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The Town of Niagara-On-The-Lake

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Report:	CDS-11-099	Committee Date:	December 05, 2011
		Due in Council:	December 12, 2011

Report To:	Community & Development Advisory Committee
Subject:	Application for Official Plan and Zoning By-law Amendment - 144 & 176 John Street - Randwood Inn and Arts & Cultural Learning Centre

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The draft Official Plan amendment attached as Appendix E for lands at 144 & 176 John Street be forwarded to Council for adoption.
- 1.2 The draft Zoning By-Law amendment attached as Appendix F for lands at 144 & 176 John Street be forwarded to Council for adoption.
- 1.3 The Official Plan Amendment, and Zoning By-law Amendment are consistent with the provincial policy statements issued under the Planning Act and do not conflict with provincial plans.
- 1.4 That the property be designated under Part IV of the Ontario Heritage Act at the site plan approval stage.

2. PURPOSE / PROPOSAL

The applicant has requested an Official Plan and Zoning By-law amendment to permit a 106 room inn with a restaurant, spa facilities, a conference centre, a special events pavilion and an arts and learning centre on the property known as Randwood at 144 and 176 John Street. Total coverage for all buildings existing and proposed buildings on the site will be 12%

To support and inform the application, the proponent has provided the following documents: a planning report; a needs assessment and market study; a heritage impact assessment; an environmental impact study; a preliminary servicing report; a report regarding the historic preservation of the landscape and gardens; a stage 1 and 2 archaeological assessment; and a traffic impact and parking study.

The Official Plan and Zoning By-law amendments are the first stage in the approval process. A site plan application will be required to implement the proposed development with respect to building elevation design, landscaping, lighting, storm water management etc. The site plan application will be submitted following Council's decision regarding the Official Plan and Zoning By-law amendments.

3. BACKGROUND

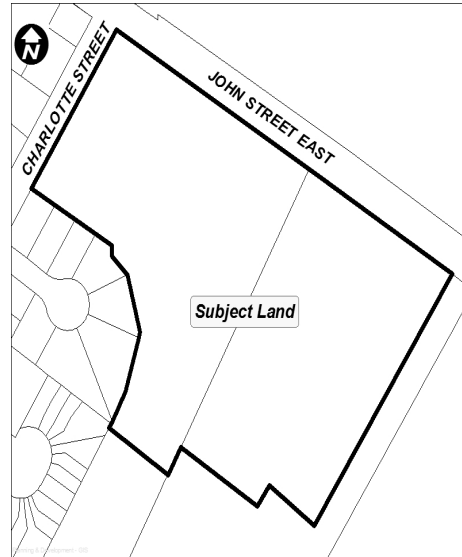
The property now known as Randwood was originally part of a 160 acre Crown grant made to Peter Russell in 1796. The land passed from Russell, who was Receiver General from 1792-1796, to the Honourable William Dickson, a member of parliament and one of Upper Canada's first lawyers. Dickson subdivided his property between his 2 sons, one of whom constructed the house now known as Randwood. The property was purchased as a summer home in 1905 by George F. Rand, a prominent American banker. The Rands made a number of significant changes to the property including alterations to the main house; construction of the Colonial Revival Devonian House in 1921; alterations to the Coach House in 2001; and major formal landscaping by the firm of Dunnington-Grubb Landscape Architects carried out over a span of approximately 20 years between 1920 and 1940.

There are 3 existing buildings on the site, the original Randwood House, the Devonian or Sheets House, a renovated coach house and 2 gazebos. A high wall encloses the property along John and Charlotte Streets. There are currently 2 gated entrances to the site on John Street. The property is bisected by One Mile Creek which runs generally north south through the property on the west side. The creek splits at the rear of the properties on Christopher Street. At this point a tributary of the creek runs east/west through the estate.



Site Description and Surrounding Land Use

The property is located at the southwest corner of John and Charlotte Streets. The site is approximately 13.29 acres in size and is surrounded on 2 sides (Charlotte and John Street) by a stone and brick wall.



The estate is bounded to the north by the large open space known as the Commons and the buildings constituting Butler's Barracks. These lands and buildings are owned and operated by Parks Canada. To the south and east are large residential estate properties. The property at 588 Charlotte Street is the location of the original Randwood stables which have been converted to residential use. The property at 200 John Street was originally part of the estate and is accessed by a long laneway which borders the east side of the subject property. On the east side of the laneway at 210 John Street is another large estate property with a house and 2 outbuildings. To the west are the residential developments on Weatherstone Court and Christopher Street which were once part of the Randwood property. The old Randwood milkhouse, which was converted to a dwelling in the 1990's, is located on Weatherstone Court and is designated under Part IV of the Ontario Heritage Act. On the east side of Charlotte Street are dwellings of various ages and design located on relatively large lots. The Pillar & Post Inn, Spa and Conference Centre is situated further to the east on the northeast corner of John and King Streets.

Policy Considerations

Provincial Policy Statement (PPS)

The subject applications were reviewed with regard to the Provincial Policy Statement, The Growth Plan, and The Regional Policy Plan. See **Appendix A** for a summary of how this application conforms with the Provincial Policy Statement.

Regional Policy Plan

The property is within the Urban Area Boundary and the Built Up Area of the Town

of Niagara-on-the-Lake and as such detailed decisions with respect to individual development applications are the responsibility of the local municipality.

Official Plan

The property is designated Established Residential and Conservation in the Town's Official Plan. Main uses permitted in the Established Residential designation include low density residential uses such as single detached, semi-detached and duplex dwellings. Secondary uses permitted with the main use include such things as bed and breakfasts, accessory apartments, group homes, home occupations and accessory buildings and structures.

The Conservation designation affects those lands associated with One Mile Creek. Uses within this designation are restricted to conservation type uses.

Zoning By-law 4316-09

The property is zoned Established Residential (ER-15). Permitted uses on the site include a single detached dwelling and a private school.

The applicant is applying to rezone the property to General Commercial (CG) Zone to permit the inn, a restaurant, an outdoor patio and an arts and learning centre and Open Space (OS) Zone to allow for conservation and stormwater management; to recognize the environmental constraints and to limit the use of this zone to existing landscape features, parking lots, pathways and the perimeter wall.

Heritage

Randwood is listed in the Town's Register of Heritage Resources as a non-designated property. Inclusion on the Register indicates that the property is a significant heritage resource as identified by Council. An application to demolish any structure on the property requires a request in writing to Council. Properties listed in the Town's Register may be eligible for designation under Part IV of the Ontario Heritage Act.

The property is also listed as an Estate Lot in Nicholas Hill's 1986 Estate Lot Study. However, the estate lot policies of the Official Plan are for subdivision or consent applications and do not consider zoning or official plan amendments.

The property is in the zone of archaeological potential. The applicant completed a stage 1 and 2 archaeological survey. The report recommends that a stage 3 survey be completed before any construction commences on the site. Clearance from the Ministry of Tourism and Culture with respect to the findings and any required mitigation measures relating to the archaeological resources on the site is also required prior to development proceeding.

The applicant has provided a Heritage Impact Assessment for the property that:

- provides an inventory of the heritage attributes on the property.
- provides historical research to determine the important heritage attributes and

- elements of the site
- analyses the impacts of the proposed development on the existing heritage resources
- proposes mitigation that would be required in order to protect the resources.

While the heritage impact assessment provides recommendations for short term conservation of the cultural heritage landscape and individual structures during the development stage, it does not address the long term protection of these features once the property is developed as an inn and cultural centre. In order to ensure the long term future of these resources it is recommended that the property be designated under Part IV of the Ontario Heritage Act at the site plan approval stage.

The Municipal Heritage Committee visited the site and reviewed the proposal and have made the following recommendations to Council and staff with respect to the proposed development.

1. The Heritage Impact Assessment follows the Ministry guidelines for Heritage Impact Assessments in the Ontario Heritage Toolkit.
2. The Heritage Impact Assessment provides for mitigative measures to protect views, the cultural heritage landscape and the existing buildings on the site. These mitigative measures are recommended to be followed.
3. The master plan is designed to locate most new buildings and additions at the rear of the property which protects the natural and cultural heritage landscape.
4. The location of new additions behind existing buildings is a good approach to protecting the heritage resources.
5. The property be designated under Part IV of the Ontario Heritage Act in order to provide additional protection for the heritage resources from the impact of any future alterations to the site.
6. The Heritage Impact Assessment provides some comments with respect to the design of the new buildings and additions. The design should be simplified to allow the landscape and the existing structures to remain prominent features of the site.
7. The applicant returns to the committee for review of the design as it develops.

Urban Design

The Urban Design Committee made the following recommendations to staff with respect to the proposed development.

1. The master plan generally protects the significant designed and natural cultural landscape features and conserves the significant green space.
2. Any additions should reference the architectural features of the existing buildings.
3. Plans for each building be submitted to the Urban Design Committee as well as any changes that occur to the design.
4. Design of addition to the Randwood house must be well executed using appropriate quality materials.
5. The proposed Large Event Pavilion is a highly decorative building that

- could positively impact and alter the existing cultural landscape.
6. Opening the entrance and providing a carriageway/walkway to the Large Events Pavilion will impact the streetscape and provide a second important focal point or vista into the estate.
 7. Any impact on the neighbouring properties, such as the location of the entrance to the underground parking lot and the position of the addition to the Coach House must be mitigated by the introduction of significant screening and other landscape features.

An urban design peer review was also undertaken by Brook McIlroy Inc. in June 2011. The key priorities cited in their review were:

- adequate building setbacks to maintain privacy to adjacent residential properties and preservation of the creek, mature trees and other landscape elements.
- Compatible height and mass of proposed buildings with existing buildings.
- Assurance that the architectural quality of the proposed buildings is of a high standard in keeping with the complexity of their period style

Key recommendations of this review include:

- The siting of buildings be reconsidered to reduce the mass of buildings at the southern end of the property through the rotation of building #4 and /or the redistribution of gross floor area to the existing central open space.
- The size of the proposed surface parking area adjacent to the Coach House should be minimized and enhanced landscaping and design features are to be considered in order to minimize adverse impacts.
- All elevations of the building should maintain a level of detail that is at least on par with the south elevation.

In response to these recommendations the applicant increased the rear yard setback of Building #7 by reducing the size of the proposed addition by approximately 1000 sq.ft. The rear yard setback for Building # 5 was increased from 14' to a minimum of 32'9" by moving the building forward into the large green space between the Events Pavilion and Building #4. The rear yard setback for Building #4 was increased from 14' to 24'7" by reducing the size of the lower level outdoor plaza. In addition, the southeast corner of the building will be to increase the setback and mitigate impacts on the existing inground pool at 200 John Street.

While siting of the new buildings and building additions has not been reconsidered, the applicant will be relocating the vehicle access ramp, reconfiguring the southwest corner of Building # 7 in order to conserve the boxwood hedge and reconfiguring the southeast corner of Building 4 to provide an increased setback from the existing pool at 200 John Street. The proposed pool adjacent to Building #5 will also be moved to an alternate location. Other design issues such as the detailed elevations and assurance with respect to architectural quality will be addressed at the site plan application stage along with

location of parking and landscaping.

Circulation Comments

Region of Niagara

The Region of Niagara is generally supportive of the proposal and has no objection to the proposed Official Plan and Zoning By-law amendments from a Provincial or Regional policy perspective. **(Appendix B)**.

Niagara Peninsula Conservation Authority

The Conservation Authority has provided the following comments.

- New development and site alterations are generally not permitted in the floodplain area.
- Watercourses on the site require a 15m buffer in which generally no new development or site alterations are permitted.
- One Mile Creek and its tributary as well as the 15m setback must be placed in a Conservation Zone designation.
- The subject lands contain endangered species including the Eastern Flowering Dogwood and significant woodlands. Generally, no new development or site alterations can occur in an area identified as significant habitat of endangered and threatened species.
- Site alterations may be permitted in an Environmental Conservation Area and/or fish habitat and on lands adjacent to an Environmental Protection Area if an Environmental Impact Study (EIS) indicates that there will be no significant impact on the Core Natural Heritage System component of adjacent lands.
- The Conservation Authority recommended that more information was required with respect to the Eastern Flowering Dogwood and Ohio Buckeye on the site and any other species of concern.
- The Conservation Authority recommended that the "Analysis of Existing Trees Affected by Proposed Development on the Site" should be updated to reflect the most recent Preliminary Site Plan Concept or that an additional tree inventory be conducted to better understand any additional impacts due to the addition of the proposed vehicle ramp and parking lot between the Coach House and Building 7 and the drop off area associated with the proposed Large Events Pavilion. The report should include all information required for completion of a trees saving plan.

Based on the comments provided by the Niagara Peninsula Conservation Authority the applicants' Landscape Architect met with the Conservation Authority staff in their offices and on site. As a result of these meetings separate reports were prepared by John Morley and Associates Landscape Architect and Greenwillow Consulting. These reports form an addendum to the Environmental Impact Study prepared in 2008. The reports identified and located the endangered Eastern Dogwoods and recommended appropriate avoidance procedures and preparation of a Tree Preservation Plan. The addendum also noted that no Papaw or Ohio Buckeye were found during the on site investigations.

The applicant intends to address other issues such as stormwater management and grading when the site plan application is submitted. The proposed master plan submitted as part of the Official Plan and Zoning By-law application locates the entrance/exit ramp to the underground parking area within the 15m floodplain buffer area. The applicants have agreed to relocate the vehicle access ramp away from the rear yards of the properties on Christopher Street and outside the 15m floodplain buffer area. The final location of the entrance ramp to the underground parking garage will be determined at site plan stage when detailed grading of the site is known. The proposed zoning by-law amendment recommended by staff does provide a minimum setback of 30.48m (100 ft.) *which would locate the ramp outside the floodplain buffer zone.*

Parks Canada

The application was circulated to Parks Canada for comment because the Commons and Butler's Barracks are adjacent to the Randwood Property on the north side of John Street.

Parks Canada has indicated that the size and location of the proposed development will pose little threat to the heritage integrity of the Butler's Barracks or Fort George National Historic Sites. Senior advisors did note, however, that some of the buildings were 4 storeys high with decorative chimneys and turrets. Staff at Parks Canada would not like to see anything higher because these architectural features would begin to dominate the forested horizon as viewed from the Commons. Chimneys are exempt from maximum height requirements in the Zoning By-law. The final determination of chimney height will be established at site plan stage when the final building elevations are approved.

Public Works

The Public Works Department indicated that it has no concerns at this time and will provide detailed comments when a site plan application is submitted.

With respect to the parking and traffic study produced by Paradigm Transportation Solutions, Public Works reviewed the report and did not identify concerns regarding traffic matters and indicated that intersections outside of the Town's control should be reviewed by the Region and the Niagara Parks Commission. The Niagara Parks Commission indicated that it did not need to review the traffic impact study because the proposed development is beyond their jurisdiction. The Region of Niagara did not identify concerns with respect to traffic matters.

Building Services and Fire

The Chief Building Official indicated that, at site plan stage, the site plan must show the fire routes with dimensions, radius, principal entrances to buildings, distance from principal entrance to fire route and any other information relating to fire routes.

The Fire Department identified challenges with access to the property. Currently

only one access gate can accommodate fire trucks. A second means of access to the property via one of the other entrances off John Street can be used but the gates will have to be re-hung to meet emergency vehicle access requirements. The proposed preliminary site plan does not show fire access routes to the proposed inn and conference facility. These will be required at site plan stage. All fire access routes to any building shall conform to the Ontario Building Code.

A professional engineer must determine if the bridges on the property are capable of withstanding the weight of fire trucks. Existing and any additional fire hydrants for the development must be verified for the current and proposed buildings as these are private hydrants that do not receive annual water flow verifications and maintenance by the municipality.

The issue of fire access routes, fire hydrants and engineering are matters that will be addressed at the site plan application stage.

Public Information Meeting & Other Comments

A public information meeting was held on September 30, 2010. The following is a summary of the comments received at that meeting with responses to those comments.

- Where is buffer located and how will it be impacted by new construction?
Landscaped buffers are located around the perimeter of the property and will be protected by appropriate building setbacks ranging from 7.50m (24'7") to 18.30m (60'). Additional landscaping along the southern property line that will augment existing landscaping will be addressed at the site plan stage. The zoning by-law requires a 3.0m wide landscape buffer adjacent to residential zones.
- What is the impact of the development on the creek and what is meant by conservation of the creek? There will be environmental impacts. Should be an environmental impact study.
Conservation of the creek means that the creek will be protected from the proposed development through appropriate building setbacks and approved stormwater management. The stormwater management plan will be designed, reviewed and approved at site plan stage. An environmental impact study has been completed and reviewed by the Niagara Peninsula Conservation Authority. Matters have been addressed to the satisfaction of the NPCA.
- What is the timing of construction and opening of the arts/cultural centre? How long will construction take?
Construction can only commence after the site has received all approvals related to site plan control, i.e. approved servicing plans, appropriate securities have been deposited with the Town, and all necessary clearances from other agencies are in receipt, i.e. clearance from the Ministry of Culture. It is anticipated that construction will take 12-18 months.
- How do vehicles enter the underground parking?
Vehicles will enter the underground parking via an internal driveway. The access to the underground parking will be landscaped and screened from view from the adjacent residential properties. The applicants have agreed to relocate the

vehicle access ramp away from the properties on Christopher Street and outside of the 15m conservation buffer. The proposed zoning by-law will reflect the new setback.

- What will happen if the development is not approved?
It is speculative to suggest what will happen if the development is not approved. The developer will have a number of options to consider should the development not be approved including appealing Council's refusal to the Ontario Municipal Board.
- How will the boxwood hedge be protected?
The boxwood hedge will be protected through appropriate building setbacks. The applicants have agreed to reconfigure the southwest corner of Building #7 to increase the setback from the hedge.
- There will be noise from the restaurant.
The restaurant is located within the manor house. While there will be seasonal outdoor seating in the piazza, the piazza is sunken and surrounded primarily by the hotel building which will act as a sound barrier. As this area is also surrounded by guest rooms, it is in the developers' interest that noise will be kept to a minimum.
- What is the financial capacity to support the redevelopment?
The developer is responsible for all costs associated with proposed redevelopment and any improvements that are required to municipal infrastructure. The Town will receive revenue through building permit applications, development charges and long term tax revenues.
- What are the social impacts?
Social impacts relate to the long term protection of the significant cultural heritage attributes of the site, having the site accessible to the public, and opportunities for cultural learning and enrichment.
- Do the gates need to be widened to accommodate emergency vehicles?
The eastern gate does not need to be altered to accommodate emergency vehicles. The western gates will need to be reconfigured in terms of how they hang on the gate posts, however the opening between the gate posts does not need to be altered.

Since the public information meeting there have been a number of letters and emails commenting on the proposed development. These are summarized in the attached table (**Appendix C**). The correspondence is also attached.

A public meeting under Sections 22 and 34 of the Planning Act was held on September 26, 2011. The following is a summary of the comments received at that meeting and responses to those comments.

- Concern regarding the height of the new buildings and impact on privacy.
The proposed hotel buildings will have 3 storey profile when viewed from adjacent properties and a 4 storey profile when viewed internally from the site due to the sunken nature of the piazza area. Balconies are proposed on the second floor. Any balconies or terraces above the second floor will not be oriented towards adjacent residential properties, but will be oriented internally into the site. Additional landscaping along the southern property line will be

required at site plan stage to augment existing landscaping to ensure privacy on adjacent properties is maintained. The coach house will maintain a 1 1/2 storey profile and while there are a number of windows proposed on the exterior of the building that is adjacent to residents, the primary function is for light. The existing vegetation and treed buffer along the western property line will remain and continue to provide the privacy protection to the residents of Christopher Street.

- *Proposal is too large.
A 106 room hotel is consistent in size with other medium sized hotels in the Town. (Pillar & Post 122 rooms, Queen's Landing 142 rooms, Prince of Wales 110 rooms, White Oaks 200 rooms.) The addition of the conference and banquet facilities and arts and learning centre increases the size of the proposal. However, all of the above hotels offer meeting facilities with Queen's Landing and White Oaks also providing banquet space for 250 and 300 people respectively. Both White Oaks and the Pillar and Post also provide spa facilities. Given the context of the Randwood site, which is 13.29 acres located behind a privacy wall, the size is not considered large.*
- *Design is not complementary to existing buildings.
The elevations provided with the application are only preliminary renderings. Detailed drawings will be provided at site plan stage and will be reviewed by the Municipal Heritage Committee and the Urban Design Committee to ensure compatibility with the existing buildings.*
- *Parking is not adequate. No accommodation of buses on the site.
The proposed number of parking spaces meets the requirements of the Zoning By-law and will adequately accommodate parking for the hotel, restaurant and conferences or other special events. Any overflow parking can be accommodated on the open ground at the northwest corner of the property. The applicant does not anticipate accommodating groups that would normally arrive by bus and has not provided for bus parking.*
- *This is a major amendment to the Official Plan.
The proposed Official Plan amendment is site specific in nature and is exempt from Regional approval. The Region has no objections from a Provincial or Regional perspective and indicates that the applications are intending to facilitate the redevelopment of a historic property into a new viable use which makes efficient use of land, infrastructure and services. It also provides for the preservation of natural and cultural resources.*
- *Need to maintain low density character of surrounding land uses.
The proposed use will be confined within the walls of the estate. In addition there will be mitigation measures such as adequate setbacks from neighbouring properties, landscaping requirements and maximum lot coverage requirements to ensure that the use will not intrude into the residential area and the adjacent residential uses are appropriately protected.*
- *Needs assessment is inadequate and out of date.
Although the study was completed in 2008, before cancellation of Project Niagara, the applicant has indicated that the proposed inn, arts and learning centre is catering to a specialized niche market making it a "stand alone" destination. The applicant also addressed the issue of the possible oversupply*

of hotel rooms by stating that this oversupply can be offset by the cancellation or delay in proceeding with several other hotel projects in Niagara-on-the-Lake such as the Anchorage Hotel redevelopment.

- Flaws in traffic study. Completed in November when there are few visitors in Town.

The consultants analyzed and took into account Region of Niagara and Town of Niagara-on-the-Lake traffic data compiled during high traffic volume months. In addition, they reviewed other traffic studies for nearby development of a similar nature and took into consideration the cumulative impacts of increase in traffic from this proposal as well as other approved developments.

- Concern with proximity of parking ramp to neighbouring properties and impacts. *The proposed Official Plan amendment provides that the access ramp shall be oriented and designed in such a way that there shall be no impact of vehicular lights on abutting residential properties. The applicants have agreed to relocate the vehicle access ramp away from the properties on Christopher Street and outside of the 15m conservation buffer zone. This will mitigate its impact on adjacent residential properties.*
- Need confirmation of set backs from existing residential properties. *The proposed Zoning By-law amendment will provide for specific minimum setbacks from existing residential properties. Setbacks have already been increased from those originally proposed by the applicants.*
- Need to maintain 50' buffer between properties on Christopher Street and any new development. *The proposed Zoning By-law amendment recommends a setback in excess of 50' between the properties on Christopher Street and the proposed arts and learning centre.*
- Will be a tangible economic benefit and does not compete with existing accommodation offerings. *The proposal is for a niche accommodation market that is not presently served by the existing accommodation sector.*
- Increased traffic could pose safety issue for children and cyclists. There should be a 3 way stop at Charlotte and John Street. Town staff should prepare a report on traffic and servicing and report back to residents. *Town Public Works staff reviewed traffic considerations associated with the proposed development. John Street has adequate capacity to accommodate traffic volumes from the proposed development. The Traffic Impact Study did not recommend any operational improvements as a result to the proposed development. Sidewalk improvements will be considered at the site plan stage.*
- Want guarantee of no future access on Charlotte Street. *There will only be 2 vehicular access points into the property. Both of these will be on John Street utilizing existing entrances. No access has been proposed onto Charlotte Street. This will keep traffic exiting and entering the property away from the residential properties on Charlotte Street where there are already a large number of driveways.*
- What about housing on the property? *The proposed hotel and arts and learning centre is confined to the rear of the property where it will have the least impact on heritage and natural resources. If*

housing, particularly single dwelling units or town homes, were to be constructed on the property, the result would be a dispersed type of development which could possibly adversely impact the significant heritage resources; destroy the designed Dunington-Grubb cultural heritage landscape; and have a greater impact on the natural resources than the proposed development. In order to limit these impact,s if residential development were proposed, the preferred type of residential development would be apartment style buildings set to the rear of the property.

- There should be a needs assessment with respect to accommodation in the Town not only now but into the future.

Town policies do not require a needs assessment for this type of development. Nevertheless, the applicant has completed an assessment by a reputable firm and the consultant concluded that there will be no adverse impact on the existing accommodation sector.

- Want to see a small country hotel.

While a smaller country hotel would be an acceptable use for the property, this type of hotel development would likely not be economically feasible given the investment required to maintain the buildings and the landscape. The proposed hotel and arts and learning centre development is comparable in size to the Prince of Wales Hotel and is smaller than Queen's Landing, the Pillar & Post and White Oaks. It is not a large hotel or conference centre by industry standards. Additionally, unlike the hotels noted above, it is set on an expansive 13 acre site screened from view behind stone and brick walls.

- This will change the character of the neighbourhood and Old Town.

The proposed use will be confined within the walls of the estate. In addition there will be mitigation measures such as adequate setbacks from neighbouring properties, landscaping requirements and maximum lot coverage to ensure that the use will not intrude into the residential area and will not significantly impact the Commons and other Parks Canada properties. The proposed impacts are not significant enough to change the character of the Town.

- What are the infrastructure costs and tax impacts on residents?

The developer is responsible for all costs associated with improvements or upgrades to infrastructure to accommodate the proposed development. The Town will receive tax benefits from commercial assessment of the property, which is higher than residential assessment.

- What is the benefit to the community?

The proposed development will include an arts and learning centre that will be open to the public providing an additional cultural venue for the Town. The existing built heritage resources and cultural heritage landscapes will be conserved and will be publicly accessible. The character of a significant estate lot will be conserved by providing for a viable adaptive re-use for the property.

- Historic buildings and landscape are significant. They should be protected.

- This is a way to conserve the property into the future.

The applicant has agreed that the property will be designated under Part IV of the Ontario Heritage Act at the Site Plan application stage. This will ensure the long term protection of the cultural heritage resources and cultural heritage landscape on the property.

- The scale of the proposal is significant. The scale of the proposed building additions exceeds the scale of the heritage buildings.
The property will be designated under Part IV of the Ontario Heritage Act at the Site Plan application stage. The design of all of the proposed additions will require the consent of Council. All building additions must be compatible with the existing buildings in terms of scale, mass, height and design,

Since the public meeting a number of additional letters have been received, These are attached (**Appendix D**)

4. DISCUSSION / ANALYSIS

Official Plan Amendment

The applicant is proposing a change in the designation from Established Residential to General Commercial (Randwood) to recognize the inn, conference centre, arts and learning centre and ancillary uses and Open Space (Randwood) to recognize the natural elements of the site. The Conservation designation along One Mile Creek will be maintained.

Following are the goals, objectives and policies of the Commercial designation with a discussion of how this project has addressed the goals and objectives and how the proposed policies of the Official Plan amendment will provide site specific policies to further enforce the goals and objectives of the commercial designation.

- 1) *Providing for an orderly distribution of commercial areas within the Urban Boundaries to meet the shopping and service needs of residents and tourists.*

The character of each individual commercial area, and the character of its surrounding uses, shall be considered in determining the zoning regulations to apply so that a cohesive character may be promoted in keeping with adjoining areas.

The site will provide for an inn with a restaurant, arts and learning centre and conference centre in an area of the Old Town that is currently predominately residential. Inevitably commercial and residential land uses will, and do, abut one another in certain locations throughout Old Town. Therefore, to evaluate the reasonableness of the request based on the fact that it abuts residential properties is not the only criteria for determining whether or not the application results in orderly development. The interface between the two designations is a critical issue that must be addressed and managed and interface issues between residential and commercial properties will need to be mitigated: but it is not the only issue. When evaluating an amendment to permit a commercial zone on a property other considerations are:

1. Whether or not the site can accommodate the intensity of the proposed commercial use, in this case a specific commercial use.
2. How the use relates to the abutting properties and uses and how impacts can be mitigated.
3. Whether there is sufficient infrastructure and road networks available

4. How the proposed development impacts the natural environment.
5. In this case, how it impacts the cultural heritage environment.

A commercial land use separated from other commercial land uses can be appropriate provided the above criteria are satisfied and the proposed development is compatible with the surrounding residential uses. Being compatible is not the same as being the same. Compatible development does not require development that is the same or similar to existing development; but looks to development that enhances an established community and co-exists with existing development in harmony without causing undue adverse impact on surrounding properties. It fits well within the physical context of the area and works well.

The character of the property is the large lot with a grand entrance through a designed landscape to a stately manor house. The proposed development maintains, conserves, and relies on these characteristics to create a unique setting for the inn and arts and learning centre. The proposed Official Plan policies and Zoning provisions are intended to protect these characteristics to insure a fit between the proposed commercial use and the abutting residential neighbourhood and the open space on the north side of John Street. The setbacks from the property lines exceed the buffers commonly found between residential and commercial zones especially in the Old Town.

However, because the proposed development is largely located to the rear of the property, close to existing residential development, consideration was given to increasing the rear and side yard set backs to provide a better buffer between the proposed development and the existing residential properties and to mitigate impacts, particularly on the property at 200 John Street and the homes on Christopher Street. In order to further protect the existing residential development, the entrance to the vehicle access ramp will be relocated to an area away from the neighbouring properties on Christopher Street and outside of the 15m buffer zone from One Mile Creek. The proposed swimming pool will also be moved to an alternate location and the southeast corner of Building 4 will be reconfigured. Final determination of the location of both the access ramp and the proposed pool will be made at site plan stage once grading and engineering plans are available. In addition, the very restricted lot coverage ensures that the property will maintain a significant landscaped area.

The following proposed policies have been included in the proposed Official Plan amendment as a means of providing specific policies to augment the existing commercial policies:

All parking areas and the vehicle access ramp shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.

No terraces or balconies above the second storey shall be oriented

toward abutting residential properties. Any terraces or balconies above the second floor shall be oriented toward the interior of the property.

There shall be no negative impact on abutting properties a result of lighting in parking lots, driveways, the access ramp, walkways, or other outdoor recreation and amenity spaces.

There shall be adequate building separation from adjacent residential uses.

The boxwood hedge shall remain and be properly protected and preserved to ensure its continued growth.

2) Maintaining, in tourist serving commercial areas, a character which is consistent with the historical importance of these areas and their surroundings.

Every effort shall be made to preserve heritage resources if affected by an application for commercial development or redevelopment. The conservation of such features shall be encouraged.

The estate, including its buildings and its setting, is a significant cultural heritage landscape. The built heritage and designed and natural landscape warrants careful and sensitive conservation in consideration of any plan to redevelop the property and adapt the existing structures for other uses. This applies whether the proposed uses are commercial, residential or institutional.

The new buildings have been positioned as proposed in an effort to preserve heritage resources and ensure the conservation of the significant cultural landscape to the greatest extent possible. It would be detrimental to the heritage resource for the property to be further subdivided or for any of the additions to block views of the existing heritage buildings or to obscure the buildings. Placing the additions to the buildings at the rear of the proposed commercial development respects the heritage of the property. However, the size and design of the additions must be carefully considered to ensure that the new construction does not dominate and overwhelm the existing buildings. Offsetting the additions from the existing buildings via corridors and pathways provides for connectivity but also allows the existing buildings to continue to stand on their own and be appreciated as a individual entities or structures within a designed cultural landscape.

The following proposed policies have been included in the Official Plan amendment as a means of providing specific policies to augment the existing commercial policies and protect the heritage resources on the site:

Prior to site plan approval, the property shall be designated under Part IV of the Ontario Heritage Act.

The final design and plans of any additions to the new buildings shall be subject to approval by the Municipal Heritage Committee.

- 3) *Minimizing the impact of commercial development on adjacent land uses. Requirements for building setbacks, minimum landscaped areas, buffer strips, maintenance of existing trees, privacy screening and other appropriate measures to protect adjoining residential areas from the effects of commercial activity shall be applied in all new commercial development or redevelopment.*

The proximity of the larger buildings such as the spa and conference centre; hotel additions to the main house; and the addition to the coach house to residential properties, particularly those on Christopher Street and at 200 John Street must be addressed with respect to privacy and impact on future development. To respond to this policy statement the setbacks from the residential uses have been increased significantly from the initial application. However, the zoning by-law amendment will set out minimum setback requirements. As noted above, because the proposed development is largely located to the rear of the property, close to existing residential development, consideration has been given to increasing the rear and side yard set backs further to provide a sufficient buffer between the proposed development and the existing residential properties and to protect important landscape elements, i.e. the boxwood hedge and trees and to augment with additional landscaping where appropriate, i.e. adjacent to 200 John Street.

The arts and learning centre building was placed on the western portion of the property as it will be the least intrusive use next to the King/Charlotte residential neighbourhood. It is also expected that the building will provide some noise attenuation between the Inn and the residential area. However to provide for greater separation from residential uses and to ensure the conservation of the existing boxwood hedge buffer adjacent to the Coach House and the Christopher Street properties, setbacks from the proposed addition will be increased at the southwest corner of Building # 7 by reconfiguring the wall of the Coach House addition.

The following proposed policies have been included in the proposed Official Plan amendment as a means of providing specific policies to augment the existing commercial policies:

Sufficient landscaping, buffers, and setbacks shall be provided to minimize the impact on abutting residential uses.

No terraces or balconies above the second storey shall be oriented toward abutting properties. Any terraces or balconies shall be oriented toward the interior of the property.

There shall be adequate building separation from adjacent residential uses.

A tree preservation plan prepared by a qualified professional and subject to review by the Niagara Peninsula Conservation Authority shall be submitted with a site plan application.

The boxwood hedge shall remain and be properly protected and preserved to ensure its continued growth.

4) *Minimizing the impact of commercial development on the traffic carrying capacity of adjacent roads.*

Vehicular accesses for new commercial development will be restricted, as necessary to minimize the effect of turning movements on adjoining roadways.

There will be two vehicular access points into the property. Both will be on John Street. There will be no access from Charlotte Street. The location of the access points should result in a dispersion of traffic as it exits and enters the site with options for drivers to go through Old Town via John Street to King Street or out onto Niagara River Parkway.

While the applicants have been criticized for completing their traffic impact study in November 2010, when summer tourism traffic is not at issue, the consultants also analyzed and took into account Region of Niagara and Town of Niagara-on-the-Lake traffic data compiled during high traffic volume months. In addition, they reviewed other traffic studies for nearby development of a similar nature and took into consideration the cumulative impacts of increase in traffic from this proposal as well as other approved developments.

The consultants concluded that primary existing roads in the area of the development are accommodating the current volumes of peak hour traffic satisfactorily. They also concluded that, even with the addition of the proposed development, all roads in the vicinity of the development could handle any additional traffic volumes at acceptable levels through 2020.

The Town's Official Plan designates John Street between King Street and the Niagara River Parkway as a collector road which connects to other collector and arterial roads. These roads are designed to carry the volume of traffic from this development and other recently approved developments.

5) *Preventing the intrusion of commercial uses into residential areas.*

While this application will change a residentially designated and zoned property to a commercial designation, Randwood has not functioned as a residential property for over 30 years. It has been, at times, a conference centre, a school and an executive retreat. As a result, a change in use has already occurred despite the property being designated for residential use.

The proposed use will be confined within the walls of the estate. In addition there will be mitigation measures such as adequate setbacks from neighbouring properties, landscaping requirements and maximum lot coverage to ensure that the use will not intrude into the residential area.

The proposed inn and arts and learning centre is located at the edge of a

residential area adjacent to the urban area boundary of Old Town and will not penetrate into the neighbourhood. It is located immediately opposite federally owned public lands that provide for a variety of uses and functions that are not residential.

The Pillar & Post is located half a block away to the west on John Street and is surrounded by residential properties. Riverbend Inn, a 21 room inn with restaurant and meeting room space is located at the corner of John Street and Niagara Stone Road. Peller Estates Winery, which has a restaurant as well as a retail sales area, is also located on John Street. Although these properties are designated agriculture, they are zoned to permit certain commercial uses.

6) Off-street parking areas of commercial uses will be designed to facilitate the efficient off-street movement of vehicles and not negatively impact on abutting or near-by residential uses.

Promoting compact forms of commercial development, and discouraging scattered forms of development.

Off street and underground parking has been provided for 200 cars. The applicant anticipates that any overflow parking will be accommodated at the northeast corner of the property inside the walls and there will be no need for guests to park on any public streets in the area.

This policy is intended to address large scale commercial developments and address the need for compact commercial development as opposed to a scattered distribution of commercial uses throughout a community. In this case, the proposed commercial development is compact in that it is restricted to a small portion of the overall site using existing entrances on John Street and is confined behind the existing stone wall on the two street sides of the property. This will ensure efficient movement of guests and visitors within the various uses on the property as well as directing traffic along collector and arterial roads rather than local streets.

7) A marketing/impact study is required for new retail developments having a floor area greater than 900 sq.m. demonstrating that the proposed development is warranted and will not prejudice the commercial structure of the town over the lifetime of the plan.

This policy is specific to retail uses, not the accommodation sector. However, the applicant has completed a needs assessment and marketing study for the project. It concluded that there is a market for the proposed inn and arts and learning centre which is a unique product not offered anywhere else in Ontario. In addition, the study determined that overall there would be no negative impact on the hotel market and that a significant portion of the business would be conference facility related demand. The report also concluded that the proposed project would contribute a significant number of jobs to the economy and result in over \$13 million in off-site

spending in the region.

Although the study was completed in 2008, before cancellation of Project Niagara, the applicant has indicated that the proposed inn, arts and learning centre is catering to a specialized niche market making it a "stand alone" destination. The applicant also addressed the issue of the possible oversupply of hotel rooms by stating that this oversupply can be offset by the cancellation of several large hotel projects in Niagara-on-the-Lake such as the Anchorage development.

8) Within the Conservation designation the following uses are permitted: forestry, fisheries management, wildlife management, waterfowl production, floodplains, environmental protection, public and private parks etc. Uses permitted with a main use are accessory buildings and structures subject to the approval of the authority having jurisdiction.

The existing Conservation designation will remain on the property as was identified in the Official Plan amendment when it was adopted. All of the policies of the Conservation designation will continue to apply to the land designated as Conservation. A site specific Open Space Zone with relevant policies is proposed for the remainder of the landscaped gardens at the front of the property. This will restrict the permitted uses and insure that the character of the property is not compromised by the future commercial expansion or residential development. All Niagara Peninsula Conservation Authority policies and guidelines will apply to the Conservation zone including any requirements for setbacks from One Mile Creek and the tributary of One Mile Creek. There is a requirement for a 15 m buffer and any development that occurs within that buffer it is subject to Niagara Peninsula Conservation Authority approval.

The applicants have agreed to relocate the vehicle access ramp away from the properties on Christopher Street and outside the 15m buffer area.

Zoning By-law Amendment

The proposed zoning by-law amendment implements the specific requirements set out in the policies of the Official Plan and has been drafted with the intent of limiting the proposed development in terms of lot coverage, floor area, and setbacks while allowing for some minor adjustments to the plan as the project unfolds. If the Official Plan and Zoning By-law Amendments are approved, the next step is site-plan control application which will stipulate the final details of the project.

There is a need to provide for some flexibility with respect to zoning to allow for the fact that the site plan application review will likely result in changes as grading details and specific site development elements come to the fore and are refined. That being said, the zoning by-law puts in place controls that set specific parameters and any changes at the site plan stage cannot go beyond the parameters set out in the zoning by-law.

The proposal is for an inn with a restaurant and spa facilities to be accommodated in the main house and addition. Eight additional rooms will be located in Devonian House. The proposed arts and learning centre will be located in an addition to the Coach House. A separate building will be constructed to accommodate an events pavilion with space for approximately 250 people. An additional entrance will be inserted in the existing wall on John Street in the location of an entrance that previously existed. The new entrance will provide direct pedestrian and carriage access to the events pavilion; but will not be designed for vehicular access. All proposed new buildings and building additions will be located to the rear of the property.

Two hundred parking spaces have been provided; 81 above grade scattered throughout the property and 119 below grade. The applicant contemplates that any additional parking for special events can be accommodated west of the north/south branch of One Mile Creek if required.

The additions and new buildings heights and gross floor areas are as follows:

BUILDINGS	EXISTING	PROPOSED
#1—Manor House	Main Dwelling—3 storey, ±1,691 m ² (±18,200 ft ²) Maximum height - 45 ft	6 Rooms Restaurant with 200 seat capacity
#2—Guest House	Devonian Guest House—2 ½ storey, ±635 m ² (±6,840 ft ²) Maximum height - 36 ft. (11 m)	8 rooms
#3—Coach House/Studio	Coach House—2 storey, ±269 m ² (±2,900 ft ²) Maximum height 25 ft (7.6 m)	Studio & Education Space
#4—Inn and Conference Facility		3 storey, ±4,545 m ² (±48,928 ft ²) addition, connects to Building #1 & 5 Maximum height from lower piazza 63' (19.2 m) 57 rooms
#5—Inn, Conference Facility, Spa		3 storey, 2,677 m ² (28,815 ft ²) Building #1 & 4 Maximum height 51' (15.5 m) 33 Rooms
#6—Large Events Pavilion		1 ½ storey, ±454 m ² (±4,889 ft ²) Maximum height 38 ft. (11.6 m) Facilities for 250 people.
#7—Art Centre		1 ½ storey, ±981 m ² (±10,563 ft ²)

		Maximum height 40 ft. (12.2 m)
#8—Seed House		1 storey, ±114 m ² (±1,225 ft ²) Maximum height 33 ft. (10 m)

The zoning by-law specifically lists the permitted uses, provides a definition for the conference centre and establishes minimum setbacks for any buildings or additions. The amendment also includes a zoning schedule that specifies the zones and their location. In order to protect existing residential properties, particularly the Rand property at 200 John Street, the applicant has reconfigured the southeast corner of Building #4 to provide for a setback of 11.63m (38'2") and the southwest corner of Building #7 for a setback of 18.30m (60 ft.). By increasing the setback at the southwest corner of Building #7 the protection and retention of the existing boxwood hedge, which provides a dense buffer between the existing residential properties and the proposed arts and learning centre, will also be ensured.

The Environmental Conservation Overlay Zone will continue to apply to the property as per the mapping in the zoning by-law. All applicable environmental approvals will have to be obtained for any work within the Environmental Conservation Zone.

The site plan application will require a lighting plan to insure that the lights on the property do not shed light onto abutting properties. This is a standard policy of the Town but has been reiterated in the proposed Official Plan policies to insure that this proposed project will not result in any negative impact on surrounding properties.

5. FINANCIAL IMPLICATIONS

The financial implication of the proposed development relates to revenue generated from property taxes, development charges and cash-in-lieu of parkland dedication.

6. COMMUNICATIONS

The Official Plan Amendment and Zoning By-law Amendment to permit a 106 room inn with a restaurant, spa facilities, a conference centre, a special events pavilion and an arts and learning centre on the property known as Randwood at 144 and 176 John Street are attached. Should Council approve the amendments there is a 20 day appeal period.

If the Official Plan and Zoning By-law Amendments are approved and there are no appeals, the applicant will move to the next phase in the development review and approval process related to site plan approval. This phase will include the development of specific plans and elevations that address any comments received during the circulation including issues with respect to servicing, fire access, environmental conservation, urban design, parking, and heritage conservation.

Specifically the site plan agreement shall address the following matters identified during the Official Plan and Zoning By-law application review process:

- a) Protection of the heritage resources and the cultural heritage landscape via designation under Part IV of the Ontario Heritage Act.

- b) Submission of detailed building and building addition designs and elevations, landscape plans and lighting plans to the Municipal Heritage Committee and Urban Design Committee for approval.
- c) Relocation of the vehicle access ramp away from the properties on Christopher Street and outside of the 15m conservation buffer area.
- d) Review of road intersections outside of the Town's control by the Region and the Niagara Parks Commission.
- e) Identification of fire routes with dimensions, radius, principal entrances to buildings, distance from principal entrance to fire routes etc.
- f) Reconstruction of one of the entrances off John Street so that it is wide enough for fire truck access.
- g) A report completed by a structural engineer indicating if the bridges on the site are capable of supporting the weight of fire trucks.
- h) Verification of existing and additional fire hydrants for the development.
- j) A report completed by an arborist that identifies how the boxwood hedge and any other significant trees or shrubs that act as a buffer between the proposed development and neighbouring residential properties will be protected during construction.
- k) 2% cash-in-lieu for parkland.
- l) Detailed sanitary sewer flow calculations are required to confirm capacity in the sanitary collection, storage and pumping systems. Should improvements to the system be required the developer is responsible for the costs of the improvements.
- m) Detailed flow calculations to confirm storm sewer capacity. Should improvements to the storm sewers be required, the developer is responsible for the costs of improvements.
- n) Securities for construction of on and off site works in accordance with Town policies.

7. CONCLUSION

The Rand Estate is an estate lot in the grand tradition of Niagara-on-the-Lake with sweeping driveways, large buildings of historic and architectural importance and significant designed and natural cultural landscape features. It is surrounded by a high protective wall that shields it from the street and creates a sense of mystery and enclosure.

The estate has had a number of uses. Despite the residential zoning, the buildings on the property have not been used for strictly residential purposes for over 30 years. At times it has been a conference centre, a government retreat and a school of philosophy. These uses have had minimal impact on the Randwood landscape, the surrounding residential properties or the property owned by Parks Canada.

The proposed development will be confined within the walls of the estate and has been designed to conserve the existing buildings on the site. The development has been located to minimize impacts on the existing buildings and the environmental and cultural landscapes. However, by placing building additions and new buildings

at the rear of the property there are potential impacts on some existing natural features and on the surrounding residential properties. In order to mitigate these impacts the proposed Official Plan and Zoning By-law amendment provide for the protection of significant landscape elements and increased building setbacks. The applicant has reconsidered some of the recommendations provided by Brooks McIlroy in the Urban Design Peer Review and has reconfigured buildings, relocated the vehicle access ramp and relocated the proposed pool in order to mitigate impacts on neighbouring properties and ensure the continued health and survival of the boxwood hedge and other natural buffers.

