

Memorandum

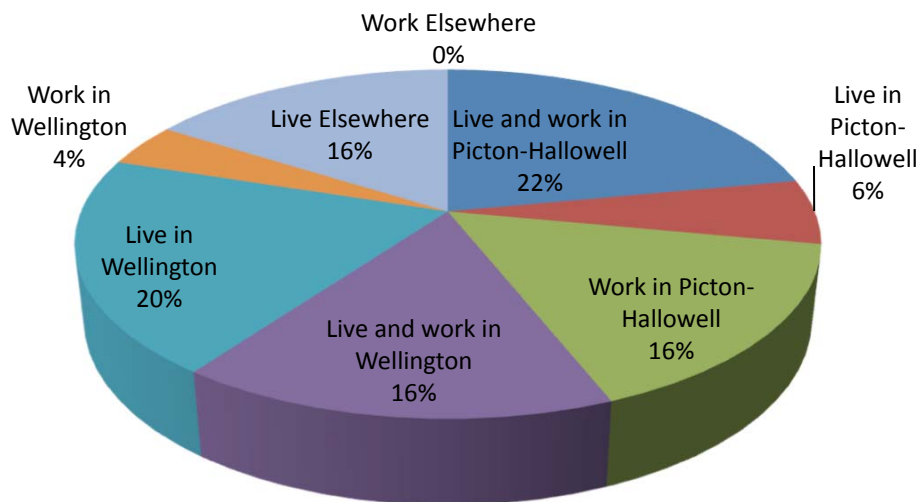
To/Attention	Prince Edward County Planning Services Department	Date	April 13, 2010
From	Holly Foxcroft	Project No	27266
cc	File	Steno	hf
Subject	Prince Edward County Secondary Plans Project -- Survey Results for Picton-Hallowell		

This Memo consolidates the survey comments provided to date—both online and hardcopy—as they relate to Picton-Hallowell. As of March 27, 2010 the secondary plans survey has been completed by 58 community members from Wellington and Picton-Hallowell.

We have included the initial survey comments that were provided by eight respondents. However, it should be noted that there was an error in the survey form that was later corrected, but has affected the completeness of the data from the first eight respondents.

In questions two through six of the survey, respondents were asked to indicate to which area (Picton-Hallowell or Wellington) their comments related. In some cases a location was not specified, as a result the comments have been in the Wellington memo as well.

1. Please select the box which best describes your connection with the Picton area and/or Wellington?



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2. What do you value most in Picton-Hallowell?

Amenities (parks, Millennium Trail, and recreational facilities)

- Convenience to all amenities - retail, professional, and recreational activities.
- Glenwood cemetery.
- Millennium Lookout.

Business (local and small scale)

- In Picton I can walk or bicycle to grocery stores, gift shops, barber, medical care, auto mechanic, specialty food shops and restaurants, meet clients and have business meetings with wireless internet at coffee shops and diners.
- The variety of historic locations, the 'non-chain' stores and restaurants in the entire County.
- A nice variety of shops and services
- Convenience

Community Feel (sense of place, people and neighbours)

- Sense of place - nice places to have a coffee.
- My children can bicycle and walk all over town, go snow sliding 3 blocks from home.
- There is great activity on the streets; more energy than Wellington.
- Friendly neighbourhoods.
- Small town scenic county charm.
- I feel that we have been made very welcome here in the County (Picton), both by other ex-pats and by long time residents. I really value the sense of community in Picton, the fact that I see someone I know almost every time I go into town.

Demographics (population growth, families, diversity of ages) – No comments

Development (sprawl, big box, design guidelines, and infill)

- Renewal and renovation of the urban sectors rather than urban sprawl onto farmland, forests and shorelines.

Economic/Employment (creative rural economy, tourism, and jobs)

- There are tourist clientele for my photography products.

Green and Sustainable – No comments

Historical Character/Heritage/Architecture (buildings, history, signage and historical design)

- Historical aspects of the community.

