

Proposed amendments to the Sandbanks Provincial Park Management Plan

Currently the 1993 management plan for Sandbanks Provincial Park commits to preserving buildings within the historical zone of the park. However, due to costs and competing priorities, Gray House and MacDonald House, buildings that date back to the late 1870s, are now in an advanced state of disrepair.

Cultural heritage evaluations of the buildings have indicated that the buildings are no longer candidates for reconstruction; however, there are opportunities for commemoration.

We would like to better ensure park visitor safety by demolishing the buildings in 2020, as funding permits.

We are proposing specific sections of the management plan to be amended to allow the demolition of the two buildings, but continue the original intent of considering other uses (e.g., roofed accommodation) in those locations. We are proposing changes to the following sections:

Proposed amendments to Chapter 5 Park Boundary and Zoning:

5.2.2 Historical Zone 2 MacDonald Farm (56 ha)

The MacDonald Farm offers insights into historical agricultural uses of park lands. It dates back to the time of United Empire Loyalist settlement and illustrates the historical themes of agriculture and resort development unique to this area of the province.

~~DELETED: The cultural heritage features within this zone include the MacDonald House, dating back to 1878, the barns and outbuildings, the remnants of the Lakeland Lodge and the historic MacDonald/Hyatt wharf. The latter structure was most popular in the late 1800s.~~ **ADDED: The cultural heritage features within this zone include buildings associated with the MacDonald farm, the remnants of the Lakeland Lodge and the historic MacDonald / Hyatt wharf. The Gray House operated as the Lakeview Lodge soon after its construction in 1869 by the Hyatt family.**

~~DELETED: Management policies for this zone include the preservation of the MacDonald House and the barns, as well as the MacDonald/Hyatt wharf site and the site of the Lakeland Hotel. Any deterioration will be arrested, and potential for restoration, adaptive reuse and interpretation of the structures will be examined as part of the cultural resources management plan.~~

ADDED: Management policies for this zone include the interpretation of the elements of the former agricultural and resort development character of the area. The potential for restoration, adaptive reuse and interpretation of the structures will be examined and

considered. The MacDonald House and Gray House had potential for adaptive reuse, but over time their condition deteriorated to the point that they could no longer be repurposed. The MacDonald House and Gray House were scheduled to be demolished in 2020. In keeping with the intent of adaptive reuse of buildings, the development of other facilities (e.g., roofed accommodation) may be considered in the location of the historical buildings.

This Historical Zone also includes several of the agricultural fields associated with the MacDonald Farm and the historic Gray House. ~~DELETED: The Gray House operated as the Lakeview Lodge soon after its construction in 1869 by the Hyatt family. The house is in good condition and it will not be allowed to deteriorate further. The house's potential as a candidate site for a heritage bed and breakfast establishment will be examined in the cultural resources management plan.~~ The agricultural fields contained in the Historical Zone will be managed to retain the spatial form of the field and hedgerow patterns of the late 1800s period, as determined by the cultural resources management plan and as detailed in the vegetation management plan.

Proposed amendments to Chapter 6 Resource Management Policies:

6.5 Cultural Resources

A cultural resources management plan will be developed to guide the management of the cultural resources of the park. The cultural resources management plan will include recommendations on:

- the preservation of significant cultural landscape patterns, structures and sites;
- the restoration, interpretation and/or adaptive reuse of significant heritage structures and sites;
- the development of new facilities for the display and interpretation of elements of the cultural heritage of the park;
- specific management techniques for preserving or allowing the evolution of the cultural resources of the park.

A study was completed in 1991 which identified the cultural resources of Sandbanks Provincial Park, outlined their significance and made recommendations for their management. Resources of primary significance in the park include:

- archaeological sites near the carrying place on the West Lake dunes and near the former Lakeshore Lodge site;
- the Lakeshore Lodge ruins and the associated landscape;
- the MacDonald Farm and the associated wharf site and agricultural field patterns;
- the Gray House (Lakeview Lodge);
- the Barrett House;
- the sugar bush at the intersection of Maple Lane and the West Point Road.

