

Township of Alnwick/Haldimand

Infrastructure Report

(Phase I)

Outlining:

- **General Information**
- **Risk Analysis**
- **Accessibility Assessment**
- **Maintenance Requirements**

Council Adoption: September 18th, 2014
Due for review: September 18th, 2018
Person Responsible: Chief Building Official & Accessibility Coordinator

Preface

The following Report (Phase I) was directed by the Council of the Township of Alnwick/Haldimand to be completed for the purpose of defining existing public facilities and properties. This detailed Report outlines a physical analysis in providing information to the Corporation and the general public of each public facility under the ownership, jurisdiction and authority of the municipal Council. The aim of this component of the Report is to illustrate a complete description of each facility which will be a benefit to everyone knowing the resources.

The second component of the Report pertains to acknowledging the requirements of each facility in achieving compliance to examining physical barriers and ensuring full accessibility to the general public and the corporate employees in achieving the standards that are required under the Accessibility for Ontarians with Disabilities Act (AODA).

Phase II of this evolutionary document municipal staff will prioritize course of action and an estimate of costing to complete tasks to ensure AODA compliance.

The third component of the Report is to illustrate in the opinion of the Chief Building Official (CBO) observations as to potential risks that need to be attended to as to public health and safety. This assessment is beneficial as being documented and to enact a program to deal with these upgrades to our municipal facilities. Phase II will quantify, prioritize and provide a course of action for each potential risk.

The Chief Building Official has also illustrated the maintenance requirements for each facility in allowing the opportunity to ensure a program is in place to monitor these maintenance initiatives. This assessment will preserve the integrity of the building structure and increase the effectiveness and efficiencies of the operations of each facility.

In closing, this initial Report provides a basis to move forward and may result in subsidiary Reports defying a specific component in achieving the ultimate goals and objectives as to public health and safety; accessibility and increase the efficiencies through best practices and programs for each facility and municipal property outlined in this Report.

This is a Report that will evolve over time in achieving its initiatives which will require the collaboration of the municipal Council in providing direction and that of municipal staff in providing factual information and logical recommendations to serve the best interests of the Corporation.

Acknowledgement

I wish to acknowledge with deep appreciation and gratitude our Chief Building Official, Daryl Hall in completing a physical assessment of each facility in outlining the potential risks and required maintenance and that of our Administrative Assistant Dianne Nicholls for the design as to presentation and the completion of the report in compiling the information. Also for her knowledge and input in respect to the accessibility components of the Report.

Also, I wish to recognize the comments and written input of municipal departments in providing concise, accurate information to be incorporated in the Report.

Finally, acknowledge those volunteers of the various community centres as a resource in providing historical and factual information to qualify the integrity of this Report.

It's truly appreciated as to the total collaboration that has transpired by everyone in completing this Report.

Terry Korotki,
CAO
September 18th, 2014

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**Alnwick Civic Centre
(includes Roseneath Library and Fire Station #3)**

Location: Plan 45, Lot 67 to 69PT RP
East side of County Road #45

Survey: 39R725 Part 1 to 3

Civic Address: 9059 County Road #45

Seating Capacity: **Auditorium:** Non-fixed Chairs 400; Chairs with tables (dancing) 190;
Chairs with tables (dining) 280; Chairs with Tables 330
Community Room: Non-fixed Chairs 70; Chairs with tables (dining) 50;
Chairs with Tables 50.
Library: 60

Roll No.: 1450-226-020-03703-0000 Assessment Value: \$989,000 (2014)

Acreage/
Dimensions: 2.99 Acres; 11,000 sq. ft. land area

Constructed: 1980, Addition to Fire Station 1993, Accessibility Renovations 2010

Structure: One Storey

Occupancies: Lobby, Municipal Office, Vault, Council Chambers, Community Room, Inner Kitchen, East Kitchen, Bar Room, Auditorium, Fire Prevention Office, Community Policing Office, Janitors Room, Cloak Room, Accessible Family Washroom, Electrical Room, Ladies Washroom, Men’s Washroom, Library, Fire Hall, Storage Room, Emergency Room Supplies.

Hydro: 400 Amp Service

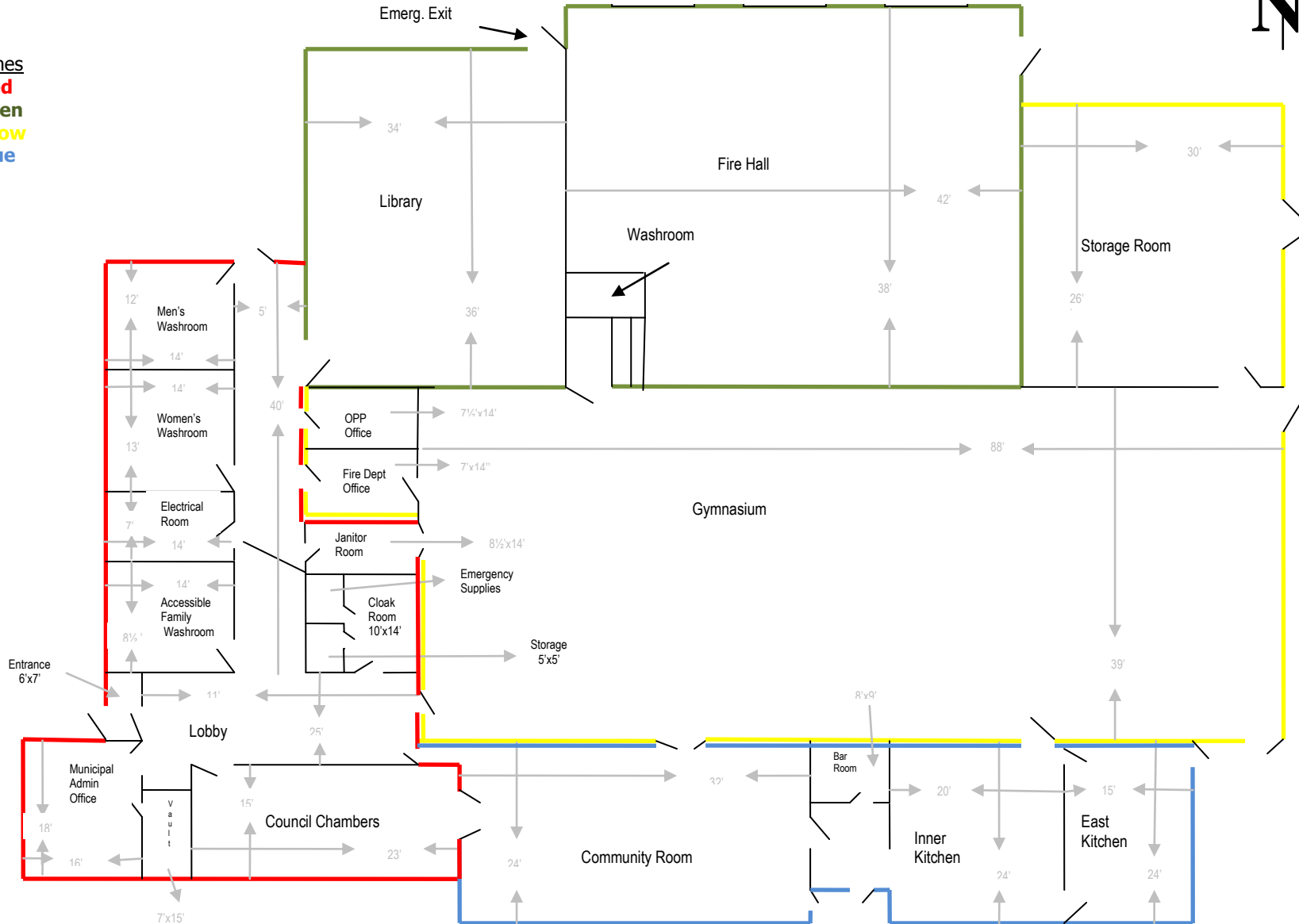
Heating System: Electrical, Baseboard Heaters

Alnwick Civic Centre (includes Roseneath Library & Fire Station #3)

Floor Plan



- Fire Alarm Zones**
Zone 1 = **Red**
Zone 2 = **Green**
Zone 3 = **Yellow**
Zone 4 = **Blue**



Alnwick Civic Centre
(includes Roseneath Library and Fire Station #3)

Land Map



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Alnwick Civic Centre
(includes Roseneath Library and Fire Station #3)

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	Parking - No Accessible spaces	Install signs–1 front & 2 back of building	Sept 30/06
Aug. 8/06	1	Parking – No Accessible spaces	Paint accessible parking space	Aug. 2008
Aug. 8/06	3	No Directional Sign to Accessible Door	Install signs after door is fixed	Sept. 2010
Aug. 8/06	1	Paths-Narrow / No Guardrail at culvert	Build new path from building to parking lot	Sept. 2010
Aug. 8/06	4	Library Exterior Doorways Narrow – not accessible	Make main door accessible Remove ramp or repair-safety issue	Sept. 2010
Aug. 8/06	1	Main Door Exterior-narrow not accessible	Build new doorway and ramp	Sept. 2010
Aug. 8/06	4	Signage inside – not universal	Change signs	Mar, 2008
Aug. 8/06	4	Doorways-too narrow	Widen doors	Sept.2010
Aug. 8/06	3	Doorways-Round knobs	Change knobs to levers	Sept. 2010
Aug. 8/06	8	No Sound System	Install sound system	July, 2009
Aug. 8/06	1	Washrooms – not accessible	Build family washroom in storage room	Sept. 2010
Aug. 8/06	Deferred	Washrooms-narrow doors	Widen doors	
Aug. 8/06	1	Washrooms-tap handles incorrect	Change handles-1 sink	Sept 25/07
Aug. 8/06	4	Washrooms-mirrors too high	Lower mirrors or angle	Sept 25/07
Aug. 8/06	Deferred	Washrooms-stalls-grab bars angled	Install new L-shaped bars	Sept 25/07
Aug. 8/06	1	Washrooms-stalls-paper holder wrong side	Move holder	Aug. 31/07
Aug. 8/06	1	Washrooms-stalls-no inside door handles	Install handles	Sept 25/07
Aug. 8/06	1	Washrooms-stalls-hooks too high	Move hooks or add another hook	Sept 25/07
Aug. 8/06	1	Washrooms-urinals-no bars	Install grab bars	Sept 25/07
Aug. 8/06	1	Kitchen-some tap handles incorrect	Change some tap handles	July, 2008
Aug. 8/06	5	Kitchen-high serving counter	Lower counter	
Aug. 25/06	1	Southeast door of the auditorium not accessible	Build small ramp with cold mix at door And install sign	Sept. 2010

Alwick Civic Centre
(includes Roseneath Library and Fire Station #3)

Potential Risk

Interior

- No concerns at time of inspection.

Exterior

- Fire route exit door – North East side of library needs sidewalk outside exit door and it should be properly cleared in winter for proper exiting.

Maintenance / Aesthetics Required

Interior

- No concerns at time of inspection.

Exterior

- Eavestrough cleaned semi-annually.
- Grass Cutting
- Snow Removal
- General Maintenance.



Bethesda North Cemetery

Location: Concession 9, Part Lot 34 & 35

Survey: 39R3416 Parts 4 to 7 R/2 to Parts 4 & 5

Civic Address: 494 North Bethesda Road

Seating Capacity: N/A

Roll No.: 1450-116-080-21500-0000 Assessment Value: \$137,500.00 (2014)

Acreage/
Dimensions: Land: 35,719.2 sq. ft., 475.23 ft. frontage

Originated: Unknown

Structure: N/A

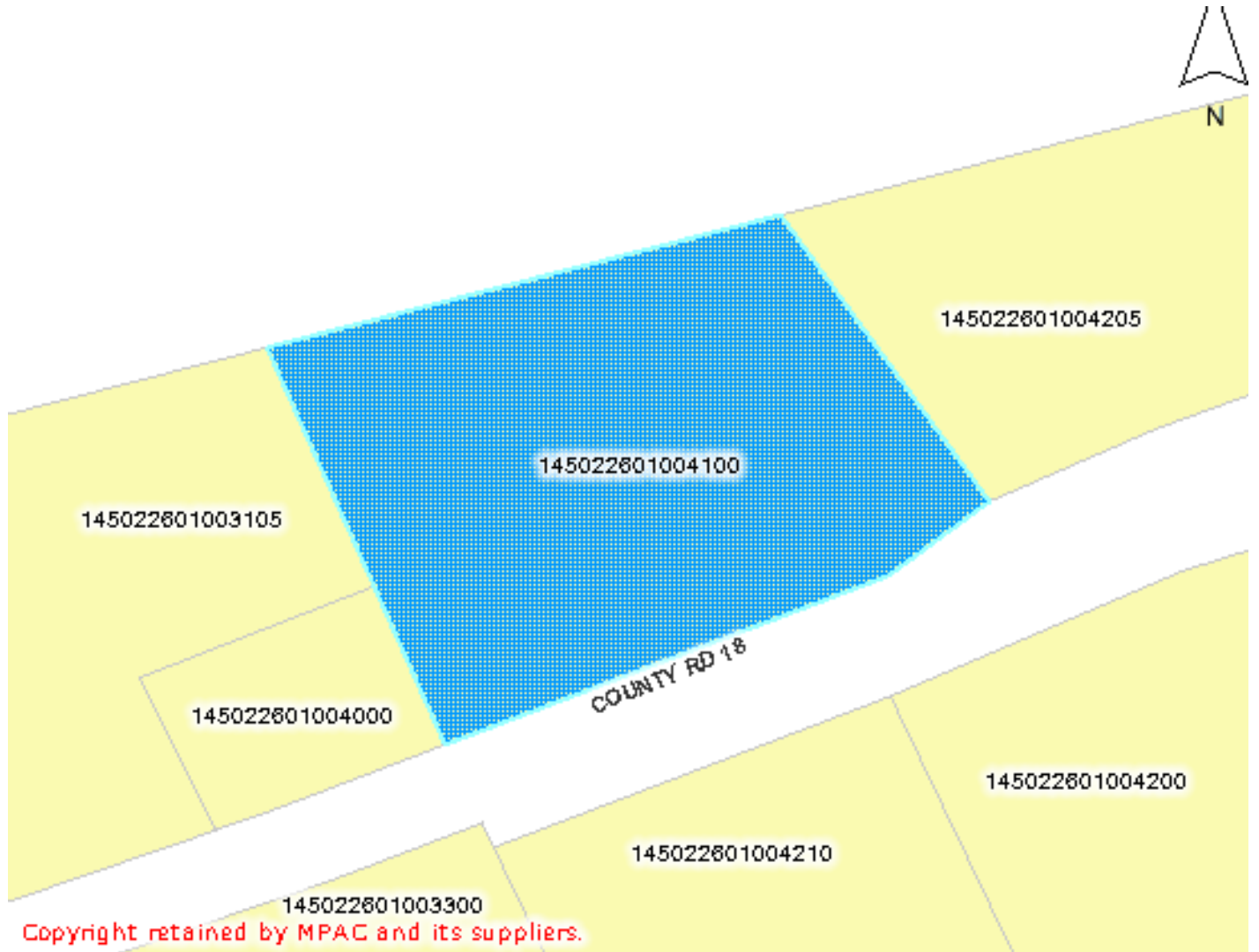
Occupancies: N/A

Hydro: N/A

Heating System: N/A

Bethesda North Cemetery

Land Map



Bethesda North Cemetery

Potential Risk

Interior:

- N/A

Exterior:

- None at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- Grass Cutting
- General Maintenance

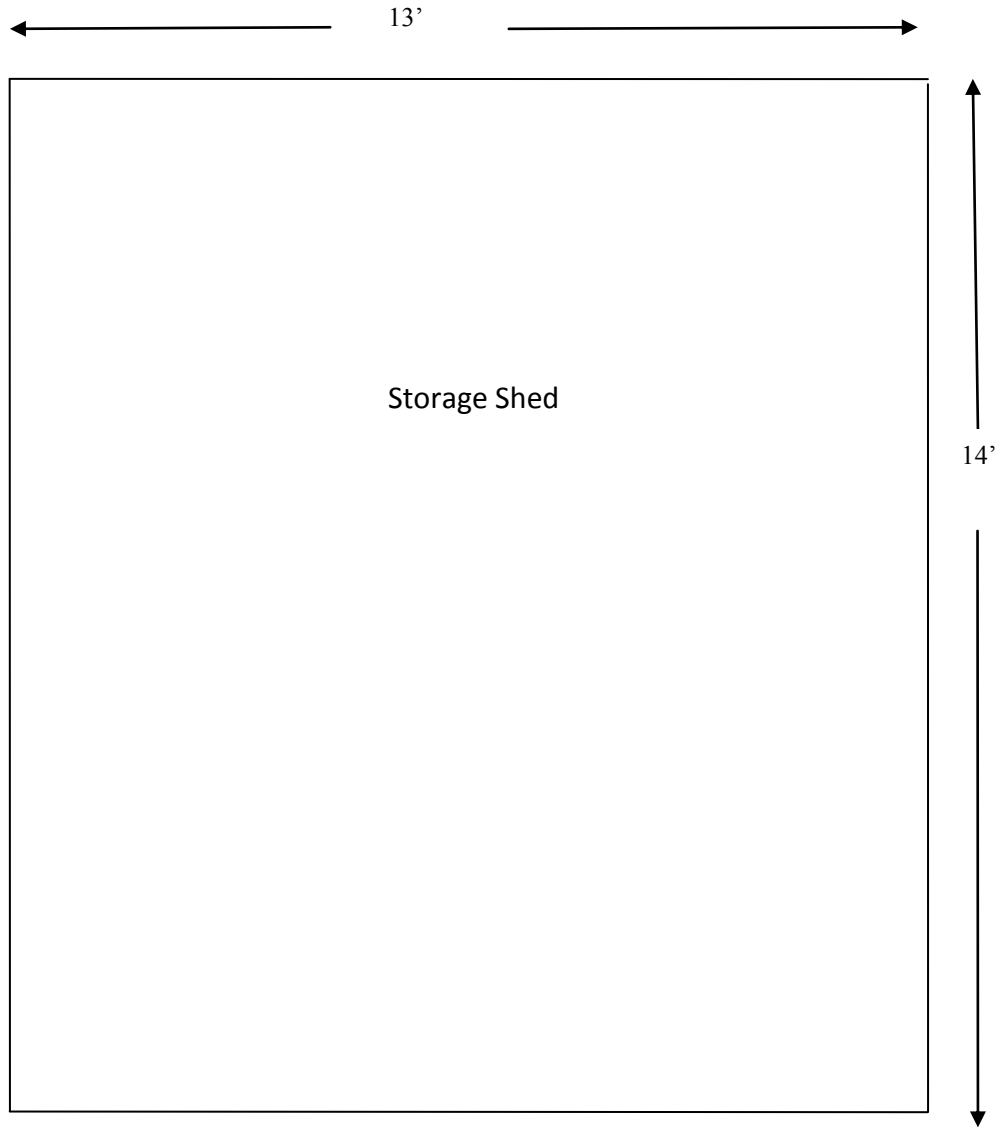


Centenary Cemetery

Location: Concession 1, Part Lot 8,
Survey: RP 39R6145 Part 9
Civic Address: 7978 County Road 18
Seating Capacity: N/A
Roll No.: 1450-226-010-04100-0000 Assessment Value: \$90,500 (2014)
Acreage/
Dimensions: Land: 2.60 Acres; 375.3 ft. frontage; 318.94 ft. Depth
Storage Shed: 13' x 14'
Originated: Unknown
Structure: Stone
Occupancies: N/A
Hydro: N/A
Heating System: N/A

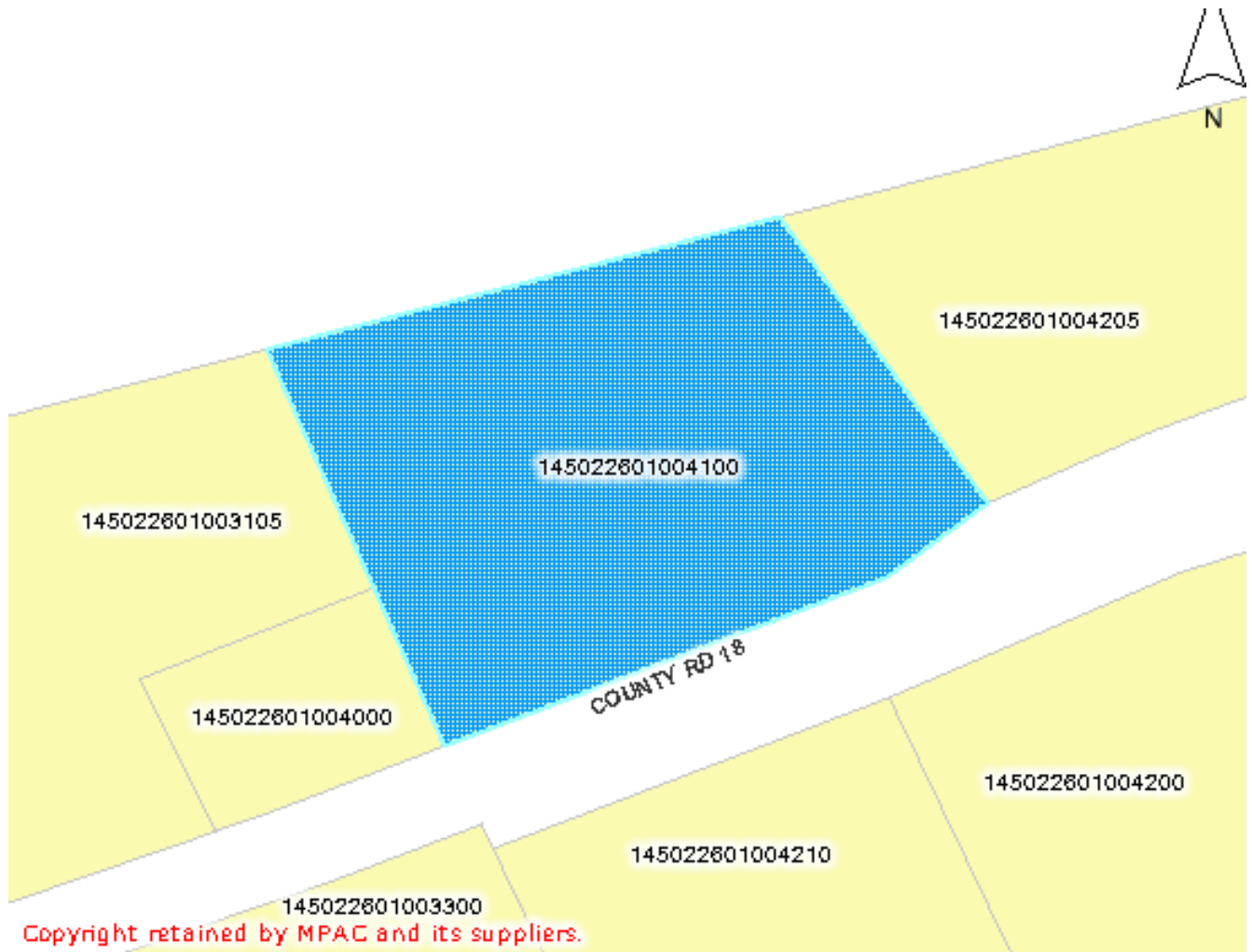
Centenary Cemetery

Storage Shed Floor Plan



Centenary Cemetery

Land Map



Centenary Cemetery

Potential Risk

Interior

- None at time of inspection.

