

# Memorandum

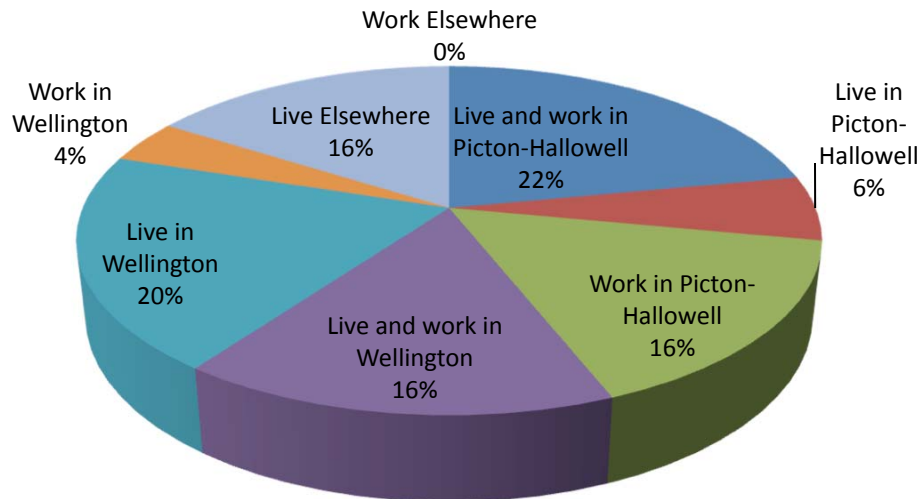
**To/Attention** Prince Edward County Planning Services Department      **Date** April 13, 2010  
**From** Holly Foxcroft      **Project No** 27266  
**cc** File      **Steno** hf  
**Subject** Prince Edward County Secondary Plans Project -- Survey Results for Wellington

This Memo consolidates the survey comments provided to date—both online and hardcopy—as they relate to Wellington. 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 Picton-Hallowell 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 Wellington?**

### **Amenities (parks, Millennium Trail, and recreational facilities)**

- Convenience to all amenities - retail, professional, and recreational activities.

### **Business (local and small scale)**

- I live just North of Wellington (Hillier officially), on Danforth Rd. I value the convenience of having some of merchants so close in the town of Wellington.
- Basic needs are met - supermarket, drugstore etc.
- I value the local businesses available in Wellington.
- Village environment with basic living conveniences.
- Great small locally owned stores and shops.
- Local stores and health services.
- The variety of historic locations, the 'non-chain' stores and restaurants in all of the County.

### **Community Feel (sense of place, people and neighbours)**

- Wellington has a strong sense of community. We are a small town with small town values, sensibilities and manners. I value the old ways of doing things, taking care of neighbours, coming together to build the playground and arena, and helping out families in need.
- Quiet, peaceful.
- The sense of community.
- The beauty of the village.
- The exciting potential of this area.
- The people are Wellington's biggest asset.
- I value the small town friendly atmosphere and local business's available in Wellington.
- Wellington has most of what I need (except for a gas station), has a good community "feel", and I like the people I live and work with
- Wellington is a picturesque small town charm
- Good community spirit.
- Small town scenic county charm
- The village atmosphere with friendly people and slower pace of life.
- Everyone knows what's going on so quickly, seems like one of the safest places to live. Overall kindness of the people, and respect for elders.
- The people and the pace of Wellington. It's a nice, caring community.
- Small, friendly with good access to the cities.
- Love the tight knit community in Wellington, how business owners and the residents for the most part support one another, how the business owners work hard to make a living, but still take time to visit, catch up on news or "gossip" around town, give each other leads and generally look out for one another.
- Sense of community. The people are Wellington's biggest asset.
- The county is remarkable community geographically and benefits from the sense of community in each of our respective wards.

### **Demographics (population growth, families, diversity of ages)**

- It's a very family oriented area.

### **Development (sprawl, big box, design guidelines, and infill) – No comments**

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

- The County marketing (Taste Trail, Maple, etc.)

**Green and Sustainable** – No comments

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

- I value the historical aspects of the community.

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

**Main Street**

- I value the sustainability of Wellington - we have a little bit of everything - grocery store, bank, post office, video, pizza, restaurants, chiropractor, doctor, dentist and physiotherapist.

