrades</li> </ul>	<ul style="list-style-type: none"> <li>— Poor layout within the building; unable to access all parts of building from a central lobby</li> <li>— Arena, bowling halls, and curling halls not accessible</li> <li>— Closes in the summer, but should be used throughout the year</li> <li>— Curling is not currently offered. The rink and curling hall located in the arena need to be refurbished to reintroduce curling</li> </ul>	<ul style="list-style-type: none"> <li>— The curling hall is currently used to host community events</li> </ul>
Heritage Centre (located in Township of Ignace)	1992	<ul style="list-style-type: none"> <li>— No information available</li> </ul>	<ul style="list-style-type: none"> <li>— Need a larger space and a curator. Currently not enough room to display materials adequately</li> </ul>	

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
building), Managed by: Township of Ignace*				
Library (located in Township of Ignace building), Managed by: Township of Ignace	1992	<ul style="list-style-type: none"> <li>— New carpet installed in 2019</li> <li>— Some windows need replacing</li> <li>— ceiling tiles need replacing (water stains)</li> </ul>	<ul style="list-style-type: none"> <li>— No gaps in the facility noted</li> </ul>	
Silver Tops	1970s. Remaining part of a former hotel. Organization established in 1994	<ul style="list-style-type: none"> <li>— Facility is dated and in need of major repairs, such as refurbishment and upgrades to meet industry safety and accessibility standards (HVAC, energy efficient windows, doors, lights)</li> <li>— Renovations planned for the near future include: movable space dividers, a new commercial kitchen</li> <li>— Asbestos is present in drywall ceiling in main hall and Lead paint is present on exterior of the building</li> </ul>	<ul style="list-style-type: none"> <li>— The facility needs: a walk behind floor scrubber, an industrial sweeper, an advanced floor cleaning machine, a mop sink and mop faucets, laminate flooring, electric fireplace, electric doors, and chair dolly.</li> </ul>	<ul style="list-style-type: none"> <li>— The organization has plans for potentially constructing a new facility</li> </ul>

\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

*OUTDOOR FACILITIES*

Facility	Year Constructed	Condition	Gaps	Notes
'Formal' Outdoor Facilities				
Skatepark Managed by: Township of Ignace	2017	<ul style="list-style-type: none"> <li>— Fair condition</li> <li>— Grass around skatepark needs care</li> <li>— Signage needs to be updated</li> </ul>	<ul style="list-style-type: none"> <li>— Lighting</li> <li>— More general maintenance required</li> <li>— Lack of water source</li> <li>— Improper seating</li> <li>— Lack of security</li> <li>— More paving is desired to limit sand</li> </ul>	

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
			<ul style="list-style-type: none"> <li>and stones in park</li> <li>— Shelter is desired to protect from weather</li> </ul>	
<p>Baseball Diamonds (2)</p> <p>Managed by: Township of Ignace &amp; School Board</p>	<p>1970 (Township), 1973 (School)</p>	<ul style="list-style-type: none"> <li>— Fair condition</li> <li>— In need of new stands and fencing</li> <li>— Pitches both need to be upgraded and resurfaced</li> <li>— General maintenance is required (soil, grass, fencing, bleachers)</li> </ul>	<ul style="list-style-type: none"> <li>— Lighting is required, so diamonds can be used during the evening / night</li> <li>— Need adequate places to park</li> </ul>	<ul style="list-style-type: none"> <li>— Was noted that it would be nice to have a third ball diamond in the community with dugouts</li> </ul>
<p>Golf Course / White Otter Recreational and Lifestyle Development (WORLD) Hub</p> <p>Managed by: Township of Ignace</p>	<p>2011</p>	<ul style="list-style-type: none"> <li>— Fair to good condition</li> <li>— Fairways are in poor condition</li> <li>— Limited water sources for the fairways, so inability to properly water</li> <li>— Roof requires replacement, deck needs to be stained and maintained</li> <li>— Electrical work required</li> <li>— Building needs to be soundproofed</li> <li>— Painting / plaster work required</li> </ul>	<ul style="list-style-type: none"> <li>— Better irrigation system</li> <li>— Improved equipment to help with maintenance</li> <li>— Washroom facilities on course are needed</li> <li>— Internet access</li> <li>— Additional security cameras required</li> <li>— Property storage building for equipment and supplies</li> <li>— Additional seating</li> </ul>	<ul style="list-style-type: none"> <li>— Currently operating below capacity, able to host approximately 120 people</li> <li>— The facility is leased to the golf course through the summer</li> <li>— In the winter, WORLD Hub can host cross-country skiing, sliding events</li> <li>— Building venue can be used for events, weddings, etc.</li> <li>— Gold course would like to expand to 18 holes</li> </ul>
<p>Soccer Fields</p>	<p>Early 2000s</p>	<ul style="list-style-type: none"> <li>— Fair to poor condition</li> <li>— Fencing repairs / replacement needed</li> <li>— Weeds in field</li> </ul>	<ul style="list-style-type: none"> <li>— Lighting</li> <li>— More general maintenance required</li> <li>— Water source to property seed and maintain field is required</li> <li>— Lack of parking</li> </ul>	

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
			— No washroom facilities / changerooms	
Tennis Courts	1980s	— Pavement not level in one court	— Pavement needs re-surfacing and new nets	
<b>'Informal' Outdoor Facilities</b>				
Tower Hill*	1994, additional sliding park added in 2021	— No information available	— Need more regular maintenance — Not accessible	
Trails*	1989 (Lily pad)	— No information available	— No information available	
Urban Art Senior's Trail*	2021 / 2022 (planning, installation ongoing)	— No information available	— No information available	— Installation of art pieces and outdoor furniture at locations along the Trail to increase usability by seniors
Beaches (Agamak Beach & West Beach)*	No information available	— No information available	— Trails not accessible to access water — More 'adjacent' infrastructure needed — More investment is desired to 'activate' the waterfront, similar to other communities	— Township planning to upgrade washroom facilities at both beaches — Township planning to install a pavilion on West Beach and renovate dock
Splash Pad*	No information available	— No information available	— No information available	
Dog Park*	No information available	— No information available	— No information available	
Davey Lake Road Park	No information available	— Not maintained, just a greenspace	— No information available	— The Township has plans to clean the park up and add some picnic tables and garbage receptacles in 2023
Front Street Park*	No information available	— No information available	— No information available	
Park at Ignace Plaza and Tourist Attraction Centre (TAC)	No information available	— No information available	— No information available	— The grounds have picnic areas, a dog walk, an interpretive trail and other displays that showcase natural vegetation and history of the



Facility	Year Constructed	Condition	Gaps	Notes
				area (forestry and firefighting) — The Ignace Plaza is a small parkette with a pond and an airplane, picnic tables and a small boardwalk — Visitors can park their RVs and have a picnic

\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

### 3.2.2 SIOUX LOOKOUT COMMUNITY RECREATION INFRASTRUCTURE / FACILITIES

The Town of Sioux Lookout has a number of community recreation facilities that currently support its existing population. Community recreation facilities / infrastructure within the Town have been categorized into both ‘indoor’ and ‘outdoor’ facilities. In addition, the Town’s ‘outdoor’ facilities have been further categorized into ‘formal’ and ‘informal’ facilities.

#### INDOOR FACILITIES

Facility	Year Constructed	Condition	Gaps	Notes
Memorial Arena, Maintained by: the Town of Sioux Lookout	1950s: original construction  1970s: addition to east end & dressing rooms  1980s: additional dressing rooms & fitness centre (gym, walking track, weight rooms)	— Fair condition — The fitness centre is accessible (located on the second floor) — The arena is ‘barrier-free’ but not user-friendly	— The arena needs to be insulated for shoulder season use — The Town has applied for funding to insulate the arena, obtain better barrier free access to the arena, and to improve their heating system (to use waste heat from the ice plant to heat the space)	— Facility includes 2 squash courts, an elevated walking track, and cardio room — The facility is operating under capacity; however, the rink is operating at capacity during prime ice times (5 – 9 pm) — The fitness facility is fairly busy throughout the year on evenings and weekends
Sioux Lookout Public Library, Maintained by: the Town of Sioux Lookout	1988	— Fair condition — Re-shingled recently, as well as the installation of a new Air Conditioning unit — A pad was poured in the basement, and the basement was	— No gaps were noted	— Operating within capacity

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
		plumbed for future office space use and / or the Sioux Lookout Museum		
Sioux Lookout Museum, Maintained by: The Town of Sioux Lookout*	Was operated out of the heritage train station	— No information available	— No gaps were noted	<p>— The Museum was operated out of the Heritage Train Station. Since the beginning of the pandemic, the museum has been closed</p> <p>— The Town is currently looking for funding to move the museum into the basement of the library</p> <p>— The museum will not re-open at the Heritage Train Station, as this space is not being leased to a private office</p>

\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

*OUTDOOR FACILITIES*

Facility	Year Constructed	Condition	Gaps	Notes
‘Formal’ Outdoor Facilities				
Skatepark, maintained by the Town of Sioux Lookout	2000s	<p>— Good condition</p> <p>— Washrooms are located adjacent to the park (closed at night)</p>	— No gaps noted	— Operating within capacity
Baseball Diamonds (3), one maintained by the Town of Sioux Lookout	1980s	<p>— Fair condition</p> <p>— Lighting was installed 10 years ago in one diamond</p>	— No gaps noted	— Operating within capacity
Golf Course (Private)*	No information available	— No information available	— No information available	
Tennis Courts (2), maintained by the Town of Sioux Lookout	1970s	— Reasonable condition	— No gaps noted	— - Operating within capacity

Facility	Year Constructed	Condition	Gaps	Notes
Soccer / Football Fields, maintained by the School Board*	No information available	— No information available	— No information available	
<b>'Informal' Outdoor Facilities</b>				
Umfreville Trail, maintained by the Town of Sioux Lookout	Late 1990s	— Rough condition in a number of spots	— No gaps noted	— A paved trail along the highway right-of-way
Sioux Lookout Town Beach	Currently under construction	— New condition once project is complete	— No gaps noted	— The Town secured \$3M in funding for beach improvements, including: <ul style="list-style-type: none"> <li>— a new administrative building, new washroom facilities, a stage, kayak rentals, boardwalk, barrier-free access to the beach, new docks, improved lawn, and concrete pads for food trucks</li> </ul>

\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

### 3.2.3 MACHIN COMMUNITY RECREATION / INFRASTRUCTURE FACILITIES

Two recreation facilities have been identified by the Municipality of Machin; both are ‘indoor’ recreation facilities.