Written by

**Leah Wallace, MCIP, RPP
Planner, Heritage & Urban Design**













Respectfully submitted,

**Barbara Wiens, MCIP, RPP
Principal Planner**

**Milena Avramovic
Director of Community & Development Services**

**Mike Galloway
Chief Administrative Officer**

ATTACHMENTS

-  AppendixA_PPS.doc  RegionalCommentsAppendixB.pdf  Romance - Appendix C.pdf
-  AppendixC_SupportLetters_001.pdf  AppendixC_Petitions.pdf  Appendix D_001.pdf
-  AppendixE_Randwood-Official Plan Amendment.docx  Randwood OP_Schedule.pdf
-  RevisedSitePlan_ Nov 22 2011.pdf  AppendixF_Randwood-Proposed Zoning Bylaw.doc
-  ZoningBylaw_Schedule2.pdf  ZoningBylaw_Schedule1.pdf

First Capital of Upper Canada - 1792

PROVINCIAL POLICIES

Property: 144 & 176 John Street

Proposal: Application for Official Plan Amendment & Zoning By-law Amendment

Policies	Conformity with Policies
1. BUILDING STRONG COMMUNITIES	
1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns – <i>to provide for healthy, liveable and safe communities, to accommodate an appropriate range and mix of employment and housing, settlement areas shall be focus of growth with densities that use land appropriately and efficiently and minimize negative impacts to air quality and climate change</i>	The proposed project to convert an existing residential heritage building to a commercial inn will provide employment within the urban area and result in the intensification of a large estate property in a manner that protects the natural and heritage resources on the property.
1.2 Coordination – <i>a coordinated, integrated and comprehensive approach should be used when dealing with planning matters</i>	The application was circulated to all pertinent departments & agencies for review and comment.
1.3 Employment Areas – <i>Planning Authorities shall promote economic development and competitiveness</i>	The application proposes to create employment and offer a unique tourism product not available in the region.
1.4 Housing – <i>To provide for an appropriate range of housing types and densities</i>	Converting this residential dwelling to a commercial use will not impact the supply and range of housing types and densities in the urban area of Old Town. There is sufficient residential land available in the urban area to accommodate projected residential growth and infill development.
1.5 Public Spaces, Parks and Open Space – <i>Health active communities should be promoted by planning public streets, spaces and facilities to be safe and to meet the needs of the public; providing for a full range and equitable distribution of publicly accessible built and natural settlements for recreation; providing opportunities for public access to shorelines; considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas</i>	The Inn will be situated within a natural setting with a portion of the property being zoned as open space to preserve the landscaped gardens on the property. The open space is part of the character of the property and part of the unique experience the Inn proposes to offer to visitors. The public will have access to the site and facilities on the site.
1.6 Infrastructure and Public Service Facilities – <i>shall be provided in a coordinate, efficient and cost-effective manner to accommodate projected needs</i>	There is capacity within the current infrastructure to service the proposed development.
1.7 Long-Term Economic Prosperity – <i>shall be supported by optimizing the long-term availability of land, resources, infrastructure, public service facilities; maintaining/enhancing downtowns and mainstreets; promoting redevelopment of brownfields; providing efficient, reliable and cost effective multi-modal transportation system; planning major facilities and sensitive land uses are appropriately designed, buffered and /or separated from each other to prevent adverse effects; providing opportunities for sustainable tourism development; protecting agricultural resources and minimizing land use conflicts; providing opportunities for increased energy generation, supply and conservation including alterative/renewable energy systems</i>	This project proposes a sustainable tourism initiative and provides for adequate separation and buffering from adjacent uses to mitigate against possible adverse affects of having commercial development next to the established residential subdivision.
1.8 Energy and Air Quality – <i>Planning Authorities shall support energy efficiency and improved air quality</i>	The proposed use is located within an urban area boundary and located in proximity to well traveled public streets.
2. WISE USE AND MANAGEMENT OF RESOURCES	
2.1 Natural Heritage – <i>natural features/areas shall be protected for the long term; provide diversity and connectivity of natural features; maintain ecological function and biodiversity of natural heritage systems; development an site alteration shall not be permitted in significant endangered/threatened species habitats, significant wetlands, significant coastal wetlands, significant wildlife habitats, areas of natural and scientific interest, fish habitats except in accordance with provincial and federal requirement; natural heritage features unless the it has been demonstrated that there will be no negative impacts on natural features or ecological functions</i>	The proposed amendments will not affect endangered/threatened species, significant wetlands, fish and wildlife habitats, woodlands, valley lands or natural heritage areas. The proposed amendments will protect significant natural heritage features.
2.2 Water – <i>Planning Authorities shall protect, improve or restore the quality and quantity of water; development/site alteration in or near sensitive water features shall be restricted</i>	The proposed amendments will not impact water quality or quantity of One Mile Creek. Appropriate stormwater management will be constructed.
2.3 Agriculture – <i>Prime Agricultural areas shall be protected for long-term use for agriculture</i>	N/A as lands are located with urban area boundary
2.4 Minerals and Petroleum – <i>Minerals and petroleum resources shall be protected for long-term use</i>	Minerals and petroleum not identified on site.
2.5 Mineral Aggregate Resources – <i>Shall be protected for long-term use</i>	Minerals not identified on site.
2.6 Cultural Heritage and Archaeology – <i>Significant built heritage resources and significant cultural heritage landscapes shall be conserved</i>	The change of use will not affect heritage resources and will conserve a significant cultural heritage landscape. The property will be designated under Part IV of the Ontario Heritage Act. Any alterations in the future will require a

	heritage permit.
3. PROTECTING PUBLIC HEALTH AND SAFETY	
3.1 Natural Hazards – <i>Development will generally be directed to areas outside of: hazardous lands adjacent to shorelines of the Great Lakes-St Lawrence River System and large inland lakes; hazardous lands; hazardous sites</i>	Property not associated with natural hazards.
3.2 Human-Made Hazards – <i>Development on, abutting or adjacent to lands affected by mine hazards, oil, gas salt hazards or former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Contaminated sites shall be remediated as necessary prior to any activity on site.</i>	Property is not in an area associated with human made hazards.



**PUBLIC WORKS DEPARTMENT
Development Services Division**

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April 14, 2011

File: D18.05.ZA-11-002
D10.05.OPA-11-002

Leah Wallace, MCIP, RPP
Planner, Heritage & Urban Design
Town of Niagara on the Lake
1593 Creek Road
P.O. Box 100
Virgil, ON L0S 1T0

Dear Ms. Wallace:

**Re: Provincial and Regional Comments
Official Plan Amendment & Zoning Bylaw Amendment Applications
144 & 176 John Street
Town of Niagara on the Lake**

Regional Development Services staff has reviewed the information circulated for the above noted Official Plan Amendment and Zoning By-law Amendment applications. The Official Plan Amendment application proposes to change the designation of the property from Established Residential and Conservation to site specific Conservation - Exception and General Commercial - Exception. The Zoning Bylaw Amendment proposes to rezone the property from the Established Residential (ER-15) zone to a site specific Environmental Conservation and General Commercial zone. The purpose of the amendments are to facilitate the redevelopment of the property into an "Inn and Cultural Learning Centre" consisting of hotel suites, restaurant, spa and conference facility, arts and distribution centre, events pavilion, seed house and associated parking. Regional staff offers the following Provincial and Regional comments to assist the Town in considering the applications.

Provincial and Regional Policies

The property is within a Settlement Area under the Provincial Policy Statement, the Built Up Area under the Places to Grow Growth Plan, and Protected Countryside - Town/Village under the Greenbelt Plan. Areas within the Protected Countryside - Town/Village designation continue to be governed by municipal official plans. The Provincial Policy Statement and the Places to Grow Growth Plan both contain policies that direct growth to settlement/built up areas and support intensification. Land use patterns shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities which are planned or available. Municipalities are encouraged to develop complete communities with a diverse mix of

land uses, a range of and mix of employment and housing types, quality public open space, and easy access to local stores and services. In addition, transit supportive, pedestrian friendly urban environments are encouraged to improve transportation choice and accessibility.

According to the Regional Policy Plan, the property is within the Urban Area Boundary and the Built Up Area for the Town of Niagara on the Lake. A full range of residential, commercial, industrial, and institutional uses are permitted generally within the Urban Areas, subject to the availability of adequate municipal services and infrastructure. Built up areas are lands within Urban Areas that will be the focus of residential and employment intensification and redevelopment within the Region over the long term.

The 13 acre property contains 3 main buildings that were originally constructed as residences and have more recently been used as for institutional purposes. The current proposal would redevelop the property into a year round spa and learning centre. The 3 main buildings will be utilized in the proposal and additional buildings will be constructed primarily for guest accommodations and events. The proposed redevelopment will facilitate intensification in the urban/built up area where services and infrastructure are readily available. The development of a resort and learning facility will provide for additional employment and tourist economic opportunities for both the Town and Region.

The immediate neighbourhood includes the Fort George National Historic Site to the north, residential subdivisions to the west and southwest, and estate residences to the east and south. The eastern boundary of the property represents the urban area boundary for the Town beyond which are estate residential and agricultural uses. To the west, along King Street, the uses become more mixed with commercial, industrial and residential.

The proposed use of the property as a spa/hotel/learning facility will be complimentary to the surrounding uses and will improve the mix of uses in the area. In addition, consideration has been given to ensure the design of the development respects the historical significance of the property and buildings as well as the surrounding land uses. Emphasis is placed on conservation, greenspace, and pedestrian activity (i.e. underground parking is proposed). The new buildings proposed will not be higher than, and will be located behind, the existing buildings to maintain the view that currently exists from John Street. Given that much of the new construction in the south part property, additional plantings have been suggested to help mitigate any visual impacts on existing abutting residential uses. Regional staff is supportive of the efforts to integrate the redevelopment into the existing neighbourhood, respect heritage, and create a "pedestrian" environment. The Town should ensure these efforts are maintained throughout the Site Plan Control stage.

Regional Infrastructure and Servicing

The property does not front onto a Regional Road and servicing (water/sewers) would be provided via local infrastructure. However, Regional staff notes that commercial and industrial uses are required to comply with the Region's Sewer Use By-Law, which regulates discharges to the sanitary and storm sewer systems. In general, the installation and maintenance of a suitable access point (manhole) to allow observation, sampling and flow measurement of the sewage is required. The manhole is to be located on the property as close to the property line as possible and must be accessible at all times.

In addition, an interceptor is to be installed to prevent substances from entering the sewer system.

Natural Heritage

The Region's Core Natural Heritage Maps shows an Environmental Conservation Area (ECA), associated with significant woodland, and Fish Habitat on the property. Regional policies related to the natural heritage will need to be addressed and satisfied. An Environmental Impact Study prepared by Greenwillow Consulting, dated October 2008, has been submitted with the application. In accordance with the Memorandum of Understanding and the protocol between the Region and the Niagara Peninsula Conservation Authority (NPCA), the NPCA shall be responsible for the review and comment of all planning applications for impacts on the natural environment. The NPCA will provide Provincial and Regional comments related to natural heritage under a separate letter to the Town.

Built Heritage and Archaeological Resources

Based on the information submitted, the property is of historical significance to the Town, and contains 3 "historic" main buildings as well as a gazebo and significant landscape/garden feature. The Provincial Policy Statement, 2005, provides direction for the protection of significant heritage resources. Provincial policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conservation involves the identification, protection, use and/or management of cultural heritage in such a way that their heritage values, attributes and integrity are retained. Policy 2.6.2 protects archaeological resources or areas of archaeological potential. Development and site alteration on lands containing archaeological resources shall only be permitted if the resources have been conserved by removal and documentation or preservation.

A Heritage Impact Assessment prepared by Ecoplans Limited/Nexus Architects, dated May 2010, has been submitted with the application. The Assessment concludes that the majority of the proposed development is sensitive to the context and layout of the property, impacts are limited, and the demolition of any significant heritage assets is avoided. Recommendations for preservation and restoration are provided. Regional staff has no issues with the heritage impact assessment provided that the Town's Local Heritage Committee and Heritage Planner are satisfied with the report.

A Stage 1 & 2 Archaeological Assessment prepared by Archaeologix Inc., dated September 2008, has been submitted with the application. The Assessment concludes that additional Stage 3 field work is required. The Assessment has been submitted to the Ministry of Culture. The Ministry must provide its approval prior to any development or grading of the property. The Town should place a Holding (H) provision on the amending zoning bylaw for the completion of all archaeological investigations to the satisfaction of the Ministry of Culture.

Conclusion

Provincial and Regional policies support intensification and redevelopment in the urban and built up areas, the wise use of land, infrastructure, and services as well as the protection of natural and cultural heritage resources. The proposed Official Plan and

Zoning Bylaw Amendment applications are intended to facilitate the redevelopment of a historical property into a new viable use, which makes more efficient use of land, infrastructure and services. In addition, the proposed development provides for the preservation of natural and cultural heritage resources.

Regional Development Services staff has no objections from a Provincial or Regional perspective to the proposed Official Plan and Zoning Bylaw Amendment applications. Given the site specific nature of the application, the Official Plan Amendment is exempt from Regional approval in accordance with the Memorandum of Understanding with Area Municipalities

If you have any questions, please contact myself at ext. 3386 or Marilyn Radman, Manager of Development Services at ext 3485.

Please send notice of Council's decision on the application.

Yours truly,



Sue Mabee, MCIP, RPP
Planner

SM/

Cc: Ms. S. Mastroianni, NPCA

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APPENDIX C

144-176 John Street - Official Plan & Zoning Change - Letters of Concern

NAME	DATE OF LETTER
Margaret A. Collins & Robert A.C. Dingman	30-Aug-10
J.E. Sheppard Q.C.	September 2, 2010 (2 Letters)
Calvin G. Rand	03-Sep-10
Priscilla "Percy" Webb	04-Sep-10
Helen & William Brown	September 3, 8 & 12, 2010
Mr. & Mrs. F.E. Dixon	07-Sep-10
Sandra McPherson	08-Sep-10
Sally McLeod-Miller & Nicholas Miller	09-Sep-10
Brenda & Brian Parks	September 10 & 14, 2010
Corinne & Dieter Unruh	10-Sep-10
David Wilson	13-Sep-10
Donald & Judy McHattie	13-Sep-10
Laurie & Bruce Drewitt	14-Sep-10
Nicholas Millelr & Sally McLeod-Miller	14-Sep-10
Elizabeth Masson	14-Sep-10 & 30-Nov-10
Bradford J. Nixon	16-Sep-10
Dieter Unruh	No Date
Rob & Luci Vaandering	06-Oct-10
R.A.C. Dingman and Marnie Collins	08-Nov-10
Peter Edward	13-Nov-10
Heather Harvey	13-Nov-10
Gillian Bryan	16-Nov-10
Joy A. Flegg	24-Nov-10
Marguerite Matteo	25-Nov-10
Linda Telford	29-Nov-10
Kay Ashwood	02-Dec-10
Gordon May & Shirley May	05-Dec-10
Gloria Grieve	10-Dec-10
No Name	10-Dec-10
Jane Kirkby	28-Jan-11
W.H. Brown	14-Mar-11
Dieter Unruh	12-Apr-11
Robin Rand Ellis	19-Apr-11
William H and Helen W. Brown	26-May-11
Dieter Unruh	05-Aug-11
No Name	05-Aug-11
Peter Sterling Harvey	06-Aug-11
Brenda & Brian Parks	09-Aug-11
Helen & William Brown	Aug-11
J David Bell	13-Sep-11
Andrew Gretzinger	21-Sep-11
Helen & Bill Brown	22-Sep-11
Elizabeth Masson	24-Sep-11
No Name	No Date

R. A. C. Dingman and Marnie Collins

August 30, 2010



Copy Plan
Council info ✓
picg ✓
20m file

Ms Holly Dowd, Town Clerk
The Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Box 100
Virgil, ON
L0S 1T0

Re: Development Proposal, 144-176 John Street, Niagara-on-the-Lake

Dear Ms Dowd:

At the time of writing we have not been able to obtain detailed information on the above-noted proposal. However, as owners of lands abutting the subject lands, we consider the proposed size of the development to be excessive in relation to the surrounding residential areas.

We would request that this letter represent a written submission enabling us to appeal a decision should this be necessary at a future date.

We would also request that we be informed from time to time of decisions of Town Council in respect of this application.

Respectfully submitted,

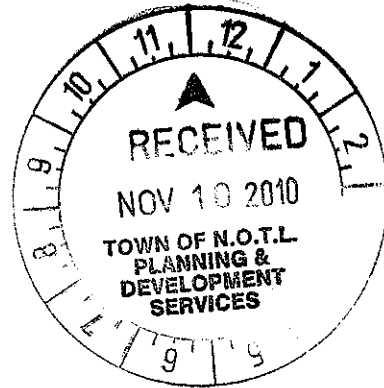
Margaret A. Collins
Robert A. C. Dingman

for

R. A. C. Dingman and Marnie Collins

November 8, 2010

Ms Leah D. Wallace
Planner
The Town of Niagara-on-the-Lake
P. O. Box 100
Virgil, ON
LOS 1T0



Re: Proposed Randwood Romance Hotel Development

Dear Ms Wallace:

First, we want to thank you for the time you afforded us recently and your assistance in enabling us to review plans for the above-noted development proposal.

We attended the second public meeting at the Pillar and Post Hotel, but owing to the overflow attendance, we were unable to bring forward some preliminary concerns we have at this stage in the process:

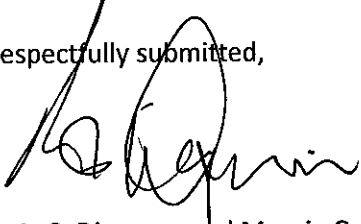
1. We would urge the developer to give thought to a means to protect guests of the hotel (in the event that it were to go forward) from trespass on private low-density residential property abutting the proposed development site. Some form of substantial fencing might be considered and, of course, the full extent of the Rand driveway should also receive this protection.

2. We have concerns with respect to the structure the developers refer to variously as an "artistic centre" or "service and distribution centre". We understand there is to be a truck-level loading dock at this site, located approximately 12 feet from adjoining low-density residential lands. We do not know the size of trucks that the proposed loading dock is intended to receive. What we do know about is the noise level that emanates from large trucks reversing into a dock, the noise of dock plates being deployed, and the noise of tow motors or even pump trucks loading and unloading pallets.

We are told that we can take comfort from the fact that this warehousing and distribution centre will be dealing in art (as opposed to hotel supplies – beer, liquor, food, linens, etc.) We are aware that art does take many forms and is not confined merely to "fine art", but can include a vast variety of material, from coffee mugs, ceramic tiles, etc., etc. We suggest that a warehousing and distribution facility is an industrial use, and to locate such a facility so close to a low-density residential zone is bad planning.

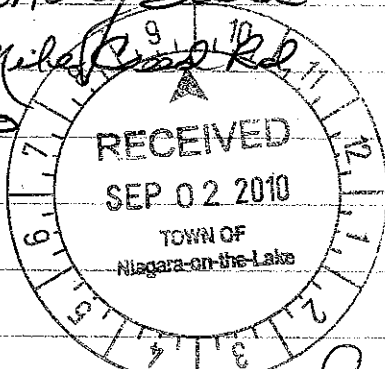
We will have further comments in future, and we would appreciate being notified when the Planning Department's report has been submitted to Council so as hopefully to obtain a copy.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. A. C. Dingman and Marnie Collins'. The signature is fluid and cursive, with the first name being the most prominent.

R. A. C. Dingman and Marnie Collins

Town Clerk Holly Dowd
1593 Four Miles Road
P.O. Box 100
Virgil, ON
L0S 1T0



2 Christopher St Box 274
Niagara on the Lake ON
L0S 1T0
Sept 2/10

re: 144-176 John St - Official Plan & Zoning Change

I have received the "Notice Public Information Meeting" regarding this property. The meeting is set for Sept 13/10 @ 6:30.

Regrettably, I am unable to attend that meeting.

In order to comply with s. 17 + 34 of the Planning Act, I hereby register my objection to certain aspects of the proposal. I shall make fuller submissions at any subsequent public meeting and before Council.

I wish to be notified of all future public meetings and when the matter will come before council, where I expect to make a personal objection.

If additional filings are required; please let me know.

Sincerely
J.E. Sappard O.E.

Holly Dowd, Clerk
↓

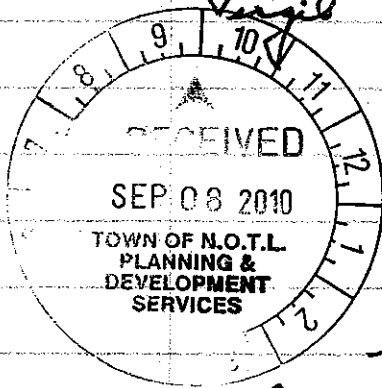
Leah D. Wallace

Sept. 2/10

Planning + Development Services
Virgins on the Lake

1593 Four Mile Creek Rd P.O. Box 100

Virgil ON 203170



re: 144-176 Jan 5th Official Plan
& Zoning Change
↓ ↓

I refer to our brief meeting on Sept. 2 when we reviewed the plans for the Romance Inn & Artists Centre. I filed a letter advising of my interest to take advantage of S. 17 + 34 of the Planning Act.

You asked that I put in writing a suggestion I made at that time. The suggestion is this.

The "Rural Estate" is a very old, possibly even historic, extremely beautiful and a very large piece of property. The plans filed for the proposed development affect about 7/3 of the Estate property. The area to the west of One Mile Creek is not affected in terms of it being a proposed building site. That is reassuring for it is a particularly beautiful piece of land covered with mature black walnut trees, majestic spruce, maples etc. The area is also affected by One Mile Creek which runs through it.

As I understand it, the "creek land" is regulated by the Virgins Peninsula Conservation

Authority which has established flood plain limits and no construction is permitted on flood plain lands.

My suggestion is this: the Applicants presumably are asking for a rezoning to a commercial use for the entire Estate property. The preliminary site plan concept affects the easterly part of the Estate. The Estate lands west of One Mike Creek to Charlotte St. are not shown as a building site and indeed Mr. Peterson has said many times to me and neighbors on Christopher St. that it is their intention to leave this westerly part of the Estate as it is - virtually park land. To this end, I would suggest that Council be urged to rationally separate the "park land" from the development site and rezone the "park land" from the ^{east} West limit of the flood plain to the westerly boundary on Charlotte St. as "open space".

Such a rezoning would offer some protection to the land should the Romance loan proposal, which is indeed a most ambitious proposal, fail and the land be transferred to other owners, possibly owners not as friendly as the Romance intended. If new owners were to take control they would hold title to the "Parkland" rezoned as "open space" and would have to ^{obtain} ~~obtain~~ 06-1386

to Council to change it giving residents of Niagara on the Lake an opportunity to be heard and hopefully protect it. of the property, including the building site is zoned commercial, site-specific designation pertaining to the building sites will not protect the westerly park land, the land adjoining One Mile Creek. This land will be zoned commercial and a new owner could apply for a building permit to build on this "parkland" any ~~permitted~~ building permitted by the terms of the by-law. If the proposed use is a permitted use, the Town would have to issue a building permit or ^{face} ~~face~~ an order of MANDAMOS mandamus. In other words, the Town loses control of this beautiful park land if it is not zoned "open space". Rezoning the land would not prevent the Romana interests from using the land as part of the Romana Inn, if it succeeds. It is only if the projects are not ~~not~~ successful that protective measures should now be taken.

P.S. I'll replace this with a typed copy as soon as I can find a typist.

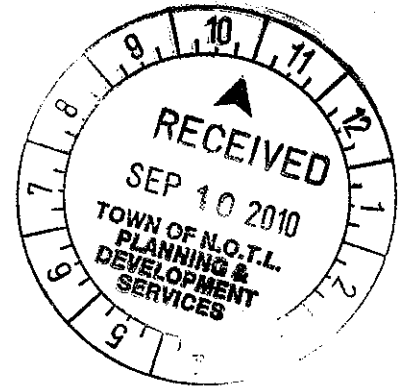
Sincerely,

J. E. Sheppard O.C.
Box 274, 2 Christopher St
Niagara on the Lake

LOSITO

September 2, 2010

Holly Dowd, Clerk
Leah D. Wallace, Planning and Development Services
Niagara-on-the-Lake.
1593 Four Mile Creek Rd. P.O. Box 100
Virgil, On. L0S 1J0



Re: 144 – 176 John St. Official Plan and Zoning Change

I refer to our brief meeting on September 2 when we reviewed the plans for the Romance Inn & Artists Centre. I filed a letter advising of my interest to take advantage of S. 17 & 34 of the Planning Act.

You asked that I put in writing a suggestion I made at that time. The suggestion is this –

The “Rand Estate” is a very old, possibly even historic, extremely beautiful and a very large piece of property. The plans filed for the proposed development affect about 2/3 of the Estate property. The area to the west of One Mile Creek is not affected in terms of it being a proposed building site. That is reassuring for it is a particularly beautiful piece of land covered with mature black walnut trees, majestic spruce, maples, etc.. The area is also affected by One Mile Creek which runs through it.


As I understand it, the “creekland” ^{*is regulated*} by the Niagara Peninsula Conservation Authority which has established floodplain limits and no construction is permitted on floodplain lands.

My suggestion is this: The applicants presumably are asking for a rezoning to a commercial use for the entire Estate property. The preliminary site plan concept affects the easterly part of the Estate. The Estate lands west of One Mile Creek to Charlotte St. are not shown as a building site and indeed Mr. Peterson has said many times to me and neighbours on Christopher St. that it is their intention to leave this westerly part of the Estate as it is – virtually parkland. To this end, I would suggest that Council be urged to notionally separate the ‘parkland’ from the development site and rezone the parkland from the east limit of the floodplain to the westerly boundary on Charlotte St. as *open space*.

Such a rezoning would offer some protection to the land should the Romance Inn proposal, which is indeed a most ambitious proposal, fail and the land be transferred to other owners, possibly owners not as friendly as the Romance interests. If new owners were to take control they would hold title to the ‘parkland’ rezoned as *open space* and would have to come to Council to change it giving residents of Niagara-on-the-Lake an opportunity to be heard and hopefully protect it.

If the property, including the building site is rezoned commercial, site-specific designation pertaining to the building sites will not protect the westerly parkland, the land adjoining One Mile Creek. This land will be zoned commercial and a new owner could apply for a building permit to build on this `parkland` any building permitted by the terms of the by-law. If the proposed use is a permitted use, the Town would have to issue a building permit or face an application for an order of mandamus. In other words, the Town loses control of this beautiful parkland if it is not rezoned *open space*. Rezoning the land would not prevent the Romance interests from using the land as part of the Romance Inn, if it succeeds. It is only if the project does not succeed that protective measures should now be taken.

Sincerely,


J.E. Sheppard, Q.C.
Box 274, 2 Christopher St.
Niagara-on-the-Lake, On.

Calvin G. Rand
200 John Street
Niagara-on-the-Lake, ON L0S 1J0

September 3, 2010

Town of Niagara-on-the-Lake
Ms. Holly Dowd
Secretary to the Town Council
1593 Four Mile Creek Road
P.O. Box 100
Virgil, ON L0S 1T0

Dear Ms. Dowd,

I wish to be put on notice of any decision made by the Council in regard to the proposal for development on 144-176 John Street, Niagara-on-the-Lake.

Without receiving the plan, I understand that a one hundred room hotel is being considered. My opinion is that such a plan would be excessive for the site in question.

I would appreciate to be able to present to the Council my opinion in this regard. I hope to be hearing from you soon.

Respectfully,

Calvin G. Rand

To: Town of Niagara-on-the-Lake
Attn: Ms Holly Dowd
From: Ms Priscilla Webb
Date: September 4, 2010
Re: Proposal for 144-176 John Street



I reside at 44 Weatherstone Court, one of the many properties adjoining 144-176 John Street, known locally as the Rand estate. I will be immediately impacted by this proposal.

I have had an opportunity to review the preliminary proposed layout and have a number of concerns relating to the appropriateness of it in terms of its scale, intensity of use and compatibility with the adjoining properties. In my view, the design approach benefits the selfish interests of the proponent while it ignores those properties around it.

While I am not fundamentally opposed to development, I believe that there is an absence of appropriate supporting technical evaluation, suggesting that the proposal in its current form is premature. The following observations are provided to highlight my significant concerns with the building layout.

1. There is an existing watercourse (One Mile Creek) that does not appear to have been adequately protected with respect to appropriate buffers.
2. The building layout does not appear to have any regard for proper separation between it and its neighbours.
3. Is there any demonstration of need in the town to support a facility of this magnitude?
4. Building locations appear to be in conflict with existing significant vegetation and natural heritage features.
5. The orientation of the proposed Service and Distribution Centre will conflict with the enjoyment of the many existing surrounding residential properties. Significant adverse impacts will arise, including light^{air} pollution from increased traffic, equipment noise in everyday operation, HVAC, kitchen exhaust and odours and important loss of privacy.

I do not believe this proposal has been designed to integrate with the surrounding area or to benefit the town. Rather, it caters to the tourist industry. Perhaps we already have too much commercial development.

Furthermore, the Rand estate is a large part of our town's and the Shaw Festival's history. Are we going to give it over to a hotel for transients and out-of-towners and owners who care more for financial gain and less for their neighbours and other townspeople? There's important Canadian history in this town, and the Rand estate is part of it. I think we should respect it and argue against this proposal.

Priscilla "Percy" Webb
Priscilla Webb

STOP THE HOTEL!

There is a proposal to build a **high-density, 100 room development** on the Rand Estate property. This is not consistent with the zoning, or the residential nature of our neighbourhood. It will adversely effect hundreds of homes and families, and destroy the character of our part of town.

This commercial development in our area means

- *years of construction noise and traffic
- *hundreds of extra cars on our streets DAILY
- *major stress on our utilities
- *commercialization of an established, residential neighbourhood
- *reduced property values

A few things to consider

- *this proposal is not in keeping with the **zoning** or the **official town plan**
- *this proposal will add **NOTHING** to our neighbourhood, but it will **DESTROY** the character where we live
- *the process for approval allows you to express your opposition
- *the developer/owner has actively and publicly opposed development of this same property in the past
- *strong, visible and active opposition is the key to preventing approval

What can you do?

Attend the meeting on September 13th, 6:30 pm, at the Town Offices, to see the proposal and demonstrate an interest in following the process to prevent approval.

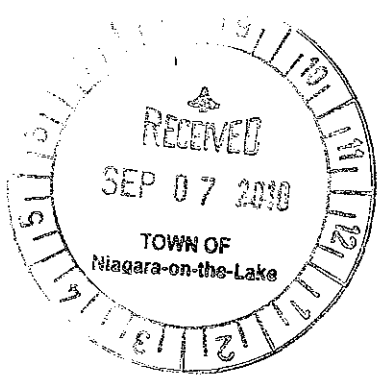
Call the Town Planner and express your concerns.

Call your council members and express your opposition.

Ask the candidates in the upcoming election what their position on the inappropriate development is.

Please remember....there are hundreds of people who will be adversely affected by this development! If we work together we can make enough of a difference to preserve our neighbourhood, our lifestyle, and our investment in our properties!

Act now to make a difference!



September 3, 2010

TO WHOM IT MAY CONCERN
RE: 144-176 JOHN STREET
OFFICIAL PLAN AND ZONING CHANGE

As Yogi Berra once said "This is deja vu all over again." 15 years ago Mr. Fox, the previous owner of 144-176 John St. wished to change the zoning from residential to institutional to permit the operation of the School of Philosophy. He was most eager to accommodate his neighbours' concerns and agreed with us that a 6' hedge was totally inadequate to screen the parking lot activity and took pains to have his gardener carefully place 8 western red cedars in such a way as to provide a visual (and to some extent audio) barrier as he foresaw that the original hazelnut trees would die unless regularly coppiced. His plan worked and these trees, together with the others (including 2 Austrian pines, 1 white pine, 1 maple, 2 sweet chestnuts) are of sufficient size (some 30' high) and supplemented by the boxwood hedges (one 60' long and 12' wide) effectively screen both the parking lot and the former coach house.

The new proposal, to change zoning from residential to commercial, is in itself objectionable, destroying altogether the peace and tranquility that we have enjoyed over the years, while the new owners do not share the same concern for their neighbours' well-being - the locations of the adjoining lots are not even shown on the proposal as submitted.

As to the direct impact on our property with its 200' adjoining boundary, we are now confronted with a plan to build a 2-storey service and distribution centre 60' long and 30' high directly in front of us and at the same time cut down those very trees that would to some extent screen this eyesore and help attenuate the attendant noise and pollution that would inevitably ensue.

To make matters worse - infinitely worse - having removed these functional trees as well as the 100+ year old boxwood hedge that screens the former coach house, and replace these with a decorative gazebo, they propose to build an access ramp to the underground parking lot in between the coach house and the creek which separates our properties. A ramp is shown allowing as many as 119 vehicles access to the garage door entrance to the sub-grade parking. It is not difficult to imagine the daily racket and pollution that would ensue (doors opening and closing, lights on and off, car exhaust fumes and so on. No exit ramp is shown.

This ramp not only would seriously detract from the peaceful enjoyment of our property that we have valued for many years (this court was created 28 years ago) but it is to be built on the flood plain in contradiction to the standards of the Niagara Peninsula Conservation Authority published in February, 1989 and approved by the Minister of Natural Resources, which specifically refers to the removal of existing vegetation leading to slope erosion from surface runoff, and the de-stabilization of the eroding slope. To quote from the objectives of NPCA pamphlet:

"One of the objectives of flood plain management is to prevent the property damage and social disruption to landowners that can result from flooding events" - (consequent upon) - the placement of any structure or building addition in any area susceptible to flooding". A permit under FCAW regulation OR 99/91 would be required for these types of development activities, and for the reasons given above would undoubtedly be denied.

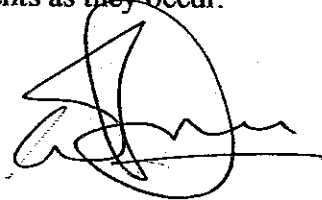
We see no need for underground parking whatsoever as there is ample room on this 13-

TO WHOM IT MAY CONCERN
Re 144 -176 John Street
Official Plan and Zoning Change

acre site to accommodate vehicular traffic - there is plenty of room in the north and west section of the property, away from residential areas. If, however, it is deemed essential, a better solution would be to locate this underground parking where it would be needed and less disruptive - beneath the proposed skating rink area for example.

We wish to stress the essential point - to maintain the buffer zones and sight screens as presently situated and not to remove the existing trees and hedges. It should be a paramount objective to maintain as far as possible the quiet residential aspect of this and adjoining properties. Any attempt to do otherwise will be resolutely opposed.

Please keep us informed of future developments as they occur.

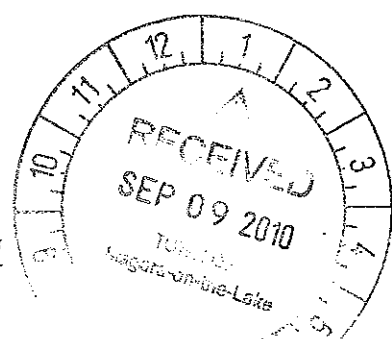


Helen & William Brown, 6 Christopher St.
P. O. Box 995
Niagara on the Lake, ON
L0S 1J0
905 468 5649

To: C/o Town Clerk, Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100
Virgil, ON
L0S 1T0

Copy Planning
CR

C/o: Town Clerk Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0



TO WHOM IT MAY CONCERN

Re: Proposed zoning change 144-176 John Street

September 8, 2010

Pursuant to our letter of September 3, 2010:

As one of the two neighbours closest to the development proposal may I say at the outset that we are opposed to the whole idea of adding value to one property at the expense of all the neighbours whose lives would be affected by such a grandiose development.

If the owners (the Petersen and Fowler families, we understand) wish to divest themselves of what must appear to be a money-pit, generating no income but incurring considerable expense in the form of maintenance and taxes, there are ways to improve the situation: by selling off carriage-trade residential lots, or by using the two houses as smaller scale inns, for example.

If, however, the town sees fit to approve this zoning change over the objections of town residents, then other factors come into play. Suppose for instance that this particular project should fail or be abandoned, what is to prevent a subsequent owner from installing any of the developments permitted under the "commercial" designation that would result from the zoning change?

As one of the two property owners most closely affected by this proposal, we have specific and serious objections to the ramp giving access to the underground parking, as well as the idea of a 60 foot long, 25 foot high service centre located as it would be directly the other side of the hedge confronting our property. As clarification I should point out that we share a 200 foot boundary with this development. At present there are some 30 trees in the area between us and the boxwood hedge that screens the present parking lot and behind which the service centre would be located. Although on the site plan the hedge is specifically designated to remain, no reference is made to these trees, many of which are 25 feet to 50 feet high and would help screen the new buildings. The inference to be drawn is that these trees would be removed. We were assured that an arborist has documented all the trees on the property but there is no location diagram, just a list of tree varieties, which fails to mention the 25-foot high Western Red Cedars planted by Mr. Fox to help screen the parking lot, nor of the 20 or more others, several 40 feet high, and one with a canopy 40 feet in diameter. We have read that the only trees to be removed are "the dead, the dying, and the unsuitable", which is no guarantee whatsoever, as "unsuitable" could be interpreted in many different ways.

This is not all. The entrance/exit ramp to the underground parking (to be built on the flood plain!) would necessitate the removal of a 100-year-old boxwood hedge, 60 feet long and 12 feet wide, as well as half a dozen mature trees, some 40 to 50 feet high, which at present screen the former coach house.

To sum up: At present we must oppose this concept. If, however, it is approved, we would expect the ramp to be relocated away from the neighbouring properties - the obvious solution is an exit as well as an entrance ramp either side of the proposed large events pavilion. The service and distribution centre would also be less obtrusive if it were restricted in size to one storey.

Since documenting these problems, a number of the adjacent owners met with Mr. Petersen who assured us that these problems would be addressed - the underground parking would be moved, perhaps beneath the proposed ice rink, access ramps (egress as well as ingress) would be relocated away from our properties, and thus all of the screening trees and hedges could stay. We eagerly await a revised set of drawings showing these improvements.

Helen & William Brown
6 Christopher Street
Niagara on the Lake, ON
L0S 1J0

William & Helen Brown
6 Christopher Street
Niagara on the Lake, ON
L0S 1J0
905 468 5649

September 12, 2010

Jessica Button
Watershed Planner
Niagara Peninsula Conservation Authority
250 Thorold Road West, 3rd Floor
Welland, ON
L3C 3W2

Fax: 905 788 1121

Re: Proposed Zoning Change
144-176 John Street, Niagara on the Lake

Madam:

Our attention has recently been drawn to the fact that the flood plain map regarding this site does not show the arm of the creek which forms the boundary of our property along with several others. This is of particular concern as the proposal indicates a ramp to underground parking very close to this creek which is prone to flooding, especially in the spring run-off or after a downpour of a few hours duration. We have photographs illustrating this.

We are also concerned that some 30 trees planted in the 60' X 200' (approx.) buffer zone are at risk - no mention is made of them on the proposed site plan, nor of the 60' long 12' wide 10' high boxwood hedge that would need to be destroyed in order to accommodate the ramp.

We realize that at the moment this is merely a proposal, but we are concerned that future decisions should only be made after a full disclosure of the facts, and we wish to draw your attention to this discrepancy on your flood plain map. A copy of the site plan showing both arms of the creek is attached.

Yours truly,

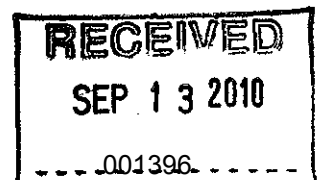


William and Helen Brown



Encl. 2

cc. Leah Wallace, Heritage Planner
Town of NOTL, Admin. Offices
1593 Four Mile Creek Rd
P.O. Box 100, Virgil, ON L0S 1T0



JOHN STREET

CHARLOTTE STREET

LOCATION KEY MAP
PART OF PLAN

ITEM	QUANTITY	UNIT	PRICE	TOTAL
TOTAL AREA	13.78 ACRES	SQ. FT.	58,183 SF	800,000 SF
APPROX. BUILDING CONVEYANCE	60,000 SF	SQ. FT.	5.55 SF	330,000 SF
PROPOSED ABOVE GROUND PARKING	110 SPACES	SQ. FT.	11,000 SF	11,000 SF
PROPOSED SUB-GRADE PARKING	200 SPACES	SQ. FT.	20,000 SF	20,000 SF
TOTAL PARKING				31,000 SF
LAND VALUES				
BUILDING # 1 (2-STORY + BASEMENT) (EXISTING)		SQ. FT.	10,000 SF	10,000 SF
BUILDING # 2 (2-STORY) (EXISTING)		SQ. FT.	30,000 SF	30,000 SF
BUILDING # 3 (2-STORY) (EXISTING)		SQ. FT.	25,000 SF	25,000 SF
BUILDING # 4 (2-STORY + LOBBY WALK-OUT) (EXISTING)		SQ. FT.	25,000 SF	25,000 SF
BUILDING # 5 (2-STORY + BASEMENT) (EXISTING)		SQ. FT.	25,000 SF	25,000 SF
BUILDING # 6 (2-STORY + BASEMENT) (EXISTING)		SQ. FT.	25,000 SF	25,000 SF
BUILDING # 7 (2-STORY) (EXISTING)		SQ. FT.	25,000 SF	25,000 SF
TOTAL			150,000 SF	150,000 SF

COMMISSION: **ROMANCE INN & ARTIST CENTRE (HARWOOD SQUARE)**

141 E. 1ST AVENUE, SUITE 400, LOS ANGELES, CA 90012

allen + shui architects inc.

PRELIMINARY SITE PLAN CONCEPT

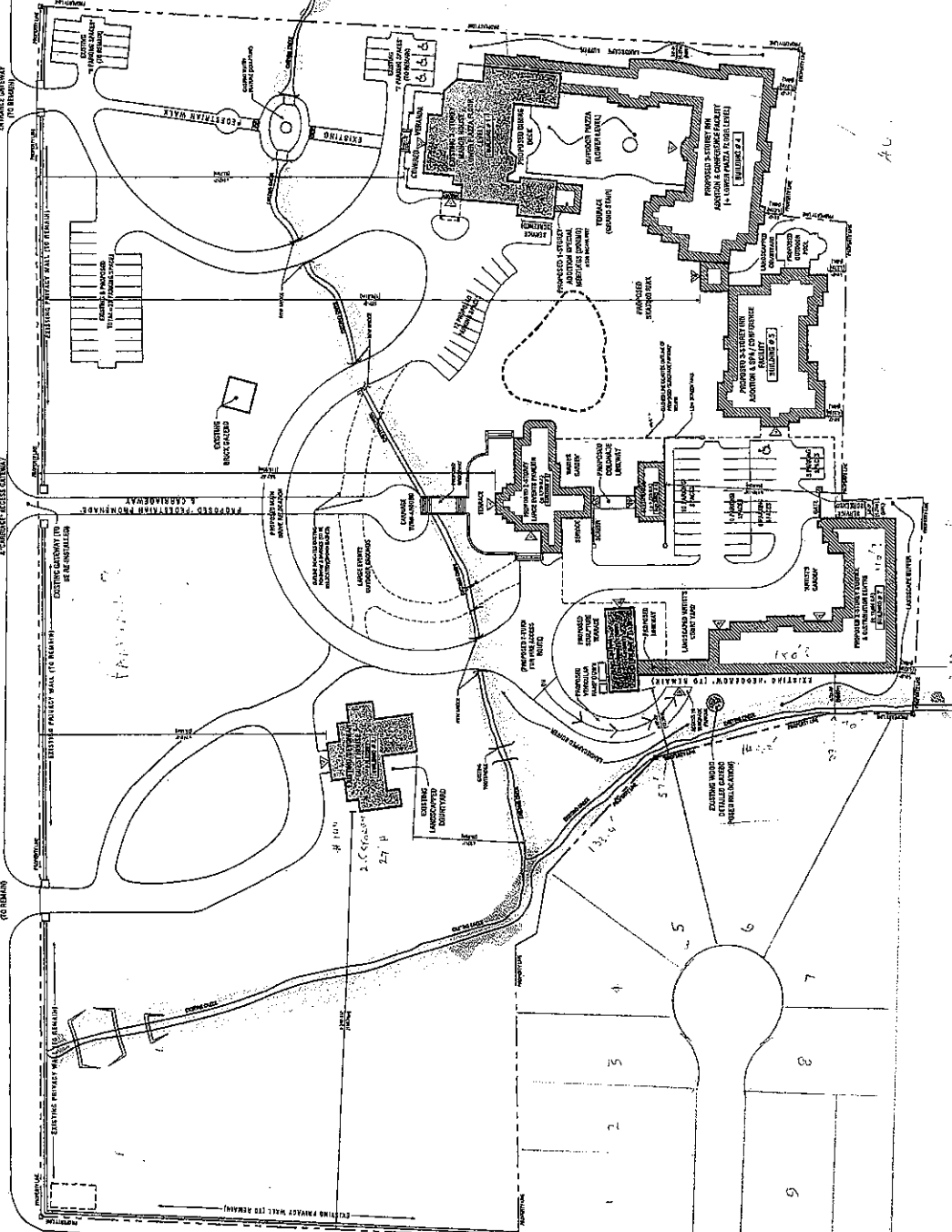
DATE: JANUARY 2010

SCALE: AS SHOWN

PROJECT NO: 1001127

SHEET TITLE: **SP1**

PROPOSED SITE PLAN
SCALE: 1"=40'-0"



RECEIVED
SEP 13 2010

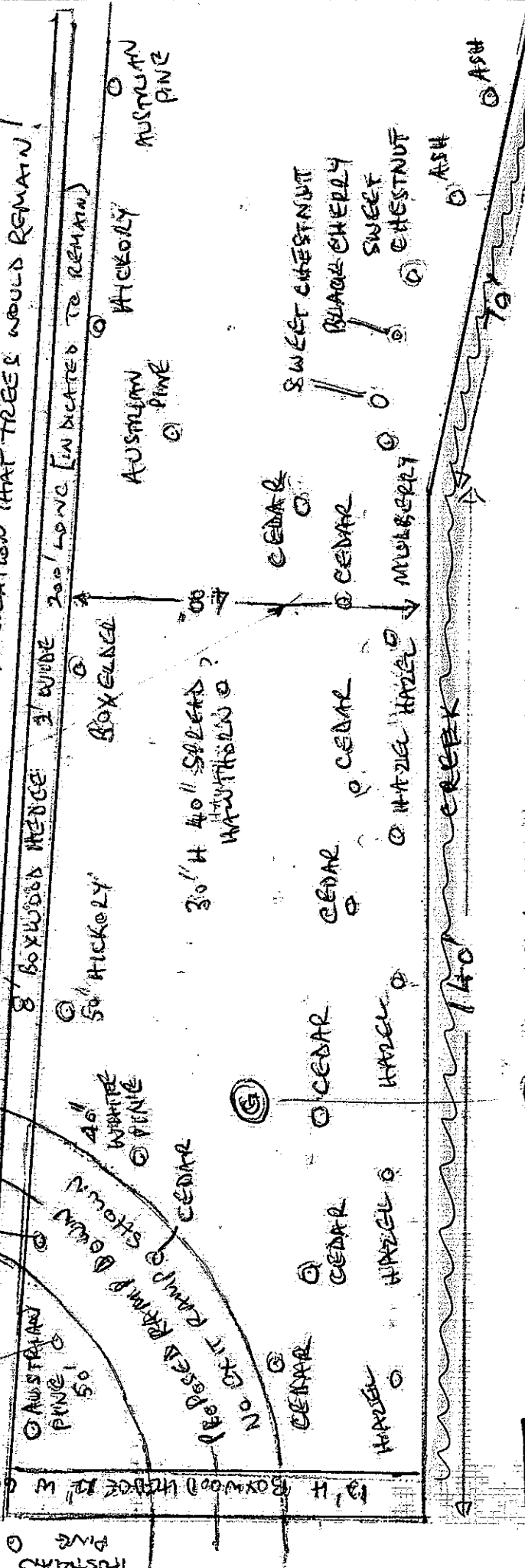
Buffer Zone
Facing Lot 6
CHRISTOPHER ST.