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

- I love our library and the access to book, internet and computers.
- I live just North of Wellington (Hillier officially), on Danforth Rd. My daughter goes to school in Wellington and skates at the arena.
- Local services such as post office, restaurants within walking or driving distances. Referring to living on the border of Wellington and Hillier.
- Local events; sports; service clubs.
- I am satisfied with the level of services our local government provides.

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

**Rural and Agricultural (rural setting and agricultural heritage)**

- The rural setting, the agricultural history and present.
- The countryside.
- Proximity to agriculture/wineries.
- Heart of wine country in the County.

**Seniors** – No comments

**Transportation (traffic, parking, walkability, roads, and bypass)** – No comments

**Youth** – No comments

**Waterfront**

- I value our waterfront, the parks and access to clean drinking water.
- I value the location, Lake Ontario/West Lake with access to the Sandbanks, sport fishing, the Wellington Beach.
- Proximity to the beach.
- Proximity to the lake.

**Other**

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- Excellent internet access.
- The Wellington Times.

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**3. How satisfied are you with the provision of the following goods, services, and community amenities in Wellington?**

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Not Satisfied</i>	<i>Not Applicable</i>	<i>Response Count</i>
Groceries	18.8%	40.6%	21.9%	18.8%	32
Medical	12.5%	43.8%	15.6%	28.1%	32
Pharmacy	18.8%	43.8%	6.3%	31.3%	32
Gasoline	0.0%	3.1%	65.6%	31.3%	32
Banking	18.8%	40.6%	15.6%	25.0%	32
Schools	18.8%	28.1%	3.1%	50.0%	32
Clothing	0.0%	9.4%	43.8%	46.9%	32
Dental	15.6%	31.3%	12.5%	40.6%	32
Hardware	34.4%	34.4%	9.4%	21.9%	32
Restaurants	28.1%	43.8%	15.6%	12.5%	32
Libraries	31.3%	46.9%	6.3%	15.6%	32
Entertainment	0.0%	21.9%	46.9%	31.3%	32
Seniors Services	6.3%	15.6%	6.3%	71.9%	32
Child Care	0.0%	12.5%	9.4%	78.1%	32
Legal Services	0.0%	18.8%	21.9%	59.4%	32
Natural Open Spaces	33.3%	48.5%	6.1%	12.1%	33
Waterfront Amenities	34.4%	50.0%	3.1%	12.5%	32
Cultural Events	15.6%	53.1%	12.5%	18.8%	32
Recreation Facilities	19.4%	45.2%	22.6%	12.9%	31
Parks and Playgrounds	31.3%	50.0%	6.3%	12.5%	32
Auto Repair/Serviceing	30.0%	26.7%	10.0%	33.3%	30

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**4. What goods, services, and community amenities would you like to see offered in Wellington?**

- Wellington needs a gas station - even though there have been rumours of one opening for years, it has still not come to fruition.
- Wellington needs a gas station. Seriously. It would be nice to see the waterfront utilized to greater advantage. Also, a better variety of shops beyond the basics.
- A drop in Medical Clinic.
- I am satisfied with Channell's (Wellington) for my car oil changes and minor repairs but there's no one here for bigger repairs.
- A beer store in Wellington.
- Wellington needs a bike shop.
- Farmers' market including craft vendors (all the County).

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## **5. Please list any issues or concerns that you may have about Wellington.**

**Amenities (parks, Millennium Trail, and recreational facilities)** – No comments

**Business (local and small scale)** – No comments

**Community Feel (sense of place, people and neighbours)**

- The barriers built between newcomers and longtime residents often by the media and politicians.

**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)**

- Wellington - urban sprawl. Wellington and PEC do not need, and should not have a new golf subdivision built. There already is one in Wellington.
- County's efforts seem too Picton centric when Wellington is where the greatest growth is - i.e. Wineries, housing developments, golf courses, recreation facility, etc.
- 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" maybe more feasible than expanding or replacing.

