

# Picton Harbour Development Draft Vision



**The County**<sup>TM</sup>  
PRINCE EDWARD COUNTY ♦ ONTARIO

# Agenda



- Introduction (5 min)
- Presentation (30-40 min)
- Group Feedback (15-20 min)
- Individual Feedback

# Introduction



- Jewel in the heart of Picton
- Underutilized asset
- If you don't have a vision...

# Development Area



# Background



- Planning/Picton Secondary Plan
- 2014 Community Development Strategic Plan
- Community & Economic Development Commission
- Picton Harbour Development Subcommittee

# Picton Harbour Development Committee

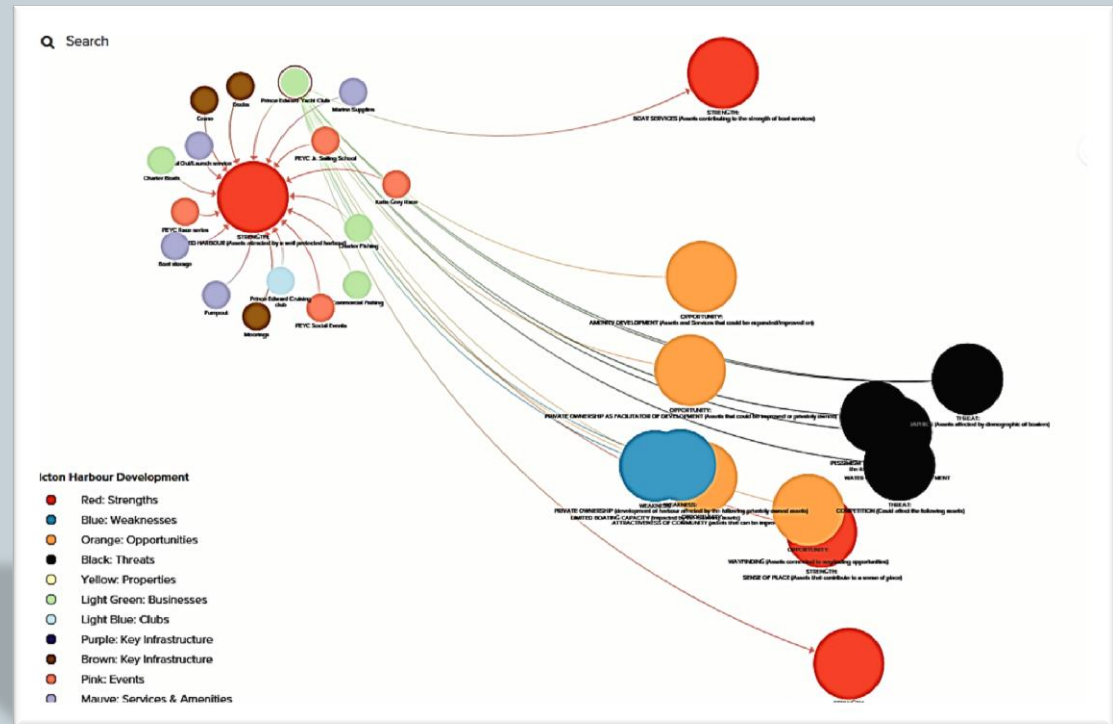


- Treat Hull (Chair, Councillor, Picton Ward)
- David Dodd (Vice Chair)
- Christine Winiarz-Searle (CEDC)
- Brian Clark
- Gordon Phillips
- Steven Burr
- Lyndsay Richmond (Picton BIA)

# Process



- Data Collection (review past plans, asset inventory)
- Consultation
- SWOT
- Relationship Mapping



# Community Engagement & Review



- Stakeholder Surveys/Visitor Surveys
- Landowner/Business Meeting
- Individual Feedback
- All unedited feedback provided to subcommittee, Commission and Council



# Development Vision



- Key SWOT info
- Vision Statement and Guiding Principles
- Key Themes
- Linkages & Relationships
- Development Types (broadly)

# SWOT



## Strengths:

1. Sense of place
2. Proximity to downtown
3. Well-protected harbour
4. Boat services



# SWOT



## Weaknesses:

1. Water quality
2. Limited public access
3. No public attraction

# SWOT



## Opportunities:

1. Amenity development
2. Downtown revitalization project
3. Attractiveness of community/profile
4. Private ownership

# SWOT



## Threats:

1. Fiscal Pressures
2. Competition
3. Political instability

# Vision and Principles



## Vision

- A vibrant waterfront meeting place for residents and visitors which contributes significantly to the social, cultural and economic fabric of Picton and the broader County.

