Prince Edward County

in the 21st century

by

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A thesis
presented to the University of Waterloo
in fulfillment of the
thesis requirements for the degree of
Master of Architecture

AUTHOR'S DECLARATION

I hereby declare that I am the sole author of this thesis. This is a true copy of the thesis, including any required final revisions, as accepted by my examiners.

I understand that my thesis may be made electronically available to the public.

ABSTRACT

In recent years, Prince Edward County has gained wide-spread attention for the unique experience it offers. Articles published by media outlets in Toronto, Ottawa and Montréal have directed a large urban population to the region, which is now experiencing an unprecedented influx of tourists. The County, as local residents refer to it, has enthusiastically welcomed visitors over the past two centuries. Many of these tourists have returned annually to enjoy the rural landscapes, charming small towns, natural features, and friendly communities. However, the most recent wave of tourists is driving troubling trends, and producing new types of accommodation that threaten to devastate the County's unique character, and its local community, both which are responsible for making it a desirable place to live and visit. The economic benefits of the tourism industry are important to the County. However, the cost of these benefits is far too high when the County's fundamental character and local community is put at risk.

This thesis explores the existing character of the County as well as current forms of visitor accommodation. A new development typology and planning strategy is proposed that aims to accommodate a growing visitor population while maintaining the integrity of the County's existing character. The principle of *compatible development* set forth by the County's latest official planning document is more clearly articulated through a set of compatible design strategies presented by the thesis. The proposal aims to demonstrate an approach to design and visitor accommodation that engages with the existing rural character of the County, creating continuity between the existing qualities of the place and new development.

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

LIST OF FIGURES

BELLEVILLE

BAY OF
QUINTE

BAY OF
QUINTE

Peats
Point

Massassauga
Point

BIG
BAY

Miller
Point

BIG ISLAND

Cole
Point

RODMORE

ROSSMORE

MUSCOTE
BAY

REDNERSVILLE

Potter
Point

TRENTON

BAY OF
QUINTE

Onderdonk
Point

AMELIASBURGH

Harry
Smith

Roblin Lake

SOPHIASB

Demorestville
Dam

DI

Murray Canal

CARRYING
PLACE

AMELIASBURGH

Becroft
Point

WELLERS
BAY

Wellers Bay
National Wildlife Area

CONSECON

Consecon Lake

HALLOWELL

BLOOMFIELD

Robinson Point

North
Bay

HILLIER

HILLIER

North Beach
Provincial Park

Pierson
Point

Pleasant
Bay

ROSEHALL

WELLINGTON

Island
Point

Huyck
Bay

WELLINGTON
BAY

West Lake

East

Nicholson
Island

Huyck
Point

LAKE ONTARIO

Sandbanks
Provincial Park

ATHOL
BAY

Salmon
Point

LEGEND

- - Loyalist Parkway (33)
— Arterial Road
— Local Road
▬ Bridge
— Ferry
— Millenium Trail

● Urban Centres, Villages or
   Hamlets
● National Park / Lands
● Provincial Park / Lands
● Quinte Conservation Area

TYENDINAGA
MOHAWK
TERRITORY

DESERONTO

COUNTY OF
LENNOX AND ADDINGTON

NAPANEE
RIVER

Narrows
Grassy
Point

Telegraph

Green
Point

NORTHPORT

LONG REACH

AMHERST ISLAND

EMORESTVILLE

Fish
Lake

HAY
BAY

Pleasant
Point

lle

BURGH

PICTON
BAY

Lake on the
Mountain

ADOLPHUS REACH

Cape
Vesey

N. MARYSBURGH

Lake on the
Mountain

H.J.
McFarland

PICTON

Macaulay
Mountain

Rutherford-Stevens
Lookout

WAUPOOS

Waupoos
Island

PRINCE
EDWARD
BAY

Beaver
Meadow

Grenade
Point

McMahon
Bluff

BLACK
RIVER

Point
Traverse

Timber Island
Provincial Nature Reserve

CHERRY
VALLEY

MILFORD

Milford
Mill Pond

Flatts
Point

Little
Bluff

Halfmoon
Point

Prince Edward
Point

Prince Edward Point
National Wildlife Area

South
Bay

Rocky
Point

ATHOL

S. MARYSBURGH

Ostrander Point

Gravelly
Bay

Gravelly
Point

Poplar
Point

t Lake

Ostrander Point
Crown Land Block

Petticoat
Point

LAKE ONTARIO

SOUP
HARBOUR

Charwell
Point

Point Petre Provincial
Wildlife Area

Point
Petre

INTRODUCTION

Prince Edward County in the 21ˢᵗ Century is a response to the recent increase in tourists and accommodation typologies that threaten the County's character and local community. This thesis proposes an appropriate alternative approach to visitor accommodation that is grounded in the local character and supports the local population. The new typology acts as a model for future development in the region. Integral to the thesis is the concept of *compatible development*, a term used throughout the County's latest official planning document. This thesis asks: what does *compatible development* look like in the context of Prince Edward County? Sandbanks Provincial Park is a major tourist draw to the region and provides visitor accommodation. It is the test site for this new development typology and the proposed design strategies that lead to compatible development.

The thesis is presented in three parts. *Part One: Theoretical Framework* establishes the conditions to which the design proposal will respond, and explores appropriate strategies of design. The first essay, *Context*, outlines the specific measures of change the County is currently facing and to which the thesis addresses. The next essay, *Managing Change*, investigates the relationship between existing and new development and articulates aspirations for this relationship. The third essay, *Accommodating Visitors*, examines current visitor accommodation typologies throughout the County, revealing specific amenities as well as planning and design strategies. The last essay, *Regional Approach*, explores regional design strategies that effectively engage the place's character. In this essay, the principle of compatible development is broken down into a set of accessible design strategies. These strategies will be applied to the design proposal and also act as a measure of its success in achieving compatibility.

Part Two: Prince Edward County provides an overview of the County through two essays. The first essay *Local Context* investigates the history of Prince Edward County, as well as the existing conditions of its rural landscape, small towns and natural features that form its unique character. The second essay *Sandbanks Provincial Park* examines the history and existing conditions of the area within Sandbanks Provincial Park, the site selected to demonstrate the proposed typology and compatible design strategies.

Finally, *Part 3: Design Proposal* envisions a new type of visitor accommodation proposed as a model typology for future development. The first scale of design occurs at the regional scale. *Regional Planning Strategy* identifies appropriate locations of future visitor accommodation developments along the County's perimeter. The second scale, *Sandbanks Lodge*, hones in on the chosen site, Sandbanks Provincial Park to demonstrate the proposed lodge typology and design strategies that aim to achieve compatible development.

[Previous Page] Fig. 0.1 Prince Edward County map.

THEORETICAL FRAMEWORK

Fig. 1.1 Electronic sign on County Road 12. Beginning in 2016 signs were installed on County Road 10 and 12 to notify travelers when the park is full.
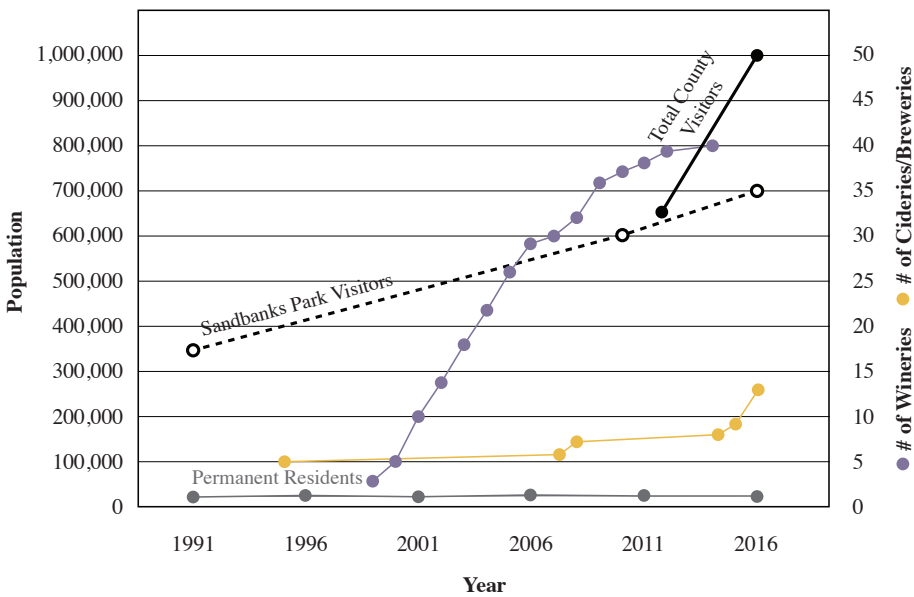
Fig. 1.2 Population chart.

PRINCE EDWARD COUNTY

essay one

Prince Edward County is at a critical turning point in its history. In 2001, the first winery in the County opened its doors. A mere decade and a half later, the number of wineries has climbed to 40, making it the fastest-growing wine region in Ontario.[1]

The County has welcomed visitors for generations. However, the sheer number of incomers in recent years is unprecedented. In 2016 alone, the County welcomed close to 1,000,000 visitors,[2] a staggering number to accommodate in a place that is home to a local community of just under 25,000.[3] For four days straight this summer, Sandbanks Provincial Park, a main destination for visitors, reached maximum capacity and closed its gates by 11am (*fig.* 1.1). While it is typical for the park to close during sunny long weekends, reaching maximum capacity on non-holiday weekends and weekdays is a new phenomenon that reflects the increased popularity of the County experience. The park's statistics demonstrate the increase in visitors: in 1991, Sandbanks welcomed 351,371 visitors;[4] in 2010 that number increased almost two-fold to 601,266;[5] in 2016 the park hosted 700,000 visitors.[6] The latter – an increase of 100,000 – occurred in just 6 short years (*fig.* 1.2).

While the wineries have generated an increase in tourism within Prince Edward County, the appearance of numerous articles in the Toronto, Ottawa and Montréal press are responsible for grabbing the attention of a huge urban audience, and directing them to the County. The public attention the County has received and praise for the unique experience it offers has contributed to an increase in visitors, income property buyers and a limited number of new residents. Making up the largest volume of newcomers are the visitors, for which the current accommodation demand exceeds supply. The County recognizes the increasing needs of this population and launched a pilot program in 2017 to better serve its visitors. The pilot project provides increased accessibility to information through 8 information 'hot spots' located at popular tourist destinations, downtown areas and entry points to the County (*fig.* 1.3), a new tourism website, a system for collection of visitor data, and tourism ambassador training.[7] The County has been creating promotional material consistently over the last decade and a half with the direct intention of drawing people to the region. The long-term provision of information services and more

recent launching of the pilot program make it clear that the County is dedicated to serving the needs of its visitors and that this is a priority.

While the visiting population continues to expand, the County's local population is declining. Having experienced slow, steady growth up until 2011, the permanent population has decreased since: from 25,258 in 2011 to 24,735 in 2016.[8] The decrease reflects the increased prevalence of income property buyers and vacation home owners. The negative impacts of emptying residences and absentee landlords who have no stake in the community continue to be felt by local residents. These short-term rental options are not an appropriate answer to accommodating visitors, and put the future of the County at risk. In order for the County to continue drawing visitors and residents alike, it must retain its rural landscape, natural features, and charming small towns that it has promoted – features its local population is integral to maintaining. Visitor accommodation should instead take an approach that values these features and ensures their resilience into the future while at the same time providing the desired amenities to the incoming population.

Last year, the County released a new Official Plan. The role of the plan is to guide land use planning and development over the next 20 years through policy.[9] A key component of the plan's general design policies is the principle of *compatible development.* The plan states that "the principle of *compatible development* will be applied to all applications…to ensure the sensitive integration of new development with existing built forms and landscapes in a way that enhances the image and character of the County."[10] Given the large visiting population and potential for future development to support it, regulation is necessary to ensure continuity in the character of the County. However, the plan is unclear on what qualifies as *compatible development,* and how future development might enhance the existing character.

The thesis will attempt to articulate what compatible development is, how it is achieved, and what it looks like through a design proposal for future visitor accommodation. A new typology is suggested to meet the increasing demand for accommodation and the proposal acts as a model for future tourist development that is rooted in the County's unique character.
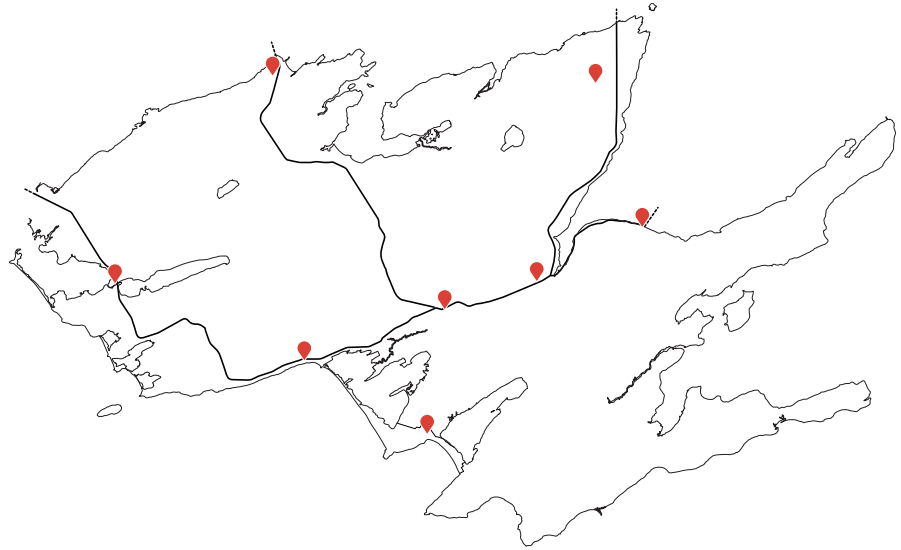
Fig. 1.3 Visitor services information hot spots. Part of 2017 pilot project.

Fig. 1.4 Monster homes. In recent years older urban neighbourhoods and small towns in rural ontario have been subjected to the ongoing demolition of modest homes to erect residences that dwarf existing homes and in no way reflect the surrounding context.

Fig. 1.5 Main Street, Picton, Ontario c. 1910

Fig. 1.6 Main Street, Picton, Ontario 2017. The original streetscape has been largely preserved.

Theoretical Framework

8

MANAGING CHANGE

essay two

Unfortunately, it is not uncommon for new development to oppose the characteristics of its surroundings. When the desirability of a place rests in its character, this type of development threatens the future of that place. In recent years, development driven by newcomers to Ontario's rural areas has consistently expressed ignorance towards local values embodied in the elements that form rural character. These new developments dominate the land and favor a concept of countryside that is pristine rather than productive. The effects of these developments and this approach are permanent and damaging not only to the character of the place, but also to the local community (*fig.* 1.4). Author Edward Relph refers to this type of development as *placelessness,* "the casual eradication of distinctive places…that results from an insensitivity to the significance of place."[11] This thesis refers to it as incompatible development.

The location of the County has allowed it to remain largely unchanged, free from development pressures driven by growth. However, the recent increase in demand for accommodations to support a visiting population has the ability to drive future development and create major changes within the County. In order to continue attracting visitors (and new residents) into the future, the unique elements that make up the existing character of the County must not only be maintained, but articulated in new developments.

Preservation is an effective tool that the County employs to ensure historic elements integral to its character and heritage will remain in the future. In extreme circumstances, when an entire region is subjected to strict preservation, rules and regulations result in limiting ownership and tourism to an explicitly elite group of people. Applied at a regional scale, preservation is not a desirable tactic of control for the County. The limitations are not reflective of local values that rest in fostering an inclusive and welcoming sense of community as Steve Campbell describes in his text *The County Handbook*. On a smaller scale, preservation of specific buildings, streets, and areas continue to articulate the history of the County and are important to ensure key heritage elements will remain intact (*fig.* 1.5 & *fig.* 1.6). Preservation alone cannot ensure that the character of the County will remain throughout changes brought by new development in general, and more specific to the thesis, development

to support a large visiting population.

Rather than looking at new development as the opposition to local character and preserved heritage elements, compatibility suggests that local character be integrated into new designs. In the introduction to their compilation of essays *Continuity with Change: Planning for the conservation of man-made heritage,* editors Mark Fram and John Weiler declare that "continuity and change are not antagonistic. They are essential to one another."[12] When continuity in the character of a place is achieved through new development, the goals of compatibility are met.

Conservation, unlike preservation, acknowledges and addresses change. Society's current use of the term is narrowly applied to natural landscapes reserved for recreational activity (*fig.* 1.7). However, conservation is a tactic that can help create a balance between built forms and landscapes and also create continuity between new and existing character. Fram and Weiler define conservation as "a strategy for directing change to keep it from causing damage, waste, or loss;" they state that "conservation seeks to protect what is of value."[13] Place is of utmost value to the County. As Shorefast Founder Zita Cobb explains, "It is not the specialness of place that matters; it's the specificity of place. When we lose the specificity of a place, we've lost the place… Place has value and specific places have intrinsic value."[14] Therefore, conservation of the elements that make up the unique character of the County and translation of these elements through new development is key to achieving compatibility and addressing the importance of place.

In order for new development supporting visitor accommodation to be successful, it must not only be compatible, but it must provide desired amenities. Investigation into the existing types of tourist accommodation provide insights into a variety of amenities and reveal lessons in planning strategies that further inform the proposed new typology.

Fig. 1.7 Conservation lands at Sandbanks Provincial Park. Conservation means taking measures to protect the subject or place from harm and should be applied to both landscapes and buildings.

Fig. 1.8 Haye's' Tavern at the turn of the century, built in 1838. The hotel typology is one of the earliest forms of large scale accommodation in the County.

Fig. 1.9 Wildman's Hotel, Prince Edward County c. 1939, built in 1832. One of the County's first hotels.

LEGEND

- Campground
- Fishing Cottage Resort
- Bed & Breakfast
- Inn/Hotel/Motel
- Event Resort
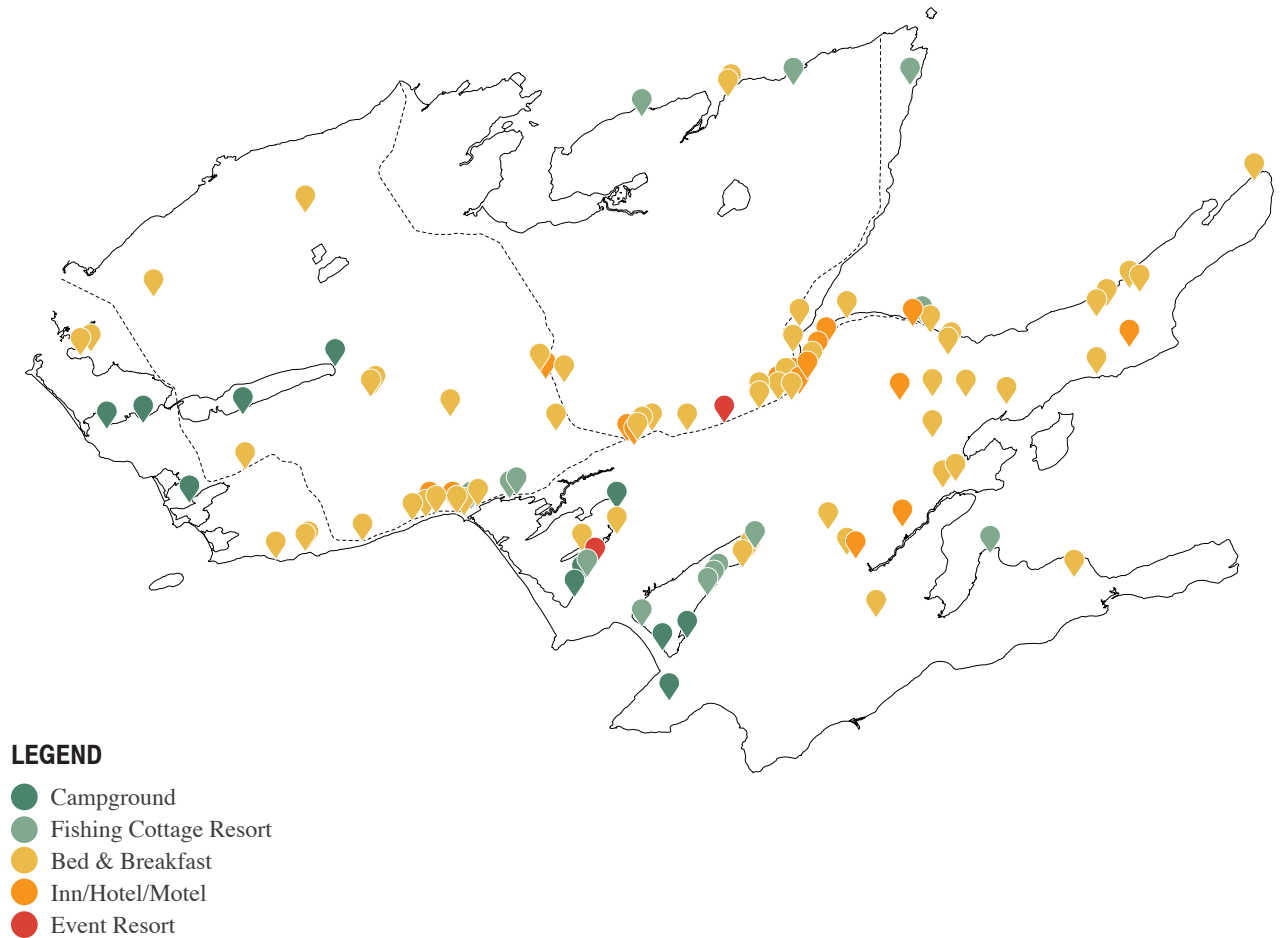
Fig. 1.10 Original and existing tourist accommodation typologies.

ACCOMMODATING VISITORS

essay three

Tourism has been a part of the County's history since the late 1800s when families would travel by steamboat or rail, then by stagecoach to local lodges. The sand dunes and beaches at what is now known as Sandbanks Provincial Park were the main draw for the visiting population. Additionally, many other recreational facilities were built for accommodation throughout the County and along its shoreline. Different types of accommodation were produced seemingly in direct correlation with the main modes of transportation. Originally, steamboats and ships brought settlers and visitors to the County and the accommodation typology that resulted was the hotel (*fig.* 1.8 & *fig.* 1.9). Later, rail lines brought larger groups of visitors and supported the development of lodge (or resort hotel) accommodation. Although similar to hotels, these developments were much more elaborate and focused on recreation. Lastly, as they continue to do today, cars provided instant affordable mobility to individual families, supporting the development of additional accommodation typologies including campgrounds and fishing cottage resorts in the mid 20th century. On a much smaller scale of accommodation, bed and breakfast establishments began to dot the landscape in the 1980s and continue to do so today. The increased mobility offered by cars continues to deliver more and more visitors to the County each year, and drive the current culture of travel and transportation. The most recent accommodation typologies to emerge include Cottage Village Resorts and Airbnb's, both of which come at a cost to the County's fundamental character and its local population. Moving forward, what development typology is most suitable to accommodate this growing visitor population? And how will this future model of development demonstrate that it is compatible to the existing character of the County?

Prior to the current tourism boom, the County accommodated visitors through five distinct typologies (*fig.* 1.10). Since then, two new typologies have emerged. Each typology serves a particular target audience looking for a specific type of experience. The components that make up each typology differ, as does the length of operation, be it seasonal or year-round. Campgrounds, Fishing Cottage Resorts, Bed and Breakfasts, Inns/Hotels/Motels, and Event Resorts represent the original five typologies serving the county.

Campgrounds were built in the mid 20th century and continue to be expanded in the private and public realms to serve the increase in mass tourism into rural and natural areas in Ontario. The users of this type of accommodation are most often couples or families looking for a site to set up their own tent or trailer, surrounded by nature and in close proximity to water. This typology consists of individual sites (turf, dirt or gravel) large enough to accommodate a tent or trailer and space for adjacent exterior dining. In some cases, sites are rented for the full season and trailers remain on site year-round. In other cases, the trailers remain on site year-round, but are owned by the parks and rented out. In the County, campground sites are located near water, and provide access to recreational activities such as boating, fishing, and swimming (*fig.* 1.11 & *fig.* 1.12). Communal outdoor recreational space is also provided and maintained for sports and campfires. There is typically a main building or visitor's centre stocked with supplies. Some provide additional amenities including playgrounds and pools. County campgrounds are most often operational for three seasons, with the exception of a limited number that offer limited four-season accommodation. The majority are owned by local residents who typically reside on the same site and live in the County full time. Camping opportunities are also provided by Sandbanks Provincial Park, which is government owned and operated. The park provides a limited number of full-time and seasonal jobs to the local population. The campground typology has changed over the years to support large pull-behind camper trailers versus small temporary tents or tent trailers. Whereas sites accommodating tents have little impact on the land, requiring just a small site, the more recent trailer sites require an increasingly large amount of land, as well as underground infrastructure, and lead to a much greater impact on the land. These sites serve a visiting population throughout the County's high tourist season, from May to October, and remain vacant throughout the six-month off-season.

Fig. 1.11 Hideaway Trailer Park & Campground, Prince Edward County (aerial).

Another accommodation typology is the Fishing Cottage Resort. Many of these resorts also provide campground sites, but the main difference is that small cottages are also available for rent (*fig.* 1.13 & *fig.* 1.14). Whereas campgrounds provide only seasonal accommodation, the cottages are an option for visitors not only in the high tourist season, but also in the off season. Similar to the campground typology, users of this type of accommodation are couples or families. However, the siting of these resorts near excellent fishing waters, and provision of ice fishing activities, also draws individual fishermen to them as well. The County is home to quality fishing waters including West Lake, East Lake and the Bay of Quinte, next to which the majority (if not all) of the resorts are located. Just as with campgrounds, outdoor recreational space for sports and campfires is provided, and access to water allows for swimming and boating in addition to fishing. These resorts are privately owned and most often are the place of residence to the local owners.

Fig. 1.13 Sunrise Cottage Resort, Prince Edward County (aerial).

Campgrounds and fishing cottage resorts accommodate an influx of seasonal tourists and do so through the provision of private sites. Rather than seeking to continue this planning approach in which the land is divided into private

Fig. 1.12 Hideaway Trailer Park & Campground, Prince Edward County. (Campground).

Fig. 1.14 Sunrise Cottage Resort, Prince Edward County. Offers seasonal fishing charters. (Fishing Cottage Resort)

Fig. 1.15 Hillsdale House Bed and Breakfast.

Fig. 1.16 Loyalist Landing Bed and Breakfast. Offers year round accommodation.

Fig. 1.17 Picton Harbour Inn, Prince Edward County.

sites, the proposed new typology will attempt to instead concentrate the visiting population. By doing so, accommodation will produce a smaller footprint, limiting the consumption of land for private seasonal use. Direct access to water and inclusion of recreational amenities are of value to visitors and will be included in the design proposal.

An additional type of accommodation commonly offered in the County is Bed and Breakfast. The users of this type of accommodation are typically either single people or couples with a specific interest in lodging in the homes of locals (*fig.* 1.15 & *fig.* 1.16) who may offer stories of interest about the area and who may point visitors to places off the beaten track. The accommodation consists of a private bedroom, sometimes a private bathroom (sometimes a shared bathroom), and shared common areas within the home. Since guest rooms are provided in single family residences, the number of people accommodated is limited to the number of bedrooms in the home. Individual establishments may accommodate anywhere between two and four couples, or four and eight people. The operating days vary throughout the County, with some Bed and Breakfasts offering rooms for rent year-round and others only during the high tourist season. In this typology, the home is owned and occupied by year-round, fulltime local County residents.