Exterior

- None at time of inspection.
-

Maintenance / Aesthetics Required

Interior

- None at time of inspection

Exterior

- Grass Cutting
- General Maintenance



**Centreton Ball Park – Centennial Park
(Decommissioned)**

Location: Concession 5, Part Lot 28
South side of County Road #22

Survey:

Civic Address: 283 County Road #22

Seating Capacity: N/A

Roll No.: 1450-116-060-03500-0000 Assessment Value: \$51,000 (2014)

Acreage/
Dimensions: 6.0 Acres; 330.0 ft. frontage;

Constructed: 1967; Decommissioned 2012

Structure: N/A – Decommissioned

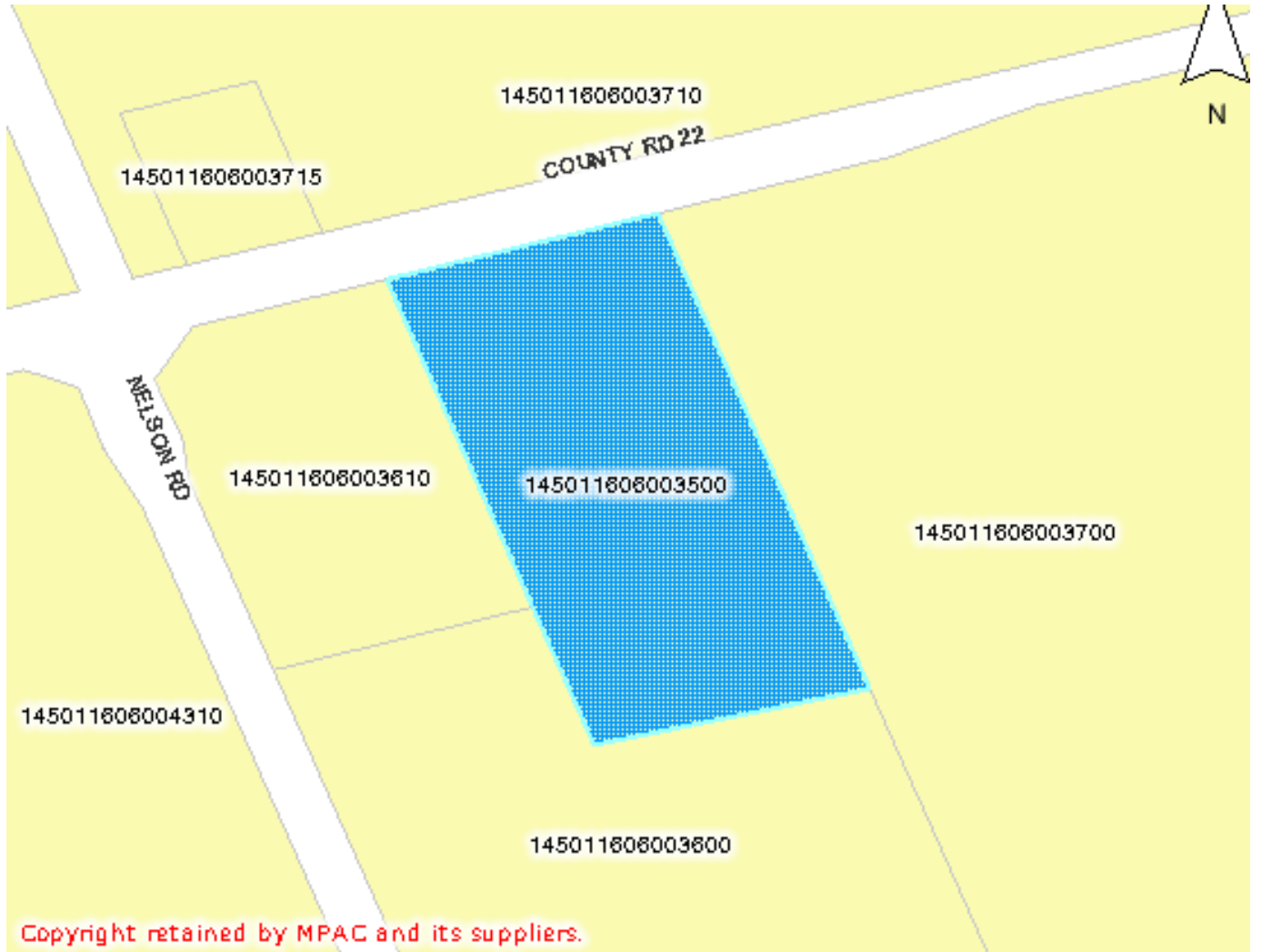
Occupancies: Ball Park Decommissioned

Hydro: N/A

Heating System: N/A

Centreton Ball Park – Centennial Park
(Decommissioned)

Land Map



Centreton Ball Park – Centennial Park
(Decommissioned)

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06		Not in use	No action required	N/A

**Centreton Ball Park – Centennial Park
(Decommissioned)**

Potential Risk

Interior

- N/A

Exterior

- No concerns at time of inspection.
-

Maintenance / Aesthetics Required

Interior

- N/A

Exterior

- Grass Cutting.
- General Maintenance.



Centreton Community Centre & Library

Location: Concession 5, Part Lot 18
East side of County Road #23

Survey:

Civic Address: 2363 County Road #23

Seating Capacity: **Community Centre:** Non-fixed Chairs only 95; Chairs with tables (dancing) 45; Chairs with tables (dining) 60; Chairs with tables 75
Library: 60

Roll No.: 1450-116-050-15500-0000 Assessment Value: \$276,500 (2014)

Acreage/
Dimensions: 0.5 acres; 22,651.2 sq. ft.; 172.97 ft. frontage (Land)
2,152 sq. ft. (Community Centre); 1,700 sq. ft. (Library);

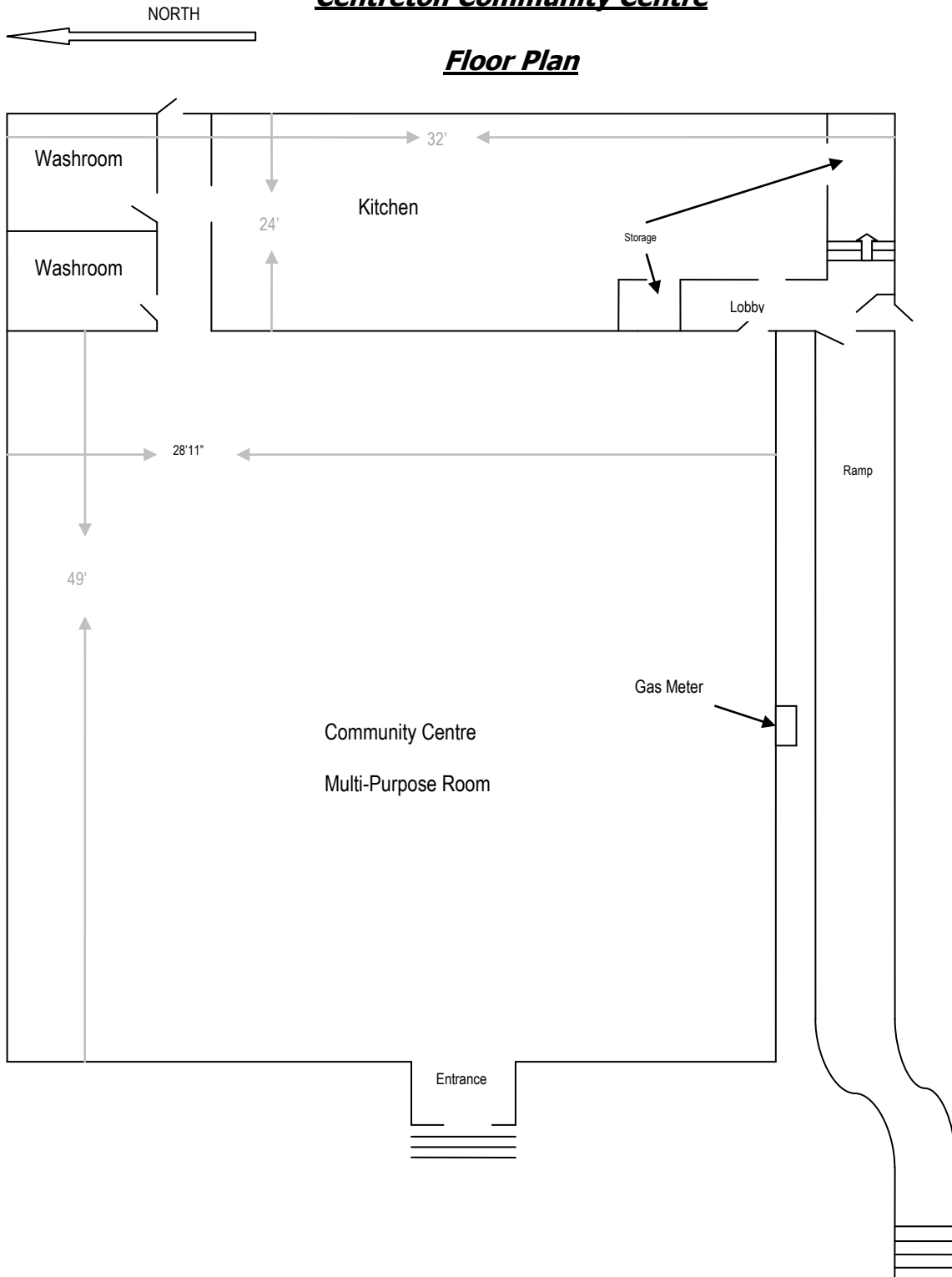
Constructed: **Community Centre:** Original Building 1880, addition approx. 1960
Library: 2010

Structure: **Community Centre:** One storey with basement under addition; Stone block foundation & wood frame construction with exterior brick veneer; (assumed building/property ownership March 29, 1989 (Instrument #149690)
Library: One storey

- Occupancies: **Community Centre:** Multi-purpose room, kitchen, washrooms, and storage. Basement contains furnace room, electric water heater and water pump.
 Library: Main Library, Librarian’s Office, Children’s Area, Computer Room, Teen Room and Junior Fiction Room.
- Hydro: 200 Amp Service – 2 separate panels, one for library and one for Community Centre
- Heating System: **Community Centre:** Two gas fired forced air furnaces in basement
 Library: Natural gas forced air; 2 units on roof of Community Centre kitchen; south wall of library natural gas fire place.

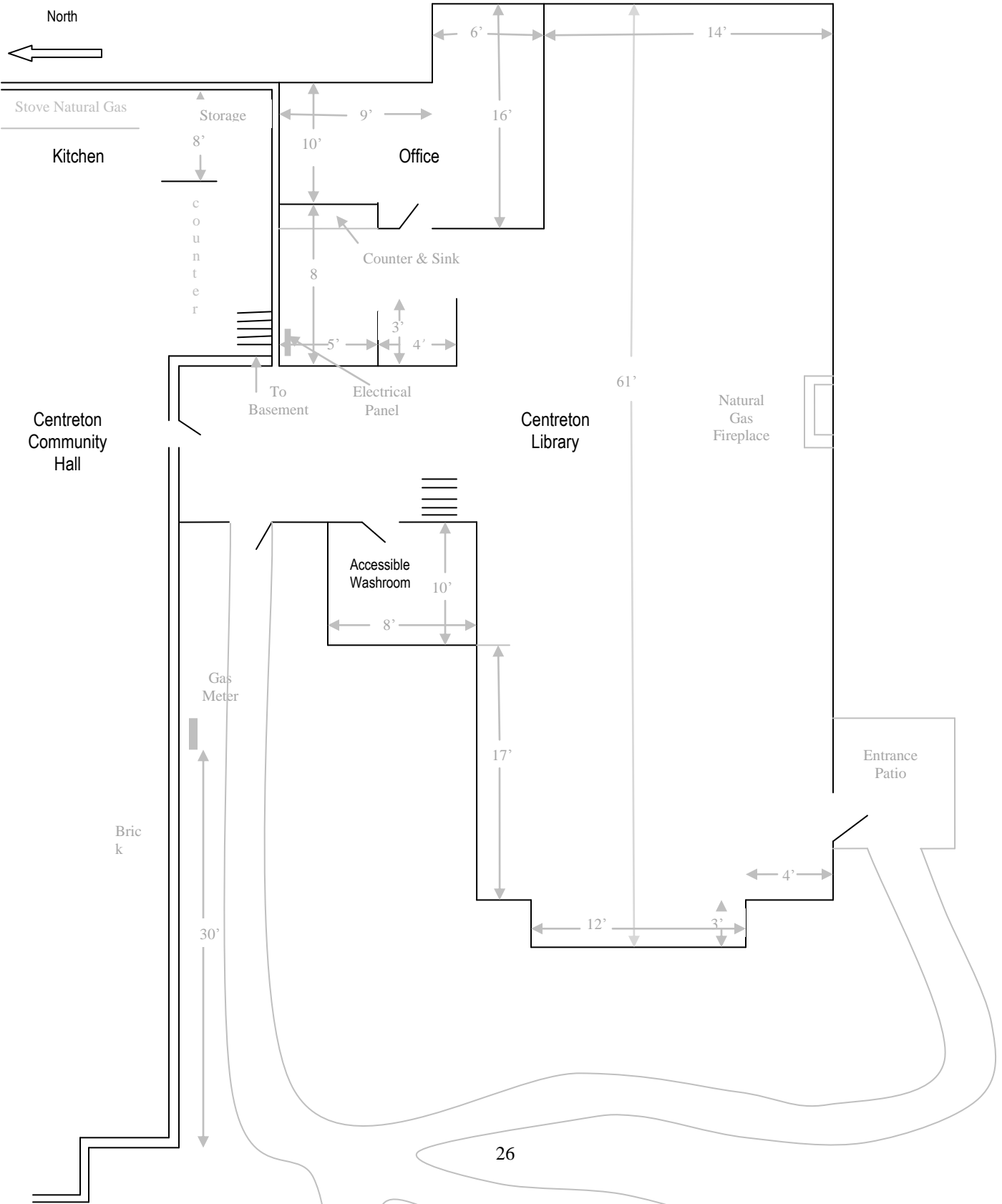
Centreton Community Centre

Floor Plan



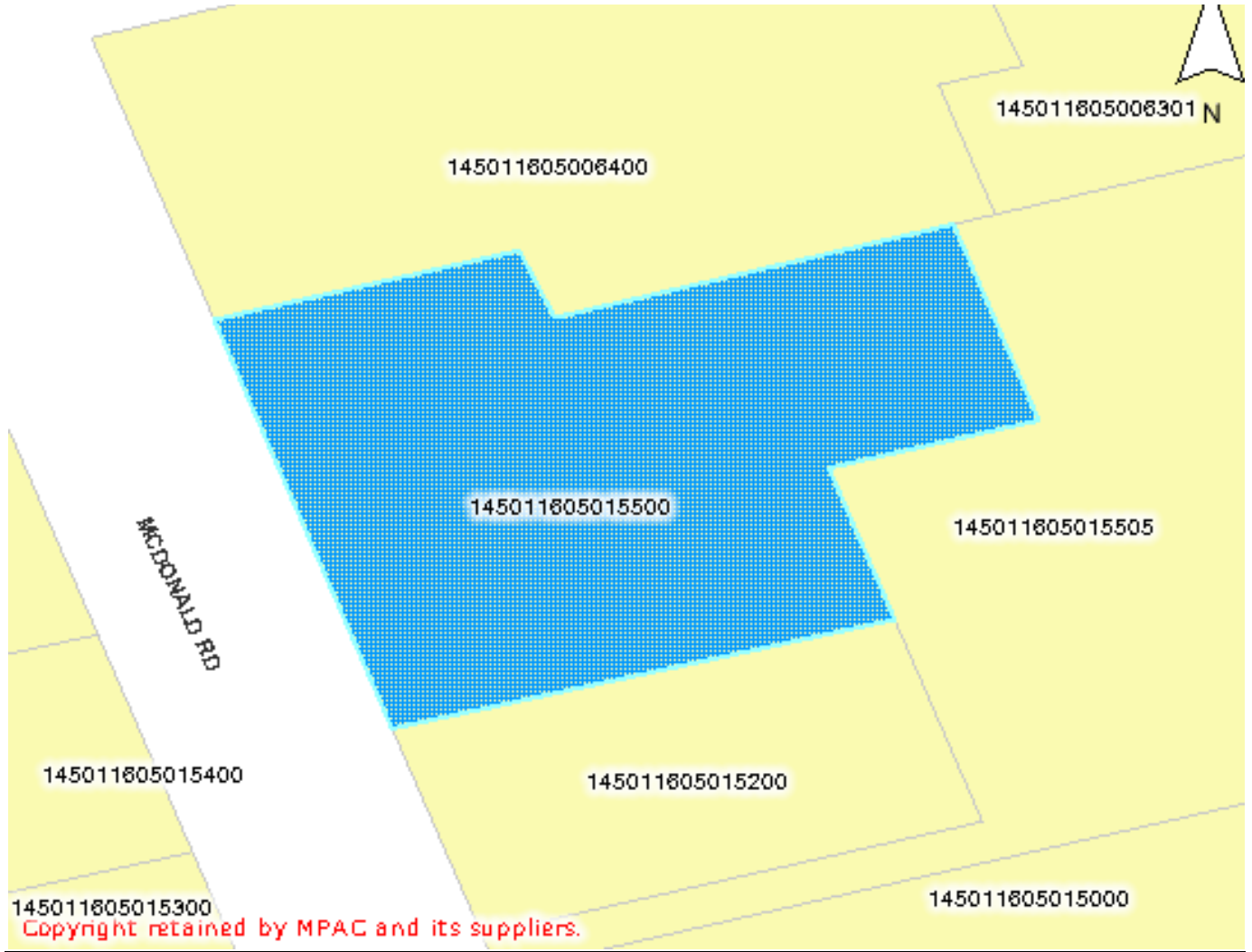
Centreton Library

Floor Plan



Centreton Community Centre & Library

Land Map



Centreton Community Centre / Library

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	No accessible parking space & pathways	Install sign	2009
Aug. 8/06	1	Walkways narrow and uneven	Replace walkways	
Aug. 8/06	4	No Directional signage	Install signs	2008
Aug. 8/06	Deferred	Side door narrow (33" clear)	<p>Constructed new Library addition to South side of existing building. Addition designed and constructed in accordance with Ontario Building requirements for Barrier Free access.</p> <p>Accessible walk way, doors and washroom are the most notable aspects of the new construction.</p>	
Aug. 8/06	1	Inside doors narrow (29" clear)		
Aug. 8/06	1	Round Handles on Doors		
Aug. 8/06	5	Kitchen serving counter high		
Aug. 8/06	8	No sound system		
Aug. 8/06	4	Incorrect signs inside		
Aug. 8/06	1	Washrooms-narrow doors		
Aug. 8/06	1	Washrooms-not accessible		
Aug. 8/06	1	Washrooms-no grab bars		
Aug. 8/06	1	Washrooms-taps round handles		
Aug. 8/06	1	Washrooms-Towels too high		
Aug. 8/06	1	Washrooms-Mirrors too high		
Aug. 8/06	1	Library - Not Accessible		
Aug. 8/06	1			

Centreton Community Centre / Library

Potential Risk

Interior

- Hall flooring in back entrance to Centreton Community Centre (lifting, trip hazard).
- Lights in hall need to be addressed; old merets and wiring exposed

Exterior

- No concerns at time of inspection.
-

Maintenance / Aesthetics Required

Interior

- Window and doors in Centreton Community Centre need to be replaced, energy efficient
- Kitchen ceiling in Centreton Community Centre area needs painting
- Ceiling in basement needs to be cleaned up and repainted
- Ceiling tile in small kitchen of library has water damage and needs replacing
- Ultra-Violet UV light scheduled maintenance

Exterior

- Foundation needs repair on north side of Centreton Community Centre
- Brick deteriorating on south west corner of Centreton Community Centre
- Exterior door frame of Centreton Community Centre needs painting
- Windows in the Centreton Community Centre needs painting, sills need repair or replaced
- North west corner of Centreton Community Centre spruce bush needs to be trimmed down
- Grass Cutting
- Eavestrough cleaned semi-annually
- Snow Removal
- General Maintenance



Centreton Public Works Garage / Fire Station #2

Public Works Garage

Location: Concession 5, Part Lot 18
East side of County Road #23

Survey:

Civic Address: 2267 County Road #23

Seating Capacity: N/A

Roll No.: 1450-116-050-14500-0000 Assessment Value: \$670,000 (2014)

Acreage/
Dimensions: 5.0 acres; 325.0 ft. frontage; 665.5 ft. depth
45' x 76' (3,420 sq. ft.)

