



CONSOLIDATED COPY OF CITY OF BROCKVILLE OFFICIAL PLAN

APPROVED BY MINISTRY OF MUNICIPAL
AFFAIRS AND HOUSING |
FEBRUARY 9, 2012

4. ~~The City supports the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.~~
5. ~~The City shall support the expansion and development of transportation, parking and telecommunications infrastructure to increase the locational advantage of existing and proposed business and employment uses.~~

3.3.2 TOURISM

The City may prepare a tourism strategy to promote tourism development. The City of Brockville offers a range of tourism assets and opportunities, which include the waterfront recreational uses associated with the St. Lawrence River and the City Islands, the Frontenac Arch Biosphere Reserve, cultural and heritage resources, the arts and entertainment sector, parks and open spaces, and areas of natural amenity.

It shall be the policy of the City that:

1. The City may develop a tourism strategy to identify the City's tourism assets and opportunities to promote and enhance tourism.
2. Tourism uses shall be encouraged in close proximity to areas of natural and recreational amenity, areas of natural, cultural, and built heritage appreciation, and the waterfront areas, where appropriate.
3. The City may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the City and encourage the establishment of additional tourism opportunities in the form of over-night accommodation facilities, and appropriate entertainment and recreational attractions.
4. The City recognizes and supports the development of tourism uses within the Waterfront Area that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
 - i. tourist-recreational activities associated with the Waterfront Area and initiatives to enhance the Downtown and Central Waterfront Area;
 - ii. promotion of connected multi-purpose trail systems in parts of the City with natural amenities;
 - iii. new and existing tourism related attractions such as a craft market, artisan market, farmers market, summer theatre and outdoor festivals, particularly if such uses are designed as a campus/cluster of activities and located to encourage interaction with the Mixed Use and Commercial Nodes or in the Downtown and Central Waterfront Area;

- iv. establishment of Heritage Districts to promote cultural heritage resources, particularly in the Downtown and Central Waterfront Area; and
 - v. bed and breakfast establishments and other roofed accommodations in accordance with the policies of this Plan.
5. The City shall support the development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the Waterfront Area and throughout the City that celebrate its cultural heritage resources.

3.3.3 GREEN ENERGY & GREEN EMPLOYMENT

The City recognizes the Province's *Green Energy Act*. In an effort to support the Provincial goal to build a green economy, and to achieve local goals and objectives for an economically strong and diverse Brockville, the City shall support green energy and creation of "green" jobs.

It shall be the policy of the City that:

- 1. The City shall encourage the development of private and public renewable energy projects, where feasible, and where they will not cause harm to public health and safety, or the natural environment.
- 2. The City shall facilitate the development of renewable energy projects by participating in the consultation process for proposals. The City shall ensure that proponents have access to information such as location of water works, sanitary sewers, and utilities.
- 3. The City shall aim to attract economic growth by exploring and promoting opportunities for the development of renewable energy projects, including but not limited to:
 - i. large-scale energy facilities;
 - ii. community-based energy projects involving the City, local residents, registered charities, not-for-profit groups, and co-ops; and
 - iii. individual generating systems as accessory structures.
- 4. The City may give priority to development applications that incorporate renewable energy projects.
- 5. The City may explore opportunities to generate its own energy from renewable sources as a revenue generation method, or to power municipally-owned facilities.
- 6. The City shall seek and promote financing opportunities for renewable energy projects, such as incentive programs.

- policies that allow for increased development density where a developer provides certain facilities.
4. The City shall encourage the provision of community-serving health care facilities, which shall be directed to the Downtown and Central Waterfront Area, Mixed Use and Commercial Nodes, Institutional Area.
 5. New development shall be served with adequate emergency services. Stations for emergency vehicles shall be located on Arterial Roads. New stations shall be designed to minimize negative noise, traffic or other impacts.
 6. The establishment and development of museums, theatres, cultural facilities, places of worship, health care facilities and recreation facilities in the City shall be encouraged.
 7. The City shall encourage the provision of libraries to provide important cultural and community resources for learning, research and community activities.