Bed and Breakfasts provide accommodation to a limited number of guests in low density settings. While there is little impact to the character of the County, this strategy and type of accommodation alone cannot realistically serve the most recent number of annual visitors. The proposed new typology looks instead to develop a new development type that addresses the large number of visitors by providing accommodation for a significant number of people on a single site.

A further accommodation typology in the County includes Inns, Hotels and Motels, grouped together for their close similarities in type and amenity provided. There are over a dozen located within the County. This typology provides standard private room with private bathroom accommodation to visitors and is capable of accommodating a large number of people within single or multiple buildings (*fig.* 1.17). Consumers of this accommodation include single individuals, couples and families looking for a secure place to spend nights, with standard features such as room service, breakfast bar, front desk and lobby. The precise types of rooms provided differ within and across establishments, providing anywhere from basic budget-conscious rooms to more elaborate suites. The permanent nature of these buildings provide accommodation year-round. With the exception of the Drake Devonshire, the majority are privately owned enterprises, unique to the County.

Lastly, the accommodation typology of Event Resorts provides yet another choice for visitors to the County. The Event Resort typology is similar to Inn/Hotel/Motel accommodation as it also provides private rooms with private bathrooms to guests. However, this typology also offers space to host a large number of people for events, conference meetings or receptions (*fig.* 1.18). In addition to guest rooms, it provides large banquet halls and interior and exterior spaces appropriate for holding ceremonies and celebrations (*fig.* 1.19, & *fig.* 1.20). Typical additional amenities

include cafes, restaurants and outdoor communal areas. Event Resorts also provide a year-round accommodation option to in-coming visitors. The examples of this typology currently existing in the County are also privately owned.

The Inn/Hotel/Motel and Event Resort accommodation typologies both represent values that are key to the proposed development typology. Accommodation for a large number of people concentrated into compact building forms is integral to the design strategy. Provision of year-round accommodation will support a lengthened tourist season, providing year-round benefits of the tourist industry to local businesses and supporting a permanent local community by providing full time employment opportunities.

In recent years, two additional accommodation typologies have emerged as a result of the increased awareness and therefore interest in visiting the County. These typologies include: Cottage Village Resorts and Airbnb's. Both threaten to destroy the existing character and quality of place found in Prince Edward County.

The Cottage Village Resort typology occurs only once in the County and therefore, the analysis is based on that sole example: Sandbanks Summer Village. The users of this type of accommodation are couples or families who want to own a cottage, with access to water, but who also want amenities of suburban living immediately on site. Differing from single one-off cottage owners, these users want a cottage without the responsibility to perform maintenance tasks. Sandbanks Summer Village was developed in similar fashion to most suburban developments across Ontario. Owners select from several cottage models, specifying exterior and interior finishes, and the resulting cottage is constructed. On-site amenities include: a family pool, woodland trails and beach area, in addition to a sports area featuring tennis courts, basketball courts, shuffleboard courts, bocce ball courts and a putting green. The village also provides adult-only amenities including an infinity pool, hot tub and fitness centre. Although the cottages are permanent structures, this 'village' offers accommodation for just eight months of the year: April to November. Unlike previous development typologies, the Sandbanks Summer Village is owned by a condominium corporation. In total, two hundred and thirty-seven cottages are located on the eighty acre site.

The Cottage Village Resort typology is a perfect example of incompatible development. This approach to development threatens to destroy the desirable character of the County and is detrimental to its ability to continue attracting visitors and residents in the future. The site plan (*fig.* 1.21) reflects strategies of suburban planning, revealing a method of land division and street system design that in no way relates to the existing site features or rural character, and instead fosters a sense of placelessness. The low-density suburban approach maximizes exploitation of the County's finite land resource in favour of maximizing the economic benefits of the developer (in this case a cottage development company based in the United States[15]). A small beach area is retained for use by all, but the majority of the waterfront is divided into private cottages, only seasonally occupied. The Friends of East Lake voiced concerns over the new development during planning stages, highlighting the

Fig. 1.18 Isaiah Tubbs Resort & Conference Center, Prince Edward County (aerial).

Fig. 1.19 Guest room at Isaiah Tubbs Resort & Conference Center, Prince Edward County. (Event Resort)

Fig. 1.20 Isaiah Tubbs Resort & Conference Center, Prince Edward County. Interior event space set for reception.

Fig. 1.21 Sandbanks Summer Village Site Plan. Employs suburban development strategies; opposing the values of Prince Edward County and in general, rural Ontario.

19

Fig. 1.22 Sandbanks Summer Village Streetscape.

Fig. 1.23 Airbnb listing (entire house). Apartments, lofts, single family residences and rural properties have been emptied across the County in favor of short term rentals.

size and scale as unsuitable to existing development surrounding the site; however, the rezoning application was approved by County Council. Concerns were brought to the Ontario Municipal Board and resulted in negotiation between the developer and the local community group, rather than an appeal. The agreement addresses water quality of surrounding residences, site woodlot retention and preservation of rural character (through berming).[16] While these are important protections for all future county-wide development, alone these provisions do not ensure compatible development, and do not make the Cottage Village Resort development typology suitable to Prince Edward County (*fig.* 1.22). The County's shoreline is expansive, but development opportunities along it are limited. This thesis therefore expresses an approach to waterfront that ensures access to all users of the site so that all may enjoy the shore. Rather than division for private accommodation, and adoption of suburban planning approaches, foreign to the rural landscape. The proposal focuses on limiting impact through conservation of shorelands for recreational activities, and concentrating accommodation.

Another recently emerged accommodation typology is Airbnb. The users of this type of accommodation are single individuals, couples, groups or families who want to rent either part or all of an existing County residence. The size of accommodation and amenities included are unique to each listing. Unlike Bed and Breakfast establishments, Airbnb sites do not always involve a full-time year-round local resident who acts as the owner and operator. Instead, all house activities are performed by the visitor and maintenance is performed between guest stays. The main feature of this accommodation typology is an empty residence. In the County, this most often takes the form of a single family detached residence, but could take the form of any type of residence, including apartments and townhouses. Many income property purchasers have begun buying homes within the County in order to convert them into year-round and seasonal rentals (*fig.* 1.23). Many of these income property buyers are not residents of the County.

Airbnb is another example of an incompatible development typology. This type of development often occurs in existing buildings, not specifically in new developments. But the effects it has on the existing character of the County are just as damaging, if not more than those of the Cottage Village Resort development and accommodation typology. Airbnb is responsible for the removal of permanent residents. The conversion of residentially zoned buildings into short term vacation rentals has reduced the availability of these buildings for full-time County residents and displaced a portion of this population. In addition, the rate of rental income drives up the price of living to a point where it is no longer even affordable for the local population to live in their own community. Local community members that have lived here for generations as well as new residents have voiced concerns about the negative impacts that are being experienced due to the growing number of seasonal rental properties, including: drastic rise in housing costs, shortage of long-term rentals and deterioration of neighbourhoods.[17,18] These issues disrupting the County's neighbourhoods come at the benefit to absentee landlords who, together

with their visitors, have no stake in the community. Council is currently engaged in discussions on how to regulate these types of establishments.[19] A quick online search reveals over 300 active Airbnb listings that offer 'entire house' accommodation.[20] Staff research suggests there are 580 active Airbnb listings within the County, 79% of which are entire homes, which translates to 458 homes (*fig.* 1.24).[21] If this type of accommodation is not halted and current trends continue, the County will face exodus of its permanent residents and demise of the unique character and welcoming community that has drawn people here for generations. Regulations that require owners to reside at the residence listed on Airbnb must be put in place by the County in order to end the emptying of local residences and retain its local population.

In addition to existing types of accommodation, this thesis proposes a renewal of a historic development typology; the Lodge. The target audience for this type of development is similar to that of Event Resorts: individuals, couples, families and businesses. Guest rooms provide basic lodging and the great room, large dining hall and exterior spaces provide opportunities for conferences, ceremonies, receptions and special events to take place. Concentration of visitor accommodation into compact buildings featuring guest rooms rather than sprawling private sites is integral to the proposed typology. The permanent buildings lengthen the accommodation opportunities to year-round. This not only encourages a year-round tourism industry, benefiting local businesses, but also supports the local permanent residents of the county by providing fulltime employment opportunities.

The proposed lodge typology seeks to demonstrate the goals of compatible development. The regional approach offers insight into design strategies that lead to compatible development at the scale of the buildings. Given that the County's character is deeply rooted in agriculture, the use of existing rural planning strategies are also important in generating a design that is compatible with the existing character of the County.

LEGEND

● Cottage Village Resort
● Airbnb (Entire House Rental)

Fig. 1.24 Recently emerged tourist accommodation typologies.

Fig. 1.25 Hill town vernacular featured in Architecture without Architects exhibition. Mojacar, located on the coast of Spain. The arid climate dictates the use of thermal mass that absorbs heat during the day and releases it at night. Small windows limit heat gain from the sun and white-washed exterior and interior walls reflect light. Passive strategies for heating, cooling and lighting through material use and building design.

Fig. 1.26 Log cabin vernacular of North American settlers. The use of logs for the exterior walls reflects the abundance of wood found in the region. There are many variations of the log cabin, reflecting the varied cultural backgrounds. (Cassin House, Country Heritage Park, Milton, Ontario)

REGIONAL APPROACH

essay four

Elements that make up the character of a place (buildings, development/ land use patterns, construction techniques, materials, local climate and geographic conditions) can be translated through new designs and inform place-specific architecture that is deeply rooted in its surroundings. This results in an approach to design referred to as regional, that engages building design with the existing character of its surrounding context. The re-interpretation of one or multiple elements through design allows new development to relate to its surroundings in an authentic way, bridging the old and the new. New development that does not translate any of these important elements through its design will fail to find belonging in its surrounding context. Development that blatantly ignores its context results in an outright dismissal of local values and risks destroying the existing character of that place. On the other hand, new development that engages with one or more of these elements will result in buildings that are directly in tune and deeply rooted in their surroundings, that not only relate to, but enrich the existing character of a place. Achieving the goals of compatible development.

The concept of regionalism has been aligned with many different movements. For example, to understand the potential regional architecture has to contribute to modern designs, a significant exhibition titled 'Architecture without Architects' was held at the Museum of Modern Art, New York City (November 1964 to February 1965). The exhibition featured images from around the world of local vernacular buildings (*fig.* 1.25). For the first time on this stage, discourse focused on simple buildings, built without any formal engagement with an architect, highlighting the inherent intelligence and knowledge of place embodied in their forms.[22] Vernacular buildings are built out of necessity for shelter across all climates of the world. The designs are limited to locally available resources, and informed by geography and climate (*fig.* 1.26). These buildings express regional traditions in building techniques that have been perfected over centuries. Prior to the invention of mechanical HVAC systems, the building alone had to respond to its environment to provide effective ventilation, heating and cooling. The use of the building as a tool to allow ventilation, heating and cooling to occur as a result of its form is referred to as passive, meaning that the building allows for these operations to happen without

the need for active, energy-reliant mechanical systems. The exhibition recognized and articulated the importance of vernacular buildings as a source of inspiration for modern architecture to a large audience.[23] The vernacular traditions of a region offer insights into local materials, construction techniques and passive design strategies for dealing with particular climates and limitations. However, vernacular buildings are formed by the limitations faced in previous eras and therefore should be considered for their insight into responding to the environment, but not blindly copied without relevance to modern life, technologies and efficiencies.

In the 1980s, architectural theorists Alexander Tzonis and Liane Lefaivre addressed the lack of influence of local culture in modern architecture. Critical regionalism, (a term they coined) addressed the need for an approach rooted in local climatic and cultural conditions. It also emphasized the need to be critical of past ideas and beliefs influencing vernacular forms to actively engage with current issues.[24] British architect Kenneth Frampton further engaged in the discussion on critical regionalism in his publication *Towards a Critical Regionalism: Six Points for an Architecture of Resistance*. In it, Frampton provides a framework of the many ways architects may engage with the local climatic conditions in order to inform a more place-specific architecture that does not result in simple sentimental replication of traditional architecture. He argues that it is the architect's challenge to create a balance between modern technology and local vernacular tradition in their contemporary design.[25] Architect Peter Zumthor is a proponent of such balance, which he incorporates in his designs. In his text, *Thinking Architecture*, he seeks "to design such buildings…that, in time, grow naturally into being a part of the form and history of their place." He argues that "every new work of architecture intervenes in a specific historical situation" and "[i]t is essential to the quality of the intervention that the new building should embrace qualities that can enter into a meaningful dialogue with the existing situation."[26]

His own office (*fig.* 1.27) exemplifies this ideology. On the same property as his home and located in a farming community, Zumthor's vision for the building was that it fit in with the community surroundings in a "non-spectacular fashion". The scale and dimensions of the new office relate effortlessly to the existing barn-converted home, sharing the same pitched roof feature. As well, the use of wood for exterior cladding also references the existing barn cladding. Instead of employing the same façade treatment, vertical strips of wood bring the simple, traditional form into a contemporary context.[27] In relating to elements of the existing buildings including scale, materiality and form, Zumthor's contemporary design results in a building that seems to have inhabited the site long before. It is important that new designs address the needs of the project and do not simply copy a traditional form in its entirety in order to do so. When the elements that make up the existing character of the place are translated, an authentic design and building deeply in tune with its surroundings results.

Architect Alison Brooks also finds inspiration from regional elements and refers to her approach as a creating "future heritage" through a "process of

Fig. 1.27 Zumthor's office.

Fig. 1.28 Newhall Be. Combination of traditional building types creates a hybrid that Brooks refers to as building 'future heritage'.

Fig. 1.29 Marie Short House. Building form taken from rural vernacular.

translating…historical typologies into ones about our present condition." Often in her work this is done through creating contemporary design as a hybrid of traditional buildings. This can be seen in her project Newhall Be (*fig.* 1.28) a suburban residential development she describes as "a hybrid between a traditional English shop front…, a barn…, a Miesian patio house, and Brancus Totems."[28] The regular repetition and scale of the shop front can be seen in the design and was integrated to provide employment opportunities within a residential development. The design intent was to produce an overall sculptural condition of the buildings while also relating to vernacular barns.[29] Taking inspiration from local traditional styles such as the shop front and barn grounds the project in the specific history of the place while allowing the sculptural qualities to define its contemporary ambitions. This repetition is appropriate for the city site in which this project is located, but repetition of a single form is not seen throughout rural areas without variations each one unique.

For architect Glenn Murcutt, regional approach is the driving force behind his design work. Murcutt begins each project through critical site investigation, observing over seventy items including soil content, hydrology patterns, wind and sun patterns, and detailed geographic information specific to the site.[30] This helps inform the building design to generate passive ventilation, heating and cooling strategies in response to the regional climate. The Marie Short House project (*fig.* 1.29) exemplifies regional architecture. In it, Murcutt borrows from the vernacular language of existing Australian rural buildings to inform the overall shape the building takes. In addition, the use of traditional materials for the exterior cladding, such as steel and wood cladding, allow the project to relate to elements of the surrounding character of place.

These architects and projects demonstrate how contemporary design can engage with the character of its place while addressing the needs and ambitions of the design itself. Genuine understanding of the unique elements that make up the character of a place including existing buildings, development/land use patterns, construction techniques, materials, local climate and geographic conditions can be translated through new designs and result in developments deeply rooted in its surroundings and that contribute to and enrich the local character of a place.

A set of design strategies based on the regional approach are proposed. These strategies break down elements of design, providing designers with the tools to create compatible developments.

COMPATIBLE DEVELOPMENT

Compatible development is new development that creates continuity with the rural character of the County. In order to create compatible developments, a number of strategies must be employed by the designer. The proposed strategies are organized into two categories: Building Design, and Site Planning & Landscape.

BUILDING DESIGN STRATEGY

The Building Design category focuses specifically on the design of proposed buildings. In order to be compatible, the building design must relate to the surrounding region and site context. Strategies that translate into compatible building design include:

A. Reflect Local Vernacular – The form and materiality of proposed buildings should relate readily to the local regional vernacular. In Prince Edward County, much of the rural landscape is characterized by simple forms with simple rooflines. Translation of such elements through new designs allows continuity between existing and new buildings. In addition to form and materiality, proposed buildings should also relate to the local scale.

B. Employ Passive Systems – The orientation and design of the building should allow for passive design strategies to be employed including heating, cooling, ventilation and daylighting. The orientation of the building, placement of glazing, provision of operable windows and use of thermal mass are just a few simple design strategies that can allow for the building to acknowledge its specific location. By employing passive design strategies, the building authentically engages with its site and reflects the rural value of efficiency in design.

SITE PLANNING & LANDSCAPE

The Site Planning & Landscape category focuses on developing the site in a way that preserves distinct features that make up the local rural character. Strategies in achieving a compatible site planning and landscape design include;

A. Preserve Significant Site Features - Agricultural lands, wetlands, woodlands, and vegetated open spaces should be preserved as much as possible. In order to achieve this, buildings should be clustered and positioned at the edges of these areas; roads additionally should be located at the edges of these areas. The grouping of buildings and positioning at the edge of open spaces reflects rural planning that prioritizes preservation of agricultural and vegetated land.

B. Screen Parking - Parking should be screened from the road in order to preserve the visual quality of rural character. Parking should be located beyond adequate screening, provided by coniferous and deciduous vegetation.

C. Shoreline Setback - Specific to lands designated as 'shorelands'. Setbacks from the shore should be established. The zone between the shore and proposed development will act as a natural ecological buffer. The setback to proposed buildings on shorelands (which are solely identified in rural areas) is suggested to be 60m. In addition to creating a buffer zone, the setback will provide communal access to the shoreline and will preserve views from the lake.

These strategies will be applied to the design proposal and also act as a checklist against which to measure the compatibility of a proposed project.

Taking direction from the regional approach, which values the context of place, this thesis investigates the elements that make up the character of the Prince Edward. Existing buildings, development/land use patterns, construction techniques,

materials, local climate and geographic conditions are all points of investigation for potential leveraging in the design. It has been established that accommodation for an increasingly large visiting population is most appropriate concentrated in compact forms. The building's relation to the immediate site conditions and translation of the elements of the County's existing character through design act as tools to measure its compatibility. The proposal will attempt to express an authentic design response to the existing surrounding conditions while addressing the need to accommodate a growing visiting population.

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part two

PRINCE EDWARD COUNTY
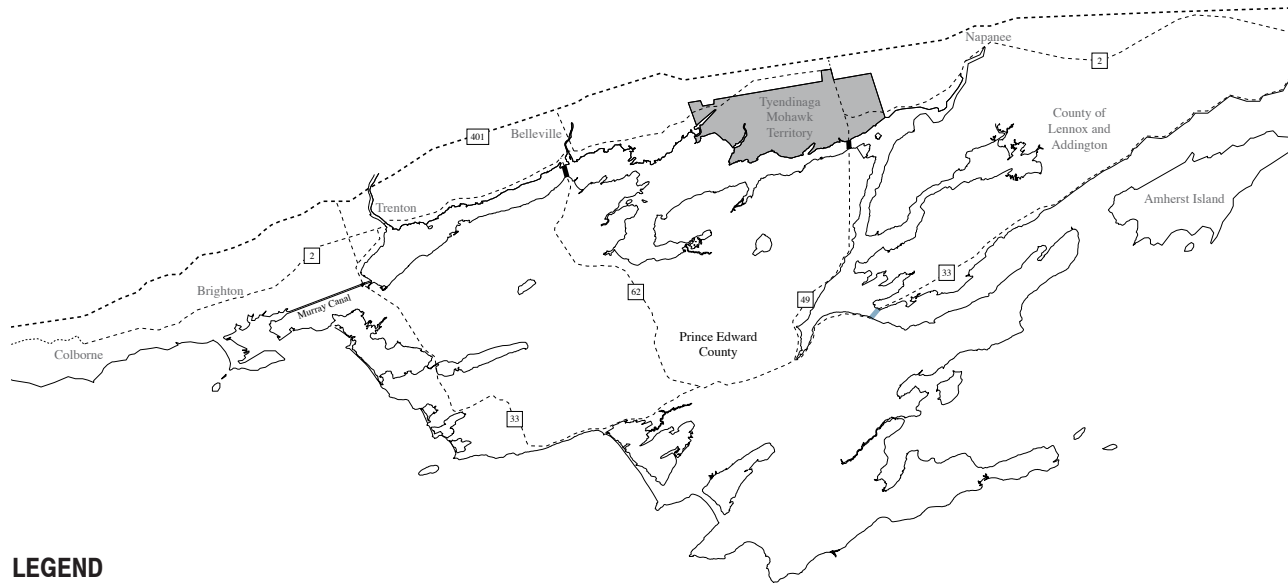
LEGEND

---- Major Highway
━━ Bridge
━━ Ferry

Fig. 2.1 Context map of Prince Edward County.

Highway 62

Highway 49

Glenora Ferry

Fig. 2.2 Swing bridge across the Murray Canal at Carrying Place, one of four entry points to the County.

LOCAL CONTEXT

OVERVIEW

Prince Edward County, located in Eastern Ontario, is a unique area characterized by rural landscapes, charming small towns, and a wide variety of natural features. These main assets along with its humble local community continue to define its quality of place, drawing residents and visitors to the area. Its character is made up of many contributing elements: buildings, patterns of development and land use, construction techniques, and building materials that emerged from the local climate and geography as a result of the United Empire Loyalist settlement. It has been declared by others as 'Ontario's best kept secret', and described as 'a beautiful island adventure'. But to the people who call it home, it is quite simply, 'The County'.

The County was originally a peninsula, attached to mainland Ontario through a small isthmus at its north-west corner, now called Carrying Place. In 1889, it became an island of Lake Ontario through the building of the Murray Canal (*fig*. 2.1).[1] The canal allowed ships quicker and safer access to Lake Ontario from the north-west part of the Bay of Quinte. The completion of the canal further solidified the identity of Prince Edward County; defining it as an island community, and distinguishing it as the only county in Ontario entirely bound by water (*fig*. 2.2).

INDIGENOUS PEOPLES

The arrival of the United Empire Loyalists following the American Revolution initiated the most recent and permanent settlement of Prince Edward County.[2] However, the County was inhabited much earlier by several Indigenous groups. Numerous artifacts have been extracted from sites throughout the County providing evidence of the early settlements of groups in what later came to be known as Prince Edward County. Their activity in the area spans the last 2,000 years, with the earliest including Princess Point and Pickering peoples,[3] and the most recent including Iroquois and Algonquin.[4] Indigenous peoples inhabited the area of Prince Edward County seasonally, setting up temporary encampments. The most recent inhabitants, the Iroquois, not only employed hunting and gathering skills, but had a deep understanding for the agrarian planting and harvesting cycles. They perfected

the craft of making maple syrup and developed tactics to effectively and efficiently preserve food. Early European settlers arrived from the 17th to mid 18th century, and benefited greatly from the Indigenous peoples' well-established relationship with the North American landscape. They shared their extensive knowledge of the land with early settlers, who were largely ill-prepared and unaware of how to survive in the harsh, foreign landscape. In many ways, the first Europeans owed their lives and livelihoods to the sharing of this critical information.

The French had arrived and settled in New France in the early 1600s[5] and engaged with the various Indigenous Nations through fur trade. By 1668, word had spread that French traders would provide higher compensation for furs from Indigenous converts to Catholicism. This marked the initiation of the Kente Mission in which two missionaries were sent to Prince Edward County to deliver ministrations, at the invitation of the Iroquois. An extensive archeological dig in the 1950s and 1960s uncovered several burial grounds, four small village sites, six large village sites, and a collection of artifacts (*fig*. 2.3) on the north shore of Lake Consecon, believed to be the site of the Kente Mission. In 1680, the mission came to a close as a result of the traveling nature of the Iroquois, establishments of new towns in other areas, and church politics.[6] The Iroquois left in search of new hunting grounds, deserting the mission and leaving the County behind. The remaining Iroquois were captured upon orders from the French governor, tortured and taken as slaves in 1687, resulting in a deadly retaliation on the French near Montreal years later.[7]

Almost one hundred years later, the American Revolution drove large numbers of settlers, loyal to the British Crown, from the United States to what would become Canada. The Mohawk First Nations played an important role during the revolution, joining the battle as allies to the Crown. At the end of the war, they traveled with the British to Quebec, known at the time as Lower Canada. In return for their loyalty, the Mohawk were granted 38,000 hectares north of Prince Edward County, what is now called Deseronto and Tyendinaga.[8] They celebrate their historic journey to this area in an annual re-enactment (*fig*. 2.4). The Tyendinaga Mohawk Territory still belongs to the Mohawk First Nation, but like all land transactions made between First Nations and the British government, promised land was continuously ceded away for settlement. Today only a small fraction of what was originally granted makes up the official territory.

In the years leading up to the arrival of the Mohawk allies and the United Empire Loyalists, the north shore of Lake Ontario was inhabited by Mississauga First Nations. The Crown was eager to gain access to these lands for settlement and in 1782 slapped together a last-minute deal negotiating the transfer of lands from the Mississaugas. The agreement was later invalidated and replaced with the 'Gunshot Treaty' in 1787 in which the First Nations ceded a massive swath of land to the Crown; "all the land from the Bay of Quinte to Etobicoke River (Toronto), and from Lake Ontario north to Lake Simcoe and the Rice Lakes." The area of the County was included in the treaty, and the deal was officially closed by the sound of

Fig. 2.4 Annual re-enactment of the landing of the Mohawk on the Bay of Quinte.
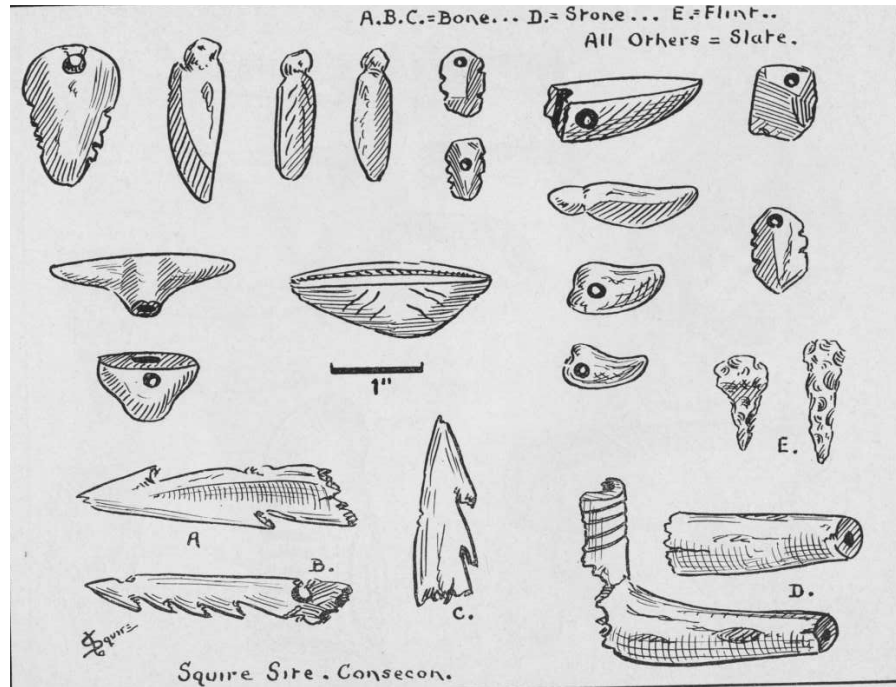
Fig. 2.3 Portion of Indigenous artifacts found at what is believed to be the site of the Kente Mission.