Heritage interpretation messages will be developed for each of these features and others as determined by the cultural resources management plan. In the interim,

ADDED: as resources permit, cultural resources will be stabilized and will not be allowed to deteriorate further. **DELETED:** Restoration of the MacDonald House and farm buildings, the Gray House and the Barrett House will be undertaken in conjunction with future adaptive reuse of the structures (see Sections 7.4 and 8.9). **ADDED:** Restoration of the Barrett House took place in 1998/1999 in conjunction with adaptive reuse of the structure (see Section 7.4.3).

Archaeological sites that have been identified in the park, as well as sites that are discovered, will be protected from development. Opportunities for archaeological research will be sought and will be guided by the recommendations of the cultural resources management plan.

Coordination of the Vegetation and Cultural Resources Management Plans will be required for common elements such as hedgerows and old fields.

Proposed amendments to Chapter 7 Operations Policies:

DELETED: 7.4.3 Bed and Breakfast Accommodations

Opportunities will be permitted for privately operated bed and breakfast establishments at selected heritage homes within the park. These bed and breakfast homes will offer an alternative accommodation service, on a reservation basis, for visitors to the park. They will have themes which interpret the heritage of the local area. Market rates will be charged for these accommodations to eliminate the potential for unfair competition with existing local businesses around the park.

Three potential bed and breakfast locations have been identified. These include the MacDonald House, the Gray House and the Barrett House. The operation of bed and breakfast establishments in these homes will be offered as concessions to interested and qualified private operators.

ADDED: 7.4.3 Roofed Accommodation

Two roofed accommodation facilities are available at Sandbanks Provincial Park: Maple Rest (Barrett House) and Jacques' Cottage. Both facilities offer fully equipped kitchens, multiple bedrooms and excellent access to the park.

Roofed accommodation could also be developed on the site of the MacDonald House or Gray House.

Proposed amendments to Chapter 8: Development Policies:

In Chapter 8 Development Policies

Park facilities will be maintained or replaced as necessary, as budgets allow, to provide

continued service to park visitors and to ensure that public safety and environmental protection needs are met. **ADDED: Any structures posing a health and safety risk will be removed.** New development is planned as follows.

8.3 Parking Areas

Existing parking areas in the Outlet Sector will be redesigned and reorganized to reduce the environmental impact on the dune systems. The revisions will improve the efficiency of the traffic movement system during peak use periods and pedestrian safety in the day use areas. The redesign will also enhance the aesthetics of the recreational experience at Outlet Beach. A more detailed description of the proposed redesign of parking areas is included under Section 8.5.1.

Parking areas will be designed for the proposed new visitor centre and at the West Lake Day Use Area. The parking area at West Point will accommodate users of the visitor centre and the Lakeshore Trail and picnic areas. A separate, smaller parking area at West Lake will accommodate users of the interpretive trails that begin at West Lake.

Small parking areas will be provided at the MacDonald Farm and at the Gray House to accommodate those using the trail systems and the small day use/interpretive sites at the MacDonald Farm. **DELETED: They will also serve the bed and breakfast establishments at the Gray House and MacDonald House.**

A parking area will also be provided at the main gatehouse and park administration headquarters, to accommodate those people who attend the daily roll-call for vacant campsite reservations or who seek information at the park headquarters.

8.5.2 MacDonald Farm Day Use Area

The MacDonald Farm day use area is associated with an Historic Zone around the farm and the former wharf site. Site development will be limited to picnic sites on the point near the wharf, as well as a small parking area for 5-10 cars. This area will also serve as the access to the Lakeshore Trail and the Woodlands Trail to West Lake. Potential restoration **DELETED: adaptive reuse such as bed and breakfast accommodation** and interpretation of the MacDonald **DELETED: House** and farm buildings and the former wharf will be considered in the cultural resources management plan.