3.5.3 RECREATION

The provision of a variety of recreational opportunities is critical to maintaining a healthy City of Brockville. The Plan strives to ensure that sufficient recreational, open space and park facilities are provided within the City to meet the leisure needs and desires of the present and future residents, businesses, as well as visitors to the City. The Waterfront provides the City with a valuable recreational resource and opportunities to use this resource in an appropriate and sustainable manner will be encouraged.

It shall be the policy of the City that:

1. The City shall promote appropriate recreational development in parks, open spaces, along the Waterfront Area and other similar areas of the City that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the preservation and protection of open space and the natural environment.
2. The City shall work cooperatively with various government ministries, resource agencies, and non-governmental authorities to promote natural resource-based recreational opportunities.
3. In areas suitable for recreation, public open space shall be encouraged in the Waterfront Area and the recreational resources shall be protected and enhanced. Public access to the water's edge and public access to publicly-owned property identified as Parks and Open Space, shall be maintained.
4. The City shall encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.

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5. The City shall assess the feasibility of acquiring private land within the Waterfront Area for public park or open space uses.
6. The City shall promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses.

3.5.3.1 Parks & Open Space

The City's parks are classified to manage the planning, development and delivery of parks and open space resources. The parks classification system shall respond to and support the various parks and recreational needs of the City. The City shall carry out programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.

It shall be the policy of the City that:

1. Provision for parks shall generally be in accordance *with the* park classification standards.
2. Where parks are located adjacent to existing and proposed residential areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas.
3. The City's parks and open spaces shall provide venues for a diverse range of both structured and unstructured, active and passive leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, skills development, and volunteering active engagement in community life.
4. The City's parks and open spaces shall provide opportunities to enhance residents' physical, mental and social well-being and health via venues that allow the pursuit of activities that support fitness, such as sports and trail usage; social development through play, volunteering and meeting fellow residents; and the pursuit of reflective and stress reducing activities.
5. The City's parks and open spaces shall provide venues to protect and conserve valued natural resources, such as woodlands, wetlands, waterfronts, and other natural features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.
6. The City's parks and open spaces shall provide lands that contribute to more liveable, healthy, functional and sustainable urban forms amongst the many land uses within the City. Parks and open spaces shall also provide lands that contribute to the greening and beautification of the City via both natural and planted materials and venues, and shall create unique identifiers and focal points for the community.

7. The City's parks and open spaces shall provide benefits to the local economy through the attraction of visitors and tourists to sport tourism and special events; waterfront and trails; to natural and heritage venues; and other opportunities.
8. Parks and Open Space lands may be provided by conveyance in accordance with the provisions of the *Planning Act* and through other actions by public authorities. All lands conveyed as part of parkland dedication must be suitable for public recreational uses and acceptable to the City in accordance with the *Planning Act*.
9. The City shall work with proponents to identify lands to be dedicated as Parks and Open Space, and assist in identifying lands that are to be equipped with playground equipment.
10. New development may be required to incorporate an integrated walkway and bicycle path and trail system, interconnecting residential neighbourhoods, commercial areas, schools, public buildings, and major recreation facilities.
11. The retention and expansion of Parks within the Parks and Open Space Area is of a high priority and shall be encouraged subject to the land's ownership, location, and existing conditions. Prior to acquiring new Parks, the completion of an Environmental Site Assessment may be required to determine the level of contamination, if any, at no cost to the City.
12. A system of pedestrian and bicycle trails may be developed providing internal circulation within Neighbourhood and Neighbourhood Development Areas, as well as to the larger community and the Downtown and Central Waterfront Area. Trail design elements shall be sympathetic to the surrounding environment. The Trail System shall connect to the existing Brock and Waterfront Trails, other Parks and Open Space Areas, schools, shopping, and other community facilities and provide an alternative means of access to the automobile. The redevelopment of existing uses, the approval of residential plans of subdivision, new lots created through Consent, and the development of new Parks and Open Space Areas shall include provision for the establishment of a system of walkways and/or bikeways in accordance with the conceptual linkages shown on Schedule 5. Changes to the trail system may occur without amendment to this Plan.
13. The City, with support from the CRCA and other agencies and organizations, shall seek opportunities to create linked open spaces through the integration of:
 - i. Natural Heritage Features in public ownership;
 - ii. abandoned rail lines in public ownership;
 - iii. existing rights-of-way;
 - iv. established and proposed service and utility Corridors;
 - v. existing park and open space lands;