Fig. 2.5 A cairn and plaque at Carrying Place identify the historic site of the Gunshot Treaty.
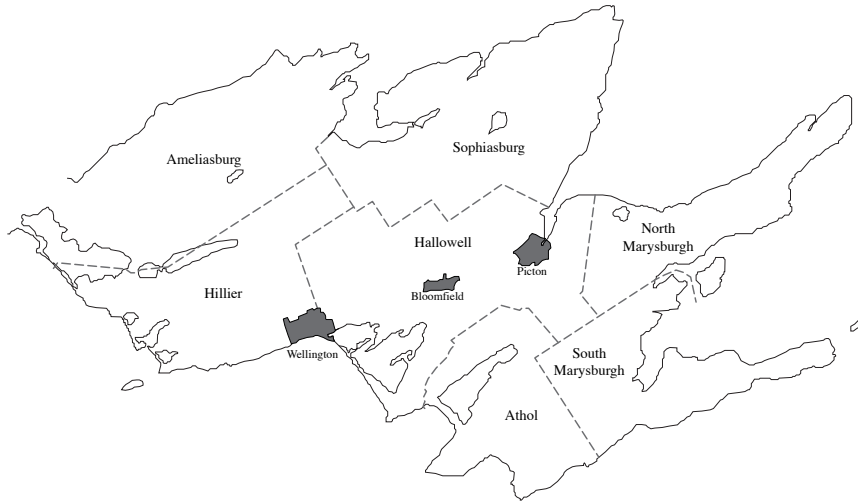
Fig. 2.6 Prince Edward County ward map, 1998. In 2016, Bloomfield and Hallowell were combined to form a 9-ward system.
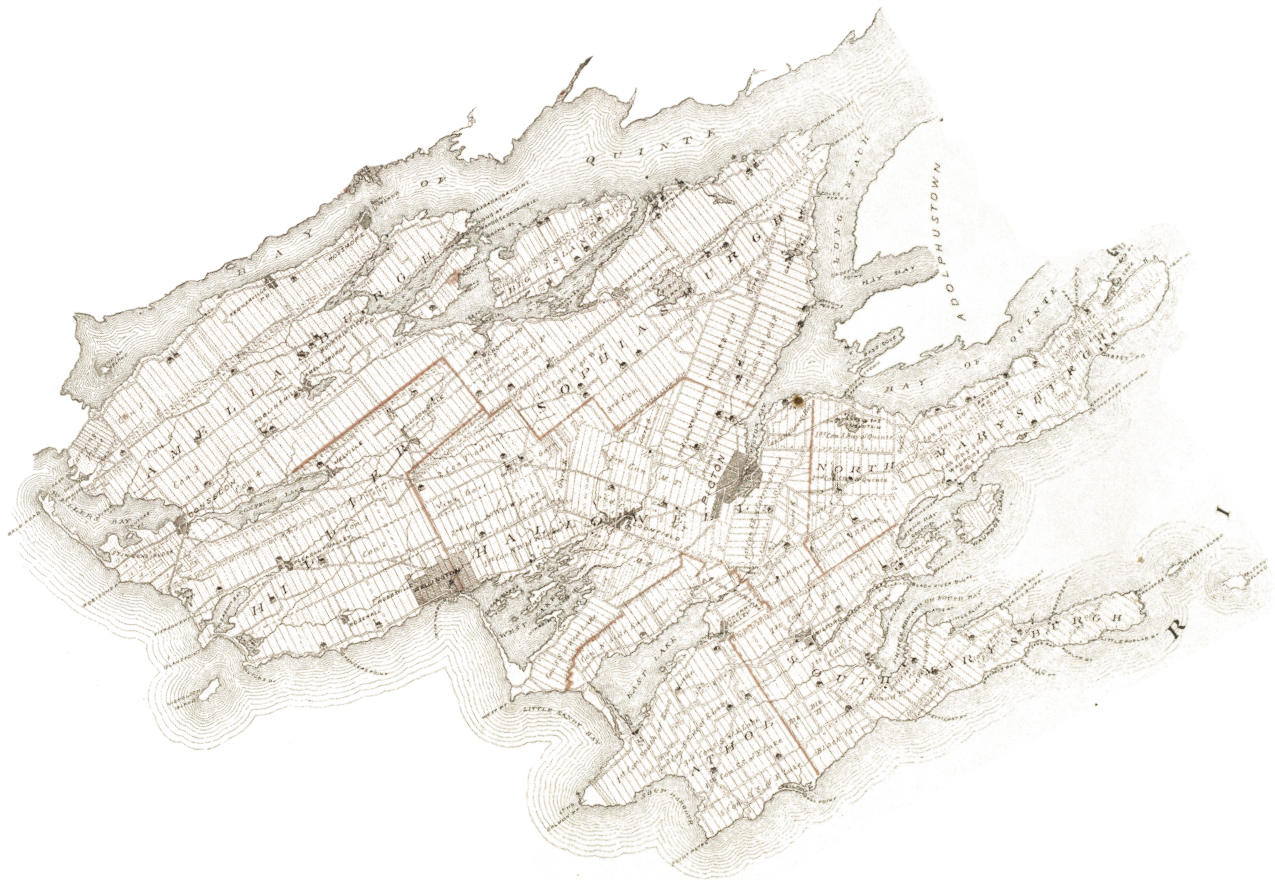
Fig. 2.7 Prince Edward County, 1878 Atlas. Showing townships, lot boundaries and land owners.

gunshot at Carrying Place (*fig*. 2.5), a main entry point to the County both then and now. With time, this deal would fall through too, later replaced by a new agreement in 1805.[9]

The concept of land ownership that Europeans brought to the new world was foreign to the Indigenous Nations who knew no political boundaries. They were given little choice by the British who set the rules of land ownership, and were repeatedly taken advantage for the benefit of the Crown and its European settlers. The greater part of Southeastern Ontario was ceded to the Crown through these lop-sided agreements, and as such led the way for Loyalist settlement.

SETTLEMENT

1783 marked the beginning of surveying efforts along the north shore of Lake Ontario in preparation for settlement. Fifth Town, later named Marysburgh, was the first part of the County to be surveyed. While settlement began on the shores of Fifth Town, the rest of the County continued to be surveyed, resulting in two new townships; Sixth Town (Sophiasburg) and Seventh Town (Ameliasburgh). By 1871, Fifth Town, Sixth Town, and Seventh Town had been further divided to form seven townships: Ameliasburgh, Hillier, Sophiasburgh, Hallowell, North Marysburgh, South Marysburgh and Athol, each of which bordered navigable water. In 1998 these townships were amalgamated and became wards, at which time an additional three were created to represent the towns of Wellington, Bloomfield and Picton (*fig*. 2.6).[10] In 2016, Bloomfield and Hallowell were combined.[11]

The division of land produced by the original survey followed the contours of the County's shoreline. Lines were drawn to form patterns of similarly sized lots, attempting to rationalize the unusual shape of the County (*fig*. 2.7). The use of the irregular shoreline to determine property lines is responsible for the winding nature of County roads, a notable quality that continues to define it today.

The first Loyalists arrived in Prince Edward County in September 1784, landing on the northeast shore of Marybsurgh.[12] Establishment of homesteads occurred first along the shoreline as it provided direct access to water, a basic necessity. Upon arrival, Loyalists set off to find their land and break ground on their new lives. Location Tickets were handed out and served as land deeds, designating specific lots to each settler. Land grants would later replace Location Tickets, and were issued after an application had been submitted in the form of a petition.[13] The process of land granting included an essential requirement: fulfillment of settlement duties that involved constructing a dwelling (of minimum size) and clearing a specific acreage of land for cultivation.[14]

The first form of shelter that the Loyalists brought with them to the County were military tents. Tents provided only temporary shelter and were quickly replaced with shanties, as soon as the first logs were felled. The shanty provided much improved protection from the elements than a tent. Once a large portion of land had been cleared and was under cultivation, settlers had more time to devote to building a larger dwelling. Much larger and more sophisticated in its construction

was the next form of dwelling: the log cabin. Local sawmills produced standard-sized lumber that allowed for the use of joists and floor boards for the ground floor and attic floor in cabins, the latter providing additional sleeping accommodation. These original dwellings of settlers expressed the abundance of wood as a resource provided by the immediate geography, and represent a North American vernacular, specific to the limitations of the time period. With the exception of a few that may be found throughout the countryside – some existing beneath additional exterior cladding – these vernacular dwellings have largely disappeared from the County's landscape, replaced by larger more durably constructed dwellings that continue to dominate. Located at the Ameliasburgh Heritage Village is the only known log cabin that has been restored within the County (*fig*. 2.8).

INDUSTRY

The need to clear land to grow food, and the abundance of pine, maple, and elm in the County, made logging a dominant industry in the early years of settlers. The timber industry met the growing demand for building materials that came with the establishment of homesteads, farms, industries and towns. The County's first sawmill was built in 1808 in Milford, which in the decades following established itself as a lumber town (*fig*. 2.9 & *fig*. 2.10). In 1850, at the height of the industry in the County, over 30 sawmills were in operation. By 1860, the focus changed from producing building materials for home construction to ship-building materials to support a major shipping and trade industry. Today only a few sawmills operate within the county, and most lumber is used to produce firewood, pellets, pulp and saw logs.[15]

In the mid 1800s, commercial fishing became a major industry, taking advantage of the richly populated waters that surround the County: Quinte's Bay and Lake Ontario. The fishing industry would support many generations of local families, although it proved to be extremely dangerous. Fog, rough waters, and sudden storms repeatedly drove ships onto the limestone shelves that extend from the County's shoreline into the lake and bay; contributing to the 50-plus shipwrecks that lie off the coast. The fishing industry continued to form a large portion of the local economy into the early 1900s with hundreds of active commercial license holders. In 2010 there were just 77 license holders, only a handful which are still active and in operation. The high-quality fishing waters that surround the County continue to draw anglers to local fishing resorts annually for individual trips, chartered tours and fishing derbies.[16]

From 1860 to 1890, the County relished in what is known as the Barley Days: a highly prosperous time for County farmers, who devoted a third of the County's farmland to growing barley. During this time, the United States placed a harsh tax on whiskey, making beer the more affordable choice for the average American. The increase in demand for beer meant higher demand for malting barley, for which County farmers earned a reputation. For 30 years, farmers enjoyed the high returns from selling barley to American brewers, a crop that was shipped

Fig. 2.8 Log cabin at Ameliasburgh Heritage Village. Built in 1860, the cabin was moved to the village in 1969 and was fully restored in 2016.

Fig. 2.9 Clapp's Upper Mill, later known as Scott's Mill, located in Milford. Built in 1845 as part of a milling complex.

Fig. 2.10 Scott's Mill, Milford. In 1921 it was reduced to its current size.

from the County, across Lake Ontario to Oswego, New York. Threatening storms and an unrelenting limestone coast made shipping a risky business, just as with fishing. The large number of sailors and ships that were lost off the coast during the 1880s prompted the building of the Murray canal which would provide a safer and shorter travel route to Lake Ontario, dramatically decreasing the number of fatalities. In 1890, the Barley Days came to an abrupt halt with the introduction of the McKinley tariff by the United States government, which placed a punishing tax on imported barley. Overnight, prices crashed, marking the end of the Barley Days.[17] Deteriorating granary and wharf sites located along the County's shoreline act as remnants of the industry (*fig*. 2.11).

Fig. 2.11 Remaining foundation of a granary built and used during Barley Days.

The end of the Barley Days made way for a new principal crop to be grown and a new industry to take shape in the County: the canning of fruits and vegetables. The first canning factory was built in Picton in 1882 (*fig*. 2.12), the first of its kind to be built in Canada. The owner was a local entrepreneur, Wellington Boulter, who continues to be described today as the "father of the canning industry in Canada." The industry took hold with multiple factories being built throughout the County. The small island community quickly gained recognition as The Garden County of Canada, producing a third of all canned pumpkin and tomatoes across Canada (*fig*. 2.13). The canning industry served the County for many decades, with some continuing operation into the 1950s and 60s. By the end of the second world war, most of the County's small canneries had become outdated and were unable to compete with imported goods and new factories built elsewhere. Although the canning industry is no longer active in Prince Edward, many former factory buildings remain and have been repurposed for other uses.[18]

Fig. 2.12 Boulter's famous sugar corn can label.
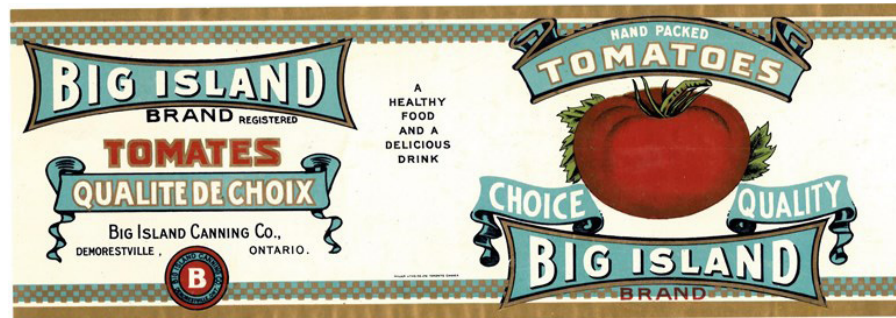
Fig. 2.13 Big Island brand label for canned tomatoes.

In addition to the canning of fruits and vegetables, the end of Barley Days simultaneously initiated the establishment of many dairy farms and cheese factories across the County. Local dairy farmers formed co-operatives, combining their milk supply to support the production of cheese. Black River Cheese was among the first cheese factories in the County, built in 1901. It is the only factory of the original 26 that is still in operation today.[19] Dairying continues to play an important role in the County's economy and agricultural sector. Dairy farms are a common sight on many County roads, a contributing factor to County's rural landscape (*fig.* 2.14).

Fig. 2.14 Dairy cows on pasture.

45

RAILWAY

For almost a hundred years following the arrival of the Loyalists in 1784, Prince Edward County relied heavily on ships to provide long-distance transportation of goods as well as residents. In 1879, the completion of the Prince Edward County Railway line from Picton to Trenton introduced an additional form of transportation, across land, which would reduce the island community's reliance on ships. The railway provided transportation of freight as well as passengers to and from the County, supporting the trade of local agricultural product-based economy as well as tourism. The rail line continued in regular operation for passengers up until 1939, and for freight up until 1979. In 1995, the railway was abandoned due to a dramatic decrease in demand, after which all the rails and ties were removed.[20] In 1997, the County secured the 49km corridor of the former rail line property, and converted it into a public trail system, named Millennium Trail (*fig*. 2.15).[21] Resurfacing of the trail is on-going and local community groups have so far funded surface upgrades for 11km of the trail with plans to complete the final 35 km over the next 3 years. The resurfacing project aims to provide increased safety and accessibility to cyclists, pedestrians and all other permitted users of the trail.[22]

Fig. 2.15 Millenium Trail near Bloomfield.

RURAL LANDSCAPE

The County's rural landscape accounts for the largest portion of its land mass and forms the first, fundamental layer of its character. The rural landscape was formed largely by the settlers who established agricultural fields and erected homes and barns that continue to characterize the countryside.

According to the County's latest official plan, the rural landscape consists of Prime Agricultural Areas and Rural Lands (*fig*. 2.16), distinguishing between areas with highly fertile soils (high agricultural productivity) and those with less fertility, respectively. The soil types and substrate material found throughout the County are highly variable, ranging from shallow gravel deposits over bedrock to deep clay loam soils (*fig*. 2.17). The distinction of Prime Agricultural Areas and Rural Lands simplifies the differences in soil types, dividing them by their potential productivity, based on the Canadian Land Inventory Classification system (identifying Prime Agricultural Areas as Class 1, 2 and 3 soils[23], and Rural Lands as Class 4, 5, 6 and 7 soils[24]). The difference between these two categories can largely be seen visually throughout the County. Prime agricultural areas are used largely for cropping (grains, oilseeds, vegetables, and fruit orchards) as shown in *fig*. 2.19, while the less fertile rural lands are identified as shrub lands unable to efficiently sustain most crops, but adequate for grazing animals (and as discovered relatively recently, for growing grapes) as shown in *fig*. 2.20. Throughout history, the County's economy has been tied to agriculture; diversification of crops has been driven by soil type and consumer demand. Across the County, agricultural sector features crop farming, beef and dairy farming, chicken, vegetable and fruit farming, and small diversified farm operations. In addition, there are several local maple syrup producers and apiaries. Each of these contributes to the abundant availability

Fig. 2.19 Cropland, Hallowell.

Fig. 2.20 Shrubland, South Marysburgh.

- Rural Lands*
- Prime Agricultural Areas**

Fig. 2.16 Rural landscape. Distinction between Rural Lands and Prime Agricultutral Areas correlate to the presence of certain soil types as shown in the soil map below.
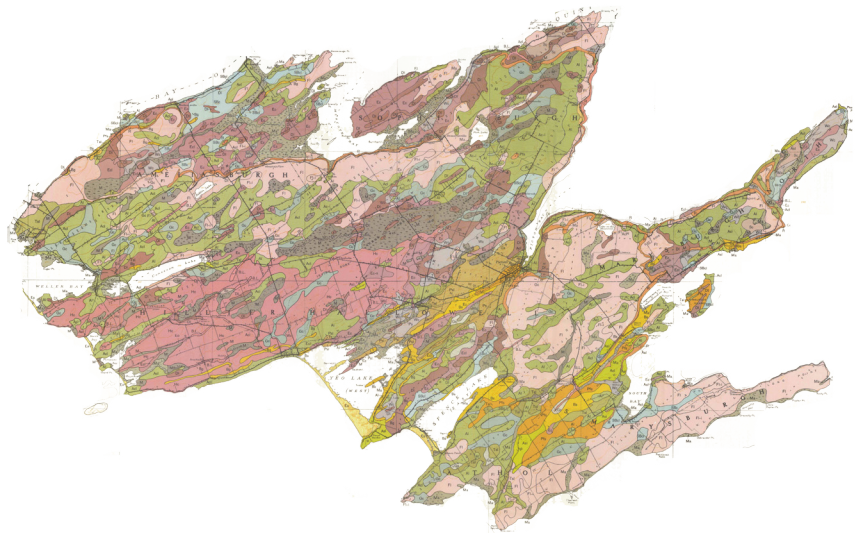
Fig. 2.17 Soil map. Showing the wide variety of soil types throughout the County.

LEGEND

- Winery/Vineyard
- Farm Market
     (Lavender Farm)
- Farm Market
     (Veggie/Fruit)
- Farm Market
     (Off Farm)
- Cheese Factory
- Apiary
- Maple Syrup Producer
- Butcher

Fig. 2.18 Agri-tourism.

Fig. 2.22 Earlier image of the same Ontario farmhouse. Brick built in 1840 with front addition 1864.

Fig. 2.21 An example of the Ontario farmhouse style repeated throughout the County.

Fig. 2.24 Earlier image of Wilhome Farms bank barn. Built in 1865. Clad in barn board.

Fig. 2.23 Wilhome Farms bank barn, 2017. Clad over with aluminum siding.

of fresh local produce and food in the County. More recently, vineyards have been added to the rural landscape of the county, with the latest addition being breweries. The many different local agricultural associations and producers continue to put on County-wide tours and events, such as Maple in the County, inviting consumers to visit their businesses and journey around the County. The local farm markets and viticulture operations offer seasonal and year-round agritourism experiences to residents and visitors alike (*fig*. 2.18). Agriculture continues to play a large part in the County's economy and forms an integral part of its character.

Another element that forms the character of the rural landscape are the buildings, the majority of which were built in the mid- to late-1800s by Loyalists. The production of standard size lumber by local sawmills made framing the next method of home construction, after log cabins. In the earliest frame houses, wood boards were used for the exterior façade, as wood was still the most widely available and affordable building material. But in the mid-1800s, the establishment of local brickyards and clay quarries made brick a widely available building material, affordable to the average County farmer. Bricks quickly became the most commonly used masonry material throughout the County, offering superior durability to wood facades.[25] Just as wood does, bricks express the geography of the County – and of southern Ontario in general – displaying the rich local clay resource. The style of homes built vary greatly, but by far the most common style of dwelling in the rural landscape is the gothic revival farmhouse (*fig*. 2.21 & *fig*. 2.22), an Ontario vernacular also referred to as the Ontario Gothic Farmhouse, for its dominating presence throughout southern Ontario.[26] The Ontario Farmhouse is easily identifiable by its main features that consist of a basic rectangular or L-shape plan, pitched roof, accentuated central front door, symmetrical windows, central cross-gable, 1-1/2 storey height, and brick, stone or wood siding facade. Each version is unique, distinguished through variations in plan, accentuation and treatment of central front door, window shape, style of trim work, and façade material – largely reflecting locally available resources. Its range from simple to more sophisticated varieties come from the basic concepts and design principles that American architect Andrew Jackson Downing developed in his designs of farmhouse plans that were published in American journals and reprinted in building manuals and circulated in Canada in the mid to late 1800s.[27] The specific 1-1/2 storey height avoided additional taxation, which at the time in Ontario was based on number of storeys; the central cross-gable provided increased headroom and daylight to the attic level making it more useable.[28]

Barns constructed during this same time period also continue to populate the rural landscape. The styles of barns vary also, but the principles of design and values embodied remain the same. As with farmhouses, barns too are typically placed with consideration to preserving useful land for agricultural production. The bank barn is a repeated typology throughout the County (*fig*. 2.23 & *fig*. 2.24). Bank barns are named for their siting, inserted into a hill or sloping topography. This placement facilitates the storage of hay and other crops as the upper floor of the

barn is accessible from the top of the hill; animals are housed on the foundation level of the barn, accessible from the lower part of the hill. The massive timbers (*fig*. 2.25) were raised into place with the help of neighbours and just as the homes of this era, these buildings have remained in use throughout multiple generations, a testament to the abundant resources and determination and hard work of the settlers. Milled wood boards were used for the exterior upper portion of the barn and were later clad in steel siding. Collected field stone or quarried limestone was used for the foundation level of the barn. The design of the barns allowed for many passive strategies: passive heating and cooling through the use of the upper part of the barn as storage for crops, which acted to insulate the lower level when it was full in winter time and expel heat through stack effect in summer when it was empty; the placement of windows allowed for natural cross-ventilation; and use of gravity through low energy mechanics by placing chutes in the upper floor for easy transfer of feed and bedding to the animals below.

A pattern of development seen repeatedly throughout the rural landscape is the positioning of the farmhouse and barn across from one another. In southern

Fig. 2.25 Timber superstructure at the upper floor level of the bank barn.

Ontario, farmhouses are typically positioned at the end of a long maple-lined laneway with the barn to one side or beyond. However, in the County, a great majority of farmhouses are located relatively close to the road with the barn directly across from the house on the other site of the road. Although there are deviations throughout the County, a number of examples of this planning strategy can be seen travelling down any of the major County roads (*fig*. 2.26 & *fig*. 2.27).

Fig. 2.26 An example of a barn situated directly across the road from the farmhouse. Typical local feature, repeated throughout the County.

Fig. 2.27 Another example of a barn situated directly across the road from the farmhouse.

PEC IN THE 21ST CENTURY

SMALL TOWNS

The numerous small towns scattered throughout the County form the second layer of its unique character and quality of place, each with unique commercial and service provisions for the local population as well as tourist amenities.

The County's Official Plan refers to these towns as Settlement Areas (*fig*. 2.28) and creates a distinction between Urban Settlement Areas (Urban Centres and Villages) and Rural Settlement Areas (Hamlets). The identified Urban Centres include Picton (*fig*. 2.29), Wellington (*fig*. 2.30) and Rossmore; the Villages include Bloomfield (*fig*. 2.31), Ameliasburgh, Consecon (*fig*. 2.32) and Carrying Place; the Hamlets include Black River, Cherry Valley, Demorestville, Hillier, Milford, Northport, Rednersville (*fig*. 2.33), Rosehall (*fig*. 2.34), and Waupoos.[29] Each of these towns provide a central meeting point for local community members, and also provide unique tourist-related experiences that vary from historic main street shop fronts to unique dining experiences, sole enterprises and viewpoints. The primary Urban Centre of the County continues to be Picton, home to 3,622 residents, making it the most densely populated ward. Population is noted by wards and is dispersed as follows; Ameliasburgh (5,651), Hillier (1,960), Sophiasburgh (2,301), Bloomfield & Hallowell (4,045), North Marysburgh (1,548), South Marysburgh (1,115), Athol (1,533), Wellington (1,982), and Picton (3,622).[30]

Just as in the rural landscape, the fabric of the County's Settlement Areas was largely built by the Loyalists in the mid to late 1800s. While the rural landscape consists of simple rural forms, modest homes and towering barns, the urban landscape includes examples of architectural styles with much more grandeur. In addition, the urban centres feature a variety of uses including commercial enterprises (supermarkets, restaurants, arenas and other service-related businesses), institutional buildings (churches, courthouse, etc.), public buildings (town halls, fire stations, etc.) and industrial enterprises. The urban fabric is much denser in some areas providing walkable main streets with continuous shop fronts.

LEGEND

● Urban Centres
● Villages
● Hamlets
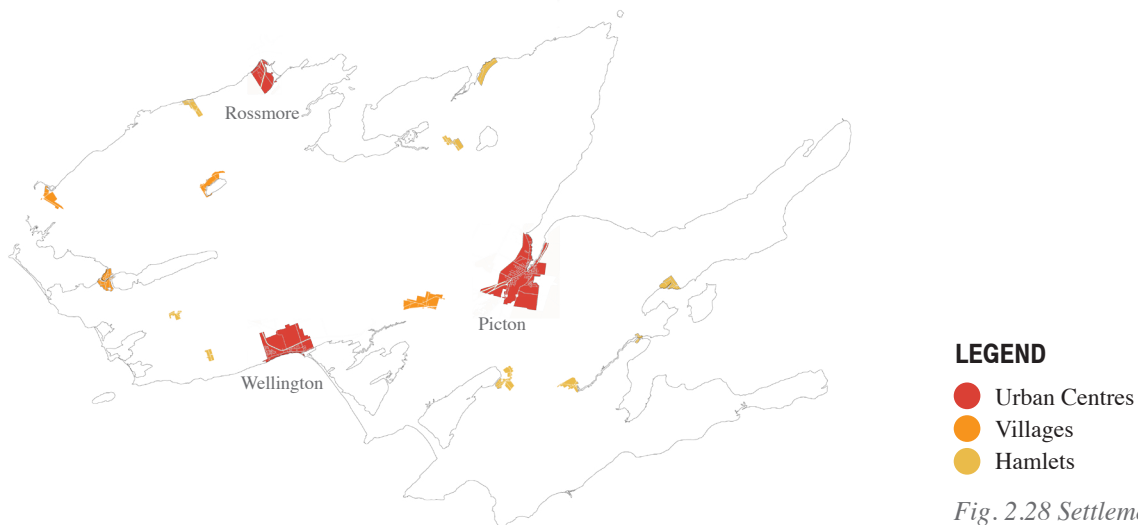
Fig. 2.28 Settlement Areas.