Facility	Year Constructed	Condition	Gaps	Notes
Woodland Arena*	No information available	— Recent upgrades have included: new plant chiller system, accessible entrance door, accessible washroom, new REALice water system — Gym equipment is in need of upgrades	— Automatic key system would provide the arena manager to track usage, and create an easier system for gym users — Upgrades could be made to increase usage	— The facility is accessible and operates within capacity — The arena is used throughout the year — October to April, the ice is in and used by various sports groups — Spring / fall arena used for markets, sales, and community events — No current plans for expansion

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Eagle River Recreation Centre*	No information available	<ul style="list-style-type: none"> <li>— Upgrades could be made in increase usage, has not had any major upgrades</li> <li>— Upstairs common room has outdated carpet and equipment</li> </ul>	<ul style="list-style-type: none"> <li>— No gaps noted</li> </ul>	<ul style="list-style-type: none"> <li>— The facility is used year-round for meetings, parties, other recreational events</li> <li>— No current plans for expansion</li> </ul>
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\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

### 3.2.4 DRYDEN COMMUNITY RECREATION / INFRASTRUCTURE FACILITIES

The information below pertaining to community recreation facilities in Dryden was gathered only through secondary source data and has not been verified by City of Dryden staff.

Facility	Year Constructed	Condition	Gaps	Notes
Indoor Facilities				
Dryden Public Library	1956	<ul style="list-style-type: none"> <li>— Good condition, theoretical life in excess of 20 years</li> </ul>	<ul style="list-style-type: none"> <li>— In need of more internet work stations</li> <li>— In need of more space, approximately 2,050 to 2,500 square feet</li> </ul>	<ul style="list-style-type: none"> <li>— Connected to the City Hall / Municipal Office building</li> <li>— Facility space is ‘under average’ for square footage per resident</li> </ul>
Dryden & District Museum*	No information available	<ul style="list-style-type: none"> <li>— Facility is aging, not purpose built for its current use</li> </ul>	<ul style="list-style-type: none"> <li>— Vestibule is in need of repair to become accessible</li> <li>— Washrooms need accessible sinks</li> <li>— In need of more space, some exhibits are stored at airport</li> </ul>	<ul style="list-style-type: none"> <li>— ‘Turn of the Century’ brick house</li> </ul>
Dryden Visitor Information Centre*	No information available	<ul style="list-style-type: none"> <li>— Aging, and requires rehabilitation in the near future</li> </ul>	<ul style="list-style-type: none"> <li>— No information available</li> </ul>	<ul style="list-style-type: none"> <li>— Building purview of economic Development/Tourism Manager</li> </ul>
Dryden Memorial Arena and Pronger Rink / Dryden Rec. Complex*	1979, area expanded in 1988	<ul style="list-style-type: none"> <li>— Average to good: theoretical life in excess 15 years, recently updated flooring, refrigerator condenser and compressors,</li> <li>— Expansion scheduled for 2023</li> </ul>	<ul style="list-style-type: none"> <li>— No information available</li> </ul>	<ul style="list-style-type: none"> <li>— Includes full-service pool and fitness centre</li> <li>— Accessible facility</li> </ul>
Go-Getters	Year	<ul style="list-style-type: none"> <li>— Average to good</li> </ul>	<ul style="list-style-type: none"> <li>— No information</li> </ul>	<ul style="list-style-type: none"> <li>— Building is leased to</li> </ul>

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
Activity Centre*	Constructed – unknown, expansion to occur in 2022	condition: good exterior finish	available	community group Dryden Go Getters, maintenance performed by COD, minor repairs taken by community group — Building includes elevator
Eagle Landing Convention Centre*	No information available	— No information available	— No information available	— Community Hall
Ukrainian Hall*	No information available	— No information available	— No information available	
Masonic Hall*	No information available	— No information available	— No information available	— Community Hall
Royal Canadian Legion Hall*	No information available	— No information available	— No information available	— Community Hall
Wabigoon Memorial Hall (in Wabigoon)*	No information available	— No information available	— No information available	
<b>Outdoor Facilities</b>				
Rotary Park*	No information available	— Good to excellent condition	— No information available	— 3 soccer fields, skate park, addition of splash pad and dog park to occur in 2022 / 2023 — Also includes a field house with accessible washrooms
Milestone Park Maintained by: City of Dryden*	No information available	— Below average condition, in need of renovations	— Inappropriately sized with no barrier-free accommodations	— Outdoor rink with two washrooms — Features outdoor skating rink (winter) and tennis and pickleball courts (summer)
Sandy Beach Rec. Area Ball Diamond Pavilion, Picnic Shelter,	No information available	— All facilities within park deemed to be in 'good' condition, except for soccer building and shed which is in poor	— No information available	— Seasonal building at ball diamonds — Two-storey building with concession stands and washrooms, batting cage

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
Washrooms*		condition — Life span should be approximately 20 years		and playground, soccer building and shed — Picnic shelter contains outdoor cooking grills
Ball dugouts (8)*	No information available	— No information available	— No information available	— Basic sport enclosure
Aaron Provincial Park*	No information available	— No information available	— No information available	— Two beaches on Thunder Lake
Cooper Park*	No information available	— Washroom facility: average to good condition, recently upgraded plumbing	— No information available	— Near downtown Dryden — Contains full-service washroom
Eagle Park / Eagles Landing Golf Course*	No information available	— No information available	— No information available	— Small, forested park nestled in residential area
Johntson Park*	No information available	— Washroom facility: average, dated building but recently upgraded restroom facilities	— No information available	— Includes Roy Wilson suspension bridge and trails — Mosaic artwork installed 2010 for community centennial celebration
Kinsmen Park*	No information available	— Washroom facility: good condition, well maintained, should last 20 years	— No information available	— Playground and a splash pad — Washrooms — Close to downtown
Lions Park*	No information available	— No information available	— No information available	
Milestone Park*	No information available	— Rink – below average condition — Life expectancy approximately 5 – 7 years	— Rink not accessible	— Outdoor rink, tennis and pickleball
Davis' Bonny Bay Camp and RV Park*	No information available	— No information available	— No information available	
Nature's Inn Tent and RV	No information available	— No information available	— No information available	

Ignace Area Infrastructure Study: Community Recreation Facilities Study

Facility	Year Constructed	Condition	Gaps	Notes
Park*				
Northwestern Tent and RV Park*	No information available	— No information available	— No information available	

\*Certain details pertaining to these facilities were not provided by the project’s primary or secondary data sources.

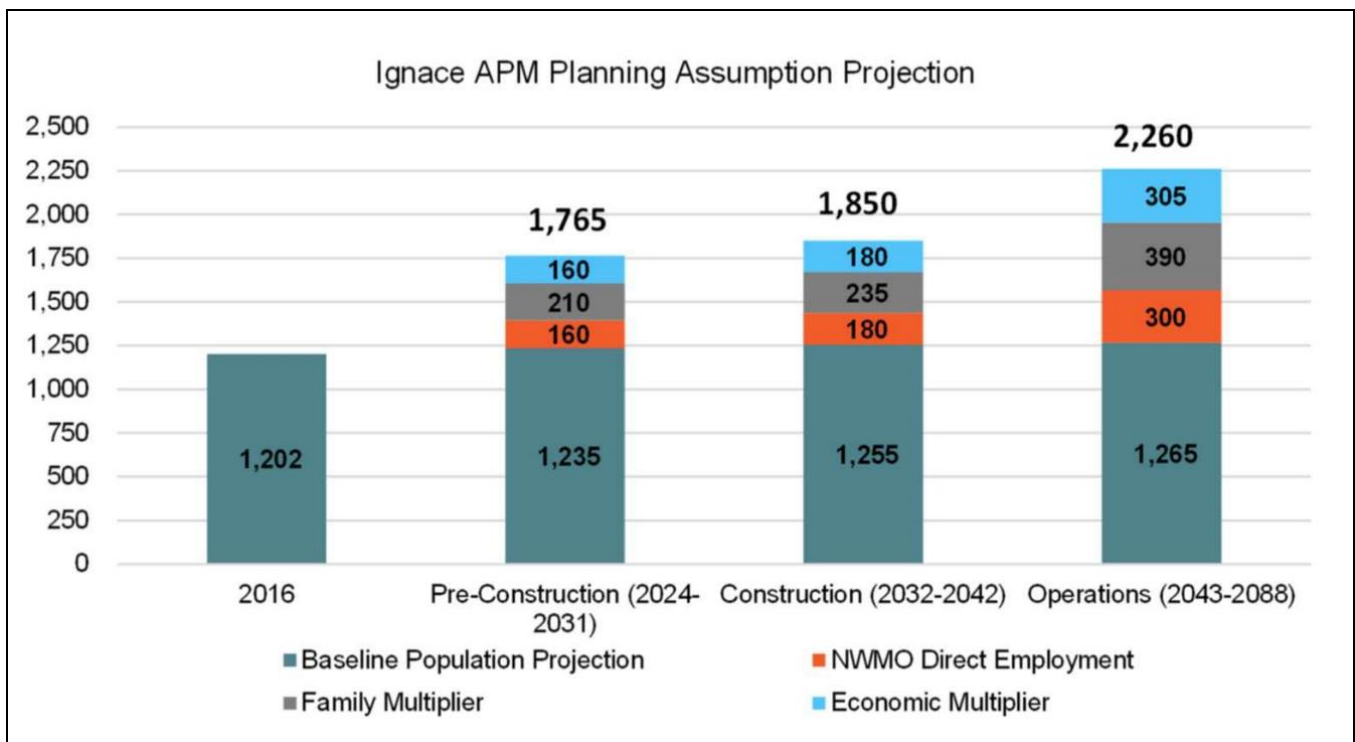
## 4 APM PROJECT CHARACTERISTICS RELEVANT TO THE STUDY

### 4.1 POPULATION PROJECTIONS

Population projections based on the project’s temporal boundaries were developed for both the Township of Ignace, and the Local Study Area, within the *Northwest Community Studies Growing the Population and Opportunities Report* (InterGroup, 2022). These population projections were used within this study to inform how the population growth generated by the APM project, through its temporal boundaries, may impact the Local Study Area’s community recreation facilities.

