

## John Wiens

Hello SORE:

I am pleased to provide you my point of view on the questions that your group has asked.

1. I do believe that it will take the full year of 2019 to have our new Official Plan approved by the Region and Province, that is if the new OP is approved by the NotL Council in spring of 2019. The town staff will be circulating the 5<sup>th</sup> draft this fall for comment.

Key elements;

- clearly outline, identify and PROTECT our heritage areas in the Old Town, Queenston, St. Davids, Virgil and heritage sites and buildings that have historical significant designation.
- Protect our Estate lots and larger lots in these areas, closely look at our new Estate lots study.
- If at possible to define that Provincial and Regional intensification/density percentages are located in areas of our town that we have designated, not on every new development where ever it may be.
- Clearly outline our mapping of our irrigation and drainage ditches in our farming community
- No change to our Urban boundaries

2. My ten year vision for residential and commercial development overview:

- Old Town- Expand the Heritage District and continue to protect our larger lots from division and continue to convince the Region that our density/intensification percentages should be located in the Glendale area and a limited amount in the new Virgil growth area
- Queenston- maintain and protect through Queenston's Secondary Plan and new Official Plan
- Virgil- keep a close eye on all the new housing developments that will be coming soon between

Line 1 to Concession 6 and Line 2. Manage a proper mix of intensification of town

housing and single family homes

- Attract prestige industries to our Virgil Employment Lands on the south side of Hwy 55
- St. Davids- investigate the St. Davids Home Owners Assoc. request to have a St. Davids Heritage District Plan which town staff are preparing a report and will start with public consultation. Continue to hold public consultation on what the St. Davids residents would like to see happen with their pool and the Lions Park.
- Glendale- this area will have the most growth of housing and employment lands. The Regional is in the process of planning a Glendale Secondary Plan with Public Consultation. The 1<sup>st</sup> draft is close to looking for comments from the public council and staff.
- I believe that much of our required density/intensification percentages can be located in this area which will allow us to stop having to be pressured to fight the intensification Development in the Old Town, Queenston, St. Davids and Virgil
- Our rural and farming areas must continue to be protected and our drainage and irrigation ditches must be supported by Council and the Town

3. I do have a conflict of interest on this issue because I am part owner of the Niagara-on-the-Lake Golf Club (with the same partners since 2010) and we have a dining room, bar and outdoor patio. As well we hold outdoor events on the golf course, so this would be in direct competition to the new proposed hotel facility.

I would like to point out that when a demolition permit was requested for the neighboring properties on John St. and Charlotte street, I voted no to this request at MHC and at Council.

4. I do have a conflict of interest as I explained above.

5. As a member of the Municipal Heritage Committee I believe that any and all heritage buildings, built heritage landscape and heritage streetscapes with historical significance should continue to be brought in front of the MHC for approval of any and all changes that may be requested by the home owner, agent or developer. The Lord Mayor and Council to continue to support this process and provide the proper tools to ensure that the MHC has the authority and responsibility to oversee and protect our built heritage.

6. I believe the process that we have in place provides the proper public input, but I do believe that our new Council must build bridges for our community residents to have a more open dialogue with our town directors and their departments. Pure and honest communication needs to be at the fore front of all discussions from the residents and town staff. During the planning process, the timing that is required for public input and then the time required for the completion of the staff reports before they go in front of Council is quite lengthy! During this period is when the public needs to be updated from time to time. Silence is when our residents feel that there may be something going on that is not correct. As well our residents need to be educated that developments must go through this process and that Council cannot just say we don't like a particular development application and not allow this application to go through the planning process.

7. None into the agricultural land and Greenbelt. I could see a community passive park in the Glendale area on the west side of Airport Road, which is part of the Greenbelt.

Thank you for giving me the opportunity to provide you with my believes and thoughts to your questions.

I congradulate the SORE Group for your continued concern and asking the tough questions that will help our wonderful community to grow in the protection of our heritage.

I wish you all the best today and into the future.