Housing and Affordability (type of housing and cost of housing) – No comments

Main Street

- Nice downtown.
- Main Street shopping and cafes.
- Great and interesting retail and arts
- I like the uniqueness of Picton Main Street with its lack of chain stores.

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Municipal Services and Facilities (library, post office, town hall, water, and sewer services)

- The quality of County governance is surprisingly high!

Natural Environment (creeks, vistas, and trees)

- I can find forests and wildlife within walking distance from downtown Picton.

Rural and Agricultural (rural setting and agricultural heritage)

- Interesting scenic countryside located nearby.
- Fresh vegetables from neighbouring farms.

Seniors – No comments

Transportation (traffic, parking, walkability, roads, and bypass)

- Walkable.

Youth – No comments

Waterfront – No comments

Other – No comments

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3. How satisfied are you with the provision of the following goods, services, and community amenities in Picton-Hallowell?

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Not Satisfied</i>	<i>Not Applicable</i>	<i>Response Count</i>
Groceries	51.4%	43.2%	2.7%	2.7%	37
Medical	41.7%	44.4%	5.6%	8.3%	36
Pharmacy	64.9%	27.0%	2.7%	5.4%	37
Gasoline	40.5%	51.4%	5.4%	2.7%	37
Banking	45.9%	40.5%	5.4%	8.1%	37
Schools	11.4%	22.9%	11.4%	51.4%	35
Clothing	10.8%	59.5%	27.0%	5.4%	37
Dental	13.9%	50.0%	5.6%	30.6%	36
Hardware	40.5%	43.2%	13.5%	2.7%	37
Restaurants	51.4%	40.5%	5.4%	2.7%	37
Libraries	43.2%	48.6%	5.4%	2.7%	37
Entertainment	13.5%	70.3%	10.8%	5.4%	37
Seniors Services	2.9%	25.7%	8.6%	62.9%	35
Child Care	0.0%	20.6%	8.8%	70.6%	34
Legal Services	22.9%	54.3%	0.0%	22.9%	35
Natural Open Spaces	25.0%	47.2%	19.4%	8.3%	36
Waterfront Amenities	10.8%	35.1%	40.5%	13.5%	37
Cultural Events	8.1%	78.4%	5.4%	8.1%	37
Recreation Facilities	8.1%	51.4%	29.7%	10.8%	37
Parks and Playgrounds	10.8%	54.1%	24.3%	10.8%	37
Auto Repair/Serviceing	27.0%	48.6%	8.1%	16.2%	37

* Does not include results from the seven hard copy files.

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4. What goods, services, and community amenities would you like to see offered in Picton-Hallowell?

- Needs a proper community centre that caters for a wider range of activities - not just hockey or curling. Needs a proper swimming pool with clean up to date changing facilities and a separate pool at a warmer temp for toddlers, babies and seniors.
- The playgrounds are a disgrace - full of empty cans and condoms not a safe play to take children.
- Wine bar/ cellar; upscale bowling alley; upscale non-gender pool hall; mid-to-high end women's fashion & footwear; "First class" pawn shoppe; Main St small hardware; Main St. butcher; Boat tours (but not a party-boat) from a clean & pleasant launch-depot.
- No additional parks and no additional parking lots. Encourage parking on our residential streets, which encourages walking and enjoying lovely properties. Add trash receptacles as necessary and empty them.
- Farmers' market including craft vendors (all the County).
- We have incredible restaurants in Picton. However, a family oriented chain restaurant would be great (e.g. Swiss chalet, Kelsey's).
- We don't have any children's clothing except for GT.
- Let's make better use of the harbour for winter activities. ie a seasonal rink like the parks/rec maintain in Belleville on the inner harbour.
- A Shoppers Drugmart.
- Picton/the County desperately needs a better recreation facility/public pool. PFAC is depressing and dated.
- Fitness facility.
- Central farmers market.
- Dance club.
- Arcade.
- Roller skater rink.
- More public washrooms for tourism.
- Facility for all teens - not a skate park.
- A really good ambulance and patient transfer service.