Fig. 2.29 Picton. (Urban Centre, Urban Settlement Area).

Fig. 2.30 Wellington. (Urban Centre, Urban Settlement Area).

Fig. 2.31 Bloomfield. (Village, Urban Settlement Area).

Fig. 2.32 Consecon. (Village, Urban Settlement Area).

Fig. 2.33 Rednersville. (Hamlet, Rural Settlement Area).

Fig. 2.34 Rosehall. (Hamlet, Rural Settlement Area).

Of the 16 identified Settlement Areas, 9 are located along the County's shoreline, 4 are located next to a pond or lake and only 3 do not have direct access to bodies of water; this placement further ingrains the County's deep connection to water as well as its history. The number of these small towns and the presence of the shoreline directly located adjacent to a majority further define its character.

NATURAL FEATURES

The third and final layer that is often used to describe the County's unique character is its natural features (*fig.* 2.35 & *fig.* 2.36). The County is most famously known for its sand dunes, but has many more unique and awe-inspiring sceneries, most which are found along its shoreline.

Four main shoreline conditions occur repeatedly throughout the County, including limestone shelves, shallow pebble beaches, shallow sand beaches and vertical limestone cliffs. These conditions create unique experiences and allow for public interaction with the surrounding waters. The first condition, limestone
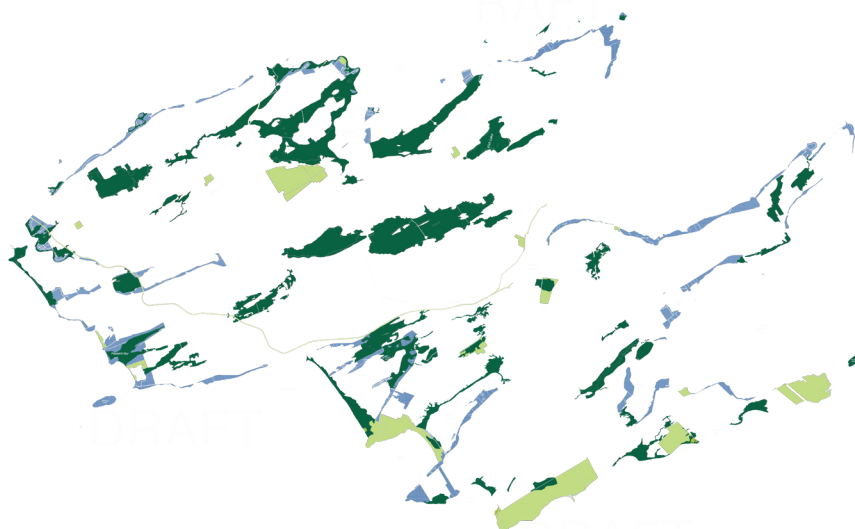
LEGEND

- ● Open Space
- ● Environmental Protection
- ● Shore Lands

Fig. 2.35 Land use designations.
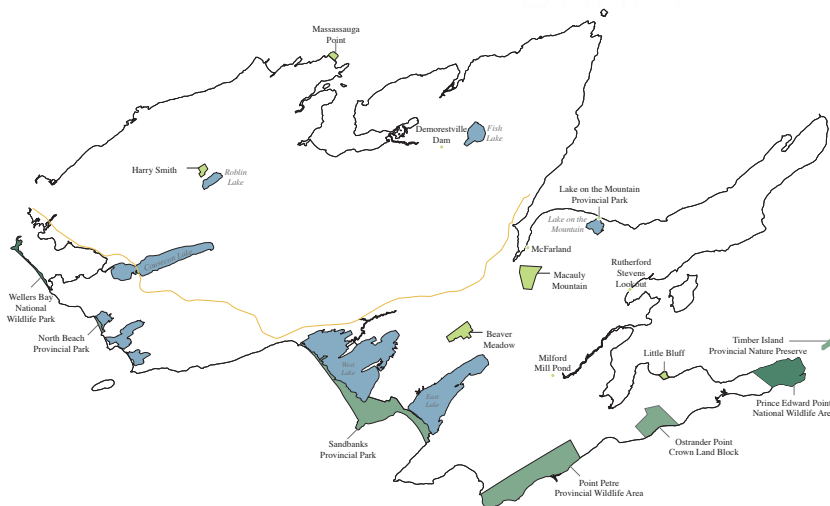
LEGEND

- ● National Park / Lands
- ● Provincial Park / Lands
- ● Quinte Conservation Area
- — Millenium Trail

Fig. 2.36 Government-owned lands.

shelves, can be found in many areas. The shelves extend from the shore into the surrounding waters and create shallow water conditions (*fig*. 2.37). The horizontal slabs of rock in some cases step down continually and eventually end, at which point a dramatic drop off into deep water is created. These limestone shelf conditions occur consistently throughout the coastline and can be seen in many popular public areas including Sandbanks Provincial Park, Prince Edward Point, and Point Petre. Another condition repeated along the County's shore is pebble beaches. Some pebble coastline areas immediately drop off into deeper waters. However, there are many areas with shallow waters that extend into the water, creating beach-like conditions suitable for swimming (*fig*. 2.38). The third and most famous shoreline condition

Fig. 2.37 Shallow limestone shelves at Point Petre Provincial Wildlife Area.

Fig. 2.38 Shallow pebble stone beach at Little Bluff Conservation Area.

Fig. 2.39 Shallow sandy beach at North Beach Provincial Park. Vegetated sand dunes behind.

throughout the County is that of sandy beaches and dunes (*fig*. 2.39). This unique condition occurs on the County's Southwest side as a direct result of glacial sand deposits and prevailing winds. Sand dune formations surrounded by shallow sandy beaches can be experienced by the public at Weller's Bay National Wildlife Area, North Beach Provincial Park, Sandbanks Provincial Park and Wellington Beach. The final significant, repeated shoreline in the County are the dramatic vertical limestone cliffs (*fig*. 2.40). The Northeast side of the County provides a severely different relationship to the water than that of the shallow waters on the opposite shoreline. The County rises high above the Bay of Quinte producing stunning viewpoints to the waters below (*fig*. 2.41). Public access to these views is provided at Lake on the Mountain Provincial Park, Little Bluff Conservation Area and Rutherford Stevens Lookout.

Fig. 2.40 Limestone cliff at Little Bluff Conservation area. North-eastern shoreline of the County rises high above the surrounding water.

Fig. 2.41 Viewpoint from Lake on the Mountain.

In addition to these conditions, much of the County's shoreline is made of soil substrate that immediately drops off into surrounding waters. A majority of the County's shoreline is privately owned and features this typical condition. Picton and Wellington both have harbours featuring boat docks that take recreational advantage of the deep water immediately offshore. Wetlands are another shoreline condition that occur along the County's low-lying perimeter and in some cases, penetrate deeply into the County's landform (*fig*. 2.42). Both small, seasonally-flooded wetlands and large, permanently-flooded wetlands protect its shoreline from erosion and flooding of other areas, recharges water sources and supports diverse plant and animal species.[31]

Fig. 2.42 Wetlands at Beaver Meadow Conservation Area.

Many provincial and national parks are located within the County, along its shoreline as well as within its interior. These areas were recognized for their uniqueness and distinctive habitat during the 20th century. The qualities of the landscapes that exist in the National and Provincial Parks as well as the Quinte Conservation Areas include examples of these repeating coastline conditions as well as important interior heritage landscapes.

LOCAL COMMUNITY

The local community is just as important to the character of Prince Edward County as its rural landscape, small towns and natural features. Many families have lived in the County for generations, their ancestors original Loyalist settlers. These residents make up the majority of the population and have seen the County throughout many circumstances, overall continuing to rally together and help one another, embracing attitudes traditional of rural settlements. Self-reliance and willingness to help are building blocks of rural communities and continue to be deeply ingrained in this island community's way of life.

In addition to the majority that have grown up here, some community members have also moved to the County. Beginning in the 1980s, a number of urban dwellers who had previously enjoyed annual vacations in the County decided to make it their permanent home. Largely coming from urban lifestyles, these new residents knew what the County was about because they had experienced it and chose to participate in its tight-knit rural community, many doing so upon retirement from corporate jobs. This influx of an older population continues to contribute to the County's 65+ demographic, accounting for 30% of the total population (*fig*. 2.43), compared to the much lower provincial statistic that sits at 15%.[32] In the last 5-10
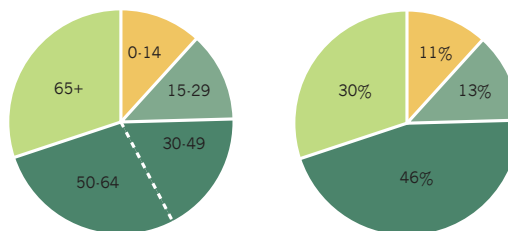
Fig. 2.43 County age demographics as percentage of total population. As per 2016 Census.

57

years with the promotion of the County, some young urban families have also moved here. However, the retirement-aged population far outnumbers this demographic. The youth population continues to decline as proven by ongoing school closures; those aged 0-14 making up 11% of the County's population, compared to the provincial statistic of 17%.[33]

Most who move to the County have no ties to agriculture or the rural way of life. Those who move here explicitly to engage in the community, learn and take part in rural lifestyle accept what comes with it: giving up the conveniences of urban living. Local author and journalist Steve Campbell, born, raised and who lives in the County says it best, "[i]f you chose to be in the County, because of what the County *is*, then you are a County person."[34] That means accepting everything that comes with rural living.
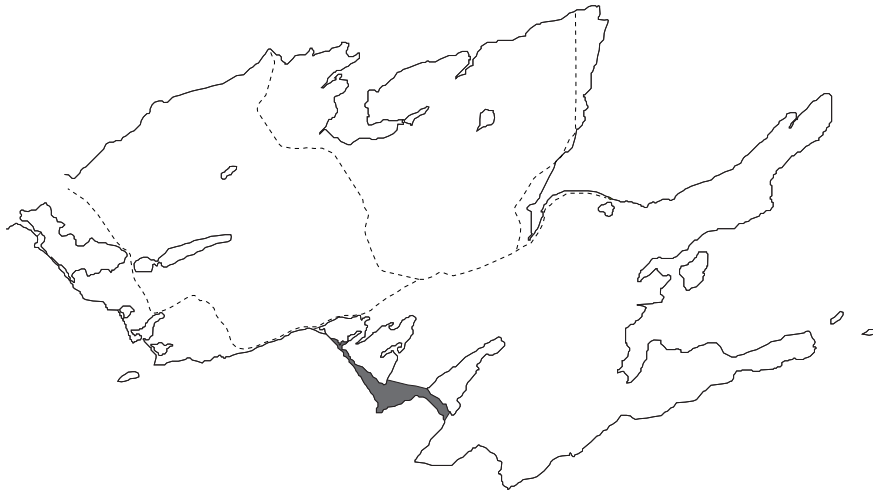
Fig. 2.44 Sandbanks Provincial Park located within Prince Edward County.

400m Shoreline Boundary
(Lake Ontario)

100m Shoreline
Boundary

West Lake

Hallowell Ward
Athol Ward

Wellington Bay

Sandbanks
Provincial Park
1921 Forestry Station
1962 Ont. Pro. Park

West Point
Area
1971 Sandbanks Pro. Park

East Lake

Athol Bay

Outlet Beach
Provincial Park
1959 Ont. Pro. Park

Lake Ontario

LEGEND
Original Park Boundaries
Additional Park Boundary
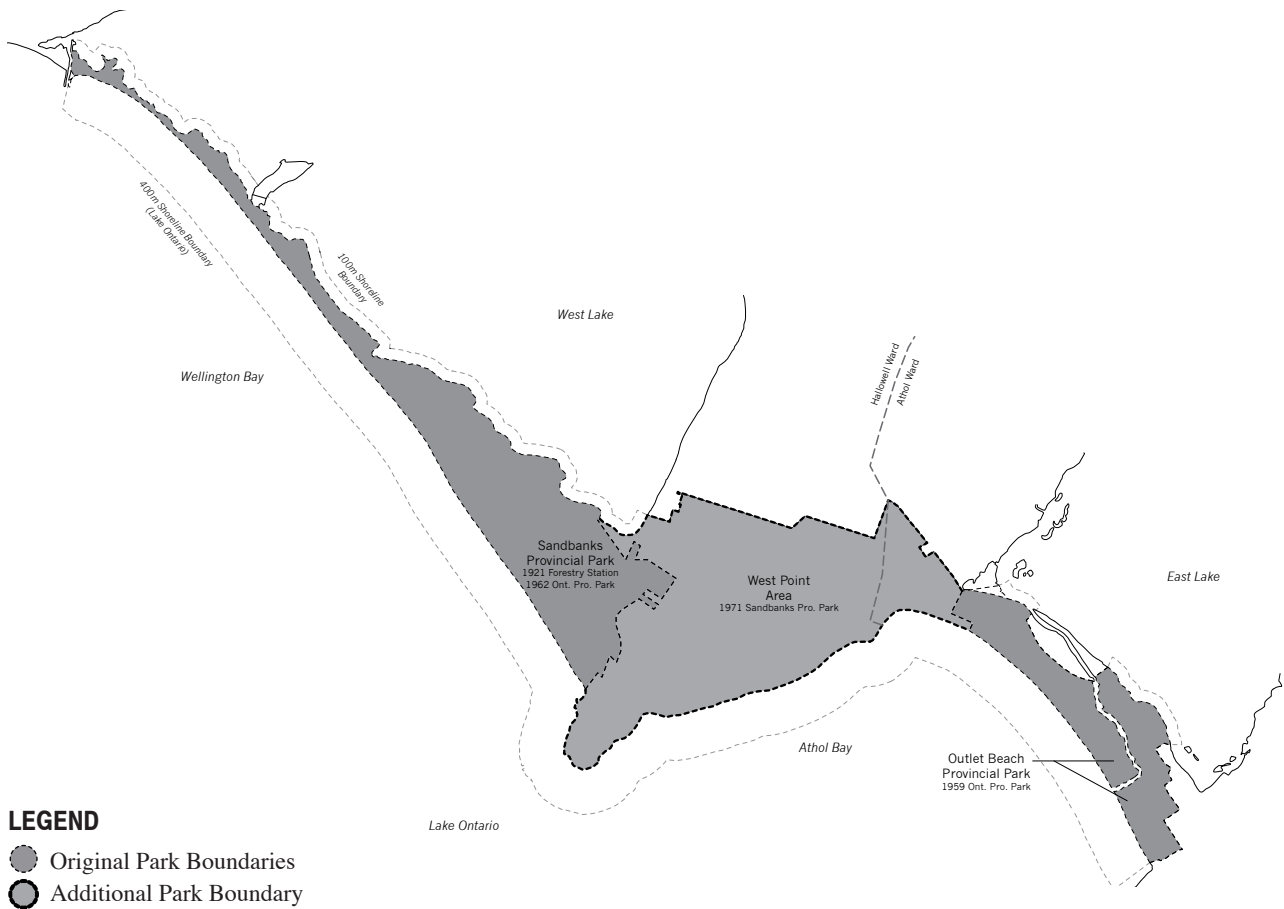
Fig. 2.45 Sandbanks Provincial Park boundaries.

SANDBANKS PROVINCIAL PARK

Sandbanks Provincial Park (*fig*. 2.44) is the most popular of the many unique (natural) features of the County, and is by far the most highly sought-after destination by visitors. Its sand dunes and beaches continue to attract visitors as they have over the last two centuries. The current boundaries of Sandbanks Provincial Park were defined in 1984, relatively recently given the long tourism history of this area. Previous to this, two separate Provincial Parks existed (*fig*. 2.45): Sandbanks Provincial Park (1962), consisting of the western sand dune complex, and Outlet Beach Provincial Park (1959), consisting of the eastern sand dune complex. In 1971, a land acquisition proposal was approved and the park purchased most of the remaining land parcels between the two dune complexes in order to join the two parks into what we know today as Sandbanks Provincial Park.[35]

The two dune systems of the park were formed out of sand deposits left behind by 1,000,000-year-old glaciers as they began to melt 12,500 years ago. As the glaciers retreated, bays were created along the County's southwest shoreline, carved out by the massive sheets of ice. Prevailing westerly winds carried the light sand sediment eastward into the bays. As the westerly water currents and wind continued to carry sand eastward, the sand became trapped in the bays, forming underwater sandbars. As more and more sand was deposited over time, the bars rose beyond the water level of the lake, separating the bays from Lake Ontario and forming what is now called West Lake and East Lake. The sandbanks dune formation in particular, also called the west dunes system is the largest freshwater Baymouth Barriers dune system in the world, spanning 8 kilometres. Baymouth Barriers consist of sand (though they may also be made of mud or shingle [gravel-sized sediment]) that stretch across bays to link separate pieces of land and enclose a wetland. In this case, two lakes were formed.[36] Similar conditions have been created through prevailing winds and water currents repeatedly drawing sand eastward along the southwest coast of the County, but are much smaller in comparison (including North Beach Provincial Park, and Weller's Bay National Wildlife Area). Prior to the arrival of European settlers, indigenous peoples occupied the area of the western sand dunes, seasonally to fish. Many artefacts continue to be discovered by park staff and visitors that provide evidence of their habitation and activity in the area. [37]

Due to various unique conditions, there are few plant species that are able to adapt and survive on the dunes; the sand substrate and hill formation open to a full spectrum of environmental hazards make plant survival difficult. The plants found in the dunes are typically unique to that environment and are not found elsewhere. Without plant life, the dunes would be open to ongoing erosion from wind and water and would begin to shift, as was discovered in the 1800s when the combination of tree removal (to make ship masts and as well for land cultivation), burning and cattle grazing deteriorated much of the existing vegetation that stabilized the dune system. Without vegetation, the sand dunes began to shift, eventually covering farm fields (*fig.* 2.46). As the sand began to take control of the land, farmers realized their mistakes and began planting trees. Farmers went to the government and succeeded in convincing the government to buy farmland now covered by sand and to help with reforestation efforts. The Sandbanks Forestry Station was established in 1921 and reforestation efforts took place (*fig.* 2.47). Reforestation did not happen without major difficulties given the unique growing conditions and then-current knowledge of tree planting practices. After having planted 3 million trees over the course of 40 years, the movement of the dunes has been slowed immensely. In 1962 the Forestry Station closed and the dunes became Sandbanks Provincial Park.[38] The shifting of the dunes was hardly the most devastating action the West Lake dunes were subjected to. In 1913, an American businessman signed lease agreements with several local land owners giving him the right to excavate sand that had shifted on to their properties. Two years later, twenty acres had been purchased and the sands excavated were used to make bricks at a factory set up on site (*fig.* 2.46). A railway was established on the dunes to transport bricks to the coast of West Lake for shipping. Remnants of the track can still be found within the park. Although the property was sold years later when it was discovered that the fine white sand was not suited for brick making, this was not the end of extraction. In 1958, sand began being quarried and was excavated for use at a newly located cement plant on Highway 49.[39] These activities continued (*fig.* 2.48) at the same time as the Park was being developed. News of the extraction of sand from this unique ecosystem spread beyond local publications into National headlines. In 1968 an agreement between the government and the industry was reached. The company would be allowed to continue removing sand under a 99-year lease, and the property would belong to the government. After much public backlash, the lease agreement was cancelled by the government in 1973 in return for financial settlement.[40] Today the dunes continue to be observed and protected by Park staff, and enjoyed by many park visitors (*fig.* 2.49 & *fig.* 2.50).

Since settlement of Prince Edward County, the dunes have been a place of recreation and congregation. Once settlers had fully established farms, residents had more time for recreation. Locals would meet on or near the dunes for social church events, meetings and picnics.[41] The uniqueness of the dunes is so great that it continues to draw tourists from great distances, as it has for the past two centuries. Accommodation was provided to the initial tourists in the form of lodges, also

Fig. 2.48 Excavation of sand dunes by cement company

LEGEND

---- Edge of Dunes
---- Land leased for excavation
● Brick Factory
● Sandbanks Provincial Park

Fig. 2.46 Shifting sand dunes and industrial occupation.

LEGEND

⊙ Reforested Area
○ Beach & Foredunes
⊙ Panne Area
⊙ Back Dunes
⊙ West Point Area
▧ Forested Dunes
▨ Agricultural Lands
▨ Woodlands
■ Sugar Bush

Fig. 2.47 Reforestation and historic land cover/use.
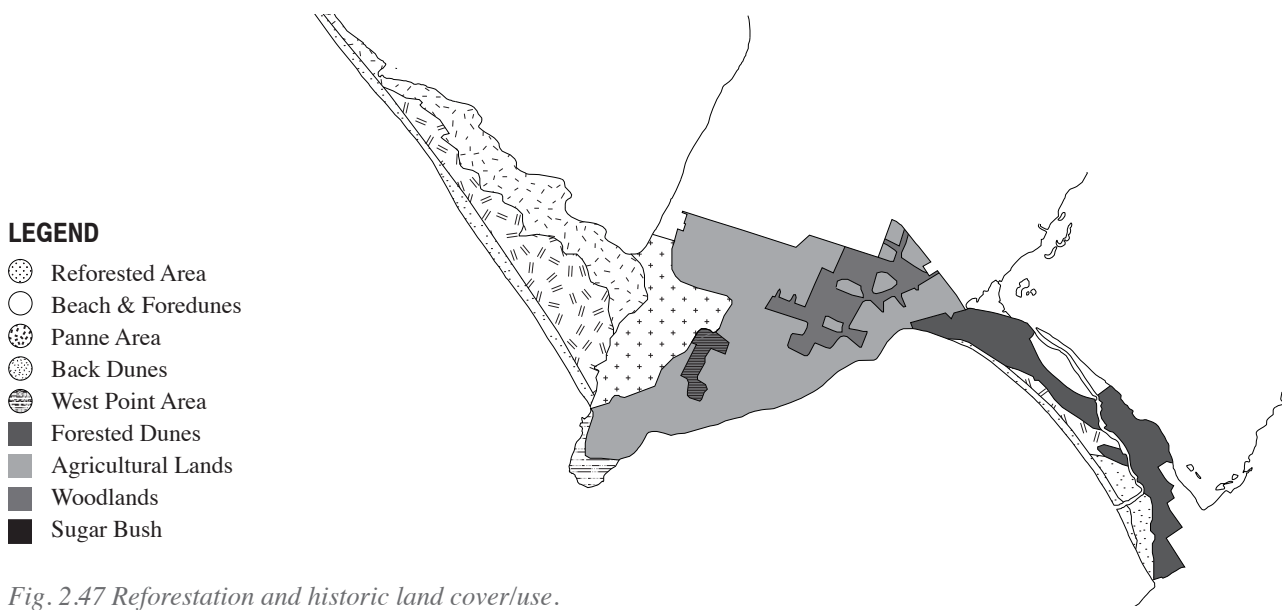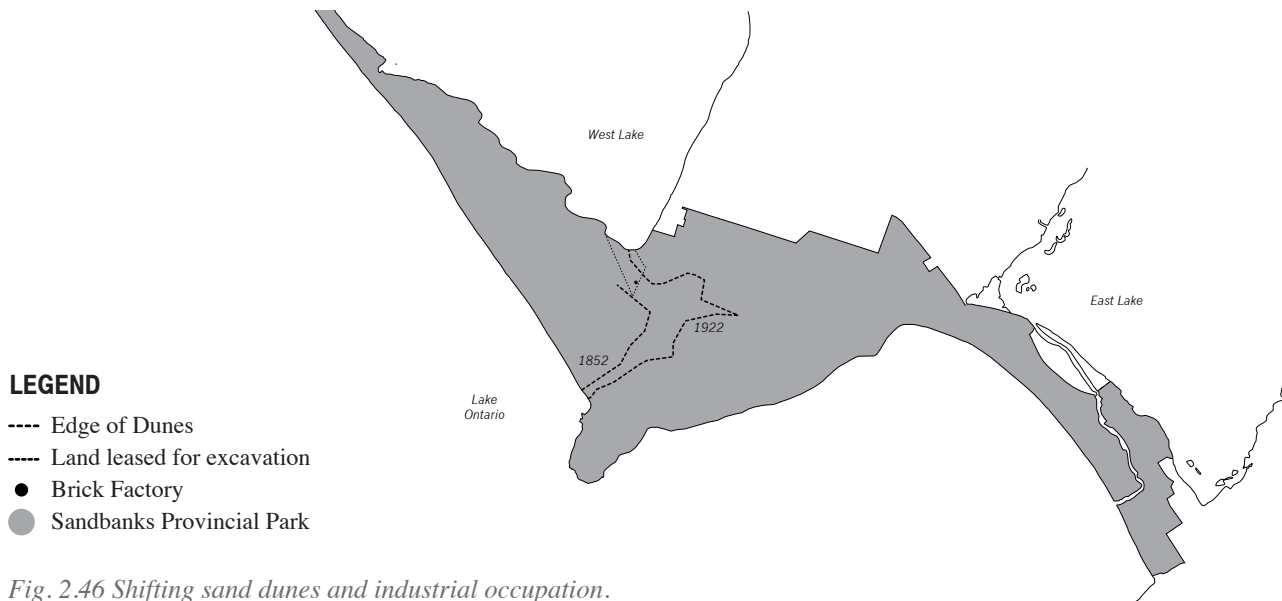
Fig. 2.49 Dunes Beach, Sandbanks Provincial Park.

Fig. 2.50 Dunes Trail through Pannes area, Sandbanks Provincial Park.

63   **PEC IN THE 21ST CENTURY**

LEGEND
— Road
⬤ Sand Dune Complex
⬤ West Point Area
⬤ Lodge Site

A   Evergreen House
B   Lakeshore Lodge
C   Lakeview Lodge
D   Shore Acres Lodge
E   Lakeland Lodge

Fig. 2.51 Historic lodges in west point area bewteen sand dune systems.

Fig. 2.52 (A) Evergreen House c. 1905.

Fig. 2.53 (B) Lakeshore Lodge c. 1908.