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

- Lack of meaningful and gainful employment opportunities. Too much emphasis on niche marketing supported by tax dollars- taste the County, Vineyards, etc.
- There are no meaningful, well paying jobs here.
- Our Economic Development Officer has not brought 'clean' industry to the County, nor has he really helped to create 'real' jobs. He is an opportunist who simply gets his picture taken with people who have already started some economic activity or change.
- We need to support our growing Tourist economy. I'm concerned that putting industrial sized windmills here will greatly detract from our scenic appeal and kill our tourist industry and the jobs that go with it. We also need to support our agricultural community. This is a very important part of our county.
- The lack of focus on Wellington's potential as a tourist town and the lack of leadership from the downtown business association.
- The lack of a public plan to bring employment kind to the Wellington area.
- Have a real concern about the planned "Golf Course Community" proposal from the Kaitlin Group and the "rush" from some business and political leaders to approve it. Not a whole lot of thought has gone into the costing to the Town and Municipality. Went to a meeting about it at the Wellington Town Hall and not one of the 40 or more attendees knew how far the site was from the Town of Wellington.
- But we need real economic development in attracting larger private sector employers. Too much emphasis on niche development. Does not provide for trickle down economic sustainability and or growth. Our demographics are not healthy.
- The tourist industry suffers from the lack of the services.
- As for Wellington, I am very concerned about the proposed golf course community. Not only are source water protection issues not realized (golf courses use pesticides; irrigation will occur with chlorinated water; cost of water; and impact on the capacity of the WTP which always increases in the summer as it is) but this development will not create a diverse community rather it will create

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an exclusive one and it will pull development outside of Wellington downtown. As well, it will not be sustainable for future generations as these homes will only be meeting an inflated need due to the baby boomer population.

**Green and Sustainable** – No comments

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

**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.

**Main Street** – No comments

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

- Our tax base is almost entirely dependent on property taxes - and that means residential. Wellington has a relatively new water/sewer plant, but we are paying for the cost of Picton's replacement plant. Wellington came into amalgamation with a lot of assets (cash and goods), but never got credit for what we contributed, and continue to be hung with the responsibilities of paying for the expenses of towns that came into amalgamation with little or nothing.
- The cost of water/sewage in the County is entirely too steep as is, ridiculous at the new rates.

**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)**

- Wellington has a couple of streets that desperately require repaving e.g. County Road 2 - Belleville Road
- If a housing/golf course is developed along county road #2 keep 33 as the main road through Wellington. A secondary road and any new stores in the new development would not be good for the town.
- With the increase in tourists during the summer the traffic volume on hwy 33 increases dramatically along with speed.
- The lack of smooth traffic patterns throughout the Town of Wellington.

**Youth**

- There is a lack of opportunity and activities for teens.
- The lack of real jobs for teenagers and young adults graduating from college and/or university - for the entire County, local LCBO's should carry all local wineries' products.

**Waterfront**

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- The inability or refusal to see the Lakefront and the access to the Wellington Beach as a major attraction for locals and visitors. Why is it left to a service club to provide the public with the improvements that they did?
- Wellington has a very nice harbour leading into West Lake although the weeds are growing out of control and impeding boats from crossing over to the Sand Dunes Beach. We desperately need the weeds to be harvested in order to promote water sports and fishing.
- Full disclosure - I live on Beach St. in Wellington. I would like to see more municipal involvement in developing the beach and harbour. The beach is an asset that, if developed, would greatly enhance the attractiveness of The County. I applaud the ongoing efforts to provide the harbour as a safe haven for boaters along the south shore, and the local rescue service has proven its worth many times. The administration needs to address this issue and get it solved (developed) once and for all.

#### **Other**

- I have some concerns about the vacant lot where Mid Town Meats was located. I would like to see something done there to enhance Wellington if at all possible.
- An issue and possibly a wonderful opportunity is the redevelopment of the Midtown Meats property. Notwithstanding the resolution of their fire claim, if the plant is not going to be rebuilt, consideration should be given to creating either a shopping mall complex including public parking or a business office mall on the property. As a business mall, perhaps some of the corporate (non-tourist specific) business offices west of Wharf Street might vacate their street front locations which would then open up those spaces for tourism attracting, contemporary retail. Alternately, if the plant is going to be rebuilt, serious consideration has to be given to the re-routing of the truck entries and exits. It is not acceptable to have large trucks tying up Highway #33, particularly if our population is about to double as projected by the proposed residential development on the Belleville road. And frankly, I don't miss the transports trundling up and down Noxon Avenue.
- Wellington needs a gas station badly. We have one of the top hockey teams in Canada but no gas station in sight.
- 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.