- vi. sidewalks and pathways;
 - vii. linkages provided through the draft plan of subdivision approvals process;
 - viii. agreements with private landowners;
 - ix. retention or acquisition of access easements; and
 - x. land acquisition.
14. The City may establish design principles to accommodate parking at strategic locations along the linked parks and open space system.
 15. The City shall encourage residential, commercial, industrial, and institutional developers to connect with and provide opportunities to expand the trail system.
 16. When any lands designated as Parks and Open Space Areas are under private ownership, such as Private Recreation Areas, this plan does not intend that these lands will necessarily remain as Parks and Open Space indefinitely. This Plan also does not imply that the Parks and Open Space Areas are free and open to the public or that such lands will be purchased by the City of Brockville.
 17. When proposals to develop lands designated Parks and Open Space Areas that are under private ownership are made, such as Private Recreation Areas, the City, the CRCA, or a public agency having an interest in the lands shall be given the option to purchase said lands and maintain them as Parks and Open Space. If the foregoing parties do not wish to purchase the lands, the Official Plan Amendment to redesignate the lands for other purposes shall be given due consideration by the City.

Neighbourhood Parks

18. Neighbourhood Parks are lands primarily located in residential areas. They are intended to be designated, developed, operated and maintained to support the leisure interests of residents within the immediate area of the park.
19. Access to Neighbourhood Parks shall principally be via pedestrian routes on foot or via bicycles and other non-vehicular transport. The range of site development will vary from venue to venue, depending on the site's size, configuration and relationship with neighbouring land uses, as well as the needs of the population being served. Potential activities within a Neighbourhood Park are:
 - i. various playground elements, either integrated or on a stand alone basis;
 - ii. multi-purpose and/or hard service courts for basketball, tennis, badminton, shuffleboard and other similar activities including their potential use as an outdoor ice rink in the winter;
 - iii. practice or non-programmed sports fields;

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- iv. areas for playing chess, table games, summer playground camps and unorganized play;
 - v. wading pools or splash pads;
 - vi. tobogganing slopes for winter use; and
 - vii. amenities, involving benches, shade areas, gardens/planting and appropriate signage.
20. Neighbourhood Parks shall typically involve mixed land forms of table land, and undulating lands, with or without vegetation. However, safety and security concerns, access routes, visibility and the ability to develop appropriate Neighbourhood Park facilities are the primary site selection criteria.
21. Neighbourhood Parks shall typically service an area of up to a 15 minute walking distance, or one kilometre. Their size would typically range from between 0.2 and 4.0 hectares.
22. Neighbourhood Parks shall typically be located central to the service area, with extensive street frontage, and should be developed in conjunction with adjacent elementary or secondary schools, local libraries, or other public or not-for-profit venues, where feasible and appropriate.
23. Neighbourhood Parks should have portions of their site maintained in a natural state, or have active re-naturalization components.
24. Sports fields within neighbourhood parks shall not be lit due to the potential impacts on adjacent residential areas. Trails and paths through Neighbourhood Parks and linking public uses may be lit.