Constructed: Garage: 1960 (Public Works Department); Fire Hall: 1993

Structure: Cement Block and steel siding exterior

Occupancies: Garage: Administration Office; lunchroom; washroom; 3 bay garage; parts room;

Hydro: 200 Amp Service

Heating System: Natural Gas source (radiant heating system)

Public Works Garage – Administration Office

Dimensions: 16' x 36' (576 sq. ft.)

Constructed: 1960

Structure: Cement Block and Steel Siding Exterior

Hydro: Yes

Heating System: Natural Gas Source (radiant heating system)

Public Works – Storage Shed (for tires)

Dimensions: 17' x 12' (204 sq. ft.)
Constructed: 1960
Structure: Wood frame construction
Hydro: N/A
Heating System: N/A

Public Works – Storage Shed (for Vehicles)

Dimensions: 50' x 28' (1,1400 sq. ft.)
Constructed: 1977
Structure: Wood frame construction and steel siding exterior, 2 sliding doors
Hydro: N/A
Heating System: Electric Heating going in for winter 2014

Public Works – Storage Shed (for fencing)

Dimensions: 16' x 12' (192 sq. ft.)
Constructed: 1965
Structure: Wood frame construction
Hydro: N/A
Heating System: N/A

Public Works – Sand Dome

Dimensions: Capacity 7,000 cubic yards
Constructed: 1982
Structure: Wood frame construction and shingles
Hydro: Yes – Lights and Fan
Heating System: N/A

Public Works – Storage Shed (for equipment)

Dimensions: 30' x 52' (3,120 sq. ft.)
Constructed: 1981
Structure: Wood frame construction with 2 sliding doors, steel roof, wood siding
Hydro: Yes
Heating System: N/A

Public Works – Lean-to (for storage)

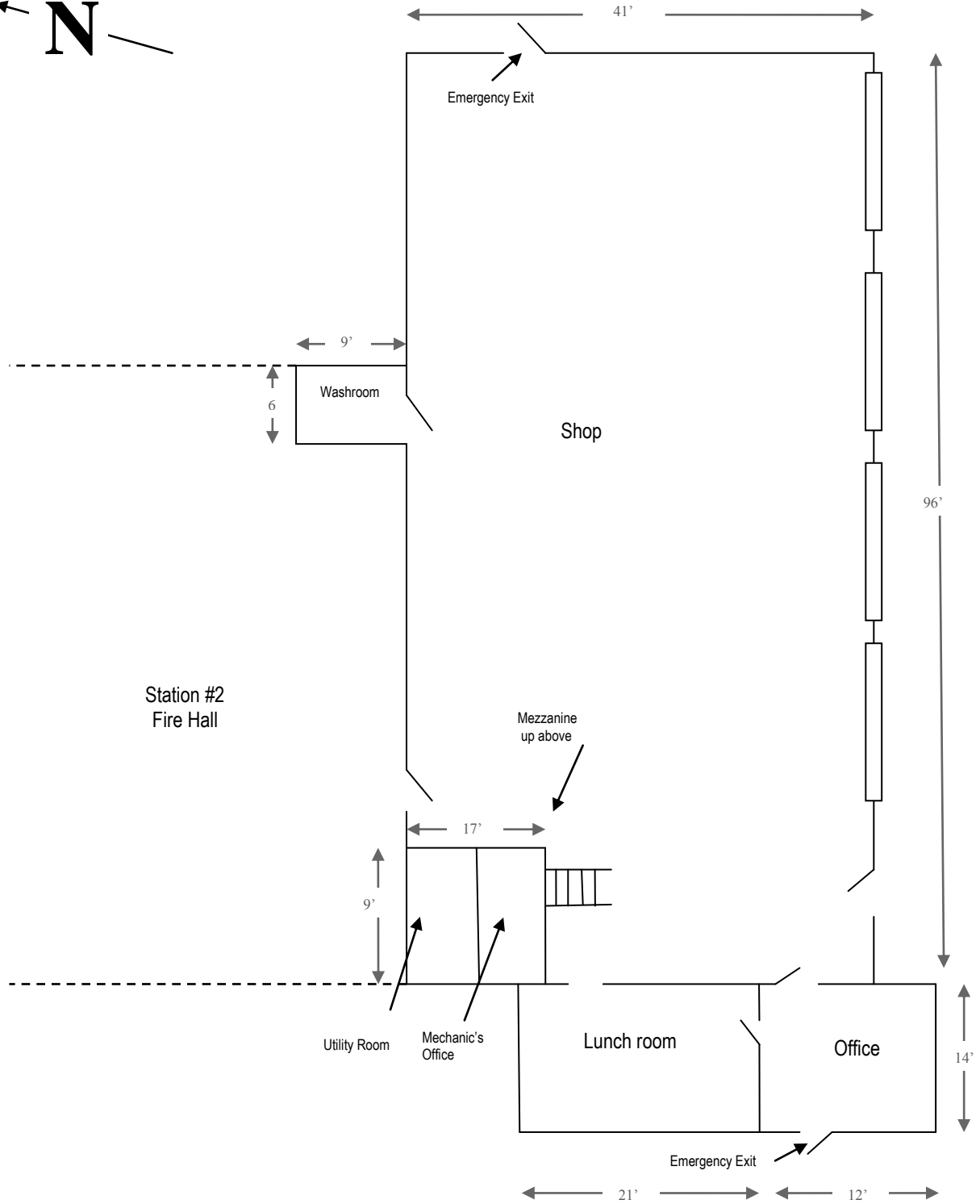
Dimensions: 75' x 24' (1,800 sq. ft.)
Constructed: 1968
Structure: Wood frame construction with 4 open doors
Hydro: N/A
Heating System: N/A

Fire Station #2

Dimensions: 45' x 81' (3,645 sq. ft.)
Constructed: 1994
Structure: Cement Block and steel siding exterior
Occupancies: 3 Admin. Offices; 3 bay garage; training room; washrooms; lunch room;
bunker room
Hydro: 200 Amp Service
Heating System: Natural Gas Source (radiant heating system)

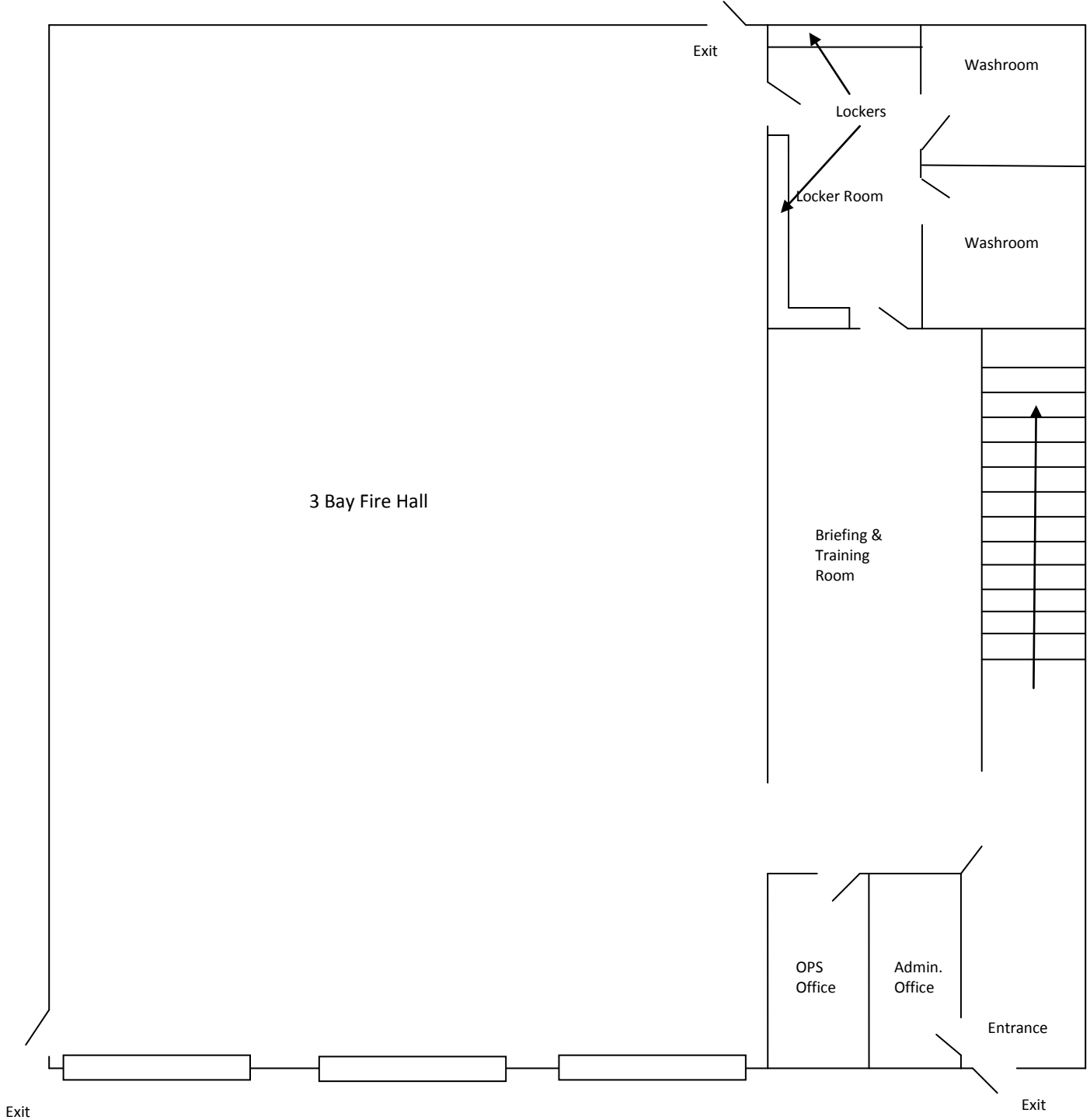
Centreton Public Works Garage

Floor Plan



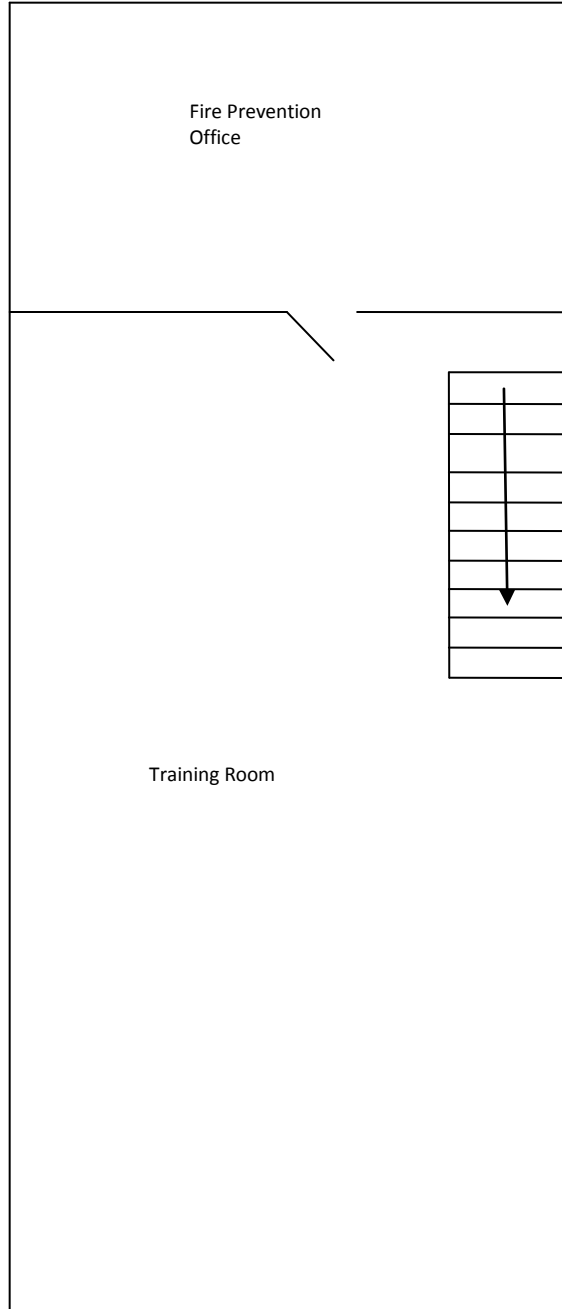
Centreton Fire Station #2

1st Floor Plan



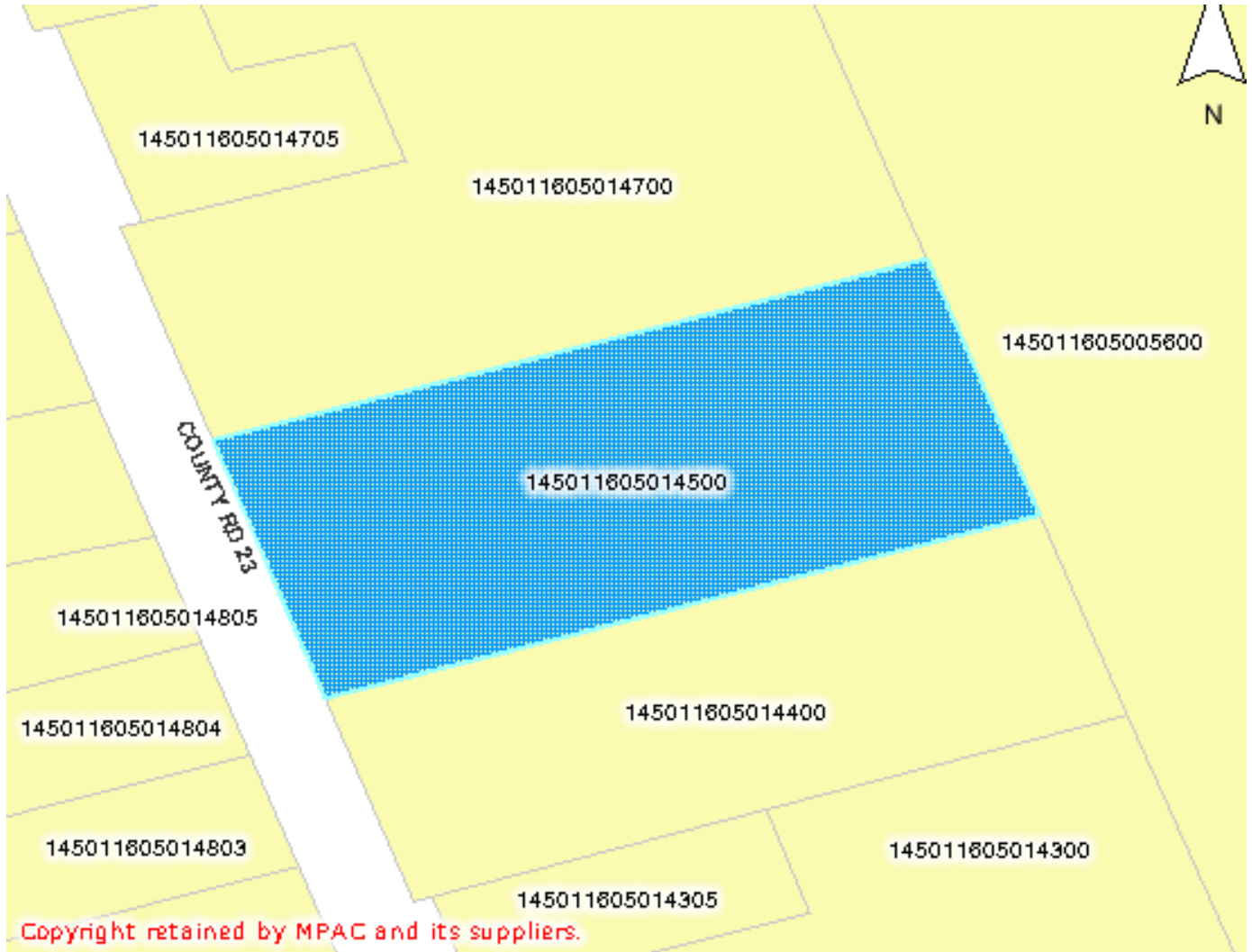
Centreton Fire Station #2

2nd Floor Plan



Centreton Public Works Garage / Fire Station #2

Land Map



Centreton Public Works Garage / Fire Station #2

Potential Risk

Interior

- Washroom needs new light; and emergency lighting

Exterior

- Ice shield on roof needs to be fixed or replaced where needed
-

Maintenance / Aesthetics Required

Interior

- Paint inside of public works shop
- Washroom used for public works, needs cleaning up and painted

Exterior

- Sand dome needs re-shingling, it is leaking – ***“Top Priority”***
- Eavestrough on north side of Public Works shop, needs to be replaced
- Eavestrough and soffit on east side fire hall needs repair
- Exterior windows panes on Public Works office needs painting

Concerns

- Public Works Building is too small for today’s equipment
- No proper washbay – trucks and equipment are washed outside, potential environment issue



Fenella Community Hall

Location: Concession 9, Part Lot 21
East side of County Road #45

Survey: RP 39R8404 Part 1

Civic Address: 8071 County Road #45

Seating Capacity: **1st Floor:** Non-fixed Chairs 220; chairs with Tables (dancing) 86; chairs with tables (dining) 170; chairs with tables 150.
1st Floor (upper sitting area): Non-fixed Chairs 63; chairs with tables (dining) 52; chairs with tables 44.
Basement: Non-fixed Chairs 133; chairs with Tables (dancing) 50; chairs with tables (dining) 100.

Roll No.: 1450-116-080-13300-0000 Assessment Value: \$416,500 (2014)

Acreage/
Dimensions: 1.49 Acres; 258.91 ft. frontage
Approx. 5,040 sq. ft. - (468 sq m.); Building 30' x 60' (1,800 sq. ft. each floor)

Constructed: 1953, Additions 1986 and 1999

Structure: One Story with basement – Poured concrete foundation and wood frame construction with steel exterior siding

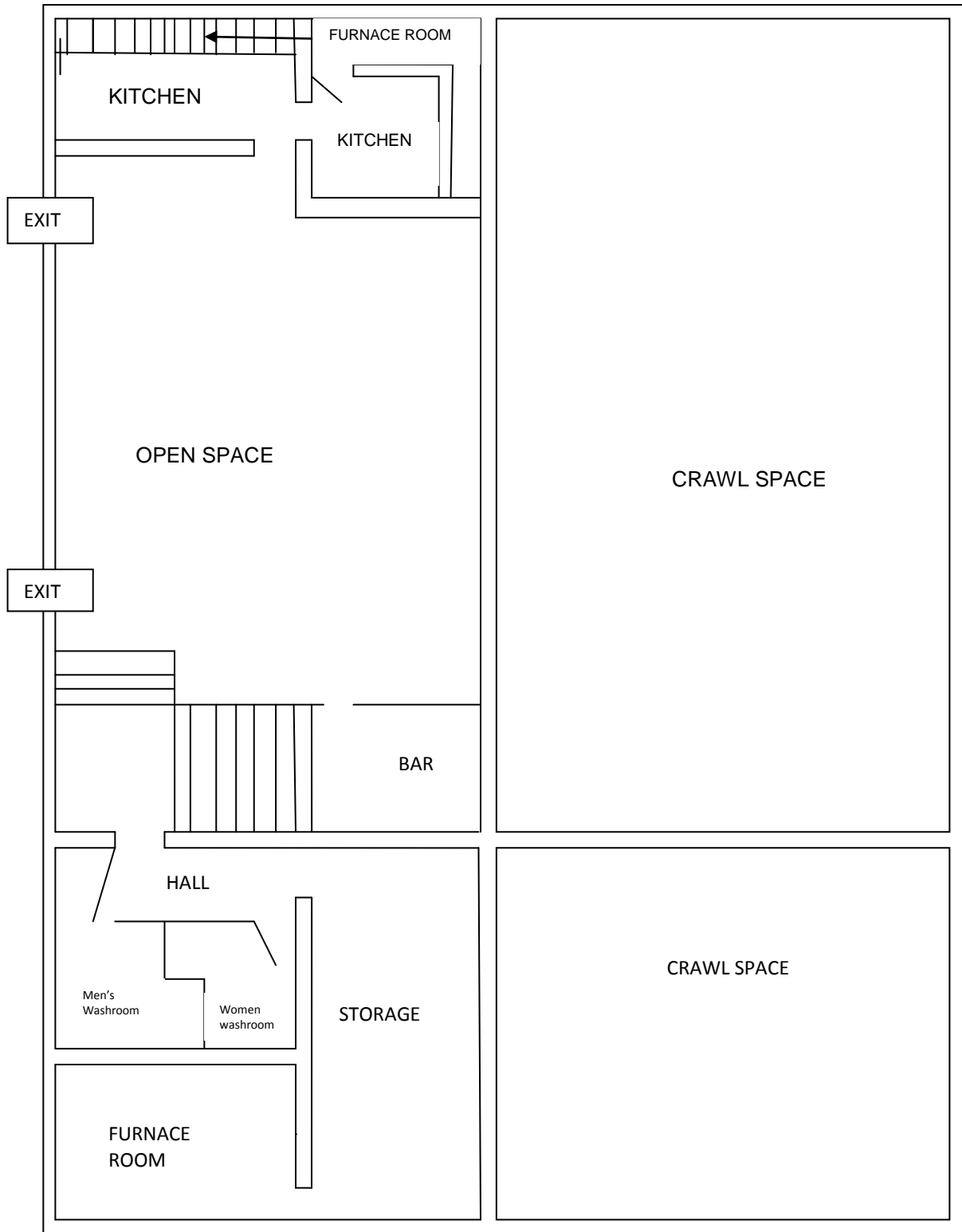
Occupancies: **1st Floor** – Multi-purpose Room, Washrooms, Office, Kitchen, Storage
Basement – Multi-Purpose Room, Washrooms, Furnaces, Kitchen, Storage Room, Mechanical Room, Work Room, Janitors Room