In addition, the *Interim Reporting on Census Indicators, Northwestern Ontario* (InterGroup, 2021) included census data that specifically looked at the communities of Ignace, Sioux Lookout, Wabigoon, and Dryden/Kenora, and indicated the age groups between 50 and 60 years of age were the largest population cohorts in Dryden / Kenora, Wabigoon, and Sioux Lookout, and in Ignace, the largest population cohorts is between 60 and 70 years old as per 2016 census data. Thus, the data indicates that the study area has an aging population.

The population projection charts have been included below including a brief description:

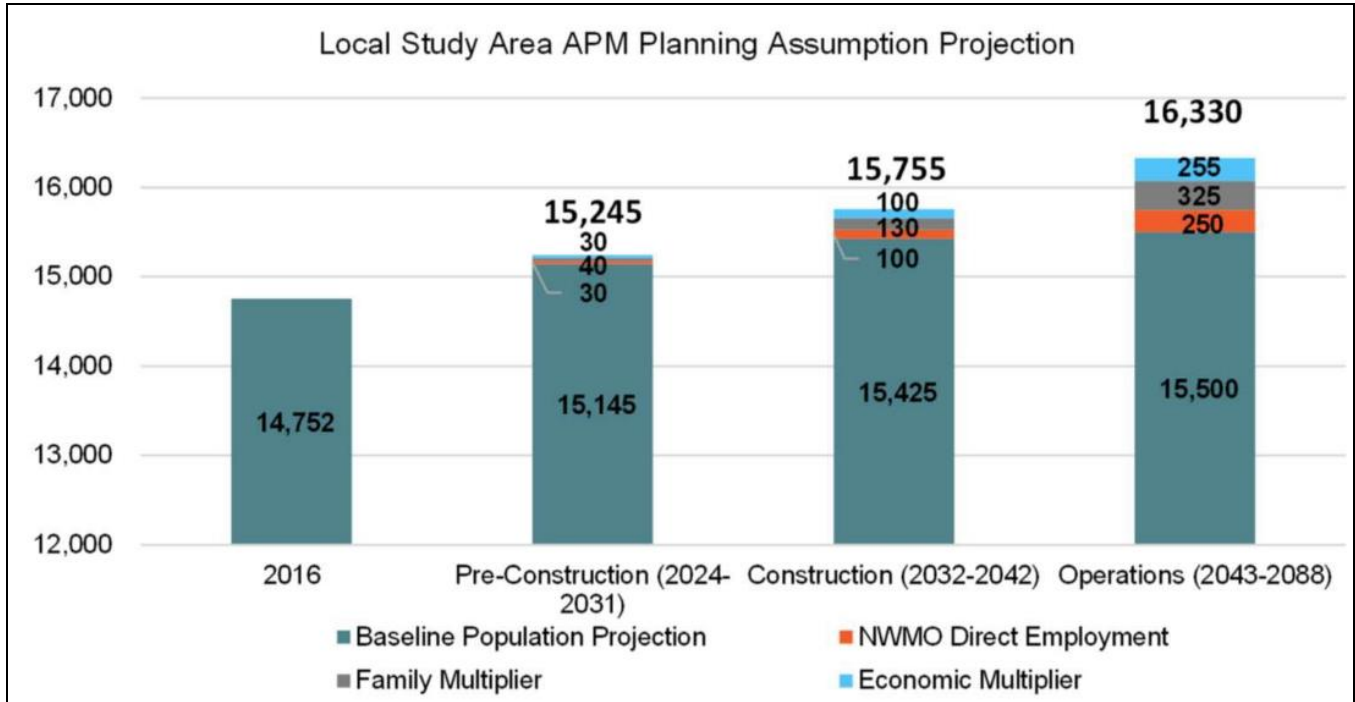


**Figure 1: APM Population Projection Assumptions for the Township of Ignace**

**Figure 1** provides a graphic illustration of the population projection applied to the Township of Ignace as a result of the APM project, through the project’s various temporal boundaries. The ‘Baseline Population Projection’ illustrates the Township’s projected population growth without the APM project; this projection was based on historical growth rates. The ‘NWMO Direct Employment’ category illustrates the projected number of people who will move into the Township as a



result of the APM project, who will be employed directly by the APM project or contracted to work for the APM project. The ‘Family Multiplier’ category illustrates the projected number of people who will move into the Township as a result of a family member being employed at the APM project. The ‘Economic Multiplier’ category illustrates the projected amount of people who will move into the Township for work that was generated as a spinoff impact of the NWMO project.



**Figure 2: APM Population Projection Assumptions for the Study Area (not including the Township of Ignace)**

Figure 2 provides a graphic illustration of the population projection applied to the study area, not including the Township of Ignace, as a result of the APM project, through the project’s various temporal boundaries. The population categories are consistent with the population categories as included in Figure 1.

Comparing the two figures, the APM project is projected to bring more permanent population to the Township of Ignace in the pre-construction and construction phase of the project; however, will bring similar amounts of people into the Township and the study area during the operations phase of the project. During the operations phase, the APM project is projected to increase the Township’s population approximately 80% over its projected ‘baseline’ population, while in the Local Study Area this increase is projected to be approximately 5.5% over the projected ‘baseline’ population. Thus, looking at these population projections relative to existing community populations, the APM project should have a much more significant impact on population growth in Ignace than anywhere else in the Local Study Area.

## 4.2 WORK CAMP

A Work Camp is proposed to be located near the APM project site to house temporary workers during the construction phase of the project. The work camp has not been designed, nor details have been finalized for the site, however, for the purpose of this study we have assumed that:

- The workers at the camp will work in shifts, that will generally be 12-hour shifts of five to seven days per week in length;
- The workers will not be living with their families / children / elders at the camp;

## Ignace Area Infrastructure Study: Community Recreation Facilities Study

- The workers will be travelling to the camp from their homes in other locations (within other parts of Ontario, or the Country) working their five-to-seven-day / 12-hour shifts, and returning back home for their days off (i.e., it is assumed the workers will not be spending any time in the community on their 'off' days / hours);
- Many of the workers may not have access to personal transportation, and may require shuttles or buses to leave the camp; and
- The work camp will include a health / wellness facility that will provide medical services, nurse practitioners, mental health services, some recreational / health promotion services, as well as culturally appropriate care. The camp will be designed to service a wide variety of needs for the camp workers, except for emergency services.

## 5 PRELIMINARY ANALYSIS / EFFECTS ASSESSMENT

As presented in Section 4 of this report, the APM project characteristics that will have the most impact on community recreation facilities within the Local Study Area are the population increases that are projected to occur through the various temporal boundaries of the project, as well as the establishment of the work camp.

This section outlines the range of potential effects on community recreation facilities as a result of these APM project characteristic impacts on community recreation infrastructure. The effects on community recreation infrastructure have been translated into the potential demands on these facilities, and have been categorized into ‘minor’, ‘medium’, and ‘major’ demands. For the purposes of this report, these demands are defined as follows:

- Minor - an increase in use of the facility that has little-to-no impact on the facility’s current capacity. The facility will continue to be utilized and able to operate as per the current conditions. This can be described as the status quo.
- Medium - an increase in use of the facility that will have an impact on the facility’s current capacity. The facility will continue to be utilized and able to operate as per the current conditions.
- Major - a notable increase in use of the facility that will have a significant impact on the facility’s current capacity. The facility may be required to increase its usable space, whether it be an expansion or development of a new facility.

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### 5.1 PRE-CONSTRUCTION (2024 – 2032)

During the pre-construction project phase, the population of the Township of Ignace is projected to increase to 1,765 people, compared to the 2016 baseline population of 1,202 (see **Figure 1**). This population will consist of an estimated:

- 1,235 people generated from ‘baseline population growth’ (an increase of 33 persons from the 2016 baseline population); and
- 530 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers.

Outside of the Township, the study area is anticipated to see a population increase to 15,245 people, compared to the 2016 baseline population of 14,752 (see **Figure 2**). This population will consist of an estimated:

- 15,145 people generated from ‘baseline population growth’; and
- 100 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers.

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#### 5.1.1 DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES

Based on the population projections described in Section 5.1, the majority of the population increase will occur within the Township of Ignace. This population increase will generate minor additional demands on the Township’s and study areas indoor recreation facilities. The most significant effect on indoor recreation infrastructure will be general wear and tear and aging of facilities, that would occur regardless of the APM project. Ultimately, it is assumed that the APM project will have little impact at this project phase on indoor community recreation infrastructure.

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#### 5.1.2 DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES

Similar to Section 5.1.1, because the population increase is relatively minimal for both the Township of Ignace and the Local Study Area, it is projected that this project phase will only generate minor demands on the Local Study Area’s ‘outdoor

formal' and 'outdoor informal' infrastructure. The most significant impact on outdoor infrastructure during this project phase would be general wear and tear on facilities.

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## 5.2 CONSTRUCTION (2033 – 2042)

During the construction phase, the population of the Township of Ignace is projected to increase to 1,850 people, from the 'pre-construction' phase population of 1,765 (an increase of 85 persons) (see **Figure 1**). This population will consist of an estimated:

- 1,255 people generated from 'baseline population growth' (an increase of 20 persons from the previous phase); and
- 595 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers (an increase of 65 persons from the previous phase).

Outside of the Township, the study area is anticipated to see a population increase to 15,755 people, compared to the 'pre-construction' phase population of 15,245 (an increase of 510 persons) (see **Figure 2**). This population increase will consist of an estimated:

- 15,425 people generated from 'baseline population growth' (an increase of 280 persons from the previous phase); and
- 330 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers (an increase of 230 persons from the previous phase).