Community Parks

25. Community Parks are intended to serve communities or districts within the City, which could involve two or more neighbourhood areas. They are intended to provide a range of more specialized activities that services population levels beyond individual neighbourhoods. Typical activities within a Community Park would include:
- i. trail linkages;
 - ii. smaller natural areas, woodlots or similar features;
 - iii. a site for recreational and competitive sport fields, either lighted or unlit;
 - iv. recreation facilities, such as arenas, indoor pools, libraries, community centres and related uses;
 - v. stadiums, track and field related facilities;
 - vi. picnicking, free form play and open space areas;
 - vii. outdoor pools, splash pads, skateboard parks, medium to large scaled or specialized playground facilities;
 - viii. gardens, arboreta and related maintained or natural area components;

- ix. amenity buildings for washrooms, change rooms, concessions, storage and meetings;
 - x. spectator seating and support amenities; and
 - xi. off-street parking area(s), walkways and signage.
26. Components of a Community Park may be considered a Neighbourhood Park. Community Parks may have natural areas and/or active regeneration sites.
27. Community Parks shall generally range in size from 4.0 to 12.0 hectares. Community Parks shall be preferred within or in close proximity to residential areas. Access shall be reasonably achievable by public transit, roadways, sidewalks and trails/pathways.
28. Community Parks shall be encouraged to be located adjacent to secondary school sites in particular, but also possibly larger elementary school sites, public libraries, colleges or similar venues.

City-Wide Parks

29. City-wide Parks shall cover a range of venues that serve the whole community. City-wide Parks can be small or large venues for both active and passive leisure, heritage or conservation functions. City-wide Parks shall be designed to serve all the residents of the community, in terms of either broad or specialized interests. Typical activities within a City-wide park include:
- i. marinas, beaches, boardwalks and related waterfront areas;
 - ii. significant sports fields, lighted or unlit with spectator seating, stadium amenities;
 - iii. urban beautification and green areas, or venues that contribute to the City's urban form, such as woodlots, maintained gardens and planting, conservation lands or unique natural landmarks;
 - iv. natural areas and open spaces intended for conservation or significant natural/environmental features and heritage venues;
 - v. community trails at a local, regional, provincial or national service levels;
 - vi. cemeteries;
 - vii. major recreation facilities, including auditoriums, a central library, large community centres, aquatic complexes, museums and art galleries, cultural centres and similar community facilities;
 - viii. festivals, fairs, shows, and other similar events;
 - ix. heritage resources, involving cenotaphs, memorials, art work, historical materials/buildings and related resources;
 - x. amenity buildings, involving washrooms, concessions, change rooms, storage and meeting areas;

- xi. large and/or specialized playgrounds/play areas and features, often unique in scale and theme; and
 - xii. lighted parking lots, walkways, sports fields and other facilities.
30. City-wide Parks range of sizes, from small urban squares to large open tracts that could be in excess of 50 hectares.
 31. City-wide Parks shall be accessible by road, and where possible, by trail networks, public transit, and sidewalks. The venues should have significant street/road frontage visibility, with appropriate lighting, safety and security measures.
 32. City-wide Parks can have Neighbourhood and Community Park components designated within the overall venue when required to support these service levels in the immediate residential areas. Neighbourhood Parks can be located anywhere within the City as they are often site-specific in terms of the features or services that are to be provided and/or conserved.

St. Lawrence Park

33. St. Lawrence Park provides one of the City's primary accesses to the St. Lawrence River for park, recreation, water activity and related leisure pursuits. The intended range of activities may include, but are not limited to:
 - i. swimming, rowing, boating, diving, fishing, and other water-related activities;
 - ii. special events;
 - iii. nature interpretation and educational opportunities;
 - iv. conservation strategies to protect the vegetation, shoreline, beaches and related natural and artificial features;
 - v. contemplative and walking areas related to trails and shaded bench areas; and
 - vi. ancillary support services such as food and beverage services, seasonal activity pavilions, parking, washrooms, retail operations that support on-site activities and related uses.
34. St. Lawrence Park shall not be open to development between the date of adopting of this Plan and the time that a Master Plan is prepared. At that time, or shortly thereafter, the Plan shall be updated to reflect the recommendations of the St. Lawrence Park Master Plan.