Hydro: 400 Amp Service

Heating System: Forced Air Oil

Fenella Community Hall Lower Level (Basement)

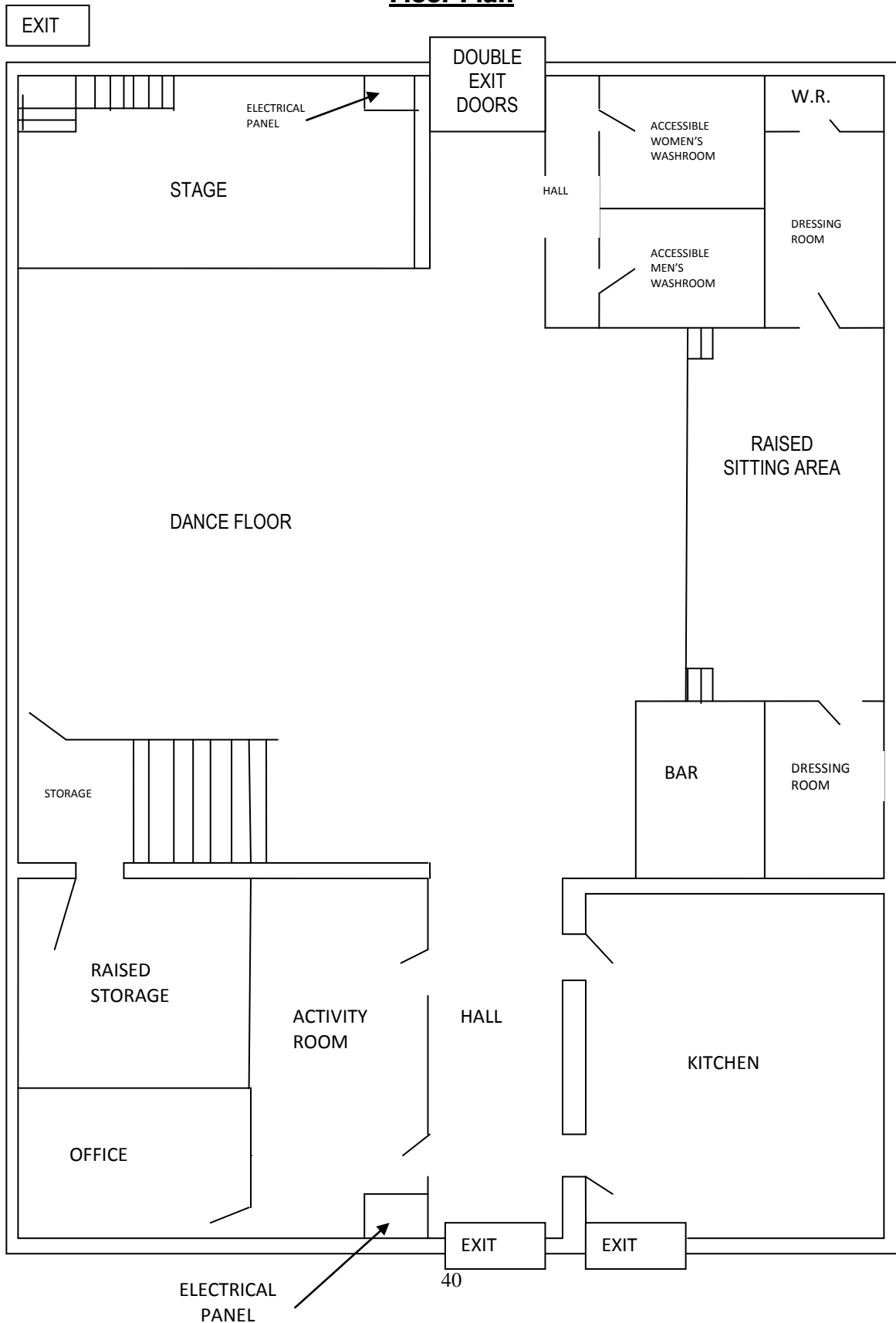
Floor Plan



Fenella Community Hall Upper Level (1st Floor)

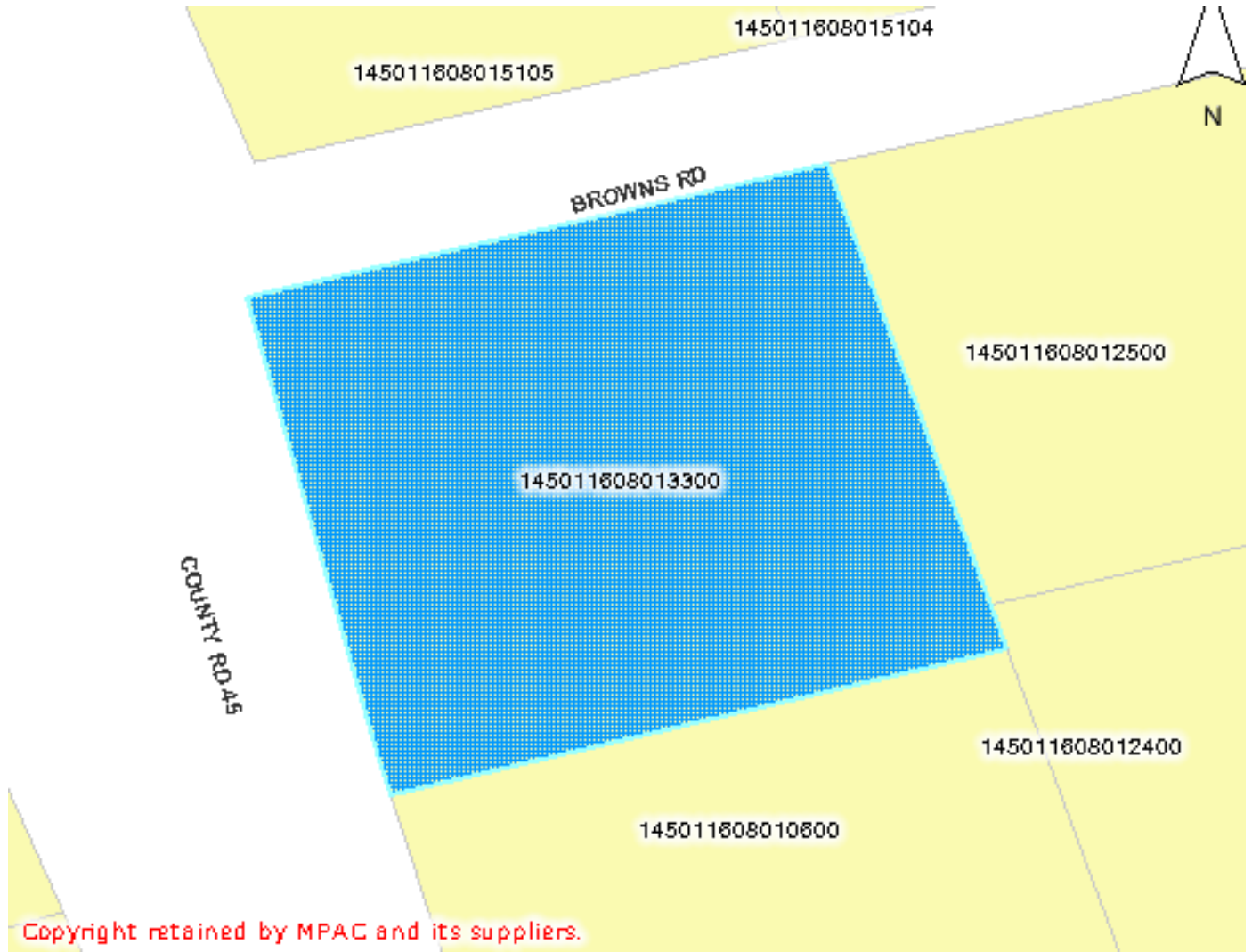


Floor Plan



Fenella Community Hall

Land Map



Fenella Community Hall

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	Lower level -parking-cars park over walkway	Install curb stops	
Aug. 8/06	1	Entrance-drop at door	Raise cement	Aug/07
Aug. 8/06	5	Entrance-door narrow	Replace door	
Aug. 8/06	8	Inside doors-narrow	Replace doors	
Aug. 8/06	3	Inside doors-round handles	Replace handles	Nov, 2008
Aug. 8/06	1	Kitchen-taps-round handles	Replace with levers	2014
Aug. 8/06	3	Kitchen-microwave too high	Lower	Not used
Aug. 8/06	2	Stairs-no colour contrast	Install colour on edges	2012
Aug. 8/06	6	Washrooms-steps at doors	Build family washroom	
Aug. 8/06	1	Washrooms-no grab bars	Install grab bars	2014
Aug. 8/06	1	Washrooms-round handles on sinks	Install new handles	2014
Aug. 8/06	1	Upper level -parking-no access spaces	Install sign	July, 2009
Aug. 8/06	2	Upper level-parking-no access spaces	Mark parking	May/07
Aug. 8/06	1	Pathway & door-drop in concrete	Raise concrete	Fall 2006
Aug. 8/06	5	Pathway & door-door narrow	Replace door and add opener	
Aug. 8/06	8	Doors-no handles on kitchen	Install handles	
Aug. 8/06	9	Stages not ramped	Install ramps	
Aug. 8/06	7	Bar counter high	Lower counter	
Aug. 8/06	1	Washrooms-no hooks in stalls	Install hooks	
Aug. 8/06	1	Washrooms-no rear grab bars	Install grab bars	
Aug. 8/06	Deferred	Washrooms-side bars not L shape	Replace bars	
Aug. 8/06	1	Washrooms-no grab bars on urinals	Install grab bars	
Aug. 8/06	4	Washrooms-men's mirror too high	Lower mirror or tilt	
Aug. 8/06	1	Washrooms-door knobs small	Change knobs and add handles	2010
Aug. 8/06	8	Whole Building -No sound system	Install system	
Aug. 8/06	4	Inside signs not universal	Install new signs	June 2007
Aug. 8/06	4	Poor outside signage	Install directional signs	July, 2009
Aug. 8/06	10	No elevator	Install elevator	

Fenella Community Hall

Potential Risk

Interior

- Emergency lighting recommended for downstairs washrooms
- Exit signs, north and south end upstairs need new lights, they are not lighting up

Exterior

- Ice shield on roof is damaged, and needs to be fixed

Maintenance / Aesthetics Required

Interior

- Insulation in furnace room needs cleaning up and fixing
- Furnace room door needs adjusting to work proper
- South and north entrance door upstairs, adjusting to close properly

Exterior

- Windows in front need to be painted



Grafton Community Centre (Includes Library)

Location: Concession A, Pt Lot 23
Northwest Corner of Station Road and St. Andrew's Drive

Survey: RP 39R6892 Part 7

Civic Address: 718 Station Road

Seating Capacity: **Community Centre/Library:** Non-fixed Chairs 95; chairs with Tables (dancing) 45; chairs with tables (dining) 60; chairs with tables 75.

Roll No.: 1450-116-020-25301-0000 Assessment Value: \$265,500 (2014)

Acreage/
Dimensions: Land – 0.82 Acres; 237.38 frontage; 180.9 sq. ft. depth
Building – 1,640 sq. ft. – approx. 152 sq. metres

Constructed: 1914, Addition 1949, Renovations 1997

Structure: One Story with basement – Combustible Brick Sided

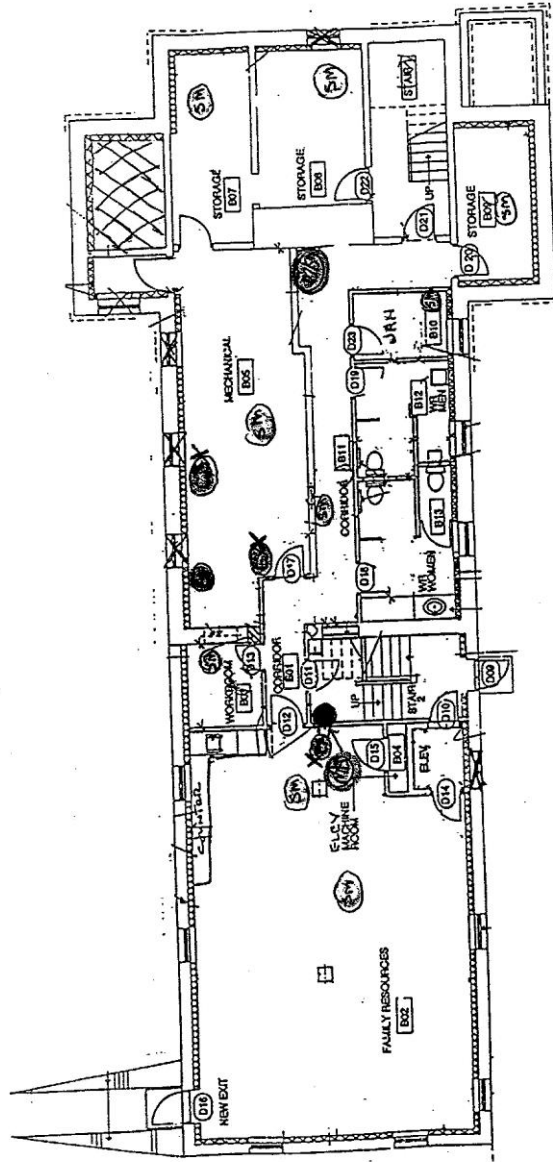
Occupancies: **1st Floor** – Multi-purpose Room, Main Library, Librarians Office, Senior Children's Library, Junior children's Library, Meeting Room
Basement – Family Resources Room, Mechanical Room, Accessible Washrooms, 3 Storage Rooms, Work Room, Janitors Room
High-Lift Chair - 454 kg or 2 persons and 1 wheelchair

Hydro: 200 Amp Service

Heating System: Natural Gas, forced air throughout the structure

**Grafton Community Centre
 (Includes Library)**

Lower Floor Plan



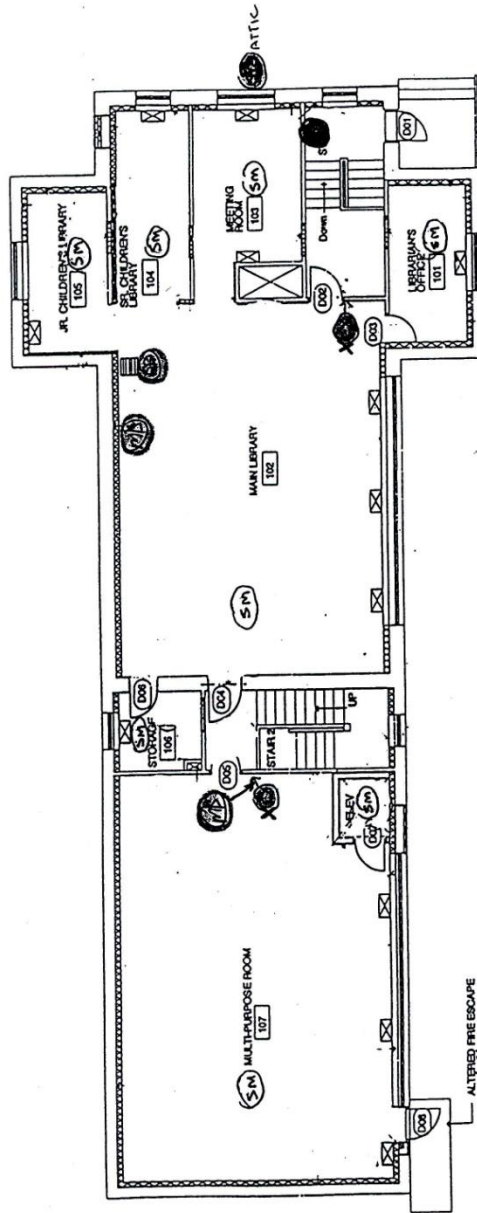
- = SMOKE ALARM
- (SM) = CO2 ALARM
- (X) = 10 LB. ABC EXTINGUISHER
- (S) = SIREN (30 WATT)
- (M) = MOTION SENSOR
- = MAIN PANEL
- (K) = KEY PAD & TROUBLE LOCATOR

ALTERED BASEMENT
 FLOOR PLAN

GRAFTON
 LIBRARY
 AND
 COMMUNITY
 CENTRE
 NOV. 1999

**Grafton Community Centre
 (Includes Library)**

Upper Floor Plan



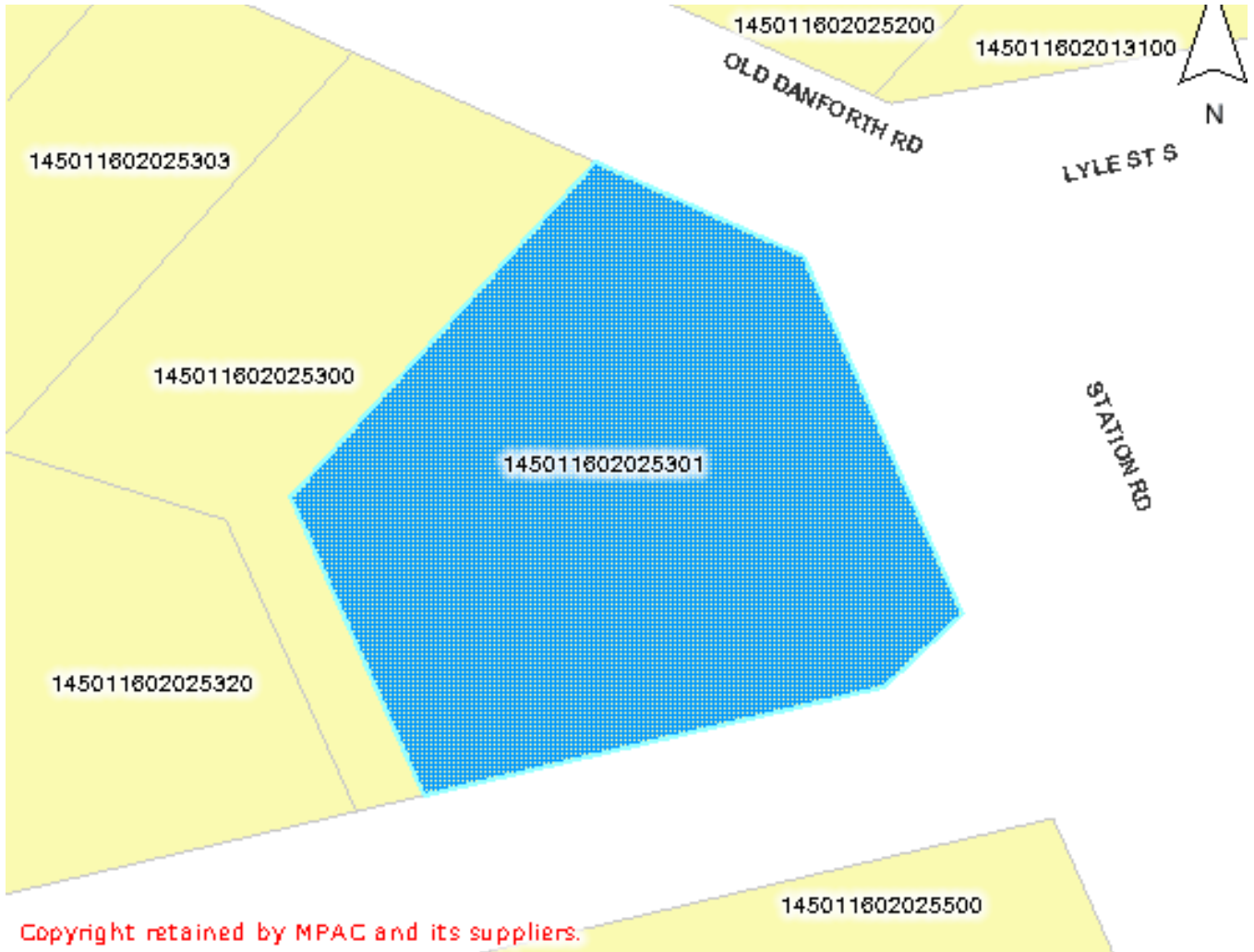
ALTERED FIRST FLOOR LEVEL

GRAFTON
 LIBRARY
 AND
 COMMUNITY
 CENTRE
 Nov 1999

- (SM) = SMOKE ALARM
- X (CO2) = CO2 ALARM
- X (ABC) = 10 US ABC EXTINGUISHER
- X (SIREN) = SIREN (30 WATT)
- (Siren symbol) = Motion Sensor
- (Main Panel symbol) = MAIN PANEL
- (Key Pad symbol) = KEY PAD
- (Trouble Locator symbol) = TROUBLE LOCATOR

Grafton Community Centre
(Includes Library)

Land Map



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Grafton Community Centre
(includes Library)

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	6	Walkway from road has steps	Build new walkway	
Aug. 8/06	1	Access. Parking spots 10 feet	Widen to 14 feet	August 2008
Aug. 8/06	4	No outside sign to access door	Install directional sign	August 2008
Aug. 8/06	1	Library door has step	Install warning sign inside door	2009
Aug. 8/06	1	No colour contrast on steps	Install colour contrast	October 2007
Aug. 8/06	2	Side door – 29” clearance	Widen door	
Aug. 8/06	2	No power opener	Install power opener	
Aug. 8/06	1	Lift-Needs key and helper	Review required	2008
Aug. 8/06	1	Lift-no independent operation	Review required	
Aug. 8/06	1	Lift-no call bell for key	Review required	2012
Aug. 8/06	1	Exit to basement sets off alarm	Review required	Alarm Disconnected 2008-not required
Aug. 8/06	3	Library shelves too close	Redesign shelving	
Aug. 8/06	4	Building doors too narrow	Widen doors	
Aug. 8/06	1	Door knobs round	Replace with levers	All door knobs have been replaced except for mechanical, storage, janitor rooms, and office. Not accessible to the public 2010
Aug. 8/06	1	Washrooms-mirrors too high	Lower or angle	2010
Aug. 8/06	5	Washrooms-stalls-narrow doors-31”	Widen doors	
Aug. 8/06	1	Washrooms-stalls-no inside handle	Install handle	
Aug. 8/06	5	Washrooms-stalls-small turning space	Enlarge stalls	
Aug. 8/06	Deferred	Washrooms-stalls-angled grab bars	Install new L bars	2012
Aug. 8/06	2	Washrooms-stalls-no grab bars on urinals	Install grab bars	2012

Grafton Community Centre
(includes Library)

Potential Risk

Interior:

- Penetration holes in walls around furnace vent pipes need to be properly sealed for fire code.
- Fire exit door, southeast end of basement needs to be fixed to properly close and painted.