Fig. 2.54 Existing site of Lakeshore Lodge.

referred to as resort hotels. These were positioned on the stable privately-owned lands located between the two dune systems (*fig*. 2.51). The first hotel was built in 1875, Evergreen House (*fig*. 2.52), provided modest accommodation for park visitors. The shifting dunes threatened the hotel's site and in 1915 it was demolished. The most elaborate of resort hotels was Lakeshore Lodge (*fig*. 2.53), built in 1876 as a high-class tourist facility on the limestone shore adjacent to Sandbanks beach. Ongoing site development continued until 1893, featuring enlargements to the original building, and with additional recreational buildings being built. Later, a row of small cottages along the shoreline was added to the site. It remained in operation until the early 1970s and burned in 1983 (*fig*. 2.54).[42] Within close proximity to Lakeshore Lodge was Ontario House, a much smaller hotel that was only in operation until 1906.[43] Tourism continued into the twentieth century as vehicles became more reliable, with greater numbers of tourists descending to the dunes. By 1947, three more lodges had been built near the dunes including Lakeview Lodge (*fig*. 2.55 & *fig*. 2.56), Shore Acres (*fig*. 2.57), and Lakeland Lodge (*fig*. 2.58). Each featured a variety of smaller cottages and recreational activities. Shortly after this in the early 1970s, and as a result of the explosion of camping, the generation of lodges came to an end. [44] Today, there are no operating lodges in the area or the County.
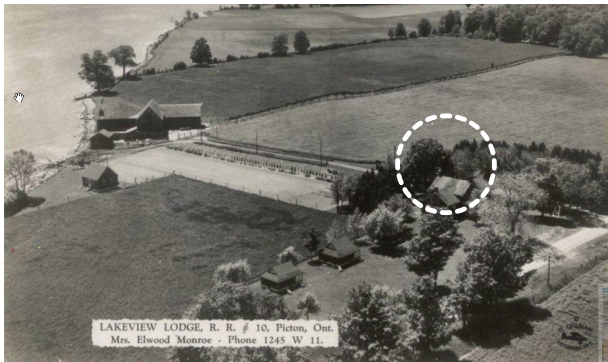
Fig. 2.55 (C) Lakeview Lodge.

Fig. 2.56 Existing abandoned Lakeview Lodge.

Fig. 2.57 (D) Shore Acres Lodge.

Fig. 2.58 Lakeland Lodge.
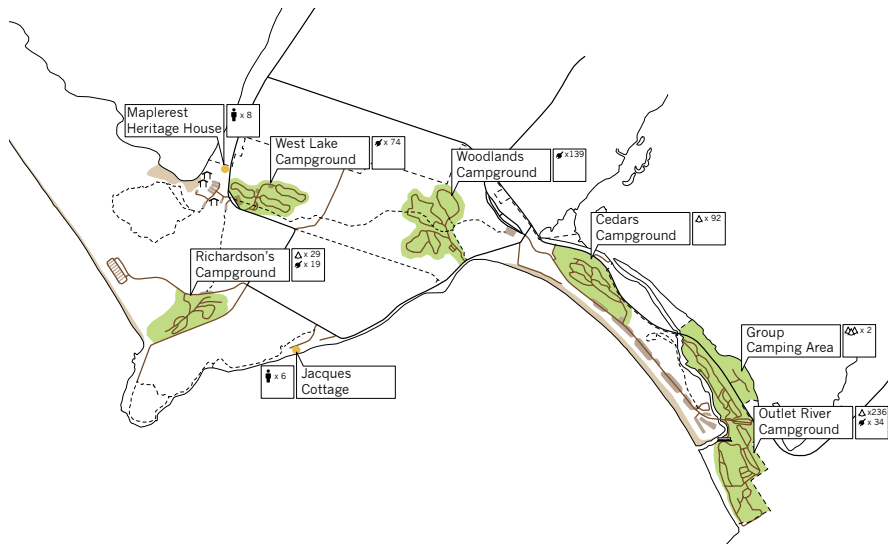
LEGEND

● Cottage Rental
● Campground
⚡ Campsite w/ Elec.Service
△ Campsite w/o Elec. Service
⛰ Group Campsite

Fig. 2.59 Park Accommodation

Map Labels (Fig. 2.59)

Maplerest Heritage House — × 8
West Lake Campground — ⚡ × 74
Woodlands Campground — ⚡ × 139
Cedars Campground — △ × 92
Richardson's Campground — △ × 29, ⚡ × 19
Group Camping Area — ⛰ × 2
Jacques Cottage — × 6
Outlet River Campground — △ × 236, ⚡ × 34
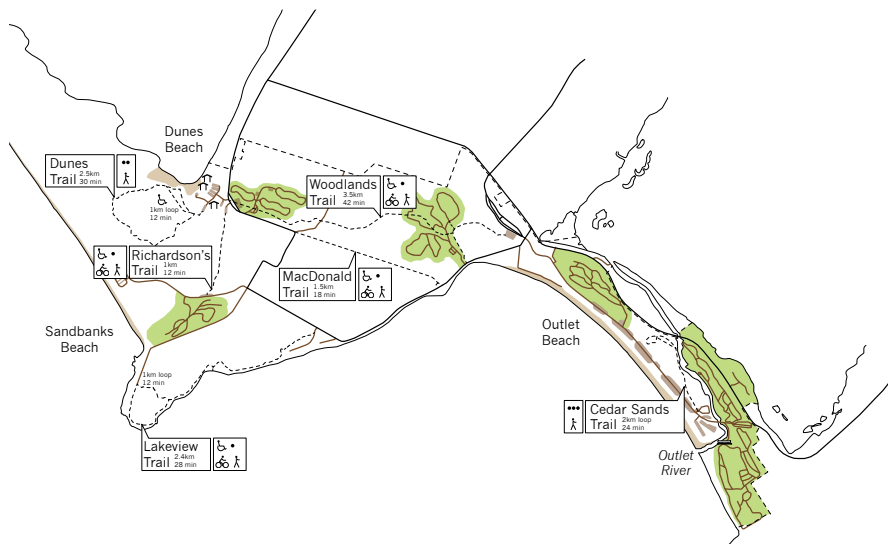
LEGEND

--- Hiking Trails
• Easy
•• Easy-Moderate
••• Moderate
km Trail Length
min Av. Time to Walk

● Beach
⎓ Boat Launch
⛨ Picnic Shelter

Fig. 2.60 Recreational Trails & Beaches

Map Labels (Fig. 2.60)

Dunes Beach
Dunes Trail — 2.5km 30 min
Woodlands Trail — 3.5km 42 min
1km loop 12 min
Richardson's Trail — 1km 12 min
MacDonald Trail — 1.5km 18 min
Sandbanks Beach
1km loop 12 min
Lakeview Trail — 2.4km 28 min
Outlet Beach
Cedar Sands Trail — 2km loop 24 min
Outlet River

Fig. 2.61 Outlet Beach.

Fig. 2.62 Outlet River.

The ruins and site of Lakeshore Lodge can still be explored by visitors, and the much lesser well-known Lakeview Lodge is the only structure still standing, though it remains abandoned.

Campgrounds continue to be the primary accommodation within the park (*fig*. 2.59). From May to October, campgrounds are available, providing visitors with close access to both Sandbanks and Outlet Beach. One of the first campgrounds developed, Cedars Campground, currently provides a total of 92 sites, all of which do not provide electrical hook-ups. [45] Another initial campground, Outlet River Campground, provides 270 sites, 236 of which also do not provide electrical hook-ups.[46] These sites, along with a limited number located in Richardson's Campground are suitable for tents, tent trailers and small recreational vehicles. On the other hand, the most recently developed campgrounds such as Woodlands, and the newest campground, West Lake Campground (2017), have been designed with a preference to accommodate much larger recreational vehicles, with electrical service provided to all sites. In both cases, the newer campgrounds take up much more land in order to accommodate fewer visitors compared to the original campgrounds. If this low-density development approach continues to dominate the park, it will quickly consume remaining parklands, dividing it up into private sites with underground infrastructure, rather than conserving it and addressing the need to accommodate larger numbers of visitors.

A trail system (*fig*. 2.60) links the campsites to the three beaches: Sandbanks Beach, Dunes Beach and Outlet Beach (*fig*. 2.61), as well as Outlet River (*fig*. 2.62), which provides boating opportunities. Trails that provide linkages between campgrounds and beaches include Richardson's, Woodlands and MacDonald Trail (*fig*. 2.63). Additional recreational trails are also provided throughout the different park habitats and include the Dunes Trail, Lakeview Trail and Cedar Sands Trail (*fig*. 2.64).

A handful of homes are also located within the park boundaries, some which remain privately owned, some park-owned on 99 year leases to former owners and two owned by the park and available to the public for rent year-round.

Fig. 2.63 MacDonald Trail.
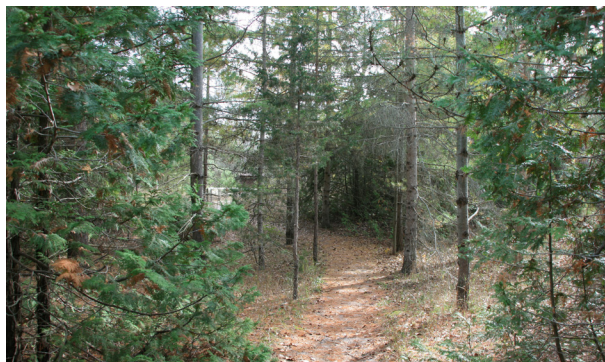
Fig. 2.64 Cedar Sands Trail.

West Lake

East Lake

Dunes Grill & Patio

Gatehouse #2 (2017)

Main Entrance Gatehouse

Main Office

Maintenance

Park Work Centre

Visitor's Centre

Park Store & Grill

Wood Yard & Boat Rentals

LEGEND
— County Road
— Park Road
● Entry Point
● Buildings
● Parking Lot
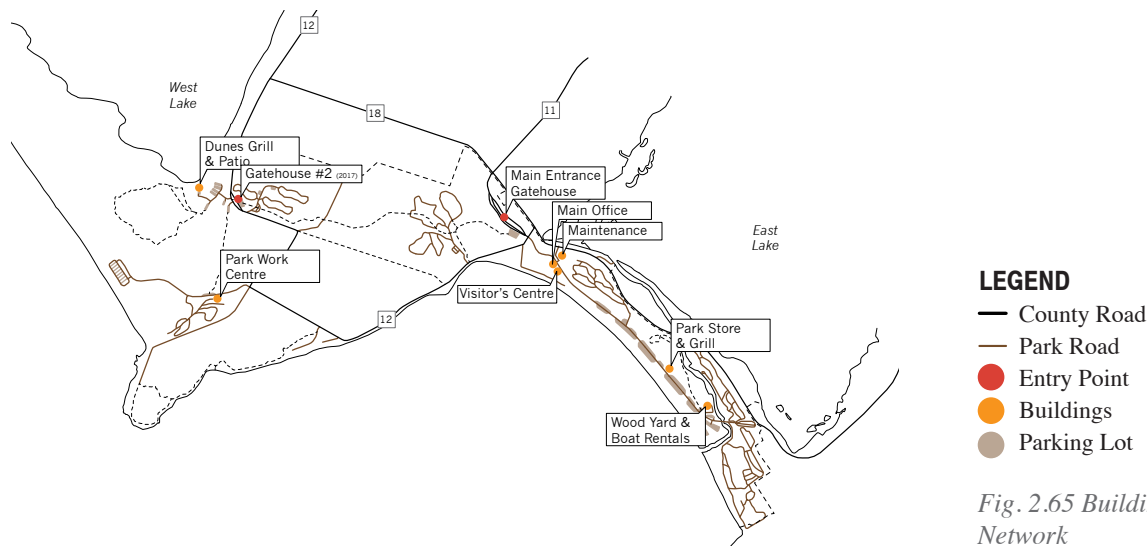
Fig. 2.65 Buildings & Road Network

Two gatehouses operate as entry points into the park (*fig*. 2.65). Additional park amenities include: a visitor's centre, park store, restaurant, wood yard and boat rentals.

The park's popularity as a destination and place of accommodation for many visitors to the County and its room for future development makes it an appropriate site to demonstrate the proposed lodge typology. In the 1970s a proposal to refurbish the abandoned Lakeshore Lodge was drafted and restoration was deemed feasible. The plans included restoring and enlarging the lodge complex, building a restaurant, sports facilities and adding trails. Once refurbished, operation would continue on a year-round basis, contracted out to a business specialized in hospitality services. The search for a private contractor for the project had begun, but the fire prevented these plans from moving forward.[47] The park's serious consideration of providing permanent, large scale guest room accommodation suggests the thesis proposal is not out of the question. The lodge proposal would operate in alignment with this original park plan and similar to the two existing home rentals with operational services being contracted out to local businesses. Room bookings would be made online via the same portal as campground booking, with large event booking availability during the off-season (November to April).

The proposed lodge development at the park acts as a model of what compatible development might look like in Prince Edward County. The lodge typology provides the opportunity to concentrate the visiting population in a compact form and thereby limit the extents of development and impact on land. In addition, the provision of year-round accommodation would provide full time jobs, maintaining and supporting a permanent local population. The result is a less intrusive development typology that takes direction from existing conditions, supports a permanent local population, and enriches the existing character of the site and the County.

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DESIGN PROPOSAL

LEGEND
- ● Potential Tourist Resort Area
- ● Provincial Park (with visitor accommodation)
- ● Shore Lands

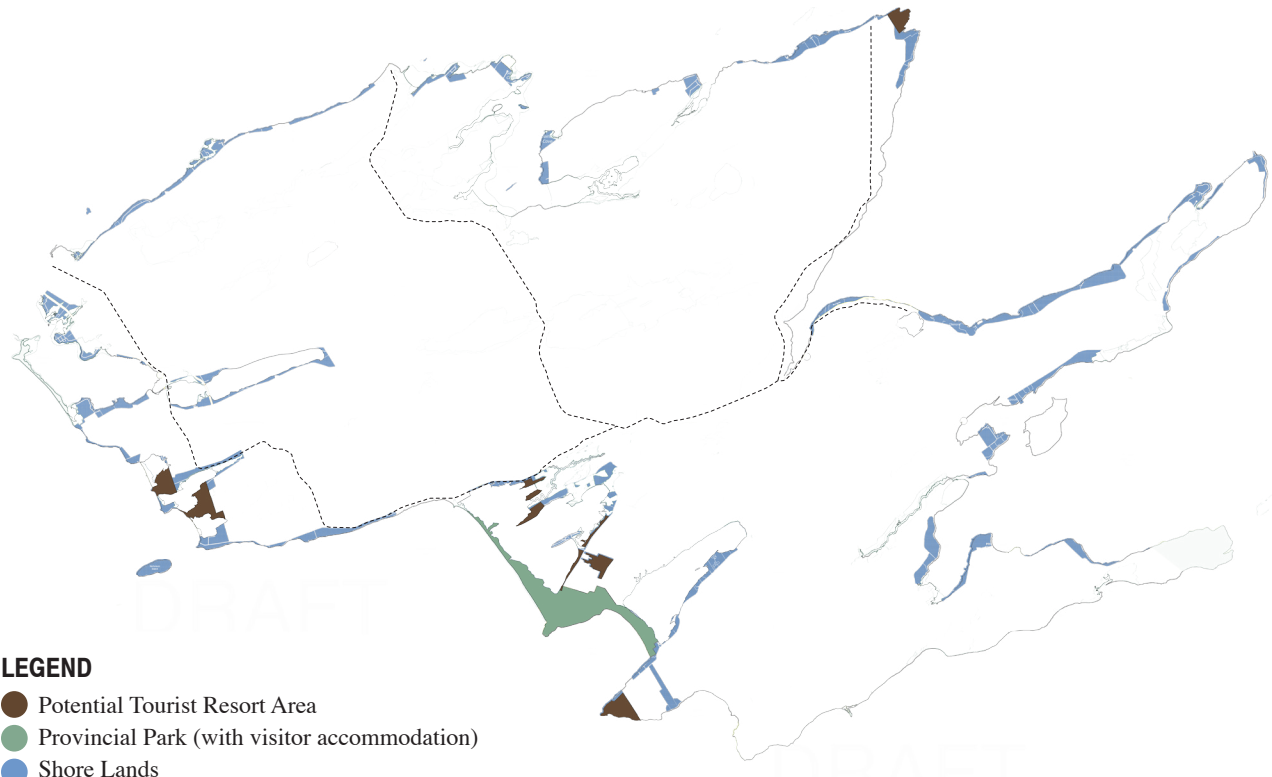*Fig. 3.1 Lands suitable for future tourist accommodation development (in the form of the proposed lodge typology). Strategy of siting accommodation along the County's coastline.*
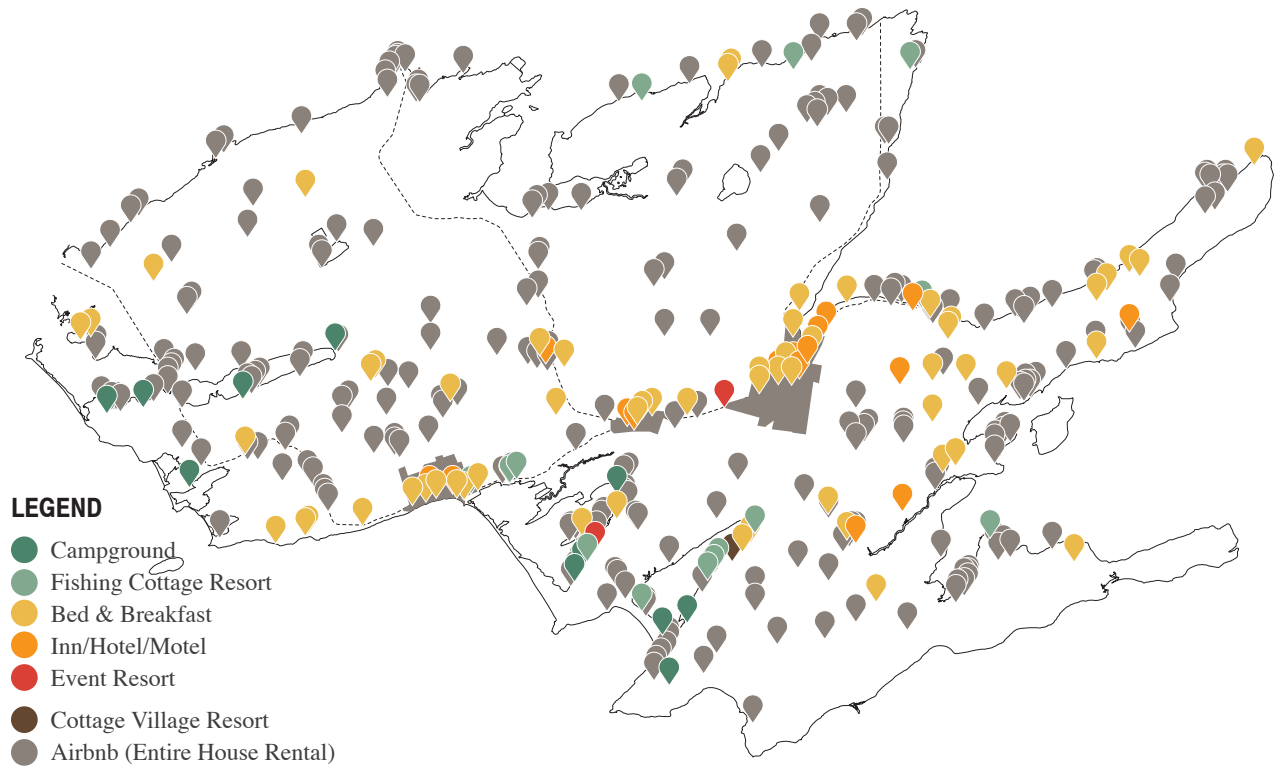

LEGEND
- ● Campground
- ● Fishing Cottage Resort
- ● Bed & Breakfast
- ● Inn/Hotel/Motel
- ● Event Resort

- ● Cottage Village Resort
- ● Airbnb (Entire House Rental)

Fig. 3.2 Existing tourist accommodation typologies.

REGIONAL PLANNING STRATEGY

SHORELAND DEVELOPMENT

The proposed strategy of compatible development begins at the regional planning scale (*fig*. 3.1). The strategy proposes that new tourist accommodation developments be situated along the County's shoreline, in areas designated by the County's Official Plan as shorelands. This siting acknowledges the role water plays in providing recreational activities to the County's visiting population, an integral amenity of existing accommodation typologies. It deliberately positions future accommodation developments along the coast, providing visitors with direct access to the County's shoreline. The shorelands designation identifies areas that exist outside the limits of urban areas such as Picton and Wellington that have secondary planning maps to designate land use along the shore. The County's official plan also identifies Parklands, many of which are located along the county's shoreline. Of these, Sandbanks Provincial Park offers visitor accommodation and therefore serves as an appropriate site for future accommodation development to take place. Lastly, the Official Plan identifies 'Potential tourist resort areas'. These lands are specifically located adjacent to the county's shore and are therefore also appropriate sites for future tourist accommodation development.

The approach of directing tourist accommodation to the County's shore allows the inland productive agricultural landscape to be retained for ongoing agricultural activity and operation. The County's agricultural lands and the local families that manage them form an integral role to the local economy, and provide sustenance to its population. In addition, the rural landscape provides recreational opportunities to visitors in the form of farm stands, agri-tourism, and viticulture experiences. The wide stretching fields and simple rural building forms are key elements of the County's character. The proposed strategy recognizes the importance of the agricultural sector in the County and seeks to ensure continuation of its current productivity, an approach critical to maintaining the character of the county moving forward. The proposed strategy positions tourist accommodation along the shoreline rather than continuing the current trend of incompatible development typologies that are dotting the interior landscape (*fig*. 3.2).

PEC IN THE 21ST CENTURY

CALCULATIONS

The effectiveness of the proposed strategy in absorbing the incoming visiting population is demonstrated through the following calculations that relate the proposed lodge development accommodation typology to current visitor statistics. Many necessary assumptions have been made and are noted. The proposed lodge development accommodation features guest room accommodation in the main lodge, and also includes a dining hall and recreational buildings. The calculations refer specifically to the lodge building, presenting an average number of visitors accommodated. The repetition of this accommodation typology throughout the County's shoreline represents its future ability to effectively and efficiently provide lodging.

Last year the County brought in close to 1,000,000 visitors. Of that 1,000,000, it is unknown what percentage spent the night in the County. It is also unknown at maximum, the number of visitors that are accommodated by existing establishment. What is known is that demand for accommodation far outpaces supply, a fact articulated by many local businesses. In the interest of demonstrating the effectiveness of the proposed lodge typology to accommodate this large population, it is assumed that all 1,000,000 visitors require accommodation.

In order to determine the number of visitors present on a daily basis, two calculations are performed based on this statistic. The first calculation is a conservative average and assumes that the visiting population was evenly split throughout the year. This average suggests a daily tourist population of 2,740 people. The second calculation is a high average and assumes that the visiting population came exclusively during the high-tourist season, from May to October. The high average suggests an average daily tourist population of 5,952 people. The thesis assumes the high daily average of 5,952 in order to generate the number of lodges that would be required to accommodate the largest possible influx of visitors. This means that the number of developments will, at minimum, be capable of providing accommodation to 1,000,000 visitors over the six-month tourist season. The drop in accommodation need during the off-season will be offset through the use of these developments for specific conferences and special events, in addition to tourists. As such, a smaller number of guests is likely to be received, corresponding to a lower guest-per-room ratio evident in the other aforementioned off-season uses.

The calculations assume that each lodge building would provide 70 guest rooms, accommodating 280. Although specific sites may be able to provide more than one lodge building (and therefore provide more than 70 guest rooms), this average assumption is necessary in order to understand the number of times this type of development would need to be repeated throughout the county in order to accommodate the total number of visitors. Expressed as a number of lodge buildings required, the relevant number of sites required would reflect the size of the site and its appropriateness to serving a single or duplicated lodge buildings. The 280-person accommodation is based on 4 person per room occupancy.

Given that the daily need for accommodation is reflected in the high

daily average of 5,952 visitors, and based on the assumption that each lodge can accommodate 280 people, a total of 22 lodges would be required throughout the County to accommodate the total 1,000,000 visitors during high-season. However, the number of visitors currently accommodated by existing businesses is unknown.

The lodge typology suggests that during the off season, rooms could be booked for large scale events such as special events, conferences and receptions. This would allow for local economic benefits of year round tourism and for ongoing accommodation and recreational opportunities. Off season uses would also include accommodation of visiting sports teams, private events, conferences as well as tourism supported by county wide events such as Maple in the County. Sandbanks Provincial Park (*fig*. 3.3) is the site selected to demonstrate the proposed lodge typology.
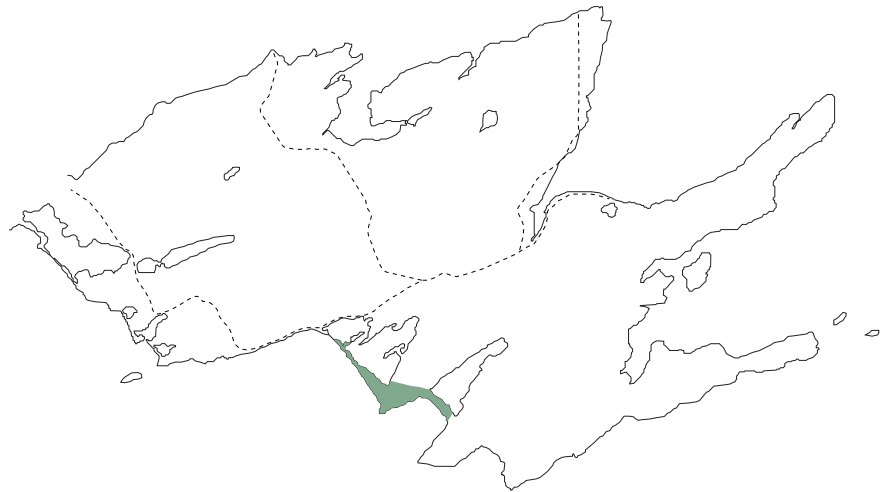

Fig. 3.3 Sandbanks Provincial Park. Site selected to demonstrate proposed lodge typology.
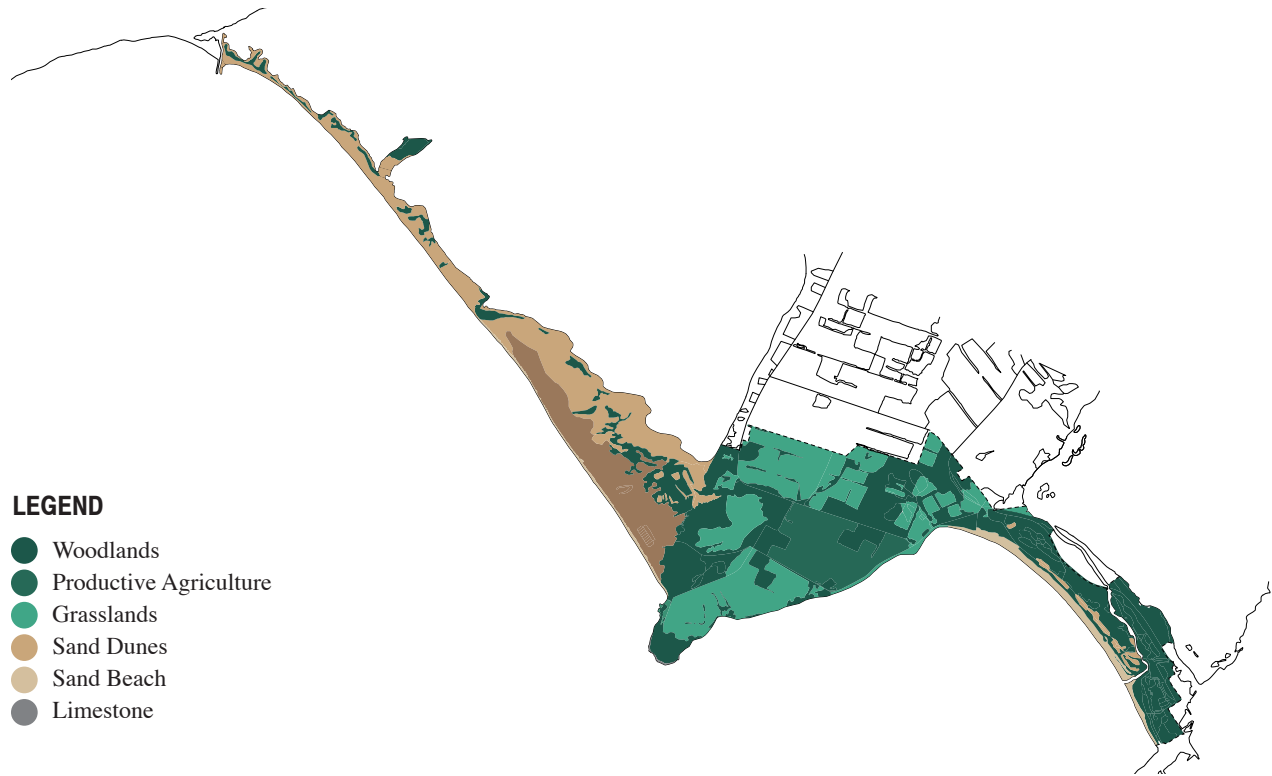
PEC IN THE 21ST CENTURY

LEGEND

● Woodlands
● Productive Agriculture
● Grasslands
● Sand Dunes
● Sand Beach
● Limestone

Fig. 3.4 Current Park Land cover.