Based on the population projections as described above, the majority of the population increase of this project phase will occur outside of the Township of Ignace within the greater study area, as the Township will increase by an additional 65 persons due to the APM project, whereas the Local Study Area will increase by 230 persons.

Because the community recreation facilities examined in the baseline analysis all have significant capacity, it is anticipated that the population increase due to the APM's construction phase will only generate 'minor' to 'medium' demands on indoor recreation facilities. The construction phase will generally attract temporary workers to the study area, and as per Section 4.2 of this report, it has been assumed that these temporary workers will not significantly utilize indoor community recreation infrastructure / facilities. This is why we have considered the anticipated demand could be 'minor' in nature.

In the Township and Local Study Area, community recreation facilities have significant capacity as determined through the baseline analysis. It is anticipated that the population increase due to the APM's construction phase will only generate minor to medium demands on indoor recreation facilities. This assumption has been based on the type of population increase generated through this project phase.

The Ontario Government's implementation of the Ontario Immigrant Nominee Program, a program looking to attract skilled, foreign workers to the province, may attract workers to the study area as a result of the APM project. If this is the case, these foreign workers may arrive in the study area with family members, such as spouses, children, or elders, who will not be able to obtain residency at the work camp. This potential impact is why we have considered this demand could be 'medium' in nature.

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### 5.2.1 DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES

The potential arrival of larger families, as a result of the Ontario Immigrant Nominee Program for example, may contribute to additional use of the Township's and study area's indoor community recreation infrastructure / facilities, potentially placing 'medium' demands on these facilities. However, much like the impacts during the pre-construction phase, the most significant impact would be general wear and tear.

### 5.2.2 DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES

The majority of the population increase anticipated during this project phase is expected to occur outside of the Township of Ignace, within the greater study area. Again, it has been assumed that that the population increase due to the APM's construction phase will only generate minor to medium demands on the Township's and study area's outdoor recreation facilities.

Temporary workers will be the most significant population increase in this project phase. Due to the temporary worker assumptions noted in Section 4.2, we believe that these workers will only contribute to minor demands on the outdoor 'formal' community recreation infrastructure / facilities.

Use of the study area's 'informal' recreation infrastructure may increase as a result of the temporary worker population. Due to the proximity of the work camp to the area's 'informal' recreational assets (i.e., trails and lakes (the general outdoors)), these workers may seek to recreate 'informally' on their time off, engaging in activities such as fishing, hunting, or hiking.

In addition, the implementation of the Ontario Immigrant Nominee Program may increase the number of families moving into the Township and study area, outside of the work camps. These new residents will likely utilize the study area's formal and informal outdoor infrastructure, thus placing minor to medium demands the facilities. Because current capacity of these outdoor facilities is low, we believe that the existing outdoor facilities will be able to support this capacity. The most significant impact would be in general wear and tear.

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## 5.3 OPERATIONS (2043+)

During the operations phase, the population of the Township of Ignace is projected to increase to 2,260 people, from the 'construction' phase population of 1,850 (a population increase of 410 persons) (see **Figure 1**). This population will consist of an estimated:

- 1,265 people generated from 'baseline population growth' (an increase of 10 persons from the previous phase); and
- 995 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers (an increase of 400 persons from the previous phase).

Outside of the Township, the study area is anticipated to see a population increase to 16,330 people, compared to the 'construction' phase population of 15,755 (an increase of 575 persons) (see **Figure 2**). This population will consist of an estimated:

- 15,500 people generated from 'baseline population growth' (an increase of 75 persons from the previous phase);
- 830 people generated by the APM project, either directly or through spin-off impacts such as a family or economic multipliers (an increase of 500 persons from the previous phase).

Based on the aforementioned population projections, similar levels of growth are anticipated to occur within the Township of Ignace and within greater study area (an increase of 410 persons compared to 575 persons respectively); however, due to the concentration of new population within the Township, the Township's population increase is likely to have a much more significant impact.

- Population increases during this stage of the project have been assumed as 'permanent' population increases. Thus, it has been projected that this project phase will attract single workers and workers with families (spouses, partners, children, elders) into the Township and study area.

### *5.3.1 DEMANDS ON INDOOR INFRASTRUCTURE / FACILITIES*

Due to the permanent population anticipated to move to the Township during this phase, it is expected that major increased demands will be placed on the Township's indoor community recreation facilities / infrastructure.

Impacts during this project phase include increased wear and tear on facilities and increases in use. Some facilities may come near or reach their capacity during this project phase, such as the Township's Recreation Complex and library.

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### *5.3.2 DEMANDS ON OUTDOOR INFRASTRUCTURE / FACILITIES*

Although the Township's and study area's outdoor infrastructure is abundant, we have assumed that a major increased demand will be placed on the study area's outdoor 'informal' and 'formal' facilities.

Use of existing outdoor infrastructure will increase (skateparks, baseball diamonds, tennis courts, beaches, trail systems, etc.) and wear and tear will continue to be a significant impact. It is likely the some of the Township's 'formal' outdoor facilities could reach their capacity. Environmental impacts of the increased use of these outdoor facilities should be considered.

## 6 OPTIONS ASSESSMENT

### NOTE TO READER

**This section provides an overview of possible options to mitigate negative consequences or to enhance positive outcomes. They are presented by the authors to foster discussion only. They do not represent commitments or actions for the NWMO, the Township of Ignace, or other parties. The final decisions on actions and commitments will be made at a future date.**

The most significant and notable effect of the APM project on community recreation facilities in the Local Study Area is the increase in population that the project will generate through its various temporal phases. Through this report's analysis, demands on community recreation facilities will be relatively low based on our baseline studies and data collected.

Whether the APM project comes to fruition or not, the Local Study Area's recreation facilities will require infrastructure / accessibility upgrades, continual maintenance, and / or modernization. Community recreation facilities within the Local Study Area will also experience general wear and tear over the next decades, however, this impact would also occur independent of the APM project.

Ultimately, whether the APM occurs or not, community recreation facilities in the Local Study Area will experience the same impacts (aging of facilities and increase in use and wear and tear). With the APM project, these impacts may be expedited.

This section assesses the options that have been considered to accommodate the effects the APM project will have on community recreation facilities the Local Study Area.

Within each temporal boundary section, we will address the 'need' if required, based on our effects assessment. We will also describe the range of potential options to address the need that would optimize project benefits and / or mitigate negative consequences.

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### 6.1 PRE-CONSTRUCTION (2023-2032)

The potential options for community recreation infrastructure / facilities in the pre-construction phase of the APM project have been informed by the baseline analysis and summary (Section 3) as well as the effects assessment (Section 5.1) of this study.

Because the demand on community recreation infrastructure / facilities is considered 'minor' in this temporal phase, the 'needs' for community recreation infrastructure / facilities are mostly associated with the improvement of the existing facilities and ensuring that the facility operators can perform regular maintenance to maintain facilities in a good state of repair.

The following is a description of the potential options that can help address this aforementioned need.

### 6.1.1 *OPTIONS FOR BOTH INDOOR & OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE*

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#### *MAINTAIN AND UPGRADE RECREATION FACILITIES ACCORDINGLY*

- The baseline summary noted that a number of facilities required regular maintenance, and some required more significant upgrades, such as the Ignace Recreation Complex.
- Rather than the expansion of existing facilities or the development of new facilities, municipal funding / available grants should be dedicated to the management and maintenance of existing facilities.
- Ensuring that existing facilities are adequately maintained will extend the lifespan of these facilities, potentially sustaining them as the population of the study area increases due to the APM project.
- An increased population may generate the adequate tax dollars to provide the additional funding for the maintenance of these facilities.
- Volunteers could be employed to help with maintenance; however, this is not a sustainable nor reliable source of labour in the long term.
- The Township of Ignace, and the other municipalities within the study area would be responsible for this option; however, the Township may need to seek funding from other sources (e.g., government grants).

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#### *FACILITATE ACCESSIBILITY IMPROVEMENTS*

- The baseline summary noted that a number of indoor and outdoor facilities are not accessible for those with mobility challenges. The lack of accessible facilities will only be exacerbated as the Local Study Area's most significant population cohorts (seniors) continue to age.
- As the population of the study area increases, it is more likely that a diverse array of individuals will be moving into the community, and it is likely that some of those persons may have mobility challenges.
- In addition, the study area has a significant aging population, as noted in the *Interim Report on Census Indicators for Northwestern Ontario* (InterGroup, 2021), who may also benefit from accessibility improvements to the facilities.
- Within the pre-construction phase of the project, facility updates should be focused on accessibility, to ensure use of the facilities is maximized and inclusive of people with disabilities.
- The Township of Ignace, and the other municipalities within the study area would be responsible for this option; however, the Township may need to seek funding from other sources (e.g., government grants).
- Grants to retrofit existing facilities for accessibility improvements may be available. These may include the Association of Municipalities Ontario Main Street Revitalization grant, the Ontario Government Inclusive Community Grants, or the Government of Canada's Enabling Accessibility Fund.

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### 6.1.2 *OPTIONS FOR OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE*

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#### *IMPROVE / DEVELOP ADJACENT INFRASTRUCTURE*

- The baseline summary noted that for both the outdoor 'formal' and 'informal' infrastructure, 'adjacent' infrastructure should be improved and / or developed to encourage use as well as provide for more opportunities for programming.
- 'Adjacent' infrastructure includes such things as lighting, signage, washroom facilities, warming huts, etc.



- Improving and developing this type of infrastructure and the area’s outdoor facilities, such as public beaches, sports fields, trail systems, and tobogganing hills, will increase the capacity and use of these facilities to ensure their continued use through all temporal project phases.
- Investing into the maintenance and development of ‘adjacent’ infrastructure bears a much less significant cost than the development of new indoor facilities and capitalizes on the significant outdoor assets within the study area.
- The Township of Ignace, and the other municipalities within the study area would be responsible for this option; however, the Township may need to seek funding from other sources (e.g., government grants).