Exterior:

- Proper grading for drainage on northwest corner basement door.
-

Maintenance / Aesthetics Required

Interior:

- None at time of inspection

Exterior:

- Paint south gable and repair soffit.
- Shrub on south side trimmed.
- East sign needs replacing, wood is rotting and glass was damaged in ice storm.
- East side tree needs pruning, dead limbs.
- General maintenance
- Grass Cutting



Grafton Fire Station #1

Location: Concession 1, Part Lots 22 and 24
West side of County Road #23

Survey: Plan 7 Part Lot 5, RP 39R2987
Part 1 RP 39R6891
Part 1 RP 39R6148 Part 6

Civic Address: 434 Edwardson Road

Roll No.: 1450-116-020-29504-0000 **Assessment Value:** \$1,567,000 (2014)

**Acreage/
Dimensions:** Land - 21.68 acres; 1847.22 ft. frontage; 511.74 ft. depth
Building - 70' x 75' (5,250 sq. ft.)

Constructed: 1994

Structure: Block and Steel

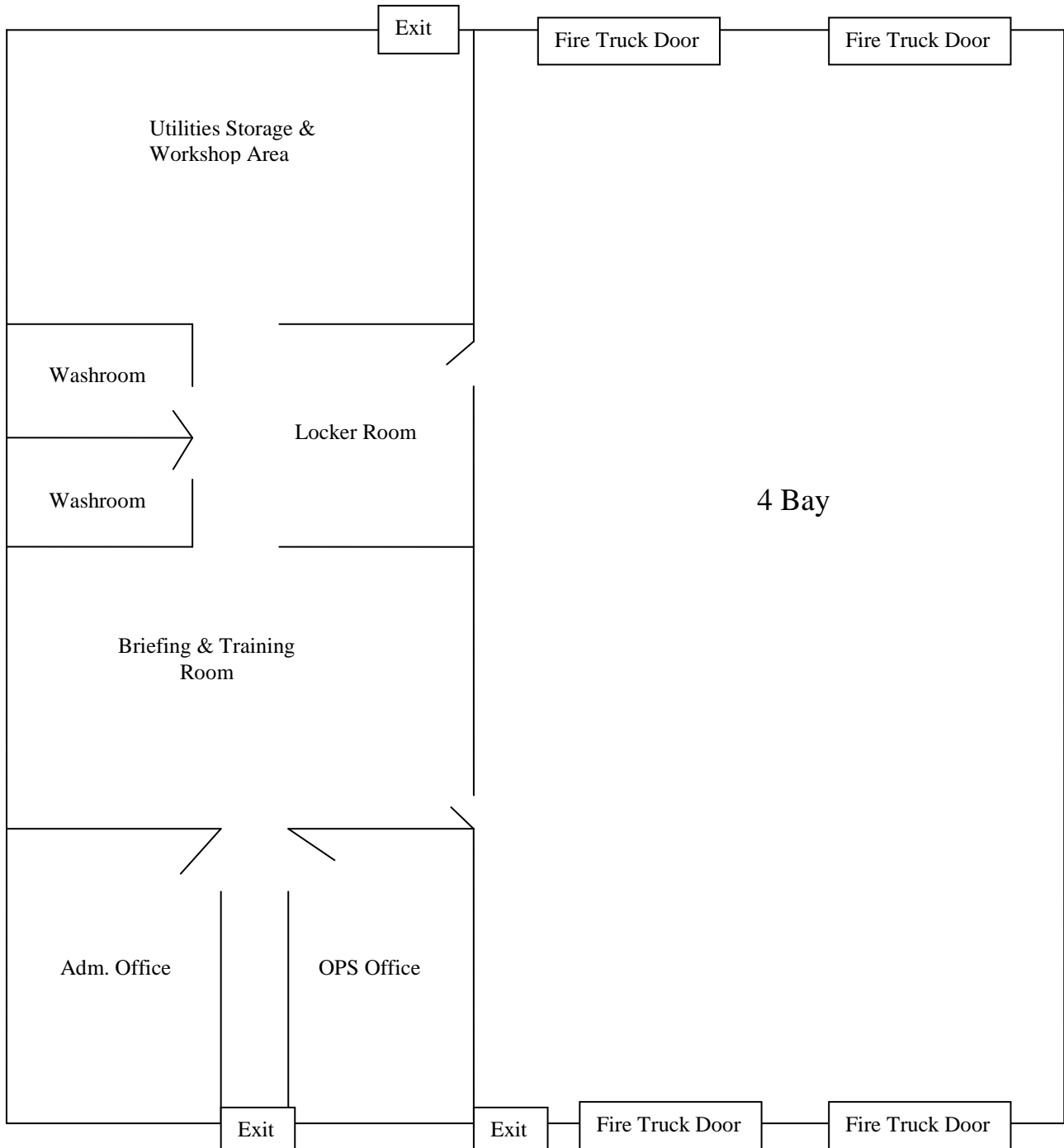
Occupancies: 4 Bays, lunchroom, washroom, administration office, locker room, briefing & training room, OPS office, storage/workshop area.

Hydro: 200 Amp Service

Heating System: Natural Gas Furnace

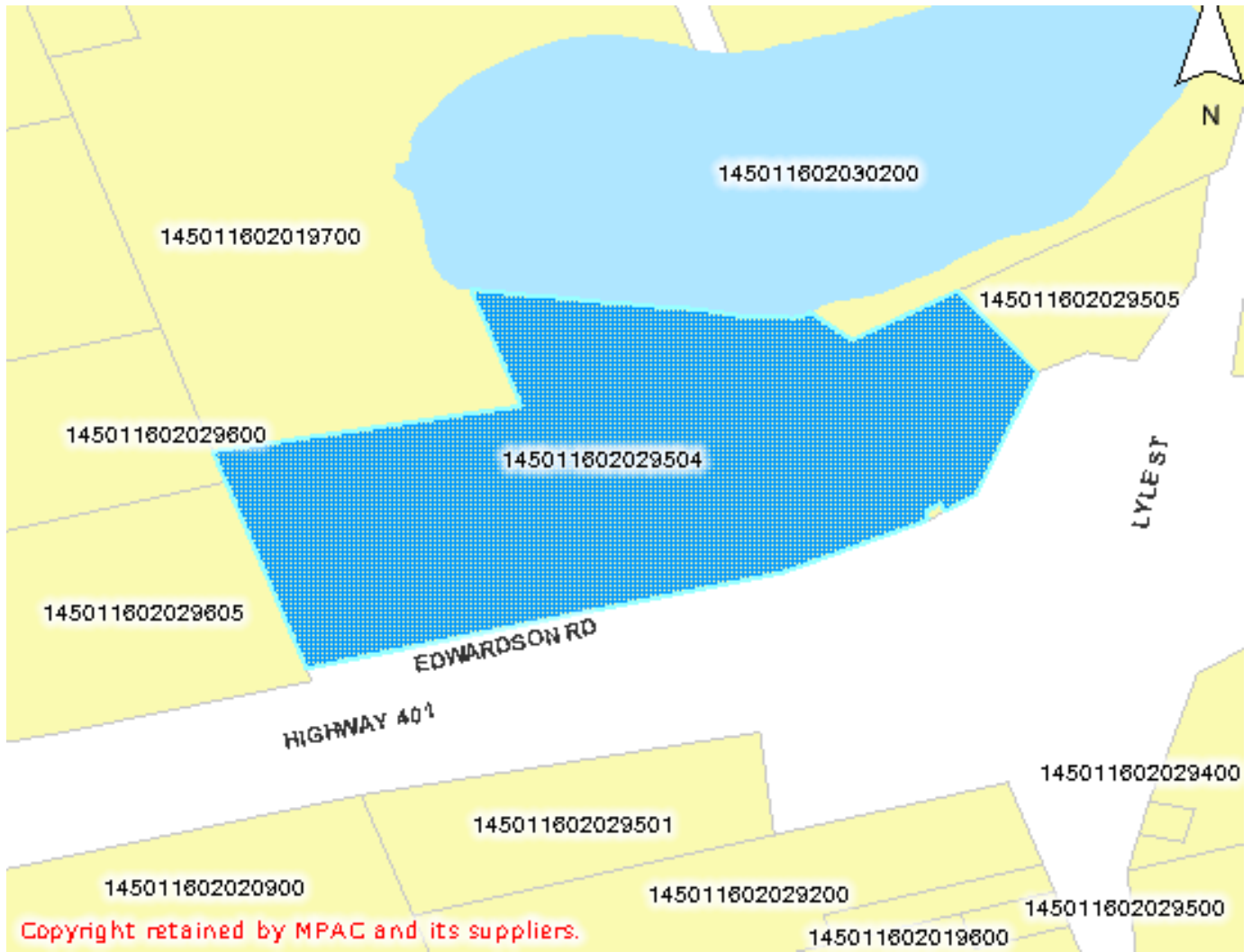
Grafton Fire Station #1

Floor Plan



Grafton Fire Station #1

Land Map



Grafton Fire Station #1

Potential Risk

Interior:

- No concerns at time of inspection

Exterior

- No concerns at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- General maintenance

Exterior:

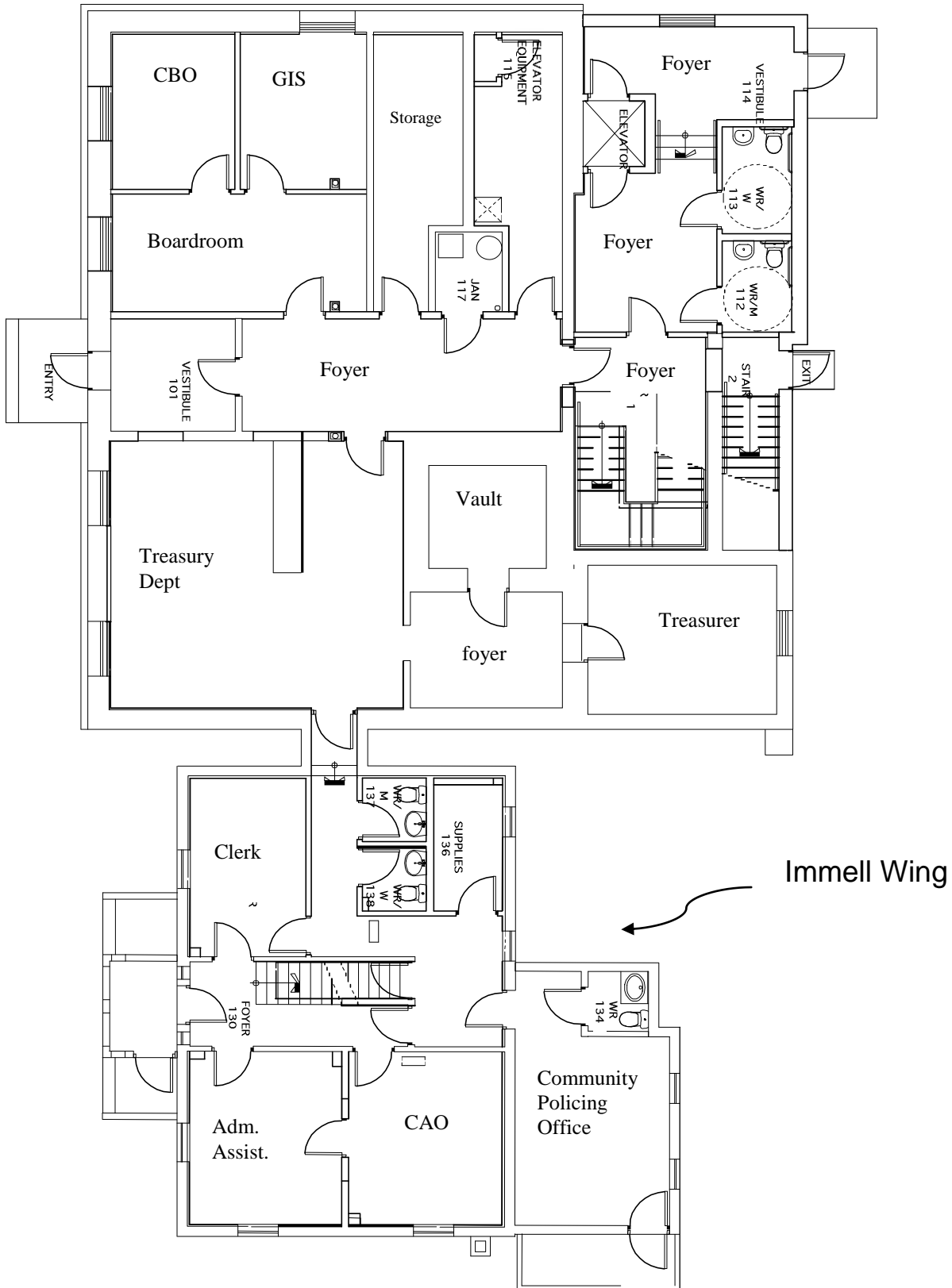
- General maintenance



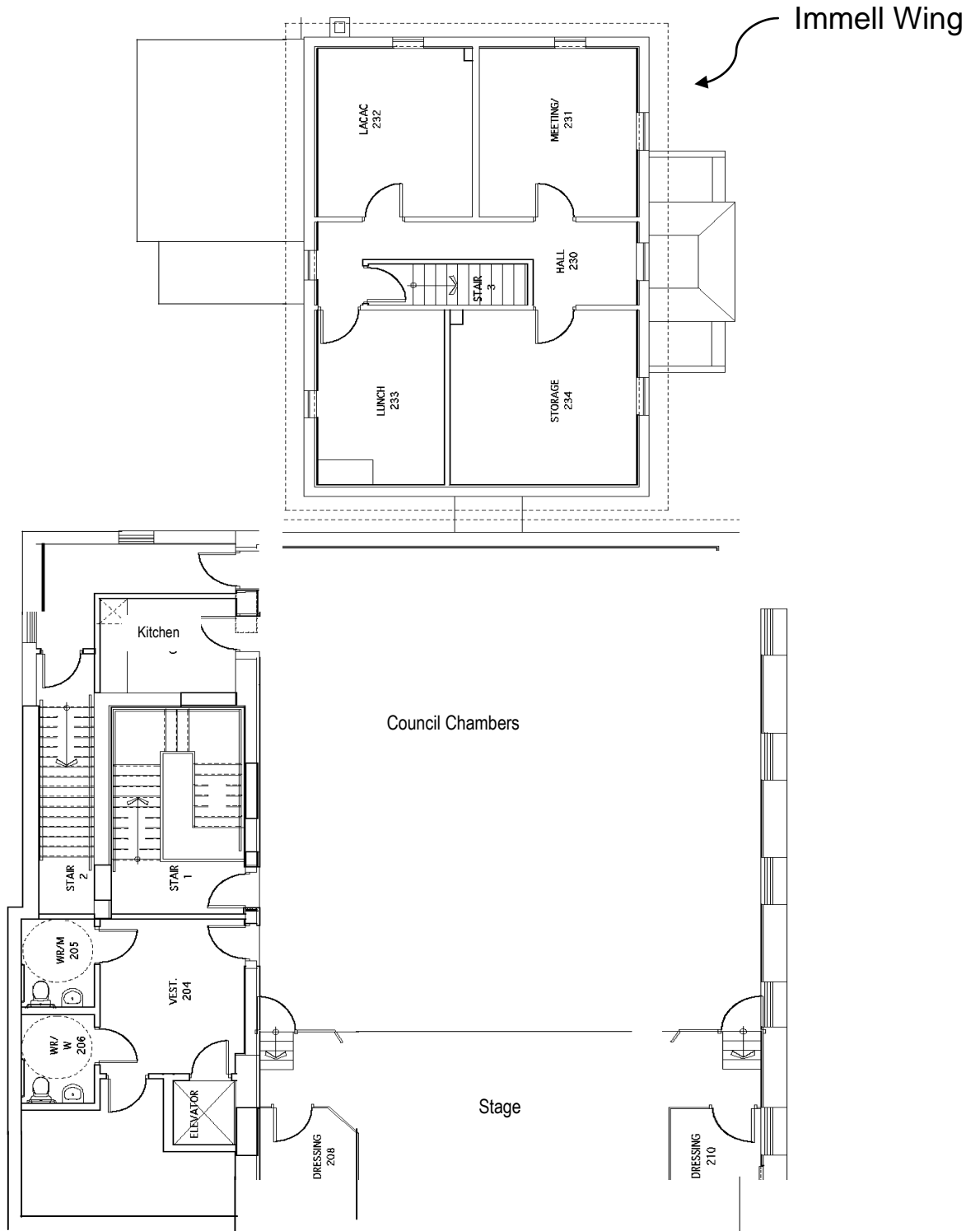
Grafton Municipal Office

- Location: Concession 1, Part Lot 23,
North side of County Road #2
- Survey: RP 39R3772 Parts 1, 2, 3, 4
- Civic Address: 10836 County Road #2
- Seating Capacity: **Council Chambers:** Non-fixed Chairs 156; chairs with Tables (dancing) 78; chairs with tables (dining) 124; chairs with tables 107.
- Roll No.: 1450-116-020-18500-0000 Assessment Value: \$345,000 (2014)
- Acreage/
Dimensions: Land – 0.60 acres; 124.75 ft. frontage; 274.4 ft. depth
Building – approx. 910 sq. ft. per floor
- Constructed: 1850, Renovations 2002
- Structure: Two storey with Basement in East Half, Crawl Space in West Half
Combustible Masonite Siding
- Occupancies: **1st Floor** – Offices, Photocopier/Storage, Washrooms, furnace room,
storage room, janitorial room
2nd Floor – Office, Storage, Lunch Room, Council Chambers, Washrooms,
small kitchenette,
Basement – Mechanical Room
- Hydro: 200 Amp Service
- Heating System: Natural Gas, forced air throughout the structure

Grafton Municipal Office
1st Floor Plan



Grafton Municipal Office
2nd Floor Plan



Grafton Municipal Office

Land Map



Grafton Municipal Office

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	Steps at front entrance – Not accessible	Install sign indicating accessible Entrance at rear	June 2008
Aug. 8/06	1	No accessible parking spaces	Install parking sign	June 2008
Aug. 8/06	1	No accessible parking spaces	Paint lines and accessibility sign	June 2008
Aug. 8/06	4	No curbing at parking space	Install curbing	
Aug. 8/06	8	Back Door 31.5" clearance	Widen door	
Aug. 8/06	Deleted	Lift-requires assistance	Requires review	No Assistance Required-coded
Aug. 8/06	1	Lift-inside door handles hard to use	Change door handles	
Aug. 8/06		Lift-doors very heavy – not powered	Requires review	
Aug. 8/06	2	Inside doors hard to open-clearance 33"	Install power openers	
Aug. 8/06	10	No ramp to stage	Install ramp	
Aug. 8/06	1	No sound system	Install sound system	May 2008
Aug. 8/06	9	Many offices not accessible for taxpayers of staff	Renovations	
Aug. 8/06	1	Washrooms-coat hook high in all	Add another coat hook	March 2008
Aug. 8/06	Deferred	Washrooms-grab bars angled	Change to L shape	
Aug. 8/06	4	Washrooms-mirrors too high	Lower or angle mirrors	
Aug. 8/06	1	Poor Lighting in Council Chambers	Brighten	June 2008

Grafton Municipal Office

Potential Risk

Interior:

Immell Wing

- Carpet in hall needs replacing, subfloor to be checked
- Not accessible

Main Administration Wing

- None at time of inspection

Exterior:

- Back entrance railing fixed and painted
 - Ice guard on roof fixed - back of Immell Wing
-

Maintenance / Aesthetics Required

Interior:

Immell Wing

- Walls, trim and door in main level needs painting
- Stairs and railing could be refinished

Main Administration Wing

- Front entrance painted to match offices
- All interior doors to be painted
- Back entrance to be painted
- Council Chambers floor repaired and refinished
- Lower exterior door on rear exit to Council Chambers, repaired and painted

Exterior:

- Back entrance door`s painted and new accessibility sign installed
- Front entrance railing painted
- Lower front windows, scrapped and painted
- Eavestrough on building, cleaned and fixed
- Garbage bin painted
- Community Policing entrance railing needs painting
- General Maintenance



Grafton Water Plant

Location: Concession 1, Part Lots 22 & 24, Plan 7, Part Park Lot 5

Survey: 39R2987 Part 1 RP
39R6891 Part 1, RP39R6148
Part 6

Civic Address: 432 Edwardson Road

Seating Capacity: N/A

Roll No.: 1450-116-020-29504-0002 Assessment Value:

Acreage/
Dimensions: Land – 21.68 acres; 1847.22 ft. frontage; 511.74 ft. depth
Building – 52' x 32'