MULBERRY

NOT 33' AS INDICATED PLAN!
ON THE PROPOSED SITE PLAN!

2 STOREY SERVICE + DISTRIBUTION CENTRE

22 WINDOWS FACING CHRISTOPHER
NO INDICATION THAT TREES WOULD REMAIN!



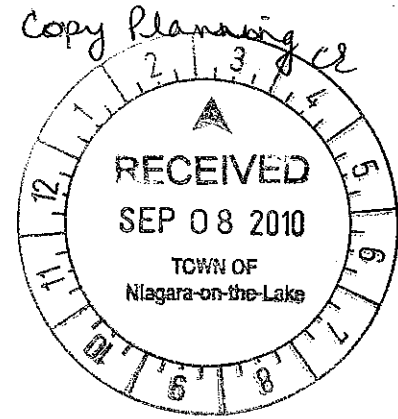
⊙ = PROPOSED LOCATION OF GARAGE

1" = 20'

WESTERN REY
30'-25" HIGH

RECEIVED
13 2010
001398

Mr. and Mrs. F. E. Dixon
34 Weatherstone Court, P.O. Box 1501
Niagara-on-the-Lake
Ontario, Canada
LOS 1J0



September 7, 2010

Town of Niagara-on-the-Lake
C/O Ms Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
LOS 1T0

Re: Proposal 144-176 John Street

Upon receiving the site plan for the Randwood Estate property, we were astonished to see the magnitude of this project and the impact it will have on those residence of Christopher Street and Weatherstone Court.

We feel the plan has little regard for those properties immediately adjacent to or in close proximity of the proposed site and the following recommendations must be considered.

1. The setbacks along the residential property lines should be drastically increased to allow for larger landscape buffers.
2. The density of the proposed buildings should be substantially reduced.
3. The proposed entrance to the sub-grade parking should be relocated to reduce pollution and noise of cars coming in and out of the garage which will be an annoyance to those residence on Christopher Street and Weatherstone Court.
4. The existing creeks running behind all our homes must not be obstructed in any way since they are natural storm drainage systems.

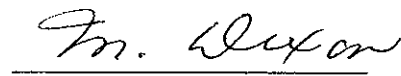
When many of the homes on Christopher Street and Weatherstone Court were built and purchased over twenty years ago we were influenced by the ambiance and quietness of this area which now seems threatened by a development of selfish and extremely large proportion and will have a direct negative affect on property values.

Niagara-on-the-Lake is a town with many historical buildings including Randwood Estate. Are we going to allow these buildings of interest to become commercial entities rather than maintain our heritage which we are so proud of?

RANDWOOD - Page 2.

This proposal caters to the tourist industry and has no regard for the surrounding residential areas. Therefore, we feel the proposed project should be strongly opposed.


Frederick E. Dixon


Martina F. Dixon

cc: Planning

att: Town Clerk,
Holly Davd
att: Kay Grant
Development Planner
Town of Niagara on the Lake



Sept 8/2010

Please send me a copy of any decisions
made in the future related to the
surrounding ^(and) properties of the proposed

Cannery Park by Town Council
(Creek Rd & Davids)

Thank you,

Sandra McPherson
346 Creek Rd.
St. Davids ON
L0S 1P0
905-262-5688

To: Town Clerk, Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100,
Virgil, ON. L0S 1T0

From: Nicholas Miller and Sally McLeod-Miller
7 Christopher St, Box 62, NOTL
L0S 1J0

Date: September 9, 2010

RE: 144-176 John Street Official Plan and Zoning Change



Dear Ms. Holly Dowd,

We oppose this proposal of change to Niagara on the Lake's Official Plan for the following reasons that do not demonstrate Good Planning.

1: **Not Best Use of Land.**

Wildlife Refuge, Rare Tree collection, Historic Homes,
Across from National Historic Site owned by Parks Canada. Has Parks Canada been informed of this proposal? Do we know what their future use of their lands are and do they conform with this proposal?
Nothing unique to add to the Town's commercial inventory nor its Historic character. Convention rooms, hotel rooms, spas, open pavilions, restaurants, swimming pools, already exist. In fact, this proposal will interfere with the Town's World Wide Notoriety as a Charming Heritage Community, Canada's "Prettiest Town." As trees will be destroyed, traffic will increase, commercial traffic of trucks will be increased,

2: **Natural Physical Limitations**

Flood Plain of One Mile Creek has historic precedent to flood both main and auxiliary creek running along proposed **Distribution Centre, companion Laneway and Ramp and Underground Sub-Grade Parking Garage.** Distribution Centre and Laneway must be relocated to an interior position like the existing Devonian Guest House which rests North and on high ground from the creek. Residents of abutting Christopher Street have photographic evidence to attest to this basic historic fact of flooding.

3. **Hotel Room Overcapacity**

Too many vacant rooms exist now without adding 100 rooms to Town inventory. 5 Additional Building Proposals for additional Room Development have been approved by the Planning Department. These rooms will be in direct competition to these additional 100 proposed rooms. All of this future room and restaurant inventory must be taken into account.

4. Disruption to the Peace.

Noise from all Building Mechanicals. 24/7, AC, Exhaust Fans, etc.

Noise from all Delivery Trucks on Laneway

Noise from cars entering sub grade garage- ramp

Door opening and closing
Car engines, radios, horns,
Keyless entry beeps
Conversations

Noise from 200plus Guests

Noise from Out door Entertainment Pavillion, Pool, Bar and Bands(music)


Noise from Loading Dock at Distribution Centre – Doors opening/closing

Trucks beeping to back up
Trucks starting their engines
Overhead Announcements
Radio communications

These are just a few of the problems that demonstrate that this proposal is not in accordance with proper good Town Planning.

If Council is to approve of this proposal, we would ask that it be approved only on this proposed site specific plan and that no commercial zoning be granted to transfer to another owner or agent without this specific plan. Further we ask that all building mechanicals be “Green” and housed in the buildings like the Oban Inn and that no mechanicals are exterior to any building. Further we ask that operating hours of garbage pickup and commercial delivery be contained to a 9-5pm schedule. Further we ask that all building and site preparation activities be contained to a 9-5pm working schedule. Further, that all trees along the Christopher Street property border be spared within a 200 Metre boundary. Further we ask that the Distribution Centre and Laneway and sub grade parking garage be relocated away from the bordering neighbourhoods. Further we ask that no buildings or laneways be built within a 200 Metre boundary.

Thank you for your time and consideration.



September 10, 2010

Holly Dowd, Clerk
Town of Niagara on the Lake
Virgil, On.



Re: 144-176 John Street – Official Plan & Zoning Change

As residents of Niagara-on-the-Lake we have grave concerns about the John Street proposal. How many historic, treed, properties are left in Niagara-on-the-Lake? How will the elected Council and its paid staff, understanding the tremendous responsibility they have been handed, balance the ever-expanding commercialism, with the true essence of what makes “Niagara-on-the-Lake” a name that needs no description. How will they remember that the decisions taken in 2010 will have far-reaching impact both in precedent and in fact. Thankfully, we can be assured that they will not be persuaded by simply a “name” or pretty drawings.

As owners of property at 5 Christopher Street, abutting the subject lands we have many major concerns about the proposal. While we respect the right of the applicant to “develop” the property, we question whether a commercial undertaking of this massive scope on property deemed under the Official Plan as “residential” is reasonable and whether it should be permitted. Many abutting neighbours will be seriously impacted by what is planned, especially when hundreds of people could frequent the site at any given time. A commercial project of this massive scope abutting a residential area will have serious impact on the enjoyment of our homes.

We set out below, a sampling of our concerns.

Proposed Roadway and ramp to underground parking beside and behind the existing Coach House (building #3). Basically this roadway/ramp sits in our backyard just a few feet away from our property line and the floodplain of One Mile Creek and its tributary. Locating the roadway/ramp in this way totally eliminates the buffer zone which currently exists. To support our position about an appropriate buffer zone between our properties, we quote from a report dated August 1, 1996 by the Planning Staff, Town of Niagara-on-the-Lake relative to the Fox rezoning application, which recommends: “Planning staff have visited the site ... It is recommended by Town Planning staff that a vegetated area **with a minimum width of 50’** be maintained along the portion of the property line abutting the lots located on Christopher Street. ”

Traffic Noise – the noise from not only two or three hundred cars, but all the service vehicles from garbage trucks to delivery trucks and tour buses 7 days a week will seriously impact the neighbourhood, including the Commons.

Building Noise – air conditioners, ventilation equipment, garage door openings and closings, again will seriously impact the neighbourhood.

“Large Events Pavilion” (Building #6) It is unclear what is planned for this building, but its location in the centre of the property will ensure that all the noise and activity contained therein will travel in all directions, impacting the neighbourhood.

People control – how is the applicant going to deal with hundreds of guests (strangers) from invading our backyards. Security is also a major issue.

Trees and Vegetation. There is no question many mature trees and shrubs will be destroyed to permit the construction of buildings, walkways and roadways.

Roadway locations are not clear. In particular how will trucks get to and from the 2 storey service and distribution Centre (Building #7). The use of this building is not clear. Is retail use envisaged?

A number of home owners on Christopher Street met with Gary Peterson in early September and reviewed the drawing provided by the Town. As the property owner of 5 Christopher Street, we received his word that should this proposal go forward the roadway and parking ramp would be removed from our backyard (see notes earlier). We are waiting to see new drawings indicating that this has been done. He also agreed to a meeting on the site between himself and his consultants and the abutting neighbours to deal with our concerns.

Please consider this our preliminary written submission regarding the proposals for 144 – 176 John Street. We will attend the September 13th meeting and any subsequent meetings and we would appreciate being kept advised in writing of any information, meetings, or issues related to this project.

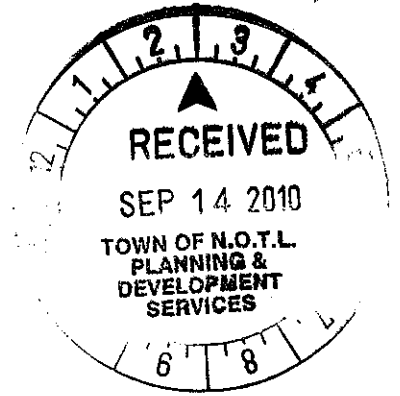


Brian and Brenda Parks
5 Christopher Street
Niagara-on-the-Lake



September 14, 2010

Holly Dowd, Clerk
Town of Niagara-on-the-Lake
Virgil, On.



144 – 176 John Street – Official Plan & Zoning Change – Information Meeting

Could the following items please be clarified, as the information provided at the meeting was unclear.

Proposed Service & Distribution Centre:

1. Where is the entrance & loading docks? The consultant indicated that trucks would come in through John Street and enter a subterranean network of tunnels leading to subterranean loading dock.
2. What is the purpose of this building? Is it a warehouse? Is manufacturing carried out here? Are art pieces, knick-knacks, reproductions, etc. which presumably are manufactured off-site, delivered here by truck, and then trucked out again?
3. Why is this building included in a 'destination Inn' ?????????????????????????????? should it not be in an industrial park, near a high-way?

Large Events Pavilion:

1. What is the capacity of this building?
2. What type of events are planned?
3. Are we to understand that NO outdoor activities are planned at the pavilion, as the consultant assured the meeting that "there would be no noise emanating from the building as the events would all be indoors".

Landscaping and One Mile Creek:

1. Are we to believe that to construct over 100,000 square feet of building, no existing trees or hedges will be removed – or, when pressed, the consultant did acknowledge, that if a 100 year old 50 foot hedge was destroyed, it "would be replaced" that is like saying give me \$100. and I'll "replace it" with a looney.
2. One Mile Creek will not be disturbed – but when pressed, the consultant did acknowledge that "we would be putting more drainage into it". That is something the Conservation Authority needs to address in order to assure the neighbouring landowners that they will not face flooding.

General Comments:

1. 200 diners at the restaurant, 200 Inn guests, 300 (est.) "large events" guests, spa day-trippers, students at the photography and arts centre, staffing. Surely we are talking about thousands and thousands of guests on the property during a given week. Add to this the Distribution Centre trucks merrily winding their way back and forth through the property. This is a traffic and pedestrian nightmare.
2. The Town's Official Plan designates this area and surrounding neighbourhood as "residential". Many homes have been bought and improved in the belief in this basic premise. Are we now to believe that the Town will consider changing its Official Plan to accommodate a plan of this magnitude? Why? What is the possible justification for this?

The word "magical" was tossed around alot at the meeting – one wonders if there is a subliminal message "The Magic Kingdom" is at hand.

Brenda and Brian Parks
5 Christopher Street



✓ cc. Barbara Wiens, Principal Planner

Copy Planning

Corinne & Dieter Unruh
17 The Promenade
Niagara-on-the-Lake

Holly Dowd
Town of Niagara-on-the-Lake

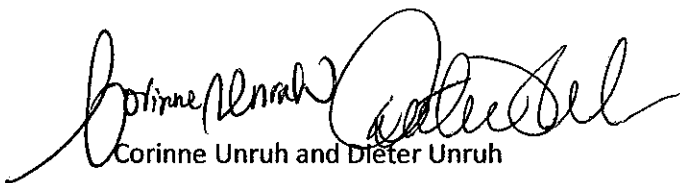
September 10, 2010

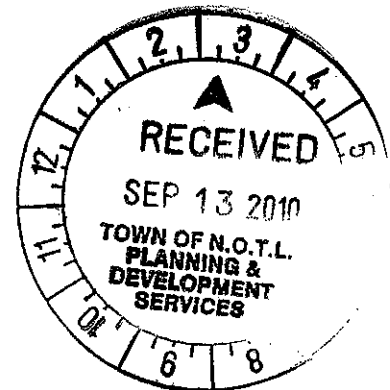
We submit this letter as a formal **indication of our objection to the proposed official plan/zoning change** for John St. (known as the Rand Estate) to create the 'Romance Inn'. Please also register us as a party of interest to be included in all official correspondence regarding this application. We are the resident/owners at 17 The Promenade, only a few hundred feet from the proposed development. We believe that the changes will have a very direct effect on our quality of life, and the value of our property.

We believe it is important first to recognize that this inappropriate commercialization will occur in a **completely residential** section of the town. We, like many others, chose to live here because it is residential, and commercialization will destroy the nature and character of the area. It is a gross violation of the existing plan to inject this level of high-density commercialism into an established, totally residential area.

Next, consider that the infrastructure does not exist to support such development. Residential streets (John, King, Charlotte) will be used for major, ongoing construction traffic, then subjected to hundreds of additional vehicle trips daily on an ongoing basis! Service vehicles, staff, and other visitors will add to the traffic nightmare. Similarly, utilities will have to receive major upgrades, as they are all sized for residential, low density applications. This will result in more unnecessary construction, noise, and traffic. Furthermore, it is doubtful that the developer will bear the true and total cost of these upgrades! Thirdly, the creation of a high-density commercial development will create significant losses to quality of life for us, as well as hundreds of others. Construction noise, traffic noise, facility noise (air conditioners etc), and event noise, are just some of the effects that this development would have when injected into a quiet residential environment.

Finally, there are very real financial losses that we and other residents will suffer. Property values as a result of this development will plummet, as our once desirable properties become unwanted. Clearly all of the effects listed above will make this part of the town much less appealing to potential homeowners. It is clear that this development is **inappropriate**, and unwanted by all but a single developer. We urge you to please consider this opposition in your deliberations, and rule in favor of the **hundreds of residents** in the area by **rejecting** the proposed official plan/zoning change


Corinne Unruh and Dieter Unruh



001408

Planning
VB

Twenty two years ago me and my family moved to NOTL to get away from the urban sprawl and cookie cutter housing you find in the cities these days.

St. Davids, not Virgil or the town of Niagara on the Lake offered this environment for my children to grow up in. It appears this tranquility is being replaced by a ghetto of the same type of housing I fled from.

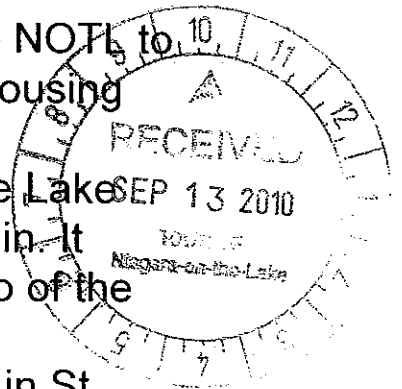
The developer of the land in question doesn't live in St. Davids, he lives in the wealthy area of NOTL so there is no concerns for him in what he develops. He spoke at public meetings and asked for input from the townspeople, always knowing he would in the end get what he wanted. The die was cast.

Nino Donatelli is also a land developer, but there the similitude ends. Donatelli for example takes a 150 year old decrepit stone building and turns it in to a beautiful landmark known as the Keg. His eyes then turn to the same aged Domtar plant on the corner of Merrit St. and Glendale Ave turning it into a beautiful restaurant and business centre which people can admire and enjoy during their stay there.

Why then must we suffer these disingenuous and self serving expressions of concern we have heard at those public meetings held in the past two years ? Why was a public meeting held without the town councilors in attendance? Have they already gone along with the plan?

The town officials have not weighed into the fray because all they are concerned about is more tax money, not fully understanding that it may cost the town more than they realize in infrastructure changes. If they do make the mistake they can always run for Regional government and give them their best also.

This model community is being built for the convenience of low income families such as single mothers, newly married, and seniors, of which none of the aformentioned can



guarantee the tax money the town desires, due to the fact that there are no jobs in the Niagara area, thanks to our governments. If this model fails then the town will have to pick up the tab to keep these 450 families and the taxpayer will have to foot the bill. Sound familiar?

Yes, the town needs tax money, but it should invest in commercial or industrial properties for which the area is already zoned. The town could look for clean industrial ventures which will be good for the area in supplying the much needed jobs for the youth of the coming generations.

The venture as it is laid out now will possibly more than double the population of St. Davids, are you ready for this? I don't want to appear too harsh on developers, but this is a bad plan with many people upset about not having a voice in their future. This is very similar to the NDSS fiasco, and here we go again same game new scene, and by the way, where will these hundreds of children go to school now that the NDSS has been closed?

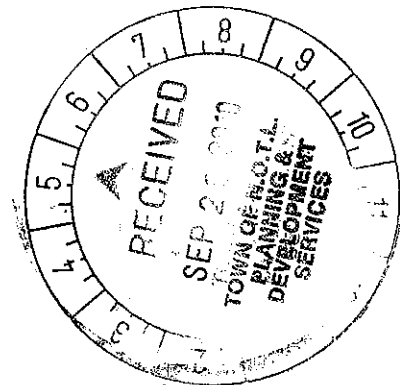
I pray my words have struck a chord and that much more time and public meetings can resolve this to everyone's satisfaction.

David Wilson 905-262-5588

1153 LINE 9.

C/O GENERAL DELIVERY
ST. DAVIDS LOS IPO

RBW



Gary Burroughs, Lord Mayor of Niagara On the Lake

Subject Randwood Planning meeting of 13/9/10

Dear Mr. Burroughs

We attended the Presentation meeting at City Hall on the evening of the 13th. I am sure there will be other meetings as ½ hour was way too short a time to go over all the issues.

In principle, we are not opposed to some development of Randwood as it will mean the property will be well cared for, prosperity for the town, jobs for its inhabitants etc. We appreciate that the current Trish Romance property is beautiful. I am sure that the same excellent taste will prevail with this property as well.

However, we do have some concerns regarding the watershed issues and the 1 Mile Creek that crosses through the Randwood Estate. We live at the bottom of Charlotte St and have already experienced flooding on our property and into our basement during the spring run-off. The watershed drains down on our property on Charlotte St. to the ditch on John St., which is part of the 1 Mile Creek. Our flooding situation began when the swail behind our property was filled in with the development of Park Court where larger homes were built. The swail was never replaced. We are therefore concerned that a large underground parking lot and other buildings with basements very close to a leg of 1 Mile Creek in the Randwood estate property may exasperate more flooding issues. We need reassurance that this will not create us more flooding issues caused by these modifications.

There have been hysterical rumours circulating that outdoor rock concerts are part of the musical venue being considered. May we suggest that more additional information be given during the next presentation meeting to curb this silliness.

~~This~~ ^{THERE} is also one more real concern that should be addressed and that is the inevitable increase in vehicular traffic on John St. Because of our location on John St we have witnessed a number of near accidents, including children, adults on bicycles, and cars coming down the hill on Charlotte St. to John St. and not stopping in time for John St. traffic. The solution is a 4 way stop at this intersection to slow down John St. traffic which is used occasionally as a racetrack in spite of the 50km speed limit. Because of the potential danger that already exists, it would be prudent to implement this solution now. This may prevent someone being needlessly maimed or killed.

We would greatly appreciate a response to our concerns,

Donald and Judy McHattie
507 Charlotte St, POB 633

NOTL, LOS 1J0
905.468.8560

cc Bedford, Romance



22 Weatherstone Court
Box 1704
Niagara-on-the-Lake, ON L0S 1J0
08 Sep 10

Town of NOTL
c/o Town Clerk Holly Dowd

We write with respect to a notice of meeting we received concerning a proposed Official Plan & Zoning change for 144-176 John Street.

Because of the considerable size of the proposed development, consideration of a zoning change to accommodate further commercial exploitation of the site obviously includes evaluation of any number of impinging factors. We present the ones that have occurred to us over the past few days.

Impact on the tourism industry, in the town and in the region, of the possible or probable failure of this venture. Is there room for and do we really need another 100 room hotel? Does The Chamber of Commerce and the town need another bankrupt "inn"? Given the current economic environment and the recent failure of a nearby hotel, the future of an hotel at this site appears bleak. Similarly an arts and culture center has faint hope of being self sustaining. A printshop for the reproduction and sale of Ms. Romance's handiwork probably is a continuing positive economic source as long as the market for cutesy mythical memorabilia holds up. (Our guess is the last resort for financial salvation will be a future request for a six story condominium in the northwest corner of the site or severance of lots for upscale housing ...or both).

If a wealthy benefactor, a private highschool for the rich, or a division of Niagara College doesn't show up NOTL is faced with the likely granting of a zoning change of the property.

Impact on the neighbours. The plan for the Romance Inn and Artist Centre concentrates all new construction in the southeastern third of the property, precisely where there is significant adjacent residential density. Perhaps the most problematic structure on the site plan is the "proposed 2-storey service & distribution centre". A service area is indicated, presumably with loading and unloading docks, but there is no indication of what service is to be provided and what will be distributed. Are there to be kitchens here for the complex? Is garbage disposal to be handled here? Will this be the facility for heating and cooling the complex? The building is to be located very close to the property line (just over four meters at one point) and sits above the planned underground parking facility. Without going into further detail it is obvious that this segment of the plan is too close to the property line and is likely to produce noxious odours, noisy exhaust fans, objectionable traffic flow to and from the parking facility, and so on.

Essential modifications of the proposed development

Require ground water heat pumps for all space heating and cooling in new construction

Increase minimum setback from property line of all proposed buildings - 6 meters

Prohibit exhaust fans in direction facing properties on Christopher St. and Weatherstone Ct.

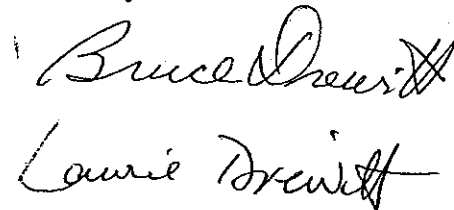
Relocate entrance to the proposed sub-grade parking

In areas where "landscape buffer" is shown in the present plan substitute privacy walls of the same height and construction as the existing privacy wall along John St.

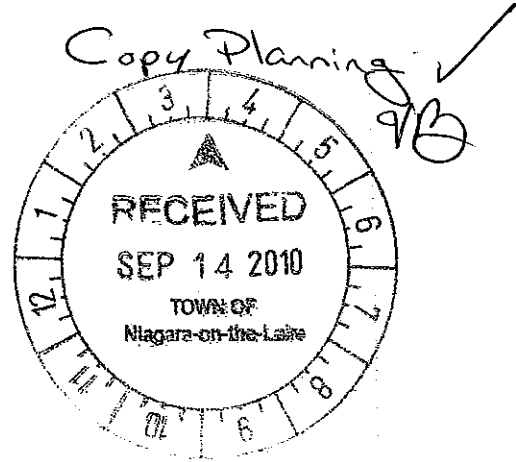
Insure that fencing around the proposed outdoor pool meets municipal standards.

Prohibit the production, sale, framing, packaging, and shipping of prints, or other light manufacture in the building designated as the proposed service and distribution centre.

Yours truly

Handwritten signatures of Bruce and Laurie Drewitt in cursive script.

Bruce and Laurie Drewitt
Owners and residents
22 Weatherstone Court



To: Town Clerk, Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100,
Virgil, ON. L0S 1T0

From: Nicholas Miller and Sally McLeod-Miller
7 Christopher St, Box 62, NOTL
L0S 1J0

Date: September 14, 2010

RE: 144-176 John Street Official Plan and Zoning Change ✓

Dear Ms. Holly Dowd,

We attended the public meeting of September 13th 2010 at the Council Chambers along with our daughter, regarding this proposal. I believe you were there and heard first hand what consultant Greg Hinde (*unsure of name since not provided on paper for us*) explained and committed to for the public record. We ask that you clarify several conflicting design issues that were presented by the Randwood Estate Redevelopment and Romance Inn and Artist Centre Consortium at this presentation that do not appear on the proposed site plan submitted to the public of August 26, 2010 and dated March 26, 2010.

1. **Proposed 2 Storey Service and Distribution Centre: Building # 7,
23,100sq Ft.**

1. The proposed Laneway behind the Distribution and Service Centre will not be built and used for delivery trucks or cars.
(Then what is its purpose?)
2. There will be no loading docks for delivery/removal of supplies at the Service and Distribution Centre.
3. There will be no underground parking and ramp at the Service and Delivery Centre.
(Then the ramp access to the subground parking located behind the Service and Distribution Centre must be removed from the proposed site plan)
4. The sole purpose of this 23,100 sq ft building is for the creation of Art.
5. This created Commercial Art will be shipped out. It will be transported out the front door of the Service and Distribution Centre to the Special Events Centre

12. The Niagara Peninsula Conservation Authority has recognized only the main 1st Mile Creek and flood plain in their map and not the 1st Mile Creek tributary that runs behind and a long side the proposed Service and Distribution Centre.

(We agree with this statement. The NPCA must explain why they don't show this existing waterway? The residents of Christopher Street live with this waterway in their backyards and have documentation from the NPCA regarding the home owner's responsibility to keeping the water flow clear from any construction or blockage. It does exist therefore it must be included and considered in all maps and proposed site plans)

13. All HVAC, Mechanicals, Exhaust Fans, will be placed at the **sublevel inside all buildings.**

2. The Proposed 2 Storey Large Events Pavilion: Building #6, 5,800sq Ft.

1. Mr. Hinde referred to it as the "Special Events Centre."
2. The access to the sub grade parking garage for 119 spaces is beside the Proposed 2 storey Large Events Pavilion veering left(east) off the Proposed T- Turn for Fire Access Route.
Mr. Hinde pointed to the exact spot several times for the audiences understanding.

*(This does not appear on the Proposed Site Plan. It needs to be included)
Further the access to the sub grade parking garage for the 119 spaces at the Service and Distribution Centre must be removed from the Proposed Site Plan)*

3. All Shipments and Deliveries for the **operations** of the Inn and Artist Centre will be conducted from the sub ground floors of the Large Event Pavilion.
4. All shipments and Deliveries of commercial art will be conducted from the sub ground floors of the Large Event Pavilion.
5. Noise from delivery trucks and commercial vehicles will be minimal since we as neighbours, don't hear any now.

(This is an incorrect statement and is not fact. Greg asked, "Do you hear any trucks?" Many in the audience answered, "Yes." It is a fact, there is virtual peace from 144-176 John Street except for Owl Hoots, Coyote Songs, and mechanical noises emitting from their lawn cutting, parking lot clearance, and backhoes, all easily permeate the airspace.

Further, where are the tender contracts that have a specific time frame that construction/development companies are to quote on? Verification and documentation of only 2 years of construction is a basic requirement. What is this number of years based on and by whom? A project of this magnitude may most likely take longer and thus the impact of the construction of such a large project on the community must be evaluated and communicated to all groups.)

We ask that the above 5 Sub headings of new Information by Greg Hinde be included into the body of this Proposal. Each is on the Public Record. Each holds significant bearing and weight to the overall planning of rezoning.

Finally, we ask that the history of the Consortium be evaluated. There are existing Business Partnerships with International Hotel Chains (J.W. Marriott, Red Leaves Muskoka ON., the Fowler's). In "Today's Environment", most hotel chains take on a Daily Management Role whereby the owners lease out the premises to the chain for day to day operational management under the Hotel's name. A case in point would be the Four Season's Hotel Chain. They manage Hawaiian Hotels under their name but they do not own them. Is the Town Planning Department aware that a large International chain with no connection to Niagara-on-the-Lake, could take over the management of this Proposed Inn and Artist Centre. In other words, there would be a Head Office from some American City making the decisions on this site. There would be no local operational management. There would only be the name, "Romance".

We understand that this Consortium needs to make money. We understand the Town needs the tax base. We understand the difficult balancing act for Town Planners in a Historic community to find the perfect balance of growth and preservation of town character and quality of life. We submit that both can be achieved by maintaining the existing residential zoning. 14 Acres will house a lot of families. Using the existing gates, fence, walkways, gardens and gazebos would make a lovely gated community of executive lots. No there would not be the annual revenue generated from the Hotel Chain lessee (ie. J.W. Marriott) for the Consortium but they would be making healthy margins on residential lots and development. And they would be granting the greatest gift to the residents of this historic town, preservation of successful Town planning.

We look forward to meeting with you to discuss this letter.
Thank you for your time and consideration.

Nicholas and Sally McLeod-Miller
289- 868-9253



"Masson, P/EB"
<pmasson@cogeco.ca>
14/09/2010 07:46 AM

To <sbedford@notl.org>
cc <wallace@notl.org>, <bweins@notl.org>
bcc
Subject Randwood planning meeting of 9/13/2010

Mr. Bedford:

I attended the orientation meeting last night to acquaint neighbours with the massive development that Romance Inn & Artistic Centre is proposing for the former Randwood Estate. It includes adding 5 new buildings to the now existing three. Building coverage would be 60,000 sq. metres on 13.15 acres of land with 200 parking spaces allotted for a 106 room hotel, artists' studio, conference centre, wedding venue site, spa, and a restaurant seating 200.

I was unable to hear any of the presentation because the speaker system wasn't turned on and the presenter spoke with his back to the audience. What I saw flashing on the screen was totally inaccurate dates on the existing 3 buildings. Why would George Rand II build a coachhouse in 1925 when he owned a Pierce Arrow at the time? It likely dates to 1830 when Woodlawn (replaced about 1918 by the present white house) was built.

I wanted to make a comment at the end but Barb Weins couldn't see me with the crowd that was there. What I would have said is as follows:

When Calvin Rand and Bill Fox owned the property, they not only allowed townspeople on the grounds but encouraged it. I was told that the Foxes paid \$2,000,000 a year to landscapers and the estate was indeed beautiful up until July 2006 when Romance Cards Inc. bought it. I would like to ask that the current three owners (Trisha Romance, Gary Peterson, and Ken Fowler) be requested to open the two gates on John St. so neighbours can actually view the grounds that they'd like changed from institutional to commercial zoning.

That would give people a chance to stand on the property with site plan in hand and try to visualize exactly how close the "Distribution Centre" (aka truck unloading and garbage pickup building) will come to their homes on Christopher St. and Weatherstone Court. It seems rather amazing that one would add another entrance to John St. and route the trucks to the very furthest corner of the property where the building is right against the property line abutting Christopher and Weatherstone.

We would also like to see exactly how far the rock concert site will be from our homes. If I can hear the music from Jackson-Triggs in the summer, how loud will the music from the rock band that will play at the wedding receptions be? Is there a noise ordinance in town? And wedding parties love to have fireworks. I can hear the ones in Virgil at the Stampede; will these sound like rockets in my back yard?

I'd also like to view the floodplain of One Mile Creek. People on Christopher say it is totally misrepresented on the site plan.

And I'm told that Gary Peterson has had two archaeological digs on the property and "found nothing". How can that be? On property originally built on in 1792 by Peter Russell. William Dickson built a house about 1810 that was burned on Dec. 10, 1813. The present Randwood was built about 1820 and Woodlawn and the Coach House probably around 1830. Woodlawn was torn down about 1918 and the White House built on its site. The wall was built around Randwood in 1915-1920 and it had the first swimming pool in town. If the Butler Homestead site in St. Andrew's Glen yielded 6,000 artefacts (now housed at the Museum), how could 2 archaeological on the present property come up with "nothing". I'm told that the building of Christopher was held up for some time because of all that an archaeological dig there found.

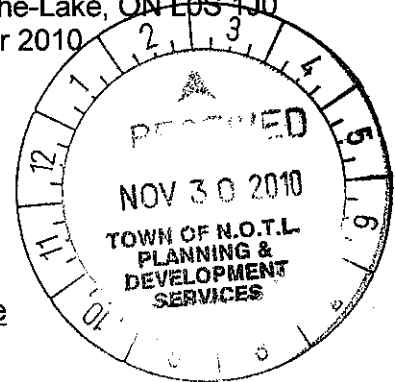
Apparently, Vintage Inns is soon to start their massive project at John, Anne, and King Streets. If the Romance Inn is approved as planned, this will mean years of construction trucks on Charlotte, King, and John Streets. And later, many trucks to bring supplies to the new hotel rooms and large restaurants. And when conferences and wedding receptions are held at these two hotel centres, there will be even more. Can the current infrastructure of Niagara really withstand this?

Again, I would like to see the current owners of the Romance Inn open the Randwood gate, say on Thanksgiving weekend. I know it's private property but one can view the proposed St. David's cannery project by driving along the road. And one can view the Quarry site by walking on the Bruce Trail. Why not Randwood? Or do Trisha Romance, Gary Peterson, and Ken Fowler have something to hide?

Elizabeth Masson
6 Weatherstone Court
N-o-t-L

6 Weatherstone Court, Box 1866
Niagara-on-the-Lake, ON L0S 1J0
30 November 2010

Leah D. Wallace
Heritage Planner,
Town of Niagara-on-the-Lake



Proposed Romance Inn and Artist Centre

Dear Leah:

We would like to state our many objections to the proposed development on the Randwood Estate.

The first is the change from residential to commercial zoning which would entirely change the nature of the neighbourhood. The area bounded by John, King and Niagara Streets within the Town of Niagara boundary has been a farming and residential area since time immemorial. Allowing a section of that to become "commercial" is likely to be the start of other zoning change applications since Trisha Romance and Gary Peterson, two of the applicants, have approached the major abutting landowners, Calvin Rand and Robert Dingman, and indicated that they'd like to buy their property. Calvin Rand is considering giving his property which was bought by his grandfather one hundred years ago to a land trust to ensure it is preserved in its present state.

The five buildings which they propose to connect to the three existing buildings would make this much too large a development for a residential neighbourhood, especially since the 60,000 square meters development encompassing a 106 room hotel, artists' studio, art distribution centre, conference and large events centre, spa and restaurant seating 200 is situated on about 1/4 of the 13 acre property and as close to the neighbours' boundary line as is allowed. Not only would the lights in the 3-storey high structure be seen from a long distance away but the noise from the "Large Events Pavilion" (likely to be weddings considering the name of the development) may likely be heard as far as New York State. Everyone I know who was in Old Town in August when an outdoor party with blaring live music was held on John St. remembers the occasion.

In addition to noise, the establishment of a hotel of this size will greatly increase traffic on John and Charlotte Streets. The traffic will come not only from the hotel and restaurant guests but the many service providers who must staff this development as well as the trucks necessitated for delivering supplies, hauling away garbage, and distributing "art". With the Pillar and Post having received permission for a large hotel addition and conference centre, the streets neighbouring on to two such large developments could not withstand the increase in traffic nor could utilities handle the increased usage.

The land where the proposed development would sit was originally the property of Peter Russell, a member of John Graves Simcoe's cabinet. It was then bought by a distinguished early merchant and lawyer of Ontario, the Hon. William

Dickson, and his home was the first building to be set on fire when the American army burned Niagara during the War of 1812.


The estate was bought in 1910 by George Rand of Buffalo, president of the Marine Trust Co., who began to transform it into one of the premier estates of Canada before his untimely death in 1919. His son had the magnificent wall built around it as well as seeing that the Randwood gatehouse and stables now on Weatherstone Court were completed. George Rand II hired a well known team of landscape architects, the Dunington-Grubbs (who, among other projects, designed the grounds of Parkwood, a national historic site of Canada in Oshawa) to landscape his property.

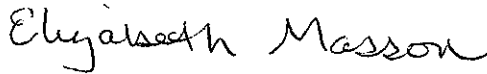
Joy Ormsby, Town Historian, Peter Stokes, a well-known restoration architect, and Frank Hawley, one of the founders of the Niagara Foundation, investigated the Rand Estate thoroughly in 1989. Peter Stokes wrote a report dated 18 July 1989 which is on file in the Town Planning Office. It recommends historic designation of the building Randwood and a reasonable portion of the property attached to safeguard its setting. The report concludes on page 13 that future development of the property must be considered carefully to provide an integrated landscaped plan as a complement to any scheme proposed.

The section designed by the Dunington-Grubbs which is on George Rand II's son Calvin's property has recently been studied by the students of the Willowbank School of Restoration Arts; they were denied permission to study the part which is on the grounds of the proposed Romance Inn. This area is exactly where the proposed hotel might be placed behind the Randwood house.

Randwood always was and remains the largest of the grand estates of Niagara-on-the-Lake with a rich historic background. Changing the zoning to commercial in order to put a development of the proportion of the Romance Inn & Artists Centre would not only destroy the significant heritage of the property but change the quiet residential nature of the neighbourhood.

Yours truly,


Paul R. Masson
Elizabeth B. Masson





144-176 John Street - Official Plan & Zoning Change
Brad Nixon to: Holly Dowd

09/16/2010 10:17 AM

Ms. Holly Dowd
Town Clerk
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Dear Ms. Dowd:

Re: 144-176 John Street - Official Plan & Zoning Change

I am a resident of the Town of NOTL at 343 Regent Street. I would ask the Town to note my objection to the proposed redevelopment of this site.

I have a broad range of concerns including the lost heritage of the actual site which will occur as a result of the redevelopment, the impact on the neighbourhood in terms of intensified traffic and building development; and anticipated further requests for additional changes to neighbourhood lands resulting from the redevelopment. Please keep me advised of further developments regarding this site.

Regards,

J. Bradford Nixon
WALKER POOLE NIXON LLP
Barristers and Solicitors
5160 Yonge Street, Suite 515
Toronto, ON M2N 6L9
416-225-5160 x. 224
Fax: 416-225-0072

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.....update

paw
son

The first public meeting for the 'Romance Inn' was ridiculously bad; poorly presented, inaccurate, and totally inadequate given the circumstances.

An on-site meeting is planned, among other things, to clarify the location of the buildings, spacing to property lines, and proximity to neighbours. Questions, like how existing plantings will be preserved, will apparently be answered. Date to be determined. Please attend if you can in order to demonstrate the level of interest in this project.

The process to approve this commercialization of our neighbourhood is moving ahead very quickly!

The time to act to stop it is NOW!

ELECTION.....Tomorrow we will elect a new mayor and a new council. Please use your vote carefully to choose the candidates who have demonstrated a desire to act in favour of the residents of our great town.

KING-CHARLOTTE NEIGHBORHOOD ASSOCIATION...the time has come to resurrect the King-Charlotte Neighbourhood Association. This group contributed to defeating a hotel proposal in the past, and it is our best weapon to keep the Romance Inn from happening. There are hundreds of homeowners east of King and south of John who will all suffer the negative consequences of this proposal. We plan to organize and present our concerns with one voice. This will provide more leverage with the developer, the Town, and ultimately with the OMB. You will be informed when our first meeting will be held, sometime in late November, when all the relevant studies and information have been collected. We will also elect officers at that time. ***Citizen/resident groups have been very successful in Ontario when they are organized, knowledgeable and visible!***

There is a sentiment that 'something is going to happen', but I assure you that it is possible to make whatever happens consistent with the existing Official Plan and the existing zoning. The process demands that opposition and concerns be heard and addressed. Through our collective voice, we represent a force too strong to be ignored. I ask for your dedication to this cause, for the benefit of ***all of us who love to live in our exceptional neighbourhood!***

Please tell your friends and neighbours!

If you would like to join the King-Charlotte Association, or would like to contact me, please use email at dieter.unruh@sympatico.ca

468-3182

**Dieter Unruh
17 The Promenade**



"Rob Vaandering"
<rivaandering@cogeco.ca>
06/10/2010 09:52 AM

To <SBedford@notl.org>
cc "leah Wallace" <lwallace@notl.org>, <BWiens@notl.org>
bcc
Subject Re: Public Meeting - Romance Property (former Fox Estate)

Dear Steven:

My wife and I own and reside at 4 Christopher St., Niagara-on-the-Lake. This residence directly abutts (from the rear) the property which Gary and Trish Petersen propose to develop into a 100 room hotel/restaurant/spa.

We have met with Gary on several occasions to discuss this project and after reviewing the lay-out, design and scope of it, it is our concern that what is proposed changes the use of a principally residential property to a far more intense commercial one.

While we recognize and agree that properties of this size require an income to support it, the development as proposed concerns us greatly from its' highly commercial nature and use. Luci and I purchased 4 Christopher 20 years ago because the general belief at that time was that nothing significant would change at the former Niagara Institute property and the peace and tranquility we have so much enjoyed was sure to remain. The existing zoning of the lands pretty well assured us of this and now the threat of 're-zoning' it to permit such an intense commercial project may indeed change everything.

The email to Mr. Petersen below pretty well details our discussions with him and it is our hope that some sort of compromise in the way of significant change to his plans may ensue. It is my strong belief that most of us would be more than willing to work with him in this regard.

Rob & Luci Vaandering

----- Original Message -----

From: Rob Vaandering
To: gdpeterson@artistsgarden.com
Sent: Tuesday, October 05, 2010 6:39 PM
Subject: Re: Vacation
Me again Gary:

Please allow me to speak frankly and honestly. Take from my comments what you wish.....interpret them how you want.....

I couldn't help but feel somewhat concerned for you and your project after speaking with you this morning. You and Trish have a goal and a dream and as indicated, the response to the project has been far from supportive from the community and neighbourhood.

You have on several occasions suggested that you 'need' to do this project as proposed in order to acheive a return on your investment. May I suggest that this has little to do with the matter and that realizing a dream and a vision is what this is all about. I certainly have no issues with that and understand this fully. Pretty well everyone knows what the property sold for and recouping your money and simply acheiving a 'return' certainly doesn't require an additional 30 million dollar investment.

I tried as best I could to give you my perspective on the project and explain the concerns of some of the residents whom I have spoken with. I don't profess to be their representative and only tell you my observations to help you with your approach to the situation. I think they're legitimate concerns and they are concerns that have not thusfar been properly addressed. Hynde did a terrible job for you at the public meeting.

Anyway, from my perspective, the threat of a residential development doesn't particularly bother me. As a neighbour and fellow businessman, I advise you to tread very lightly and very carefully on suggestions of high density 'residential housing' as an alternative to your project. Some already consider your 'suggestion' of doing so a threat. Certainly when throwing around numbers like 120 lots and high density townhousing.....that is what it truly appears to be.

Regarding Brian and Brenda Parks and their concerns about the parking entrance to the underground.....I'd pick up the phone and tell them how you intend to address those concerns. You reminded me that you already told them you'd change this entrance but the public presentation failed to show them how. Same thing with Bill Brown.....he's concerned about the ancient hedge and the height of the 'distribution centre'. These two neighbours are potentially the most directly affected by this development and deserve your attention.

Just so you know and understand my position on all this, I intend to support my neighbours and hope a compromise and resolve to all their concerns will be found. I am not opposed to some sort of development of the lands behind us, understand the need to have it support itself and appreciate the concern you have shown thusfar in speaking with us and keeping the lines of communication open. I made it clear to you that I think it's too intense a development and suggested more of a combination residential/commercial approach to the project. But then, who am I to suggest what you should or should not do with your land.

Regards

Rob Vaandering

----- Original Message -----

From: Gary Dean Peterson

To: Rob Vaandering

Sent: Monday, October 04, 2010 4:26 PM

Subject: Vacation

Hi Rob,

Hope you and Lucy had a great holiday.

I was hoping to fill you in with the most recent updates with meetings etc.

Can you call me at the office when you return.

Gary

Gary Dean Peterson

President

The Artists' Garden Inc.

P.O. Box 1321,

Niagara-on-the-Lake, ON

Canada L0S 1J0

Tel: (905) 468-4238

Tel: 1-800-563-9922

Fax: (905) 468-2515

gdpeterson@artistsgarden.com

www.romancecollection.com

www.trisharomance.com

www.artistsgarden.com

HOLLY DOVUD CLERK -
f

Nov 13/20010

Ms Leah Wallace
Heritage Planner
Town of Niagara on the Lake
1593 Four Mile Creek Road
PO Box 100, Virgil, On.L0S 1T0

Subject: Zoning proposal for 141- 176 John St Niagara on the Lake

Having reviewed the plans with a request for a change of zoning, I would like to make the following comments. I have been in residence at 26 Weatherstone Crt for the past ten years. I chose this area of NOTL (Charlotte and John St) because of the residential zoning and the feeling of security. You would look hard and far to find a nicer area to live in. I have attended public information meetings and a general walk about on the property.

Concerns

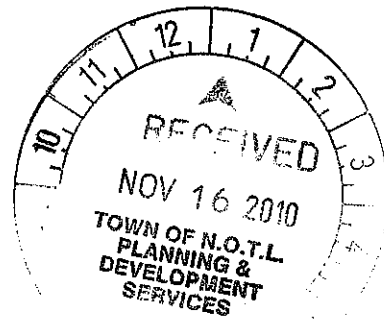
I have come to conclude that several things are out of place in the overall picture. First and foremost the plan leaves me with a strong feeling that it is too large with a high excess of building involved. None of the proposed building is out in front of the existing houses, it is all squeezed in behind. This will impact excessively on private properties in this area. The hotel with 106 rooms, 200 seat restaurant, function facilities and underground parking. A service and distribution center (no one comprehends this) with loading docks. There will undoubtedly be a serious increase in noise from these sources along with kitchen odors and exhaust. This excessive scope of building creates serious buffer problems abutting adjacent properties. To my knowledge there has been no comment re night lighting and signs to be located on and about this property.