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5. Please list any issues or concerns that you may have about Picton-Hallowell.

Amenities (parks, Millennium Trail, and recreational facilities)

- There needs to be more green protected zones adjacent to Macaulay Mountain Conservation Area.
- Parks in particular need more attention from a maintenance standpoint.

Business (local and small scale) – No comments

Community Feel (sense of place, people and neighbours) – No comments

Demographics (population growth, families, diversity of ages)

- Need to keep bringing young families into the County and providing opportunities for young adults to find work.

Development (sprawl, big box, design guidelines, and infill)

- Segments of the streetscape which maintain the original facade; new and newer businesses and/or buildings should be required to adhere to the architectural integrity of the "original" as referenced above; i.e., no plastic signage or store-front-cladding; no plain-Jane facades such as Canada Post.
- Possibly more higher density residential options nearer town within secondary plan.
- Say no to big box and chains.
- Are these area's infrastructure systems capable of handling further individual expansion? Should another (well-planned) community be planned for the future? Starting from "scratch" may be more feasible than expanding or replacing.
- The obscure signage throughout your survey area on business and public sites.
- Picton seems to hate trees; the amount of trees that are removed and never replaced is terrible. Plant trees Picton!
- Chain stores in Picton, such as Shoppers Drug Mart.
- Development at Hwy 33 and County Rd 1.
- Removal of large trees.
- Extremely concerned about more box stores coming on Hwy 33 between Picton and Bloomfield, and on Main Street in Picton.
- I would like to see the planning process make it impossible for big box retailers to wreck the community. They [big box stores] should be treated equally by restricting the development footprint so that local businesses can compete.

Economic/Employment (creative rural economy, tourism, and jobs)

- Employment opportunities. Overt concentration of our municipal tax base on residential property. Not the mill rate but lack of diversification for commercial and industrial.
- There are no meaningful, well paying jobs here.
- Concerned about Council's eagerness to accept short-term job creation without regard for longer term consequences (eg East Lake cottage resort).
- Obsession with tourism (which is fickle) as the predominant driver.

Green and Sustainable – No comments

Historical Character/Heritage/Architecture (buildings, history, signage and historical design)

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- Picton has a long history of destroying its past. Perfect example - levelling 4 old buildings for a drugstore that we don't need! We need to protect our old buildings, it's a important part of our local appeal. We are going to become just like a suburb of Toronto with strip malls and chain stores. That's not why people come to live in our community.

Housing and Affordability (type of housing and cost of housing)

- My biggest concern is that local people can no longer afford to buy in the county. This has caused a lot of people from outside the area to buy up the houses and they are only occupied part of the year. I feel that the sense of community is being lost. This is a problem throughout the county.
- Need more projects like Rosemary Lane, and more like Lester's lake street units to address mid and lower income needs.
- My last concern is exactly that the increase in homes (and thus spinoff effects e.g. businesses, healthcare etc) being built to meet the needs of the baby boomer generation of which we have a surplus in PEC. Yes, revenue has been generated through building permits due to the increase of homes being built but at what cost to future generations. Who will buy these homes when the owners need to move on to homes for the aged (which will need to be built) as the population has declined after the baby boomer generation. Housing values will plummet; businesses will fail due to lack of demand; healthcare/senior services will increase. And this issue isn't just a PEC issue- this affects all of Canada but it will hit PEC especially hard due to the current influx of baby boomers to the area and being a prime retirement spot. It will be even more vital that PEC has a sustainable economy and marketing will not solve this issue.

Main Street

- Viability of local Main St businesses.
- The downtown core in Picton is economically viable. Keeping it that way is of paramount importance to the health of the community.