8.6 Boat Launching and Mooring

There are currently very few opportunities for public launching of small craft onto Lake Ontario in the southwest area of Prince Edward County and none onto Athol Bay. This situation has led the boating public and elected representatives to ask the Ministry of Natural Resources to consider locating a public launch and mooring site on Athol Bay within Sandbanks Provincial Park.

After consideration of the backshore, shoreline and lake conditions on Athol Bay, it has been decided that any new public small craft launch facility on Athol Bay is not practical. There is a lack of a natural harbour of any kind in Athol Bay and the wind and wave conditions create very dangerous waters for launching and mooring small craft, particularly in stormy weather.

The site that received most attention was the historic MacDonald / Hyatt wharf site. This site is highly exposed to wind and wave action. The cost of creating a safe artificial harbour basin is judged to be exorbitant. Furthermore, the area required for parking and launching facilities on the backshore is not available at this site. Given a ramp's probable popularity, the launch traffic would be incompatible with the values of the ~~DELETED: adjacent MacDonald Farm bed and breakfast potential~~ ~~ADDED: area~~. Use of this area by the few commercial fishermen active in the waters near the park can continue, subject to monitoring.

A facility for small craft mooring is included as part of the West Lake Day Use Area, allowing small craft to dock, but not launch, at the swimming beach and picnic area. The existing launching opportunity on the Outlet River is continued, subject to the restrictions outlined in Section 8.2.

8.8 Cultural Heritage Interpretation Facilities

The current park museum and visitor centre are inappropriately located. The former Lakeshore Lodge site near West Point will more evenly distribute use in the park and offer associated historic and prehistoric themes. ~~ADDED: An alternative location could be on the site of the MacDonald House or Gray House~~. The functions of the park museum and visitor centre should be located ~~DELETED: here~~ in a new visitor centre which:

- reflects the historic character of the park's early architecture;
- retains the historic traces of the old lodge;
- does not have impact on the nearby archaeological resources;
- encourages high quality interpretive programming and visitor services.

An approved site selection plan and site plan are required in locating and developing this new park visitor centre.

Cultural heritage interpretation in the entire park will be enhanced. There are several additional facilities that may be restored to improve the delivery of heritage interpretation services and to preserve cultural heritage features and landscapes in the park.

These facilities include the MacDonald ~~DELETED: House and farm~~, the MacDonald/Hyatt wharf site ~~DELETED: the Gray House (Lakeview Lodge)~~ and the Barrett House, ~~ADDED: restored in 1998/1999, which contribute to the cultural interpretation of the park~~. Restoration, interpretation and construction of all cultural

heritage facilities will be guided by the comprehensive cultural resources management plan for the park.

8.9 Park Administration and Headquarters

A new park headquarters and administration building will be developed in a more central location. The current location along the road to Outlet Beach reinforces the perception that Sandbanks Provincial Park is primarily centred on the Outlet Sector. The current location is not at the central distribution point for visitors to the park, once the proposed new park entrance road is in place. The current location is also constrained by limited parking facilities, especially during the hectic campsite roll-call period.

A proposed location for the park headquarters is shown on Figure 5 near the proposed gatehouse on the park entrance road. **DELETED: As an option, should a bed and breakfast concession establishment in the MacDonald House prove not to be feasible, this house could be renovated and reused as the new park headquarters.** **ADDED: An alternative location could be at the site of the MacDonald House.** A site selection plan and site plan will be prepared before locating a new site for this facility.

Proposed amendments to Chapter 9 Implementation Policies:

In 9.3 Phase 3

This phase covers further initiatives that complete the implementation of the Management Plan.

- Construct a new visitor's centre in the West Point area.
- Construct dune observation deck and interpretive trail near West Point.
- Complete overall park trail system.
- Close landfill site.
- **ADDED: Demolish Gray and MacDonald Houses**