Without Prejudice "Comments overheard on the walk about"
"Nothing has been mentioned about the financial strength behind this project".
"I feel that there is a possibility that the project could fail."
"The plans are of such a magnitude that there is a lack of justification"
"Possibly the owners should consider residential development such as Estate Lots"

Sincerely



Peter Edward
26 Weatherstone Crt
PO Box 1471
Niagara on the Lake On L0S1J0



Re: Future plans for Rand Estate, John Street, Niagara on the Lake

Attention: Leah Wallace, Town Planner

November 13, 2010

I reside with my husband in Weatherstone Court, Niagara on the Lake and have lived here since 2002, having purchased the home 1 year previous in 2001. We moved here from the New York area and previous to New York we lived in Toronto, Montreal, Australia, Saudi Arabia, England and Ireland so we have a wide experience of varied communities.

The development of the Rand estate is causing a great deal of anxiety, at times bordering on hysteria on Weatherstone Court. When the Rand Estate was offered for sale there was an ongoing rumble of concern about who would buy it and what it would become. We had a passing acquaintance with Mr. and Mrs. Fox the previous owners who had operated the School of Philosophy on the estate. On arrival in the street we were cautioned about the School of Philosophy being a cult-like operation but for the most part the organization co-existed well with the community and there appeared to be little or no aggravation – from what I observed as a newcomer. When the property was on the market rumours abounded about potential buyers – it was going to be an Senior's residence, an extension of Niagara College Culinary Institute, a condo development and so on. It was quite a relief to all when the property was sold to a neighbour - Trisha Romance and her husband who own the exquisite property adjoining the Rand Estate. Quite soon after the Globe and Mail published a spread about the "Romance Inn" which we read with great interest and we were pleased and excited at the prospect of what promised to be a high end facility in our immediate neighbourhood within easy walking distance of our home.

The prevailing attitude in the neighbourhood has changed dramatically and there is a growing animosity to the proposed plans. Clearly when the property was bought for over \$5,000,000 the intention was to realize an income for this sizeable investment. From a practical point of view I cannot imagine that anyone expected Trisha Romance to spend that kind of money on a property and keep it sitting empty and unused. My hope was and

still is that this development will ultimately contribute to the economy of the town by generating some year round activity and thus providing some real employment opportunities for the region – unemployment in the Niagara Region is in serious crisis. The challenge facing all involved is how to achieve an acceptable level of development without infringing on the rights and comfort of the neighbours. Feelings are running high with all kinds of accusations abounding against the property owners.

The following is a list of concerns that have been voiced to me by various street residents. It would be helpful if the property developers could comment on:

- The Events Venue is going to host wedding receptions which objectors claim generate an unacceptable level of noise (– The Pillar and Post hosts wedding receptions most weekends and I have to say I have no awareness of noise coming from these events). A suggestion that there will be weekly rock concerts held at this venue would appear unlikely but nonetheless it is a fear raised by resident. Another resident expressed the concern that there would be frequent fireworks displays.
- The underground parking is currently located where it will impact the 1 mile Creek area. Is the city going to control the environmental impact?
- The construction traffic will be noisy and invasive and even hazardous and is anticipated to last for 2 years. John Street will bear the brunt of this traffic and it is already a difficult crossing from Charlotte St to the Commons. Possibly the city would reconsider a previous request for a stop sign at the bottom of Charlotte
- The property represents part of the early history of Niagara on the Lake and as such it should be preserved. Has it been designated “Heritage”?
- A 25,000 square foot warehouse is planned immediately behind 44 Weatherstone. What is the purpose of this huge warehouse and does it have to be located so close to the neighbouring property.

I am saddened by the anger and animosity I see growing in the neighbourhood. Trisha Romance has been a wonderful neighbour. For the past 3 years she has cheerfully cleared the snow on the sidewalk from Charlotte to John Street which has meant we have been

able to continue our daily dog walks to the Commons. She would even clear a path for us on the parking lot of the Commons but is not permitted to do so. Change is inevitable even in Niagara on the Lake. I sincerely hope that some form of civilized communication can be facilitated to allow the concerns of the community to be addressed and to allow the developers to move ahead with their project in a manner that minimizes the impact to the environment.

Sincerely

Heather Harvey

#2 Weatherstone Court

905.468.1533

CONFIDENTIAL

Holly David Clerk

Ms. Leah Wallace
Heritage Planner
Town of Niagara On The Lake
1593 Four Mile Creek Road
PO Box 100, Virgil On. L0S 1T0

RE: Proposed Rand Estate Development

I write to voice my concerns regarding the proposed development of the Rand Estate. I am a resident of Weatherstone Court and it appears very apparent to me that should this development proceed, the residents of Christopher St and Weatherstone Crt are going to be adversely affected and quality of life severely compromised.

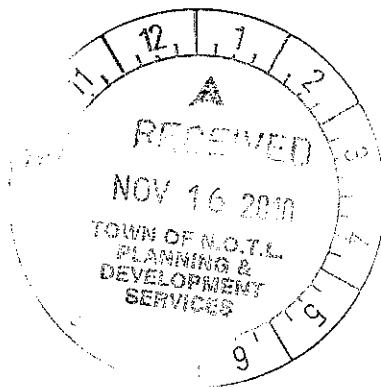
The scale of the development appears to be totally out of proportion to the size of the property.

An Inn with 106 rooms, restaurant with seating for 200, convention center, artists' center, distribution center etc. etc. One can only begin to imagine the noise, the enormous increase traffic, cooking odours and garbage problems and total disruption of our lives.

It is interesting to note that the bulk of this development is planned well away from the owners' property.

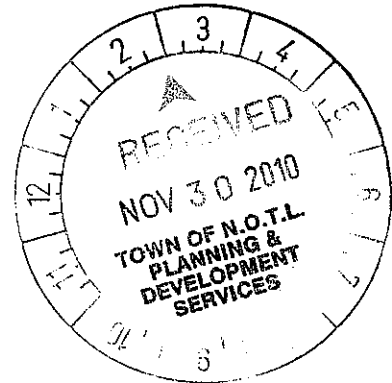
Having done a walk around the estate I feel that such a beautiful property should be treasured and only developed with a great deal of care and concern for the property itself and the residential areas surrounding it. This property is a jewel and should be protected Estates such as this make Niagara OnThe The Lake special and should not be destroyed by over commercialization.

Gillian Bryan
18 Weatherstone Crt
Niagara On The Lake
1



Wednesday, November 24th, 2010

Ms. Leah Wallace
C/o Planning and Development Services
City of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100
Virgil ON L0S 1T0



Re: Romance Inn & Artist Center Proposed Site Plan

Dear Ms. Wallace,

It is with great concern that I write to you with regards to the proposed development of the Rand Estate.

I have been a tax payer of NOTL since moving to the Parkway in 1999 and then to my current address in 2005.

I first chose to move to NOTL when I fell in love with its charm and serenity. My current location, Weatherstone Court, continues to provide me with a tranquil and visually pleasing environment. My yard backs onto the estate and as such provides me with complete green space. This ensures total privacy and serene quiet that very few other locations can offer. This is why I chose to live where I am living.

With this proposed development looming, I can only imagine the transformation that will result. My immediate environment will no longer be tranquil and green but rather controlled by light, noise and odour pollution all to benefit one very industrious business person.

I am not entirely against development and progress. In this instance, however, it is the scope and density of the proposed development that is of concern, ie. too many buildings supporting too many venues. Most of these said buildings are also clearly encroaching on otherwise very quiet and private residential back yards. The reserved green areas, as shown on the current plan, appear to be totally self-serving, ensuring curb appeal on John Street and minimizing the effect of noise, odour and light pollution on the adjacent Romance property.

My wish is that council reconsiders the gain of one taxpayer over the loss of many. As residents of NOTL, we deserve to have our collective voices heard by approving a much smaller scale development on that otherwise pristine property and by moving the location of the proposed buildings as far away from our property lines as deemed reasonable.

The way I see it is that there is nothing in it for us, the neighbouring property owners of Rand Estate. Our property taxes surely will not go down based on the new taxes generated from this project nor will the value of our homes increase as a result.

In closing, I would appreciate receiving any future information on the development of this property.

Respectfully submitted,

Joy A. Flegg
38 Weatherstone Court
NOTL ON LOS 1JO
905-468-0010

001431



Stephen
Bedford/TownOfNiagara/CA
25/11/2010 09:52 AM

To "Jim Collard" <collard@niagara.com>
cc Barb Wiens/TownOfNiagara/CA@TownOfNiagara, Leah
Wallace/TownOfNiagara/CA@TownOfNiagara
bcc
Subject Re: FW: Randwood

THx Jim, I will pass the comments on to staff.

Stephen

Stephen Bedford, M.C.I.P., R.P.P.

Director of Planning & Development Services
Town of Niagara-on-the-Lake
1593 Four Mile Creek - P.O. Box 100
Virgil, ON L0S 1T0

T 905 468-3266 Ex 253
F 905 468- 0301

"Jim Collard" Stephen This note came in this week. See below. 25/11/2010 09:51:24 AM

From: "Jim Collard" <collard@niagara.com>
To: <SBedford@notl.org>
Date: 25/11/2010 09:51 AM
Subject: FW: Randwood

Stephen

This note came in this week. See below.

Kindest regards

Jim

James C. Collard, Councillor
Town of Niagara-on-the-Lake
A.M.O. Board Member
Box 1401
490 Niagara Blvd
Niagara-on-the-Lake, ON
L0S 1J0
Phone 905 468 7002

Before printing, think about the environment

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-----Original Message-----

From: Marguerite Matteo [mailto:marguerite.matteo@bluewin.ch]
Sent: Wednesday, November 24, 2010 6:57 PM
To: collard@niagara.com; gzalepa@notl.org; knelson@telus.blackberry.net;
martin.mazza@sympatico.ca; dennisjdi@hotmail.com; dave@daveeke.com;
jamieking@cogec.ca
Subject: Randwood

To the Lord Mayor and all the NOTL Councilors

I wish to express to the Lord Mayor and the councilors my endorsement of the Randwood Project. It is my understanding that there will be three By-Laws's which will have to be passed by Council for the project to go forward.

All of the changes will improve the property and ensure that the existing trees and stone wall will remain. This can only be seen as the intent of the property owners to keep the project tasteful and in tune with the neighbourhood.

The prestige of having an Inn primarily for artists to stay and related workshops can only benefit NOTL as a desired location to stay and to visit.

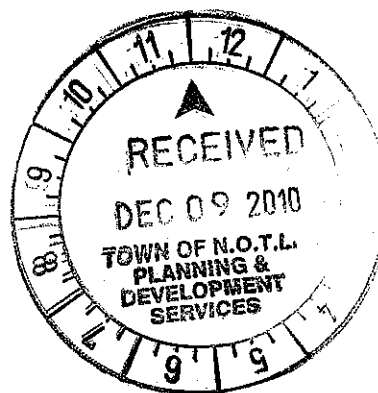
Often it is only the negative objections of a few that get heard and acted upon. This is unfair to the majority, the rest of the community who are in favour of this project.

As a concerned citizen I implore you to pass these By-Laws in order for the project to go forward.

Marguerite Matteo
21 Coach Dr. NOTL

November 29, 2010

Ms. Leah Wallace, Heritage Planner
 Planning and Development Services
 Town of Niagara-on-the-Lake
 1593 Four Mile Creek Road
 P.O. Box 100
 Virgil, Ontario L0S 1T0



Dear Ms. Wallace:

RANDWOOD ESTATE – PROPOSED ROMANCE INN & ARTS/CULTURAL CENTRE

I am a resident of Weatherstone Court immediately adjacent to the property boundary with Randwood Estate. In fact, I am located right next to where the proposed 2-storey Service and Distribution Centre and underground parking are planned to be constructed.

I moved to Niagara-on-the-Lake in June of this year and spent considerable time investigating real estate in the area and selected my home on Weatherstone Court specifically because of its quiet surroundings and lack of commercial activities in close proximity to it.

I am now very seriously concerned that my quiet haven will be intruded upon by a large-scale commercial development that, in my view, is incompatible with a quiet residential area. Having said that, I am not against carefully planned development in principle and could live with a small inn next door that is based primarily on the existing buildings already on the property, and preserves the existing surrounding environment.

More specifically my concerns are as follows:

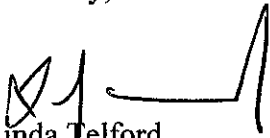
- First and foremost is the large-scale of the proposed development, and the density of proposed facilities that are planned for one half of the Randwood Estate property. In fact, the development as proposed for the southern half of the property is so intense, there is little to no room for landscaping or other buffers between buildings. The proximity of proposed facilities to adjacent residential property boundaries is a major concern. Surely a much smaller boutique-type inn would still be a viable project using existing buildings.
- Impacts on quality of life in a quiet residential area are a primary concern (construction noise and dust up to 2 years, air pollution and traffic congestion from up to 200 vehicles entering and leaving the parking areas, noise from wedding events planned, lighting and its effects on adjacent residents, etc). Also, if >200 vehicles attend an event at the Romance Inn, exceeding the number of parking spaces, this will add to traffic congestion along John and Charlotte Streets.

- Impacts on the property values of adjacent residents is a serious concern, particularly if it is to be the large-scale development that is presently proposed. This is another reason *why it is so important that Town staff and Council carefully review and downsize/control the proposed development for Randwood Estate.*
- What conditions will the Town place on the developer and contractor in building permit approvals if this project proceeds? For example, how will construction hours be restricted in a residential area (daily, on weekends and holidays)? What mitigation to control noise from the proposed development will be required and enforced?
- What type of lighting is proposed, e.g. numbers, locations, and will it be covered to project the light downwards to minimize impacts on adjacent residents?
- Why is a new “Pedestrian and Carriage Access Gateway” required into the Randwood Estate when there are already two access roads? A third access seems excessive and unnecessary.
- The existing buildings on Randwood Estate must have some type of heritage value. A major expansion to the existing Manor House does not appear to be an appropriate fit from both an architectural and historic perspective.
- One Mile Creek on the Randwood Estate appears to be part of the Core Natural Heritage System as shown on Regional Niagara’s map of this system. It is my understanding from Regional Niagara’s Environmental Impact Study (EIS) Guidelines that, “where a development proposal involves lands in or adjacent to a significant natural heritage area the applicant will be required to submit an EIS”. Does the One Mile Creek property qualify as being “significant” as per Regional Niagara’s definition of significant in their Environmental Policies?
- Has the Niagara Peninsula Conservation Authority (NPCA) determined whether One Mile Creek is of significance to ecological function, low flow augmentation and/or discharge/recharge purposes? If so, does this “significance” trigger the requirement for an EIS under Regional Niagara’s EIS Guidelines? How close does the NPCA allow construction activity to One Mile Creek, i.e. what is the buffer zone from construction to One Mile Creek and its tributary drainage channels on the property? If this project is allowed to proceed, a reasonable buffer (from both a flood management perspective and from adjacent residences) needs to be agreed upon in discussion with both NPCA and the adjacent residents through consultation.
- It is my understanding that an Official Plan and Zoning Change will be required as per your Public Information Meeting notice. What is the value of an Official

Plan and Zoning Bylaws, if they can be changed so easily from institutional (that also allows residential) to commercial? If the zoning is changed to commercial, this opens the door to any type of commercial development in the future, and how will that be controlled?

I would appreciate receiving a response to my concerns noted above and being kept informed of the proposed Randwood Estate development and any changes to the present Site Plan *before* it is approved by Council, so that residents have an opportunity to comment on it. I would also appreciate receiving a copy of the proposed change to the Official Plan and Zoning Bylaw pertaining to this development.

Sincerely,

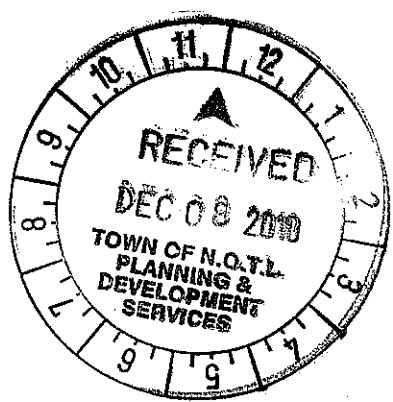


Linda Telford
40 Weatherstone Court, P.O. Box 628
Niagara-on-the-Lake, Ontario L0S 1J0

c.c. Mayor (Dave Eke), and Town Councillors (M. Bau-Coote, J Collard, D. Dick, T. Flynn, A. Kaiser, J. King, M Mazza, G Zalepa Jr.)

December 2, 2010

Ms. Leah Wallace, Heritage Planner
Planning and Development Services
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario L0S 1T0



Dear Ms. Wallace:

RANDWOOD ESTATE – ROMANCE INN & ARTS/CULTURAL CENTRE

I live on Rye Street, one block from the Randwood Estate, and therefore am very interested in any proposed development on the property and how it may affect our neighbourhood. In this regard, I attended a public meeting at the Pillar and Post a few weeks ago and also took the opportunity to have a site visit of the property when it was offered at that time.

I have also had the opportunity to review a preliminary site plan of the proposed development. I am very pleased to see that most of the front half of the Randwood Estate will be preserved in its existing state. I do question, however, the need for a new "Pedestrian and Carriage Access Gateway" when there are already two access roads into Randwood Estate. Why can't pedestrians and carriages use the existing access roads?

With regard to the back half of the property, the site plan and information provided at the public meeting indicate a very intensive development is proposed involving a 3-storey inn of 100 rooms + spa and conference centre, + parking for 200 cars, + 200 room restaurant, + a 2-storey large events pavilion, an arts studio/workshop, and a 2-storey service and distribution centre. I am not opposed to a small, quiet inn on the property but this development, as presently proposed is an extremely large-scale and very intense use of the back half of the property.

I am particularly concerned about summer events that may occur outside on the property and the potential noise associated with such events created by music, loudspeakers, microphones, etc. How will noise be controlled so that it does not adversely affect the surrounding residential neighbourhood? This is a particular concern to me as presently summer weekend concerts held behind Jackson Triggs winery create noise impacts over a very large residential area around them, including Rye Street and make it challenging to comfortably entertain in our backyards during summer weekends. I do not want this situation to be exacerbated by outside events that create noise from Randwood.

I am also concerned about traffic congestion in the vicinity of John and Charlotte Streets and associated increased air pollution in the neighbourhood.

If the zoning is changed to commercial, what restrictions will be placed in the zoning bylaw to ensure that it is restricted to a small scale development that (a) is compatible with the surrounding residential zoning, (b) will not create noise from outdoor events and (c) will not be open to just any type or scale of commercial development? What conditions will be incorporated into the building permit to minimize impacts from noise, dust etc during construction – e.g. will construction be restricted to weekdays (9 to 5 pm), and be shutdown on weekends and holidays in consideration of local residents?

In closing I would like to see Town staff and Councillors consider very carefully whether such a large scale development is appropriate for a property in such close proximity to residences. I am not opposed to a small, quiet inn using the existing buildings on the property.

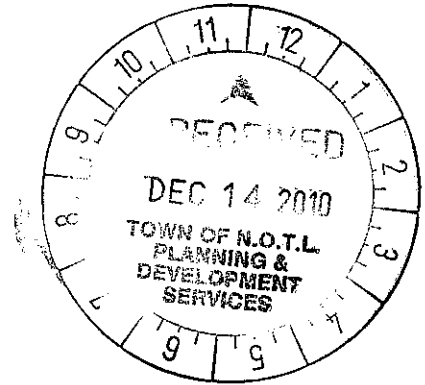
Sincerely,



Kay Ashwood
617 Rye Street, P.O. Box 592
Niagara-on-the-Lake, Ontario

c.c. Mayor Dave Eke and Town Councillors (M. Bau Coote, J Collard, D. Dick, T Flynn, A. Kaiser, J. King, M. Mazza, G. Zalepa Jr.)

December 5, 2010



Ms. Leah Wallace
N.O.T.L. Planning Dept.
1593 Four Mile Creek Road
VIRGIL, Ontario
LOS 1T0

Dear Ms. Wallace:

Please accept this letter on behalf of my husband and I as a recommendation that nothing is done to the RAND ESTATE that is currently in jeopardy to become a hotel and restaurant.

Yours truly

Shirley B. Doxey
Gordon May

GORDON MAY & SHIRLEY MAY
50 WEATHERSTONE CRT.
BX423

Gloria Grieve
100 John St. East
Niagara-on-the-Lake

To the Planning Department
Town of Niagara-on-the-Lake

December 10th, 2010

I submit this letter as a formal **indication of my objection to the proposed official plan/zoning change** for John St. (known as the Rand Estate) to create the 'Romance Inn'. I am the resident/owner at the corner of John and Charlotte Streets, virtually adjacent to the proposed development. I, like many other residents, strongly feel that the changes are inappropriate, will have a very direct negative impact on my quality of life, and will drastically reduce the value of my property.

I believe it is important first to recognize that this inappropriate commercialization will occur in a **completely residential** section of the town. It is significant to note that there is no commercial zoning east of King St. and south of John St. I, like many others, chose to live here because it is residential, and commercialization will destroy the ambiance and character of the area. It is a gross violation of the existing plan, as well as the planning process, to inject this level of high-density commercialism into an established, totally residential area. This is a unique and special location, combining a National Park, a majestic Estate, and private residences. The Official Plan calls for the preservation of this type of situation.

The developer only recently purchased this property, with the current residential zoning in place. The motivation was purely commercial, so to now argue that this is the only 'viable' use of the property is absurd.

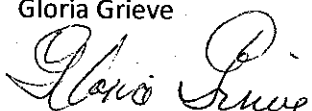
Next, consider that the infrastructure does not exist to support such development. Residential streets (John, King, Charlotte) will be used for major, ongoing construction traffic, then subjected to hundreds of additional vehicle trips daily on an ongoing basis! Service vehicles, staff, and other visitors will add to the traffic nightmare. The location of my residence will certainly be the most affected by this dramatic increase in traffic and noise.

Similarly, utilities will have to receive major upgrades, as they are all sized for residential, low density applications. This will result in more unnecessary construction, noise, and traffic. Furthermore, it is doubtful that the developer will bear the true and total cost of these upgrades!

Thirdly, the creation of a high-density commercial development will create significant losses to quality of life for me, my neighbors, as well as hundreds of others. Construction noise, traffic noise, facility noise (air conditioners etc), and event noise, are just some of the effects that this development would have when injected into a quiet residential environment.

Finally, there are very real financial losses that I and other residents will suffer. Property values as a result of this development will plummet, as our once desirable properties become unwanted. Clearly all of the effects listed above will make this part of the town much less appealing to potential homeowners. It is clear that this development is **inappropriate**, and unwanted by all but a single developer. I must emphasize that the Official Plan, and the Planning Process, exist to prevent this kind of a planning disaster from happening.

Gloria Grieve





To the Planning Department
Town of Niagara-on-the-Lake

December 10th, 2010

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Confirmation of receipt of this letter is requested.

Jane Kirkby

From: Jane Kirkby [janekirkby@cogeco.ca]
Sent: Friday, January 28, 2011 12:42 PM
To: 'lwallace@notl.org'
Subject: Objection to Rand Estate proposal

Niagara-on-the-Lake Planning Department
January 28, 2011

Dear Leah Wallace,

I am writing in objection to the suggested commercial development on the old Rand estate. The residential quiet enjoyment would be severely disrupted by the installation proposed.

Delivery trucks with idling engines, exhaust fumes, droning diesel tail pipes and back up beepers; underground parking with noisy exhaust fans, gas fumes, engines igniting, cars starting and cars stopping and all the noisome pestilence that people and automobiles bring in numbers; bright lights and music carrying in the evening and night time from parties of crowds celebrating away from home freedoms mixed with the drinking of alcohol; air conditioning motors and fans running, running, running;
– Is that what the residents of Weatherstone, Christopher, Charlotte and community deserve to be exposed to?

It is very sad to think it even a consideration in the residential area of the prettiest town in the world.

Please don't approve of it.

It is not right. It is not good.

Perhaps a more appropriate location in town could be put to use for their project- one that is designated for such. There appears to be others that had such dreams whose properties are now sitting idle and unattended. There may be a more compatible match.

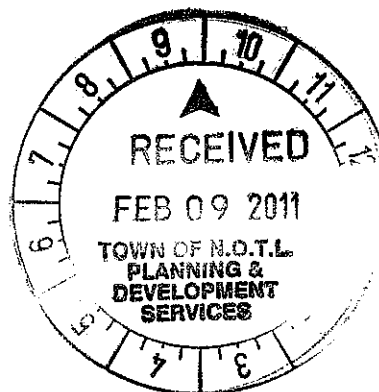
We do love our quiet solitude on Weatherstone Court.

What blesses one blesses all.

Thanking you for your consideration.

Sincerely, Jane Kirkby

48 Weatherstone Court Box 732
Niagara-on-the-lake, Ontario
L0S 1J0



001442

1/28/2011

Mr. & Mrs. W. H. Brown
6 Christopher St.
P.O. Box 995
Niagara on the Lake, ON
L0S 1J0

Town Clerk
Niagara on the Lake, ON
1593 Four Mile Creek Rd
Virgil, ON L0S 1T0


March 14, 2011

Re: Proposed Randwood Development

We have been advised that Council members will not be given copies of letters to the Editor of the Niagara Advance unless submitted to you. We are therefore enclosing a copy of our letter as submitted to the Niagara Advance together with photo copies of other correspondence on the subject. Please ensure that these are distributed to the Council members so that they may be considered when this topic is discussed.

Please continue to keep us informed as this matter develops.

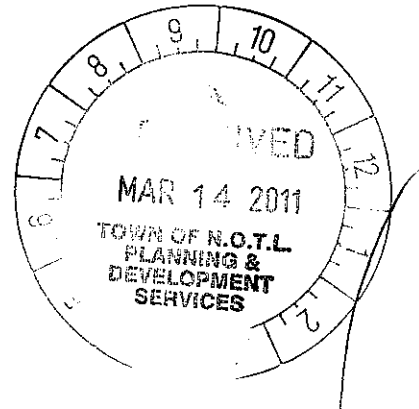
Sincerely,



W. H. Brown



H. W. Brown



cc. Leah Wallace, Heritage Planner

Regional Chairman, Gary Burroughs

6 Christopher St. P.O. Box 995
Niagara on the Lake, ON
L0S 1J0
905 468 5649
January 19,2011

The Editor
Niagara Advance
Virgil, ON

Re: "Resident Provides Another Look at Development"

While not presuming to represent a majority (silent or otherwise), we feel obliged to point out some salient aspects of this proposal. It is all too easy to be seduced by the idea of a "Romance Inn and Spa" without a careful examination of the specifics of the contemplated development. As it stands there are major concerns which need to be addressed. The first is the scale of this grandiose proposal which inherently necessitates underground parking.

A 50-room hotel and 100-seat restaurant could be served by the above-ground parking as it presently exists and not involve a huge investment of time and money with the resultant pollution, traffic, and noise from air conditioning, sump pumps and other associated mechanical devices. Access to the underground parking as proposed contravenes the restrictions wisely instituted by the Planning Department when the previous re-zoning occurred 15 years ago. The 50 foot buffer zone was deemed necessary then when the School of Philosophy catered to a scant 100 students - how much more necessary will it be now!

A further complication is the fact that the boundary between our properties is delineated by an arm of the One-Mile Creek, subject to flooding. Although this is clearly marked on the proposed site-plan, it is completely absent from the flood plain document obtained from the watershed planner at the Niagara Peninsula Conservation Authority in Welland. This is a serious mistake which needs to be corrected.

Along with our neighbours, we have discussed these issues and many others with Gary Peterson who has taken pains to assure us that they will be addressed. For example: by restricting the height of the Distribution Centre, by removing the 20 plus windows overlooking our property and moving it back 15 feet away from the hedge. In addition, he stated that access to the underground parking will not intrude into the buffer zone and will in fact be moved to the other side of the Coach House. The Distribution Centre would actually consist, we were told, of classrooms for a variety of activities. He even saw a need to plant more trees so as to improve the screening and reduce the noise pollution in the buffer zone rather than removing those that are there. Serious reservations remain, however, as to the problems attendant upon such a massive undertaking. As B & B hosts, we have entertained hundreds of visitors to our lovely town and know what attracts them: the theatre, the wineries and their award-winning restaurants, the unique shops, the boutique hotels and B & B accommodations as opposed to the large-scale enterprises in neighbouring Niagara Falls. In these economically challenged times it is difficult to understand, much less give serious consideration to the development of another inn, another spa, and another restaurant and, as well classrooms for photography, art and other pursuits already catered to by Niagara College and other educational institutions.

We fervently hope that our charming village atmosphere will continue to be encouraged.

Sincerely,
Helen and Bill Brown

opinion page

Niagara Advance

www.niagaraadvance.ca

P.O. Box 430 • Virgil, Ontario L0S 1T0 • 905-468-3283 • Fax 905-468-3137

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mrobertson@forterletimes.com

our editorial

Randwood Estate deserves respectful and sustainable future

The discussion of the Randwood Estate development proposal seems to be ramping up, although it is expected to be March or April before the town planning committee and council begin public debate of the project.

Both opponents and supporters repeatedly mention the character of the couple who, in partnership, own the historic property. While there is comfort in knowing that their taste is impeccable and their place in the community well-established and respected, it seems odd that that particular fact has become so integral a part of the discussion.

Perhaps we should focus instead on the development, which sounds grand and ambitious for 14 acres. It includes a 100-room inn and restaurant, an arts and cultural centre with studio space and a special events site. It would provide underground parking.

It is a beautiful estate and property,

and sequestered as it is behind an imposing fence, it attracts curiosity. It would be lovely to think it could be open to the public. And that it would be preserved for such a use as proposed.

Nobody else has offered to purchase it, and in the past, nobody else has been able to hold on to it. If this development is successful, it is a way to preserve one of the historic estates still remaining.

But of course that comes with a cost—in this case, a development that seems to some to be too intense for the space, and a fear that it could in the future be subject to even further development if it is financially unsustainable as proposed.

There have been compromises already, and more are likely.

We hope that the owners, neighbours and town can reach a compromise that grants this grand estate the respect it deserves and ensures a sustainable future for it.

Commercial development of Randwood Estate is a mistake

As a resident of Niagara-on-the-Lake, I too feel it is my duty to respond to Resident provides another look at Development (Niagara Advance, Dec 30): In particular, there are a number of points that I take exception to.

First of all, the writer states that the opposition by all accounts is not one that has much community support. By which accounts is he referring to? The developers themselves have held a couple

of information sessions and conducted a walk-through of the property in question. The overflow turnout at those sessions suggests that perhaps the opposition is more than just a few people. When talking to people from all areas of town about the proposal, they frequently say that they do not understand why such a project should even be considered at all. The local papers reporting on these information sessions is the only local media reporting I have seen. Therefore his contention that those in opposition have been given a platform through the local media to articulate their cause is incorrect at best.

I don't pretend to represent the silent majority, minority, or any other group within the town, and wish only that residents think about this, and become involved in this decision. I am a great believer in democracy, and would gladly accept that if the majority of residents wanted this development to occur, then it should be done. Perhaps the proposal could request the town have some kind of plebiscite or other form of polling / vote (ie. Internet), to determine what is the actual opinion of the majority.

I agree that the issue of zoning is paramount when it comes to this debate, but to suggest that a site spe-

cific commercial designation is a guarantee against future commercial uses is short term and wishful thinking. If for some reason the expected commercial success of the Romance Inn did not occur, does anyone believe that a remedy would not be sought? It is only realistic to expect that a request to change the site specific commercial designation to a commercial designation for some new purpose, might easily be approved.

It is my opinion that to commercially develop this property is the wrong thing to do. This is perhaps the largest remaining estate property in Niagara-on-the-Lake, and is a unique combination of stately

homes with large gardens and spacious open grounds of some 14 acres. Although it has been divided to allow development in the past, this has been exclusively for residential purposes. The property owners are proposing development that includes a large restaurant, hotel and conference facilities, representing the commercialization of a NOTL landmark located in the heart of town with historical preserved areas nearby.

There may be many options for development of the property, but to allow it to be re-zoned as commercial would do an injustice to the neighbourhood, the commons, the adjacent historical grounds, and the

tranquil ambiance of the property itself.

Peter Harvey

Thanks for Air Cadets' bottle drive support

On behalf of 809 Newark Squadron Air Cadets I wish to extend sincere thanks to the Community for their overwhelming response to our recent Bottle Drive.

We were able to surpass revenue from our previous bottle drive, and these monies will go directly to support training programs for the cadets.

D. Drewett
Sponsor Committee

Opinion

letters to the editor

Steps can and should be taken to protect Randwood's treed area

Re: "Resident provides another look at development" (Niagara Advance Dec. 30);

I should begin by admitting I am a resident of Christopher Street.

I should also like to say we have no problem with the involvement of Trisha Romance and Gary Peterson and we agree with the comments concerning the type of people they are and their contribution to the life of NOTL. However, they are in partnership in the devel-

opment, a minority partner as we understand, with the Fowler interests, well-known large real estate developers.

The artistic sensibilities found in Trisha and Gary may not be so well present in the Fowlers, particularly if the ambitious project should run into financial difficulty.

Our concern is to protect the treed area behind the wall on Charlotte Street and John Street to the first driveway entrance. The area is also under flood plane control by reason of the creek which runs through it.

We are also concerned about the effect of the truck delivery noise to this project's distribution centre which is presently planned to virtually back on to two neighbours' properties. Here, Gary

Peterson has said he will make changes to resolve this issue.

The commercial designation is intended to be site-specific, to protect against opening the flood-gates to commercial development.

Yes, the town would pose a site-specific commercially zoned bylaw designating the use to which the land could be put.

But a site-specific bylaw is limited to the land used for the project—i.e. the land upon which a building or buildings are to be built. Yet the bylaw would encompass the treed area, and here lies the danger.

We informed Gary Peterson of our concern at the presentation at the Pillar and Post Nov. 6. His planner acknowledged our concern and said the

treed area would be changed to a non-development use. I believe his sketches, to be amended, would mark the treed area as open space.

It is anticipated that the town, in rezoning the property will, with the consent of the owners, rezone the treed area as open space.

Site-specific is a term that I have heard banded about by a lot of people who I suspect are merely repeating what someone else has told them about what it means. Site-specific has a meaning in law pertaining to land use control in Ontario. I intend to discuss what could happen if such a site-specific bylaw were attacked in court as the bylaw relates to the treed area.

Look at the plans on file

with the town. The treed area is not part of the lands comprising the proposed development.

Should the project fail (and we hope it succeeds) and fall into receivership or bankruptcy, resulting in the property as rezoned being sold (or if the owners decide for business reasons to sell as rezoned) the next owner, not having possibly the good intentions of the present developers, will move to maximize profit.

Their lawyer will bring an application to the court to have declared null and void the site-specific bylaw as it relates to the treed area. And if successful, the treed area would become zoned commercial.

The new owner could then apply for a building permit to construct any of

the permitted uses, including a tavern or a body shop (have a look at the town's list of permitted uses).

Further the town would be obliged to issue the building permit because if it refused the new owner would simply apply to the court and the court would have to grant the order and direct the town to issue the building permit.

Steps can be taken in the process of approving the rezoning application to protect an area which is not going to be built upon as part of the project, and protect it in such a way as to leave control in the hands of the town and the townspeople, and not in the hands of a subsequent unknown developer.

J. E. Sheppard Q.C.

Randwood development ambitious and costly

As residents of Christopher St, we thought it important to respond to some of the comments in 'Resident provides another look at development' (Niagara Advance, Dec. 30).

First and foremost we appreciate the risk and effort that the Petersons and their partners have taken to preserve one of the last and most beautiful estates in Niagara-on-the-Lake.

Second, we have never been part of the "Stop the hotel" group nor do we wish to be, even though we have been asked to join.

On numerous occasions many of us on Christopher

had the opportunity to meet with Gary, his partner and his architect and personally discuss issues that affect us as neighbours. Gary and his partners have been professional and responsive in answering all of our questions.

We are awaiting their final (or as best final) designs but have been assured that they will deal with all issues in the manner that has been their track record.

The re-development of the former Randwood/Fox estate could and should however be more accurately described. What is proposed on this 14-acre property is a 105 room hotel, a 12 room country inn, a separate banquet facility for up to 500 persons, a spa, a restaurant for up to 250 people, an outdoor wedding pavilion, a classroom facility for the purpose of teaching art and photography and a distribu-

tion centre from which Trisha Romance's art shall be reproduced and distributed

In addition, to avoid car visibility and reduce noise pollution, there will be an underground parking garage for 120 cars, trucks, and service vehicles, a significant investment.

This is a large commercial development with a cost estimated to be between \$30-40 million (Gary's estimate) and a construction period that may take up to two years to complete.

We trust that the Petersons and their partners may be able to expeditiously move along with their project and that they will continue to display the professionalism and care relative to realistic concerns.

Jim and Dora Ryan
Rob and Luci Vaandering

Thursday, January 6, 2011 • Niagara Advance 7

opinion

letters to the editor

Concerns of neighbouring residents should be addressed

I was disappointed at the negativity and confrontational approach I detected in the letter "Resident provides another look at development" (Niagara Advance Dec.30).

During the recent municipal election, I deliberately did a day's worth of door-to-door campaigning in the area to gauge the local response to the Randwood development proposal and to understand the concerns of

people living in the area.

I found the local residents, particularly those living on Christopher Court, all to be well informed, articulate, willing to discuss the project and flexible, if their concerns can be met. They had copies of the planning drawings current at the time and understood the consequences of the various elements of the project.

Although I do not speak for these residents, I can say that none of the residents to whom I talked questioned the credentials of the people involved in the development proposal.

I also left the area with the belief that the details of the proposed Inn itself were not a major concern.

Their concerns centred largely on preservation of a tributary of One Mile Creek that runs along the border of the Randwood Estate, the maintenance of long agreed upon buffers between the Christopher Court residents and the buildings currently on the estate.

Also of concern was the volume, flow, direction and timing of traffic to and from the proposed distribution centre/warehouse proposed for the southwest corner of the estate and the size, function and nature of the distribution centre.

Given that the distribution centre, the largest proposed new building on the site is located in the southwest corner of the estate, it should be no sur-

prise that Christopher Court residents are apprehensive and the neighbours to the east are not.

It should also be no surprise that the Christopher Court residents would oppose rezoning until they understand the nature and extent of activities on the estate that appear to have little to do with the operation of an inn.

I think that a respectful approach and a willingness to identify and address neighbourhood concerns is essential to moving this project forward.

Trying to marginalize the concerns or the local residents is a strategy I hope will be abandoned.

001448
Kenn Moody

Opinion

letters to the editor

Resident provides another look at development

As a resident of Niagara-on-the-Lake I feel that it is my duty to respond to an ongoing matter that has raised the ire of people in our great community. Seemingly, this topic has brought out a very vocal opposition.

Despite the fact that this opposition by all accounts is not one that has much community support, they have been given a platform through local print media to articulate their cause. As the age-old phrase "the squeaky wheel gets the oil" too often proves true, I thought it was necessary to bring the voice of the silent majority to the forefront.

The recent proposal to develop the Randwood estate on John Street to an inn and arts and cultural center is a concept that has a great number of people in this community excited. The excitement is caused by the obvious restoration and rejuvenation of a historic property that for as long as most can remember has not been accessible to the general public.

The idea that 10 acres of history could potentially be a meeting point for arts, tourism, and community heritage is enough motivation for anyone to voice their support.

However, after the initial novelty of the idea settles, the obvious questions will surface. The greatest of these questions is sure to be, "how will this development affect the surrounding community?" This question will never truly be answered until the inn is a going concern.

However, there are variables in this case that set it apart from any other land development and give us an accurate idea of what we can expect. The most significant of these factors are the people who are behind the project, Gary Peterson and Trisha Romance. When evaluating any proposal, especially one of this magnitude you need to know and understand the people who are involved.

Citizens in NOTL have a 25-year history with these two people which can only be described as stellar. When we look at what the name Trisha Romance has contributed to our little corner of the world, I am reminded that when evaluating a person's potential, we need only look at their track record.

How can one not be excited at the prospect of the restoration of the original estate when the person who will be designing it is the great Canadian artist who is synonymous with our town? Further relief should come to the surrounding neighbourhood's concerns when they look at who actually lives next door to the Randwood estate. Trisha and Gary's home sits directly beside the Randwood estate. Surely we can expect that they have a vested interest in ensuring the integrity of any change to the existing property and landscape that sits directly beside their own home.

There have been concerns voiced from residents of the Christopher Court community. This is the subdivision that was previously re-developed on part of the original Randwood estate. It is only natural that the residents who border the current Randwood estate would want to ensure that the architectural integrity of the property remains. Further, that their outlook and quality of life remains unchanged. However, as these questions were being reasonably answered at one of the town information sessions with guarantees of green space preservation, and under-

ground parking to alleviate vehicular noise and pollution, it was evident that no logical answer would satisfy. The issue of zoning is paramount when it comes to this debate. The property is currently zoned as residential. In order that the inn is allowed to function for its proposed purpose, the zoning would need to be a commercial designation. The opposition would have you believe that a commercial designation would open the flood gates to allow for any possible commercial entity to open up shop and potentially wreak havoc on the surrounding neighbourhood.

This is fear mongering. The commercial designation would be site specific which would protect against any such possibility. If we look at what this inn will give to our community, I cannot think of one justifiable reason why we should not all lend our voice in support. The obvious benefits of job creation and the economic off-shoot to surrounding businesses combined with the great contribution to the town from land taxation are only further supported by what this inn does in a much broader sense.

This will be a unique attraction that is home-

grown, based on the talents of our own community. Like other great attractions in NOTL, this will be something that no other town or city has, unique only to us.

I encourage all members of our community to keep an open mind and not be short-sighted. Whenever anyone proposes change, there will be opposition. By nature, people are opposed to the mere idea of change. Let us not forget that there was a time when this town had no Vintage Inns, no large-scale wineries. And as hard as it is to believe, there was also a time when this town had no Shaw festival.

These entrepreneurial pillars have all been incredible successes that have benefited the town for so many reasons, not the least of which is that they promote and represent what we are about at our core. A community richly based in creativity with pride in our past and invested in our future. A community that wants to grow in a controlled manner maintaining the integrity of our history while looking to a future that continues to promote the great ideas of people from our unique corner of the world.

There is no doubt that this is the greatest place in the

world to live. This is a place where people know their neighbours and support them in their endeavours. Don't let the voice of a few, impact on what could benefit so many.

Stu Macdonald

Regional councillor should resign and run in by-election

I didn't realize that when you finish second in an election you get rewarded with four years on regional council, a salary and expenses. It's quite a reward for being a failure.

I guess that is how the old boys' network works. Thanks to Lord Mayor Eke and his majority of gutless councillors.

What we need is a by-election. Dave Lepp should do the proper thing and resign. This way the mayor and council save face, he can run in the by-election and if the people want him back, they can vote him back.

Michael Kalm



<dieter.unruh@sympatico.ca
>
12/04/2011 09:58 AM

To <lwallace@notl.org>
cc
bcc
Subject Randwood Background

Good Morning

Thank you for your support in providing the Randwood proposal on disc.
I am very interested in some records that I hope will be available.

First, are any of the records relating to the deliberations and decision to attach the 'Institutional' designation to the Randwood property available?

There is no indication of this change in the official plan, but the content of this documentation is of significance.

Second, there is a reference in the official plan (part 1 section 4) to a secondary plan for the King-Charlotte area. This plan was apparently approved by council. While I understand that this was not submitted to Municipal Affairs for approval, the content is of significance.

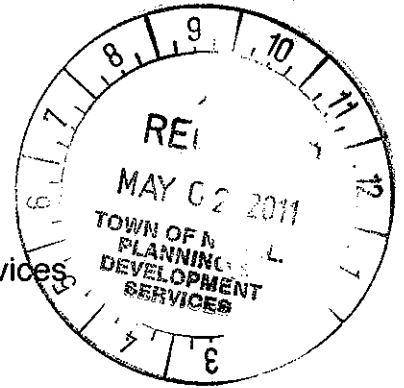
Thank you in advance for your support in obtaining these documents
I am of course willing to pay any fees relating to creating copies of the documents
Dieter Unruh

MINUTES
OF
COUNCIL
&
MAYOR
HALL

EARLY TO
MID '90'S
CURRENT
PLAN
SUPERCEDES
IT. PD
STATUS...
TRACK IT DOWN.

April 19th, 2011

Leah D. Wallace
The Town of Niagara-on-the-Lake Planning and Development Services
1593 Four Mile Creek Rd. - P.O. Box 100
Virgil, Ontario CANADA LOS ITO



Dear Ms Wallace and Members of Planning and Development Services

As a representative for my father Calvin G. Rand and the rest of our family I am writing to strongly oppose the size and scope and development of the Romance Inn (and arts center) project. We are abutters who are directly impacted by the size and location of all of the new buildings proposed.

The entire length of our property line is where the Romance/Peterson/Fowler's have sited their new buildings #4, #5 and #7. The mammoth structures are designed to be 40 feet high, as high as the tower on the original house. The proposed first floor of the building is well above grade, so although the project calls for 3 story buildings, they will be considerably higher than your typical 3 floors. They are to be located right smack on the property line, with a setback of only 14ft.

It is hard to believe that not only the buildings have been put right on the lot line, but also that the setback for buildings of such size are so minimal. One entire building will be only feet from our swimming pool and the proposed balconies will look directly down on the pool and the Rand house and lawn. These structures will loom over the property of Calvin Rand. The whole project will greatly impact the value of our property.

The design and placement of these new buildings seems to have been done with total disregard for Calvin Rand's property and that of the good neighbors at Christopher Court and Charlotte Street.

We also wonder how it is that the traffic study was so positive. With a parking garage designed for 200 cars and a wedding pavilion alone designed to hold as many as 600 people, where would all the other cars go or idling buses that might have to be used to transport so many people? That does not even include staff, guests and vendors for the wedding pavilion and the rest of the resort.

It is also shocking to think of the size of the underground garage that is required for a project of this magnitude. They are asking for spaces for 200 cars and then loading docks for laundry, food, garbage and who knows what else.

I find it hard to believe that a project of this magnitude is considered a "viable" reuse of the original Rand property.

I would appreciate you keeping us informed of any hearing and meeting pertaining to this project:

Robin Rand Ellis 288 Warren St., Brookline, MA 02445 USA

Calvin G. Rand, 16 St. Andrews Walk, Buffalo, NY 14222 USA

Andrew McPherson, Box 504, 200A John St. E, Niagara on the lake, Ontario, LOS
IJO Canada

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink that reads "Robin R. Ellis". The signature is written in a cursive, slightly slanted style.

Robin Rand Ellis

288 Warren St., Brookline, MA 02445



Department of Planning
& Development Services
TELEPHONE 905-468-3266
FACSIMILE 905-468-0301

The Town of
Niagara-On-The-Lake

1593 FOUR MILE CREEK ROAD
P.O. BOX 100
VIRGIL, ONTARIO
LOS 1T0

June 1, 2011

William H. and Helen W. Brown
6 Christopher Street, P.O. Box 995
Niagara-on-the-Lake, Ontario
LOS 1J0

Re: 144-176 John Street, Niagara-on-the-Lake
Application for Rezoning

Dear Mr. & Mrs. Brown,

Thank you for your letter to Lord Mayor David Eke, it has been forwarded to my attention for response. Your points and concerns and the concerns of other citizen raised on this application will be seriously considered during the preparation of the Town's report to Council.