The City Islands

35. The ecological integrity of the City Islands shall be monitored on an ongoing basis.
36. A balance shall be achieved between recreational use and environmental protection of the City Islands.

37. The ecological integrity of the City Islands shall be maintained and enhanced into the future.
38. The City Islands shall be protected from development and overuse, and used in a manner that is sensitive to the natural environment and is consistent with the following intended range of activities:
 - i. swimming, rowing, boating, fishing, scuba diving, and other water-related activities;
 - ii. nature interpretation and educational opportunities;
 - iii. conservation strategies to protect the vegetation, shoreline and related natural and artificial features;
 - iv. contemplative and walking areas related to trails; and
 - v. picnicking and camping, subject to the approval of the City of Brockville.

Parkland Dedication

39. The City shall secure the maximum benefit of the *Planning Act* with respect to land dedication for park development and shall strive to meet the policies of this Plan relating to park development.
40. Parkland dedication shall be calculated based on the total gross area of the land within the plan of subdivision and/or site plan.
41. Where land is to be developed for residential purposes, the City may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:
 - i. 5 percent dedication of the gross area of the land proposed for development; and/or
 - ii. dedication at a rate of one hectare per 300 units.
42. Where land is developed or redeveloped for industrial or commercial purposes, the City may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of 2 percent of the gross area of the land proposed for development.
43. Where land is to be subdivided, developed or redeveloped for any use other than residential, industrial or commercial purposes, the City may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of 5 percent of the gross area of the land proposed for development.
44. The City shall only accept parkland dedication land resources under the following circumstances:
 - i. the lands meet the park and open space classification and hierarchy standards and provision requirements of the policies of this Plan;

4.9 PARKS & OPEN SPACE AREA

4.9.1 INTRODUCTION

The Parks and Open Space Area encompasses a range of parks, natural hazards, the City's natural heritage and open space system, and Provincially Significant Wetlands. Lands within Parks and Open Space Areas are illustrated on Schedule 1. Schedule 3 delineates a more detailed approach to identifying the Parks, Natural Features and Hazards in the City of Brockville. The following identifies the range of uses, constraints to development, and features that require protection or that are managed within the Parks and Open Space Area designation:

4.9.2 PERMITTED USES

Subject to the Land Use and Built Form policies of Section 4.9.3, the following uses shall assist in guiding the broad range of development permitted within Parks and Open Space Areas – Parks, recognizing that a more definitive list shall be provided in the Zoning By-law.

1. Large-scale recreational facilities, arenas, community centres, cemeteries, fairs or exhibition grounds, marinas, community parks, neighbourhood parks, City-wide parks, private recreation areas, including private golf courses and other private open space lands, and other public park uses shall be permitted, in accordance with the policies of Section 4.9.3.
2. The conservation and enhancement of land and/or the environment, as well as the provision of active and passive outdoor recreational and educational opportunities shall be permitted, particularly on land exhibiting environmental sensitivity or containing Natural Heritage Features, provided that there are no negative impacts or degradation to the natural features of the site.
3. The City shall actively discourage non-essential development within the flood plain.

4.9.3 LAND USE & BUILT FORM POLICIES

It shall be the policy of the City that:

1. Development within the Parks and Open Space Area shall also be subject to the policies of Section 3.5.3.1 for the management of the islands, parks and open space uses, Section 3.6.5, and Schedule 3 to determine any natural resources, Natural Heritage Features and functions and/or Natural Hazards, which may be a constraint to development.

