

4.21 SPECIAL DEVELOPMENT AREA NO. 6 – WATERFRONT AREA

The SPECIAL DEVELOPMENT AREA NO. 6 – WATERFRONT AREA designation on Schedule “A” recognizes the area of the Municipality that is subject to the Waterfront Master Plan.

The SPECIAL DEVELOPMENT AREA NO. 6 – WATERFRONT designation has been applied to five (5) specific areas within waterfront areas of the Brighton Urban Area. within the SPECIAL DEVELOPMENT AREA NO. 6 – WATERFRONT, including:

- i) Area A – Gosport Waterfront Area
- ii) Area B - Harbour Street/Ontario Street/Presqu’ile Parkway Boat Launch & Parkette
- iii) Area C - Harbour Street Parkette
- iv) Area D - Price Street East Landing
- v) Area E - Presqu’ile Landing

The following policies are applicable to each of the five waterfront areas designated on Schedule “A” to this Official Plan.

Area A – Gosport Waterfront Area

Commercial development within the Gosport waterfront area shall be in accordance with 4.8.6 – District Commercial – Marine Commercial Areas, of this Plan.

Parks and open space areas, including Hilda Montgomery Park shall be developed in accordance with the policies of Section 3.8 of this Plan. More specifically, the Bay Street West waterfront area may be developed to include landscaping and streetscape features, a brick landing area, boardwalk, seating and lookout areas, naturalized shoreline and open space areas and a communal docking facility.

The municipality will consider future opportunities for public and private partnerships to enable the expansion and redevelopment of the existing municipal marina and adjacent private marina

Area B - Harbour Street/Ontario Street/Presqu’ile Parkway Boat Launch & Parkette

Permitted Uses – In addition to existing residential uses, the following uses are permitted:

- i) public boat launch and staging area

- ii) parking facilities
- iii) naturalized shoreline and open space areas
- iv) timber landing overlook
- v) shade pergola
- vi) trail connections
- vii) public washroom facilities
- viii) fixed picnic table locations.

Area C - Harbour Street Parkette

Permitted Uses – In addition to existing residential uses, the following uses are permitted:

- i) passive neighbourhood park, to include gardens,
- ii) an entrance/gateway
- iii) walkway timber landing and gazebo

Area D - Price Street East Landing

Permitted Uses – In addition to existing residential uses, the following uses are permitted:

- i) public open space to include masonry entry walls,
- ii) parking spaces
- iii) elevated timber overlook
- iv) open space and naturalized shoreline areas.

Area E - Presqu'île Landing

Permitted Uses – In addition to existing residential uses, the following uses are permitted:

- i) restaurant
- ii) marina
- iii) shade pergola,
- iv) landscaping and streetscape features

- v) brick landing area,

4.21.1 Trail Linkages and Connections to Brighton Urban Area

Trail linkages are proposed to increase the accessibility of the waterfront for pedestrians and cyclists. Where proposals for development or redevelopment of lands between the Gosport Master Plan area and the Brighton Urban Area, are brought forward for consideration by Council, opportunities for the development of on and off road cycle paths and walking trails must be identified.

Further, opportunities for multiuse pathways which provide recreation and alternative transportation networks for area residents and visitors should be developed. For the purposes of this section multiuse pathways are those facilities which may be shared by cyclists, in-line skaters, joggers and walkers.