In the meantime should you have any further questions please do not hesitate to contact me.

Yours truly,

Stephen Bedford, Director
Planning & Development Services

c.c. Lord Mayor D. Eke

William H. and Helen W. Brown
6 Christopher Street
P.O. Box 995
Niagara on the Lake, ON
LOS 1J0

905 468 5649



May 26, 2011

Mr. David Eke
Lord Mayor
Niagara on the Lake, ON
LOS 1J0

Dear Mr. Eke:

Re: Romance Inn/Re-Zoning proposal

As neighbours immediately adjacent to this proposed commercial development with its requisite zoning change we were most impressed by the presentation we attended at the library on May 25, at which the numerous instances where the proposal contravenes this town's official plan were outlined, for example:

- OP p.30 "Compatibility with surrounding land use"
- OP p.65 "To preserve the existing character of the area"
- OP p.66 "Existing residential areas shall be preserved"
- OP p.75 "Identified commercial areas of the town"

The plan clearly differentiates commercial and residential areas and prohibits the intrusion of commercial projects into defined residential areas (OP p.76) as a matter of "formal public policies" (OP p.7)

As ordinary citizens we cannot be expected to familiarize ourselves with all the fine details of a document that exceeds 160 pages, but Town staff, i.e. the Planning Department, are paid to do just that, and to reject outright those proposals that do not meet its exacting standards.

Why, we wondered, was the developer obliged to make repeated amendments to his proposal, incurring considerable expense, when the discrepancies as outlined above should have been sufficient to disqualify the proposal in the first place? Reference was made at this meeting to the hotel proposal for what is now Park Court which was rejected by Council 20 years ago for the very same reasons.

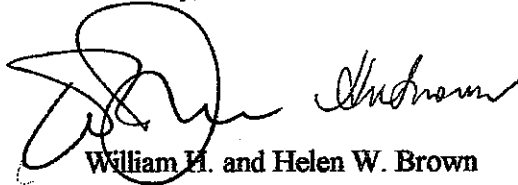
... 2

Mr. David Eke
Lord Mayor
Niagara on the Lake, ON

Why should it now be necessary for another citizens' group to be obligated to research policy and implementation procedures to block yet another proposal which is even more excessive and blatantly ignores the Town's Official Plan. The Planning Department needs to be called to account.

Along with other residents of Christopher Street we utterly reject this proposal and trust that you and members of Council, will see fit to do the same.

Sincerely,

A handwritten signature in cursive script, appearing to read "William H. and Helen W. Brown". The signature is written in black ink on a white background.

William H. and Helen W. Brown

c.c. Council members
Regional Chair



Dieter Unruh
<dieter.unruh@sympatico.ca>
>

05/08/2011 08:55 AM

To <sbedford@notl.org>

cc leah wallace <lwallace@notl.org>, <deke@notl.org>

bcc

Subject RE: Romance Inn Proposal for Randwood

History:

This message has been forwarded.

Thank you Mr Bedford for your response;

I have, as you suggested below, taken some time and reviewed the planning report for a recent OP Amendment application.

I offer you this feedback, and also submit that the staff comments and recommendation are precisely the reason why I, and many other residents, are concerned.

While you state below that the policies are 'self explanatory', there seems to be a large gap between stated policy and how that policy is interpreted and put into practice.

I refer in detail to the proposal for commercialization of the property at 442 Mississauga St., and the Planning Advisory Committee meeting minutes dated April 26th.

The comprehensive analysis provided by the Planning department justifying its recommendation to approve the application creates significant concerns

Concerns arise based on three major subjects:

- 1. The Planning Department recommendation contradicts the intent and specific direction of the Official Plan.** This is actually identified in the discussion, yet is ultimately dismissed in the analysis. The Official Plan addresses commercialization explicitly in numerous sections, including the direction to 'ensure that....existing residential areas shall be preserved and improved' (Official Plan p 66), as well as repeatedly addressing commercialization: 'to encourage controlled and orderly growth within designated commercial areas', 'to minimize the impact of commercial development on adjacent land uses', 'to minimize the intrusion of commercial uses into residential areas' (Official Plan p 76) The planning report clearly indicates that existing 'designated lands provide sufficient commercial lands to adequately serve the Old town in the foreseeable future', so the 'need', as outlined on page 31 of the Official Plan, does not exist. Yet, in contradiction of all of the above, the Planning Department recommends approval of this commercialization, and does so 'without a commercial lands needs assessment being completed' (PAC minutes p 6) The use of descriptions such as 'slight', 'small' and 'rounding off' make the recommendation even more questionable, as the implication appears to be that this makes the contradictions and violations acceptable. In addition, it also seems wrong that the Official Plan, which has been deemed adequate and not needing updating for over a decade, be ignored by those responsible for changing it.
- 2. The Planning department report minimizes the interests of, and concerns expressed by, residents.** The report recognizes that 'residents prefer that it remains residential'. Yet, despite the acknowledgement that existing commercialization has adversely impacted residential neighbours, the conclusion (p 7 of the PAC minutes) is that 'modest intensification of commercial use will not have an adverse effect on adjacent residential properties'. Most disturbing is the additional recommendation that the bylaw requiring a 3 meter buffer actually be changed to reduce the size of the buffer. Since the recommendation for approval was based on the rationalization that 'buffering will be provided by landscaping' (PAC p 9), this certainly appears to contradict the reasonable and balanced consideration of the interests of the adjoining residents. The recommendation to commercialize this property also ignores the longstanding residential character of this neighborhood. Furthermore, there is a contradiction as the commercialization is characterized as 'slight' on page 6, then 'modest' on page 7.
- 3. Intensification of traffic and commercial activity at one of the busiest intersections in the Old Town cannot be considered as a desirable outcome.** Again, no studies were conducted in order to understand the impact. While this is articulated as a 'cause for concern' the recommendation is

submitted without study or tangible solution. The effect is minimized in the analysis, and consequently the recommendation to intensify the area is made. Yet the recommendation is to proceed with the intensification, apparently because the planning department deems this as acceptable. Throughout the Planning analysis, there appears to be a bias toward approval of this application. The analysis seems dismissive toward issues, concerns and points which would lead to the recommendation not to approve the proposal. Furthermore, essential steps, for example formal studies, normally included in the process, were ignored.

Obviously and fortunately, the decision makers also found Planning department's recommendation unacceptable, and decided to reject it.

It seems that the Planning department should be first and foremost working to insure that a process is maintained. Following the intent and direction of the Official Plan, a balanced analysis based on all factors and supporting studies, and the appropriate consideration of the outcomes and impact, should insure a high quality result.

As I look ahead to the Romance Inn proposal, I must submit that I would expect a more balanced, and comprehensive analysis. I trust that there will be an exhaustive evaluation of all the implications, via meaningful study. I also hope that the Official Plan will be followed. In addition, I look forward to the consideration of the community, the neighbourhood and the residents as significant stakeholders in the decision.

Constructively submitted

Dieter Unruh

To: dieter.unruh@sympatico.ca

Subject: RE: Romance Inn Proposal for Randwood

From: SBedford@notl.org

Date: Thu, 7 Jul 2011 10:22:09 -0400

Hi Dieter, I'll try to respond to you questions.

The existing OP was approved by the OMB in 1998. In 2003 after a public meeting was held it was decided that a formal review was not required at that time. The strategic plan approved by our new Council identified a review of the OP as a priority over this next term of Council. We anticipate the first steps of this review to begin late this year. It will probably take a couple of years to complete.

It is not unusual that Council's deal with site specific OP Amendments between formal reviews of the OP.

You have pointed out that Pg 29 of the existing OP provides policy guidance to applicants and the Town in the preparation of a Planning Impact Analysis when an OP Amendment is initiated for a specific development. A planning impact statement has been submitted by the planning consultant representing the applicant, and is available for review. When staff reports to Council on the validity of the application that has been submitted staff will comment on the planning impact statement that has been submitted and provide its own comments with respect to the application using the policies in the OP as guidance for our comments. These policies seem quite self explanatory, perhaps you could review previous planning reports on other OP Amendment applications to get an idea of the many things staff considers when carrying out our review.

At the present time it is anticipated that the next step will be a statutory public meeting where the applicant and community (both in favour and against) can offer comments to Council.

It is standard practise that the planning report is available in hard copy and on the web site the Thus or Fri before the Monday public meeting. Should the Town receive any updated proposals of supportive information from the applicant that information is available in the office and if possible on the web site.

I hope this helps.

Sincerely

Stephen Bedford, M.C.I.P., R.P.P.

Director of Planning & Development Services
Town of Niagara-on the- Lake
1593 Four Mile Creek - P.O. Box 100
Virgil, ON L0S 1T0

T 905 468-3266 Ex 253
F 905 468- 0301

From: Dieter Unruh <dieter.unruh@sympatico.ca>
To: <sbedford@notl.org>
Date: 05/07/2011 09:27 AM
Subject: RE: Romance Inn Proposal for Randwood

Thank you for your response, it is appreciated.

However, I would ask for some further information:

When was the Official Plan last formally reviewed?

Could you provide more detail on what the Impact Analysis entails, and how it will be conducted?

I reference page 30 of the Official Plan, where issues such as 'adverse impacts', 'compatibility' and 'character' are specified.

How will these be assessed?

It is important to note that the public meetings were held before the proposal was complete, and therefore unavailable to review in detail prior to the meetings.

Furthermore, questions and concerns were not recorded.

Would it not be appropriate to hold a meeting now that the proposal is in the hands of concerned parties, so that questions and concerns can be properly raised and recorded?

I look forward to your response

Thank you in advance

Dieter Unruh

To: dieter.unruh@sympatico.ca

CC: Council@notl.org; CBuist@notl.org; keden@notl.org; EKuczera@notl.org; MGalloway@notl.org; SRandall@notl.org; BWiens@notl.org; lwallace@notl.org

Subject: Re: Romance Inn Proposal for Randwood: Please Respond

From: SBedford@notl.org

Date: Tue, 21 Jun 2011 12:14:48 -0400

Dear Mr. Unruh,

The Town staff is continuing to review the extensive amount of background information that has been received from the applicants as well as the responses from agencies to their review of the circulation material. We have received very thoughtful comments from residents, both pro and con to this application and we are reviewing those in detail as well.

I am happy to respond to the questions you have posed in this email.

1. I expect that the next overall review of the OP will begin in late 2011 or early 2012. This of course will

001458

be subject to Council approval.

2. The review and discussion of the interface between the proposed development and the existing neighbourhood and other future development will form part of the planning report which will be presented to Council on the same date as the statutory public meeting.

3. The review of the impact of this proposal on the existing neighbourhood will form part of the staff report mention in item 2.

4. Both the applicant and the Town have held public information meetings to gather input. We continue to receive written feedback from the community. At the moment it is anticipated that the next formal opportunity for the community to have input to the process will be the statutory public meeting which is anticipated to be held either Aug. 22 or Sept 12 in the Council Chamber. The statutory formal notice will appear in the newspaper. The Town will also provide notice through the mail and on the town web site.

5. Your question of "need" will also form part of the planning report which will be presented to Council at the statutory public meeting.

Please don't hesitate to contact me should you wish anything further.

Sincerely

Stephen Bedford, M.C.I.P., R.P.P.

Director of Planning & Development Services
Town of Niagara-on the- Lake
1593 Four Mile Creek - P.O. Box 100
Virgil, ON L0S 1T0

T 905 468-3266 Ex 253
F 905 468- 0301

From: <dieter.unruh@sympatico.ca>
To: <sbedford@notl.org>
Cc: <deke@notl.org>, <mbau-coote@notl.org>, <jking@notl.org>, <ddick@notl.org>, <jcollard@notl.org>, <tflynn@notl.org>, <mmazza@notl.org>, <akaiser@notl.org>, <gzalepajr@notl.org>, <dave.lepp@niagararegion.ca>, leah wallace <lwallace@notl.org>
Date: 21/06/2011 11:39 AM
Subject: Romance Inn Proposal for Randwood: Please Respond

Mr. Bedford

Many weeks ago, I sent you an email outlining some of the implications of the Romance Inn proposal with respect to the Official Plan.

You did not respond to my message.

I contact you again as **public concern about this proposal, and the process to evaluate it, grows.**

There appears to be a very focused effort to push the evaluation of the proposal through the system, without regard for the residents and citizens who will be most affected by such a development.

I make this assertion because four months after officially accepting the proposal, no public meetings have been held, or to the best of my knowledge, even scheduled. This certainly violates the intent of the Official Plan, as the evaluation process is intended to be balanced, comprehensive, and collaborative. Yet information and communication are almost nonexistent.

I have been, in fact, personally waiting for weeks for answers to numerous questions which have been submitted to the Planning Department.

Furthermore, I will repeat the concerns expressed in my last detailed message to you, in emphasizing that this proposal violates the explicit and repeated direction clearly specified in the Official Plan.

I respectfully request **a response** to the questions below, in order to clarify the process and the actions which can be expected moving forward:

1. When will the next mandated review of the Official Plan itself be conducted?
2. The Official Plan dictates a separation of Residential and Commercial designations. How will this conflict be resolved in the case of the Romance Inn proposal?
3. When, and by whom, will the Neighborhood impact Study be conducted?
4. When will meetings be scheduled to gather resident and public feedback regarding the proposal?
5. How is the issue of establishing whether there is a 'need', as outlined in the Official Plan, going to be addressed?

Thank you in advance for your attention to this extremely important issue.

Dieter Unruh

17 The Promenade

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ZONED: ESTABLISHED RESIDENTIAL & CONSERVATION (TOWN'S OFFICIAL PLAN)

Copy Planning ✓
9/13

"A quiet Retreat-Like Location" (PKF Consulting)

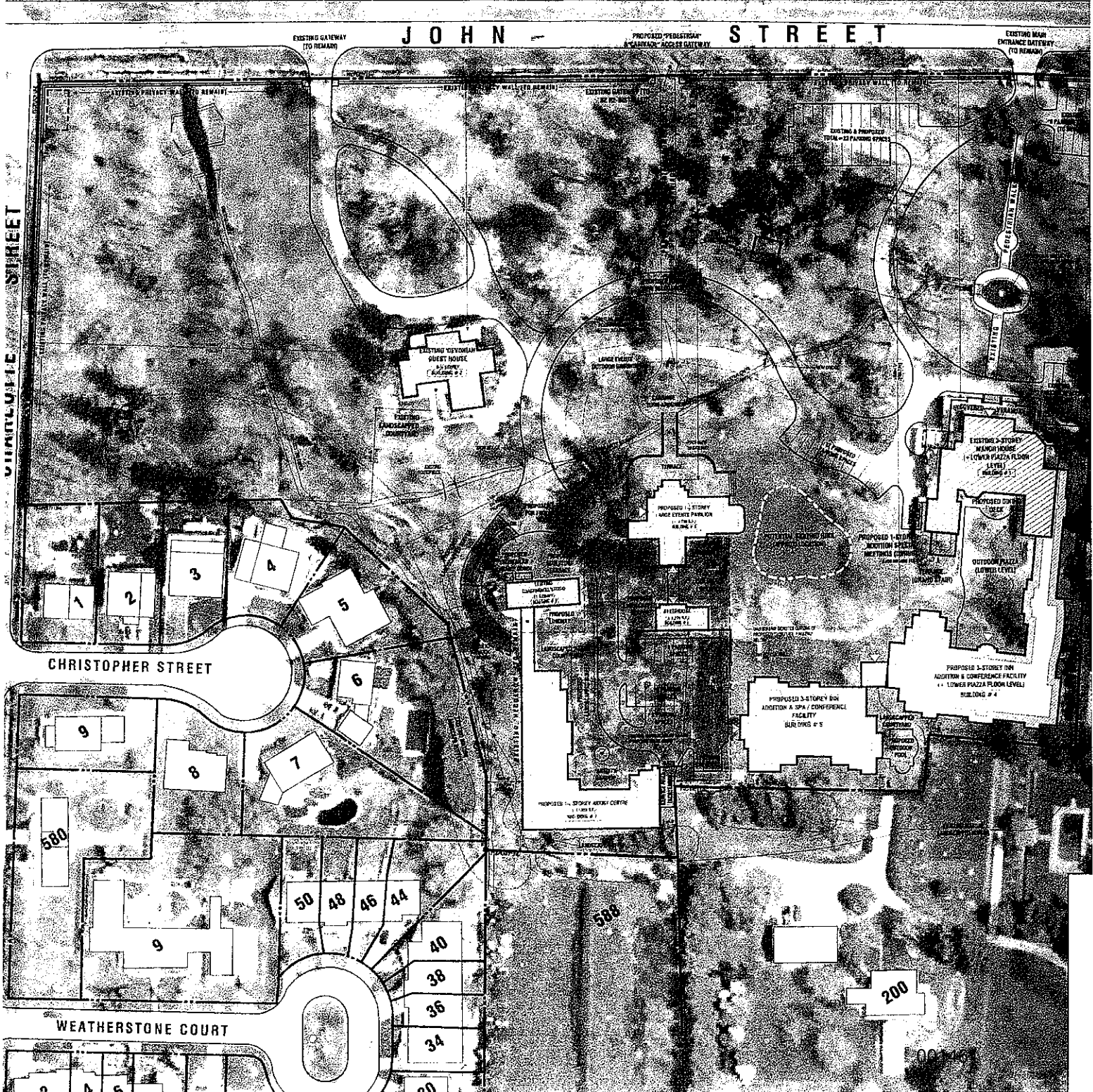
BLDS 1,4 & 5: 98 Rooms, 18000 sq.ft.; 200 Seat Restaurant; Gift Shop; Spa; Bar; Lounge; Games & Entertainment Rooms; Library.

DEVONIAN HOUSE: 11 Bedrooms (5 ensuite) 7000 sq.ft.

BUILDINGS 3 & 7: COACH HOUSE, 3000 sq.ft. & DISTRIBUTION CENTRE, 12000 sq.ft. Studios for Art, Music, Sculpture & Film, Framing, Photography Studio, Maintenance.

SPECIAL EVENTS BUILDING: PAVILION BUILDING 6, 4750 sq.ft.

Weddings & Conferences (250 people), Lectures, Theatre, Film Festivals, Musical Presentations



This letter will illuminate a number of serious issues relating to the commercialization of the Rand Estate in the form of the proposed Romance Inn and Conference Center. The Town of Niagara-on-the-Lake Official Plan is 'a formal statement of public policies'(official Plan page 7). Major and fundamental deviations from the plan must be dealt with in the proper manner. Commercializing a longstanding residential neighborhood should be addressed as a matter of principle and law, and not in the merit of a single proposal. Consequently, this analysis relates only to the direction provided by the Official Plan. The consideration of the proposal to develop a large scale, intense commercial operation on the Rand Estate is in fact a serious violation of the Planning Process. Major changes in land usage are intended to result from a participative and collaborative process in order to keep the Official Plan current and reflective of the state of the Town, hence the reason for the Provincial directive to review the Official Plan every five years. The intent is also to include the public in changes, based on principle, rather than being reactive to specific proposals. The intent is also to achieve a higher quality of decision-making as dialogue, discussion and decision will be based upon unbiased and general principles and concepts relating to property designation and usage. The Plan itself states '**Council shall, from time to time, and not less frequently than every five years, hold a special meeting of Council, open to the public, for the purpose of determining the need for revision of this Plan'** (Official Plan page 19)

Entertaining the proposal for the Romance Inn specifically violates numerous directives in the Official Plan. The proposal requires the rezoning of a low-density residential property to Commercial. Yet the Official Plan calls for '**compatibility of the proposed use with the surrounding land uses'** (Official Plan page 30) Additionally, this development falls outside of the identified Commercial Areas of the Town (Official Plan Page 75) Furthermore, it must be noted that the Pillar and Post Hotel is separately identified in the plan, and the plan states '**it is not intended that these uses form nodes for expanded General Commercial activity'** (Official Plan page 77) In addition, the Official Plan specifically states, under goals and objectives, (page 76) section (5): **to encourage controlled and orderly growth within designated commercial areas, (6) to minimize the impact of commercial development on adjacent land uses and (8) to prevent intrusion of commercial uses into residential areas.** Furthermore, the Plan states '**the character of its surrounding uses, shall be considered in determining the zoning regulations to apply to the area, so that a cohesive character may be promoted which will be in keeping with adjoining areas'** (page 80) Even Institutional zoning demands '**not having an adverse effect on residential areas'** (Official Plan page 101) and the Plan indicates '**(b) such facilities should be adequately separated from low density and established neighborhoods by an appropriate distance separation or intervening land use'** (Official Plan page 102) With respect to Special Events, the Plan expressly states '**nothing within any designation's policies shall be interpreted as permitting any special event that is not related to the dominant use of the site'** and '**special events shall expressly not be permitted where in the opinion of the Council the event will create a nuisance, be offensive or incompatible with surrounding uses'** (Official Plan page 36). The Plan endeavors to strictly limit and regulate Commercialization in all forms, and it would be a major violation of many elements of the plan to change the zoning of the subject property.

Moreover, from an existing zoning perspective, it must also be pointed out the stated objective of the Official Plan is '**to ensure that existing housing and existing residential areas shall be preserved and improved'** (Official Plan page 66) The Official Plan, in referring to Niagara/Old Town, states that the objective is '**to preserve the existing character of the area'** (Official Plan page 65) Historically, the King-

Charlotte area was the subject of a secondary plan prior to the creation of the current Official Plan, given that it was a large block of purely residential character. On an ongoing basis, exclusively residential development in the area has solidified and expanded this residential character. A hotel proposal on John St. between King and Charlotte Streets was rejected, resulting in the creation of Park Court (street), a further solidification of the residential foundation of the King-Charlotte neighborhood. The site of the proposal is presently zoned Established Residential and Conservation, consistent with the neighborhood. It must also be noted that prior developments on sections of the larger Rand Estate property have all been purely residential. Furthermore, the fact that there is no commercial designation within the Official Plan east of King St. and south of John St. is indicative of the integrity of the Established Residential Zoning in this area.

Dramatic zoning changes are both unnecessary and unlawful. When change happens within the Town, it should happen based on the structure and the process provided by the Official Plan. The Official Plan repeatedly and explicitly indicates the need to control and limit commercialization. Changes should not be the result of celebrity, emotion or the promise of capital spending. The integrity of the area as an established residential neighborhood, decades of consistent decision-making in this regard, and the structure mandated by the Official Plan, dictate a rejection of the Romance Inn proposal.

ROMANCE INN AND ARTIST CENTRE PROPOSAL

1. This proposal should have been rejected at the start, based on the Town's Official Plan - see the highlighted documentation (A)
2. Underground parking is totally unnecessary - see 2008 attached original site plan (B)
3. This proposal has totally disregarded the impact on the immediate neighbours e.g.
 1. Ramp and Lot 5
 2. Windows and Lots 6 and 7Mr. Peterson agrees this was wrong - more consideration should have been shown and said the ramp would be moved and the windows deleted .
This has not happened - see latest site plan.
4. Close to 50 homes and families will have their peaceful enjoyment of this tranquil neighbourhood ruined by the insensitivity of the Developer, e.g.

LIGHT POLLUTION: flood lights, cars and area lights;

NOISE POLLUTION: dump trucks, service vehicles, air conditioners, ventilation systems, car doors slamming, parking garage door and catchment grid, etc.

SPECIAL EVENTS with 250 participants.

5. The impact of this proposal has already resulted in the sale of two adjacent properties, and three more are listed for sale.

The foisting of a monstrous commercial enterprise into the middle of a residential neighbourhood is unconscionable and totally contrary to the Town's Official Plan - see highlighted points in attachment (A).

August 5, 2011



Mike
Galloway/TownOfNiagara/CA
09/08/2011 03:39 PM

To Barb Wiens/TownOfNiagara/CA@TownOfNiagara, Leah
Wallace/TownOfNiagara/CA@TownOfNiagara
cc wwalker@notl.org

bcc

Subject Fw: Message to Council

FYI.....

----- Forwarded by Mike Galloway/TownOfNiagara/CA on 09/08/2011 03:38 PM -----

From: "Gary Zalepa" <gary.zalepajr@century21.ca>
To: <brigster@sympatico.ca>
Cc: <MGalloway@notl.org>
Date: 09/08/2011 02:15 PM
Subject: RE: Message to Council

Dear Mr. Harvey,

Thank you for taking the time to write Council members.

This particular matter is far from decided. The process for considering planning applications is very defined. Governed by the Ontario Planning Act.

The proposal for the Rand Estate is in what Planners call the comments stage. Staff are in receipt of an application to amend the Town's Official Plan and Zoning Bylaw for this site and are in process of collecting comments from various agencies. For example Town of NOTL Public Works, Conservation Authority, Municipal Heritage, and many more. Once all comments are received, these comments and the comments from the previous public meetings will be used to prepare a report which will go to the Planning and Development Services Committee of the Town of NOTL for consideration.

Please also be aware that this application also includes an Regional Official Plan Amendment which the Region of Niagara will consider concurrently.

Members of Town Council will have an opportunity to consider the report prepared by staff regarding the Town Official Plan and Zoning Bylaw amendment.

In fact the Municipal Heritage Committee (MHC) will be reviewing a report this evening, Tuesday Aug 9th at 7:30pm in the council chambers. This report requests the MHC to comment on the heritage aspects of the Official Plan and Zoning Bylaw amendments.

I hope this is helpful, and I would be pleased to speak with you further regarding this application. Thank you.

Gary Zalepa JR.

Councillor Town of Niagara on the Lake

905 658 5958 (cell)

GZalepaJr@NOTL.org

From: brigster@sympatico.ca [mailto:brigster@sympatico.ca]

001466

Sent: August 6, 2011 8:19 PM

To: deke@notl.org; mbau-coote@notl.org; jcollard@notl.org; ddick@notl.org; tflynn@notl.org; akaiser@notl.org; jking@notl.org; mmazza@notl.org; gzalepajr@notl.org

Subject: Message to Council

Dear Council Members;

This e-mail is regarding the proposal before the town requesting to change zoning of the Randwood Estate property from residential / institutional to commercial, and development of a hotel, restaurant, conference facility, etc..

As a citizen living in the residential area surrounding this property, I am deeply concerned about the potential of such a development taking place. A project of this nature does not belong in a residential area, and in fact, would be well suited for areas such as Glendale. According to your Strategic Plan particular emphasis is to be made on developing the Glendale commercial area. I believe the Strategic Plan also has a strategy to develop ways and means of balancing the need to preserve our heritage assets and the need for appropriate growth. A commercial development for a residential property is not appropriate growth. The Official Plan also states that every effort must be made to keep residential property residential. If not every effort, there should be at least some effort made to meet the goals of the Official Plan. Surely there can be profitable development of this property within the residential zoning that would be much more appropriate.

Just what stage this proposal is at, is not clear to me, but I do hope that council will give it fair analysis as soon as possible. It is so discouraging to hear people saying that they know the decision is already made in favour of this proposal, and it doesn't matter what people think or want. One person said they know for a fact it has been decided, and wanted to make a bet on it. Surely this can't be so, and reflects how politically jaded some people become. I trust this is still a decision for council to make after good and fair review.

Thank you in advance for accepting my input.

Peter Sterling Harvey
P.O. Box 1267
Niagara-on-the-Lake
905 468-2436





"Brenda and Brian"
<bparcs@mergetel.com>
09/08/2011 01:06 PM

To <lwallace@notl.org>
cc
bcc

Subject Fw: Romance Inn/ Randwood Development

----- Original Message -----

From: Brenda and Brian

To: David Eke ; Maria Bau-Coote ; Jim Collard ; David Dick ; Terry Flynn ; Andrea Kaiser ; Jamie King ; Martin Mazza ; Gary Zalepa

Sent: Tuesday, August 09, 2011 12:59 PM

Subject: Romance Inn/ Randwood Development

Mr. Eke:

To followup on our conversation last Friday evening, I will set out our continuing concerns with the proposed Romance Inn Development.

Several Christopher Street residents met with Councillors Dick, King, Kaiser and Regional Councillor Lepp on Sunday evening. The Councillors were generous with their time and appeared genuinely interested in our concerns. We reviewed the August 3, 2011 Site Plan for the proposal and conducted a walk-about on the properties of 5 and 6 Christopher Street.

Our first general question regards **The Official Plan** which states in part: "Commercializing a longstanding residential neighbourhood should be addressed as a matter of principle and law, **and not in the merit of a single proposal.**" It also states with regard to major changes in land usage that any changes to the Official Plan should be made "**based on principle, rather than being reactive to specific proposals.**"

We would ask whether Council has obtained a legal opinion as to whether these statements in the Official Plan would not have to be rescinded **prior to** Council considering this specific proposal. We would like a response to this question.

With regard to the proposed development, we set out just a few examples of our ongoing concerns:

Building No. 7. The Site Plan states "Existing Hedgerow (To Remain)", however, the building is situated **on top of** the hedgerow. Whether by accident or design we find errors such as this to show a disregard for the neighbourhood concerns which have been conveyed to the developer on several occasions and which he has agreed to address. Secondly, the elevations or artist's concept drawings for this building continue to show at least 20 windows facing directly into the neighbour's property, combined with the apparent removal of the buffer - the hedgerow - and the disregard for the long established **Town mandated** 50 foot buffer zone, this building causes serious concern.

The Ramp - Excavation for the ramp as it is currently situated will result in complete destruction of the greenscape between the development and the neighbouring homes (No. 5 and 6), including destruction of a 20 foot high by 50 foot long second hedgerow which acts as a visual and noise screen from the existing (and proposed) parking lot. It again disregards the Town mandated 50 foot buffer zone. It will adversely affect drainage of the tributary of One Mile Creek, it could cause serious flooding as it disregards the existing flood plain. The traffic noise and air and light pollution entering and exiting the ramp will destroy the enjoyment of property that the abutting neighbour is entitled to. All of these concerns have been

discussed on several occasions with the developer who has agreed to move the ramp, but this has not happened.

Building No. 6. The Events Pavillion is a major concern to all of the abutting neighbours and to many of the 200 or so homeowner residents of the immediate neighbourhood. The noise from special events will have a serious impact on the enjoyment of properties in the area, as well as the tranquility of the historic Commons on John Street. Again, the Official Plan states in part "...special events shall expressly not be permitted where in the opinion of Council the event will create a nuisance, be offensive or incompatible with surrounding uses." The events pavillion building is surrounded by an outdoor patio, so noise from wedding bands from the interior of the building and patrons all around the building will not be contained in any satisfactory manner.

the scale of the proposed development - Not only is the size of the development totally out of scale with the immediate neighbouring buildings and uses, it is out of scale for the Town of Niagara on the Lake. It will create a splitting of attractions away from the downtown core, which could well result in the death of the downtown. Not only that, but the construction of this scale of development, the underground parking alone, will result in months and years of heavy construction -- 10 foot culverts have been mentioned by the developer !! -- in an established residential neighbourhood. Quite simply, we will be living in a Scarborough subdivision for years of our lives.

Brian and Brenda Parks

STOP THE HOTEL!

There is a proposal to build a **high-density, 100 room development** on the Rand Estate property. This is not consistent with the zoning, or the residential nature of our neighbourhood. It will adversely effect hundreds of homes and families, and destroy the character of our part of town.

This commercial development in our area means

*years of construction noise and traffic

*hundreds of extra cars on our streets DAILY

*major stress on our utilities

*commercialization of an established, residential neighbourhood

*reduced property values

A few things to consider

*this proposal is not in keeping with the zoning or the official town plan

*the process for approval allows you to express your opposition

*the developer/owner has actively and publicly opposed development of this same property in the past

*strong, visible and numerous opposition is the key to preventing approval

What can you do?

Attend the meeting on September 13th, at the Town Offices, to see the proposal and demonstrate an interest in following the process to prevent approval.

Call the Town Planner and express your concerns.

Call your council members and express your opposition.

Ask the candidates in the upcoming election what their position on the inappropriate development is.

Please remember....there are hundreds of people who will be adversely effected by this development! If we work together we can make enough of a difference to preserve our neighbourhood, our lifestyle, and our investment in our properties! Act now to make a difference!

This letter will illuminate a number of serious issues relating to the commercialization of the Rand Estate in the form of the proposed Romance Inn and Conference Center. The Town of Niagara-on-the-Lake Official Plan is **'a formal statement of public policies'** (official Plan page 7). Major and fundamental deviations from the plan must be dealt with in the proper manner. Commercializing a longstanding residential neighborhood should be addressed as a matter of principle and law, and not in the merit of a single proposal. Consequently, this analysis relates only to the direction provided by the Official Plan. The consideration of the proposal to develop a large scale, intense commercial operation on the Rand Estate is in fact a serious violation of the Planning Process. Major changes in land usage are intended to result from a participative and collaborative process in order to keep the Official Plan current and reflective of the state of the Town, hence the reason for the Provincial directive to review the Official Plan every five years. The intent is also to include the public in changes, based on principle, rather than being reactive to specific proposals. The intent is also to achieve a higher quality of decision-making as dialogue, discussion and decision will be based upon unbiased and general principles and concepts relating to property designation and usage. The Plan itself states **'Council shall, from time to time, and not less frequently than every five years, hold a special meeting of Council, open to the public, for the purpose of determining the need for revision of this Plan'** (Official Plan page 19)

Entertaining the proposal for the Romance Inn specifically violates numerous directives in the Official Plan. The proposal requires the rezoning of a low-density residential property to Commercial. Yet the Official Plan calls for **'compatibility of the proposed use with the surrounding land uses'** (Official Plan page 30) Additionally, this development falls outside of the identified Commercial Areas of the Town (Official Plan Page 75) Furthermore, it must be noted that the Pillar and Post Hotel is separately identified in the plan, and the plan states **'it is not intended that these uses form nodes for expanded General Commercial activity'** (Official Plan page 77) In addition, the Official Plan specifically states, under goals and objectives, (page 76) **section (5): to encourage controlled and orderly growth within designated commercial areas, (6) to minimize the impact of commercial development on adjacent land uses and (8) to prevent intrusion of commercial uses into residential areas.** Furthermore, the Plan states **'the character of its surrounding uses, shall be considered in determining the zoning regulations to apply to the area, so that a cohesive character may be promoted which will be in keeping with adjoining areas'** (page 80) Even Institutional zoning demands **'not having an adverse effect on residential areas'** (Official Plan page 101) and the Plan indicates **'(b) such facilities should be adequately separated from low density and established neighborhoods by an appropriate distance separation or intervening land use'** (Official Plan page 102) With respect to Special Events, the Plan expressly states **'nothing within any designation's policies shall be interpreted as permitting any special event that is not related to the dominant use of the site'** and **'special events shall expressly not be permitted where in the opinion of the Council the event will create a nuisance, be offensive or incompatible with surrounding uses'** (Official Plan page 36). The Plan endeavors to strictly limit and regulate Commercialization in all forms, and it would be a major violation of many elements of the plan to change the zoning of the subject property.

Moreover, from an existing zoning perspective, it must also be pointed out the stated objective of the Official Plan is **'to ensure that existing housing and existing residential areas shall be preserved and improved'** (Official Plan page 66) The Official Plan, in referring to Niagara/Old Town, states that the objective is **'to preserve the existing character of the area'** (Official Plan page 65) Historically, the King-

Charlotte area was the subject of a secondary plan prior to the creation of the current Official Plan, given that it was a large block of purely residential character. On an ongoing basis, exclusively residential development in the area has solidified and expanded this residential character. A hotel proposal on John St. between King and Charlotte Streets was rejected, resulting in the creation of Park Court (street), a further solidification of the residential foundation of the King-Charlotte neighborhood. The site of the proposal is presently zoned Established Residential and Conservation, consistent with the neighborhood. It must also be noted that prior developments on sections of the larger Rand Estate property have all been purely residential. Furthermore, the fact that there is no commercial designation within the Official Plan east of King St. and south of John St. is indicative of the integrity of the Established Residential Zoning in this area.

Dramatic zoning changes are both unnecessary and unlawful. When change happens within the Town, it should happen based on the structure and the process provided by the Official Plan. The Official Plan repeatedly and explicitly indicates the need to control and limit commercialization. Changes should not be the result of celebrity, emotion or the promise of capital spending. The integrity of the area as an established residential neighborhood, decades of consistent decision-making in this regard, and the structure mandated by the Official Plan, dictate a rejection of the Romance Inn proposal.

AUG 11

From Helen & Bill Brown
To: Lord Mayor David Eke
Re: Proposed Development - Romance Inn

Dear David Eke:

We understand that you were recently given to believe that the concerns of the immediate neighbours have been met and that we are or will be happy with the latest site plan. NOTHING COULD BE FURTHER FROM THE TRUTH. We have maintained from the start that we have serious misgivings about this whole project.

We live in an "upscale residential neighbourhood" as it is described in the PFK Report. It is not and never has been as Hynde & Associates claim in the Quartek report "a mixed-use neighbourhood".

Our first concern is that the site plan still maintains "EXISTING HEDGEROW TO REMAIN existing hedgerow to remain", implying disingenuously that the west side of Building 7 is east of this hedgerow. In fact, as drawn, it is to be built directly over the hedgerow, intruding some 20' into the buffer zone mandated by council IN 1996 with the 15 metre set back from the One Mile creek tributary required by the Niagara Peninsula Conservation authority.

The Town's Official Plan is quite clear in its intent "to minimize the impact of commercial development on adjacent land uses ... and to prevent intrusion of commercial uses into residential areas" p. 76. This proposal would we are told generate 15,000 extra visitors per year, without any adverse effect on neighbouring properties, and necessitating minimal change in access roads. However, as the Quartex Group acknowledges, "The most potentially disruptive impact on the site will be the accommodation of the number of the guests' cars".

The parking for the hundreds of vehicles is now planned to be 60% underground with access via a two-way ramp to be situated west of the Coach House on the flood plain as drawn by NPCA 15 years ago, necessitating the destruction of numerous trees and a magnificent boxwood hedge 12' high and 50' long, not even shown on the site plan. The other boxwood hedge, 6' high and 200' long which delineates the buffer zone mandated by Council 15 years ago, is to remain. However, as pointed out in the Nexus Report p.18 "Even with the most sensitive procedures and protection measures, excavation for the construction of Building 7 and the underground parking would inevitably kill the hedge even so. (They too have assumed from the drawing that Building 7 is east of the hedge). No reference is made on the site plan to the 30 trees, some 40' high, which act as a screen in the buffer zone - many would need to be moved leaving a direct view from the 20 or so windows in Building 7 into the backyard of our property which exactly parallels the proposed building, for 210'.

The EcoPlans Ltd report also recommends that the Morley Report be updated to "better understand any additional removals and impacts that will take place due to the addition of the proposed vehicle ramp", while Greenwillow Consulting notes that "the greatest impact facing the existing natural features will be on the One Mile Creek tributary" and that NPCA normally requests a 15 metre buffer zone which exactly coincides with the 50' buffer zone previously mandated by Council and which needs to remain untouched.

We make no apologies for concentrating on this aspect of the proposal, since we are the people most affected but our overall concern, along with our neighbours, is the noise factor of 200 private vehicles, plus utility trucks accessing the underground parking as well as that generated by the large pavilion and the coming and going of guests in a 100-room hotel, 200 seat restaurant, Spa and the activities planned for Building 7.

May we remind you again of the Town's Official Plan which seeks to:

5. To encourage controlled and orderly growth within designated commercial area
6. To minimize the impact of commercial development on adjacent land uses
7. To minimize the impact of commercial development on the traffic carrying capacity of adjacent roads
8. To prevent the intrusion of commercial uses into residential areas.

If this formal statement of public policy can be flouted at will by developers it is of no value and should be scrapped

Please accept this letter as an open invitation to visit our property to view at first hand the invasion of our privacy with which we are threatened.

Helen and Bill Brown



J David Bell
<faith.david.bell@gmail.com>

To lwallace@notl.org

cc

13/09/2011 10:05 PM

bcc

Subject Re: Development Plans for 144-176 John St - Information Request

History: This message has been replied to.

Leah

I am working my way through the package that you forwarded to me, I have quickly scanned the Traffic Impact and Parking study by Paradigm Transportation Solutions and I find it lacking on several fronts.

- First most glaring there is no mention of the pedestrian traffic. In this category I must include children walking to school from Charlotte to King street, There are no pedestrian controls and any traffic increase, increases the safety risk for children on this path. This must be specifically addressed, any child safety must be addressed with priority.
- On the same topic, the pedestrian pathways along John St are inadequate for any commercial development on that street. Pedestrian traffic will be on the road for anyone heading toward the river and Peller estates. Walkways going towards town are narrow, bounded by a wall on one side and the creek on the other. Further I see no assessment of lighting on the streets (particularly John) or pedestrian ways.
- I see no recognition of the fact there is no proper transit or taxi service in NOTL. Therefore traffic patterns in this zone that is beyond normal pedestrian reach of the centre of town will not be typical for NOTL and requires some specific evaluation rather than rules of thumb.
- There is no mention of cyclists and John St. has no bicycle lane. It is not uncommon to have a tour of cyclist occupy one lane on Charlotte St in the summer. "Rules of Thumb" do not take into account the interaction of touring cyclists and vehicles.
- Finally I find it incompetent to put forward a traffic study based on November Peak demands (There is an oxymoron in the somewhere) Seriously, all weekday tourist traffic is gone and weekend is at a fraction of summer loading. Clearly assessment should have been run on several months to confirm the adequacy of the streets and pedestrian and cycle pathways. May, June, August and Sept should all be assessed (July is essential the same as August)

I would appreciate if you could advise me if these concerns are addressed in another part of the package or if the Town has a position on these points.

On Mon, Sep 12, 2011 at 4:28 PM, <lwallace@notl.org> wrote:

It will be ready after 10:30 tomorrow morning.

Regards

Leah D. Wallace MA, MCIP, RPP



Planner, Heritage & Urban Design
Town of Niagara-on-the-Lake
Tel: 905-468-3266
Fax: 905-468-0301
E-mail: lwallace@notl.org

J David Bell <faith.david.bell@gmail.com>

12/09/2011 04:26 PM

To lwallace@notl.org

cc

Subject Re: Development Plans for 144-176 John St - Information Request

Leah,

Thanks for the prompt reply. My wife, would be happy to pick the DVD up on Tuesday morning.

Best Regards
David Bell

On Mon, Sep 12, 2011 at 4:11 PM, <lwallace@notl.org> wrote:
Hello Mr. Bell:

Thank you for your interest. Because of the size of the submissions they have been burned onto a DVD. One can be made available for you to pick up in the Planning Department. Alternatively they can be put onto a FTP web site where you can access them. Please let me know your preference. Once you have read the documents I would be pleased to answer any questions you may have.

Regards

Leah D. Wallace MA, MCIP, RPP
Planner, Heritage & Urban Design
Town of Niagara-on-the-Lake
Tel: 905-468-3266
Fax: 905-468-0301
E-mail: lwallace@notl.org

J David Bell <faith.david.bell@gmail.com>

12/09/2011 04:03 PM

To lwallace@notl.org

cc

Subject Development Plans for 144-176 John St - Information Request

Leah,

001475

I am writing this note as an interested party (resident of 511 Charlotte St) to request additional information on the proposed development at 144-176 John St.

I have tried to locate information on the NOTL website and all I can find is information on public notices from Sept 2010 and a proposed development drawing dated March 2010.

I trust there is a more recent package available.

The proposed change is of considerable scope and I am interested to know the results of all the studies that I assume have been completed to bring such a proposal forward for consideration.

Specifically I am interested in:

1. the environmental assessment and impact on the watershed area of 1 mile creek, and noise assessment associated with an event venue located in a residential neighbourhood.
2. the traffic assessment including flow plans and safety risk assessment associated with children travelling to school on King St from homes in Charlotte St neighbourhood. What mitigating actions are required to address the risks.
3. the impact on water, sewer and other utility services, including specific impact to residents along the same supply and collection trunks as the proposed development
4. what restrictions are being applied on the development or is this a carte blanche rezoning

Thanks for your attention to this matter.

David Bell
511 Charlotte St, PO Box 160
Niagara-on-the-Lake
L0S 1J0
phone 289-868-8784

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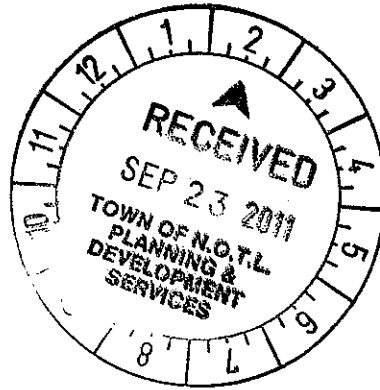
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Copy Planning *[Signature]*

September 21, 2011

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0



Attention: Holly Dowd, Town Clerk

Re: 144-176 John Street (Randwood Estate) – Official Plan and Zoning Change

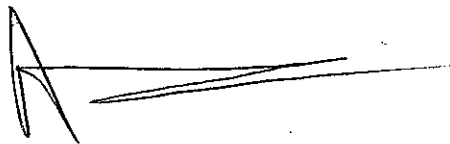
I am the owner of 517 Charlotte Street, Niagara-on-the-Lake (NOTL) and am writing today in response to the proposed zoning changes for the aforementioned property, which I will now refer to as the Randwood Estate. Due to work constraints I am not able to attend the upcoming meeting to be held at the Community Center Auditorium on September 26 2011. However I am providing you written notice of my objections to this zoning change in advance so that at least I am on record opposing this re-zoning.

I grew up on Charlotte Street and now maintain the same house in hopes that someday I can retire in the Old Town. I am against the proposed zoning changes to the Randwood Estate for the following reasons.

1. The proposed band shell (which is expected to seat approximately 250 people) will result in undue noise and disturbance to neighbors at untimely hours of the day and night. Weddings, concerts, etc (that will likely include alcoholic beverages) in venues that house so many people will likely spew significant noise that will echo far and wide. For example, at my house you can hear loud and clear parties, concerts, etc echoing from near the river or the band shell downtown so the question arises as to how will this be any different.
2. I am concerned of the height of the proposed buildings and the negative externalities imposed by their operation and construction.
3. I am concerned of the traffic influx on both John and Charlotte Streets that this project will impose on residents.
4. I question the capability of the Town water and sewer services in this area in the sence that they can handle the extra capacity and volume.

I understand that there is considerable resident opposition to this proposed commercial development. While it is true that this hotel would provide jobs for the community, it is also true that most of these jobs (during its operation) would be lower paying service sector positions that would not likely generate sufficient income for someone to buy a house and/or raise a family in NOTL. Furthermore, many children and other pedestrians walk/bike on Charlotte Street on a daily basis and the influx of traffic could become a safety issue in the busy summer months. In addition if bands and weddings are allowed to serve alcohol at the band shell, one should ask if having these events of such size be allowed so close to a residential neighborhood such as we have now.

I hope that the Town of Niagara-on-the-Lake will take these issues into consideration when considering this zoning change. If the Town would like further information on my concerns I can be reached as below.