LEGEND

— County road
⬝ Limestone substrate
≡ Limestone shelves
⬚ Cobble beach
  Sand beach
  Sandbar dune complex
● Shorelands (dune system)
● Shorelands (development)
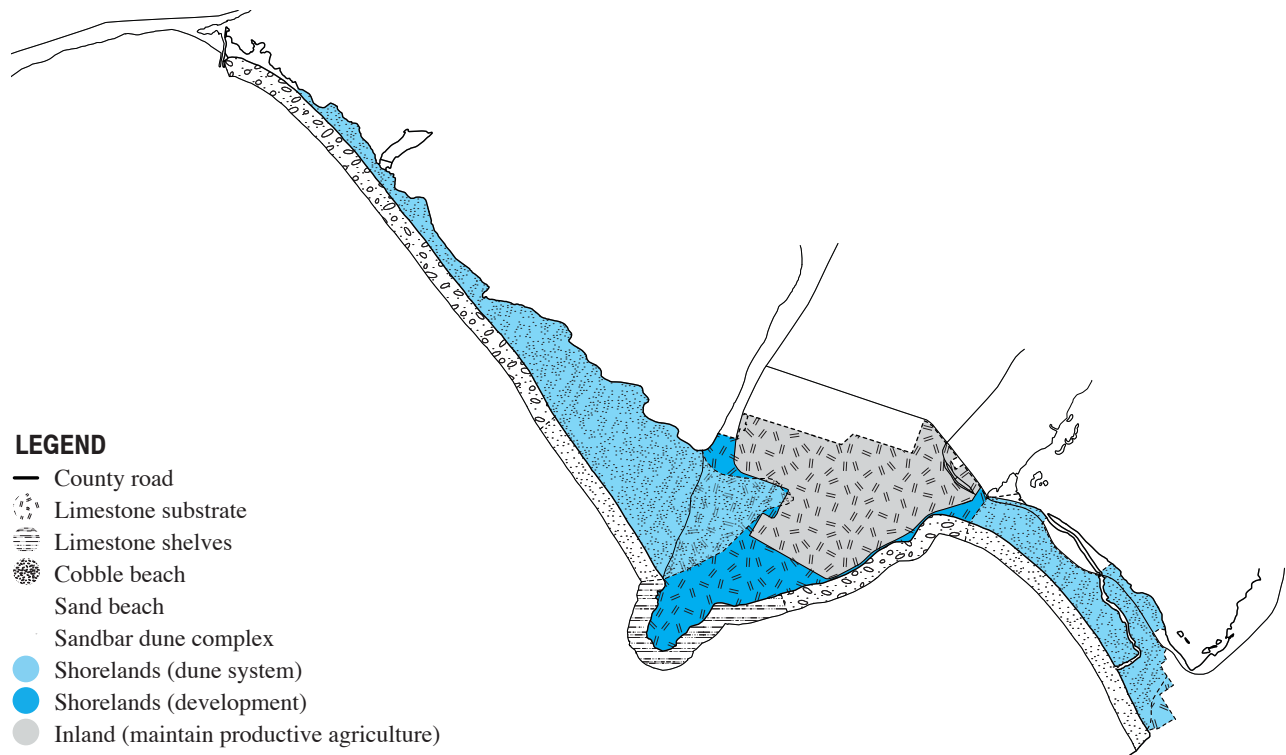● Inland (maintain productive agriculture)

Fig. 3.5 Geology and shoreland strategy. Situates new development in between the two dune complexes. Indicates inland agriculutral resource to be preserved for agriculutral production.

SANDBANKS LODGE

PROPOSED LODGE TYPOLOGY

Individual sites are the next scale of design strategy. The strategy proposes a contemporary version of the historic lodge building and site development typology: private rooms with ensuite bathrooms for guests, and large communal dining, lounge and games areas. The lodge typology promotes increased density in accommodation to conserve a larger portion of the site for communal use, accommodating a greater number of people with limited impact on the land. The lodge typology allows for year-round accommodation rather than seasonal, and as such supports continual employment, supporting the local population. This develops a year-round tourism economy that is also suitable for events and conferences during the off-season. The permanence of this tourist accommodation typology makes it compatible with the County's local community.

The proposed lodge development typology is located at Sandbanks Provincial Park, a popular destination for visitors. The proposal acts as a model for future compatible tourist development.

SITING

Shorelands within Sandbanks Provincial Park are lands adjacent to water, uninterrupted by public roads (*fig*. 3.4 & *fig*. 3.5). This identification is necessary to demonstrate the development condition of shorelands, specifically, as the proposed site for future tourist accommodation throughout the County. The two dune systems are identified using this method, but their shifting sand substrate and ecological significance does not support construction of permanent buildings. Instead, the area between the two dune systems is identified as shoreland development; appropriate for siting the proposed lodge.

The travel route to the lodge bypasses the park's main gatehouse that incurs daily traffic line-ups that stretch several kilometers for day-use visitors and campers needing passes (*fig*. 3.6).

The lodge typology presents a less consumptive land use development alternative that is in scale with the park's most recent campground 'West Lake' completed in 2017 that consists of 75 sites (*fig*. 3.7). The Sandbanks Lodge consists of 72 guest rooms.

Fig. 3.7 Lodge accommodation. The lodge provides 72 rooms, relating to the most recent campsite development that provides 75 sites.
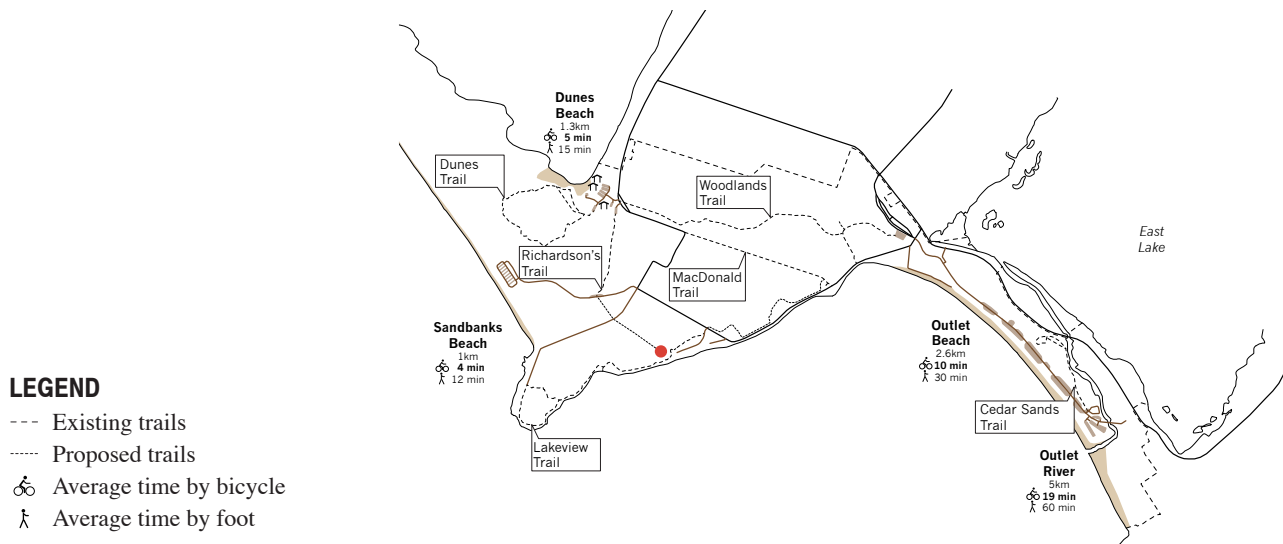
Fig. 3.8 Distance from lodge to beaches and outlet river.

The lodge is centrally located to provide visitors with the best access to the park's recreational opportunities (*fig*. 3.8). Two trails are proposed in order to complete the existing trail network routing cyclists and pedestrians off main roads and providing unique views and experiences. The lodge is equipped with bicycles for all visitors, providing easy and quick access to the beaches and Outlet River via the trail system.

The proposed program consists of the lodge, dining hall, and games room. The program is split into three buildings and positioned on the site in order to provide views of the shore and ease of access to the park's trail network. In order to reflect local rural planning strategies, preserve land, and demonstrate the compatible design strategy of 'preservation of significant site features,' the buildings are positioned at the edge of the open space. Similarly, the existing road is maintained and elongated following the existing tree line at the edge. This allows for the maximum amount of land to be preserved and for efficient use of resources. On the north side of the existing tree line beyond the parking, it is proposed that the land is returned to productive agriculture. Parking, another important consideration in compatible design, is positioned on the north side of the existing tree line, which acts to screen the parking from the lodge facilities. From the road, the parking is similarly screened by road-side trees. As outlined in the proposed compatible design strategies, a setback of 60m to the proposed public buildings is established. The setback provides an ecological buffer from the new construction and allows access to the shoreline via the park's trail system that passes between the buildings and shore and links the proposed buildings to the adjacent dune systems, beaches and trails.

The two communal public buildings (dining hall and games room) are positioned in direct relation to the shoreline. These two buildings are raised through berming and feature full-height glazing on the south side, providing viewpoints to

the water from the two buildings and from the terrace between them. The south facing overhang and concrete floor allows for passive heating in the winter and obstructs summer sun to limit heat gain in the summer. The north façade features clerestory windows providing adequate daylight to the north-facing service rooms in both buildings while limiting heat loss, demonstrating the use of passive strategies. The dining hall and games room relate to the regional vernacular through simple pitched roof forms. In addition to the pitched roof, each building also has a flat roof portion that extends the interior program to the exterior landscape.

The lodge houses a lounge, reception, offices and private rooms, and is positioned further back from the shore to provide increased privacy. The building orientation is informed by the existing linear fence row, anchoring it to the site. A large lounge area joins the two guest-room wings. The lounge area (in combination with the dining hall and games room) provides additional space for recreation during wet or cold weather. The guest rooms are simple and consist of 2 queen size beds and a bathroom. The barn-like form of the lodge relates the building to the repeated local vernacular.
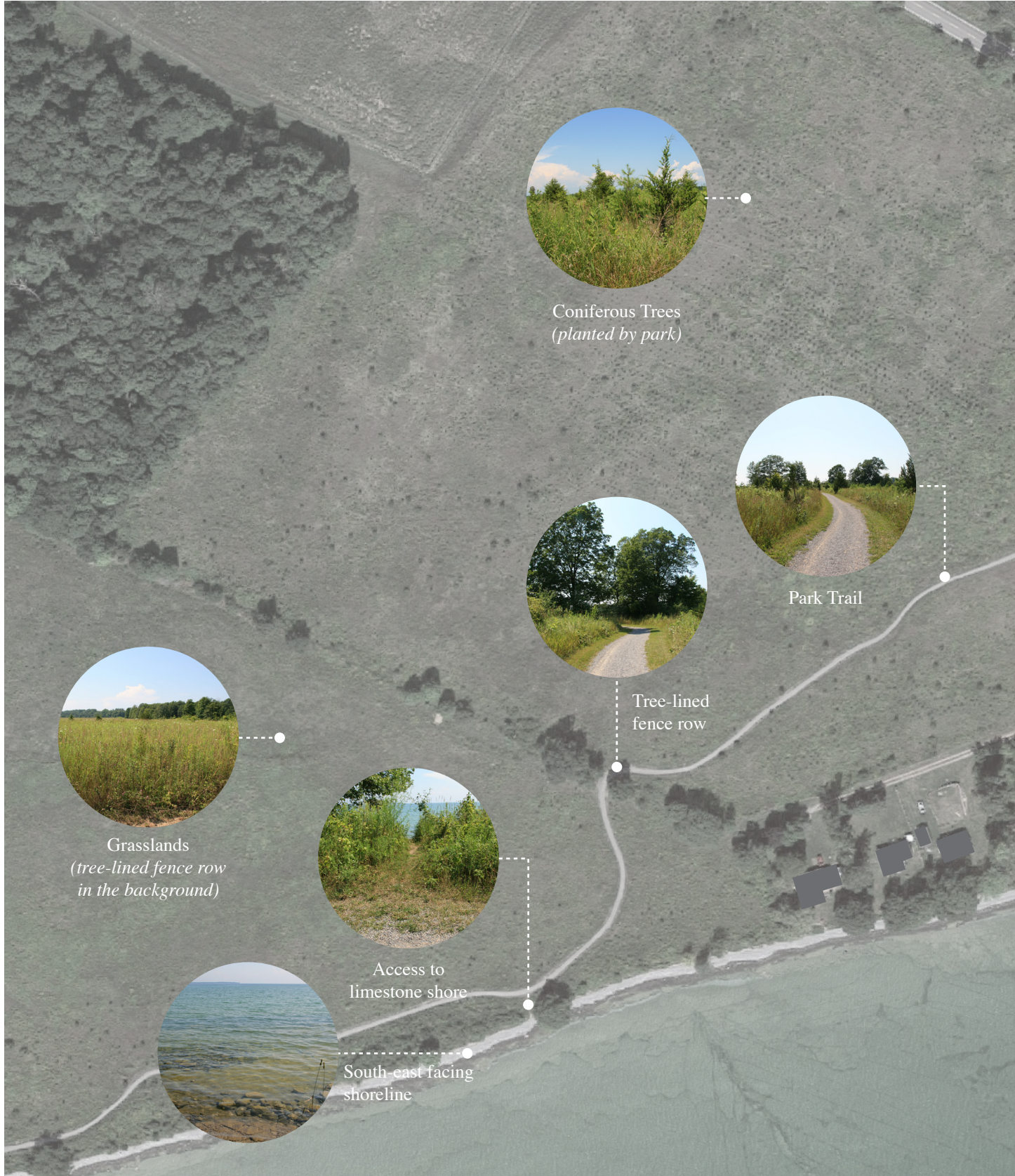
The use of timber as the structure for all 3 buildings reflects early local materials and construction techniques. The use of white cedar for the exterior cladding also relates the building to its location, reflecting the abundant County resource.

Strategically placed pergolas orient and guide visitors between the buildings. Located central to the buildings, a natural pool provides an additional amenity that is readily accessible and doubles as an ice rink during the winter. The pool is divided in two; the western portion is a wading pool and the eastern portion provides deeper water suitable for swimming and diving.

Shoreland
Development Zone

County Road 12

Inland
Agriculutral Resource

Hyatt Lane

MacDonald Lane

Lake
Ontario

LEGEND

● Existing Private Buildings
○ Existing Park Buildings
--- Property Lines

1:2000 ▲N

Fig. 3.9 Existing Site Plan

Coniferous Trees
(planted by park)

Park Trail

Tree-lined
fence row

Grasslands
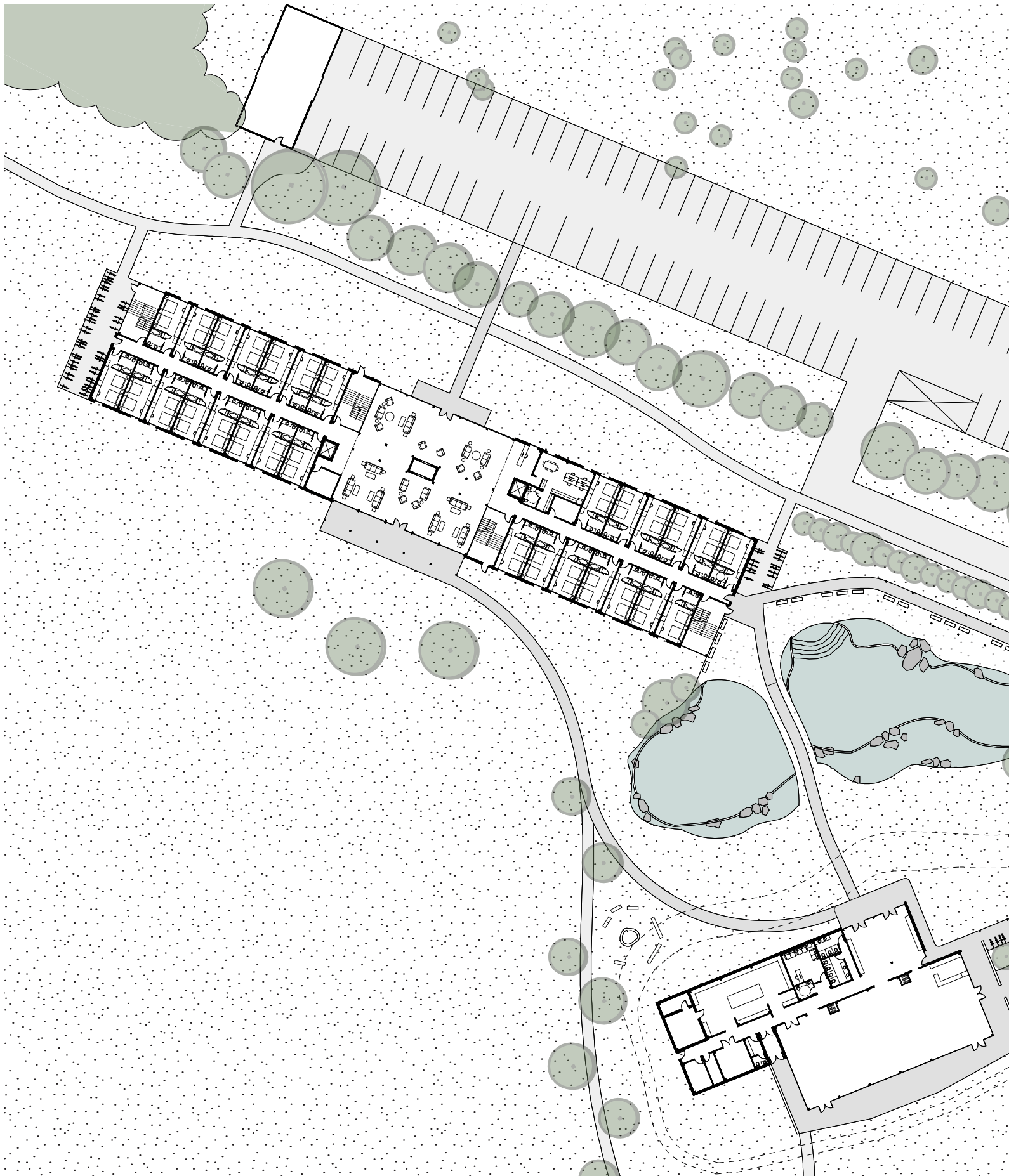*(tree-lined fence row
in the background)*

Access to
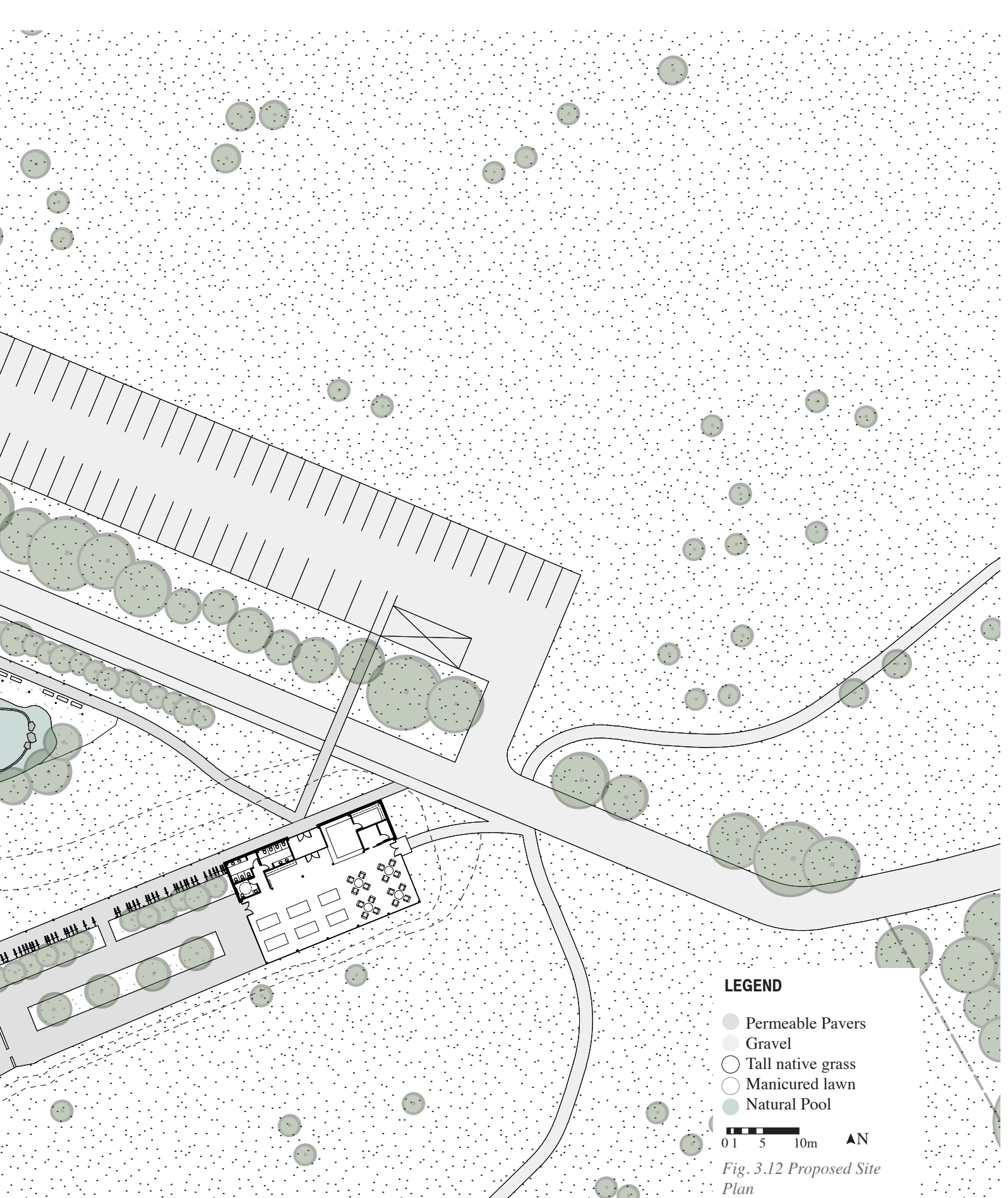limestone shore

South-east facing
shoreline

Existing single
lane road

Fig. 3.10 Site features

PEC IN THE 21ST CENTURY

Preserved for
Agriculutral Production

4

← *Dunes*
Beach

1

3

2

60m

← *Sandbanks Beach*

Inland preserved for
Agricultural Production

Outlet Beach & River →

LEGEND

1 Lodge Guest Rooms
2 Dining Hall
3 Games & Snack Bar
4 Storage

⬤ Proposed Lodge Buildings
⬤ Existing Buildings

1:2000 ▲N

Fig. 3.11 Proposed Site Plan

LEGEND

Permeable Pavers
Gravel
Tall native grass
Manicured lawn
Natural Pool

0 1   5   10m   ▲N

*Fig. 3.12 Proposed Site
Plan*

LEGEND

1 Entry
2 Dining Hall
3 Office
4 Kitchen
5 Food Storage
6 Freezer
7 Waste
8 Mechanical/Electrical
9 Storage
10 Staff
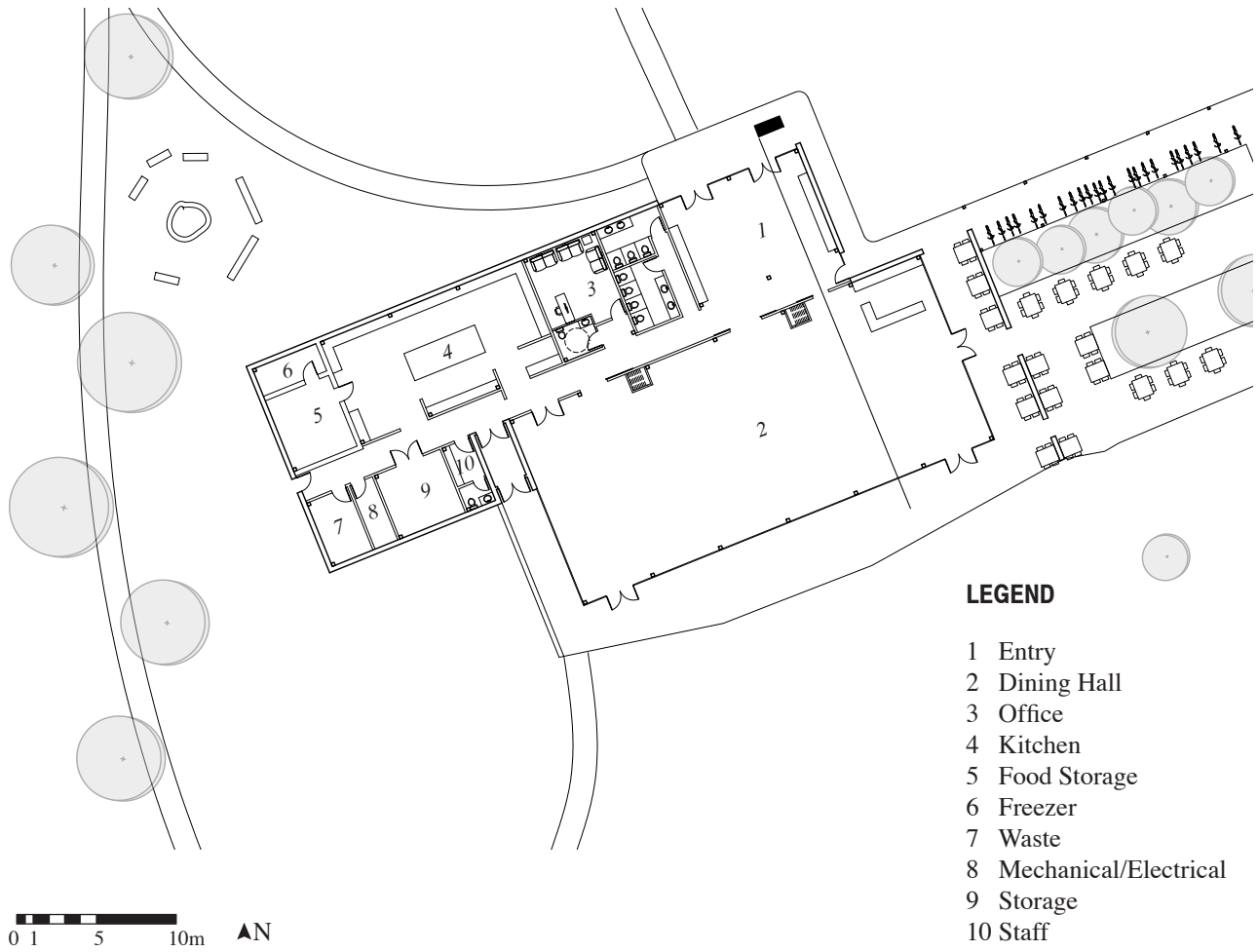
0 1   5   10m   ▲N