Constructed: 1994

Structure: Block

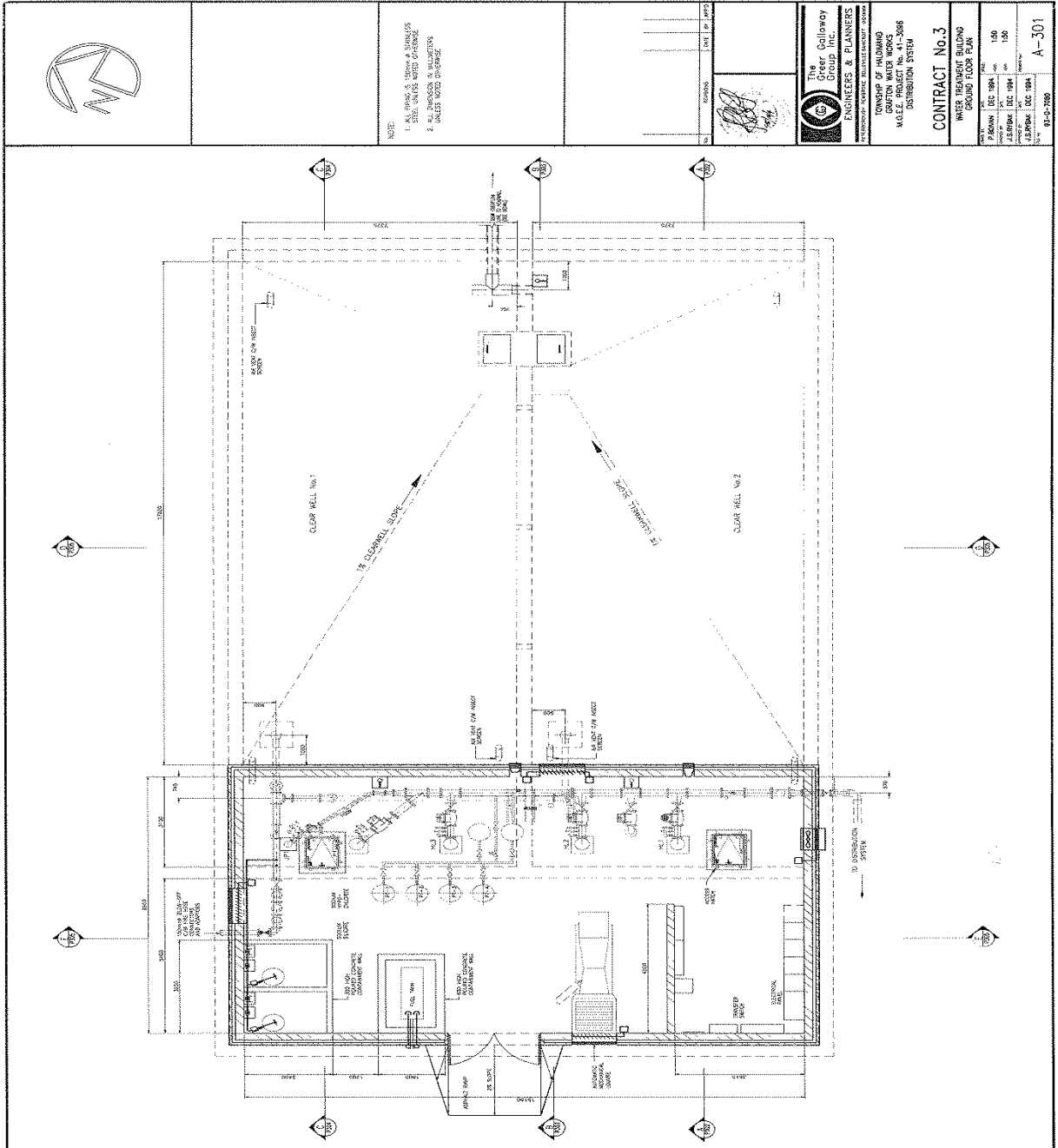
Occupancies: N/A

Hydro: 400 Amp Service

Heating System: Natural Gas

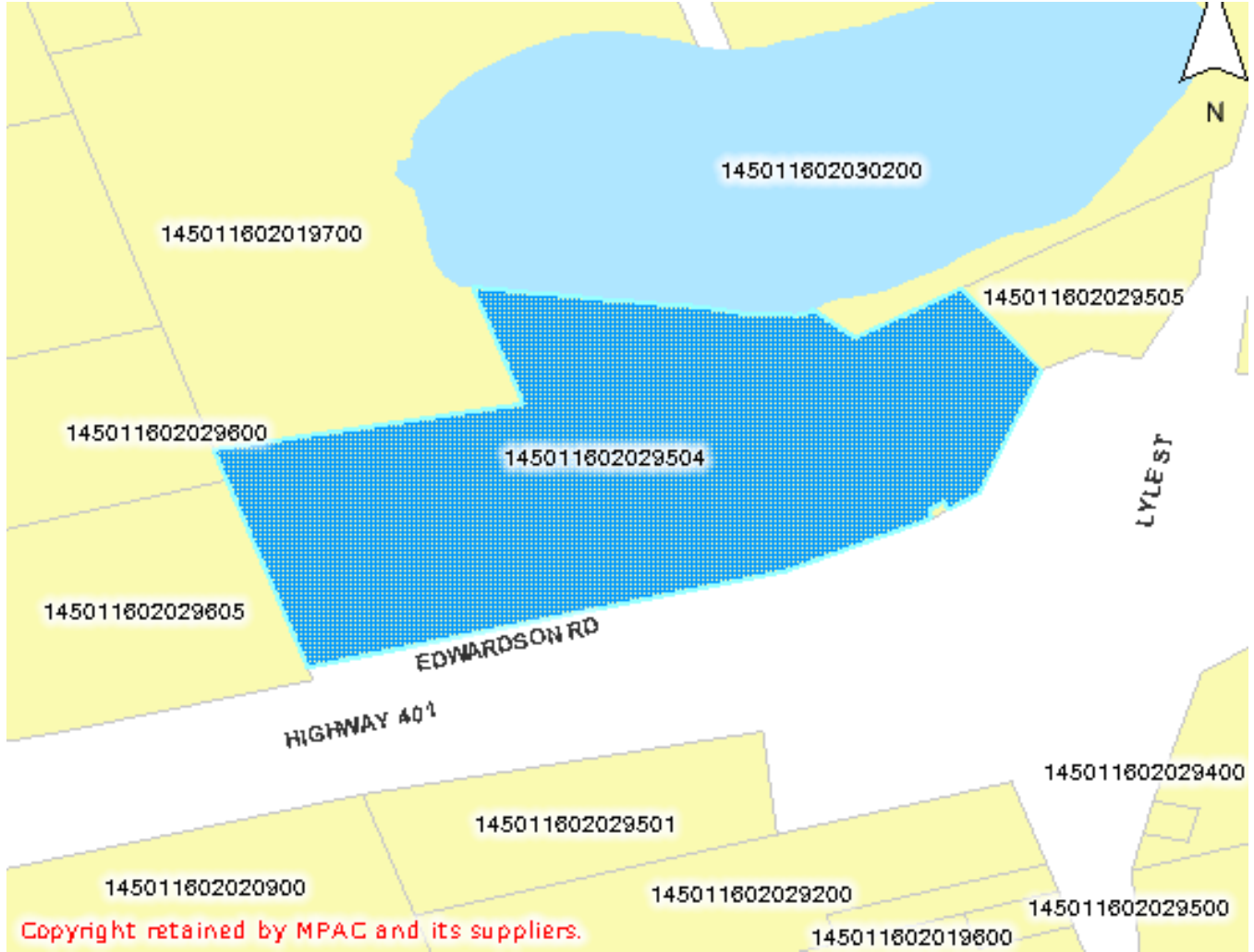
Grafton Water Plant

Floor Plan



Grafton Water Plant

Land Map



Grafton Water Plant

Potential Risk

Interior:

- No concerns at time of inspection

Exterior:

- No concerns at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- No concerns at time of inspection

Exterior:

- General maintenance
- Grass cutting
- Snow removal



Haldimand Memorial Arena And Ball Park

Location: Concession 1, Part Lot 24
North Side of County Road #2

Survey: RP 39R2392 Part 6

Civic Address: 10766 County Road #2

Seating Capacity:

Roll No.: 1450-116-020-20100-0000 **Assessment Value:** \$1,195,500 (2014)

**Acreage/
Dimensions:** Land: 20.95 acres; 542.0 ft. frontage; 999.0 ft. depth
Building: 220' x 125' (27,500 sq. ft.)
Ice Surface: 70' x 170' (11,900 sq. ft.)

Constructed: 1952 Original Arena Complex; 1969 Ice Surface and Brine Piping Installed;
1975 Building Replaced; 1985 Front Lobby and Dressing Rooms

Structure: Cement Block and Steel Construction

Occupancies: Lobby, admin. Office, snack bar, 2 girls dressing rooms; 4 boys dressing
rooms; referee room; janitor's room; electrical room

Hydro: 400 Amp Service

Heating System: Electric Radiant Heat

Outbuildings

1 Batting Cage constructed in 1994
2 Shuffleboard Courts (enclosed roof system) constructed in 1982
Outdoor Canteen

Garage with two Bays

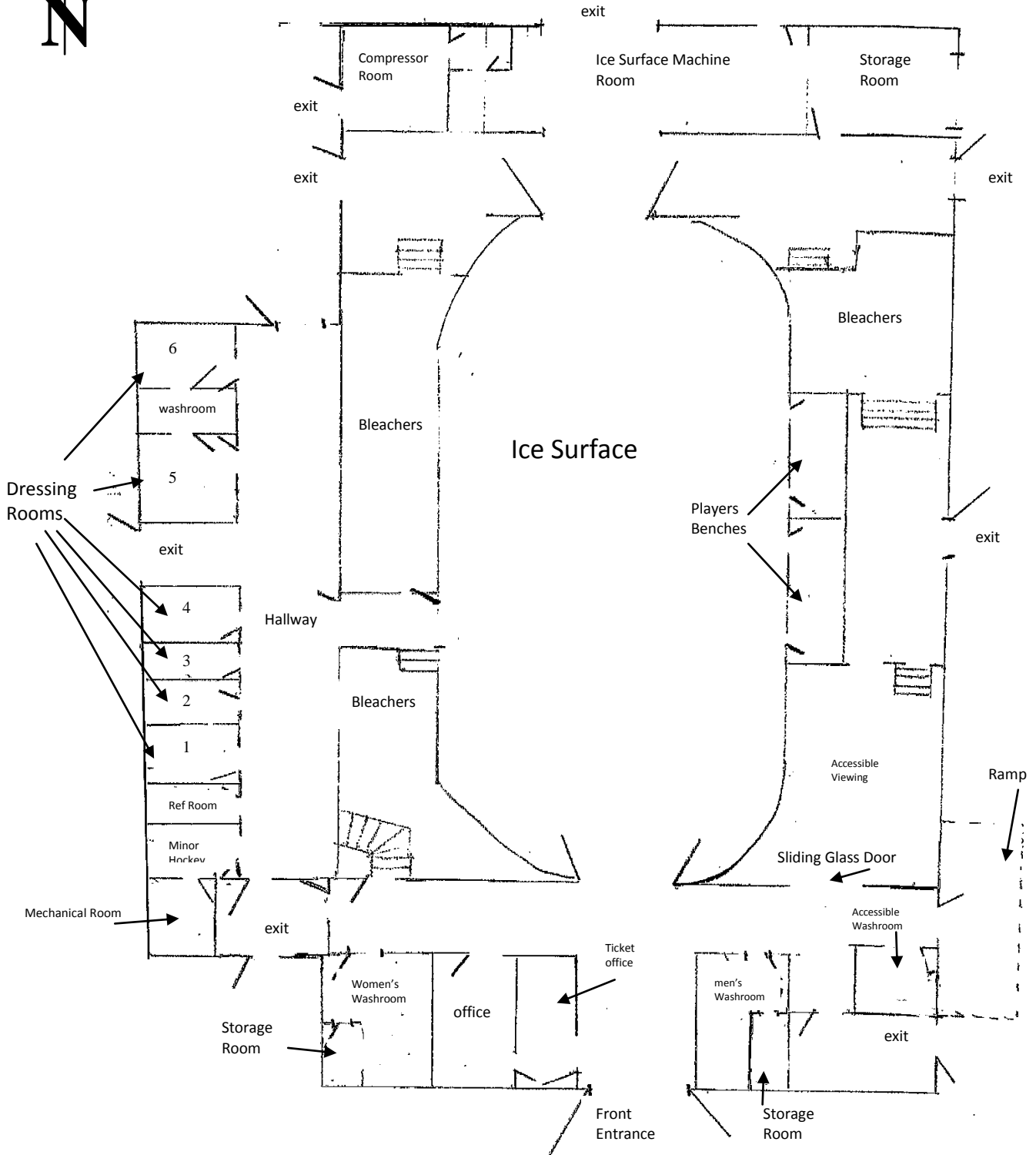
Dimensions: 20' x 24' (480 sq. ft.)
Constructed: 1995
Structure: Wood framed – steel exterior
Occupancies: Mechanical room; workshop and storage room at north end of arena
Hydro: N/A
Heating System: N/A

Field Surface

5 fenced baseball diamonds consisting of a chip and dust playing surface of which two baseball diamonds has exterior lighting.

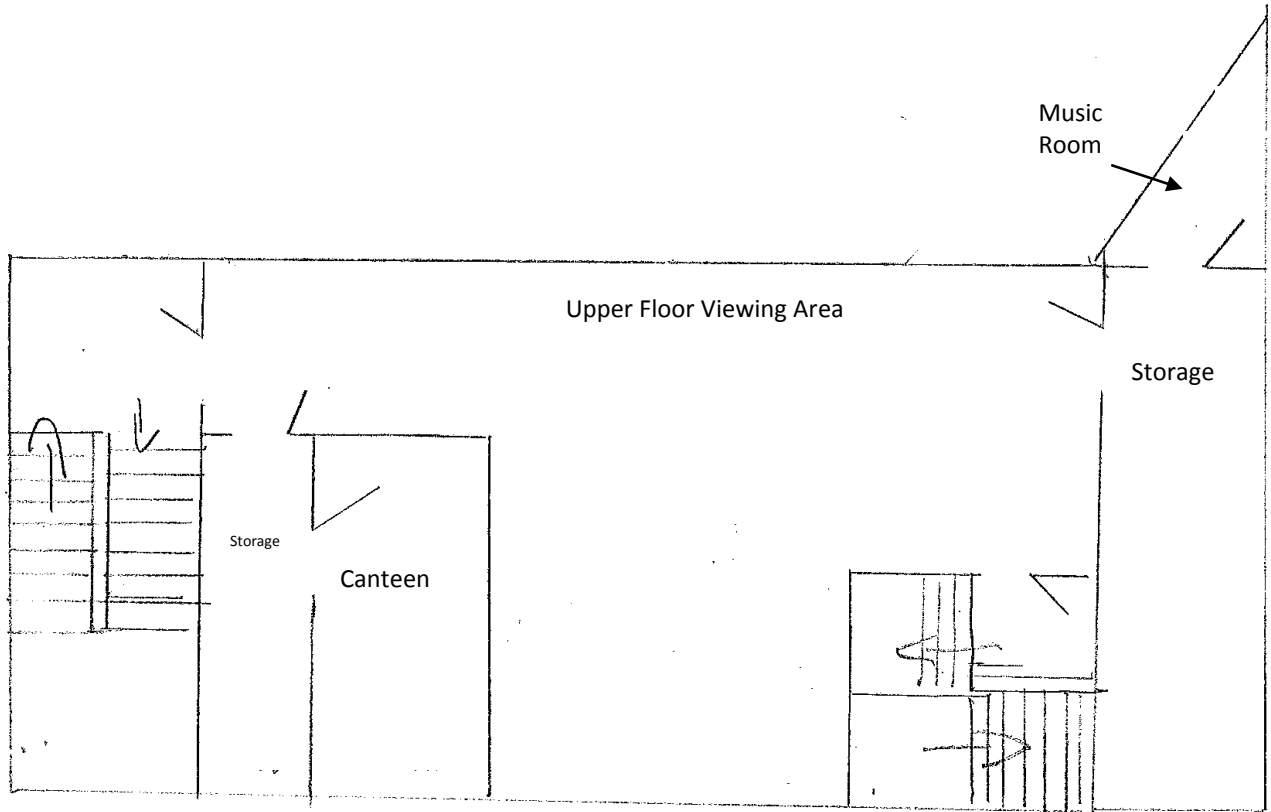
Haldimand Memorial Arena and Ball Park

1st Floor Plan



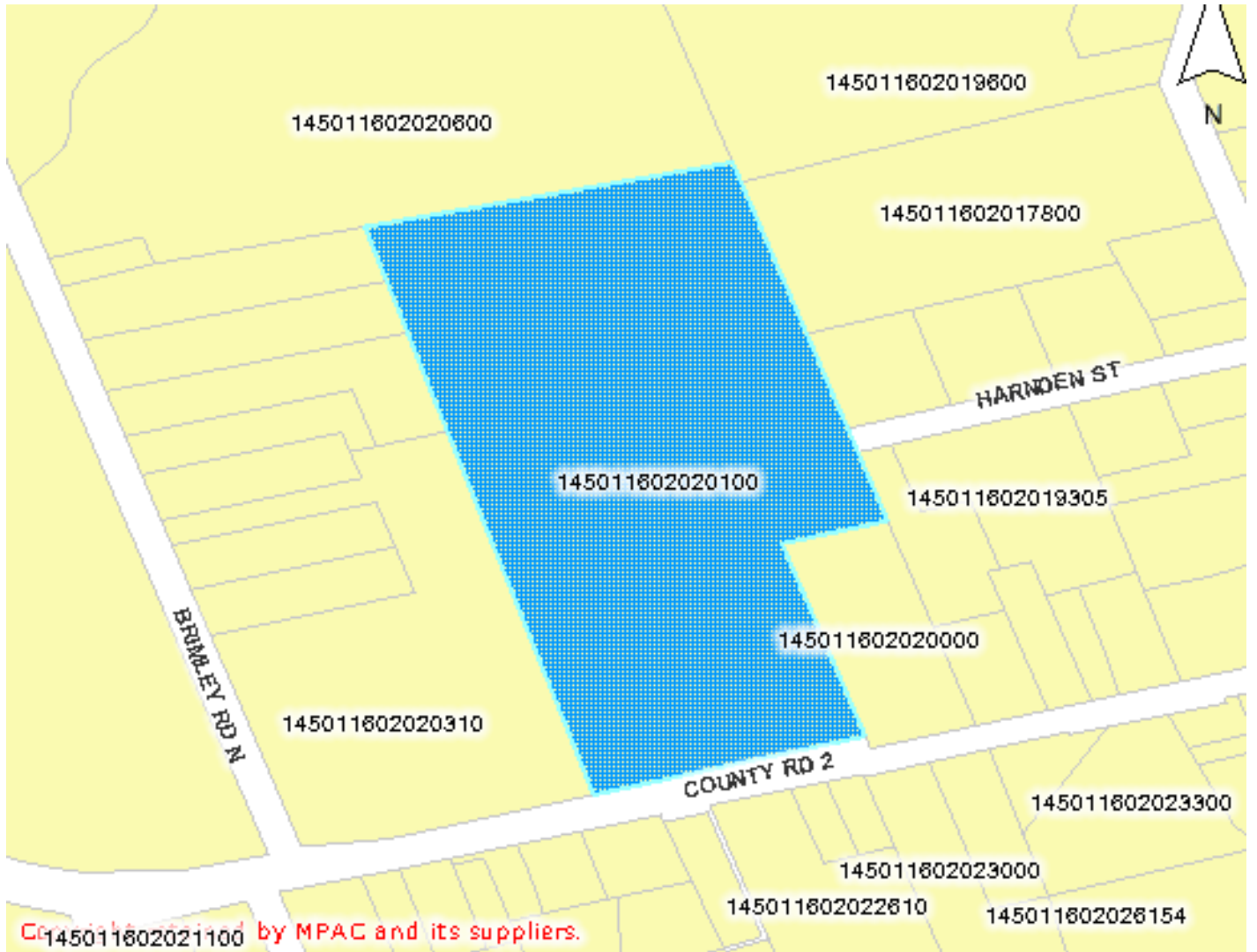
Haldimand Memorial Arena and Ball Park

Upper Floor Plan



Haldimand Memorial Arena and Ball Park

Land Map



Haldimand Memorial Arena & Ball Park

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	No Accessibility parking	New ramp constructed on East corner – 2 spaces with signage	Sept. 2010
Aug. 8/06	1	Main doors have steps – not feasible to change	Barrier free access constructed at s.e. corner of building c/w power opener over sized door	Sept. 2010
Aug. 8/06	deleted	South west door has ramp-Much too steep		
Aug. 8/06	Deleted	South west door - Door 33" clearance		
Aug. 8/06	Deleted	South west door - No power opener	Install opener	Sept. 2010
Aug. 8/06	Deleted	South west door - No sign on door	Install Accessibility sign after ramp fixed	Sept. 2010
Aug. 8/06	Deferred	Inside doors – 33" clearance	Widen some doors	
Aug. 8/06	2	No Accessibility spectator seating	Install ramp to flat seat and wheelchair area	Sept. 2010
Aug. 8/06	1	Stairs to seating – no contrast	Install colour contrast on edge	2011
Aug. 8/06	5	Upper level not accessible	Install elevator	
Aug. 8/06	1	No ramp from ice surface to washrooms	Install ramp for summer use	
Aug. 8/06	Deleted	Washrooms-sink taps not levers	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	Deleted	Washrooms-mirrors high	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	Deleted	Washrooms-stalls-doors 30" clear	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	1	Washrooms-stalls-lock broken on women's		2011
Aug. 8/06	1	Washrooms-stalls-coat hook too high	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	Deferred	Washrooms-stalls-1 angled grab bar beside toilet	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	Deleted	Washrooms-urinal-no grab bars	Install grab bars	
Aug. 8/06	Deleted	Washrooms-stalls-too small	Create new Barrier Free washroom	Sept. 2010
Aug. 8/06	4	Playground-no accessible equipment	Install new equipment	
Aug. 8/06	1	Playground-picnic bench not accessible	Install new tables	

Haldimand Memorial Arena & Ball Park

Potential Risk

Interior:

- North end settling, causing cracks in concrete surface, getting worse every year.