Andrew Gretzinger
1535 Lakeshore Road East, #806
Mississauga, Ontario
L5E 3E2
416-729-0077 (H)
416-926-5571 (W)
agretzinger@rogers.com



Copy Planning ✓

From Helen & Bill Brown
To: Lord Mayor David Eke
Re: Proposed Development - Romance Inn & Artist Centre

Sent two emails
(See second side
for a slightly
different letter)

Dear David Eke:

We understand that you were recently given to believe that the concerns of the imnr been met and that we are or will be happy with the latest site plan. NOTHING COULD BE THE TRUTH. We have maintained from the start that we have serious misgivings about th

We live in an "upscale residential neighbourhood" as it is described in the PFK Report. It is not and never has been as Hynde & Associates claim in the Quartek report "a mixed-use neighbourhood".

Our first concern is that the site plan still maintains "EXISTING HEDGEROW TO REMAIN", implying disingenuously that the west side of Building 7 is east of this hedgerow. In fact, as drawn, it is to be built directly over the hedgerow, intruding some 20' into the buffer zone mandated by council in 1996 with the 15 metre set back from the One Mile creek tributary required by the Niagara Peninsula Conservation Authority.

The Town's Official Plan is quite clear in its intent "to minimize the impact of commercial development on adjacent land uses ...and to prevent intrusion of commercial uses into residential areas" (p. 76). This proposal would, we are told, generate 15,000 extra visitors per year, without any adverse effect on neighbouring properties, and necessitating minimal change in access roads. However, as the Quartek Group acknowledges, "the most potentially disruptive impact on the site will be the accommodation of the number of the guests' cars".

The parking for the hundreds of vehicles is now planned to be 60% underground with access via a two-way ramp to be situated west of the Coach House on the flood plain as drawn by NPCA 15 years ago, necessitating the destruction of numerous trees and a magnificent boxwood hedge 12' high, 8 feet wide and 50' long, not even shown on the site plan. The other boxwood hedge, 6' high and 200' long which delineates the buffer zone mandated by Council 15 years ago, is to remain. However, as pointed out in the Nexus Report (p.18) "even with the most sensitive procedures and protection measures", excavation for the construction of Building 7 and the underground parking would inevitably kill the hedge. (They too have assumed from the drawing that Building 7 is east of the hedge). No reference is made on the site plan to the 30 trees, some 40' high, which act as a screen in the buffer zone - most would need to be moved leaving a direct view from the 20 or so windows in Building 7 into the backyard of our property which exactly parallels the proposed building, for 210'.

The EcoPlans Ltd report also recommends that the Morley Report be updated to "better understand any additional removals and impacts that will take place due to the addition of the proposed vehicle ramp", while Greenwillow Consulting notes that "the greatest impact facing the existing natural features will be on the One Mile Creek tributary" and that NPCA normally requests a 15 metre buffer zone which exactly coincides with the 50' buffer zone previously mandated by Council and which needs to remain untouched.

We make no apologies for concentrating on this aspect of the proposal, since we are the people most affected, but our overall concern, along with our neighbours, is the noise factor of 200 private vehicles, plus utility trucks accessing the underground parking as well as that generated by the large pavilion and the coming and going of guests in a 100-room hotel, 200 seat restaurant, Spa and the diverse activities planned for Building 7.

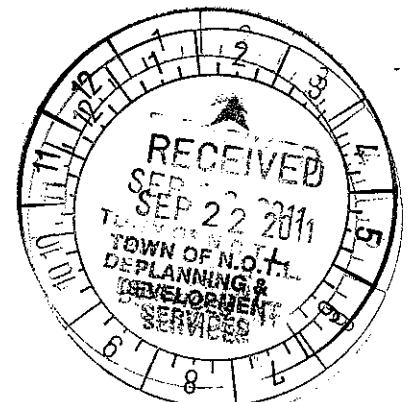
May we remind you again of the Town's Official Plan which seeks (p.76):

5. To encourage controlled and orderly growth within designated commercial areas
6. To minimize the impact of commercial development on adjacent land uses
8. To prevent the intrusion of commercial uses into residential areas.

Surely, this formal statement of public policy should be scrupulously adhered to.

Please accept this letter as an open invitation to visit our property to view at first hand the gross invasion of our privacy with which we are threatened.

Helen and Bill Brown



001480

From Helen & Bill Brown
To: Lord Mayor David Eke
Re: Proposed Development - Romance Inn

Dear David Eke:

We understand that you were recently given to believe that the concerns of the immediate neighbours have been met and that we are or will be happy with the latest site plan. **NOTHING COULD BE FURTHER FROM THE TRUTH.** We have maintained from the start that we have serious misgivings about this whole project.

We live in an "upscale residential neighbourhood" as it is described in the PFK Report. It is not and never has been as Hynde & Associates claim in the Quartek report "a mixed-use neighbourhood".

Our first concern is that the site plan still maintains "EXISTING HEDGEROW TO REMAIN existing hedgerow to remain", implying disingenuously that the west side of Building 7 is east of this hedgerow. In fact, as drawn, it is to be built directly over the hedgerow, intruding some 20' into the buffer zone mandated by council IN 1996 with the 15 metre set back from the One Mile creek tributary required by the Niagara Peninsula Conservation authority.

The Town's Official Plan is quite clear in its intent "to minimize the impact of commercial development on adjacent land uses ... and to prevent intrusion of commercial uses into residential areas" p. 76. This proposal would we are told generate 15,000 extra visitors per year, without any adverse effect on neighbouring properties, and necessitating minimal change in access roads. However, as the Quartek Group acknowledges, "The most potentially disruptive impact on the site will be the accommodation of the number of the guests' cars".

The parking for the hundreds of vehicles is now planned to be 60% underground with access via a two-way ramp to be situated west of the Coach House on the flood plain as drawn by NPCA 15 years ago, necessitating the destruction of numerous trees and a magnificent boxwood hedge 12' high and 50' long, not even shown on the site plan. The other boxwood hedge, 6' high and 200' long which delineates the buffer zone mandated by Council 15 years ago, is to remain. However, as pointed out in the Nexus Report p.18 "Even with the most sensitive procedures and protection measures, excavation for the construction of Building 7 and the underground parking would inevitably kill the hedge even so. (They too have assumed from the drawing that Building 7 is east of the hedge). No reference is made on the site plan to the 30 trees, some 40' high, which act as a screen in the buffer zone - many would need to be moved leaving a direct view from the 20 or so windows in Building 7 into the backyard of our property which exactly parallels the proposed building, for 210'.

The EcoPlans Ltd report also recommends that the Morley Report be updated to "better understand any additional removals and impacts that will take place due to the addition of the proposed vehicle ramp", while Greenwillow Consulting notes that "the greatest impact facing the existing natural features will be on the One Mile Creek tributary" and that NPCA normally requests a 15 metre buffer zone which exactly coincides with the 50' buffer zone previously mandated by Council and which needs to remain untouched.

We make no apologies for concentrating on this aspect of the proposal, since we are the people most affected but our overall concern, along with our neighbours, is the noise factor of 200 private vehicles, plus utility trucks accessing the underground parking as well as that generated by the large pavilion and the coming and going of guests in a 100-room hotel, 200 seat restaurant, Spa and the activities planned for Building 7.

May we remind you again of the Town's Official Plan which seeks to:

5. To encourage controlled and orderly growth within designated commercial area
6. To minimize the impact of commercial development on adjacent land uses
7. To minimize the impact of commercial development on the traffic carrying capacity of adjacent roads
8. To prevent the intrusion of commercial uses into residential areas.

If this formal statement of public policy can be flouted at will by developers it is of no value and should be scrapped

Please accept this letter as an open invitation to visit our property to view at first hand the invasion of our privacy with which we are threatened.

Helen and Bill Brown

From Helen & Bill Brown
To: Lord Mayor David Eke
Re: Proposed Development - Romance Inn

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Helen and Bill Brown



BMB

To: <deke@notl.org>, <mbau-coote@notl.org>, <jcollard@notl.org>, <ddick@notl.org>, <tfflynn@notl.org>, <akaiser@notl.org>, <mmazza@notl.org>, <gzalepajr@notl.org>, <lwallace@notl.org>, <mgalloway@notl.org>, <galepajr@notl.org>

Cc: <lwallace@notl.org>, <mgalloway@notl.org>

Bcc:

Subject: Randwood Public Meeting presentation

From: "Masson, P/EB" <pmasson@cogeco.ca> - Saturday 09/24/2011 12:21 PM

1 attachment



Randwood public meeting.docx

I am taking the liberty of sending you what I hope I will be able to say on Mon., Sept. 28, 2011. However, every day I learn of more and more people who want to have their say so am not sure I will be able to. I tried to ascertain from the Planning Dept. as to when another Public Meeting might be held but they were unclear. I, like other of my neighbours, have postponed trips (my father has been in the hospital twice in the last two weeks) until Tues., the 29th because we feel it is so important to be able to speak on Monday. I have also stayed in Niagara to collect the signatures on the Rand Estate Neighbours' letter that I handed into the Town Clerk's Office on Wed. afternoon, to communicate with Calvin Rand and his daughters (which I've done almost daily for the last several weeks), and to contact the media about this impending meeting to change the zoning of the Randwood Estate from residential to commercial. I have contacted the NY Times, Buffalo News, St. Catharines Standard, Niagara Advance, Niagara this Week, Hamilton Spectator, Globe and Mail, Toronto Star, and the National Post.

I hope you have time to read through my written presentation which I attach. I am a historian and before writing it have consulted Joy Ormsby, Town Historian, Peter Stokes, restoration architect, Julian Smith, director of the Willowbank School of Restoration Arts, and, of course, Calvin Rand, first President of the Board of Directors of the Shaw Festival.

Elizabeth (Betsy) Masson
 6 Weatherstone Court
 905-468-9703

My name is Elizabeth Masson and I live at 6 Weatherstone Court within the walls of the Rand Estate. Living on Weatherstone is magical. At night, the only sound one can hear is the occasional baying of coyotes. Recently, a salesman came to my door and when I opened it he was staring the opposite way at the 1919 stables across the street (which has been historically designated since 1988, by the way). He said, "I used to live in England and I feel like I'm on an English estate. Where am I?" When he turned around, I told him "This is the Rand Estate and you are in Ontario".

Most of my neighbours are retired, a few work outside the home while others have home offices and "telecommute"; several others live elsewhere and come on weekends. Everyone values the peace and tranquility of being either within the Rand Estate walls or near them.

Now I shall put on my historian's hat and tell you briefly about the history of the Dickson-Lansing-Rand Estate which is the oldest and most historic estate in Ontario and perhaps all of Canada. Given to Peter Russell, Receiver General of Upper Canada, as a Crown Grant by John Graves Simcoe in 1796, it was sold to William Dickson who had followed his cousin Robert Hamilton of Queenston to Canada. Dickson owned a house about where the Balzac Café is today on King Street but in 1809, built one where the present Randwood house stands. Since we are about to memorialize the 200th anniversary of the War of 1812, you might be interested in knowing that Dickson's house was the first in town to be torched by the retreating Americans in December 1813. Dickson's wife Charlotte (probably the origin of Charlotte St.) was carried from her house on her sickbed which was placed in the snow and she watched her house burn. Following the war, William Dickson developed the Galt area while his son Robert built the present brick house on the foundation of his parents' burned home. The Dicksons lived there until 1873 when it was bought by the American Civil War General Lansing.

The Lansing family, the last of whom died in Niagara in 1974, sold what they called Woodlawn to George Rand I, a prominent banker in Buffalo, who began massive changes on the grounds with the intention of making Randwood "one of the show places of Canada". Before his death in 1919, the historically designated stables (which face Weatherstone) and the wall which surrounds Randwood on three sides were begun. His son George Rand II hired the Dunington-Grubbs, the first professional landscape architects in Canada, to design the many other features on the grounds which include the first swimming pool in town and its pavilion, the majestic reflecting pool which one sees from the John St. entrance, the gatehouse on Charlotte St., and the gazebo-like train station that one can see when walking along the Heritage Trail, the former Michigan Central railroad line by the back Rand Estate wall. Roses, perennials, and other plantings came from Sheridan Nurseries and are described in this 1930 magazine article which I found at the Univ. of Toronto Rare Book Room. (I will talk about this Canadian Homes and Gardens article later because its descriptions are significant).

Eventually, a part of the Rand Estate was sold and Christopher St. and Weatherstone Court were built. The front portion, including the white Sheets House, the brick Randwood house, and the Coach House which probably was built about 1810, were sold to the Devonian Foundation of Alberta and then, in turn, to William Fox of the London School of Philosophy. This 13.1 acres of property was bought by Romance Cards, Inc. in 2006. Calvin Rand continues to own a laneway which contains a large buffer of trees between Randwood and Brunswick House, owned by Trisha Romance and Gary Peterson and 25

acres of land which extend behind Randwood the house and the Romance-Peterson house to the old railroad tracks.

I know I have gone on far too long about the history of the Randwood estate but the point I am trying to make is that the Dickson, Lansing, and Rand families have cherished this section of Niagara for 213 years now and have passed the property on to their children and grandchildren; I saw George Rand I's great-great grandchildren enjoying the Dunington-Grubb swimming pavilion just last month.

I would like to make comments on two of the reports in the many hundreds of pages-long proposal for the Randwood Estate Resort Hotel compiled by Hynde Paul Planners of St. Catharines. The first is the Heritage Impact Assessment Report (which, by the way, was whited out on my CD disc but not on others). I wish the owners who are asking for the zoning change to commercial had actually read the Heritage report before making the site plan and architectural drawings and followed its recommendations. The report talks of the significance of the cultural heritage landscape in section 4.2 and says, "It is a testament to the landscape design of the Randwood Estate that its gardens have so effortlessly endured the passing of time and their sense of romance and fantasy have only been heightened as so very few examples of Beaux-Arts landscape architecture remain in Canada". And what are the current owners going to do with the site of the Rands' formal gardens which are described in the 1930 magazine article as having a "conical roofed summer house, embowered in pink Ramblers, at the entrance to the Rose and perennial gardens"? That is precisely where the 61 foot high hotel addition is to be placed. So much for their claim of maintaining the cultural and horticultural landscape.

The heritage impact assessment goes on to say that the "proposed Large Event Pavilion (for up to 250 wedding guests) will impact the heritage character of the landscape as will the realignment and widening of the main driveway (which the owners must do to allow emergency vehicles to access the hotel, restaurant, and spa). By the way, this pavilion by my measurement of the site plan is to be only 6 metres from One Mile Creek whereas the Conservation Authority has mandated no building within 15 metres of the creek. It also says that "the expansion of the drive will impact the existing landscape through tree removals and the infringement into the green space associated with the front portion of the property." It says that putting in the new roadway system and the parking garage "will require tree removals, including significant native species such as a large Shagbark Hickory" and "the removal of any of the large caliper trees in the lawn area would have a significant impact on the overall character of the site". The report goes on to say that "the design for the additions and new free-standing Events Pavilion is based on a romantic interpretation of French Chateau architectural style with prominent Mansard roofs, ornamental balustrades and cresting, French windows with decorative surrounds, and balconies, glass conservatories and portico entrances". "In other situations, heritage conservation principles would encourage new buildings to be built in the current vernacular...". Many of us remember who was listed as being one of the architects at the presentation at the Town Offices last September. (Trisha Romance). The report goes on to list short term and long term conservation measures, none of which are addressed by the Hynde Paul proposal dated June 2010. It should be especially noted that the conservation measures call for "all heritage landscape features to remain" and yet the hotel is to be placed where the Rands' Japanese tea house and formal gardens are.

I'll try to quickly summarize the deficiencies of the Archaeological Assessment report. Only the manicured lawn was studied. No area that was "previously disturbed, wet or an environmental protected area" was studied; in other words, the surroundings of One Mile Creek which was used by the Natives to go from the River to the Lake where they would link up with the path along Lake Ontario was ignored. And the areas beside the 1810 Coach House and the 1825 house were not studied. And don't forget that I said that the Dickson House was burned by American soldiers that would have exited Fort George, run across the Commons with torches in hand to set fire. Only one test pit was dug in the area between John Street and Randwood the house and it was deemed to be an "archaeological location not requiring stage 3 excavations". I think that another archaeological company besides Archaeologix Inc. of London would and should dig test pits in other areas of the property. Perhaps they will come up with some of the artifacts described in this Globe and Mail article of Sept. 21st, 2011 entitled "Digging up downtown Halifax's royal roots"; after all, William Dickson had 6,000 books in his library when his house was burned in 1813.

So the question is what to do with the property that Trisha Romance, Gary Peterson, and Ken Fowler own in order to preserve its historical, cultural, and horticultural heritage. And something definitely must be done soon. The last time I bicycled around the estate when the Foxes owned it was in the summer of 2005. The grounds and plantings were meticulously cared for and Carol Fox said that they were spending \$2 million a year on its upkeep. Then the property was bought in the summer of 2006, the gates locked, and eventually No Trespassing signs put up around the perimeter. When one looks through the gates or a hedge, one sees that the grass is brown and the flowers have disappeared.

I would like to see a small country hotel like those at Langdon Hall in Ontario and the Roycroft Inn in NY State be run at Randwood. The Foxes have already added onto the original house so there are numerous bedrooms, two kitchens, and a solarium. Tennis courts and small parking areas are already there and with the addition of a swimming pool and revitalization of the Dunington-Grubb landscape, it would make a lovely inn. But I ABSOLUTELY do not want to see an outdoor pavilion with rock bands playing for the wedding guests nor a parking garage with a new, windy road leading off John Street.

My neighbours, my husband, and I moved to the Rand Estate for peace, quiet, and tranquility. I hope the Lord Mayor and his Council will not take that away from us.

This letter will illuminate a number of serious issues relating to the commercialization of the Rand Estate in the form of the proposed Romance Inn and Conference Center. The Town of Niagara-on-the-Lake Official Plan is **'a formal statement of public policies'**(official Plan page 7). Major and fundamental deviations from the plan must be dealt with in the proper manner. Commercializing a longstanding residential neighborhood should be addressed as a matter of principle and law, and not in the merit of a single proposal. Consequently, this analysis relates only to the direction provided by the Official Plan. The consideration of the proposal to develop a large scale, intense commercial operation on the Rand Estate is in fact a serious violation of the Planning Process. Major changes in land usage are intended to result from a participative and collaborative process in order to keep the Official Plan current and reflective of the state of the Town, hence the reason for the Provincial directive to review the Official Plan every five years. The intent is also to include the public in changes, based on principle, rather than being reactive to specific proposals. The intent is also to achieve a higher quality of decision-making as dialogue, discussion and decision will be based upon unbiased and general principles and concepts relating to property designation and usage. The Plan itself states **'Council shall, from time to time, and not less frequently than every five years, hold a special meeting of Council, open to the public, for the purpose of determining the need for revision of this Plan'** (Official Plan page 19)

Entertaining the proposal for the Romance Inn specifically violates numerous directives in the Official Plan. The proposal requires the rezoning of a low-density residential property to Commercial. Yet the Official Plan calls for **'compatibility of the proposed use with the surrounding land uses'** (Official Plan page 30) Additionally, this development falls outside of the identified Commercial Areas of the Town (Official Plan Page 75) Furthermore, it must be noted that the Pillar and Post Hotel is separately identified in the plan, and the plan states **'it is not intended that these uses form nodes for expanded General Commercial activity'** (Official Plan page 77) In addition, the Official Plan specifically states, under goals and objectives, (page 76) **section (5): to encourage controlled and orderly growth within designated commercial areas, (6) to minimize the impact of commercial development on adjacent land uses and (8) to prevent intrusion of commercial uses into residential areas.** Furthermore, the Plan states **'the character of its surrounding uses, shall be considered in determining the zoning regulations to apply to the area, so that a cohesive character may be promoted which will be in keeping with adjoining areas'** (page 80) Even Institutional zoning demands **'not having an adverse effect on residential areas'** (Official Plan page 101) and the Plan indicates **'(b) such facilities should be adequately separated from low density and established neighborhoods by an appropriate distance separation or intervening land use'** (Official Plan page 102) With respect to Special Events, the Plan expressly states **'nothing within any designation's policies shall be interpreted as permitting any special event that is not related to the dominant use of the site'** and **'special events shall expressly not be permitted where in the opinion of the Council the event will create a nuisance, be offensive or incompatible with surrounding uses'** (Official Plan page 36). The Plan endeavors to strictly limit and regulate Commercialization in all forms, and it would be a major violation of many elements of the plan to change the zoning of the subject property.

Moreover, from an existing zoning perspective, it must also be pointed out the stated objective of the Official Plan is **'to ensure that existing housing and existing residential areas shall be preserved and improved'** (Official Plan page 66) The Official Plan, in referring to Niagara/Old Town, states that the objective is **'to preserve the existing character of the area'** (Official Plan page 65) Historically, the King-

Charlotte area was the subject of a secondary plan prior to the creation of the current Official Plan, given that it was a large block of purely residential character. On an ongoing basis, exclusively residential development in the area has solidified and expanded this residential character. A hotel proposal on John St. between King and Charlotte Streets was rejected, resulting in the creation of Park Court (street), a further solidification of the residential foundation of the King-Charlotte neighborhood. The site of the proposal is presently zoned Established Residential and Conservation, consistent with the neighborhood. It must also be noted that prior developments on sections of the larger Rand Estate property have all been purely residential. Furthermore, the fact that there is no commercial designation within the Official Plan east of King St. and south of John St. is indicative of the integrity of the Established Residential Zoning in this area.

Dramatic zoning changes are both unnecessary and unlawful. When change happens within the Town, it should happen based on the structure and the process provided by the Official Plan. The Official Plan repeatedly and explicitly indicates the need to control and limit commercialization. Changes should not be the result of celebrity, emotion or the promise of capital spending. The integrity of the area as an established residential neighborhood, decades of consistent decision-making in this regard, and the structure mandated by the Official Plan, dictate a rejection of the Romance Inn proposal.

144-176 John Street - Official Plan & Zoning Change - Letters in Favour

NAME	DATE OF LETTER	STREET ADDRESS	CONTACT NUMBER
Lisa Marie Hill	5-Jul		
Judy McEwen	5-Jul		
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Deborah S. May	6-Jul-11		
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Donna Myslowka	15-Jul-11
Pat Brisley	15-Jul-11
Bill Morrison	16-Jul-11
Taylor	17-Jul-11
Brenda & Rick Maitland	17-Jul-11
Linda	17-Jul-11
Chris Martelle	17-Jul-11
Martha Braunbach	18-Jul-11
Donna	18-Jul-11
Dixie-Lee Campbell	18-Jul-11
Kathy Russell	18-Jul-11
Judy and Ross McEwen	19-Jul-11
Betty Pacifico Maciejewski	19-Jul-11
Marcia Rodiek Soellner	19-Jul-11
Barbie A Grover	20-Jul-11
Krystyna	20-Jul-11
Liz Read	20-Jul-11
Samantha Proctor	21-Jul-11
Bill & Mae Elliott	21-Jul-11
Ken Kruck	21-Jul-11
Janet Carrigan	21-Jul-11
Zorka Szilagyi	22-Jul-11
Catherine Schmitt	22-Jul-11
Trudy Gagnon	22-Jul-11
Judith Anne Hanson	22-Jul-11
Debbie Dion	22-Jul-11
Karen Scheuer	22-Jul-11
Bonnie Heath	22-Jul-11
Annie	22-Jul-11
Nicole DellAquila	22-Jul-11
Lia Bonkestoter	23-Jul-11
Liz Garcia	23-Jul-11
John Vitetta/Sandy Gunn	23-Jul-11
Nancy Ann Zauner	24-Jul-11
Kathy Horvath	25-Jul-11
Joanne V.	25-Jul-11
Victoria Ryszkowski	25-Jul-11
Dianne Carnegie	26-Jul-11
Cathie Briggs	28-Jul-11
Cathy Vanos	29-Jul-11
Debbie Dent	29-Jul-11
Dana	29-Jul-11
Dorothy McMahon	1-Aug-11
Alan Whitehead	2-Aug-11
Solveig Patricia Walsh	2-Aug-11

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Suzanne Daniels	3-Aug-11
Dan Fowler	4-Aug-11
Richard Greville	4-Aug-11
Bruce Dunstan	6-Aug-11
Kimberly J Smith	6-Aug-11
Wayne Black	7-Aug-11
Brenda Calman	7-Aug-11
Al Farrell	7-Aug-11
James Steer	8-Aug-11
Marguerite Matteo	8-Aug-11
Greg Dick Jr.	8-Aug-11
Ryan Glaves	8-Aug-11
Jane Ellen Hoddinott	13-Aug-11
Lois Tippins	14-Aug-11
Rose Burley	15-Aug-11
Kelly Unwin	17-Aug-11
Dianne Wellsby	19-Aug-11
Wayne & Carol Black	19-Aug-11
Pamela Armit	19-Aug-11
Christine Mischaude	19-Aug-11
Linda Ross	20-Aug-11
Mary Cooper	20-Aug-11
Marcia Rodiek Soellner	20-Aug-11
Joync Janus & Family	20-Aug-11
Darlene Cuthbert	20-Aug-11
Lee White	21-Aug-11
Kelly MacDonald	21-Aug-11
Roger Spriggs	21-Aug-11
Marilyn Dacher	21-Aug-11
Linda Mederak	22-Aug-11
Ruth Adam	22-Aug-11
The MacSweens	22-Aug-11
Eva Henn	22-Aug-11
Sheila Gergen	22-Aug-11
Linda Ahrens	22-Aug-11
Mary Foley	23-Aug-11
Melissa Baston	23-Aug-11
Bev Ballard	24-Aug-11
Louise Blakely Levi	26-Aug-11
Heather Pollock	26-Aug-11
Judith Joyce	26-Aug-11
Lizz Keep	26-Aug-11
Elizabeth Taylor	26-Aug-11
Miriam Ray	26-Aug-11

Mission, B.C.

daniels_suzanne@hotmail.com
dan.fowler15@yahoo.ca
richard.greville@littlecaesars.ca
ddservice@rogers.com
kjssmith@rogers.com
w.black@att.net
bcalman@aegonusa.com
afarrell3@cogeco.ca
jimsteer@stcyrusbnl77qw.fsnet.co.uk
marquerite.matteo@gmail.com
greg.dick@freedom55financial.com
ryan.glaves@1-3com.com
janeehoddinott@gmail.com
ltippins@rogers.com
rmbcreative@rogers.com
kelly.unwin@bell.ca
trivbug@bell.net
w.black@att.net
pamelaar7@btinternet.com
cmischau@providence.on.ca
gordon1ross@telus.net
andrea50@sympatico.ca
msoellner50@yahoo.com
jpmjanus@yahoo.com
hi-c@sympatico.ca
caleedon@hotmail.com
k_cooper34@hotmail.com
sspriggs@sympatico.ca
mdacher123@hotmail.com
mederaks@sympatico.ca
radams@pathcom.com
macsween@niagara.com
ehenn@hotmail.com
sheilagergen123@hotmail.com
deltadon@sympatico.ca
mgfoley@osc.gov.on.ca
missy.b.14@hotmail.com
ballard5@shaw.ca
blakelyl@cogeco.ca
polloc44@telus.net
rick.joyce424@gmail.com
lizz@yourlink.ca
liz.taylor@ualberta.ca
miriamry@yahoo.com

Laurie McMahon	26-Aug-11	laurie.mcm@hotmail.com
Lisa Woodard	27-Aug-11	lwoodard610@yahoo.com
Cindy Stoner	28-Aug-11	cestoner@localnet.com
Sandra Tilleman	28-Aug-11	sandraht@telus.net
Donalda Price	28-Aug-11	edanddolly@rogers.com
Janet Johnston	28-Aug-11	piscesji19@hotmail.com
Deanna McDonald	28-Aug-11	deannamcdnld@gmail.com
Carolyn Jones	28-Aug-11	carolynjones@bellnet.ca
Marie Krupa	29-Aug-11	mariekrupa@hotmail.com
Francine O'Brien	29-Aug-11	francine.obrien@sympatico.ca
Patricia Davidson	29-Aug-11	gary.davidson@sympatico.ca
Jim Bowins	29-Aug-11	jimbowins@hotmail.com
Dorothy Wright	30-Aug-11	dowright@fasken.com
Cheryle (Panas) Facey	31-Aug-11	clfacey@rogers.com
Sharon & Lee Mapplebeck	2-Sep-11	lmap@shaw.ca
Jean Booth	3-Sep-11	je-da@shaw.ca
Colleen Bacon	3-Sep-11	canadianbacon@nc.rr.com
Marcella	3-Sep-11	marcellalrocha@rogers.com
Joyce	3-Sep-11	jpmjanus@yahoo.com
Kathleen Edmison	4-Sep-11	kathleenedmison@rogers.com
Elizabeth D'Onofrio	4-Sep-11	ejdonofrio@xplornet.ca
Al & Audrey Saunders	4-Sep-11	lovesongs@sympatico.ca
Jean McCutcheon	5-Sep-11	jeah@mccutcheon.ca
Janet Marchand	5-Sep-11	Janet.marchand@rogers.com
Lynn Snow	5-Sep-11	ersnow@sympatico.ca
Cidny Rossiter	5-Sep-11	kcrooster2@cogeco.ca
Sue and Albert Budding	5-Sep-11	suebudding@rogers.com
Gwyneth Bateman	5-Sep-11	justusthree15235@yahoo.com
Charmayne Platt	5-Sep-11	platt1956@yahoo.com
Jeanette & Fred Zahm	7-Sep-11	
Marc Birs	9-Sep-11	mbirs@hotmail.com
Patricia Jackman	9-Sep-11	joyce8476@rogers.com
Shari & Ron Churchill	9-Sep-11	sharichruchill@roges.com
Lucy Cuviallo	9-Sep-11	lc000@niagarafalls.ca

Ildi Elzstein	12-Sep-11		Ildi.Elzstein@Ontario.ca
Leila Drepaul-Connell	14-Sep-11		llicexpress@hotmail.com
Joyce Brown	15-Sep-11		rbbrown@live.ca
Liz Garcia	16-Sep-11		lgdesigns@sympatico.ca
Deborah Weenink	16-Sep-11		dweenink@xplonet.com
Martha Cederwall	16-Sep-11		cederwal@shaw.ca
Jayne Boyce	19-Sep-11	Alberta, Canada	backhome60@hotmail.com
Marlene	19-Sep-11		mdpscrapper@sympatico.ca
Joyce Brown	20/09/2011 - 2 letters	Niagara-on-the-Lake	
Bonnie Sharp	20-Sep-11		besharp@rogers.com
Paula O'Brien	20-Sep-11		paulaobrien@cogeco.ca
Elsie Murray	20-Sep-11		nemurray@sympatico.ca
Janice Thomson	26-Sep-11	Chamber of Commerce	
Marguerite Matteo	26-Sep-11		

Subject: Lisa Marie Hill also commented on Trisha Romance Official Fan Page's link.

From: "Facebook" <update+a=t2fzt9@facebookmail.com>

Date: 7/5/2011 6:24 PM

To: Gary Dean Peterson <trigar@artistsgarden.com>

facebook

Hi Gary,

Lisa Marie Hill also commented on Trisha Romance Official Fan Page's link.

[See Comment](#)

Lisa wrote: "Looks like a beautiful estate and I imagine a wonderful place to retreat to..."

[See the comment thread](#)

Reply to this email to comment on this link.

Thanks,
The Facebook Team

The message was sent to trigar@artistsgarden.com. If you don't want to receive these emails from Facebook in the future or have your email address used for friend suggestions, you can unsubscribe. Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

_____ NOD32 6269 (20110706) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Judy McEwen also commented on Trisha Romance Official Fan Page's link.

From: "Facebook" <update+a=t2fzt9@facebookmail.com>

Date: 7/5/2011 10:37 PM

To: Gary Dean Peterson <trigar@artistsgarden.com>

facebook

Hi Gary,

Judy McEwen also commented on Trisha Romance Official Fan Page's link.

[See Comment](#)

Judy wrote: "Congrats on the announcement Trish and Gary."

[See the comment thread](#)

Reply to this email to comment on this link.

Thanks,
The Facebook Team

The message was sent to trigar@artistsgarden.com. If you don't want to receive these emails from Facebook in the future or have your email address used for friend suggestions, you can unsubscribe. Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

_____ NOD32 6269 (20110706) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/5/2011 6:01 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 74.210.41.188 on Tuesday, July 05th, 2011 at 6:01 pm.

My Input Box 1: John Humble

My Text Area 1: Both my wife Pat and I liked the idea when it first was proposed. Despite the negative responses that were received initially, we still think that your project is a positive one and should go forward. Unfortunately there are always people who react negatively to any change, without looking at the big picture.

This proposal is a positive one, that will utilize a magnificent property by turning it into a Centre that the residents of Niagara-on-the-Lake can be proud of, as well as the many visitors that it will attract.

We both wish you good luck in this endeavour and support you wholeheartedly and look forward to the day when we too can visit your dream.

Sincerely

Pat and John Humble

My Input Box 2: ejhumble@rogers.com

_____ NOD32 6269 (20110706) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/5/2011 9:18 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 173.238.130.15 on Tuesday, July 05th, 2011 at 9:18 pm.

My Input Box 1: Christine Forrer

My Text Area 1: Good luck Gary & Trisha...my best wishes and prayers are with you in creating, what I'm sure will be nothing short of spectacular!
Love you both,
Chris

My Input Box 2: chris_forrer@hotmail.com

_____ NOD32 6269 (20110706) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Deborah S. May also commented on Trisha Romance Official Fan Page's link.

From: "Facebook" <update+a=t2fzt9@facebookmail.com>

Date: 1:54 PM

To: Gary Dean Peterson <trigar@artistsgarden.com>

facebook

Hi Gary,

Deborah S. May also commented on Trisha Romance Official Fan Page's link.

[See Comment](#)

Deborah wrote: "What a great idea...a beautiful and inspiring retreat for creativity!"

[See the comment thread](#)

Reply to this email to comment on this link.

Thanks,
The Facebook Team

The message was sent to trigar@artistsgarden.com. If you don't want to receive these emails from Facebook in the future or have your email address used for friend suggestions, you can unsubscribe. Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

_____ NOD32 6269 (20110706) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 10:56 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 74.198.87.76 on Wednesday, July 06th, 2011 at 10:56 am.

My Input Box 1: Marilyn Bellew-Wright

My Text Area 1: Hi Trisha,

I want to wish you every success in your "Dream" for The Romance Centre. I am sure that it will be a beautiful Place to spend some quality time with Family and Friends.

Look forward to seeing it become a reality Trisha.

Kindly

Marilyn Bellew-Wright

(Aunt of Erica Klassen...Sandy's Sister)

My Input Box 2: marilynbellev-wright@hotmail.com

NOD32 6269 (20110706) Information

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 4:38 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 99.228.185.92 on Thursday, July 07th, 2011 at 4:38 pm.

My Input Box 1: Mary Kretschmer

My Text Area 1: Hi Trisha,

I love your work and have 23 pieces!

If you are creating an inn, please make it affordable for an average person. The Prince of Wales, etc. are very unrealistic - cost wise.

thanks!

My Input Box 2: marykretschmer@hotmail.com

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 3:25 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 65.93.137.115 on Thursday, July 07th, 2011 at 3:25 pm.

My Input Box 1: Linda Ahrens

My Text Area 1: I wish you success in your proposal. I am sure the town will only benefit from their acceptance.
You have done much to build tourism in the town.

My Input Box 2: deltadon@sympatico.ca

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha**From:** CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>**Date:** 7/7/2011 8:06 PM**To:** gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 72.70.45.196 on Thursday, July 07th, 2011 at 8:06 pm.

My Input Box 1: Charmayne Platt

My Text Area 1: Dear Trisha,

I met you over 25 years ago in the town of Waterdown where I bought my first piece of your art. I have moved from Waterdown to Texas in 1996 and then to Chicago in 2001 and then to Boston in 2006 where I presently reside. I have a few rental properties in Niagara on the Lake where my heart is and always will be that I rent to students. I have bought several of your pieces of art over the years, I probably have 20+ now. I have met your daughter and bought some of her art as well and they hang on the walls of my Boston area home as well as my Naples condo. You have been so inspiring to me and my family of 3 daughters and a son. I have spoken of you as an entrepreneur all across the USA to Girl Scouts of which I am involved on a National and International Level, teaching them about leadership, going after a dream, that a girl can do whatever she puts her mind too as long as she sticks to it and works hard. You are a great role model for all girls everywhere, a wonderful mother, a entrepreneur, and a wonderful neighbour. I think what you are proposing is a dream that I hope many will get to experience over the years and your legacy will live on and on. I am presently on a Task force in Niagara on the Lake of which I have been working with the local authorities on noise by laws and traffic control and helping making the area around Niagara College a safe place to be. I have gone by your property many times over the years. I was an RCMP officer for a few years a long time ago and my sister Debbie Myke is still one and she worked on a case where some of your prints had been stolen a few years back. Now my husband and I live outside Boston and we are part of a group of bakery cafes in the states called Au Bon Pain. I didn't quite know what you were looking for here under comments but I want to say, keep doing what you are doing as you are an inspiration to women all around the world. My daughter graduated from Cambridge University in England 2 years ago with her Masters in Chinese Economics and Business Management and is soon to graduate from Univeristy with a second Masters in Museum Studies. She has been going to school for many years now to be a curator of an art centre/museum and has just moved back to Canada this past week. If you would like someone to talk to regarding your art centre, she has done a few art shows and othe art related things overseas and I know she would welcome the opportunity to speak to you anytime. Her name is Christine Platt and she is presently staying in Niagara on the Lake and Guelph, staying with her sister and me until her husband arrives in Canada in August sometime. He is from Scotland and has been offered a job in Toronto at ING Direct. In closing, I hope the art centre and gardens demonstrate how beautiful you are in body and spirit and that it represents your love of painting and family life and courage, all of which are qualities I know you possess. Good luck. I am bringing 6 friends of mine from Boston and 1 from Pennsylvania to your gallery in Niagara again sometime Aug.2-Aug.7. Thanks for the memories. Charmayne Platt

My Input Box 2: platt1956@yahoo.com

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/7/2011 7:22 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 68.144.176.195 on Thursday, July 07th, 2011 at 7:22 pm.

My Input Box 1: Wanda Orlik

My Text Area 1: What a fabulous idea. The estate looks magnificent and I know many people will enjoy it. Good luck with your dream.

My Input Box 2: orlik@shaw.ca

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/7/2011 5:48 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 68.69.19.249 on Thursday, July 07th, 2011 at 5:48 pm.

My Input Box 1: Kathy Collard

My Text Area 1: Dear Trisha,

What a wonderful idea - a beautiful historical property transformed into a nurturing, peaceful place where creativity can be explored and celebrated. Trisha - you have blessed the world with your beautiful paintings and you continue to bless us with your creativity and compassion.

After taking a watercolour course a few years ago, I was happy to realize that I could actually paint something! My great dream - the magical kind where you wave a wand and POOF it happens - would be to spend a day painting with you. While that is only a dream - perhaps a stay at your lovely inn someday will be a small wash of colour reflecting that dream.

I have had the delight of meeting you a few years ago in Kingston. If at Christmastime you place on your Christmas tree a small porcelain girl holding a tiny wrapped gift - that was my gift to you. Each year as I decorate my tree - I like to think that she is gracing your tree.

Best wishes with your latest project! Take care.
Kathy

My Input Box 2: kathy@home-inspirations.ca

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/7/2011 6:43 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.91.129.181 on
Thursday, July 07th, 2011 at 6:43 pm.

My Input Box 1: Jessica Dennis

My Text Area 1: This is a wonderful proposal and I truly hope your vision becomes another reality. You are an inspiration and an integral part of Canadian Art, Culture and History. Niagara-on-the-Lake would have yet another beautiful attraction for locals and tourists to appreciate, cherish and enjoy.....I hope it all works out!

Wishing you much continued success,

Jessica

My Input Box 2: jessicadennis_9@hotmail.com

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 9:38 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 76.11.117.54 on Friday, July 08th, 2011 at 9:38 am.

My Input Box 1: Ellen Shacklock

My Text Area 1: Dear Trisha

It would be a fabulous idea to use the estate in that way. Hopefully anyone wishing to walk around the estate could do so without having to use the Inn. Great idea!

My Input Box 2: hardinge@accesswave.ca

_____ NOD32 6272 (20110707) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 1:27 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 173.34.118.22 on Friday, July 08th, 2011 at 1:27 pm.

My Input Box 1: Felicia D'Orrico

My Text Area 1: Wow! The pictures of the proposed historical property look so beautiful. I would love to get away from the city and visit this lovely place. It looks so peaceful and colourful. I would like to know more about exploring my creative talents. Is there anything I can do to help make this happen. Please let me know.

All the best wishes for you,

Felicia

My Input Box 2: feliciavef@hotmail.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/8/2011 9:49 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 184.145.102.55 on Friday,
July 08th, 2011 at 9:49 pm.

My Input Box 1: Bonnie Lucas

My Text Area 1: Hello Trisha,

Your new venture idea sounds wonderful!
Would this be for couples as well or just artists?
I would be first on the list for both or if you are also
thinking about offering a studio for painting.
Are you thinking of teaching at all or bringing in
Guest Teachers.... just a very exciting adventure!!!
Please send out a msg. letting us know when your new vision comes
through *S*.

Kindest Regards,
Bonnie

My Input Box 2: pegus@sympatico.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/8/2011 11:05 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.251.129.70 on Friday,
July 08th, 2011 at 11:05 pm.

My Input Box 1: Ellen Brightman

My Text Area 1: This property is absolutely magical from the front gates to the amazing gardens .and wrap around porches . This would be both inspirational but also a healing place for someone in need of peace and quiet and old fashioned comfort . I could imagine coming to spend an afternoon , weekend and or even a month at a time . It is just stunning ..Any part of this property could easily be a Trisha Romance painting ..Breath taking .To offer people a place to go and be creative is such a wonderful opportunity ..if you and your family are a part of this how could you ever go wrong . keep me posted ..so excited for you ...

My Input Box 2: ellen_ong@hotmail.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 2:15 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 184.146.156.219 on Friday,
July 08th, 2011 at 2:15 pm.

My Text Area 1: Sounds like an amazing idea. Hope it comes to
fruition!

My Input Box 2: email@bell.net

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/8/2011 8:34 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 198.53.8.182 on Friday,
July 08th, 2011 at 8:34 pm.

My Input Box 1: Candice Campbell

My Text Area 1: Dear Trisha: I look forward to hearing more about
The Romance Inn & Art Center. As a great admirer for many years
and soon to be, hopefully, a distributor of your work in my
Lacombe Alberta shop And Everything Nice Antiques. I would be
proud to promote this endeavour to all of my friends, local
artists as well as the thousands of customers and visittors to
my shop. I am located one hour north of Calgary and one hour
south of Edmonton it is a busy little historic town like Niagra-
on-the-Lake.

Please send me any brochures or information about this Canadian
vacation getaway. We have seen the mountians it is time to
explore the east of this spectacular country.

Suggestion: Perhaps to your distributors a discount for the grand
opening or maybe a contest to attend so that the excitement may
be felt nation wide to share the DREAM of The Romance Inn and Art
Center.

Hope all goes as planned
Mrs. Candice Campbell

My Input Box 2: andeverythingnice@telus.net

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/9/2011 12:55 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 198.166.244.238 on
Saturday, July 09th, 2011 at 12:55 am.

My Input Box 1: Barb Hanson

My Text Area 1: Hello Trisha!

This retreat for the soul is an absolute must....I truly can't
imagine another place to call home away from home to be inspired,
reflective and renewed. Thank you for your vision.

My mother, who will be turning 75 this year, has long been a fan
of yours...as have I (I have ten prints and three figurines) and
I'm taking her to Niagra on the Lake for a gift this year. We'll
be stopping by your gallery in August, (8 to 10) she will be
thrilled to see this as part of our time there. I hope we catch
you on your bike!

Thank you for always creating gifts for us all that revolve
around the treasures we hold in our families.

Kind Regards, and Best Wishes,

Barb

Red Deer Alberta

My Input Box 2: behanson45@gmail.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/9/2011 3:38 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.37.35.86 on Saturday,
July 09th, 2011 at 3:38 am.

My Input Box 1: Laura Wallstrom

My Text Area 1: Hi Trisha,
The Romance Inn and Art Centre is a wonderful idea that will
bring your gifts full circle. I am confident this venture will
be a success as it brings together the passion you have worked so
hard to share with us.
I hope to visit your gallery and experience the delightful
atmosphere that you have brought to my home via your artwork that
I am so proud to display for my friends and family to enjoy.

Best Regards,
Laura

My Input Box 2: lwallstrom@yahoo.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/9/2011 9:01 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.50.56.118 on Saturday,
July 09th, 2011 at 9:01 am.

My Input Box 1: Deborah Stinson

My Text Area 1: Hi Trisha,

I think this is a wonderful concept. It's a great use of this property.

Combining an Art Centre with The Romance Inn is a unique concept that, I think, will make people want to stay there. I can see seminars being held, possibly an occasional artist in residence to heighten the experience.

I look forward to staying at The Romance Inn.

Regards,
Deborah Stinson

My Input Box 2: dstinson@sympatico.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/9/2011 9:51 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.249.220.35 on Saturday,
July 09th, 2011 at 9:51 am.

My Input Box 1: Doreen Gorman

My Text Area 1: Hi Trisha,
What a wonderful opportunity this could be!
It would certainly be a place that would encourage reflection and
creativity. My husband and I have been blessed everytime we have
visited your lovely gallery in Niagara on the Lake and I feel
sure that this Centre would give
visitors a truly unique experience.

My only concern would be the cost of visiting the Inn. Would the
Inn be accessible to the general public as opposed to just
wealthier patrons?

You have long been my all-time favourite artist Trisha. This
winter we were able to purchase 7 of your wonderful pictures on
your on-line auction and are very blessed.
May the Lord give you His wisdom and discernment as you work
through all the details and seek His will for this new challenge.
May God bless you and give you His peace.

My Input Box 2: hibert@rogers.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/10/2011 3:08 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.57.65.9 on Sunday, July
10th, 2011 at 3:08 pm.

My Input Box 1: Pam

My Text Area 1: I cannot image anything more beautiful than
stepping into one of your pictures. I have many of them and enjoy
each and everyone of them. I wish you much success with this
wonderful project and hope that I have the priveledge to see this
when it is done. Anything you touch seems to be something that
people want to come to and what a wonderful addition to Niagara
on the Lake, which is my favorite place to visit.

Pam

My Input Box 2: lpnickart@cogeco.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 4:35 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.231.69.224 on Sunday,
July 10th, 2011 at 4:35 pm.

My Input Box 1: Rosalind Readman

My Text Area 1: Dear Trisha and Gary

What a wonderful gift this will be, but where will u live? I fell in love with your art back in the 80's when my daughter went to work for U Frame It in Mississauga. I didn't manage to purchase any of them till 92' when i inherited some money. Then I found your on line bidding a year ago. When I look at your pictures I feel like I am a part of your family, enjoying whatever they are doing in the painting. My mother was a professional artist attending school in England at the age of 15. Your paintings remind me of the house in England, that I was brought up in as a young girl. Then at age 9 an a half my parents came to Canada, what a culture shock for me. The house we went to live in was very plain compared to what i was used to.