Fig. 3.13 Dining Hall Floor Plan

Fig. 3.14 Dining Hall Section

LEGEND

1   Snack Bar
2   Storage
3   Mechanical/Electrical
4   Lounge
5   Game Tables
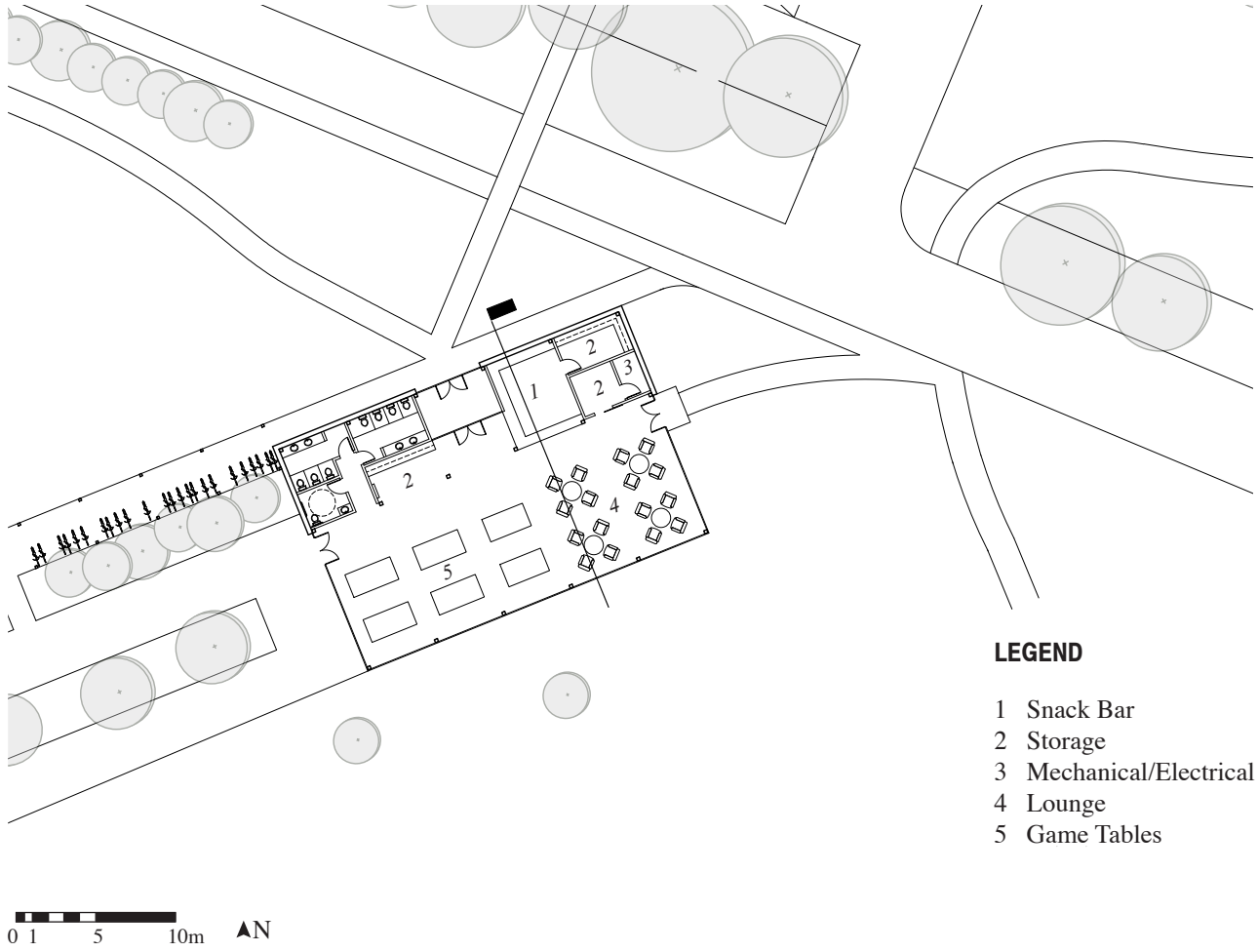
0 1   5   10m   ▲N

Fig. 3.15 Games & Snack Bar Floor Plan
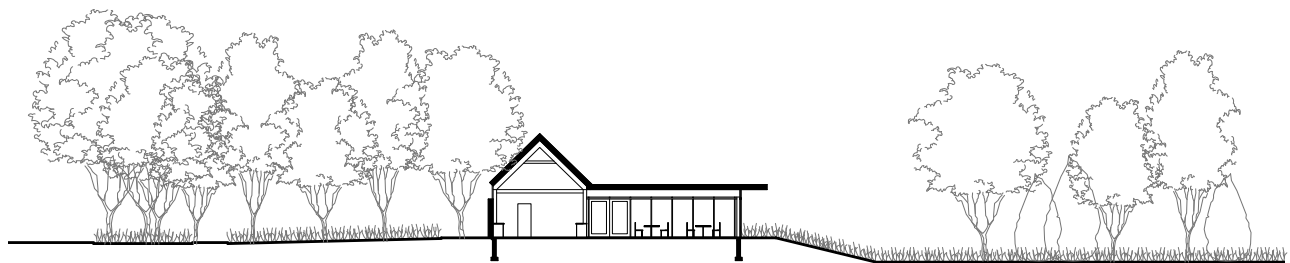
Fig. 3.16 Lounge & Snack Bar Section

Third Floor Plan

Second Floor Plan

3.18

1

2

3

Ground Floor Plan

4
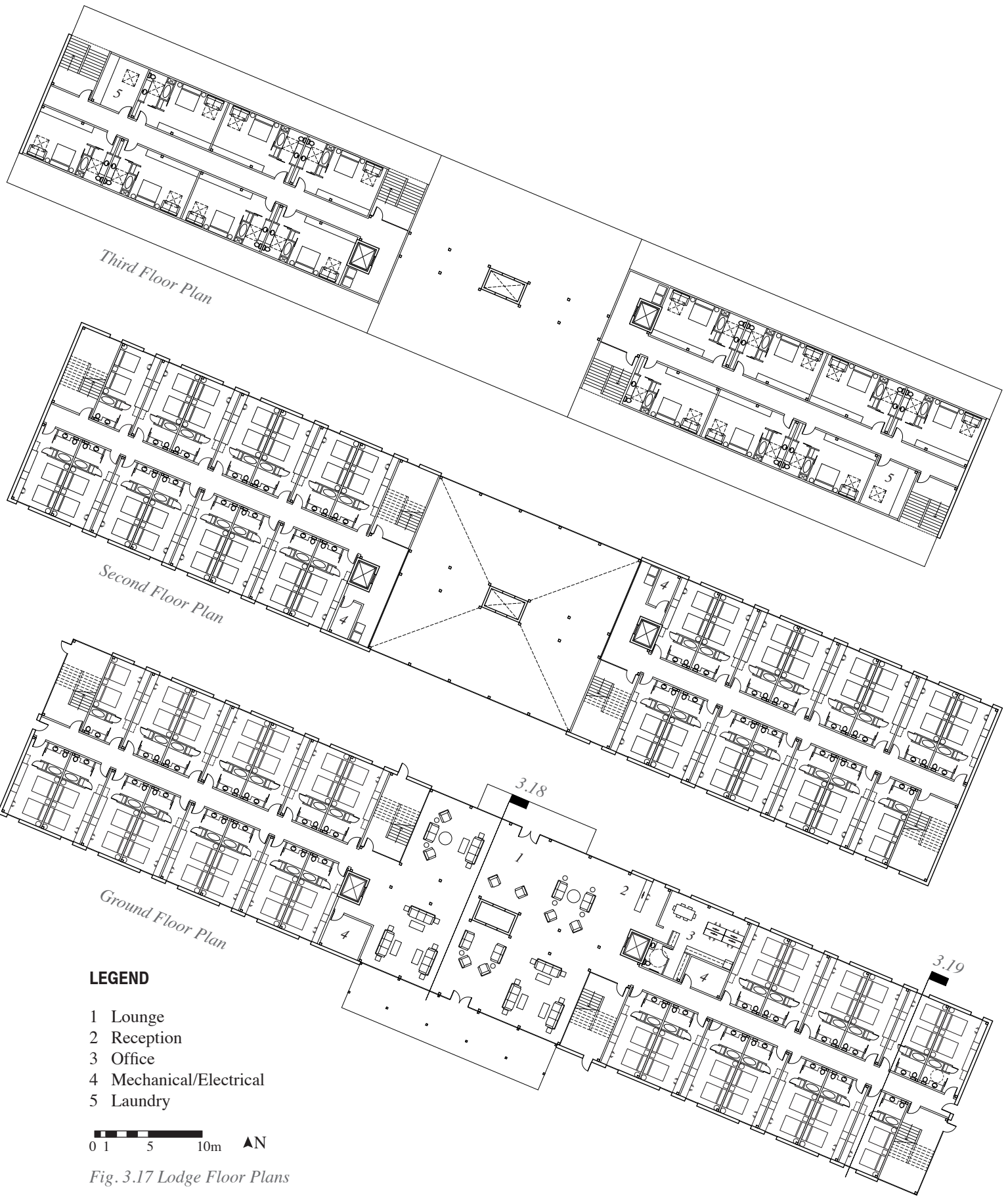
LEGEND

1   Lounge
2   Reception
3   Office
4   Mechanical/Electrical
5   Laundry

0 1   5   10m   ▲N

Fig. 3.17 Lodge Floor Plans

3.19

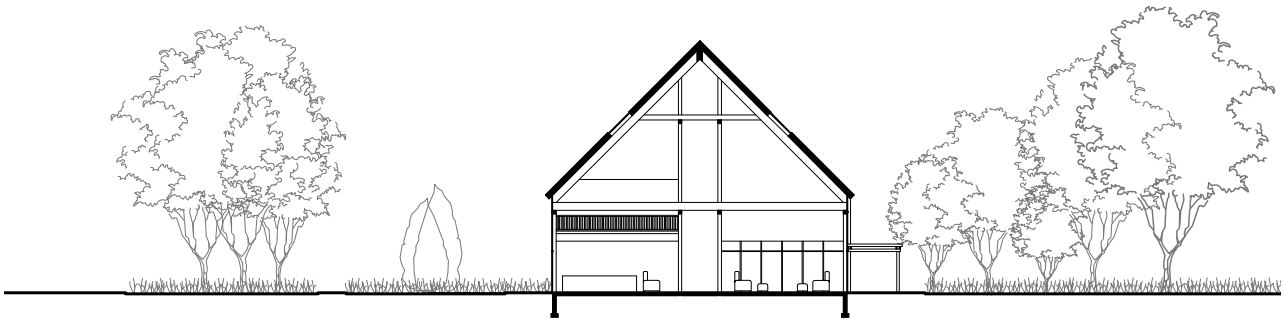*Design Proposal*   96

Fig. 3.18 Lounge Section

Fig. 3.19 Guest Room Section

Fig. 3.20 Lodge Reception Interior

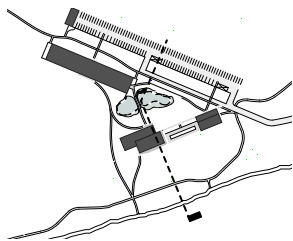*Fig. 3.21 Dining Hall Interior*

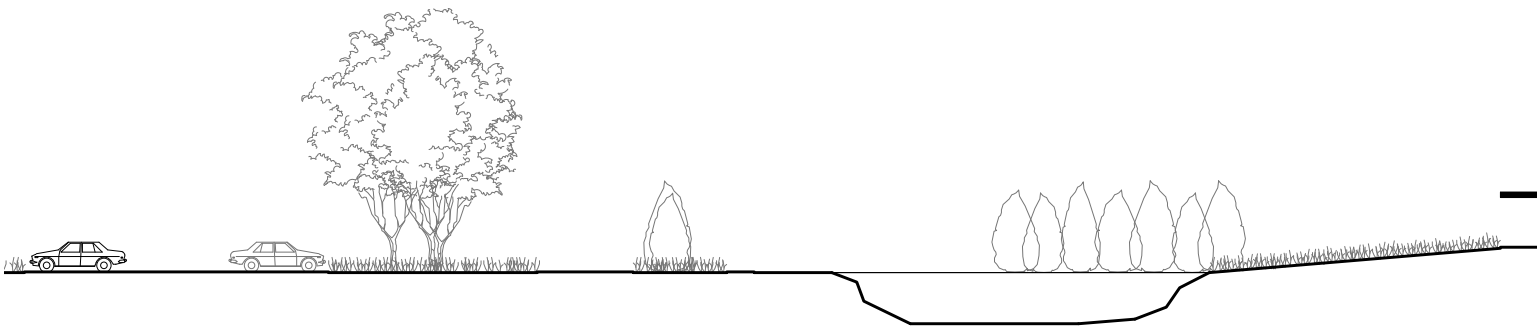0 1   5   10m   ▲N

Fig. 3.22 Storage Shed Floor Plan
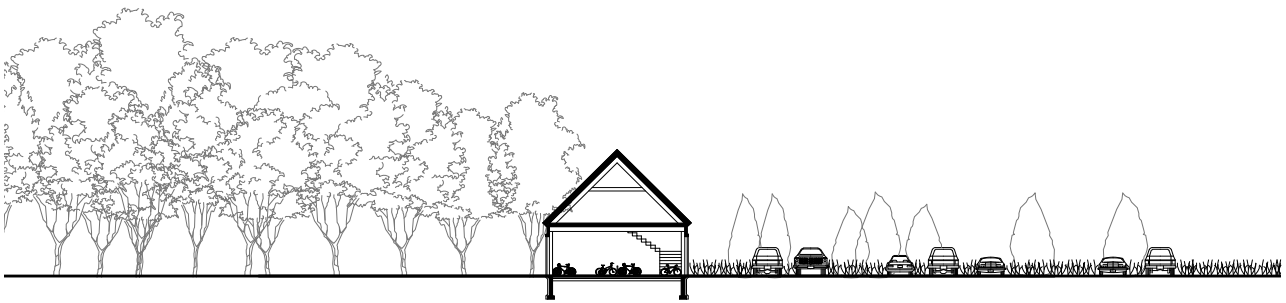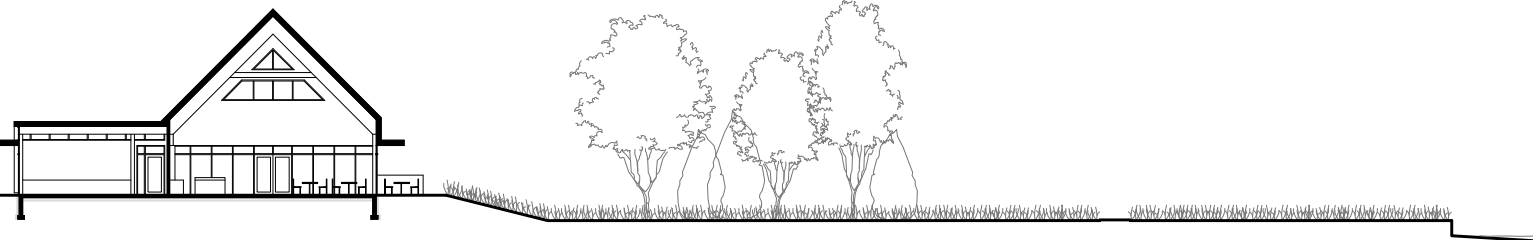

Fig. 3.24 Key Plan

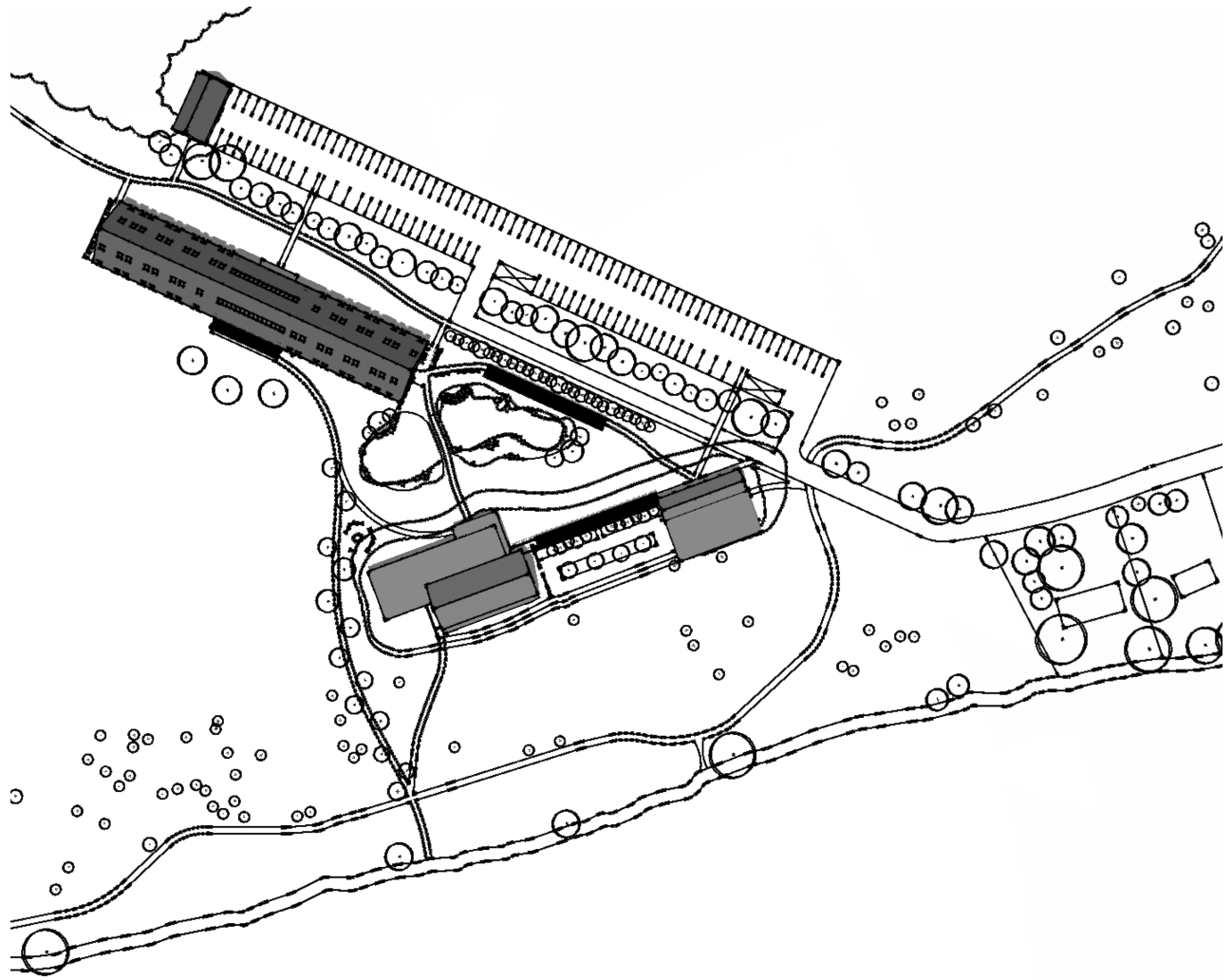*Fig. 3.25 Site Section*

Fig. 3.23 Storage Shed Section

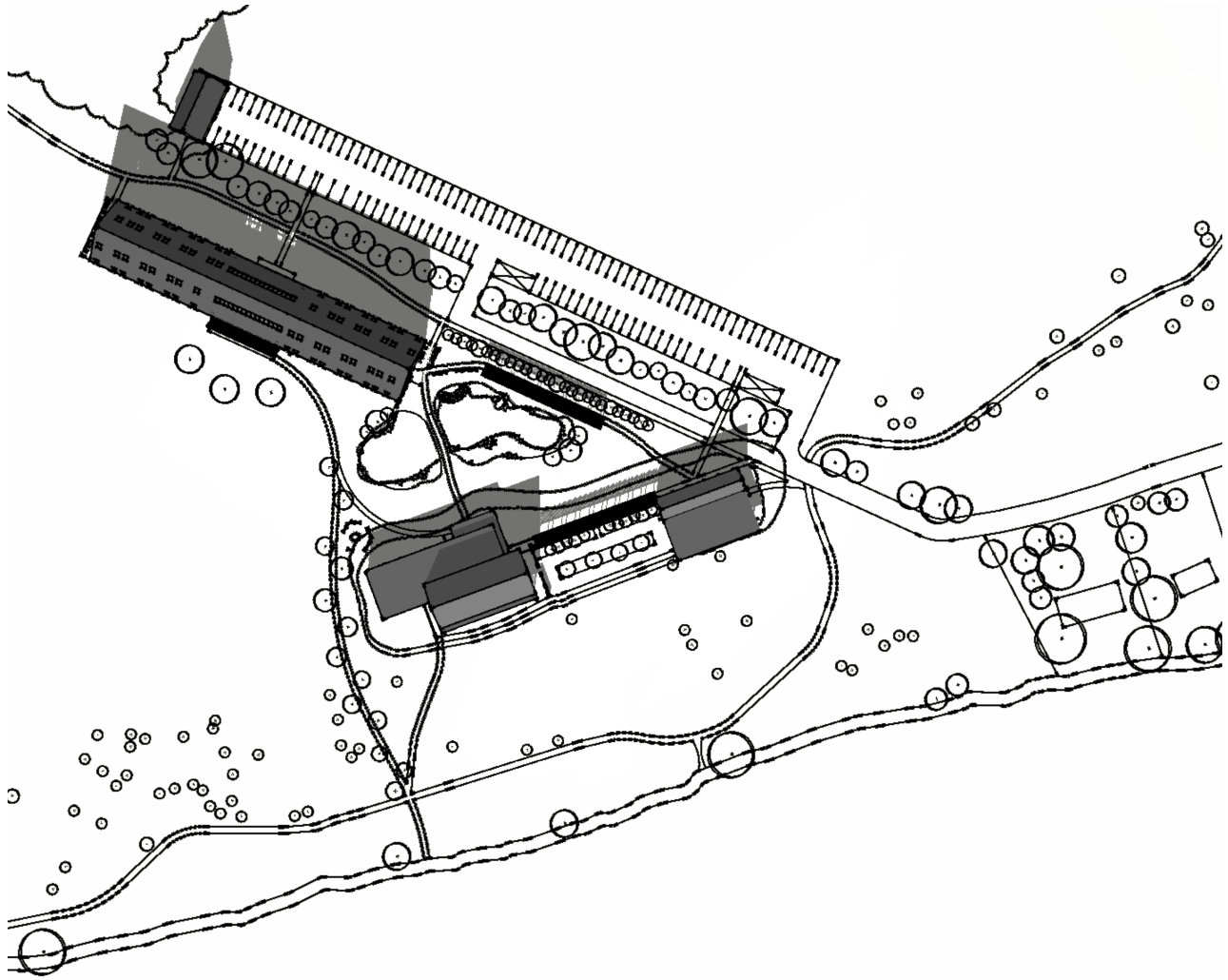**PEC IN THE 21ST CENTURY**

1:2000 ▲N

Fig. 3.26 Summer solstice solar study. June 21st at noon.

1:2000 ▲N

Fig. 3.27 Winter solstice solar study. December 21st at noon.

PEC IN THE 21ST CENTURY

Operable clerestory
windows allow for
daylighting and ventilation.

The south facing overhang
obstructs summer sun to
avoid heat gain.

70°

Concrete floors act as
thermal mass to store and
release heat.

Operable windows
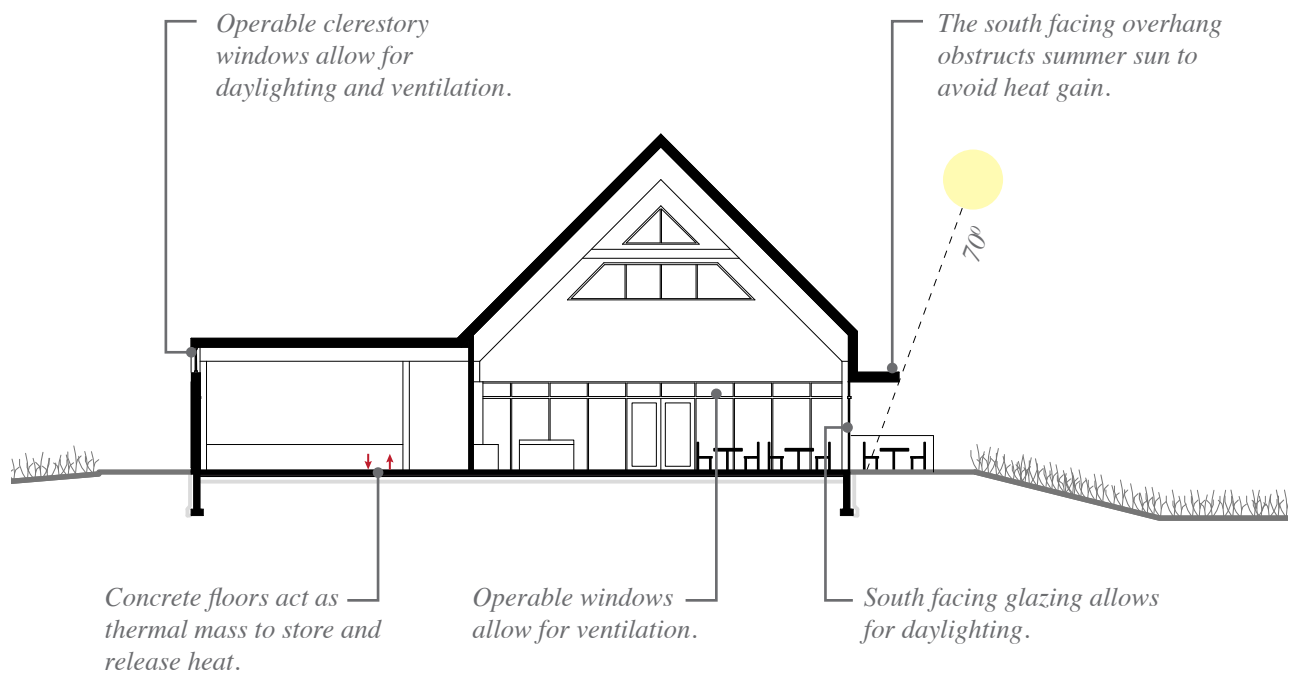allow for ventilation.

South facing glazing allows
for daylighting.