Exterior:

- Sidewalk in front of building needs replacing, slope wrong way and cause water and ice hazard.
 - More lighting in parking areas.
 - Eavestrough on west side building dressing room area needs to be replaced.
-

Maintenance / Aesthetics Required

Interior:

- Hallway flooring in dressing room area needs replaced.
- Dressing room 2, 3 & 4 flooring needs replaced.
- Dressing room doors needs replaced to work proper.
- Flooring in referee room needs replaced.
- Penalty box area needs painting.
- Concrete blocks behind benches lowered for standing room.
- Flooring in upstairs sitting area needs replacing.
- Upstairs sitting area needs painting.

Exterior:

- All exterior doors need new weather stripping.
- Back entrance parking lot repaved.
- General Maintenance
- Grass Cutting
- Snow removal



Macklin United Church Cemetery

Location: Concession 9, Part Lot 15

Survey: RP 39R12149 Part 1

Civic Address: 11500 County Road 29

Seating Capacity: N/A

Roll No.: 1450-116-080-02900-0000 Assessment Value: \$9,100.00 (2014)

Acreage/
Dimensions: Land: 32,670.0 sq. ft.;

Constructed: N/A

Structure: N/A

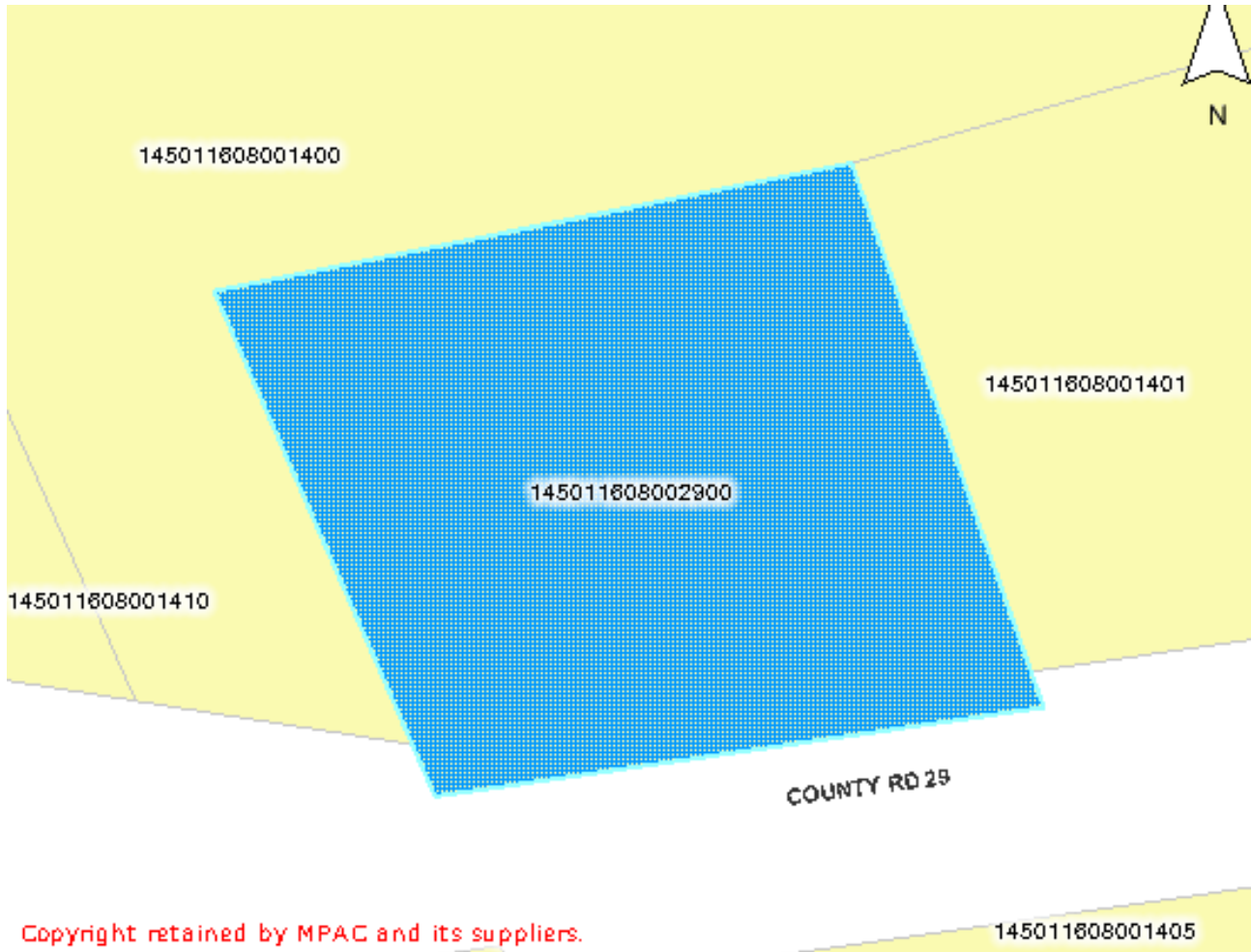
Occupancies: N/A

Hydro: N/A

Heating System: N/A

Macklin United Church Cemetery

Land Map



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Macklin United Church Cemetery

Potential Risk

Interior:

- N/A

Exterior:

- None at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- None at time of inspection



Merrill's United Church Cemetery

Location: Concession 4, Part Lot 19

Survey:

Civic Address: 171 Merrill Road

Seating Capacity: N/A

Roll No.: 1450-226-030-21710-0000 Assessment Value: \$47,500.00 (2014)

Acreage/
Dimensions: Land: 1.25 Acres; 341.3 ft. frontage
Building: 32' x 25'

Constructed: Church: 1857

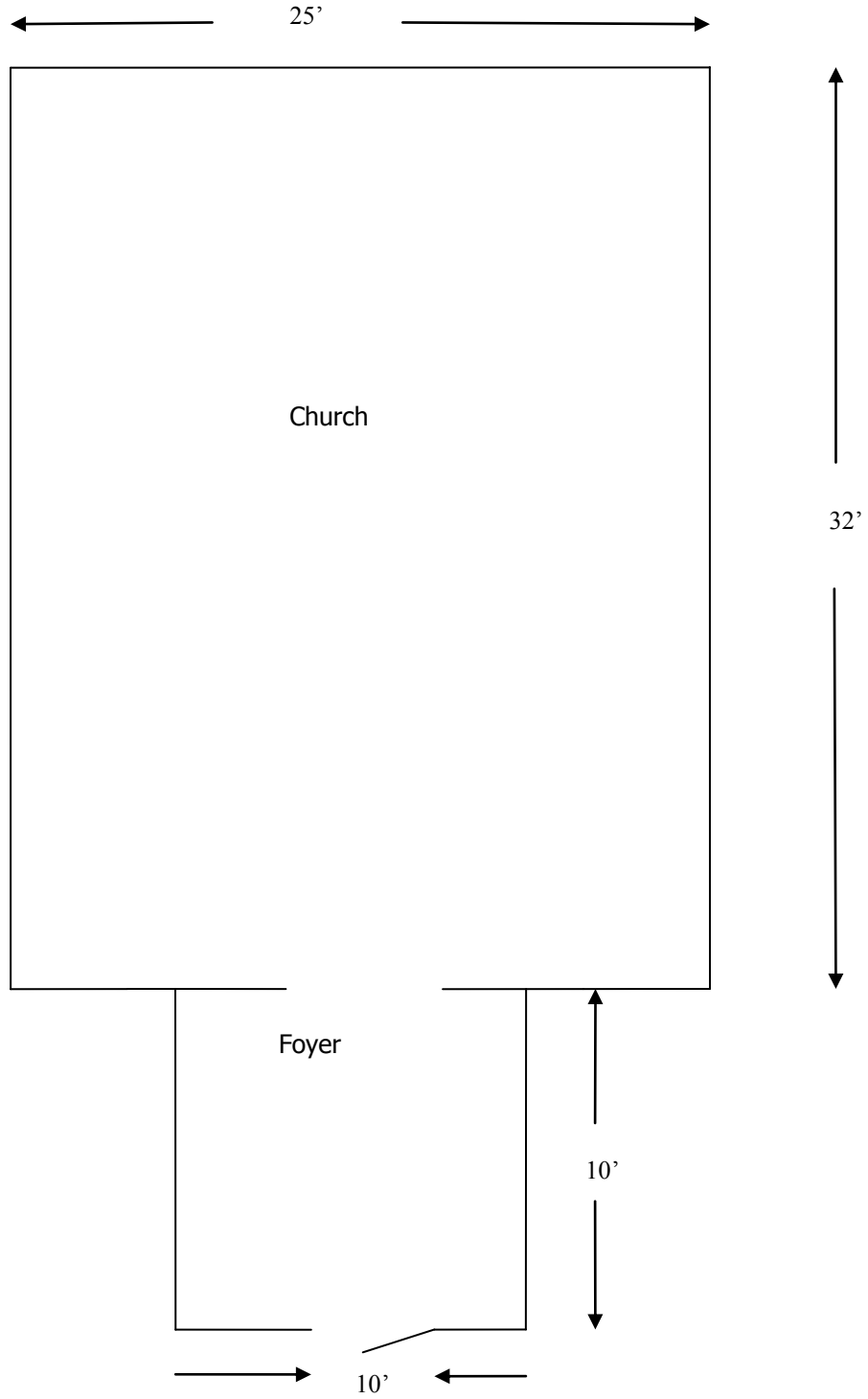
Structure: Wood and Stone

Hydro: N/A

Heating System: N/A

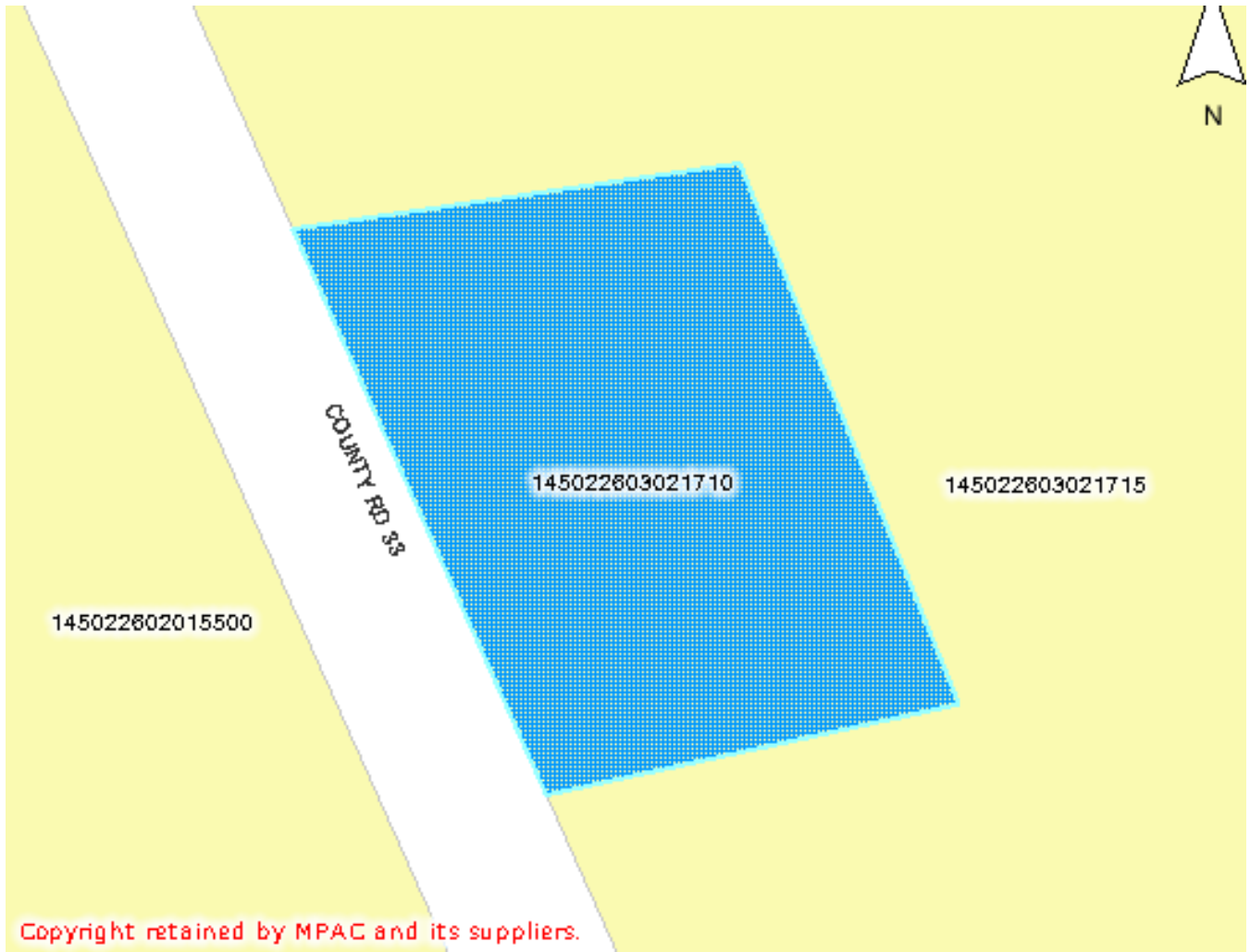
Merrill's United Church Cemetery

Church Floor Plan



Merrill's United Church Cemetery

Land Map



Merrill's United Church Cemetery

Potential Risk

Interior:

- None at time of inspection

Exterior:

- None at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- Small entrance needs work on wall and floor system where animals are making their way into the structure.
- Floor system is old wood planks on top of joist; significant depression in the middle.

Exterior:

- Stone foundation needs some work to replace a few missing stones.



Nawautin Nature Sanctuary

Location: Plan 470, BLKS 74 to 76 & 78 Block 87, Concession A, Concession B, Part Lot 25 and Part Road allow between Concession A Concession B North of Lake Ontario Shore

Survey:

Civic Address: 100 Keewatin Drive

Seating Capacity: N/A

Roll No.: 1450-116-020-059750-0000 Assessment Value: \$32,750.00 (2014)

Acreage/
Dimensions: Land: 13.12 Acres; 554.46 ft. frontage; 999.0 ft. depth

Constructed: 1988

Structure: Bridge – Walkways

Occupancies: N/A

Hydro: N/A

Heating System: N/A

Nawautin Nature Sanctuary

Land Map



Nawautin Nature Sanctuary

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 8/06	1	Paths not level	Level paths	
Aug. 8/06	1	West Path to Lake Only accessible route and is flooded & muddy	Remove pipe from lot 10's Sump pump	
Aug. 8/06	1	Covered bridge ramps No railing	Install railings	2009
Aug. 8/06	1	East Ramp has step	Install fill	2009
Aug. 8/06	1	Other bridges not Accessible	New bridges being built	September 2008

Nawautin Nature Sanctuary

Potential Risk

Interior:

- N/A

Exterior:

- No risks were noted during inspection.
-

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- General Maintenance
- Grass Cutting
- Garbage Pick Up



Roseneath Public Works Garage / Sand Dome

Location: Concession 4, Pt Lot 17
North side of 4th Line Road

Survey:

Civic Address: 554 4th Line Road

Seating Capacity: N/A

Roll No.: 1450-226-020-15200-0000 Assessment Value: \$238,534.00 (2014)

Acreage/
Dimensions: Land: 5.02 Acres, 475.0 ft. frontage; 460.0 ft. depth
Building: 92' x 45'; 4,140 sq ft

Constructed: 1970

Structure: Block and Steel

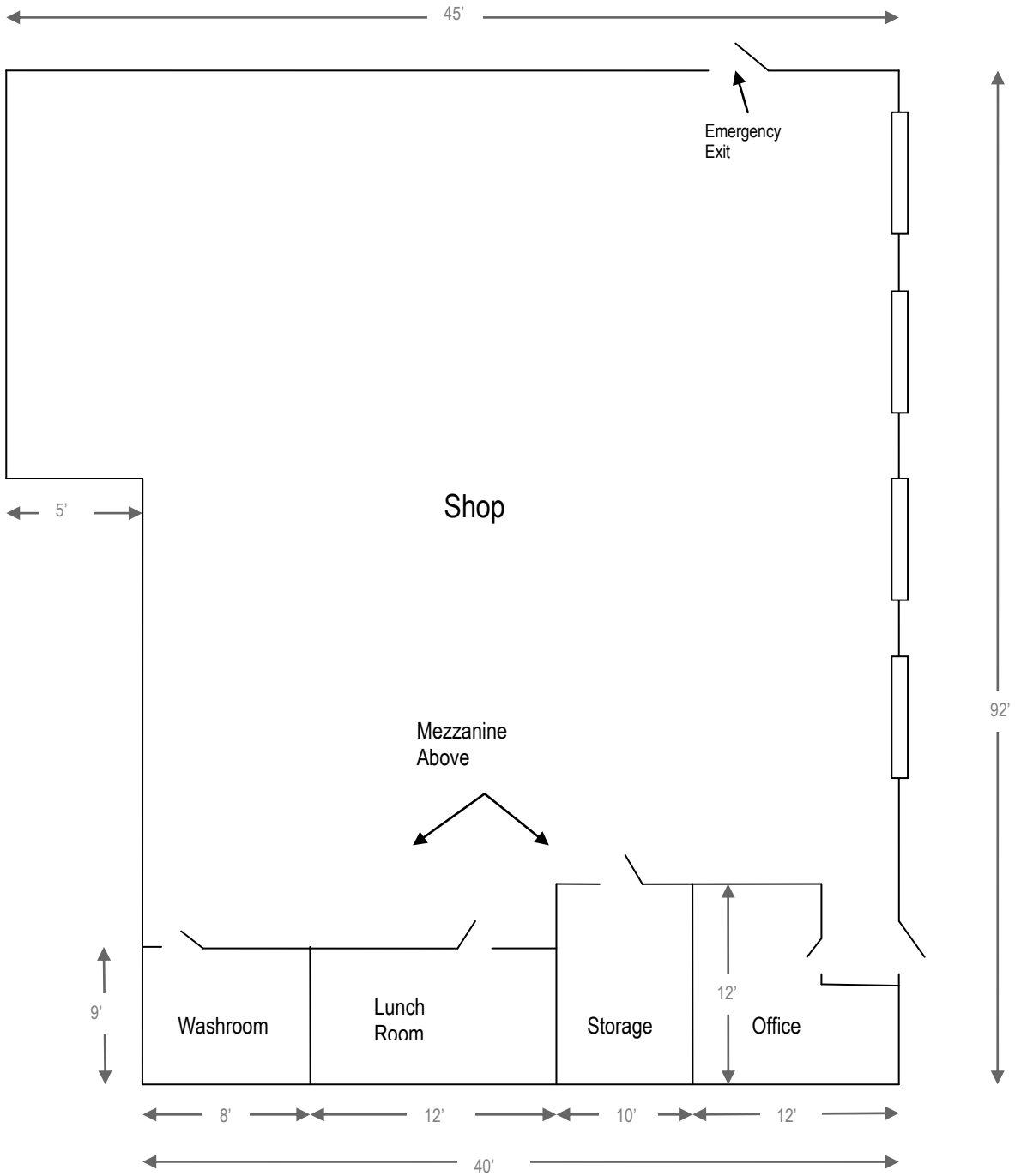
Occupancies: Xplornet Telecommunications Tower installed 2010

Hydro: 200 Amp

Heating System: Oil Forced Air

Roseneath Public Works Garage / Sand Dome

Floor Plan



Roseneath Public Works Garage / Sand Dome

Land Map



Roseneath Public Works Garage / Sand Dome

Potential Risk

Interior:

- None at time of inspection.