Now since I have a mass of your art work, I am able to go back in time and dream that I am living in a house that reminds me of when I was a young girl. I just want to thank you from the bottom of my heart for making your family life a part of history, for all of us out here to be a part of your family. My granddaughter is only 11 and she loves your paintings also. They will be passed onto her and her brother. Thank you again Trisha for all your lovely works of art. You are one of a kind. with much respect and love, Rosalind God Bless U and Your Family

My Input Box 2: eurofloral@personainternet.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 5:16 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.249.194.191 on Sunday,
July 10th, 2011 at 5:16 pm.

My Input Box 1: Karen Norley

My Text Area 1: Sounds like a wonderful idea.... maintaining the history and heritage of the property with the opportunity for people who would otherwise never have the experience enjoy what looks like a lovely estate.

I am always so disappointed when our history and heritage is dismantled rather than celebrated.... an inn gives those not blessed with a creative gift the opportunity to still experience and enjoy. Those that have talent (wish I was one of them) would, I think, find this setting an inspiration.

I wonder when your website indicates this is your proposal to the town of Niagara-on-the-Lake... hope you are not competing with builders that want to tear this estate down and build condos.... we need to value our history and heritage and find ways to repurpose lovely properties so they can be maintained. Karen Norley

My Input Box 2: wknorley@rogers.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 11:11 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.117.241.7 on Sunday,
July 10th, 2011 at 11:11 am.

My Input Box 1: Wendy Chappel

My Text Area 1: Hi Trisha,

What an amazing idea! I am already surrounded by your work in my own home and it has created a peaceful environment for me to relax and read. I know this will be a great place to experience the same tranquility.

Wendy

My Input Box 2: wendychappel@yahoo.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 5:43 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.59.225.196 on Sunday,
July 10th, 2011 at 5:43 pm.

My Input Box 1: Penny MacDonald

My Text Area 1: What a beautiful thing to do! I got such a sense
of peace and serenity as I watched the presentation photos of the
estate. It is without a doubt a piece of heaven right there in
your midst.

Best wishes to you on this new venture!
Sincerely, Penny MacDonald.

My Input Box 2: pmac@rivernet.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 6:40 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.141.27.13 on Sunday,
July 10th, 2011 at 6:40 pm.

My Input Box 1: Beverly Pond

My Text Area 1: Dear Trisha,

This is an extremely exciting proposal. I can hardly wait to see
it come to fruition.
Best of luck in obtaining your dream of inspiration.

A devoted fan of your art work.
Beverly Pond

My Input Box 2: pondb@mcmaster.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/10/2011 8:39 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.189.72.246 on Sunday,
July 10th, 2011 at 8:39 pm.

My Input Box 1: Wayne Black

My Text Area 1: What a wonderful idea for such a beautiful piece
of property. Perfect for you.
We love your art work and have purchased several pieces. Niagara-
On-The-
Lake is one of our favorite places, and the Inn would be perfect
for you and
your art work. We look forward to visitng the Romance Inn and
Art Centre. Please let
us know when you open this lovely place. What a treat a visit
would be. We
both would love to meet you.

Wayne and Carol Black
Sunset Hills, MO

My Input Box 2: w.black@att.net

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/10/2011 9:04 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.57.116.244 on Sunday,
July 10th, 2011 at 9:04 pm.

My Input Box 1: Stan and Jan Weglarz

My Text Area 1: My wife and I own 8 prints, numerous plates and
glass sculptures, and love all your art. We have attended

Niagara- on -the- Lake on number of occasions and visited your
lovely gallery. We look forward to

attending and staying at the Romance Inn, in the near future.

Good luck with your new venture.

Stan and Jan Weglarz

My Input Box 2: sandjweglarz@cogeco.ca

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/10/2011 10:58 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 74.210.29.34 on Sunday,
July 10th, 2011 at 10:58 pm.

My Input Box 1: Dayle S Hyslop

My Text Area 1: What a lovely idea to share this historic
property with the rest of your fans. Hoping that this will be a
wheelchair accessible Inn would love to bring my husband stay for
a weekend. Wishing you all the best.

My Input Box 2: d_hyslop@rogers.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 10:41 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.57.48.167 on Monday,
July 11th, 2011 at 10:41 am.

My Input Box 1: Barbara Ann Reilly

My Text Area 1: I'm sure my sister, Meg Stanzione, would of loved to visit there. Meg came up for a visit to New Jersey at Christmas time and was staying with my parents. Sadly, she passed away 2 days after Christmas Day in her sleep (cause: undetermined-the autopsy showed no alcohol/drugs in her system.) We think she just died of a broken heart. She spoke of you often and how she wanted to visit you when your Inn opens up. I'm Barbara Reilly Schick, Meg's sister, that you so kindly signed one of the prints I bought from you. I bought another one on our last visit. We are actually visiting there again on July 18th-25th. We already made reservations to stay at the Marriot Fallsview or we would have stayed a couple nights at your Inn. We loved going to Niagara-on-the-Lake. Last time we drove over two days in a row. We will visit there this time too. The town is very picturesque and so quaint. Best of Luck to you!
Sincerely, Barbara Ann and Stan

My Input Box 2: schick720@comcast.net

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 2:19 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.117.220.8 on Monday,
July 11th, 2011 at 2:19 pm.

My Input Box 1: Alana

My Text Area 1: Dear Trisha,
Once your lovely inn, emotional oasis and art centre is underway
and established, could you set aside space, time or ongoing
resources for people who suffer from mental health issues. From
all I have learned and viewed in the past few years as my son was
stricken with an incurable illness, is that these people all have
a creative outlet yearning to express itself.

Just a thought...

Sincerely,
Alana

My Input Box 2: aperk@rogers.com

_____ NOD32 6278 (20110708) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 1:10 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.121.74.174 on Thursday,
July 14th, 2011 at 1:10 am.

My Input Box 1: Pamela S. Mennen

My Text Area 1: Trisha: I am in awe of you taking on new and wonderful projects when you have been through so many physical problems. Your art work shows so much thought and meaning into your personal life and that of your family, when my husband and I make our trips to NOL your gallery is always a our 1st stop; even if there isn't new creations, we just love to see your collections over and over.

Love, Pam Mennen

Corry, Pennsylvania

My Input Box 2: espy10@hotmail.com

_____ NOD32 6293 (20110714) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder

<formbuilder@www.theromanceinn.com>

Date: 10:02 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.38.75.114 on Friday,
July 15th, 2011 at 10:02 am.

My Input Box 1: Brodie Mosher

My Text Area 1: Hello Trisha:

I wanted you to know about some incentives for retrofitting and new building construction when you get started with the Inn. These are incentives to fund the installation of energy efficient products such as lighting, AC as well as in suite applicances, such as refrigerators etc.

This program is only available to those who apply prior to purchasing anything so if you would like to know more about it, please contact me at 905-468-4235 x347 or via email at bmosher@notlhydro.com. You can also read more about the programs (Retrofit Program and High Performance New Construction) at www.saveonenergy.ca.

Thank you and good luck with your venture,
Brodie

My Input Box 2: bmosher@notlhydro.com

_____ NOD32 6296 (20110715) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9:08 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.221.92.184 on Friday,
July 15th, 2011 at 9:08 am.

My Input Box 1: Gayle Morris

My Text Area 1: I am very proud to own several of your Limited
Edition Prints but more proud of you that you are retaining a
beautiful property in Niagara-on-the-Lake in the hands of
Canadians and not selling everything to outsiders. Thank you.

_____ NOD32 6296 (20110715) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>
Date: 10:36 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 161.184.44.142 on Friday, July 15th, 2011 at 10:36 am.

My Input Box 1: Cheryl Warren Bradford M.Ed.

My Text Area 1: Good Morning Trisha,

The proposal to develop "Romance Inn" is very interesting. A few years ago I read an extremely interesting opportunity that was offered at Balmoral Castle inviting photographers to spend a period (a week or more)of time at the castle studying with a master photographer. I think courses or gatherings for artists have existed there for many years but including photographers was something new. I keep watching for another opportunity. This may be something that you have known about as well, if not, I thought it might be of interest. An extension could be made to musicians as well----- exploring opportunities for creative expression has great possibilites.

The greatest opportunity possible would be meeting you in a setting where learning could take place.

I have wanted to tell you that after meeting you at Avenida Art Gallery in Calgary several years ago I was still hopeful that some day I would be able to obtain a print of "The Star of Wonder". When I retired I married and moved to our beautiful farm located at the base of the Rocky Mountains in S.E. British Columbia. I asked Jane and Gene if they would please let me know if "The Star of Wonder" ever appeared again . When the phone call came on a November day from Avenida I knew it could only mean one thing! I now have "The Star of Wonder" and not a print!!!! I was surprised and elated that you had released it again. Thank-you, I treasure having it and can see it and all the other pieces of your work throughout our home.

I mentioned photography at the beginning of my note since I am now an Editorial Stock Photographer, member of PhotoSource International, Wisconsin. Living in the beautiful area of the Rocky Mountains allows me to promote enjoyment and appreciation of the surrounding beauty and life found within the East Kootenay area through engaging photography.

Best Wishes with your proposal. I look forward to learning more about it and to seeing photographs of its development.

Sincerely,
Cheryl Warren Bradford M.Ed.

My Input Box 2: cwbradford@telus.net

_____ NOD32 6296 (20110715) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 10:29 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 74.14.59.14 on Friday, July 15th, 2011 at 10:29 am.

My Input Box 1: Bill Morrison Jr

My Text Area 1: Hi Trisha!

This is a very exciting proposal! We have been lucky enough to be spoiled by the beauty and tranquility of the Randwood estate during our visits to Niagara-On-The-Lake and the idea embodied in this proposal is simply brilliant!

Having gotten to know the property somewhat over the past number of years, it's difficult for us to imagine Niagara-On-The-Lake without this proposed Inn & Art Centre! This might seem a bit odd, as it only exists on paper and in the hearts and minds of those fortunate enough to have shared in the experience of the estate as it is today!

The proposed evolution of this property is essential to allow visitors and locals alike to experience another piece of your fantastic Town and it's beautiful historical heritage!

All the best in this wonderful endeavour Trish!

Love, ,

Bill & Sara Morrison and family

My Input Box 2: billmorrison@gmail.com

_____ NOD32 6296 (20110715) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 2:37 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.7.186.122 on Friday,
July 15th, 2011 at 2:37 pm.

My Input Box 1: Virginia Brisbin

My Text Area 1: Very exciting Trisha. Gorgeous property. Hope I
get to stay there one day. Any idea when this will become an Inn
and open for business?

My Input Box 2: gingerb@eastlink.ca

_____ NOD32 6298 (20110715) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 11:25 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.27.79.161 on Friday,
July 15th, 2011 at 11:25 am.

My Input Box 1: Donna Myslowka

My Text Area 1: Miss Trisha:

I'm sure with your creative mind & magical fingers, this property
will be as magnificent as your paintings. Your beautiful work are
on all the walls of my home, just admire your work soooooo very
much!

Thank you for sharing your wonderful talent!

An ardent fan
Donna Myslowka

My Input Box 2: ronmyslowka@yahoo.com

_____ NOD32 6298 (20110715) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/15/2011 6:43 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.88.42.230 on Friday,
July 15th, 2011 at 6:43 pm.

My Input Box 1: Pat Brisley

My Text Area 1: Hi Trisha
How exciting! I love this! I am a huge fan and would be very
interested in visiting the Inn & Art Centre. It seems to me that
it will be unique. The restoration of the house that I believe
you once lived in and then it became your art gallery is a
testimont to your dedication to excellence so I cannot wait to
see what you do with this property. I will support your efforts
for sure! Congratulations!

Pat Brisley

My Input Box 2: pbrisley@sympatico.ca

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/16/2011 9:10 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 161.216.0.66 on Saturday,
July 16th, 2011 at 9:10 pm.

My Input Box 1: Bill Morrison

My Text Area 1: The only way to move forward is to get off
balance and then search for a new base of support. The idea you
are putting in place will allow many to gain that position of
imbalance so they can search for a new base of support. Ideas
flow from the position of moving forward. Congratulations on the
dream which will allow many to search.

Best regards Bill

My Input Box 2: bill.morrison3@sympatico.ca

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/17/2011 9:11 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 74.15.20.57 on Sunday, July 17th, 2011 at 9:11 pm.

My Input Box 1: Taylor

My Text Area 1: Awesome website

My Input Box 2: hulley14@hotmail.com

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/17/2011 11:03 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 72.39.181.121 on Sunday, July 17th, 2011 at 11:03 pm.

My Input Box 1: Brenda and Rick Maitland

My Text Area 1: Dear Trisha and Gary:

How truly fortunate for the town of NOTL to have you and Gary care so much for the Estate of Randwood that you are proposing to preserve the future as well as the heritage and historical integrity of this beautiful estate for future generations to come. I have seen in the past many beautiful estates either not kept up or because of lack of interest and lack of funding subdivisions and or commercial buildings are built. Just looking at the pictures currently on the web site showing the Randwood Estate shows the love and respect the two of you have for the home and gardens, it is immaculate and your gift and perfection shows. It is truly you ! Beautiful insided and out. Oh, I cannot wait to come and stay. One has to only see in your paintings, your home and the Romance Gallery to know that the Romance Inn and Art Centre will be a classic beauty. You and Gary are both gifted with your individual talents and that the combination of what both of you bring to your partnership with your visions for the Romance Inn will be a unique place and will be an Inn with a difference. The community should be so proud of both of your visions for the property. It will be a retreat for people to enjoy the arts and music. With the hectic life style that most people live today the Romance Inn will be a special and nice getaway. I am sure it will bring much peace and contentment to all. How fortunate to have both of you care enough that you wish to preserve the heritage of this beautiful estate. You are both an inspiration. Your vision for your dream will come true. I truly feel that you will never walk alone and through faith and prayer this generous gift to the community will come together. I know it will, and I look forward to coming for a visit at the Romance Inn and Art Centre.

God bless you Trisha and Gary.

Brenda and Rick Maitland
Sarnia, Ontario

My Input Box 2: rmaitland@cogeco.ca

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/17/2011 6:20 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.51.153.83 on Sunday,
July 17th, 2011 at 6:20 pm.

My Input Box 1: Linda

My Text Area 1: Hi Trisha,

This is an amazing project and I commend you on your wonderful contribution to the arts and to preserving a piece of history. I only hope that this is something affordable that many will be able to enjoy!

Congratulations!!!

Linda

My Input Box 2: earlsmla@bellnet.ca

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

MAILBOX://C:/DOCUMENTS and SETTINGS/Gui/Applications/Outlook...
Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/17/2011 8:45 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.70.162.171 on Sunday,
July 17th, 2011 at 8:45 pm.

My Input Box 1: Chris Martelle

My Text Area 1: Hello Trisha

Just loved looking at the pictures of your new venture, I do so hope that you do go ahead with this project. The Pure Beauty of the property, can be admired by all from the oldest to youngest I do so hope that you make "This Get Away Inn" an affordable place for all and not just for the "Rich", it would be such a shame if Everyone couldn't afford to "Enjoy" such a Beautiful Place.

Sincerely Chris Martelle

My Input Box 2: chris.martelle@hotmail.com

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 9:33 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.186.246.145 on Monday,
July 18th, 2011 at 9:33 am.

My Input Box 1: Martha Braunbach

My Text Area 1: I think it's a nice idea. will probaly stay at
the Inn, but know that The Prince of Wales is my favorite place
to stay
as i had our wedding there. you may want to explore that avenue
as well.

Best Wishes

Martha

My Input Box 2: mbraunbach@verizon.net

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/18/2011 5:21 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 108.79.9.104 on Monday,
July 18th, 2011 at 5:21 pm.

My Input Box 1: Donna

My Text Area 1: What a fabulous idea. Plans and expectations for
beginning?

My Input Box 2: hedges.donna8@gmail.com

_____ NOD32 6306 (20110719) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 12:43 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.241.60.133 on Monday,
July 18th, 2011 at 12:43 pm.

My Input Box 1: Dixie-Lee Campbell

My Text Area 1: \How exciting is that ??? So exciting only
sitting there could describe it ... or looking at one of your
beautiful pieces of art creations !!! That's how exciting it is
!!!! and a wonderful and beautiful expression of sharing!

Just recently I mentioned to Erica that Harlequin Romance must be
envious of the story captured in the artwork by Trisha.... now
there will life Romance that people can experience !!!

Create on !
Dixie-Lee

My Input Box 2: Dixie-Lee@rogers.com

_____ NOD32 6304 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9:35 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 65.95.102.136 on Monday,
July 18th, 2011 at 9:35 am.

My Input Box 1: Kathy Russell

My Text Area 1: I have been a collector of yours for years. Have
your books and 99% of your prints. I wish you continued success
and I look forward to coming to the opening. Good luck you are
amazing. Thank you Kathy

My Input Box 2: russellkathy@sympatico.ca

_____ NOD32 6303 (20110718) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 12:56 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.1.194.117 on Tuesday,
July 19th, 2011 at 12:56 pm.

My Input Box 1: Judy and Ross McEwen

My Text Area 1: Dreams are always big in your life. We wish you
success in turning the proposal into reality.
Never forget Truth and Fantasy ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Love Judy and Ross
xoxo

My Input Box 2: jnrmcewen@gozoom.ca

_____ NOD32 6307 (20110719) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 1:17 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 69.247.250.229 on Tuesday,
July 19th, 2011 at 1:17 pm.

My Input Box 1: Betty Pacifico Maciejewski

My Text Area 1: Hi Trisha,

What a wonderful idea! We love Niagara-on-the Lake and look forward to experiencing what your creativity will help develop. Such a charming place for people to get away from today's often high-pressured lives! Best of luck in seeing another dream come true. Fondly, Betty

My Input Box 2: bmacie71@gmail.com

_____ NOD32 6307 (20110719) Information _____

This message was checked by NOD32 antivirus system
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 2:38 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 107.9.137.185 on Tuesday,
July 19th, 2011 at 2:38 pm.

My Input Box 1: Marcia Rodiek Soellner

My Text Area 1: What a wonderfu idea! The photos are just
gorgeous of this lovely estate - and of you and your family
Trisha! We enjoy visiting Niagara-on-the-Lake, and always come
to your gallery (I met your daughter there!) and wish you the
very best in this new venture! We definitely would love to visit
it, perhaps with other friends from Hamburg who love your art,
and that value serenity, beauty, and learning, which would all be
part of the Romance Centre! my very best to you and yours, Marcia

My Input Box 2: msoellner50@yahoo.com

_____ NOD32 6308 (20110719) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/20/2011 10:26 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.222.104.75 on
Wednesday, July 20th, 2011 at 10:26 pm.

My Input Box 1: Barbie A Grover

My Text Area 1: Great proposial

My Input Box 2: grove1229@yahoo.ca

_____ NOD32 6312 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/20/2011 8:15 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.208.238.9 on
Wednesday, July 20th, 2011 at 8:15 pm.

My Text Area 1: What a magnificent presentation! You are an
amazing visionary. I hope to see your dream become reality.
Love Krystyna

_____ NOD32 6312 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/20/2011 10:21 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.39.5.129 on Wednesday,
July 20th, 2011 at 10:21 pm.

My Input Box 1: Liz Read

My Text Area 1: The buildings and the grounds look beautiful.
The location is ideal as it's close to the attractions of Niagara-
on-the-Lake yet in a pastoral location.
Not only an idyllic getaway spot , the inn appears to be perfect
for special events such as weddings and reunions.

My Input Box 2: elizabeth.read@cogeco.ca

_____ NOD32 6312 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/21/2011 9:37 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.30.50.136 on Thursday,
July 21st, 2011 at 9:37 pm.

My Input Box 1: Samantha Proctor

My Text Area 1:

The Romance Inn & Art Centre would be an amazing addition to Niagara on the lake. It is truly one of a kind Inns ,that you wouldn't be able to find anywhere else. Just thinking of booking a room at the inn and being able to relax and enjoy the magical scenery all around you and to be inspired by it all is amazing in its self. Then of course your allowing your guests to get not only inspired but be creative as well and giving them a place to let out their talent whether it be drawing , sculpting or even just writing a song down on a piece of paper is a great thing. I know when the Romance Inn is open I'll be very excited to book a room and see all that it has to offer and to see how creative I truly am. Thank you Trisha for making this Inn not just an Inn but a place where you get to explore your talents and seeing what you can truly offer to this world.

My Input Box 2: esamantha52@hotmail.com

_____ NOD32 6315 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9:22 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.225.173.181 on
Thursday, July 21st, 2011 at 9:22 am.

My Text Area 1: Dear trisha !!!

Having had the opportunity to spend a couple of nights at the Devonian House two years ago, gives us an insight as to the magical nature of this property. It is a hidden gem in the Niagara on the Lake area. The photos you have selected only magnify this jewel. Promoting this property for the use of other artists makes sense, Hopefully your dream comes true.

Keep the lights on and the house warm!!!
Bill & Mae Elliott

_____ NOD32 6313 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@theromanceinn.com>

Date: 12:13 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
theromanceinn.com/message.php from 72.38.11.116 on Thursday, July
21st, 2011 at 12:13 pm.

My Input Box 1: Ken Kruck

My Text Area 1: Absolutely wonderful photos of the property!
and a noticeably 'heart-felt' and professional vision of your
dreams Trisha.

I certainly hope all N.O.T.L. Councilors, Mayor, and Staff
Officials involved take the time and consideration,
to really think about how any other proposals/ alternative
options would not be so 'meant to be'.
(it will be a perfect contribution to the Town and community
members).

I am sincerely proud to be a part of the 'Team',
and to have the continued opportunity to collaborate as the
design evolves and unfolds.

Hoping all is well, and that you and your family are all in good
health!

Sincere Regards,
Ken.

My Input Box 2: kkruck@ac-architects.com

_____ NOD32 6313 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 2:07 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 63.97.243.254 on Thursday,
July 21st, 2011 at 2:07 pm.

My Input Box 1: Janet Carrigan

My Text Area 1: This is such a wonderful and much-anticipated endeavor. Where I live in central Texas there is an institute for musicians called Festival Institute where world-class musicians come during the summertime to learn from music masters. The concerts are magical and the setting, well let's just say it fits in the rural Texas town of Round Top. There is also a Bed & Breakfast attached to the Institute; when the musicians are not in-residence, the public are able to stay. Oh, the website is: <http://festivalhill.org/> -- take a look at a Texan's vision; Tricia, your vision is even more impressive!

Build it and they will come. They did and still do. Bravo Tricia and your entire team. I hope to be one of your "guests" and students once the Inn is open.

Janet Carrigan

My Input Box 2: janet.carrigan@co.fayette.tx.us

_____ NOD32 6313 (20110721) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 2:23 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.78.67.103 on Friday,
July 22nd, 2011 at 2:23 pm.

My Input Box 1: Zorka Szilagyi

My Text Area 1: Hi Trisha,

your work is magnificent! My family loves the many prints we have
on our walls They are all filled with such detail and love.

I think opening up your estate to enrich the lives of others
through art is wonderful. I would support you on this journey and
wish you all the best! I look forward to being your guest one
day.

Lots of love,
Zorka

My Input Box 2: zorkaszilagyi@yahoo.ca

_____ NOD32 6317 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 10:57 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.237.60.237 on Friday,
July 22nd, 2011 at 10:57 am.

My Input Box 1: Catherine Schmitt

My Text Area 1: I think that this is a wonderful idea.....the estate is breathtakingwho would not want to come there and find relaxation and peace.

For years when we come to Niagara on the Lake we always pass by your incredible house and I think that this property is right beside you and have often wondered what was happening with it....so for you to take it on as a project will certainly do it justice.

I have about 25 or so prints of Trisha and have now started my 2 year old granddaughter on her collection ...which we bought on the auction line last June when she was one.....and Trisha so kindly signed the print to her which made my day more than the print.

Look forward to hearing more about your new adventure and when we will be able to come and visit your new Inn.

Thanks again for your beautiful works of art I have totally enjoyed them over the years.

Cathy Schmitt

My Input Box 2: cschmitt@rogers.com

_____ NOD32 6315 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 11:26 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 96.53.219.37 on Friday,
July 22nd, 2011 at 11:26 am.

My Input Box 1: Trudy Gagnon

My Text Area 1: What a fantastic idea! And a wonderful
opportunity for many! Trudy

My Input Box 2: trudyg444@yahoo.ca

_____ NOD32 6316 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 12:12 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 205.185.140.144 on Friday,
July 22nd, 2011 at 12:12 pm.

My Input Box 1: Judith Anne Hanson

My Text Area 1: Having fallen many times into the stories of your
paintings I would be one of the first visitors to such an Inn.
I hope your dreams of turning this estate into an Inn & Art
Center come to futurity. What a lasting legacy it would become.

My Input Box 2: gvhanson@acegroup.cc

_____ NOD32 6316 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 9:40 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 69.174.58.84 on Friday,
July 22nd, 2011 at 9:40 am.

My Input Box 1: Debbie Dion

My Text Area 1: this would be a gift to the community, visitors
and friends for a lifetime of culture, art and serenity.

My Input Box 2: debjdion@hotmail.com

_____ NOD32 6315 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9:58 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.253.157.114 on Friday,
July 22nd, 2011 at 9:58 am.

My Input Box 1: Karen Scheuer

My Text Area 1: Iam very excited to hear of this project. My family and I have purchased and enjoyed your work throughout the years and we would love to see a new chapter of your life begin! Good luck with everything and we will be looking forward to visiting the new Inn!

My Input Box 2: kscheuer1ke37r

_____ NOD32 6315 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/22/2011 7:38 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.95.93.72 on Friday,
July 22nd, 2011 at 7:38 pm.

My Input Box 1: Bonnie Heath

My Text Area 1: Hi Trisha;
I have painted and done some sculpting for years. The creative
process is important to everyone. I thing your idea sounds
magnificant. What a wonderful way to spend a holiday.

My Input Box 2: heath_bonnie@hotmail.com

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 2:57 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.176.1.91 on Friday,
July 22nd, 2011 at 2:57 pm.

My Input Box 1: Annie

My Text Area 1: Hello,
My mother is a fan of Trisha Romance and has purchased some of
her art. I have also purchased some items (plate) as gifts for my
mother. If you have a (hard copy) pamphlet or paper on
information concerning the Romance Inn and Art Cantre, could you
send her that info to this address:

Janice Wittlinger
4550 Gunnville Rd
Clarence, NY 14031

(She does not have e mail.)
Thank you! (Her daughter Annie)

My Input Box 2: mzjava@hotmail.com

_____ NOD32 6317 (20110722) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/22/2011 6:58 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.245.76.69 on Friday,
July 22nd, 2011 at 6:58 pm.

My Input Box 1: Nicole DellAquila

My Text Area 1: Hello Trisha
I think that The Romance Inn and Art Centre is a spectacular
idea. I would love to learn to paint watercolors in such
wonderful surroundings. I would definitely take some time to come
to this wonderful inn and learn landscape painting in such
inspiring surroundings.
Nicole DellAquila
President
Canadian Guild of Folk Painters

My Input Box 2: nicoleda@rogers.com

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 7/23/2011 6:38 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 86.93.125.45 on Saturday, July 23rd, 2011 at 6:38 am.

My Input Box 1: Lia Bonkestoter

My Text Area 1:

Dear Trisha,

I live in Holland, but grew up in Canada, which I still see as my home country. I have many pieces of your art.

And discovered it through my first purchase "celebration of Life" book many many years ago.

I love art in many different aspects, and living in Europe, I have been able to go to many great museums/ art galleries like "the Louvre" in Paris, Rijksmuseum Rembrandt museum Amsterdam. And also a complete collection of Van Gogh's work on his 100th death anniversary.

But what speaks to my heart, are the homes. veranda's, life! that you have painted.

I applaud you for this new adventure. And would love to spend some of my yearly holiday time in your Inn

(if I can afford it) It looks beautiful and regal. I can only imagine how much fun (a lot of hard work too)

it will be to decorate this beautiful property.

Only last year I realized that I might want to stay a night in Niagra-on-the-lake, by seeing on tv "the pillar and the post" hotel/ inn.

Forgive my long story.

I wish you and your family the best,

Lia Bonkestoter

My Input Box 2: tcwlia@kpnmail.nl

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
 <formbuilder@www.theromanceinn.com>
Date: 7/23/2011 9:05 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.26.96.17 on Saturday,
 July 23rd, 2011 at 9:05 am.

 My Input Box 1: Liz Garcia

My Text Area 1: Wow go for it. The location is great, not to far
 from Toronto which has many, many great students and teachers
 that you can pull from for different classes. Also you would be
 close to the boarder for those coming across from the U.S.
 Having the Inn also allows those taking classes a place to stay.
 I think it would be wonderful.

I know you will do it as your work is just magnificent.
 I look forward to attend some of your classes.

If I can be of any help in any way let me know.
 Liz

My Input Box 2: lgdesigns@sympatico.ca

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/23/2011 7:02 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.229.77.97 on Saturday,
July 23rd, 2011 at 7:02 pm.

My Input Box 1: John Vitetta/Sandy Gunn

My Text Area 1: You are truly a part of the Niagara region history, industry, resident, employer and inspiration to all young artists, and with such an undertaking on the part of yourself and your family Niagara should welcome this unique and prestigious addition to their region. We are looking forward to your opening day, God willing we will certainly be there. Your ambition for this project and life and your wonderful talent will truly attract more tourists. Good Luck Trisha!

My Input Box 2: sunsetindustries@aol.com

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 7/24/2011 5:27 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 76.180.31.73 on Sunday,
July 24th, 2011 at 5:27 pm.

My Input Box 1: nancy ann zauner

My Text Area 1: My husband & I will be visiting NOTL for a long weekend on July 30-31. We are staying at The Charles Inn & plan on making a stop at your gallery to do some shopping, as we always do when we are at NOTL. Will your Inn be one that is available for overnight stays? We are very interested in this concept & can't wait to hear more. Nancy.

My Input Box 2: arcticpolarblizzard@gmail.com

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/25/2011 9:00 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 50.93.103.66 on Monday,
July 25th, 2011 at 9:00 pm.

My Input Box 1: Kathy Horvath

My Text Area 1: Oh I cant wait to see this place in person. Was
in St Catharines just last week had I known I would have goe!
Next time for sure

My Input Box 2: kathwithben@yahoo.ca

_____ NOD32 6325 (20110726) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/25/2011 9:47 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 207.210.49.20 on Monday,
July 25th, 2011 at 9:47 pm.

My Input Box 1: Joanne V.

My Text Area 1: Hi Trisha,
Great idea, I have been collecting your prints for 25 years, my
husband and I always come to Niagara on the lake. To be able to
stay for a weekend at the Romance Inn would be absolutely great.

Looking forward to it.

Joanne and John

_____ NOD32 6325 (20110726) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 9:40 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 74.15.192.44 on Monday,
July 25th, 2011 at 9:40 am.

My Input Box 1: Victoria Ryszkowski

My Text Area 1: Hello Trisha!

How are you and your family doing?

I would like to congratulate you on the Romance Inn!

I noticed that this beautiful historic building is the same one
in "Child of Winter"

What a wonderful way for people to experience a place that you
hold dear in your heart! I hope that this venture will go well
for you and congrats, again!

Victoria

My Input Box 2: v_ryszkowski@hotmail.com

_____ NOD32 6322 (20110725) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/26/2011 1:49 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.38.80.82 on Tuesday,
July 26th, 2011 at 1:49 pm.

My Input Box 1: Dianne Carnegie

My Text Area 1: I fully support your dream and wish you the best
of luck in making it reality.
I have several of your works of art and would love to see you be
successful !
Best of luck
Dianne

My Input Box 2: dianne@mctavish.com

_____ NOD32 6327 (20110726) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/28/2011 9:32 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 203.191.166.43 on
Thursday, July 28th, 2011 at 9:32 pm.

My Input Box 1: Cathie Briggs

My Text Area 1: The Romance Inn & Art Centre is a fantastic idea and it's certainly well suited to the magnificent historical estate. My brief visit to Niagara-On-The-Lake in 2005 remains strong in my mind as one of the beautiful towns I had visited - even during the cold of winter. Hopefully, I may one day return and arrange to visit the Romance Inn. That would be great.

I wish you every success in your venture.

Love to Jordan & Tanya

My Input Box 2: cathieb@sunburyhc.org.au

_____ NOD32 6343 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/29/2011 8:05 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.35.142.96 on Friday,
July 29th, 2011 at 8:05 am.

My Input Box 1: Cathy Vanos

My Text Area 1: What a great idea! I would love to stay in a place created by Trisha Romance! It would be so soothing and restful and enjoyable! Unfortunately, I am not an artist at all but if there were guided classes or crafts it would be so much fun!

My Input Box 2: cmaryv@gmail.com

_____ NOD32 6343 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/29/2011 8:36 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.8.167.68 on Friday,
July 29th, 2011 at 8:36 am.

My Input Box 1: Debbie Dent

My Text Area 1: A wonderful idea. Niagara-on-the-Lake is already such a unique area this would compliment it beautifully. Although I don't have any creative blood I appreciate art, history and tranquility to escape from my busy life. I know what I like and have been a fan for years and your prints, plates, music boxes, figurines, books etc. have become a major part of my collection. I hope someday my granddaughters will treasure your work as much as I have over the years.
Good luck! I look forward to hearing more!

My Input Box 2: ddent50@gmail.com

_____ NOD32 6343 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 7/29/2011 8:38 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.39.224.143 on Friday,
July 29th, 2011 at 8:38 am.

My Input Box 1: Dana

My Text Area 1: Dear Trisha:

What a beautiful setting it would make for a wedding. There are
so many possibilities to chose from for the bride where she
would love to hold the service. The grounds are beautiful and
well tended with love and patiences for the right feeling of
peace and tranquillity.

I look forward to your opening. Good luck .

Regards,
Dana

My Input Box 2: dmcrafter21@yahoo.ca

_____ NOD32 6343 (20110802) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 8/1/2011 8:35 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.57.13.20 on Monday,
August 01st, 2011 at 8:35 pm.

My Input Box 1: Dorothy McMahan

My Text Area 1: Dear Trisha:

Your dream sounds wonderful. Your idea sounds magical as are
your paintings. I look forward to following its progress and one
day visiting the Inn. Your paintings bring peace and comfort to
me. Thank you for being you and for being such an inspiration.
You are always in my prayers for continued good health both for
you and your family.
Dorothy McMahan

My Input Box 2: gcmahon@cogeco.ca

_____ NOD32 6343 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 3:09 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 142.205.241.254 on
Tuesday, August 02nd, 2011 at 3:09 pm.

My Input Box 1: Alan Whitehead

My Text Area 1: Your quality of art and your vision for Niagara
on the Lake are a treasure for those of us who call this area
home. Best of luck on your latest endeavour.....

My Input Box 2: al.whitehead@td.com

_____ NOD32 6345 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 11:54 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 65.92.59.223 on Tuesday,
August 02nd, 2011 at 11:54 am.

My Input Box 1: Mrs. Solveig Patricia Walsh (Sunny)

My Text Area 1: Dear Trisha,
We have so many of your prints and plates. They are so heartfelt
in their moods.

Now to be able to actually go into this realm of tranquility,
going back a little in time possibly.

What a wonderful idea.

When will one be able to book reservations?

It seems so tranquil and beautiful, a step back in time and
almost a little european in it's setting.

I wish you much pleasure and success in your new venture.

Please do let us know when the opening will be.

Sincerely

Sunny Walsh

(Solveig is Norwegian for Sunny)

My Input Box 2: solveigwalsh@sympatico.ca

_____ NOD32 6344 (20110802) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9:42 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.238.185.139 on
Wednesday, August 03rd, 2011 at 9:42 am.

My Input Box 1: suzanne daniels

My Text Area 1: My husband and I have been to your presentations
and sincerely hope that your dreams can be fulfilled. We think
it is a wonderful idea for the area and would bring even more
charm to an already beautiful town.

Dale and SUzanne Daniels
18 Coach dr. box 922 NOTL

My Input Box 2: daniels_suzanne@hotmail.com

_____ NOD32 6347 (20110803) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/4/2011 9:34 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 99.239.52.219 on Thursday, August 04th, 2011 at 9:34 pm.

My Input Box 1: dan fowler

My Text Area 1: hey Trisha ,wishing you all the best in your dream ,I know things will work out and be a big sucess,thanks for the laughs ,and great bowling.

My Input Box 2: dan.fowler15@yahoo.ca

_____ NOD32 6351 (20110804) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/4/2011 8:12 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 24.36.147.104 on Thursday, August 04th, 2011 at 8:12 pm.

My Input Box 1: Richard Greville

My Text Area 1: The Inn & Art centre photos are beautiful. I can't wait to see the grand opening of this amazing facility.

Richard Greville

My Input Box 2: richard.greville@littlecaesars.ca

_____ NOD32 6351 (20110804) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/6/2011 3:25 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 99.230.137.113 on Saturday, August 06th, 2011 at 3:25 pm.

My Input Box 1: Bruce Dunstan

My Text Area 1: Hello Trish

I have been looking through the info on your dream and I am so impressed and happy for you. Since I met you so many years ago, my are we that old now, I was always thrilled to be able to say I knew you and Gary but now looking at what you are now doing I am proud as well. I am so happy that you are able to make this dream come true. Once long ago you simply lived as a struggling artist in TO, then the farm in Oakville and now look at what you have done.....it is you that should be so very proud..... all the best Bruce

My Input Box 2: ddservice@rogers.com

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/6/2011 2:03 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 99.242.198.201 on Saturday, August 06th, 2011 at 2:03 pm.

My Input Box 1: Kimberly J Smith

My Text Area 1: I wish you all the best with your new endeavor. The house is absolutely outstanding and the grounds are to say the least inspiring. We hope to see in person soon.

My Input Box 2: kjssmith@rogers.com

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/7/2011 3:46 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 99.112.41.162 on Sunday, August 07th, 2011 at 3:46 pm.

My Input Box 1: wayne black

My Text Area 1:

Can you mention when this Inn is open to the public for weekend stays or during during the week? Looking forward to touring this wonderful Romance Inn. And, seeing more of Trish's art.

Wayne Black
314-852-3824
w.black@att.net

My Input Box 2: w.black@att.net

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/7/2011 6:29 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 72.37.171.76 on Sunday, August 07th, 2011 at 6:29 pm.

My Input Box 1: Brenda Calman

My Text Area 1: Trisha,

I have loved your paintings since the birth of my son in 1989 when we were much too poor to purchase any of them. My sons have beautiful blue eyes - one with red hair (now 22) and one blond (17). I also lived in Sweden (halsingeland not norrland but close) and developed a love for Sami colours and dress. Your artwork has always appealed to me!! Imagine stepping forward many years to meeting my new "step"-aunt - Mary Jean Hartwig who has collected most of your pieces. What fun - I managed to purchase a piece from her which is now hanging in my house in the States.

My new husband and I fell in love in Niagara-on-the-Lake - we spent many a day walking the streets, having flights of wine at the Shaw cafe. Another bed and breakfast - especially one shaped by your eye would be a welcome beauty to town.

I encourage you to move forward with your project but be mindful of costs - I encourage many a US friend to rekindle / redevelop their love in Niagara on the Lake. The US market is in turmoil but a flight to Buffalo and nipping across the border to NOTL is a reasonably priced weekend escape - don't price yourself out fo the market!

Good luck with your venture.

My Input Box 2: bcalman@aegonusa.com

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/7/2011 8:49 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 173.238.163.239 on Sunday, August 07th, 2011 at 8:49 pm.

My Input Box 1: Al Farrell

My Text Area 1: This community, like every other, needs to grow and get better. We need progress. I support your efforts to bring this new development to NOTL. God speed in getting the project approved.

Al Farrell
75 Queen St.
NOTL

My Input Box 2: afarrell13@coqeco.ca

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/8/2011 10:34 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 2.25.36.97 on Monday, August 08th, 2011 at 10:34 am.

My Input Box 1: JAMES STEER

My Text Area 1: Looking forward to experiencing your project on a future visit to your lovely location. Go for it !

My Input Box 2: jimsteer@stcyrusbnl77gw.fsnet.co.uk

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>
Date: 8/8/2011 10:41 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 70.48.219.77 on Monday, August 08th, 2011 at 10:41 am.

My Input Box 1: Marguerite Matteo

My Text Area 1: This is a fantastic idea! It incorporates the Historic usage of the property and maintains it's integrity. It reminds me of the Banff School of the Arts that has gained a great reputation over the years. it has such potential.

Niagara on the Lake would be very fortunate to have such an Art Centre. If there is anything I can do to assist you please let me know.

Marguerite

My Input Box 2: marguerite.matteo@gmail.com

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/8/2011 10:54 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 216.129.31.125 on Monday, August 08th, 2011 at 10:54 am.

My Input Box 1: Greg Dick Jr

My Text Area 1: Dear Trisha;

I am truly excited to see this happen. I have been a resident of Niagara on the Lake for 33 years and fully support this project! Very exciting to see this vision become reality!

My Input Box 2: greg.dick@freedom55financial.com

_____ NOD32 6359 (20110808) Information _____

This message was checked by NOD32 antivirus system.

<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>

Date: 8/8/2011 5:11 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 166.20.224.10 on Monday, August 08th, 2011 at 5:11 pm.

My Input Box 1: Ryan Glaves

My Text Area 1: To Whom This May Concern,

As a former resident and outsider who visits NOTL on a regular basis, this is a highly valued project that when completed fits into the mold of the town. An elegant, creative, and innovative inn that captures the historical past but also incorporates art, relaxation, fine dining and style. A total fit!

Thanks,
Ryan

My Input Box 2: ryan.glaves@1-3com.com

_____ NOD32 6361 (20110808) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/13/2011 6:31 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 74.5.158.139 on Saturday,
August 13th, 2011 at 6:31 am.

My Input Box 1: Jane Ellen Hoddinott

My Text Area 1: Dear Trisha, You and your family have been part of our family since your time in "Hornby" and we lived in Georgetown, at that time. I'm so proud to have your "art" around our home---even dolls and books. Yes! I think it is a wonderful idea----"Dream". We love "Niagara on the Lake" and have encouraged many friends to make the trip to our special town. We live in Bellefontaine, Ohio, now---I say follow your Dream! "Music and The Arts" "God Bless" are so necessary in our world and the schools seemed to be getting rid of them. "God Bless" with love--Jane Hoddinott

My Input Box 2: janeehoddinott@gmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/14/2011 5:57 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.115.2.25 on Sunday,
August 14th, 2011 at 5:57 pm.

My Input Box 1: Lois Tippins

My Text Area 1: This truly sounds & looks like a magical &
inspirational place to have this dream of yours.
I have been to your "main" home with your art works many times &
have your paintings, plates, dolls
& collectable figurines & also Christmas ornaments.
I wish you everything that can come into being for this adventure.
I hope I will have the opportunity of visiting this place also
wherever it may be.
Good Luck.

My Input Box 2: ltippins@rogers.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 3:35 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.254.192.191 on Monday,
August 15th, 2011 at 3:35 pm.

My Input Box 1: Rose Burley

My Text Area 1: Hi Trisha,

I would look forward to seeing your estate and surroundings. It
would be a new place to visit in
Niagara on the Lake.

My Input Box 2: rmbcreative@rogers.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 8/17/2011 8:48 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.26.105.231 on
Wednesday, August 17th, 2011 at 8:48 pm.

My Input Box 1: Kelly Unwin

My Text Area 1: What a splendid idea. All the best of Luck in
such an endeavour. Many people will flock there and will value
the serenity just like your family. Cheers!

My Input Box 2: kelly.unwin@bell.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8:53 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 65.94.214.203 on Friday,
August 19th, 2011 at 8:53 am.

My Input Box 1: Dianne Wellsby

My Text Area 1: What a wonderful venture! I so look forward to
visiting The Romance Inn.
I have an extensive collection of Trisha Romance prints, plates,
figurines, dolls, etcetera.....I can only imagine what a joy it
will be to enter the gates of a beautiful vision.

My Input Box 2: trivbug@bell.net

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 10:29 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.112.40.166 on Friday,
August 19th, 2011 at 10:29 am.

My Input Box 1: Wayne E. Balck

My Text Area 1:

Trish, has the Inn opened as yet? Or still working on the opening. Would appreciate knowing when it is open for overnight stays, prices, etc. We are eager to visit this wonderful estate. Thank you.

Wayne and Carol Black

My Input Box 2: w.black@att.net

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 10:48 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 109.148.165.101 on Friday,
August 19th, 2011 at 10:48 am.

My Input Box 1: Pamela Armit

My Text Area 1: What a wonderful idea. My only regret is that I will not be able to visit. After spending 28 years in Ontario , I left in 2003 to return to England. I don't like flying but if I can ever convince myself to return for a vacation, Niagara-on the -Lake will definately be on the itinerary. I absolutely love your work and wish you every sucess with your new venture.

Sincerely,
Pam Armit

My Input Box 2: pamelaar7@btinternet.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 12:27 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 69.42.185.74 on Friday,
August 19th, 2011 at 12:27 pm.

My Input Box 1: Christine Mischaude

My Text Area 1: A beautiful estate is a perfect place for an inn
and art centre. Is this an art centre where you can buy art by
Trisha Romance, or is there going to be art classes held at the
site.

Thank you

My Input Box 2: cmischau@providence.on.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/20/2011 10:02 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 154.5.41.26 on Saturday,
August 20th, 2011 at 10:02 am.

My Input Box 1: Linda Ross

My Text Area 1: Hello - I have been a fan of your paintings for years. The only one that I have is the one of the clown with the two little girls. I live on the West coast of Canada and have never been back east but one day we will get there and when I come I would love to come to this Inn hope that you realize your dream. I want to thank you for all of your wonderful art work it really does lift up ones spirit. May God bless you and your family.

Linda Ross

My Input Box 2: gordonlross@telus.net

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/20/2011 5:28 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.49.26.16 on Saturday,
August 20th, 2011 at 5:28 pm.

My Input Box 1: Mary Cooper

My Text Area 1: Hello Trisha: I think this a divine idea. I
can't waite to come out and see it. It sounds exciting. I wish
you all the best on your new adventure and its propably going to
take off and do very well. All the Best to you and your family.

Mary Cooper

My Input Box 2: andrea50@sympatico.

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/20/2011 12:29 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 107.9.137.185 on Saturday,
August 20th, 2011 at 12:29 pm.

My Input Box 1: Marcia Rodiek Soellner

My Text Area 1: Dear Trisha, it was so wonderful to see you again in Niagara-on-the-Lake, and Jeannie! Bill and I enjoyed visiting with you, and discussing this wonderful concept of a Romance Centre for the Arts and Inn. We know many people, ourselves included, who would love to take advantage of all it would have to offer! What a great way to give back to your community, and your larger community of those who appreciate your beautiful art in its many forms. Our best wishes to you with this project, and much health and happiness to you! Hope to see you again someday, you look wonderful! our very best, Marcia Rodiek Soellner and Bill Soellner

My Input Box 2: msoellner50@yahoo.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/20/2011 12:49 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.91.104.94 on Saturday,
August 20th, 2011 at 12:49 pm.