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## 6.2 CONSTRUCTION (2033-2042)

The potential options for community recreation infrastructure / facilities in the construction phase of the APM project have been informed by the baseline analysis and summary (Section 3) as well as the effects assessment (Section 5.2) of this study.

Many of the potential options associated with this project phase are similar to the options noted in Section 6.1.

The options noted in 6.1 should continue to be considered within the construction phase of the project, with the following additional options.

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### *6.2.1 OPTION FOR ‘INFORMAL’ OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE*

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#### *EXPLORATION OF ADDITIONAL DEVELOPMENT OF INFORMAL INFRASTRUCTURE NEAR WORK CAMP*

- If the resources are available, the NWMO could explore the development of outdoor infrastructure near the work camp in order to provide the workers with an outlet for recreation. This option should be assessed through this temporal phase to determine if adequate demand exists.
- This infrastructure could include signage, warming huts, washroom facilities, trails, or sports fields to facilitate either ‘informal’ or ‘formal’ recreation
- This option would become an NWMO-led initiative with potential support from local municipalities depending on the location of this potential infrastructure.
- Environmental impacts and maintenance must be a consideration for implementation, to ensure environmental disturbances are kept to a minimum.

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## 6.3 OPERATIONS (2043+)

The potential options for community recreation infrastructure / facilities in the operations phase of the APM project have been informed by the baseline analysis and summary (Section 3) as well as the effects assessment (Section 5.3) of this study.

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### *6.3.1 OPTIONS FOR INDOOR RECREATION FACILITIES / INFRASTRUCTURE*

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#### *LOOK TO EXISTING FACILITIES TO ACCOMMODATE ADDITIONAL INDOOR RECREATIONAL NEEDS*

- Prior to the development of new / additional indoor recreation facilities during the operations phase of the project, an examination of capacity should occur to determine if a new facility is needed.

- The Township of Ignace and the other communities in the study area have other multi-purpose spaces that could be used for indoor community recreation, such as school gyms and church multi-purpose rooms. These alternative spaces should be maximized prior to the development of new facilities.
  - The curing hall within the Township’s Recreation Complex should be re-opened.
  - A Recreation Master Plan is one way to review in more detail these spaces, their capacity, and coordinate their use, and plan for future needs of the community. This Plan could also include a component of asset management to determine when major upgrades are required and to prioritize facility investment. The Township could lead implementation.
- 

*DEVELOPMENT PRIORITY FOR MULTI-USE INDOOR SPACES*

- If required, the development of multi-use, flexible, accessible indoor spaces should be prioritized so that a variety of recreation could be accommodated.
  - Financial implications and population variance (tax base) must be considered to ensure that not only capital costs are available, but also funding to maintain and operate potential new facilities
  - The development of new facilities would likely be a partnership between various levels of government, and potentially the NWMO.
- 

*6.3.2 OPTIONS FOR OUTDOOR RECREATION FACILITIES / INFRASTRUCTURE  
DEVELOPMENT OF ADDITIONAL OUTDOOR INFRASTRUCTURE*

- The demand for additional accessible, outdoor infrastructure facilities should be monitored through this project phase.
- Priority should be placed on the development of outdoor recreation infrastructure, prior to the development of new indoor facilities, due to the lower capital cost and operations funding required.
- A Recreation Master Plan could help identify the type of outdoor recreation facilities desired closer to the operations phase.
- This Recreation Master Plan should also include environmental considerations / management of these potential, additional outdoor facilities, as increased demand for outdoor recreation may increase the potential for environmental impacts.

## 7 SUMMARY

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### 7.1 KEY FINDINGS

This section provides a summary of key findings pertaining to the analysis of community recreation facilities / infrastructure within the study area, based on a baseline analysis, change analysis and assessment of potential options. Key findings include:

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#### *EXISTING CONDITIONS*

- Seniors represent the largest population cohort within the study area, as noted in the *Interim Report on Census Indicators for Northwestern Ontario* (InterGroup, 2021). A focus on seniors' facilities and accessibility should continue when it comes to upgrades of existing facilities, or potentially developing new facilities.
  - Community recreation infrastructure (and programming) for youth should also be a priority in the project's early stages. Although the projection that the 'youth' population is not likely to increase until the Operations Phase, gaps in community infrastructure geared towards youth was identified through the baseline analysis.
- 

#### *PRELIMINARY ANALYSIS / EFFECTS ASSESSMENT*

- The most significant effect of the APM project on community recreation facilities in the Local Study Area is the increase in population that the project will generate through all temporal project phases, however this report's analysis has concluded that demands on community recreation facilities will be relatively low based on the baseline studies and data collection.
  - Whether the APM project comes to fruition or not, the Local Study Area's recreation facilities will require infrastructure / accessibility upgrades, continual maintenance, and / or modernization.
  - With the APM project, community recreation facilities are likely to operate within their capacity through the project's temporal boundaries, however attention must be placed on the condition of these facilities over time to ensure they are maintained in a good state of repair. For example, the structural / mechanical / electrical improvements should be made to the Ignace Recreation Complex as per the *2019 Building Condition Report-Ignace Recreation Complex* (JML Engineering, 2019) to prolong the life of the facility.
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#### *OPTIONS ASSESSMENT*

- Outdoor 'informal' recreation demands will likely experience to the most significant increase throughout all temporal project boundaries, thus, environmental preservation, and considerations made to prevent environmental degradation should be mitigated through strategies and the development of 'adjacent' infrastructure.
- A priority should be placed on maximizing the use of existing facilities within the study area outside their core function (e.g., schools, churches), prior to the development of new facilities. This could be coordinated through a Recreation Master Plan.
- Development emphasis should be placed on multi-use, flexible facilities, so they can be utilized for a variety of needs and purposes.
- The municipal levels of government within the study area should seek out funding for the operations and maintenance of existing facilities in order to ensure existing facilities are maintained in a good state of repair, and that accessibility improvements can be made.
- Population growth should be monitored within each temporal phase, as well as capacity of existing facilities, to determine if a new recreation facility is required during the Operations phase of the project; however, it is likely that most facilities will operate within their capacity.

## 8 REFERENCES

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# APPENDICES

# Appendix A

## *List of Full Suite of Community Studies*

<b>Study Name</b>	<b>Study Proponent</b>	<b>Lead Consultant</b>
Community and Culture	NWMO	InterGroup Consultants and Scatliff+Miller+Murray
Local and Regional Economics and Finance	NWMO	Hardy Stevenson and Associates Ltd
People and Health	NWMO	InterGroup Consultants Ltd
Infrastructure	Township of Ignace	WSP
Tourism	Township of Ignace	Urban Systems

# Appendix B

## Glossary of Terms

<b>Term</b>	<b>Definition</b>
Adaptative management	Adaptive management is defined consistent with the CNSC's definition of adaptive management (REGDOC-3.6): A planned and systematic process for continuously improving management practices (primarily environmental) by learning from their outcomes. For an environmental assessment it involves, among other things, the implementation of new or modified mitigation measures over the life of the Project to address unanticipated environmental effects. Note: the need to implement adaptive management measures may be determined through an effective follow-up program.
Adaptive Phased Management (APM) Project	The Deep Geological Repository and other required infrastructure for the safe, long-term management of Canada's used nuclear fuel.
Community	The use of the term 'community' (a group of people living either in the same place or having a particular characteristic in common) will be qualified to specify the specific community of reference.
Community Studies Purpose	Community studies will inform the primary APM Project hosting agreement between the NWMO and the Township of Ignace. In addition, they will provide pertinent information for agreements with the City of Dryden as well as other potential regional agreements.
Ignace Area	Delineates the general area surrounding the potential APM Project location Deep Geological Repository in Northwestern Ontario; mainly comprising of City of Dryden, Machin, the Local Service Board of Wabigoon, the Local Service Board of Melgund (Dyment and Borups Corner), and Sioux Lookout. The area is located in Treaty #3 within the traditional territories of multiple Indigenous and Métis communities.
Ignace and Area Working Group	The Township of Ignace and the NWMO have established a working group inclusive of the Township of Ignace, Wabigoon Lake Ojibway Nation, and other Indigenous and non-Indigenous local and regional community members and observers to collaboratively design and implement baseline and community studies to provide a basis for achieving informed decision making related to the APM Project.

<b>Term</b>	<b>Definition</b>
Local Study Area	<p>The Local Study Area refers to the communities/areas most likely to experience future direct, indirect, and induced impacts of the APM Project - both positive and negative. For the purposes of the baseline studies, the potential "host" community (i.e., Ignace) is considered central to the Local Study Area, while other communities may be included on a topic-by-topic basis relative to potential future impacts and cumulative impacts.</p> <p>The Local Study Area will vary by baseline component/study as well as phase of the Project. For example, for workforce the Local Study Area includes communities that can commute to the Revell Site or the Centre of Expertise within an hour drive. This means that Ignace, Dryden, Sioux Lookout (for the Revell Site) and Machin (for the Revell Site) and unincorporated municipalities constitute the primary Local Study Area (micro labour-shed). This micro labour-shed includes settlement areas (unincorporated communities) between Dryden, Ignace, and Sioux Lookout. The preliminary spatial boundaries are as follows:</p> <ul style="list-style-type: none"> <li>• Ignace;</li> <li>• Dryden;</li> <li>• Machin;</li> <li>• Sioux Lookout;</li> <li>• The Local Service Board of Melgund; and</li> <li>• The Local Service Board of Wabigoon.</li> </ul>
Neighboring Community	Communities in Northwestern Ontario surrounding the Project or included in both Local and Regional Study Areas (i.e., Dryden, Sioux Lookout, Machin, and unincorporated municipalities).
Neighboring Community Leadership	For the purpose of engagement on draft materials, neighboring community leadership in this context refers to municipal administrative leadership inclusive of the Local Service Board of Wabigoon, the Local Service Board of Melgund, etc.
Potential Municipal Host Communities	Two municipal siting communities remain in the process. These are the Township of Ignace and the Municipality of South Bruce. Ignace has participated in the NWMO's site selection process since initiation in 2010.
Project Site	Used to describe the location of the primary APM infrastructure including the Deep Geological Repository, and ancillary infrastructure to support operations.