Municipal Services and Facilities (library, post office, town hall, water, and sewer services)

- The loitering in front of Picton library should be addressed.
- The cost of water/sewage in the County is entirely too steep as is, ridiculous at the new rates.
- Shorter library hours in Picton.
- The proposed new intake at Picton WTP. By putting the new intake further out into the bay, Essroc would become one of the risks within the intake protection zone. As well, I believe that the municipality should revisit joining the Picton and Wellington water systems for the following reasons:
 - Wellington has a higher quality raw water, less risks, and the Wellington intake is more than adequate to handle the increased water taking;
 - Save money through less treatment of water i.e. less chemicals used and needed, and no fluoride;
 - Less chemical would mean less disinfection-by-products (DBP) in the water and reduced health risks to users;
 - No fluoride would also mean less risk to staff, reduced operational issues/costs and liability against the municipality;
 - Reduced operational costs by having only one treatment facility; thus users will pay less.
 - The aging Picton WTP will also need to be replaced at some point. Instead of spending the money on a new plant, put the money toward expanding Wellington WTP and joining the water distribution systems. Then, decommission the Picton WTP and create much needed harbour front space for the community.

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Natural Environment (creeks, vistas, and trees) – No comments

Rural and Agricultural (rural setting and agricultural heritage) – No comments

Seniors – No comments

Transportation (traffic, parking, walkability, roads, and bypass)

- Encourage use of bicycles instead of cars.
- Traffic congestion in the tourist season. The top of the town hill is a nightmare. This needs to be addressed for pedestrian safety (forget about cycling - I would never allow my kids to go near it).
- Better transportation options for seniors.
- Picton Main St Traffic can be oppressive.
- Parking anywhere in your survey area. The "Tri-Corner" in Picton and the danger it presents to pedestrians and motorists.
- Traffic and parking are an inconvenience in Picton in the summer (but not worse than an inconvenience).
- Bike lanes.

Youth

- The lack of real jobs for teenagers and young adults graduating from college and/or university.
- There is a lack of opportunity and activities for teens.

Waterfront

- By developing the harbour front as a much needed green space, this will be very attractive to residents and tourists who can shop, eat, and then take a walk along the Picton harbour boardwalk, as an example.

Other

- For the entire County, local LCBO's should carry all local wineries' products.
- Don't want to be surrounded by huge windmills.
- Would like to see more of the community spirit and less bureaucracy of what I have experienced in the last 5 years since moving here.
- Concerned we might lose Canada Post home delivery.
- The physical disconnection between Macauley Heights and the rest of Picton.

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6. What would you like to see improved in Picton-Hallowell?

Amenities (parks, Millennium Trail, and recreational facilities)

- Walking paths away from Hwy 49.
- I would also love to see a refurbishment of the Regent Theatre - it is a gem that needs attention.
- Pave the Millennium trail for rollerblading and family bicycling with spur trails to downtown Picton and Bloomfield.

Business (local and small scale)

- We need ethnic restaurants - Thai, Indian, Chinese, Italian, Greek etc.
- Improved support of local businesses.

Community Feel (sense of place, people and neighbours)

- Keep the small town atmosphere and be careful on the new development and movement of the downtown core.

Demographics (population growth, families, diversity of ages) – No comments

Development (sprawl, big box, design guidelines, and infill)

- The street as a whole needs more beautiful decorations and a rustic charm like the towns in Devon, UK.
- Plant trees all over Picton, Bloomfield and Wellington.
- Promote ecological small town living rather than promoting rural and shoreline new home development that eliminates the scenic and renewable resource production aspects of our county.
- Street improvement.
- Don't "Pave paradise and put up a parking lot", which is currently being undertaken in Picton.
- Streetscape of Picton Main Street.
- Street fronts have a cohesive appearance (heritage).

Economic/Employment (creative rural economy, tourism, and jobs)

- Push to get the Royal Hotel up and running! This is a major attraction in the centre of down. It is getting rundown and leaves a huge vacancy.
- More affordable accommodations for tourism.