2. The retention and expansion of Parks within the Parks and Open Space Area is of a high priority and shall be encouraged subject to the lands ownership, location, and existing conditions. For development and redevelopment applications along the waterfront in the Downtown and Central Waterfront Area, the City shall require the conveyance of lands along the water's edge, in accordance with Section 6.4.11, to accommodate a pedestrian walkway, linear park, trail or any additional lands that the City deems reasonable to connect to the trail system and improve public access to the water's edge. The nature and configuration of the conveyance will be determined on a site specific basis. Prior to acquiring new Parks, the completion of an Environmental Site Assessment shall be required to determine the level of contamination, if any.
3. Where the Parks and Open Space Area is applied to privately owned lands, it shall not imply that the lands are free and open to the general public. There shall be no obligation for the City, or any other public agency, to purchase the lands.

4.9.4 SITE SPECIFIC POLICY AREA

4.9.4.1 SSPA – City Islands

1. SSPA 4.9.4.1 is identified on Schedule 6 and relates to the City-owned islands in the St. Lawrence River.
2. Islands under the jurisdiction of the City shall be protected from overuse by achieving a balance between recreational use and environmental protection, in accordance with Section 3.5.3.1. No new development or site alteration shall be permitted and the current use of the islands shall be monitored by the City and the CRCA.

4.9.4.2 SSPA – Private Islands

1. SSPA 4.9.4.2 is identified on Schedule 6 and relates to the private islands on the St. Lawrence River.
2. Existing uses shall be permitted to continue in accordance with Section 6.4.8; however, any proposal for site alteration or development, including the replacement of a private sewage disposal system, shall be approved by the City and the CRCA, and in accordance with Section 5.3.3.

4.9.4.3 SSPA – Reynolds Site

1. SSPA 4.9.4.3 is identified on Schedule 6 and relates to the property known as the Reynolds Site south of Water Street on the St. Lawrence River.

2. While the lands have been designated to permit Parks and Open Space uses, the specific future land use shall be established based upon a Record of Site Condition (RSC) filed and acknowledged or Risk Assessment and Certificate of Property Use on the MOE Environmental Site Registry, in compliance with applicable Ministry of the Environment guidelines, objectives, and regulations, and in accordance with Section 3.7.2. Should it be proposed to develop the site with a use that differs from what is currently permitted, an amendment to this Official Plan shall be required.

4.9.4.4 SSPA – Parks and Open Space Commercial Uses in the DCWA

1. SSPA 4.9.4.4 is identified on Schedule 6 and relates to the Parks and Open Space Areas in the Downtown and Central Waterfront Area.
2. While the lands have been designated to permit Parks and Open Space uses, commercial uses that are clearly ancillary and complementary to the principal parks and open space use including confectionary stands, kayak/boat rentals, boat cruise ticketing, snack bars and similar uses shall be permitted.
3. Development of ancillary and complementary commercial uses within SSPA 4.9.4.4 shall be designed and oriented in a manner that enhances the immediate Parks and Open Space Area, and does not interrupt views and vistas to and from the water.

4. The City shall achieve higher transit usage by supporting improvements in service, convenient access and good urban design, including the following:
 - i. minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns;
 - ii. connecting transit stops directly to sidewalks and adjacent buildings in the Downtown and Central Waterfront Area;
 - iii. providing bus bays, transit shelters and bus loops with sufficient lighting;
 - iv. directing medium- and high-density urban development to transit corridors;
 - v. creating a system of parking and drop-off facilities for commuters;
 - vi. providing transit service on mid-block collectors;
 - vii. giving priority to pedestrian and cycling access to transit through site plan control by providing access to transit facilities, on-site cycling facilities, and on and off-road trails and cycling routes; and
 - viii. requiring all new development applications to demonstrate the proposal's approach to mobility and transit.
5. The City shall encourage the Township of Elizabethtown-Kitley to work with the City to provide a viable transit services for individuals traveling into and within the City.

5.2.5 ACTIVE TRANSPORTATION SYSTEMS

A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a useful and accessible walking and cycling network in the City. This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such sustainable modes of travel. The City encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes.