# Vision and Principles



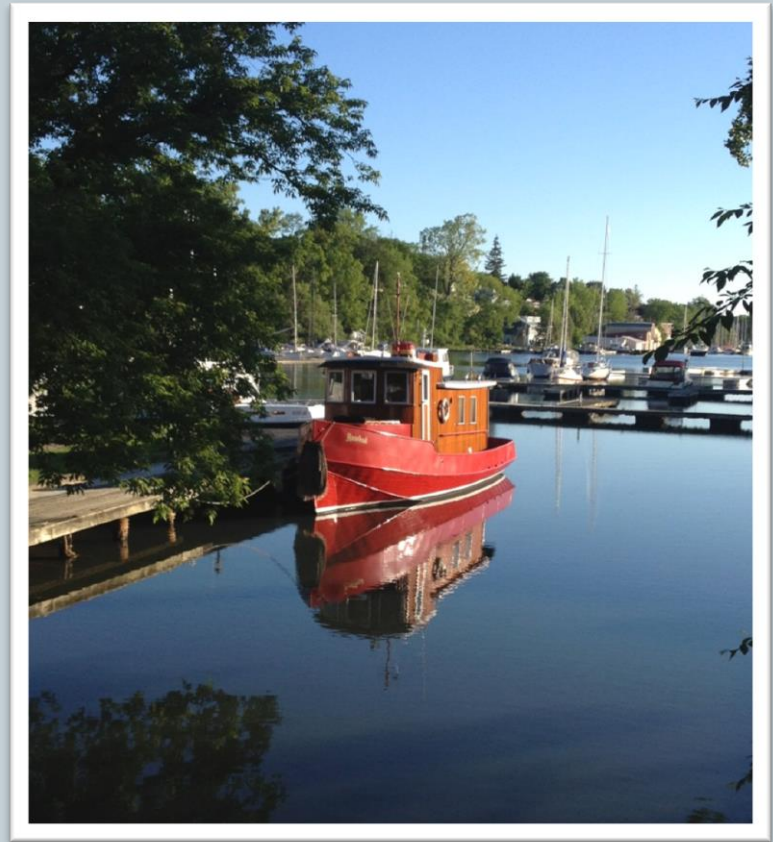
## Guiding Principles

- Ecological sensitivity and restoration
- Recreation (water and non-water related)
- Accessibility (watercraft, pedestrian)
- Connecting with Picton downtown
- Growth & Economic Development/housing developing
- Preserve and leverage existing waterfront assets, character & historical/maritime significance
- Community involvement/guidance

# Key Themes



- Quality of Place
- Accessibility
- Amenities
- Activities





# Linkages & Relationships/Partnerships



- Picton BIA
- PEYC
- Picton Harbour Inn
- First Stone Ventures
- Royal Harbour Condominiums
- Claramount
- Municipality



# Development Types



- Residential
- Recreational
- Trails
- Open Space
- Commercial
- Parking



# Emerging Priorities - General



Build, operate and maintain public infrastructure:

- Marina
- Boat Launch
- Washroom Facilities
- Trail Head & Trails
- Parking Lot/Public Space
- Water Treatment Plant façade
- Docking/boardwalks

# Emerging Priorities – General



Investigate access to surrounding land for:

- Marina expansion
- Boardwalk expansion
- Additional parking



# Emerging Priorities – Short Term



- Entrance Sign at Harbour
- Wayfinding Signage
- Food Trucks/Chandlery/  
Restaurants/Rentals
- Entertainment/Markets





# Emerging Priorities – Medium Term



- **Parking, Connections, Water Treatment Plant appearance**
- **Marina Building Enhancement, Public Art, WIFI**
- **History, Interpretive signage**
- **Boardwalk, Trails, Parkette, Crosswalk**



# Emerging Priorities – Long Term



- Development of nearby properties
  - Commercial spaces
  - Growth of existing business
  - Residential development
- Water treatment plant site
- New Marina?