Green and Sustainable

- Would like to see more creativity in using environmentally sensible solutions
- I would like to see the County take a much more proactive role overall in setting a green, sustainability agenda.

Historical Character/Heritage/Architecture (buildings, history, signage and historical design) – No comments

Housing and Affordability (type of housing and cost of housing)

- I would like to see greater housing development in the County overall, with less hassle for those willing to invest in our community.
- A housing stock geared to income.

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Main Street – No comments

Municipal Services and Facilities (library, post office, town hall, water, and sewer services)

- I wish there were more cultural, musical and theatrical events during the summer months in Picton
- The community run recreation committees consisting of volunteers is not effective. It is time the county administers and directs this. Make this one persons job of which there are 4 positions in the recreation department to which this could be delegated. (i.e. Napanee parks and recreation does so much more!)
- I would like to see our fire services in Picton expanded. The so-called "hall" is more like the size of a museum; we need equipment to service our growing community.'
- Better public school.

Natural Environment (creeks, vistas, and trees)

- Better protection and awareness of our natural beauty (Trees, lakes, trails etc...).

Rural and Agricultural (rural setting and agricultural heritage)

- More farmers markets to support local farms.

Seniors

- More living and residential options for living after 65.
- A proactive planning service that meets and can quickly address the needs of our 'booming boomers.'
- In Wellington or Picton, many of us would love to see a small house project that doesn't cost a fortune or a co-housing project - we pre-seniors can't afford and don't want big houses but also don't want to be herded into senior living areas e.g Wellington-on-the-Lake. A series of small houses or pods or 'wings' with a central gathering place would be marvellous. Near either town for walking.
- There needs to be more retirement housing, seniors housing and nursing homes of all income ranges on the island, or the retirees that move here will have to move away once they can no longer live in single dwelling homes. County needs to be encouraging these developers close to Picton especially where there is a hospital, but in all 3 areas. Offers a year round tax base and these seniors are still very active. i.e. see autumnwood.ca - retirement communities - assisted and independent living in areas of similar size to the county.

Transportation (traffic, parking, walkability, roads, and bypass)

- One of the worst things about Picton in the summer is the main street congestion, I'm not sure if there is a solution, but it is very frustrating to try and use the main street and even worse if you want to park.
- Bus service to Belleville is too sparse to allow people from the County to work/commute in Belleville.
- Divert transport traffic from Main St; More public accessibility to harbour.
- Traffic problems: Main St Picton should become a one way street to alleviate traffic problems, congestion at Town Hill, and increase pedestrian safety. King St could become the other one way street.
- Bike trails which run parallel to the roadways but on their own for increased safety-specifically the roads outside of the towns.
- Town hill pedestrian crossing or Shire Hall crosswalk.

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Youth

- Grass in school playgrounds instead of pavement.
- Indoor winter sports programs for teens such as basketball.
- After school programs for young children.
- Outdoor sports and hobbies for underprivileged children.

Waterfront

- Greater access to waterfront.
- Need more public access to the waterfront.
- Picton harbour - Tip of the Bay area and public marina would be excellent public park and waterfront access rather than condos - this is Picton downtown's only waterfront area - It could be a jewel linked to the park behind it which would make Picton itself a tourist area for more than shopping/dining.
- I would like to see a wealthy resident(s) create a vehicle to buy out the Tip of the Bay motel and turn it over to the County as parkland.

Other

- The County: Public Relationships - a.k.a. governing relationships.
- Wireless Internet - whole town as in most US tourist areas.
- Less government bureaucracy and outside consultants, a balanced budget. Respect for long time County families who can no longer afford property taxes to support GTA retirees and a meaningless economic development office.
- Better planning and sticking to the plan.
- Real openness to public interests.
- Picton-Hallowell as the centre of the arts – in all its manifestations.