It shall be the policy of the City that:

1. The City shall work towards providing safe bicycle and pedestrian paths, both separated from the roadway, on existing and proposed roads, on abandoned rail corridors, and within parks and open spaces, as appropriate.
2. The City shall consider adapting roads to provide safer travel for bicycles and pedestrians on road pathways, where feasible and appropriate.

3. The City shall undertake to complete connections along the Brock Trail, including the Waterfront Trail System, and to interconnect existing walking trails and bicycle paths to the Brock Trail, where feasible and appropriate to provide continuous trail system linkages. Routes should provide continuous access between both the north and south-ends of the City in Neighbourhood and Neighbourhood Development Areas, Parks and Open Space Areas, Institutional Areas, the Downtown and Central Waterfront Areas, and Mixed Use and Commercial Areas.
4. The City shall undertake to complete extensions to the Brock Trail at the west and the north to the Mac Johnson Wildlife Area.
5. The City shall promote accessible and convenient trail systems within a reasonable distance from the all of the City's larger Parks and Open Space Areas and from the Downtown and Central Waterfront Area.
6. The City shall ensure that trail and path systems provide places to sit, and include the use of diverse paving, high quality landscape materials, and pedestrian scaled directional lighting.
7. The City shall promote aesthetically pleasing trail systems, particularly for recreational purposes. Particular attention shall be given to trail systems associated with natural assets including the waterfront, parks, and natural features.
8. The implementation of trail systems shall be feasible given the consideration of the costs and benefits associated with the route selection. This shall take into consideration healthy lifestyles, sustainability, and the quality of neighbourhood character.
9. The City shall encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at places of employment and major community, institutional, educational, cultural and shopping locations, where appropriate.
10. The City shall implement and operate an effective trail system maintenance program.
11. The City shall promote opportunities for public access to the waterfront and the development of a continuous waterfront trail system and open space linkages along the St. Lawrence River.
12. The City shall support the creation of the primary bicycle network as identified on Schedule 5.

5.2.6 RAIL SYSTEMS

The City supports the continuation of a safe and efficient railway network within the City and the rail station as an intermodal facility. Development adjacent to railways shall be carefully controlled to eliminate land use conflicts and ensure the safe and continued operation of the rail line.

It shall be the policy of the City that:

1. Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way shall be supported by noise and compatibility studies, completed to the satisfaction of the City, in consultation with the appropriate railway company.
2. Any proposed new development within 75 metres of an active railway right-of-way shall be supported by a vibration impact study, completed to the satisfaction of the City, in consultation with the appropriate railway company.
3. For development adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences shall be provided to the satisfaction of the City, in consultation with the appropriate railway company.
4. Proponents of development within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal development applications.
5. The City shall encourage economic development opportunities associated with the rail transportation system, which may include rail yards associated with employment uses, and the accommodation of future inter-modal facilities.
6. The City shall encourage the expansion of Brockville's VIA rail station and promote it as an intermodal facility.

5.2.7 MARINE SYSTEMS

The St. Lawrence River provides for important marine recreational opportunities. This Plan recognizes the existing and future potential for tourism opportunities, the movement of people and ferrying services, and strengthening the City's diving community.

It shall be the policy of the City that:

1. The planning and development of port, docking, harbour and associated facilities whether initiated by federal, provincial and other agencies, or the private sector, should be undertaken comprehensively and should consider such matters as the:
 - i. environmental impacts both during and after construction;
 - ii. public use of and access to harbour facilities;
 - iii. most effective intermodal linkages with transportation facilities;
 - iv. integration of functions into multi-use facilities;
 - v. coordination and conformity with City planning policies, and other public policy matters, including prevailing Provincial policy;

- vi. land use impacts, land use compatibility, the appropriateness of the proposed location, and urban and site design considerations;
- vii. traffic impacts and the coordination of roads and parking;
- viii. stormwater management;
- ix. coastal engineering;
- x. economic and municipal fiscal impacts; and
- xi. marine archaeology.