Fig. 3.28 Passive strategies during summer. Dining hall section.

Thickly insulated north facing wall reduces heat loss.

Winter sun passes under the overhang to heat the interior during cold months.

22^0

Concrete floors act as thermal mass to store and release heat.

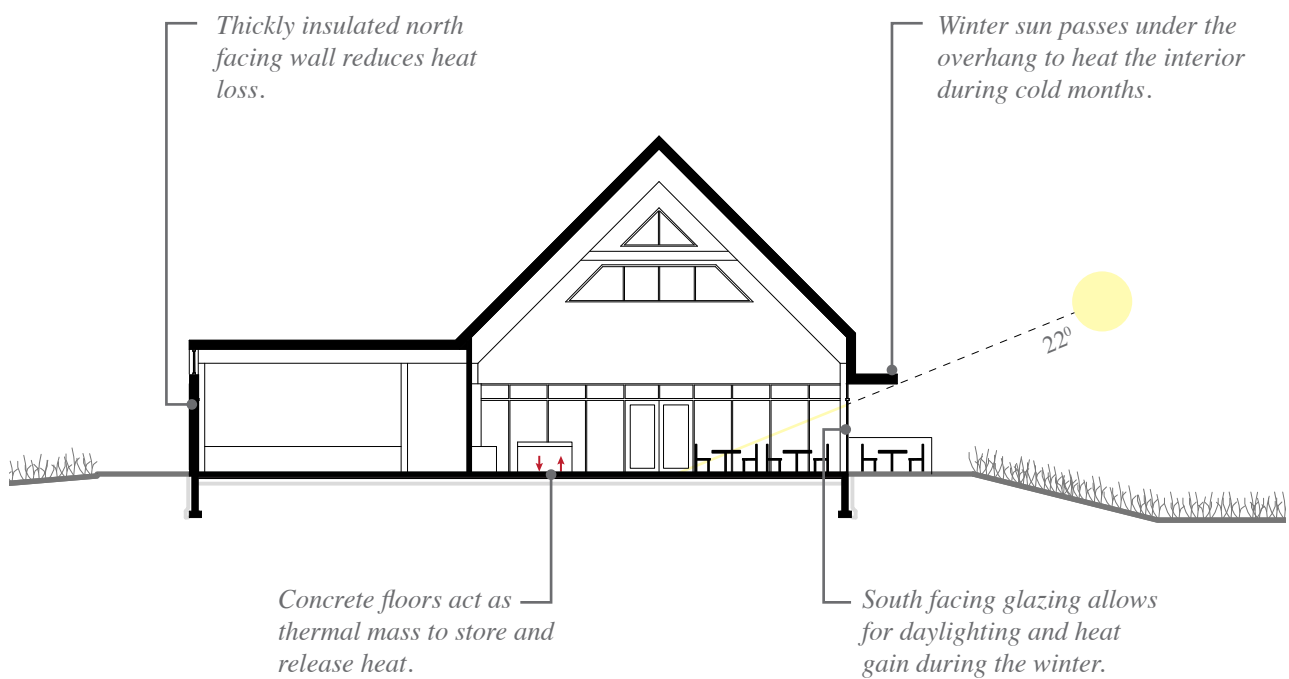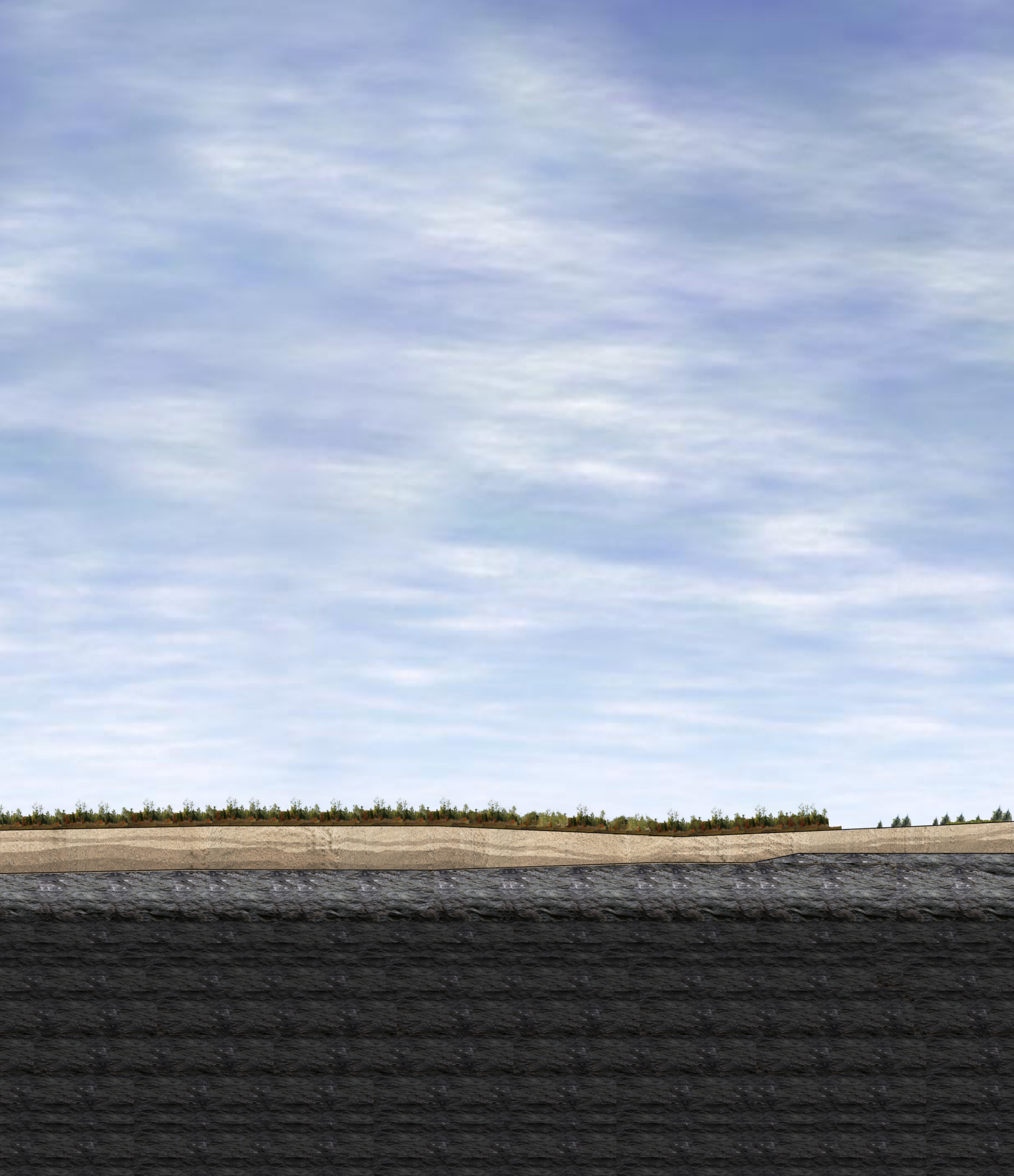*South facing glazing allows for daylighting and heat gain during the winter.*
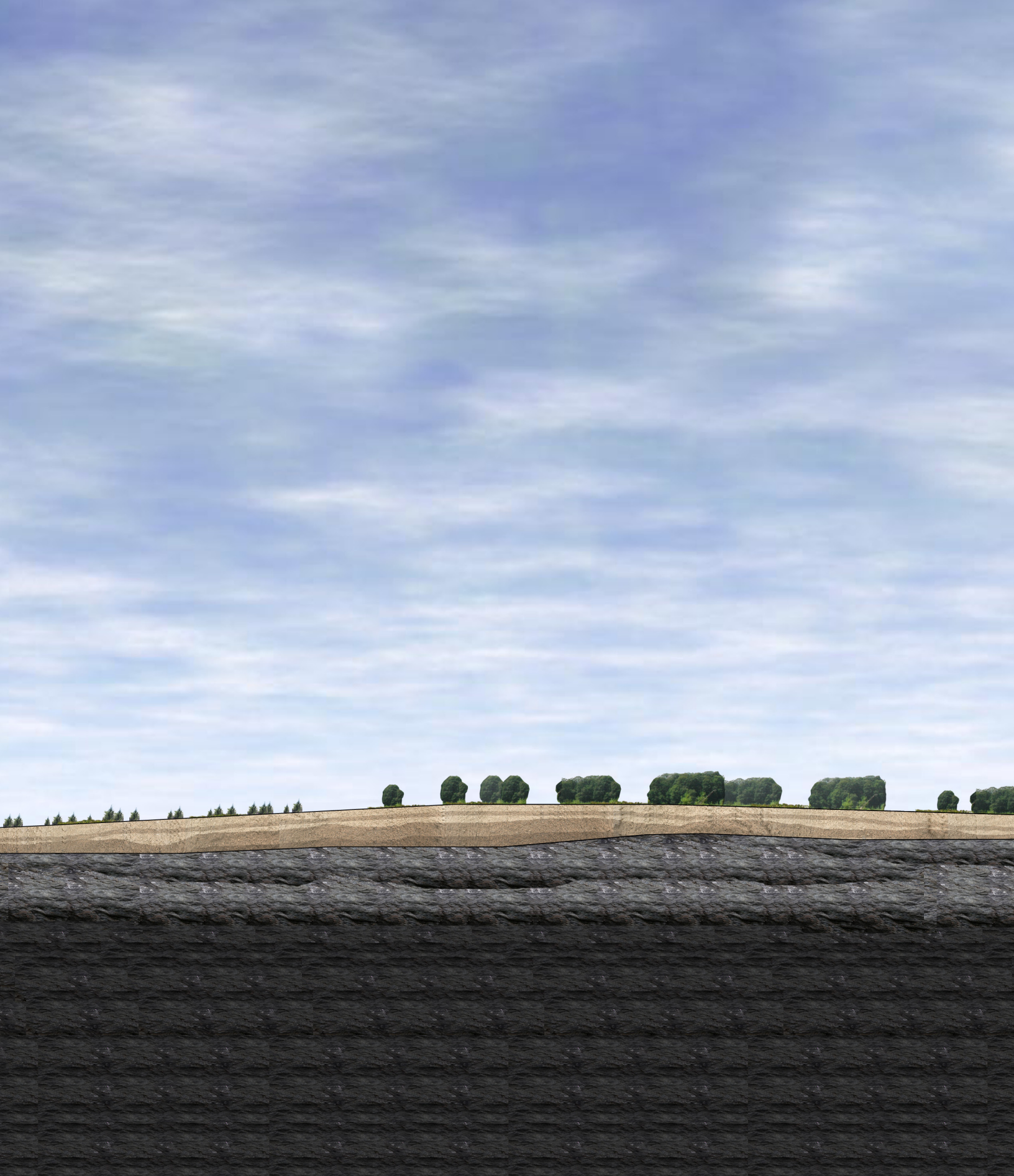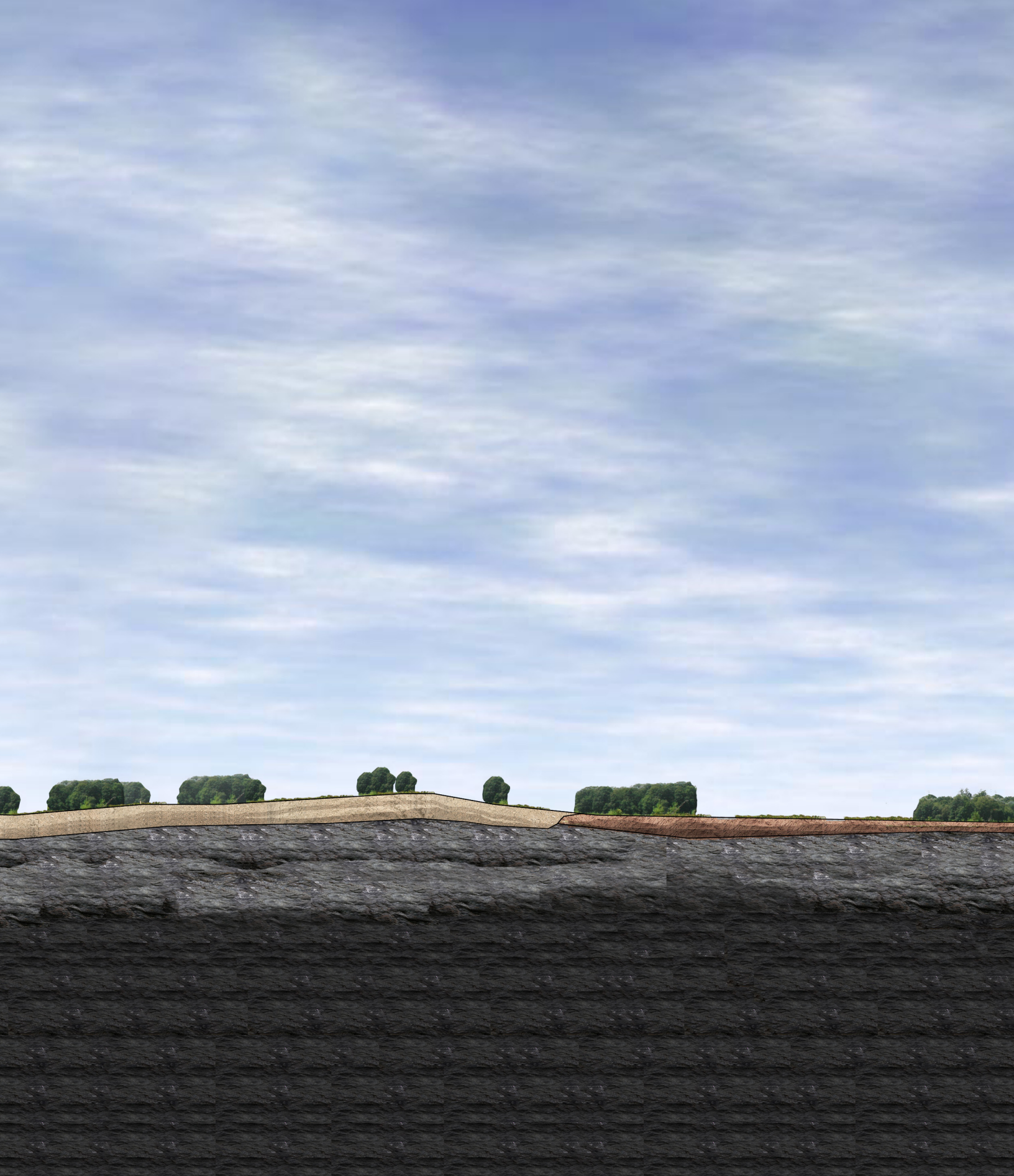
Fig. 3.29 Passive strategies during winter. Dining hall section.

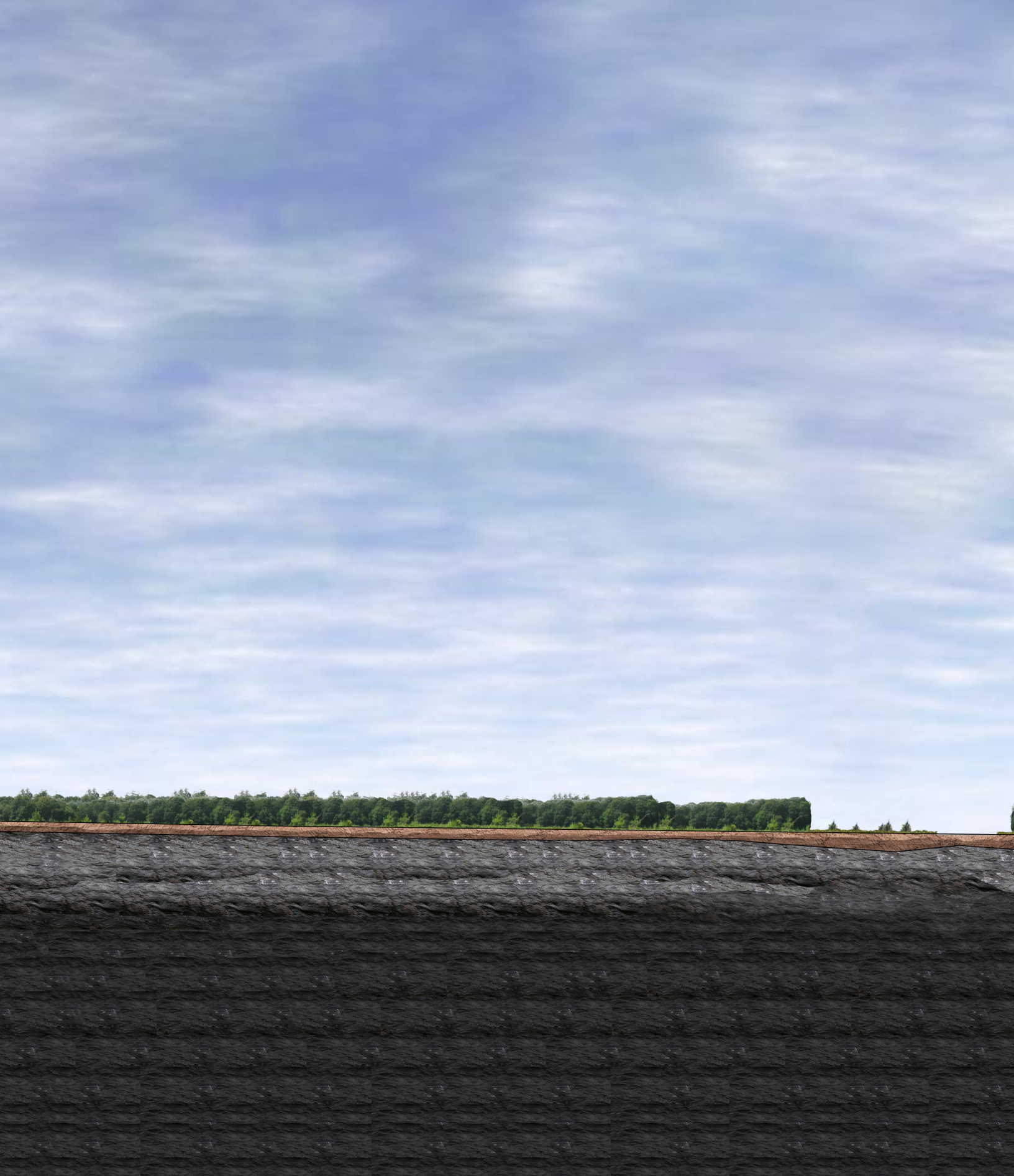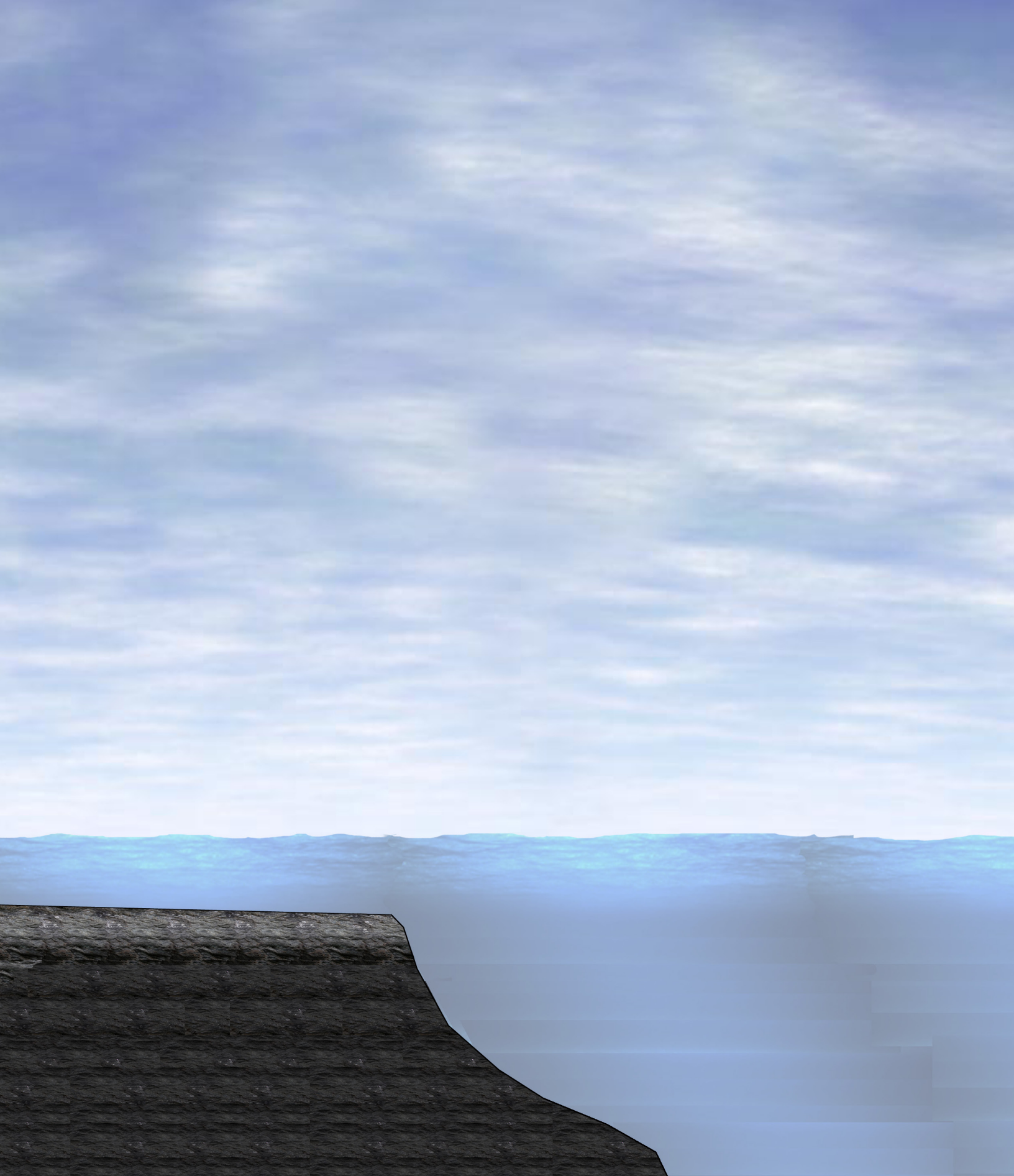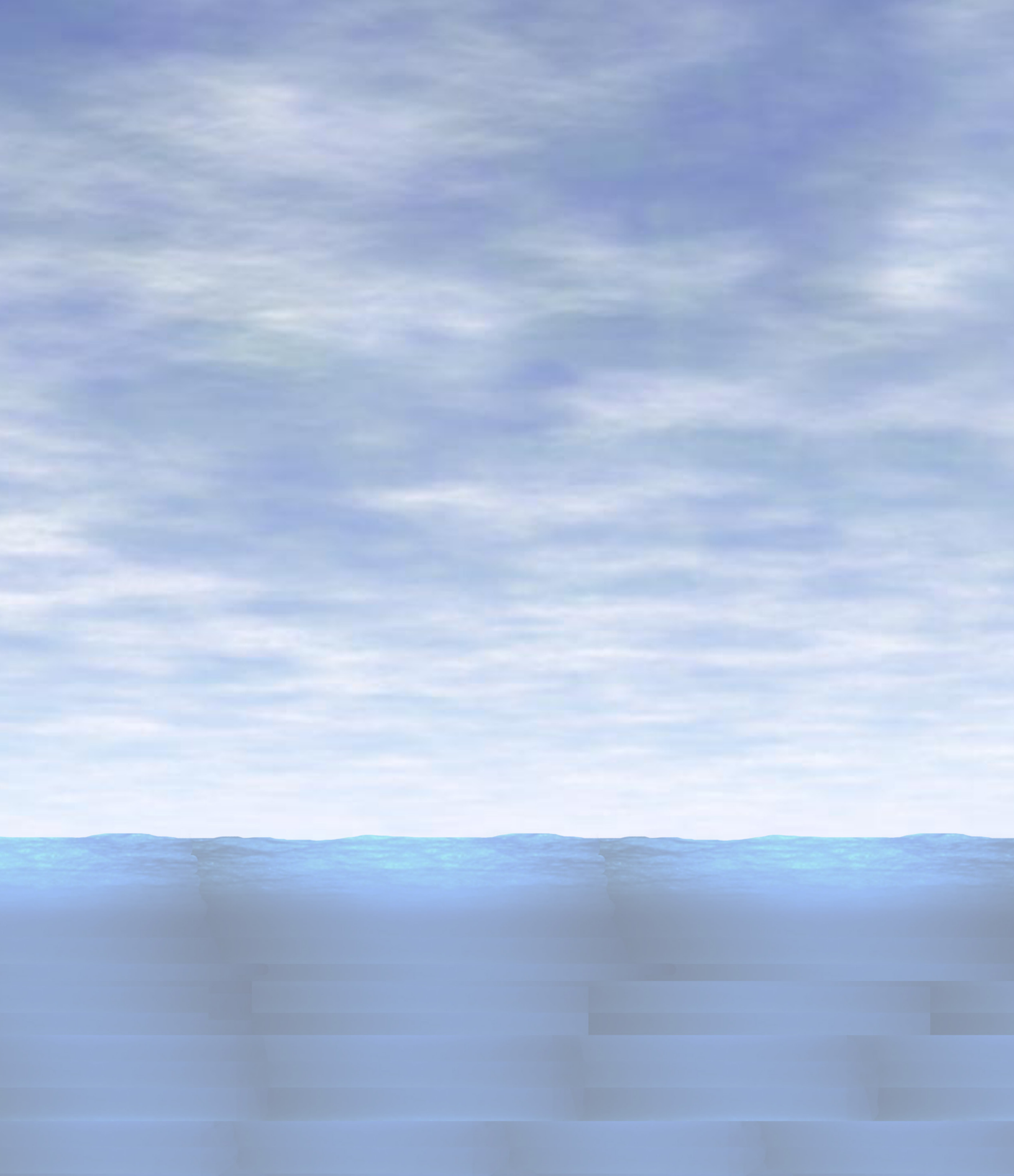*Fig. 3.30 Site Section.*

Fig. 3.31 Site Axonometric.

Fig. 3.32 Pool amenity. Games & Snack Bar building beyond.

Fig. 3.33 Terrace. Games & Snack Bar building beyond.

Fig. 3.34 Exterior approach to Games & Snack Bar building. Dining hall beyond.

Fig. 3.35 Exterior approach to lodge.

CONCLUSION

The recent increase in tourist population and demand for accommodation presents the County with a challenge that is the current topic of much discourse by its council and local community members. This thesis views the current challenge as an opportunity for the County to guide future development.

A current study by the County suggests that given the exceedingly high demand for accommodation, a mid-sized hotel development (50-60 rooms) would be supported by the County.[1] This thesis presented an example of development that is similar in scale to the County's identified need. In addition, the proposed lodge development demonstrates *compatible development*, a key principle in the County's most recent Official Plan. The proposed compatible design strategies begin to suggest ways in which the County may more clearly define and measure compatibility, and ensure continuity in its character.

The proposed model of development, in combination with the regional planning strategy, may be used as an approach to address the increasingly large visiting population while maintaining the integrity of the County's unique character and quality of place.

ENDNOTES

1   Chad Ibbotson, "Study says county could use more beds," *The Picton Gazette*, July 13, 2017, 1, 29.

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