Exterior:

- None at time of inspection
-

Maintenance / Aesthetics Required

Interior:

- Interior shop needs painting and cleaned up
- Lunch room small – not adequate for employees

Exterior:

- Steel roof rusting, needs painting
- General Maintenance
- Grass Cutting
- Snow Removal

Concerns:

- Buildings too small for today`s equipment
- Sand Dome needs to be re-shingled, leaking **"Top Priority"**



Sandy Bay Boat Launch

Location: Concession 7, Part Lot 24,
Concession 8, Part Lot 24, Plan 411, Sub Block A
North Side of Sandy Bay Road

Survey:

Civic Address: 210 Sandy Bay Road

Seating Capacity: N/A

Roll No.: 1450-226-030-14732-0000 **Assessment Value:** \$46,000.00 (2014)

**Acreage/
Dimensions:** 1.26 Acres; 104.5 ft. frontage

Constructed: N/A

Structure: Floating Dock 2014; 2 Picnic Tables

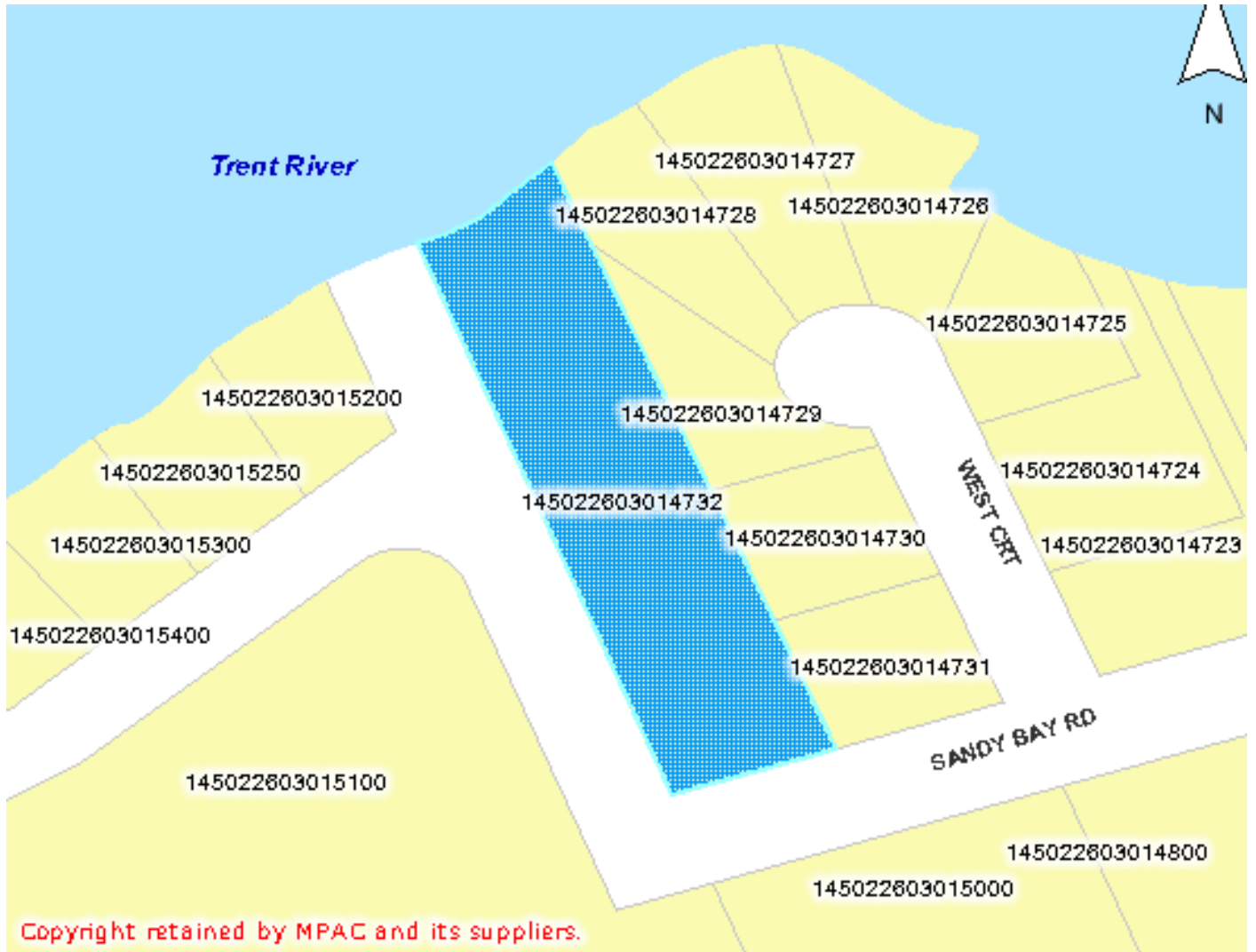
Occupancies: N/A

Hydro: N/A

Heating System: N/A

Sandy Bay Boat Launch

Land Map



Sandy Bay Boat Launch

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 24/06		No issues		N/A

Sandy Bay Boat Launch

Potential Risk

Interior:

- N/A

Exterior:

- No concerns at time of inspection.
-

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- General Maintenance
- Grass Cutting



Sandy Bay Public Beach / Park

Location: Concession 7, Part Lot 23, Plan 94 Part Block A
North side of Sandy Bay Road

Survey:

Civic Address: 110 Sandy Bay Road

Seating Capacity: N/A

Roll No.: 1450-226-030-16305-000 Assessment Value: \$61,500.00 (2014)

Acreage/
Dimensions: Land: 25,700.4 sq. ft.; 100 ft. frontage

Constructed: N/A

Structure: N/A

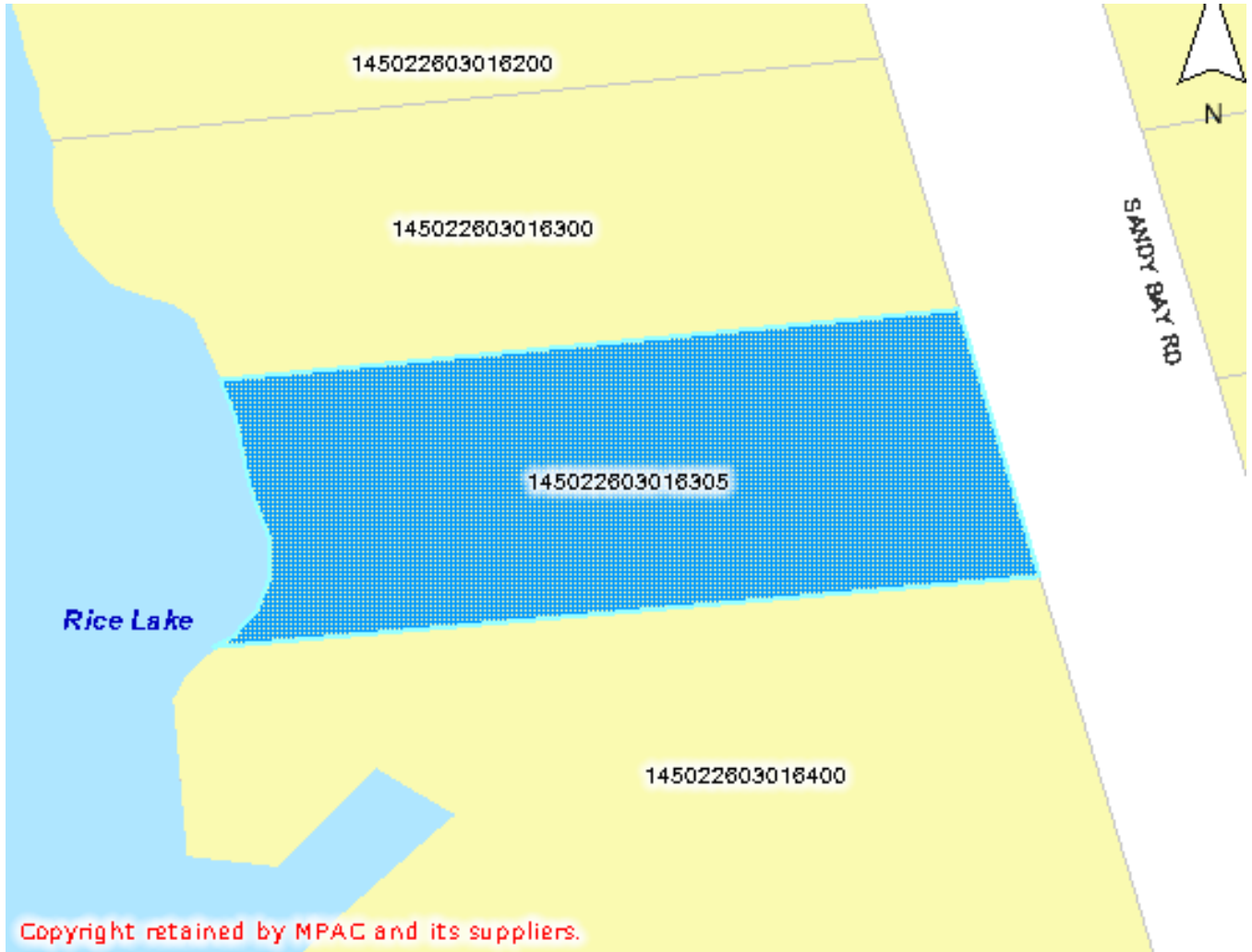
Occupancies: Playground equipment; washrooms

Hydro: N/A

Heating System: N/A

Sandy Bay Public Beach / Park

Land Map



Sandy Bay Public Beach / Park

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 24/06	6	No accessible playground	Install new playground	
Aug. 24/06	6	Outhouses not accessible	Build new outhouses	
Aug. 24/06	6	Picnic tables not accessible	Build new picnic tables	

Sandy Bay Public Beach / Park

Potential Risk

Interior:

- N/A

Exterior:

- None at time of inspection

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- General Maintenance
- Grass Cutting
- Garbage Pick up



Vernonville Community Centre

Location: Concession 3, Part Lot 11, Plan 8 VIL, Lot 20

Civic Address: 112 St. George Street

Survey:

Seating Capacity: **Auditorium:** Chairs with tables (dining) 60; Chairs with Tables 70

Roll No.: 1450-116-040-20200-0000 Assessment Value: \$101,000.00 (2014)

Acreage/
Dimensions: Land – 21,780.0 sq. ft.
130.0 ft. frontage; 170.0 ft. depth
Building – Approx. 1,104 sq. ft. (102.6 sq. m.)

Constructed: 1862, Addition 1970

Structure: One Storey

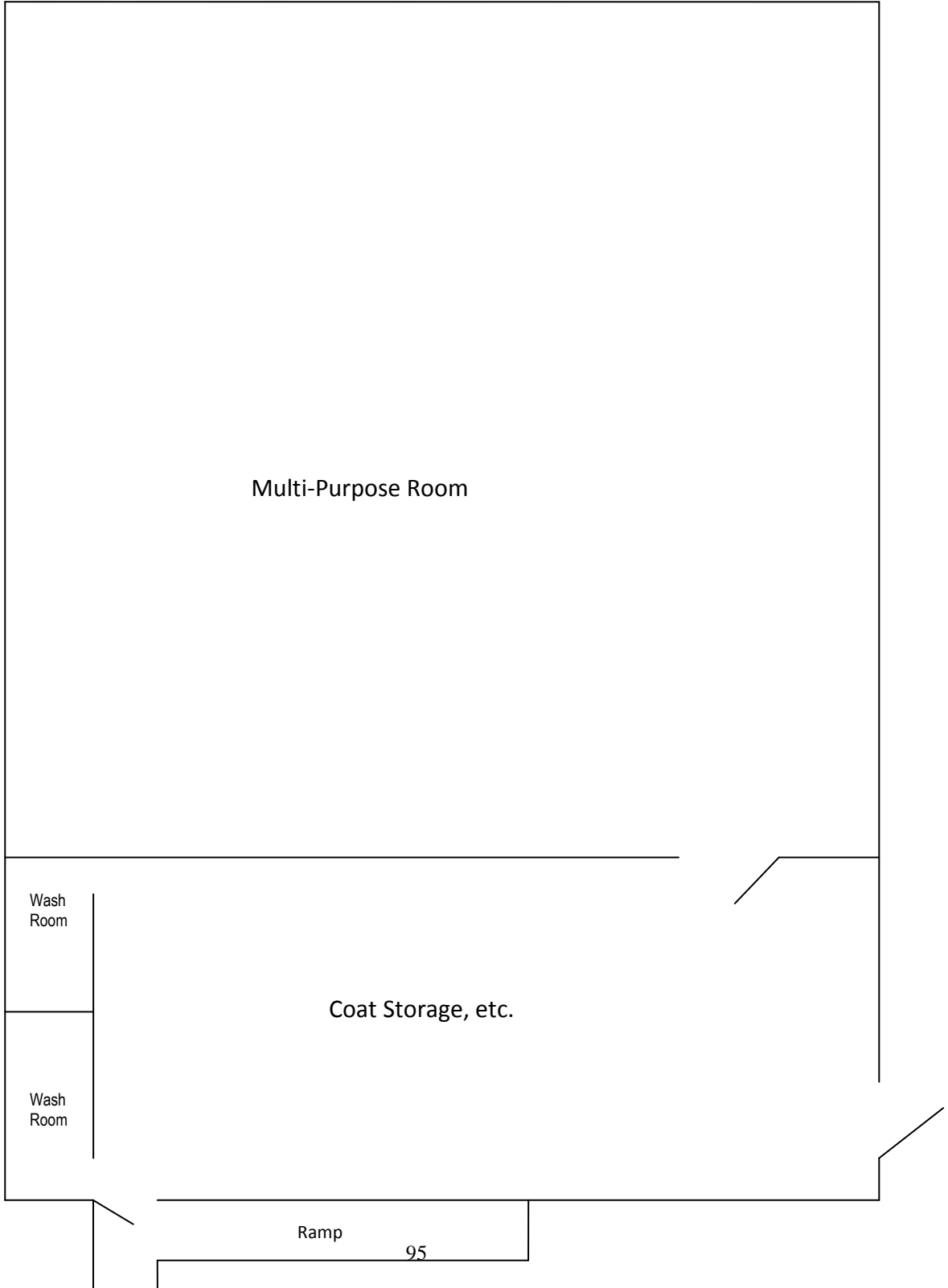
Occupancies: Multi-purpose room 816 sq. ft. (75.83 sq. m.)
Entrance Room 288 sq. ft. (26.76 sq. m.)

Hydro: 200 Amp Service

Heating System: Baseboard Heaters

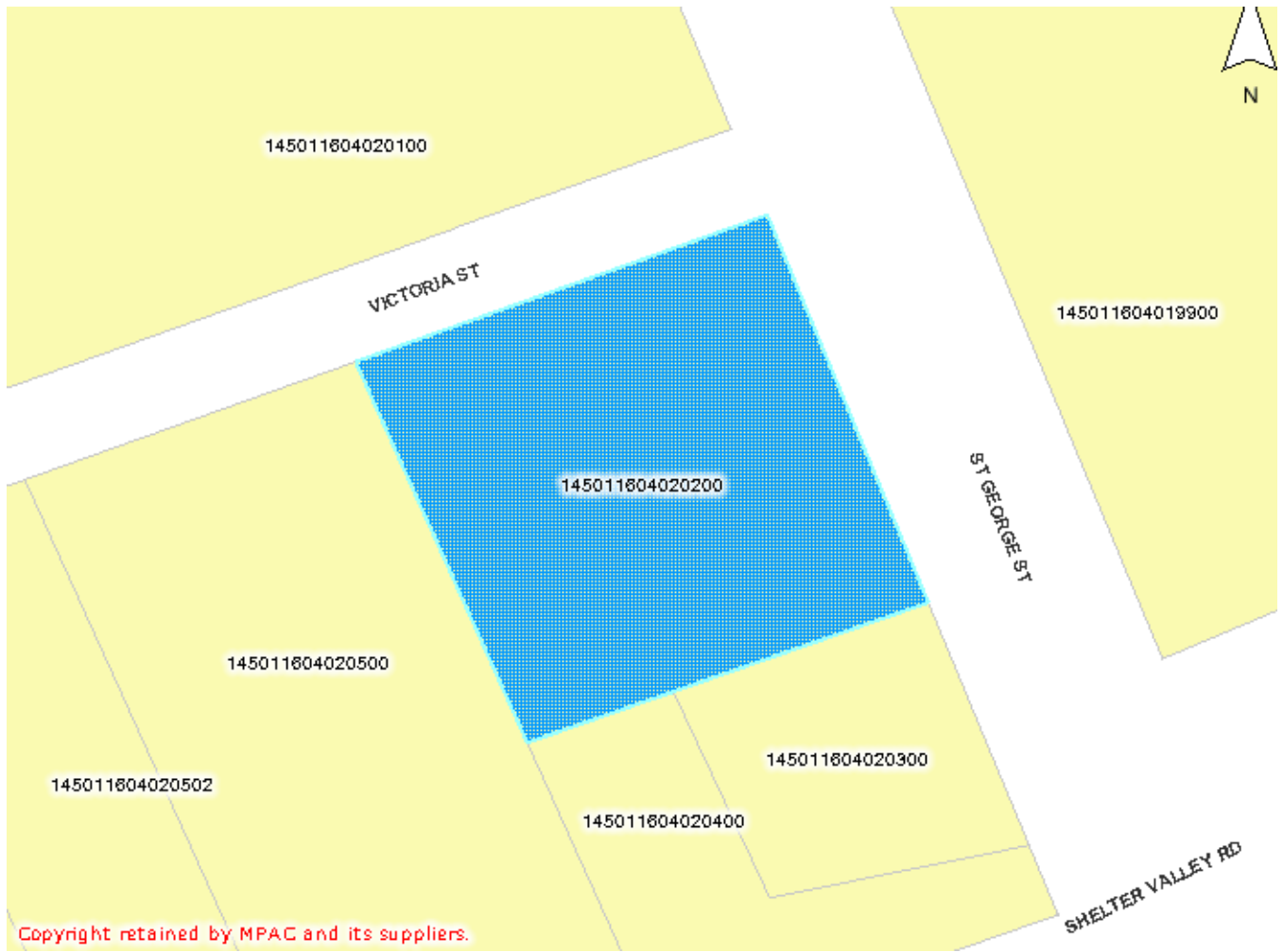
Vernonville Community Centre

Floor Map



Vernonville Community Centre

Land Map



Vernonville Community Centre

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 28/06	1	Exterior ramp has door lip on inside	Install transition ramp inside	Jan/07
	Deferred	Washrooms-not accessible	Install family washroom	

Vernonville Community Centre

Potential Risk

Interior:

- Hot water tank and Ultra-Violet (UV) is in crawl space – hard to maintain.

Exterior:

- Ice shield to be installed on tin roof
-

Maintenance / Aesthetics Required

Interior:

- No concerns at time of inspection

Exterior:

- Soffit and fascia on east & west sides missing, needs repaired and replacing
- Windows need proper capping and sealing
- South window sills need painting
- General Maintenance
- Grass Cutting



Wicklow Beach Boat Launch

Location: Concession B, Lot 12; Part 1, RP 39R3527
South Side of Wicklow Beach Road

Survey:

Civic Address: 133 Lakeport Road

Seating Capacity: N/A

Roll No.: 1450-116-010-09405-0000 **Assessment Value:** \$112,500.00 (2014)

**Acreage/
Dimensions:** 5.0 Acres; 958.3 ft. Frontage; 650.35 ft. Depth
38' x 75' (2,850 sq. ft.)

Constructed: June 1995

Structure: Concrete ramp; chip and dust parking area; 2 breakwater piers constructed into Lake Ontario consisting of shale rock; exterior solar light situated at end of the west breakwater pier and a floating dock at the base of the boat ramp. Steel structured picnic tables.

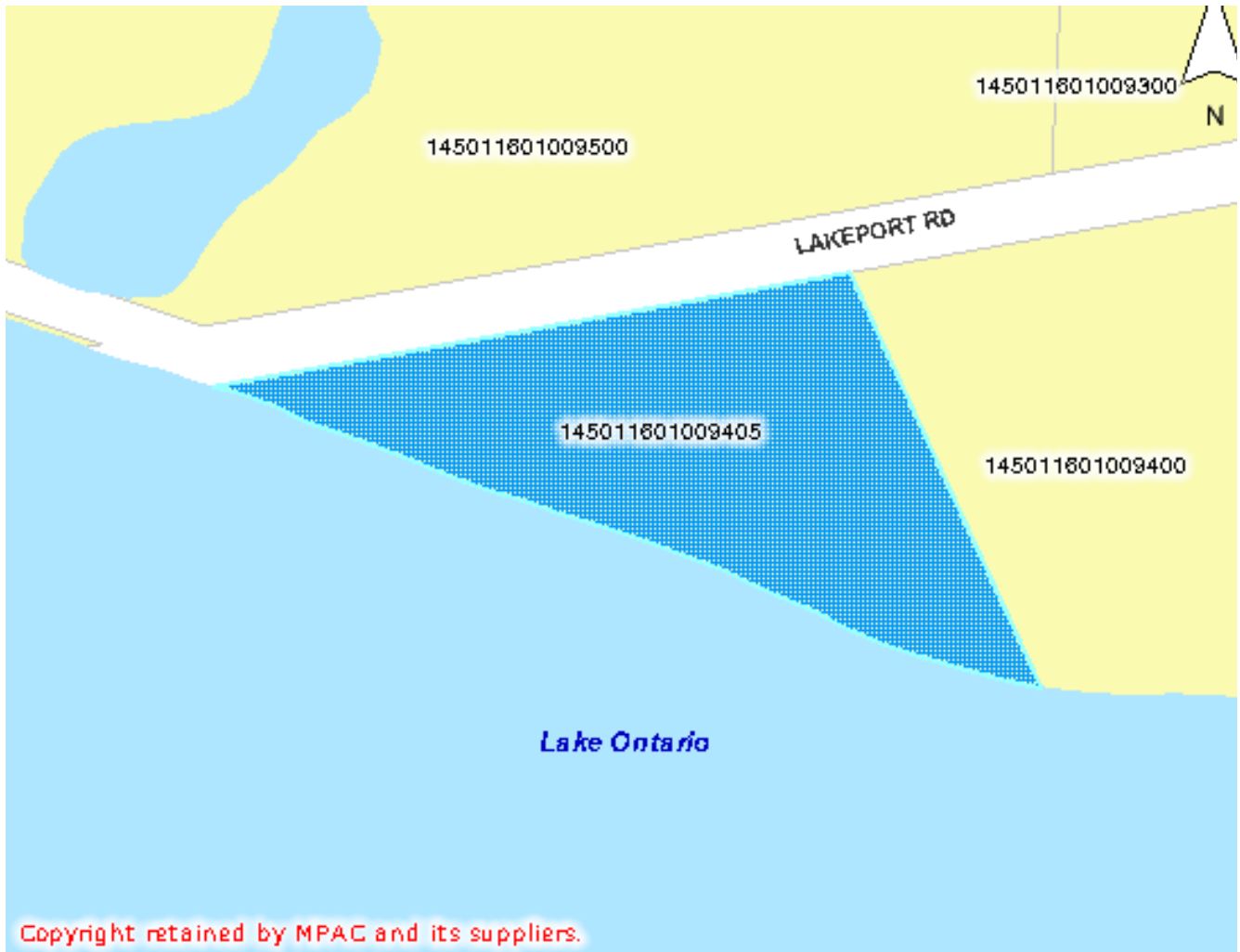
Occupancies: N/A

Hydro: N/A

Heating System: N/A

Wicklow Beach Boat Launch

Land Map



Wicklow Beach Boat Launch

Accessibility Update/Status & Future Requirements

Date Issued Identified	Priority Number	Accessibility Issue	Recommended Action	Completion Date
Aug. 24/06	5	No accessible picnic table	Install picnic table	
Aug. 24/06	5	No accessible parking spaces	Install sign	2009

Wicklow Beach Boat Launch

Potential Risk

Interior:

- N/A

Exterior:

- No concerns at time of inspection.

Maintenance / Aesthetics Required

Interior:

- N/A

Exterior:

- General Maintenance
- Grass Cutting