<b>Term</b>	<b>Definition</b>
Regional Study Area	<p>The Regional Study Area refers to the area used to provide context for each component and may also experience future impacts of the APM Project (both positive and negative). During the future impact assessment, cumulative effects will be considered within the Regional Study Area.</p> <p>The Regional Study Area will also vary by baseline component/study as well as phase of the Project. In some instances, the regional boundaries are either narrowly defined by the area within the Kenora District or more broad in scope such as the labour baseline for example:</p> <ul style="list-style-type: none"> <li>• Atikokan;</li> <li>• Kenora;</li> <li>• Thunder Bay;</li> <li>• Steinbach; and</li> <li>• Winnipeg.</li> </ul>
Revell Site	Revell Batholith Temporary Withdrawal Area.
Rights Holders	First Nation and Métis communities who have asserted and or hold recognized treaty and/or Indigenous rights and whose Traditional Territories include the Project site.
Siting Area	In the context of the Community Studies for Northwestern Ontario, 'siting area' refers to the Ignace Siting Area defined above for 'Ignace Area'.
South Bruce Area	Delineates the general area surrounding the potential APM Project location in southwestern Ontario; mainly comprising Bruce County (excluding the South Bruce Peninsula) and northern portions of Huron County, but not extending to the shores of Lake Huron. The area is located in Treaty #45 1/2 in the traditional territory of the Saugeen Ojibway Nation as well as the asserted traditional territories of Métis communities.
Spatial Boundaries as defined in Baseline Design Report	<p>Spatial boundaries vary by topic and will be refined over the course of engagement. It is anticipated spatial boundaries will reflect inputs from local governments, the public, Indigenous communities, federal and provincial government departments and agencies, and other interested parties, consistent with the Tailored Guidelines template.</p> <p>Two general spatial study areas are considered as part of the Community Studies that referred to as the Local Study Area and Regional Study Area.</p>

# Appendix C

## *Knowledge Holder Interview List*

WSP participated in interviews with the following groups:

- Ignace Public Library
- Ignace Recreation Committee
- Kenora District Services Board
- Sioux Lookout CAO
- Township of Ignace Public Works
- Atikokan CAO

WSP reviewed interview notes from interviews with the following groups:

- Community Living Dryden & Sioux Lookout
- Confederation College
- Dryden Economic Development Officer
- Dryden High School
- Dryden Native Friendship Centre
- Dryden Regional Mental Health
- Hoshizaki House
- Ignace Crossroads Training and Employment Centre
- Ignace Public School
- Kenora District Municipal Association
- Kenora Economic Development Officer
- Machin Economic Development Officer
- Northern Ontario Heritage Fund Corporation
- PACE
- Sioux Lookout Friendship Accord
- Thunder Bay Chamber of Commerce
- Township of Ignace Planner
- Township of Ignace Treasurer

# Appendix D

## *Knowledge Holder Questionnaire and Distribution List*

### *a) Community Rec Questionnaire – Distributed to the Township of Ignace and the Ignace Recreation Committee*

#### **IGNACE AND AREA INFRASTRUCTURE STUDY COMMUNITY RECREATION FACILITIES**

##### **Recreation Facility Questions**

1. According to the research we have done to date, in Ignace, the recreational facilities consist of:
  - a. A recreation centre (which includes the bowling alley, one set of outdoor tennis courts, indoor rink, curling hall)
  - b. Two community halls
  - c. A fitness centre
  - d. A golf course
  - e. Two baseball diamonds
  - f. Two soccer fields
  - g. A skate park
  - h. Silver Tops Seniors Centre
  - i. Ignace Public Library / Dennis Smyk Heritage Centre
  - j. Museum / tourist information centre
  - k. Turtle River White Otter Lake Provincial Park / White Otter Castle
  - l. The Sandbar Provincial Park
  - m. Walking trails
  - n. Two beaches

Are there any other facilities we are missing?

2. Can you provide a list of any other recreational facilities in the region that is not included in the above list? If you are able, please note whose responsibility it is to maintain these other recreational facilities (i.e. Township / Province / private entity).
3. Of the recreational facilities named in Question #2, please describe:
  - a. If they are accessible / utilized throughout the year?
  - b. If not, if there is anything that could be implemented within these facilities to increase their use throughout all-seasons?
4. Of the recreational facilities named in Question #2, please describe:
  - a. If they are accessible / utilized by a wide variety of user-groups? (i.e. youth, seniors, those with disabilities, language barriers, etc.)
  - b. If not, which ones? Any why? Please describe what could be changed in order to increase access of the facility to a wide variety of user groups?
5. Of the recreational facilities named in Question #2, please describe (if possible):

- a. If the facility has had any major upgrades since its construction;
  - b. If the facility meets the current building code;
  - c. If there are any plans for expansion for any of the existing facilities;
  - d. If there are any major upgrades that you believe the facilities require (that are not being planned).
6. Can you identify if there are any recreational facilities within the region that residents of Ignace regularly utilize?
  7. Are there any communities within the region that you consider a 'model' in terms of recreation facility provision?

### ***b) Community Rec Questionnaire – Distributed to all other Secondary Sources***

#### **IGNACE AND AREA INFRASTRUCTURE STUDY COMMUNITY RECREATION FACILITIES**

##### **Recreation Facility Questions**

1. Please note any recreation facilities that fall under the mandate of your organization.
2. Of the recreational facilities named in Question #1, please describe:
  - a. If they are accessible / utilized throughout the year?
  - b. If not, if there is anything that could be implemented within these facilities to increase their use throughout all-seasons?
3. Of the recreational facilities named in Question #1, please describe:
  - a. If they are accessible / utilized by a wide variety of user-groups? (i.e. youth, seniors, those with disabilities, language barriers, etc.)
  - b. If not, which ones? Any why? Please describe what could be changed in order to increase access of the facility to a wide variety of user groups?
4. Of the recreational facilities named in Question #1, please describe (if possible):
  - a. If the facility has had any major upgrades since its construction;
  - b. If the facility meets the current building code;
  - c. If there are any plans for expansion for any of the existing facilities;
  - d. If there are any major upgrades that you believe the facilities require (that are not being planned).
5. Can you identify if there are any recreational facilities within the region that residents of Ignace regularly utilize?
6. Are there any communities within the region that you consider a 'model' in terms of recreation facility provision?

### ***c) List of Questionnaires Distributed and Received***

Questionnaires were sent to the following groups:

- City of Kenora
- Community Living (Dryden / Sioux Lookout)
- Confederation College (Dryden/Sioux)
- Dryden Native Friendship Centre
- Ignace Public Library
- KPDSB - Dryden High School
- KPDSB - Ignace/Upsala Schools
- Sioux Lookout Friendship Centre
- Township of Atikokan
- Township of Ear Falls
- Township of Machin
- Township of Sioux Lookout

Responses were obtained from:

- City of Kenora
- Ignace Public Library
- Township of Ignace
- Township of Machin

# Appendix E

*IAWG Presentation Materials*



Ignace & Area Working Group

**Community Studies Baseline  
Presentation:  
Community Recreation & Social  
Services Infrastructure**

March 31, 2022

Karen Greaves Photography



# Agenda

- Purpose & Intended Outcomes of Community and Social Service Infrastructure Studies
- Project Timeline
- Study Area Description
- Data Gathering Process
- Baseline Information / Findings
- Next Steps



# Purpose & Intended Outcomes

- **Purpose:** To collect information related to existing community recreation and social service facilities, capacity, demand and needs.
- **Intended Outcome:** To help Ignace leadership and residents make informed decisions about whether the APM Project is a good fit for their community, and if they are willing to consider hosting it and under what circumstances and terms.



# Study Timeline



# Project Scope & Assumptions

- **Study Area / Spatial Boundaries:**

- **Overall Study** - Township of Ignace, Dryden, Machin, Wabigoon, Sioux Lookout & unincorporated communities along Highway 17 and Highway 599
- **Today's Presentation** – Township of Ignace

- **APM Project Timing / Temporal Boundaries:**

- 2023 – 2032: Site Preparation / Pre-Construction
- 2033 – 2042: Facility Construction
- 2043+: Facility Operations

# Data Gathering

- **Background Review:** Review of Regional / Municipal Plans, Strategies, and Studies
- **Interviews:** Overall consulting team conducted 36 interview in total (Municipalities, Employment Organizations, Recreational Organizations, Schools, Social Services Organizations, etc. within Region)
- **Survey Questionnaires:** Sent out to contacts within the Region, 12 for social services & 14 for community recreation
- **Information Sharing:** Sharing of Recreational & Social Services findings between InterGroup & SMM

# Baseline Information: Community Recreation Inventory – Indoor

- Ignace Recreation Complex:
  - Bowling Alley
  - Outdoor Tennis Courts
  - Indoor Rink
  - Curling Hall, upper / lower (not used for curling)
  - Fitness Rooms
  - Two community halls
- Ignace Public Library:
  - The Dennis Smyk Heritage Centre
- Tourist Info Centre
- Silver Tops Seniors Centre
- Ignace Public School
  - Two full sized gymnasiums
- Mary Berglund Community Health Centre
  - Equipment Rentals

# Baseline Information: Community Recreation Inventory – Outdoor

- Golf Course ‘ World Hub’ (municipal)
  - Winter - cross country skiing, snowshoeing
- Two baseball diamonds
- Soccer field
- Skate Park
- Tennis Courts
- Playground
- Four Parks (two municipal, two school)
- Agamak Beach & West Beach
- Lilypad Trail and other walking trails
- Tower Hill, tobogganing in winter
- White Otter Castle
- Sandbar Lake Provincial Park
- Natural Environment:
  - Hiking
  - Fishing
  - Summer – ATV
  - Winter – snowmobiling, ice fishing, bouldering, etc.

