



Erwin Wiens

Good Afternoon.

Thank you for the email and the ability to answer questions. I applaud your efforts to save the Randwood Estate for future generations.

1. It is possible to finalize the OP in less than a year. Since it is a major plank in the town's future, it should be a priority. My thoughts would be to take several weekends over the course of 5 months to collaborate and have it completed. I have spoken to several candidates and they have the same view. Some key elements to be looked at are, firstly, the sections dealing with the Greenbelt need to be updated to reflect the changes, at present it refers to the original 2005 act and not the 2017 act. Consideration should be devoted to regulation of cannabis production in regards to the affects on near by residents and the elimination of prime ag land. Another issue is limiting the density of hotels, bed and breakfast, Airbnb, vacation rentals, to ensure the natural fabric of the niebourhood remains intact. I would want to review the heritage districts with a view to enlarging them.
2. I believe that major developments, apartment buildings and large townhouse complexes should be completed in the Glendale area. This will relocate the students from Niagara on the Green to the apartments, alleviating the student housing issues that are presently there and will increase the property values of Niagara on the Green. Also with the Go-Station planned for that area it will fit in with the provincial smart growth plan. By building in Glendale, it will relieve the pressure to develop our historic villages. In regards to commercial development, it must be in tune with the historical and agricultural nature of our town.
3. All of the town's plans state that any development should be 'in sympathy' with the surrounding area. Due to the historic nature of the town and the need to preserve the area I do not agree with the development. What is proposed is not in sympathy with the architecture of the area. This particular developer seems to show disdain for the town and its residents in an effort to turn a profit. I am truly disappointed that it has come this far and so many rules and laws have been 'bent' or broken by the developer. A hard line needs to be taken with this developer. A strong message that policies, bylaws and provincial regulations need to be followed, will set the tone for future development; sadly a weak response will also set the tone.
4. I don't believe the Marotta proposal should be approved. I believe that the Peterson/Romance proposal had some merit and could have been worked with, and the heritage preserved, but the new proposal has been scaled up and destroys the heritage and beauty .
5. All the tools are present to protect our heritage, green space and ag lands. Our OP, mission statement, by-laws, greenbelt, provincial and federal laws are in place. What is required is the desire to protect the town from further erosion of our heritage. As a councilor, I would fight to enforce the rules already in place and work towards an updated Official plan.
6. Firstly, it is important that council, the mayor and staff are properly prepared, informed and ready to proceed, which has not always happened in the past. Secondly, staff and council should be assured that all the proper steps have been taken in the application process to avoid delay and unnecessary use of council, staff and public time. Lastly, the public needs t be heard, council and staff are responsible to the residents of the town. If a specific situation requires a larger venue and more time for delegations, the town should accommodate them. People in a democracy deserve to be heard.

7. At this point I could not think of one reason for expansion. If there is a proper Official Plan, than there would be no need to encroach on the Greenbelt or expand the urban boundaries. Niagara has amongst the best agricultural land in the world and it must remain. We also have a world biosphere and numerous wet lands and tributaries, there is no need to develop on these lands. According to Stats Can, we lose 175 acres of farmland each day. Niagara cannot lose one more acre, there is no need, other than greed.

These 7 questions rely on an official plan and the desire to follow it. If the plan is developed and put on a shelf and not adhered to, then we are no further ahead. Our strategic plan, corporate mission and values, and Official plan should be known, relied on, reviewed and adhered to by council and staff. Randwood and many other controversial issues would not have happened if the town had adhered to the documentation we have in place.