

1. Do you think it possible to finalize a new Official Plan within the first year of the new Council's term? What in your view should be the key elements of a new Official Plan that differ from the existing Official Plan?

Yes, our Official Plan needs to be addressed and updated immediately. I believe this could be done within our first term, and am ready and willing to put in the work to do so. The very core of our plan should celebrate and protect our heritage, farming, natural landscapes and significance in Canadian history. By building around these 'pillars' we can guide council and staff towards a strategic plan of long term growth which is compatible for all residents.

2. What is your ten-year vision for the communities that comprise NOTL (Glendale, Old Town, Queenston, St. David's and Virgil) with respect to residential and commercial development?

Here is my 10 year vision for the communities of Niagara-on-the-Lake :

Glendale

No doubt a community where new council will see the most change. The Glendale area is in need of basic nearby amenities such as grocery and drug stores. The need will only become more evident as the population continues to increase with future development. We have to strategically plan and take careful steps to get this right. Preservation of trees, maintenance of greenspace and protection of the escarpment are all points that should be advised.

Old Town

The protection of our heritage is most important here. I believe we need to be more aggressive in preservation. Old Town has to continue to be a livable place with 'full time' residents and the proper services to support them.

Queenston

Preservation of this area should be top of mind. Completion of the park and maintenance of natural landscapes will compliment this quaint community. Let's continue to celebrate it's significant historical roots, but in new modern ways. I would also explore re-routing tourist bus traffic (from Niagara Falls).

St. Davids

A community that I am proud to call home, St. Davids needs to control traffic. An area in my opinion that has gotten too big, too fast, we need to catch up and properly plan for future growth. The introduction of a new pool, basic infrastructure such as sidewalks on main roads and a properly designed 'downtown area' is needed.

Virgil

Virgil is the central point of Niagara-on-the-Lake and will continue to serve as the community where residents shop, meet and socialize. The main street(s) have to become more inviting, allowing locals (and guests) to comfortably walk and meet friends. We should continue to celebrate and protect our farming community; and welcome in compatible new businesses. Virgil is an exciting area, and with careful planning and controlled development, will only get better.

3. Is the current proposal for Randwood (the most recent revised plan submitted by the Marotta group) appropriate for this site and neighborhood given its significant cultural heritage value and its location in an established residential neighborhood? Why or why not?

I believe council and town staff need to carefully consider the implications of the proposal; the sensitive nature of historic designations must be treated with the utmost scrutiny; as well as the realization of both the immediate and long term impacts on the surrounding neighborhoods. Community input has been and should continue to be a key factor through the decision making process, as the implications of such a precedent setting direction could alter the future of our town forever.

4. What consideration should be given in your view to the various matters specified in OPA51 (the Official Plan amendment in 2011 that permitted Randwood to be changed from residential to commercial for the Romance Inn- see attached) when deciding whether the Marotta group proposal should be approved?

Once again, careful consideration is needed and the realization of both short and long term impacts must be thoroughly thought out. Treelines and natural landscapes must be protected. Compatibility of architectural planning also has to be considered. The increase in traffic will have an impact on the neighbouring communities and should be addressed.

5. What would you do to ensure the preservation and sensitive use of other heritage buildings and lands within each of the communities that comprise NOTL?

To start, we need a more proactive and informed council. I am ready to do the research, put in the work and make a stand to protect our heritage. Let's explore a closer relationship with the MHC, as well as the individual property owners. We need to concentrate on enhanced enforcement and stronger consequences; especially for those who knowingly break the rules or those who leave their properties unattended and in disregard once designation has been granted.

6. How will you ensure appropriate public input into planning decisions affecting high-profile sites such as Randwood (e.g. encouraging staff to accommodate delegations, location of Council and committee meetings on matters of great public interest such as Randwood)?

Stronger communication would be a great start. Social media, email newsletters and message boards will spread the word and aim to create more meaningful engagement. I will also work to enhance open house/information sessions, and require staff and council to be present and more involved.

7. Under what circumstances if any would you support the expansion of the current NOTL urban boundaries into agricultural land or the Greenbelt?

I don't believe we should allow expansion into the Greenbelt. The preservation of green space, environmentally sensitive areas, and productive farmlands is crucial for Niagara-on-the-Lake. As our town grows we must be mindful, strategic and ready to push back if the province begins to 'loosen' these areas. Unfortunately once we give this up there is no getting it back.