# Baseline Information: Existing Community Recreation Facilities

Facility	Year Built	Condition	Gaps
Recreation Complex (Arena)	1976, 2010 – addition on west side	<ul style="list-style-type: none"> <li>- Roof is in need of attention / upgrades</li> <li>- Kitchen / bathroom/ community hall / furnishings all need upgrades</li> <li>- Currently seeking funding to renovate arena</li> <li>- Structural, mechanical, electrical repairs required, however ‘good’ condition</li> </ul>	<ul style="list-style-type: none"> <li>- Poor layout within the building; unable to access all parts of building from a central lobby</li> <li>- Arena, bowling halls, and curling halls not accessible</li> <li>- Closes in the summer, but should be used throughout the year</li> <li>- Curling not currently offered – rink and hall need to be refurbished to reintroduce curling</li> </ul>
Recreation Complex (Fitness Facility)	1976	<ul style="list-style-type: none"> <li>- Equipment is aging</li> </ul>	<ul style="list-style-type: none"> <li>- New / more types of equipment</li> <li>- Not accessible</li> </ul>
Heritage Centre	1992		<ul style="list-style-type: none"> <li>- Need a larger space and a curator, currently not enough room to display materials adequately</li> </ul>
Library	1992	<ul style="list-style-type: none"> <li>- New carpet installed in 2019</li> <li>- Some windows need replacing</li> <li>- Some ceiling tiles need replacing (water stains)</li> </ul>	<ul style="list-style-type: none"> <li>- Highly utilized by children under 12, and adults over 40</li> <li>- 13 – 40 age group underutilize the facility, possibly due to a lack of understanding of what the library offers</li> </ul>

# Baseline Information: Existing Community Recreation Facilities

Facility	Year Built	Condition	Gaps
Skatepark	2017		<ul style="list-style-type: none"> <li>- Lighting</li> <li>- More general maintenance required</li> </ul>
Soccer Fields	Early 2000s		<ul style="list-style-type: none"> <li>- Lighting</li> <li>- More general maintenance required</li> </ul>
Tennis Courts	1980s	<ul style="list-style-type: none"> <li>- Pavement not level in one of courts</li> </ul>	<ul style="list-style-type: none"> <li>- Needs resurfacing and nets</li> </ul>
Tower Hill	1994	<ul style="list-style-type: none"> <li>- 2021, additional sliding park added</li> </ul>	<ul style="list-style-type: none"> <li>- Need more regular maintenance</li> <li>- Not accessible</li> </ul>
Trails	1989 (Lilypad)		
Beaches (Agamak & West) / Lake		<ul style="list-style-type: none"> <li>- Township planning to upgrade washrooms at both beaches</li> </ul>	<ul style="list-style-type: none"> <li>- Trails not accessible to access water</li> <li>- More 'adjacent' infrastructure</li> <li>- Township planning to install a pavilion on West Beach &amp; renovate dock</li> <li>- More programming, i.e. offering swimming lessons in the summer months</li> <li>- More investment to 'activate' waterfront, similar to communities like Kenora</li> </ul>
White Otter Castle	1915, 1996 renovations	<ul style="list-style-type: none"> <li>- 2021 received funding for renovations (windows, shingles, outhouse, etc.)</li> </ul>	



# Baseline Information: Community Recreation Gaps

- It was generally noted that **existing** recreation facilities in Ignace should be **updated to modern standards**
- Gaps were noted for **seniors and youth / pre-teens** in Ignace and through the study area
- Desired facilities mentioned included through interviews include:
  - A **youth centre**, a safe place for youth to drop-in, mentioned as a possibility to integrate with the Centre for Expertise
  - **Seniors facilities**, seniors housing was noted as a significant need in Ignace and the surrounding area, seniors recreation could be integrated into housing facilities
  - **Curling**
- It was noted that although there were a wide variety of recreational facilities in the region, i.e. indoor pool in Dryden generally people were **not inclined to travel far distances for recreation**, especially in the winter
- Many existing recreation assets **need 'adjacent' infrastructure** which would **increase participation**, i.e. washroom facilities, accessibility, signage, improved lighting, etc.

# Baseline Information: Community Recreation Summary

## Strengths:

- There are **many great options** for recreation in the community
- **None** of Ignace's recreational facilities were considered **'over capacity'**
- Current recreation trends focus more on **passive recreation / lifetime recreation / wellness**, rather than 'programmed' recreation, which decreases need for 'specific' recreation infrastructure
- Community takes advantage of **'natural' recreational infrastructure**, i.e. outdoors, water, berry and mushroom picking, traditional medicine, which will continue to be the most significant type of recreation moving forward

## Weaknesses:

- Much of Ignace's community recreation is **contingent on volunteers**, many current volunteers are retiring
- Existing facilities are in **need of investment, upgrades and more regular maintenance**
- Existing facilities should be made more **accessible**
- Budget constraints make indoor recreation difficult (**operations / maintenance and permanent staffing and programming to manage**)

# Baseline Information: Social Services Inventory

- Mary Berglund Community Health Centre

## *Social Services*

- Community Mental Health and Aboriginal Support Worker (therapy & case management)
- Ignace Food Bank
- Health Promoter services (activities, events, group fitness, community clinics)
- Social Work services
- Community garden
- Second Chances Store / The Carousel
- Partnerships with schools, Township, Silver Tops, Centre for Addictions and Mental Health (telepsychiatry)

## *Health Services*

- The Northwest Health Unit
- Family Doctor / Nurse Practitioners
- Physiotherapist
- Foot care
- Dental
- Alcohol and chronic disease treatment
- Lab: bloodwork and diagnostic testing

- Crossroads Employment Services Office

- Crossroads Employment Centre
- Kenora District Services Board Office
- Ignace Nursery School
- EarlyON Child and Family Centre
- Contact North

- Churches

- Faith Lutheran
- New Life
- Immaculate Conception Catholic
- Emmanuel Anglican
- Redemption Baptist Church

- Schools

- Ignace School
- École Immaculée-Conception

# Baseline Information: Existing Social Services Facilities

Facility	Year Built	Condition	Gaps
Mary Berglund Community Health Centre	1981		<ul style="list-style-type: none"> <li>- Operating at maximum capacity</li> <li>- More space and staff is needed</li> <li>- Rental cost of building not sustainable</li> <li>- No emergency care</li> <li>- No long-term beds, needed for a variety of issues, addictions treatment included</li> <li>- More 'holistic' wellness services desired (counselling, dietary, preventative, etc.) and mental health services</li> <li>- Certain services unavailable (i.e. x-rays, pre-natal care, MRIs)</li> <li>- More senior care services desired</li> </ul>
Crossroads Employment Centre		- Facility meets current needs	
Ignace Nursery School (in Crossroads)			<ul style="list-style-type: none"> <li>- Only runs from September to June</li> <li>- Hours of operation not suited for 'irregular' employment hours</li> </ul>
EarlyON Child and Family Centre (in Crossroads)			<ul style="list-style-type: none"> <li>- Runs throughout the year</li> <li>- Hours of operation not suited for 'irregular' employment hours</li> </ul>

# Baseline Information: Social Services Gaps

- Social service infrastructure gaps noted include:
  - Additional **childcare facilities** needed, that support variety of employment / shift work, particularly if employed population increases
  - Expanded or additional health and social facility more space for staff and services, i.e. **mental health / emergency services / beds**
  - Health / social **facility does not operate 24 / 7**
  - A **homeless shelter in Ignace** (the nearest current facility is in Dryden (Hoshizaki House))
  - Affordable housing
  - Supportive housing
  - **Seniors housing & seniors geared services & Indigenous services**
  - Crossroads Employment Centre may require expansion as more people move to the area

# Baseline Information: Social Services Summary

## Strengths:

- Mary Berglund Community Health Centre offers a variety of services
- Crossroads Employment Centre facility currently meets needs

## Weaknesses:

- Health services in Ignace do not support the needs for all that is required
- **Mental health services** in region are **lacking**
- Mary Berglund is in need of space and staff to meet current capacity
- Location of Mary Berglund is difficult for those with no transportation, as it is a significant distance for many to walk
- Transportation to Dryden to obtain social, health and emergency services can be a challenge if you don't have access to a vehicle
- Specialized medical referrals are generally located in Kenora or Thunder Bay
- Current child care facilities do not provide services for those working 'irregular' hours, i.e. shift work
- The study area's seniors and Indigenous populations are being limited by the current social services provided

# Next Steps

## **Community Recreation Infrastructure:**

- Summary of projected demands and needs for recreational facilities in Ignace, resulting from the APM project
- Recommend strategies to leverage positive APM opportunities and mitigate negative APM consequences on recreational facilities in Ignace

## **Social Services Infrastructure:**

- Summary of projected demands and supply needs for social service infrastructure in local study area
- Provide overview of social service infrastructure impacts caused by APM project
- Recommend strategies to leverage positive APM opportunities and mitigate negative APM consequences on social services infrastructure

Ignace & Area Working Group

**Community Studies Future Scenarios /  
Options Assessment Presentation:  
Community Recreation & Social  
Services Infrastructure**

May 5, 2022

Karen Greaves Photography





# Agenda

- Baseline Summaries: Recreation & Social Services Infrastructure
- Change Analysis Summaries
- Potential Options
- Additional Considerations / Summary



# Baseline Information: Community Recreation

## Strengths:

- There are **many great options** for recreation in the community
- **None** of Ignace's recreational facilities were considered to be **'over capacity'**
- Current recreation trends focus more on **passive recreation / lifetime recreation / wellness**, rather than 'programmed' recreation, which decreases need for 'specific' recreation infrastructure
- Community members take advantage of **'natural' recreational amenities**, i.e. outdoors, water, berry and mushroom picking, traditional medicine, and more. These will continue to be the most significant type of recreational activities moving forward

## Weaknesses:

- Much of Ignace's community recreation is **contingent on volunteers**; however, many current volunteers are retiring
- Existing facilities are in **need of investment, upgrades, and more regular maintenance**
- Many existing facilities are **not accessible**
- Budget constraints make indoor recreation difficult (**operations / maintenance and permanent staffing and programming to manage**)



# Baseline Information: Social Services Summary

## Strengths:

- Mary Berglund Community Health Centre offers a variety of services
- Crossroads Employment Centre facility currently meets needs
- Many multi-use spaces available, i.e. churches / schools