# Planning Context












- **Picton Hallowell Secondary Plan**
  - Land Use Designations
  - Picton Harbour Special Policy Area
  - Top of the Hill Special Policy Area
- **Heritage Conservation District**
- **Intake Protection Zone**
- **Mapping**

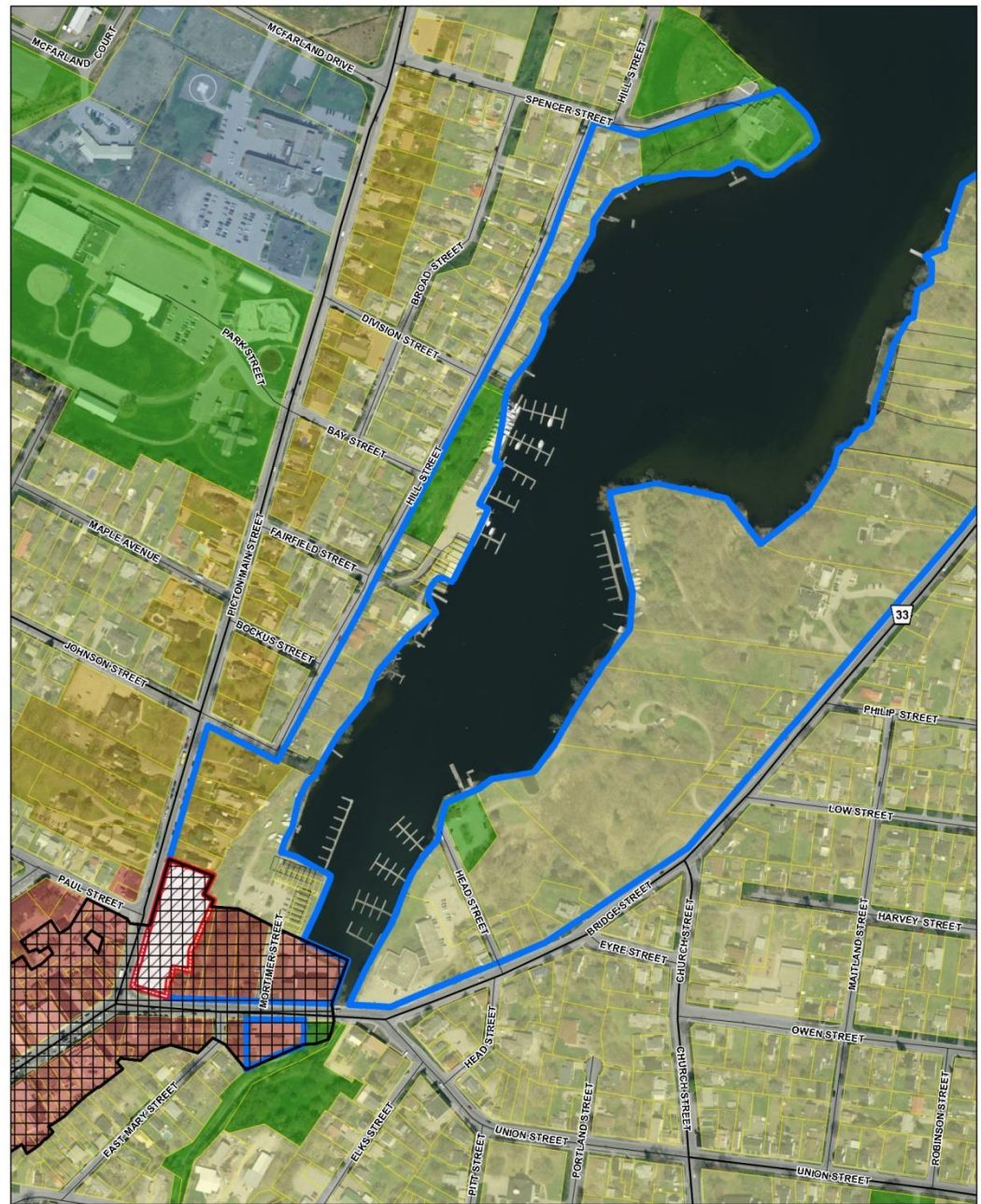


# Picton Harbour Waterfront

## Current Land Use Policies

**Legend**

	Parcels		Town Residential Area - #2.4
	Top of the Hill - #2.12.1.2		Downtown Core Area - #2.5.1
	Heritage Conservation District		Town Corridor Area - #2.5.3
	Picton Harbour - #2.12.2		Institutional Area - #2.8
	Park & Open Space Area - #2.9		