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## **6. What would you like to see improved in Wellington?**

### **Amenities (parks, Millennium Trail, and recreational facilities)**

#### **Business (local and small scale)**

- Improve the attitude, service levels and food and beverage offerings at the wineries. More family style eateries.

#### **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)**

- I would like to see more development such as the proposed residential/golf course North along with the East End Lakeside development. This type of development would bring other types of services, along with competition.
- Wellington - I would like to see a plan that encompasses a "look" for Wellington - seaside, cape cod like, which would ensure that anything that was built, especially along Main Street, would fall within the design guidelines that had been set out for the town - otherwise, you end up with a hodgepodge of tiles, colours and designs that seriously clash with each other and add to a jumbled, disorganized array.
- The proposed Kaitlin Group project on Belleville Road needs to be approved sooner rather than later, and the planners need to drop their Toronto based thinking at the borders of the County - more density, grid patterns for roads, commercial space outside the core of Wellington's Main Street are NOT what people who live here want - the current fabric of the community and landscape must be maintained.
- New golf course, and gas station in Wellington, as well as a Tim Horton's.
- Plant trees all over Picton, Bloomfield and Wellington.

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

- I would like to see evidence of 'real economic development', and not just more vineyard development. Vineyards are mostly owned by people who come from away, and the jobs are low paying, seasonal jobs. What economic development benefits are there to people who are from here, and have lived here long term?
- More affordable accommodations for tourism.
- I live in Wellington, and I would like to see more employment opportunities. This would enable youth to stay in the County, and not leave to find employment and opportunities.

#### **Green and Sustainable**

- I would like to see more creativity in using environmentally sensible solutions.
- More farmer's markets to support local farms.

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

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

- 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 marvelous. Near either town for walking.
- Stop 'selling' the County. This is a place where people live, and not a place to be commoditized. Housing prices have risen so high that only Boomers, retiring out of a big city, can afford to buy here. Commoditizing the County has made it out of the reach of regular people to buy, live and work here. We need real jobs. I would like to see taxes more reflective of the real level of services that each community receives. I should be paying less tax in Wellington because I receive fewer services than Picton residents.
- More available housing developed with the community look (not the urban Toronto look) ---the proposed integration of golf and housing.
- I would like to see greater housing development in the County overall, with less hassle for those willing to invest in our community. The development proposed for north of Wellington would be a good start.
- 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.

### **Main Street**

- Wellington downtown needs to be expanded to accommodate new business and growth.

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

- I would like to see local a village committee manage village services in Wellington. The centralized version of the services only works for Picton.
- Keep CML going, it is amazing that they have so much as an elementary school but they need more money to update due to the size and complexity of the school. Let's update the track and re-do the sports field inside it. Could you imagine what that would do for the community? I used to live within sight of it and know how much traffic it receives throughout the year.
- Canada day celebrations in wellington used to be great, they used to host a volleyball tournament, attract competition BRING IT BACK.
- Put the sewage further out in the lake so the beach doesn't have to be closed as often
- I also would like to see more Wellington based services - the County offices, infrastructure and decision making all seem to favour Picton. We often feel shafted by municipal government here in Wellington.
- 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!)

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

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

**Seniors**

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- 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.

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

- Do not create any secondary roads that would bypass the town corporation and Main street, and do not allow any commercial stores to be built away from downtown Wellington.
- 'Bus service to Belleville is too sparse to allow people from the County to work/commute in Belleville.
- Public transportation.
- Bike trails which run parallel to the roadways but on their own for increased safety-specifically the roads outside of the towns.

#### **Youth**

- There needs to be more for people aged 18-40.
- Access to College courses in PEC public or rented facilities.

#### **Waterfront**

- I would like to see the waterfront of Wellington be developed to attract more visitors to the area. With the development of the wine region so must the infrastructure. I would like to see Wellington be as successful as Niagara on the Lake.
- Easier access to the Picton Waterfront for the public and tourists.
- Improved waterfront development.

#### **Other**

- I want more Wellington people hired into County jobs that service Wellington. Let those who care about the town and have a vested interest in it be paid to take care of it.
- The County: Public Relationships - a.k.a. governing relationships.
- The development of the Midtown Meats area.