## Weaknesses:

- **Mental health services & space for these services** in region are **lacking**
- **Location of Mary Berglund is difficult** for those with no transportation as it is a significant distance for many to walk
- Current child care facilities do not provide services for those working 'irregular' hours, i.e. shift workers
- The study area's seniors and Indigenous populations are being limited by the current social services provided



# Change Analysis Summary: Community Rec Infrastructure

Facility Type / Category	Current (Baseline)	Pre-Construction (2023 -2032)	Construction (2033 – 2042)	Operations (2043 +)
<b>Indoor</b> (Rec Complex, Heritage Centre, Library, Silver Tops)	<p><b>Rec Complex:</b></p> <ul style="list-style-type: none"> <li>- Need of minor upgrades</li> <li>- Not at capacity</li> <li>- Poor layout</li> <li>- Accessibility issues</li> </ul> <p><b>Heritage Centre:</b></p> <ul style="list-style-type: none"> <li>- Need of a larger space in order to adequately display materials</li> </ul> <p><b>Library:</b></p> <ul style="list-style-type: none"> <li>- Need of minor upgrades (windows, ceiling tiles)</li> </ul> <p><b>Dedicated youth and seniors facilities noted as gaps</b></p>	<ul style="list-style-type: none"> <li>- <b>Minor demands on Indoor facilities</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> </ul>	<ul style="list-style-type: none"> <li>- <b>Minor / medium demands on indoor facilities</b></li> <li>- <b>Population increase = temporary workers</b> (Camps, shift work)</li> <li>- <b>Population increase = The Ontario Immigrant Nominee Program</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Slight increase in use</b></li> <li>- <b>Wear &amp; tear</b></li> </ul>	<ul style="list-style-type: none"> <li>- <b>Major demand on indoor facilities</b></li> <li>- <b>Population increase = Workers, Families, children</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Increase in use</b></li> <li>- <b>Wear &amp; tear</b></li> <li>- <b>Facilities may reach capacity</b></li> </ul>

# Change Analysis Summary: Community Rec Infrastructure

Facility	Current (Baseline)	Pre-Construction (2023 -2032)	Construction (2033 – 2042)	Operations (2043 +)
<b>Outdoor, Formal</b> (Skate Park, Soccer Fields, Baseball Diamond, Tennis Courts, Golf Course)	<ul style="list-style-type: none"> <li>- <b>General maintenance</b> required, i.e. upgraded lighting</li> <li>- Tennis Courts need resurfacing and new nets</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Minor demands on facilities</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> </ul>	<ul style="list-style-type: none"> <li>- <b>Minor / medium demands on facilities</b></li> <li>- <b>Population increase = temporary workers</b> (Camps, shift work)</li> <li>- <b>Population increase = The Ontario Immigrant Nominee Program</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Slight increase in use</b></li> <li>- <b>Outdoor infrastructure</b> may be used more by temporary workers than indoor</li> <li>- <b>Wear &amp; tear</b></li> <li>- <b>Environmental impacts</b></li> </ul>	<ul style="list-style-type: none"> <li>- <b>Major demand on facilities</b></li> <li>- <b>Population increase = Workers, Families, children</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Increase in use</b></li> <li>- Facilities may <b>reach capacity</b></li> <li>- <b>Wear &amp; tear</b></li> <li>- <b>Environmental impacts</b></li> </ul>
<b>Outdoor, Informal</b> (Tower Hills, Trails, Beaches)	<ul style="list-style-type: none"> <li>- Tower Hill <b>not accessible</b> currently</li> <li>- Beach washroom upgrades planned by Township</li> <li>- Trails to water at beaches are not accessible</li> <li>- <b>More infrastructure to activate waterfront needed &amp; 'adjacent infrastructure'</b></li> </ul>			

# Potential Options: Community Rec Infrastructure

Facility	Pre-Construction (2023 -2032)	Pre-Construction / Construction (2033 – 2042)	Operations (2043 +)
<b>Indoor</b>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance, upgrades, and accessibility</li> <li>- Maintain and upgrade recreation facilities accordingly</li> <li>- Facilitate accessibility improvements</li> <li>- Multi-use facilities = opportunity for programming for youth / seniors</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance, upgrades, and accessibility</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> <li>- Look to existing facilities to accommodate additional indoor rec needs, maximize capacity of schools, churches</li> <li>- Development priorities shall go into developing multi-use indoor spaces, however specific facilities are also desired, i.e. youth centre &amp; indoor pool</li> <li>- Consider financial implications and population variance</li> </ul>
<b>Outdoor, Formal</b>	<ul style="list-style-type: none"> <li>- Complete general maintenance</li> <li>- Improve / develop adjacent infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> <li>- Development of additional outdoor infrastructure facilities that are accessible for all-ages</li> <li>- Focus on accessibility</li> </ul>
<b>Outdoor, Informal</b>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> <li>- Facilitate accessibility improvements</li> <li>- Develop adjacent infrastructure which will provide more opportunities for programming (beaches, trails)</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance,</li> <li>- Development of informal outdoor infrastructure near Camp, i.e. trails</li> <li>- Environmental impacts to be considered</li> </ul>	<ul style="list-style-type: none"> <li>- Focus development on adjacent infrastructure for all ages</li> <li>- Focus on accessibility</li> <li>- Environmental impacts to be considered</li> </ul>

# Change Analysis Summary: Social Services Infrastructure

Facility Type / Category	Current (Baseline)	Pre-Construction (2023 -2032)	Construction (2033 – 2042)	Operations (2043 +)
Mary Berglund Community Health Centre	<ul style="list-style-type: none"> <li>- Space for additional staff and services desired</li> <li>- No long-term beds, needed for a variety of issues, addictions treatment included</li> <li>- More 'holistic' wellness services desired (counselling, dietary, preventative, etc.) and mental health services</li> <li>- More senior care services desired</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Medium demands on facility</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- Slight increase in use</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Medium demands on facility</b></li> <li>- <b>Population increase = temporary workers</b> (Camps, shift work)</li> <li>- <b>Population increase = The Ontario Immigrant Nominee Program</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- Increase in use</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Major demand on facility</b></li> <li>- <b>Population increase = Workers, Families, children</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- <b>Increase in use</b></li> <li>- Certain facilities to reach capacity</li> </ul>
Crossroads Employment Centre	<ul style="list-style-type: none"> <li>- Facility currently meets needs</li> </ul>			
Ignace Nursery School (in Crossroads)	<ul style="list-style-type: none"> <li>- Only runs from September to June</li> <li>- Hours of operation not suited for 'irregular' employment hours</li> <li>- 13 new childcare spots in Ignace School</li> </ul>			
EarlyON Child and Family Centre (in Crossroads)	<ul style="list-style-type: none"> <li>- Runs throughout the year</li> <li>- Hours of operation not suited for 'irregular' employment hours</li> </ul>			

# Change Analysis Summary: Social Services Infrastructure

Facility Type / Category	Current (Baseline)	Pre-Construction (2023 -2032)	Construction (2033 – 2042)	Operations (2043 +)
Churches (Faith Lutheran, New Life, Immaculate Conception, Redemption Baptist)	<ul style="list-style-type: none"> <li>- Existing capacity</li> <li>- Minor upgrades required</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Minor demands on facilities</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- Slight increase in use</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Minor / medium demands on facilities</b></li> <li>- <b>Population increase = temporary workers</b> (Camps, shift work)</li> <li>- <b>Population increase = The Ontario Immigrant Nominee Program</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- Slight increase in use</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Major demands on facilities</b></li> <li>- <b>Population increase = Workers, Families, children</b></li> </ul> <p><i>Impacts on Infrastructure:</i></p> <ul style="list-style-type: none"> <li>- <b>Wear &amp; tear</b></li> <li>- Increase in use</li> </ul>
Schools (Ignace School, École Immaculée-Conception)	<ul style="list-style-type: none"> <li>- Ignace School: operates at a 25 – 30% capacity</li> <li>- École Immaculée-Conception: operates at a 25 – 30% capacity</li> </ul>			



# Potential Options: Social Service Infrastructure

Facility	Pre-Construction (2023 -2032)	Construction (2033 – 2042)	Operations (2043 +)
Mary Berglund Community Health Centre	<ul style="list-style-type: none"> <li>- Focus on acquiring more space for additional social service facilitation</li> <li>- Look to existing spaces that are under capacity (schools, churches)</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on acquiring more spaces for additional social service facilitation</li> <li>- Look to existing spaces that are under capacity (schools, churches)</li> <li>- Camp health facility may provide social services for additional population</li> </ul>	<ul style="list-style-type: none"> <li>- Facility requirements will increase, expansion of facility OR additional facility will be required</li> <li>- New facility should consider proximity to residential area(s) (accessibility)</li> <li>- Consider financial implications</li> </ul>
Crossroads	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> </ul>	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> </ul>	<ul style="list-style-type: none"> <li>- Additional childcare facilities may be required</li> <li>- Crossroads may require additional space as the utilization for all tenants in the building will increase</li> <li>- Explore funding opportunities &amp; financial implications</li> </ul>
Institutions, Multi-Use Facilities (Church, Schools)	<ul style="list-style-type: none"> <li>- Focus on continued maintenance</li> <li>- Explore partnerships with Mary Berglund and childcare operators</li> <li>- Maximize use of these facilities outside of their core function</li> </ul>		



# Community Rec / Social Services Infrastructure: Additional Considerations / Summary

- Seniors represent the largest population cohort, so a **focus on seniors facilities / accessibility should continue** (although not necessarily a direct impact of the APM)
- **Community rec infrastructure (& programming) for youth should be a priority** in the project's early stages, despite the projection that the 'youth' population is not likely to increase until the Operations Phase
- Outdoor 'informal' recreation demands will likely experience the most significant increase throughout all temporal project boundaries
  - Environmental preservation and degradation should be considered / mitigated through strategies and development of 'adjacent' infrastructure
- Priority to **maximize the use of existing facilities outside of their core function** (schools, churches)
- Development emphasis on multi-use facilities (flexibility); development of new facilities must consider varying population (tax base), resources from Township and volunteer base
- Seek out **funding for operations and maintenance** of existing facilities to maintain good state of repair for existing facilities & to **improve accessibility**