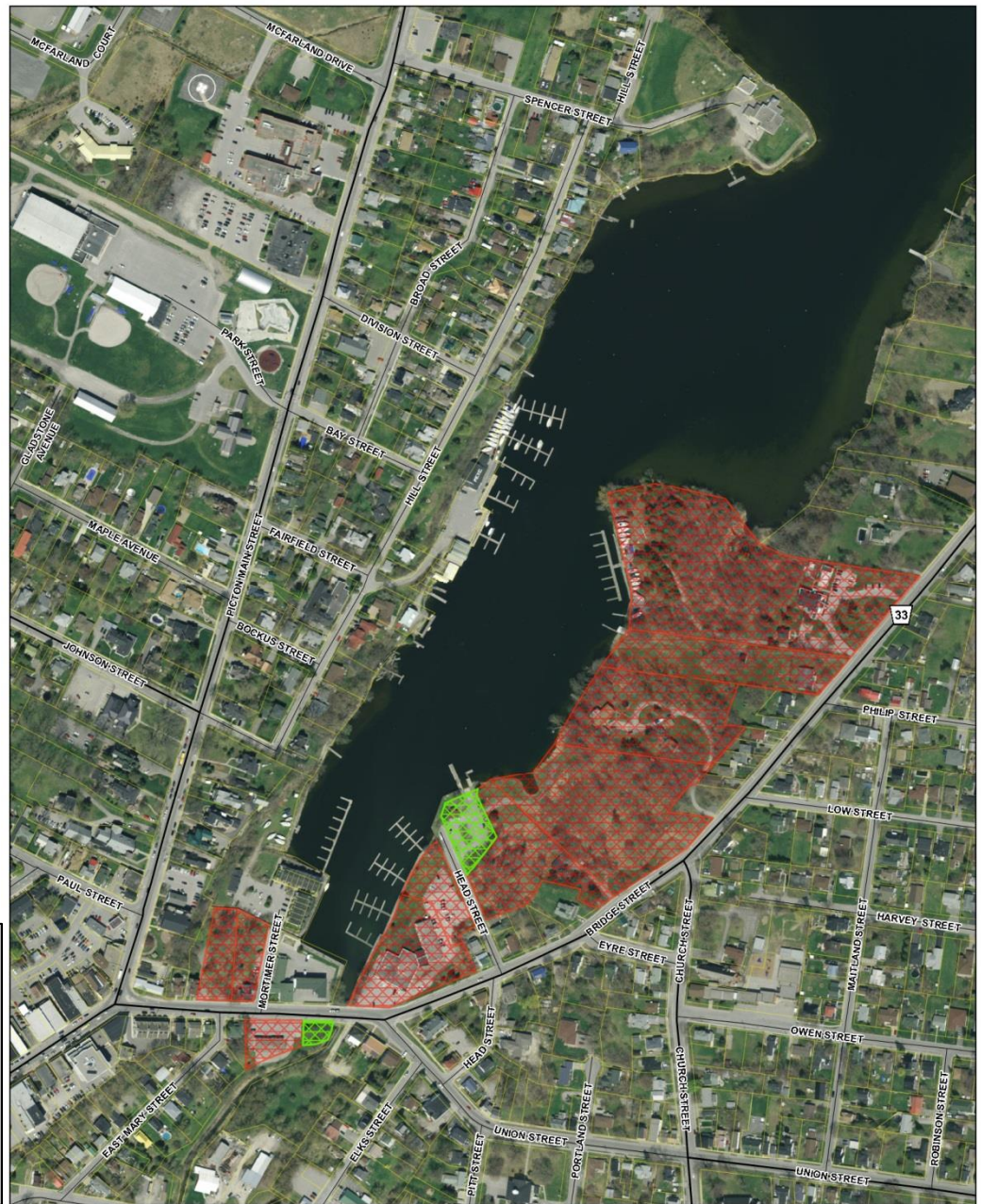


# Picton Harbour Waterfront

Potential Major  
Redevelopment Sites

## Legend

- Parcels
- Major Development Sites (PEC Owned)
- Major Development Sites



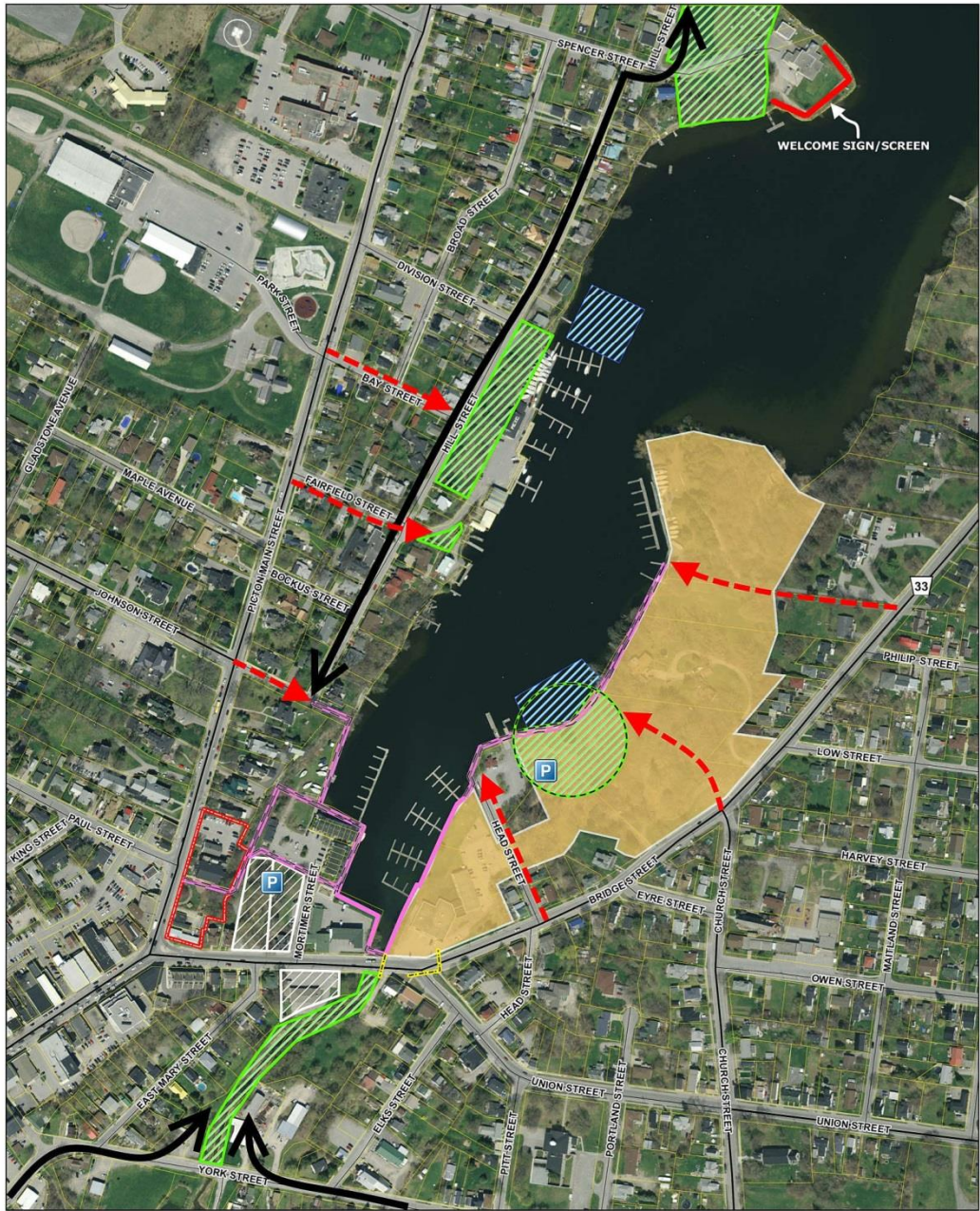


# Picton Harbour Waterfront

## Future Developments, Connections and Amenities

- |  |                               |  |  |
|--|-------------------------------|--|--|
|  | Potential Parking             |  | Res/Neighbourhood Scale Commercial Designation |
|  | Crosswalk                     |  | Expanded Dock Facilities                       |
|  | Existing Boardwalk            |  | Top of the Hill                                |
|  | Proposed Boardwalk            |  | Parcels  |
|  | Potential Parkland Facilities |  | Potential Future Connections (Visual/Physical) |
|  | Improved Parkland Facilities  |  | Green Gateway                                  |
|  | Mixed Use Designation         |  |  |

\*Land-use Policy Visualization created by the County of Prince Edward (P.E.C.) Development Services Department, August 2016



# Planning Context



- What will drive a lot of these policy initiatives?

# Group Feedback



- In groups at your tables
- Top Three (3) exciting proposals/opportunities
- Top Three (3) potential challenges/concerns
- 10-15 minutes
- Review with group

# Next Steps and Public Input



**Subcommittee develops draft vision**



**Commission (CEDC)**



**Committee of the Whole**



**Council**

Feedback - [cdd@pecounty.on.ca](mailto:cdd@pecounty.on.ca)

**Thank You!**



Treat Hull  
Chair/Councillor, Picton Ward 1  
Picton Harbour Development Subcommittee  
[thull@pecounty.on.ca](mailto:thull@pecounty.on.ca)

Neil Carbone  
Director of Community Development  
613.476.2148 ext. 2501  
[ncarbone@pecounty.on.ca](mailto:ncarbone@pecounty.on.ca)

James Bar  
Intermediate Planner  
613.476.2148 ext. 2022  
[jbar@pecounty.on.ca](mailto:jbar@pecounty.on.ca)



**TheCounty**  
PRINCE EDWARD COUNTY + ONTARIO