My Input Box 1: Joyce Janus and Family

My Text Area 1: Dear Trisha and Family,

Congratulations! It's a splendid thought and fairytale like. I hope for you and for every art and heritage lover that you will be able to make your dream come true. Your dream will attract even more tourists for the beautiful Niagara region. Not to forget new painter talent you may discover

Wishing you luck, endurance, the backing of many and the finances this will take to transform your dream into reality.

Fond Regards!
Joyce and Family.

My Input Box 2: jpmjanus@yahoo.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/20/2011 7:08 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 64.231.60.44 on Saturday,
August 20th, 2011 at 7:08 pm.

My Input Box 1: Darlene Cuthbert

My Text Area 1: Trisha, to have even a corner of your historical contributions to Niagara-on-the-Lake, here in London Ontario would be fantastic. You have every right to be proud. There is absolutely no doubt in my mind, that your vision for The Romance Inn & Art Centre will unfold as you see it and add a new gem to not just Niagara-on-the-Lake, but to Ontario Canada. Well let us broaden that to a "Canadian" gem. I have admired you and followed your work for decades. Our home would not be complete without your art gracing our walls, nor would Christmas be complete without the touches of you we have added to our display.

We all arrive on this earth with Godly gifts. Many never find or develop their natural talent. You have given your craft your heart and soul and have shared it wonderfully with the world. I feel strongly, that your art on our walls "blesses" our home. Thank you Trisha. God bless you always.

My Input Box 2: hi-c@sympatico.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/21/2011 5:08 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 74.198.9.34 on Sunday,
August 21st, 2011 at 5:08 pm.

My Input Box 1: LEE WHITE

My Text Area 1: HELLO TRISHA,

THIS WOULD BE A GREAT ENDEAVOR BRINGING YEARLY ATTRACTION TO
NIAGARA-ON-THE-LAKE WITH THE OPPORTUNITY TO SEE GREAT ART BY TWO
TALENTED PEOPLE.

THE SETTING FOR THE 'ROMANCE INN' AND NIAGARA FALLS NEARBY WILL
INTEREST PEOPLE NEAR AND FAR FOR A WONDERFUL OUTING IN A
DELIGHTFUL AREA OF ONTARIO.

MUCH SUCCESS IN YOUR PROJECT AND KEEP ON PAINTING!

My Input Box 2: caleedon@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>

Date: 8/21/2011 7:56 PM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 184.151.63.244 on Sunday,
August 21st, 2011 at 7:56 pm.

My Input Box 1: Kelly MacDonald

My Text Area 1: I met you and Gary at a signing in Newmarket, ON approx. four years ago and at the time, Gary had mentioned he hoped to have this venture open in a couple of years. Obviously, it's taken longer but I know it will be worth the wait. I met you again at the same gallery last year and my children Cooper and Grace were in a picture with you in the local SNAP magazine.

I've been very excited about the Inn as I love going to Niagara-on-the-Lake. You can definitely count on my husband and I coming there to stay as often as we can. I get so much inspiration for my decorating from your paintings for my own home. I know you'll make the Inn's decor the same romantic atmosphere.

Really looking forward to it!

My Input Box 2: k_cooper34@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/21/2011 7:56 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.14.163.122 on Sunday,
August 21st, 2011 at 7:56 pm.

My Input Box 1: Roger Spriggs

My Text Area 1: Your pictures are very peaceful and relaxing - in
essence spiritual to me. Thank you.

My Input Box 2: sspriggs@sympatico.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/21/2011 9:57 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 64.180.233.146 on Sunday,
August 21st, 2011 at 9:57 pm.

My Input Box 1: marilyn dacher

My Text Area 1: Hello Trisha:

I learned of your proposal from my friend, Joyce Brown about your dream of an art center and high-class inn. I wish you success with this venture and I shall be looking forward to visiting your completed project.

I think it will be a great asset to Niagara-on-Lake!.

>From a fan in Vancouver, British Columbia and will be telling my friends.

My Input Box 2: mdacher123@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/22/2011 8:59 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 184.150.59.3 on Monday,
August 22nd, 2011 at 8:59 am.

My Input Box 1: linda mederak

My Text Area 1: Good morning! Yes, you should be proud of your next dream for the Inn and Art Centre. Good luck with such a unique idea for Niagara-on-the-Lake. We look forward to more info and watching the next steps unfold. Everyone has a dream ... you are blessed to make yours a shared reality. God bless!!

My Input Box 2: mederaks@sympatico.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/22/2011 9:22 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 207.188.88.221 on Monday,
August 22nd, 2011 at 9:22 am.

My Input Box 1: Ruth Adam

My Text Area 1: A wonderful idea! Looks like a gorgeous spot.
Keep us posted on developments.

My Input Box 2: radams@pathcom.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder <formbuilder@www.theromanceinn.com>
Date: 8/22/2011 2:01 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to www.theromanceinn.com/message.php from 173.238.143.16 on Monday, August 22nd, 2011 at 2:01 am.

My Input Box 1: The MacSweens

My Text Area 1: Dear Trisha:

Your vision for the Rand Estate property is truly innovative and inspiring. We all have made great gains since the Shaw Festival opened in 1962 and all shared in its success. Niagara on the Lake's economic viability rests in our ability to attract and draw in visitors who leave behind overnight footprints. Since the Shaw Festival opened we have not had a new, unique and inspiring venue presented to Niagara on the Lake. Opening the doors of the grandest estate property in the Niagara Region , the "The Rand Estate" and welcoming overnight guests with the ability to explore their inner most artistic expressions is truly fore-thinking and revolutionary. It's this ideology that will attract visitors to our tranquil corner of the world. A setting on the grounds, inside the majestic gates of "The Rand ", amongst 200 year old Maple and Oak trees wells up visions of solitude and inner peace.

I look forward to exploring my inner most passion for art, and placing quill to paper even with my limited abilities, as a guest with you.

Sincerely,
The MacSween Family.

My Input Box 2: macsween@niagara.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/22/2011 2:34 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.93.35.165 on Monday,
August 22nd, 2011 at 2:34 pm.

My Input Box 1: Eva Henn

My Text Area 1: Dear Trisha,

Thank you so much for taking the time to write me a personal note on my retirement in June. This note was attached to the back of the "Silent Night " print that I was presented with from the school board. Your note meant as much to me as the print. Every day I gaze at your beautiful work as it hangs above the fireplace, and picture myself in the front driveway. Thank you. I wish you good health and lots of energy to bring your dream of the historical property to fruition

Eva Henn

My Input Box 2: ehenn@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/22/2011 3:17 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 66.38.137.29 on Monday,
August 22nd, 2011 at 3:17 pm.

My Input Box 1: sheila gergen

My Text Area 1: Wow i would just love to say .. thank you.. as i
know in time i would love to stay at the inn and art centre.....
you have and so much for others i do hope that you take a little
time for yourself..... have a great day and do have some
fun.. thank you sheila

My Input Box 2: sheilagergen123@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/22/2011 8:31 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.92.12.222 on Monday,
August 22nd, 2011 at 8:31 pm.

My Input Box 1: Linda Ahrens

My Text Area 1: I have written you with my support previously,
but after a short visit to Niagara-on-the-Lake this week, with a
drive past your proposed property, I just want to reconfirm it.
Your inn and art centre will only enhance all that the town has
to offer.

Thanks,
Linda

My Input Box 2: deltadon@sympatico.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/23/2011 9:49 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 38.112.100.158 on Tuesday,
August 23rd, 2011 at 9:49 am.

My Input Box 1: Mary Foley

My Text Area 1: I think it's a great idea to have such a beautiful backdrop to help inspire and aid in creativity, promote calmness and peace ... ahhh just thinking about it I feel like I'm twirling around in your gardens with my hands out straight like Julie Andrews in the Sound of Music.

I'm designing jewellery and working on other creative projects. I would love to be in such a beautiful environment to work towards my goals. What would make it even better is to have other aspiring women who share the same desires working together as part of a masterminding group.

I have been trying to find a way to bring together women with creative talents to work together and get working on their dreams. I myself am a procrastinator and I have all these great ideas but no one to work with to provide encouragement and to share with. I'm looking to find talent that can be shared in a positive and welcoming group.

I'm not sure if this is the type of use you would have in mind for the Inn & Art Centre, but I would love to better explain my thoughts and vision.

... One of your biggest fans.

Mary

My Input Box 2: mgfoley@osc.gov.on.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/23/2011 6:22 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 65.95.20.90 on Tuesday,
August 23rd, 2011 at 6:22 am.

My Input Box 1: Melissa Baston

My Text Area 1: Hi Trisha

My Mom introduced me to your work at a very young age and even then I appreciated it soooo much. I can even remember asking for your prints for Birthday and Christmas presents to hang in my bedroom. I LOVED going to your gallery in Niagara-On-The-Lake and remember being in Awe, It was and is Absolutely Beautiful! I can't even imagine how Amazingly Beautiful your next endeavor will be and can not wait to experience it in person.

I have grown into a Mom myself and Have a 10 year old son And 2 daughters who are 6 and 1 and can't wait to introduce them to your work. Hopefully one day I can visit "The Romance Inn and Art Centre" with them and they too will be so amazed as I once was as a child. I still keep my fingers crossed every Birthday and Christmas for that print too, hopefully one day someone will surprise me with one!

Wishing you all the Best with this Project and looking forward to experiencing it in person.

Much Love,
Melissa Baston

My Input Box 2: missy.b14@hotmail.com

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/24/2011 3:03 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 50.64.55.178 on Wednesday,
August 24th, 2011 at 3:03 pm.

My Input Box 1: Beverley Ballard

My Text Area 1: Hi Trisha,
The Inn sounds like a wonderful idea. Anything you do, Trisha
and Gary, is done with such class and warmth and I know the Inn
will be no different. Being one of your die-hard fans, I would
consider it a treat of a lifetime to stay at your Inn. My
husband and I flew to Toronto just so I could see Niagara-
On-The-Lake, your gallery and the places featured in some of your
paintings. I bought "Star of Wonder" right in your gallery!
That was way back in Oct., 1999. Don't you think I'm due for
another trip down your way??!! Good luck with your new venture
and let us know when it opens!!!
Fondly,
Bev Ballard
Mission B.C.

My Input Box 2: ballard_5@shaw.ca

_____ NOD32 6370 (20110811) Information _____

This message was checked by NOD32 antivirus system.
<http://www.eset.com>

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 7:32 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.150.4.75 on Friday,
August 26th, 2011 at 7:32 pm.

My Input Box 1: Louise Blakely Levi

My Text Area 1: I'm sure it will be a wonderful place. I'll be
sure to visit. Good Luck!

My Input Box 2: blakelyl@cogeco.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 1:10 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 50.99.193.12 on Friday,
August 26th, 2011 at 1:10 pm.

My Input Box 1: Heather Pollock

My Text Area 1: We were in your beautiful Niagara in Aug of 1991.
Truly can be described as gorgeous. I believe your gallery was in
midst of constuction at the time. I could move there in a
heartbeat from my cold edmonton , Alberta. Your work adorns
almost every room in my home. So proud to have you in Canada.
Thankyou for reminding us in your works of the simple family
values that are so precious to preserve.

My Input Box 2: polloc44@telus.net

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 10:43 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 69.26.91.190 on Friday,
August 26th, 2011 at 10:43 am.

My Input Box 1: Judith Joyce

My Text Area 1: Greetings Trisha,
Just read about the proposal. Absolutely! How exciting - can't
wait to visit the completed project. Preserving history in such
a inspirational way is a treasure for all.
>From the pilot's wife, Judith Joyce
p.s I have three of your lovely works displayed in our home. I
would like one of each.

My Input Box 2: rick.joyce424@gmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 9:19 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.65.164.127 on Friday,
August 26th, 2011 at 9:19 am.

My Input Box 1: Lizz Keep

My Text Area 1: Dear Trisha:

I am formerly from Niagara Falls, Ontario and am well aware of
the beauty of Niagara-on-the-Lake. I can think of nothing more
fitting for this magnificent estate than your art gallery and
dinning experience. Best of luck in your new endeavour.

Lizz

My Input Box 2: lizz@yourlink.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 11:59 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 129.128.17.114 on Friday,
August 26th, 2011 at 11:59 am.

My Input Box 1: Elizabeth Taylor

My Text Area 1: This is a wonderful concept. I had the privelege
of meeting you once here in Edmonton & told you my cancer
treatment story - where your art (and most walls in my house have
your work) gave me strength in my darkest, sickest moments. As I
looked at your work - I could focus on getting well for my
children - each piece I own brought me peace and could take me to
a different place. How I wish your inn had been there then - I
think I would have found my way there during those dark moments
and my journey would have even been easier. Thank you for your
talent, your vision and demonstrated personal courage.

My Input Box 2: liz.taylor@ualberta.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 11:45 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 184.56.24.204 on Friday,
August 26th, 2011 at 11:45 am.

My Input Box 1: Miriam Ray

My Text Area 1: Dear Trisha,
I have collected and loved your art for many years, with a large family, I appreciate how your art highlights the everyday moments that are so special, if we just take a moment to notice.

My husband and I love Niagra on the Lake and hope your vision for the inn will come to pass. We haven't visited in many years so when it opens please let us know so we can be one of the first to come!!

Hope your help is good and again thanks for the celebration of family you always give in your work. You inspire creativity in all who look at your work.

Blessings to you and yours from our own family...

My Input Box 2: miriamry@yahoo.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/26/2011 10:51 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.57.162.35 on Friday,
August 26th, 2011 at 10:51 pm.

My Input Box 1: Laurie McMahon

My Text Area 1: Dear Trish,
I trust that the same calm, heart warming sensation that comes
over one as they loose themselves in one of your works of art,
will be the same and even more so, feeling of warm satisfaction
that will take over one's senses as one quietly walks and enjoys
your "magnificent estate". How generous of you and your family
to share. So many of us want to be and feel a part of the magic
that stirs us through your many drawings.
Thank you.

My Input Box 2: laurie.mcm@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/27/2011 9:55 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.240.181.250 on
Saturday, August 27th, 2011 at 9:55 pm.

My Input Box 1: Lisa Woodard

My Text Area 1: Dear Trisha,
I wanted to tell you that i visited your gallery a week ago with my dear neighbor, Esther, who is a widow and adores your artwork and has a few of your prints in her home, which she treasures dearly!!!! She was so thrilled to be able to visit your gallery!!! How exciting to transform Randwood into The Romance Inn and Art Centre. I will be praying for you as you seek the Lord for His direction!!!! Thank you for your testimony to the Lord Jesus Christ, and how you use the gifts and talents He has blessed you with for His glory and to touch so many others' lives!!! God bless you! ps- I love your sis, Carolyn, as she is a dear friend of mine and we attend church together! Take care!
(Romans 8:28)

My Input Box 2: lwoodard610@yahoo.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 9:00 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 24.23.105.62 on Sunday,
August 28th, 2011 at 9:00 pm.

My Input Box 1: Cindy Stoner

My Text Area 1: What a beautiful estate and what a wonderful
idea! I applaud your insight!

My Input Box 2: cestoner@localnet.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 6:58 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.181.44.237 on Sunday,
August 28th, 2011 at 6:58 pm.

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My Input Box 1: Sandra Tilleman

My Text Area 1: I am thrilled with this Inn and Art Centre and I
will plan to visit it for sure.

My Input Box 2: sandraht@telus.net

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 6:31 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.230.153.26 on Sunday,
August 28th, 2011 at 6:31 pm.

My Input Box 1: Donalda Price

My Text Area 1: I have always loved your work and have purchased
6 of your limited editions. I watch each week to see what is
being auctioned off and would so love to get the Music Room, Song
Birds and the Pathway. They are so beautiful. My goal for the
next year is to have at least two of these.

You are so talented and bring happiness and beauty in your
paintings to so many people.

I hope you never stop using your God given talents.

My Input Box 2: edanddolly@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 5:16 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.240.40.97 on Sunday,
August 28th, 2011 at 5:16 pm.

My Input Box 1: janet johnston

My Text Area 1: love the idea an inn. cannot wait to book my
getaway. this is what i have been looking and waiting for. this
is very special. i cannot say enough.

My Input Box 2: piscesjj19@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 4:14 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.55.1.120 on Sunday,
August 28th, 2011 at 4:14 pm.

My Input Box 1: Deanna McDonald

My Text Area 1: I have known for some time that Trish would love to transform the Rand Estate into an Inn. I certainly hope that she will soon be able to make that dream a reality. It is such a beautiful piece of property and i know that Trish will transform it in something incredible. I know that if my Brother Paul were alive he would be thrilled at the possibiltiy of Trisha's dream coming true.

Sincerly, Deanna

My Input Box 2: deannamcdnld@gmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/28/2011 3:38 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 76.64.22.16 on Sunday,
August 28th, 2011 at 3:38 pm.

My Input Box 1: Carolyn Jones

My Text Area 1: I think this is a wonderful idea. It would be great if a music component could be added as well. Either to include musicians mentoring people and/or to include performances on-site to inspire the artists.

I would be happy to discuss some of these ideas further with you if you have any interest in this idea. I am a concert pianist with extensive experience in performing and teaching.

Carolyn Jones
<http://www.carolynjones.ca>

My Input Box 2: carolynjones@bellnet.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/29/2011 10:23 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.94.16.235 on Monday,
August 29th, 2011 at 10:23 am.

My Input Box 1: marie krupa

My Text Area 1: Hi Trisha - What a wonderful endeavour. I know
that it will turn out to be extremely successful and inspiring to
all who will visit it.

All the best.

My Input Box 2: mariekrupa@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/29/2011 9:37 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.29.6.104 on Monday,
August 29th, 2011 at 9:37 am.

My Input Box 1: Francine O'Brien

My Text Area 1: Oh my! I just read this proposal and I am so supportive of the idea. Genius! Anyone who have shared your life and lived your beautiful journey through your paintings will be wanting to join in this dream. I am not sure if this is a unique idea but the concept is phenomenal. Trisha and Gary - you are truly a gem in our community. You have inspired us. All the best in making ths happen for all of us.

Francine O'Brien
Oakville resident.
Proud owner of 15 Trisha's masterpieces!

My Input Box 2: francine.obrien@sympatico.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/29/2011 12:57 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 76.68.108.48 on Monday,
August 29th, 2011 at 12:57 am.

My Input Box 1: Patricia Davidson

My Text Area 1: We are very much looking forward to a stay at
your Inn. It looks absolutley beautiful! I have more than a
dozen of your prints proudly displayed in our home, and I feel
that being a guest at your Inn will make all of those prints come
to life. Please let us know when you will be accepting
reservations.

Best Regards,

Mrs. Patricia Davidson

My Input Box 2: gary.davidson@sympatico.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/29/2011 7:38 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.29.130.68 on Monday,
August 29th, 2011 at 7:38 pm.

My Input Box 1: Jim Bowins

My Text Area 1: This looks like a (PRICELESS) thing to do!
Another great attraction for the beautifull Niagara On The Lake.
A Art in the yard a few times in the summer.
Imagine at Xmas what it would look like decorated and lit up.
Go for it and the people will come!!!

My Input Box 2: jimbowins@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 8/30/2011 4:46 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 199.212.246.14 on Tuesday,
August 30th, 2011 at 4:46 pm.

My Input Box 1: Dorothy Wright

My Text Area 1: How wonderful! A Romance legacy for both present and future generations. Trish, you probably perceived your idea as you do most things - energetically, enthusiastically, passionately and deeply personally.

An emotional daydream that sprang from your vivid and fantastical imagination that will become a vision in reality for all to share and to enjoy. A truly Romance world awaits!

Can't wait! 

My Input Box 2: dowright@fasken.com

Subject: Message to Trisha

From: CoffeeCup Flash Form Builder <formbuilder@theromanceinn.com>

Date: 8/31/2011 12:01 AM

To: gdpeterson@artistsgarden.com

Here is the information submitted to
theromanceinn.com/message.php from 99.243.206.239 on Wednesday,
August 31st, 2011 at 12:01 am.

My Input Box 1: Cheryle (Panas) Facey

My Text Area 1: Hi Trisha, I LOVE the pics you have posted of beautiful Randwood . You might not remember, but I had met you on the grounds some years back and had inquired about getting married on the site. My grandfather was the grounds keeper and lived on the estate back in the 60s-80s when the Rands still owned the property. I believe this place to be one of the most beautiful on earth and I get the feeling you might also think this way when I look at the specific pics you have posted. I remember sitting and playing on those stone lions when they were on the BACK veranda of the house as a little girl. I also recall the wonderful quiet and peacefullness that fills those grounds. It is looking better than ever and I cannot think of a better use for the property than what you are proposing. It has been many, many years since the place received some TLC. I can confirm my Papa sure loved the place and did his share to take care of the property way back in the days when he lived there and I am thrilled to see someone take the time to bring back the grandeur from those previous years. Take heart and keep fighting the good fight! If there is anything at all that I can do to support you please feel free to just ask. I can assure you once the place is up and running I will be a frequent visitor as I have the deepest memories of that wonderful estate and I cannot describe to you the peace I get whenever I enter through those gates! I sure do miss it!

My Input Box 2: clfacey@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/2/2011 7:33 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.65.240.238 on Friday,
September 02nd, 2011 at 7:33 pm.

My Input Box 1: Sharon & Lee Mapplebeck

My Text Area 1: We visit Niagara-on-the-lake very time we are in Southern Ontario. It is one of the most beautiful places in Canada and we have travelled coast to coast. We simply could not be in the area without dropping in at the Trisha Romance Gallery to view the art, many of which are based on locations within the Niagara Region.

More accommodation within Niagara -on-the -lake would be an asset and, one with such graceful and tranquil surroundings as we believe Trisha can create, would draw visitors from far and wide. You can be assured The Romance Inn would be the lodgings we select when in the area.

Sharon and Lee Mappplebeck

My Input Box 2: lmap@shaw.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/3/2011 12:52 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.66.158.240 on Saturday,
September 03rd, 2011 at 12:52 pm.

My Input Box 1: jEAN bOOTH

My Text Area 1: Hi Trisha: I have visited your gallery on a couple of occasions during my visits from British Columbia. I spoke to one of your daughters on my visit last year and am wholly in agreement with the proposals you are putting forward for an Inn on the RANDWOOD ESTATE. It will certainly be a big asset to the Town.

I wish you the best of luck with your ongoing dispute with the "naysayers" and look forward to visiting the Inn once it is completed!

My Input Box 2: je-da@shaw.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/3/2011 9:45 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.97.153.20 on Saturday,
September 03rd, 2011 at 9:45 am.

My Input Box 1: Colleen Bacon

My Text Area 1: Trisha,
What a great idea to restore this historic estate and turn it
into an inn and art centre. Niagara on the Lake is such a
beautiful place to visit and it is important to find ways to
preserve its jewels, like this home. I wish you and Gary all the
best in this endeavour and look forward to visiting upon its
completion. I am sure it will be as beautiful as the artwork you
create.
Sincerely,
Colleen

My Input Box 2: canadianbacon@nc.rr.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/3/2011 9:02 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 174.116.226.31 on
Saturday, September 03rd, 2011 at 9:02 am.

My Input Box 1: Marcella

My Text Area 1: Trisha;

I think your plan of having this Estate as you are planning is a fabulous idea!! I especially love the idea of having it also as an Inn.

We have many of your prints in our home and I love drifting into them and dreaming. If you are able to have the Estate as an Inn, I assure you we will be coming to Niagara-On-The-Lake for many stays. Just viewing the property you have selected with it's beautiful grounds, would allow anyone staying there to become relaxed, and drawn in to dream of your work, and of a 'Time of Romance Gone By.' I am not the only one who could drift into dreaming I'm sure. I truly hope you're granted permission to let us all enjoy the "Time of Romance Gone By.'
Best of Luck!!!


My Input Box 2: marcellalrocha@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/3/2011 8:31 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.49.109.150 on Saturday,
September 03rd, 2011 at 8:31 am.

My Input Box 1: Joyce

My Text Area 1: Hi Trisha,

Hope all is going well with the project! Keep us posted 
Niagara-On-The-Lake and her visitors will be looking forward to
see it become reality. Have a wonderful long weekend!

Fond regards,
Joyce and family, Brampton, Ontario.

My Input Box 2: jpmjanus@yahoo.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/4/2011 11:26 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.245.24.26 on Sunday,
September 04th, 2011 at 11:26 pm.

My Input Box 1: Kathleen Edmison

My Text Area 1: Fantastic idea....I think that art is such an
important part of our journey and if given the opportunity to
create something, while away from the usual hustle and bustle of
life, so much the better.

I think it's an idea whose time has come.

My Input Box 2: kathleenedmison@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/4/2011 4:01 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 204.237.68.91 on Sunday,
September 04th, 2011 at 4:01 pm.

My Input Box 1: Elizabeth D'Onofrio

My Text Area 1: Dear Trisha:

You are the reason I always return to Niagara on the Lake. Can hardly wait to see and experience your new venture. My husband and I will look forward to the experience. Best Wishes with all that is involved in making your dream come true and thank you for being you and sharing with the world your wonderful talents.

My Input Box 2: ejdonofrio@explornet.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/4/2011 3:54 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.70.117.50 on Sunday,
September 04th, 2011 at 3:54 pm.

My Input Box 1: Al & Audrey Saunders

My Text Area 1: We think it sounds like a wonderful idea. We have quite a collection of all Trisha's plates in our home and really admire her work tremendously. I know her touch to the proposed facilities will help it to become a wonderful and peaceful place of tranquility.

Audrey and Al

My Input Box 2: lovesongs@sympatico.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 10:00 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 208.114.159.252 on Monday,
September 05th, 2011 at 10:00 pm.

My Input Box 1: Jean McCutcheon

My Text Area 1: Dear Trisha,

What a good idea to propose turning this beautiful estate into an inn and art centre. I know this undertaking would be done with great care and creativity. It will be a wonderful addition to Niagara-on-the-Lake.

Wishing you all the best in this new venture.

Sincerely,
Jean McCutcheon

My Input Box 2: jean@mccutcheon.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 9:15 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.245.186.31 on Monday,
September 05th, 2011 at 9:15 am.

My Input Box 1: Janet Marchand

My Text Area 1:

What a wonderful idea and I plan to be a guest. My husband and I regularly take a trip to Niagra-on-the-Lake to enjoy theatre or just walk around this beautiful town. We have been collecting your art since the day we walked into your gallery. It was a significant experience because we felt we arrived home. Your art creates a special atmosphere in our house from prints, vignettes, plates and the music box. Our home would not be the same without these beautiful things. We look forward to being a guest.

Sincerely,
Janet Marchand

My Input Box 2: Janet.marchand@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 8:47 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 64.229.26.40 on Monday,
September 05th, 2011 at 8:47 am.

My Input Box 1: Lynn Snow

My Text Area 1: I think this is an amazing idea. The property is
gorgeous and the public would get the opportunity to enjoy it. I
think it would be a great asset to the Niagara area. Good luck on
your venture.

My Input Box 2: ersnow@sympatico.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 8:39 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.238.110.92 on Monday,
September 05th, 2011 at 8:39 am.

My Input Box 1: Cidny Rossiter

My Text Area 1: We think this would be a wonderful idea as all
your ideas and creations are. We hope it would have a Tea Room
for locals to bring their "Niagara visitors".

I

My Input Box 2: kcrooster2@cogeco.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 8:26 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.236.222.99 on Monday,
September 05th, 2011 at 8:26 am.

My Input Box 1: Sue and Albert Budding

My Text Area 1: It looks gorgeous. It seems like just the kind of place that my husband and I would love to stay. I'm sure that we will be amongst your guests. I appreciate the simplicity and beauty of the setting of Trisha's paintings. I believe that we share a love of nature and strong family values. She definitely captures the magnificants of Niagara on the Lake. Trisha, I hope that you would consider moving your 'garden angel' to the property, as that is one of my favourite paintings and would surely make me feel as though I had jumped from reality on to one of your canvasses. We currently own 15 of your paintings, so I hope that the inn will not give us the opportunity to purchase more. We are running out of wall space!

Our very best of luck,

Sue & Albert

My Input Box 2: suebudding@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 8:25 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.182.223.123 on Monday,
September 05th, 2011 at 8:25 am.

My Input Box 1: Gwyneth Bateman

My Text Area 1: I feel that this would be a wonderful idea and an excellent opportunity to be able to experience creativity while enjoying relaxing time. I've been wanting to return to Niagra-On-The Lake and this would be a HUGE incentive to do so. I teach Art for Pittsburgh Public Schools here in Pittsburgh, Pennsylvania, and am excited to come and experience this great transformation. Please keep me informed on this progress...I'm very excited to hear about this!!! Thank you...p.s. I do own 2 of your paintings too!

My Input Box 2: justusthree15235@yahoo.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/5/2011 12:48 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 72.70.45.196 on Monday,
September 05th, 2011 at 12:48 am.

My Input Box 1: Charmayne Platt

My Text Area 1: I wish you every success in your dream. You are an inspiring, talented, beautiful lady. My daughter would love to help out wherever she can. She has just graduated from school with a 2nd Masters in Museum Studies in Amsterdam and has just moved back to Toronto area.

I just purchased an original of Tanya's, Clarity. Beautiful also. I presently live in Boston with several homes in the NOTL area, which I rent out. Good luck. I will keep on watching as your project develops.

My Input Box 2: platt1956@yahoo.com }

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/7/2011 9:14 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 98.118.161.121 on
Wednesday, September 07th, 2011 at 9:14 pm.

My Text Area 1: Dear Trisha,

What a wonderful idea. Wishing you the best for your future plans.

Jeanette & Fred Zahm

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/9/2011 10:11 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 200.113.193.82 on Friday,
September 09th, 2011 at 10:11 am.

My Input Box 1: Marc Birs

My Text Area 1: Hello Trisha & Gary,

What a fantastic project. From viewing the beautiful photos, the property is both stunning and inspiring like all of your prints that we possess. I can't wait to explore the manicured grounds with Lynn through the lenses of my camera.

I am looking forward to spending some relaxing days with the love of my life at the Romance Inn & Arts Centre when I return from my UN mission in the impoverished city of Port-au-Prince Haiti.

Kindest regards,

Marc Birs, Sgt
RCMP - London, Ontario
MINUSTAH - 35th Canadian Contingent

My Input Box 2: mbirs@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/9/2011 12:27 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.236.191.22 on Friday,
September 09th, 2011 at 12:27 pm.

My Input Box 1: Patricia Jackman

My Text Area 1: Hello Trisha,
Hope you achieve your goals. Any news when this would open and
how I put my name on a list to spend a weekend there? It looks
very peaceful.

Patricia Jackman

My Input Box 2: joyce8476@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/9/2011 2:02 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 99.239.21.54 on Friday,
September 09th, 2011 at 2:02 pm.

My Input Box 1: Shari and Ron Churchill

My Text Area 1: Hi

We are extremely excited to hear this news of an Inn and Art
Centre. Looking forward to being able to visit and stay and
learn!!!

All the Best
Shari & Ron

My Input Box 2: sharichurchill@roges.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/9/2011 3:28 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 216.221.89.91 on Friday,
September 09th, 2011 at 3:28 pm.

My Input Box 1: lLucy Cuviello

My Text Area 1: HelloTrisha - Please forgive the tardiness of my message. You are amazing and I believe this will be a very worthwhile venture. I have been fortunate enough to own many of your artwork and enjoy them very very much. May God continue to bless you with good health and happiness always. You bring so much joy to everyone.

Regards, Lucy Cuviello

My Input Box 2: lc000@niagarafalls.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/12/2011 9:44 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 142.107.99.201 on Monday,
September 12th, 2011 at 9:44 am.

My Input Box 1: Ildi Elsztein

My Text Area 1: Trisha

I have looked at this site many many time and...yes it does look
like one of your paintings!

I wish your much success with this project and am looking forward
to one day staying there to enjoy the peaceful atmosphere that is
protrayed in this website.

Please keep us all updated as to it's progress.

My Input Box 2: Ildi.Elzstein@Ontario.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/14/2011 3:30 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.68.36.58 on Wednesday,
September 14th, 2011 at 3:30 pm.

My Input Box 1: Leila Drepaul-Connell

My Text Area 1: Sounds wonderful!!!! Looking forward to visiting
when completed. I am sure the Inn would be captivating.

Best of wishes

Leila

My Input Box 2: llcexpress@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/15/2011 1:33 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.238.161.213 on
Thursday, September 15th, 2011 at 1:33 pm.

My Input Box 1: Joyce Brown

My Text Area 1: It is indeed a pleasure to have the opportunity to send my comments. Your proposal sounds wonderful and anything you have put your hand to in the past has been done with impeccably good taste and is a real asset to this town. I have spoken to many people here and in my travels, and all think it would be such a privilege to have an art centre and inn for everyone to enjoy. Some of my friends have been to the Banff art centre and found it to be a magical experience. Trisha, you certainly have my full support, and I pray that you will realize your dream. The very best of luck.

Joyce

My Input Box 2: rbbrown@live.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/16/2011 9:03 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.30.71.248 on Friday,
September 16th, 2011 at 9:03 am.

My Input Box 1: Liz Garcia

My Text Area 1: I know your dream will become reality. Your work is extraordinary and touching in many ways. My only hope is that even though you are on Niagara on the lake you make get aways and painting retreats reasonably priced for those of us who are starving artists. The cost so many times is what holds one back from attending a class with a great artist, teaching like yourself. All the best and I look forward to an opportunity to visit and paint with you.

My Input Box 2: lgdesigns@sympatico.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/16/2011 8:48 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 67.201.176.33 on Friday,
September 16th, 2011 at 8:48 pm.

My Input Box 1: Deborah Weenink

My Text Area 1: Dear Trisha: I have been a proud collector of
your beautiful art for 7 years now and truly love how you depict
a moment in time that was both grand and romantic in a victorian
manner that is so lovely.

I am thrilled that you are proposing a future Inn on the
beautiful Randwood estate that would take people like myself to a
eara that is both beautiful and inspiring. If successful with
your endeavour I along with other special guests will come to
enjoy all that you will have to offer.

Wishing you all the success for this project.

Kindly,

Deborah Weenink

My Input Box 2: dweenink@explornet.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/16/2011 4:00 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 70.75.73.56 on Friday,
September 16th, 2011 at 4:00 pm.

My Input Box 1: Martha Cederwall

My Text Area 1: I have never had the opportunity to meet Trisha in person even though she has been to Calgary on more than one occasion, but I am a very proud owner of several pieces of her artwork, and continue to add to my collection whenever possible. I lived in northwestern Ontario (Keewatin) for the first 22 years of my life but never travelled to southern Ontario and have therefore never seen the Niagara area. If my travels ever brought me there, the proposed Inn would be at the top of my list of places to stay. Looking forward to hearing of updates on the Romance Inn!

My Input Box 2: cederwal@shaw.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/19/2011 10:54 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 199.126.135.28 on Monday,
September 19th, 2011 at 10:54 am.

My Input Box 1: Jayme Boyce

My Text Area 1: The Romance Inn, like your paintings will allow your guests to enter into your world. Every painting I own of yours makes me WANT to be in the painting. I know this, that is a sign of a truly remarkable and passionate artist. I would cherish the opportunity on my next visit to Ontario from Alberta to be able to stay at the "Romance Inn" !
Through in some wine tastings and Ontario produce and I'll keep coming back.

That you continue to give back to your community is outstanding ! Every time I enter your gallery, and it's only been twice, I am overwhelmed at the beauty and the peace it holds.

Go For It !!! I am a huge supporting fan !!

Sincerley,

Jayme Boyce
Alberta, Canada

My Input Box 2: backhome60@hotmail.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/19/2011 1:49 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 74.14.153.118 on Monday,
September 19th, 2011 at 1:49 pm.

My Input Box 1: Marlene

My Text Area 1: Hello! I'm so excited for you in this new
venture!

I am a proud collector of your paintings and love the detail and
affection that is clearly evident in all your pieces of art.
Your talent is truly a blessing and I look forward to seeing your
dream of an Inn come to fruition as you share your gift into a
whole new medium!!!
All the best and I look forward to visiting!!
Marlene

My Input Box 2: mdpscrapper@sympaticb.ca

*Copy Planning
BMA W.W. 9/2*

To: Members of Council

This concerns the upcoming meeting regarding the rezoning of the property known as The Randwood Estate:

Many of us support the proposal and think it would be a great asset to the town. However, I and many of my neighbours and friends have been approached to sign a petition opposing this project. My experience was a door to door petition, but some of the opposition have behaved inappropriately by addressing women's groups to obtain signatures and also at public gatherings, i.e.. the anniversary party for the Shaw.

I have learned from some friends that the dialogue used to many of them was that if the commercial zoning was granted, then the estate could be used to build a supermarket or a shopping mall. I also heard from a friend of an elderly couple, that they were told the inn would hold 700 rooms, instead of the actual 100 rooms which is the case. Making innuendoes of this nature is taking advantage of the privilege of free speech.

Everyone has their opinion about what they would like, but I didn't see anyone other than the Petersons come forward to purchase the property. They have a dream and I hope it comes true.

You are probably aware of this situation, but I wanted to bring it to your attention.

Joyce Brown
Niagara on the Lake



BARB Copy Planning
W. W. W. B.

I respectfully submit my views as follows:

The introduction of an arts and culture facility, together with a high class inn, would greatly benefit the town, and also improve the economy with the creation of over 300 jobs. To quote The Niagara Advance in January, "the Randwood Estate deserves a respectful and sustainable future."

No-one except the Petersons came forward to purchase the property, and the success of the proposed development would be a way to preserve one of the most beautiful historic estates still remaining. It would be an opportunity for the public to enjoy the facilities and grounds. The Petersons have a great sense of style and impeccable taste, as is evident from their previous endeavours. They are well established and respected members of the community, and living next door to the project would ensure that there would be no excessive noise or disruption to the neighbourhood.

I strongly support the project and urge council to grant the rezoning from residential to commercial. This way Randwood would go down in history as one of the last great estates and not be subdivided into a conglomeration of town houses and condos,

Joyce Brown
Niagara on the Lake



Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/20/2011 12:48 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 71.17.236.145 on Tuesday,
September 20th, 2011 at 12:48 pm.

My Input Box 1: Bonnie Sharp

My Text Area 1: Dear Trisha,
What a wonderful idea! Would love to come for a visit as I so
admire you, your work and the beautiful area you live in. I met
you in Thunder Bay, ON a couple of years ago at the Bible
Bookstore and love that Christmas book that you wrote. One of
my favourites to read to our grandchildren.

My Input Box 2: bessharp@rogers.com

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/20/2011 12:10 PM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 173.238.130.100 on
Tuesday, September 20th, 2011 at 12:10 pm.

My Input Box 1: Paula O'Brien

My Text Area 1: Hi Trisha

Just wanted to express my opinion of your new venture, I think it is a wonderful idea to create The Romance Inn and Art Centre at Randwood. It is a beautiful historical property. Your creativity will only enhance the property for everyone to enjoy. All the best on your newest endeavour.

Paula

My Input Box 2: paulaobrien@cogeco.ca

Subject: Message to Trisha
From: CoffeeCup Flash Form Builder
<formbuilder@www.theromanceinn.com>
Date: 9/20/2011 9:10 AM
To: gdpeterson@artistsgarden.com

Here is the information submitted to
www.theromanceinn.com/message.php from 69.159.6.116 on Tuesday,
September 20th, 2011 at 9:10 am.

My Input Box 1: Elsie Murray

My Text Area 1: Niagara on the Lake is such an amazing
picturesque town and I can only imagine how The Romace Inn would
complete its beauty. It would be amazing to feel as though one
was actually entering any one of her paintings especially "All is
Calm".

Good luck with your wonderful endeavor!

My Input Box 2: nemurray@sympatico.ca

Copy Planning ✓
9/28

For public meeting, September 26, 2011

Community Centre, 7 pm

My name is Janice Thomson and I am speaking this evening in the capacity of Executive Director of the Niagara-on-the-Lake Chamber of Commerce.

One thing I am sure we can agree on is that Niagara-on-the-Lake is a community that all of us enjoy living in. We have assets in this town that far exceed what would normally be associated with a population of 15,000.

Quite apart from the civic assets of the arenas, swimming pools, libraries, community centre and art centre – all of which are first-class facilities offering outstanding programmes for the town's citizens – we can enjoy world-class live performances of theatre and music, attend educational events in many disciplines and enjoy the finest wine and culinary experiences – all just outside our front doors. Even local festivals celebrating our agricultural roots are the envy of large centres that cannot compete with the special ambience enjoyed in Niagara-on-the-Lake.

Through our Tourism Niagara-on-the-Lake division, more than 40 people from all sectors of tourism, business and citizenry, have provided input to help develop a key brand message for the town. Their input was generated through speaking with business owners and representatives of various sectors. All of the key assets and attributes have been distilled into four brand pillars, each of which support the overall message that Niagara-on-the-Lake is a place to celebrate – to celebrate the special moments in life. All findings point to the fact that Niagara-on-the-Lake has an emotional effect on people and that is a key part of its attraction to both visitors and those who wish to make it their permanent home.

The four brand pillars have been identified as:

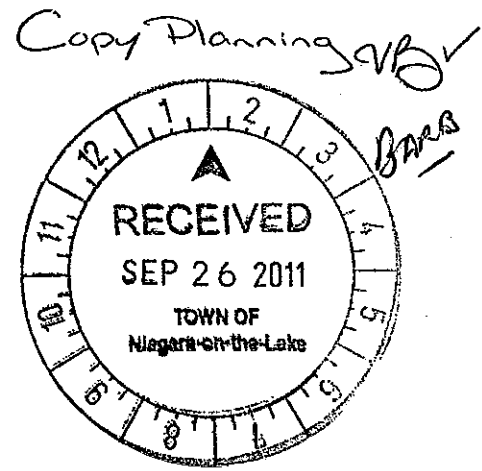
- * Authentic small town
- * Wine and Culinary destination
- * Heritage and Culture
- * Memorable surroundings



Within the "Authentic Small Town" pillar, there is recognition of what we are terming "experiential accommodation". This reflects the fact that the accommodation offered in Niagara-on-the-Lake is not typical of anywhere else. Each of the types of accommodation – B&B, Country Inn, Vacation Home or Apartment, small or large Hotel – each has its own appeal and attraction for visitors.

The type of experience being offered through the upgrade of the Randwood property fits perfectly into what Niagara-on-the-Lake already stands for. It does not compete directly with any other offering, but instead expands the opportunity for people to stay longer in Niagara-on-the-Lake and learn what we already know – that it is a fantastic place to relax, to learn and to return to on a regular basis.

Written Submission to
Town Clerk Holly Dowd
1593 Four Mile Creek Road
P.O. Box 100, Virgil



INPUT REGARDING PROPOSED CHANGE TO RANDWOOD ESTATE

I fully support the proposed changes to permit the development of the Randwood Estate.

The project will maintain the history of the property in that it will invite people to have a place to stay to follow their pursuit of the arts and culture. It will preserve the historical house, the Carolinian trees and improve the property re Spring flooding.

There are many people like myself who are the silent majority who support this proposal.

Very often it is the CAVE people as in "citizens against virtually everything" who get heard as they are organized to protest everything.

The intent of the Peterson's when they purchased the property was to come up with a solution that would make the property financially viable. Let them! It is not reasonable to think there will be no change to this property in the future. Then we will be at the mercy of developers who will not be willing to put a small number of houses on this acreage.

It is very important that council be not swayed by the "nay sayers" but to decide what is in the best interest of the majority of the people of Niagara on the Lake.

Marguerite Matteo and many of the silent majority



144-176 John Street - Official Plan & Zoning Change - Petitions

Listings of Groups	# of Names
King/Charlotte Residents - Living Adjacent	44
King/Charlotte Residents - Not Living Adjacent	334 5 of which live outside King/Charlotte Area
Residents using Commons living outside King/Charlotte	126
Merchants from Queen Street	21
Peter Sterling Harvey	327
Elizabeth Masson	48
Helen W. Brown	65

Declaration of Opposition to the Romance Inn proposal for the Randwood Estate

Listings of Group 1

**King / Charlotte residents living adjacent to the Randwood Estates property
(Parts of Charlotte and John Streets, Christopher Street, Weatherstone Court)**

44 Names collected

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name

- 1) 144 Weatherstone Ct.
- 2) 580 CHARLOTTE St.

Barbara J North
 Mrs North

- 3) 4 CHRISTOPHER
- 4) 511 Charlotte St.
- 5) 511 Charlotte St.
- 6) 535 Charlotte St
- 7) 535 Charlotte St
- 8) 100 John St E




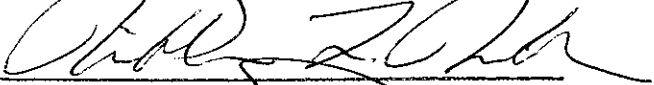
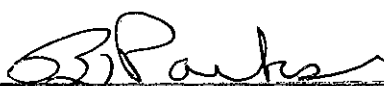
Frank E. Bell
 J. D. Bell
 K. Wilson
 Maria J. J. J.

- 9)
- 10)
- 11)
- 12)
- 13)
- 14)
- 15)
- 16)
- 17)

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

<u>Street Address</u>	<u>Name (signature)</u>
1) 6 CHRISTOPHER	
2) 6 Christopher	Unknown
3) 2 Christopher St.	J.E. Sheppard
4) 2 Christopher St.	Patricia Sheppard
5) 3 Christopher St.	Dora Ryan
6) 3 Christopher St.	
7) 7 Christopher St	
8) 7 Christopher Street	
9) 8 Christopher Street	L. J. Parsons
10) 8 CHRISTOPHER STREET	Loreen Parsons
11) 5 CHRISTOPHER ST	Brenda Parks
12) 5 CHRISTOPHER ST.	
13) 9 CHRISTOPHER ST	Kathy Peigo
14) 4 CHRISTOPHER	J. Peouling (UNANIMOUS)

Randwood Hotel Development

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Street Address

Name

- 1) 6 Weatherstone Ct. Elizabeth Masson
H. Haddock
- 2) 8 weatherstone Ct. H. Haddock
- 3) ~~2~~ Weatherstone Ct. H. Haddock
- 4) 4 Weatherstone Ct. R. Collins
- 5) 6 weatherstone Ct. Fred N. Brown
- 6) 22 Weatherstone Ct. Laurie Buchanan
- 7) 22 Weatherstone Cr. Bruce Brewitt
- 8) 26 WEATHERSTONE CRT. Peter Edwards
- 9) 34 WEATHERSTONE CRT. J. E. Jipson
- 10) 34 WERTHERSTONE CRT. Jim. Reymond
- 11) 50 WEATHERSTONE CRT. Gordon H. May
Shirley May
- 12) 71

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

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<u>Street Address</u>	<u>Name</u>
1) Mary Vanleeuwen	571 Charlotte St
2) Anne Mathews	545 Charlotte St.
3) Bessie Webb	44 Weatherstone Ct.
4) JOHN BARFITT LINDSAY BARFITT	9 WEATHERSTONE CT
5)	"
6) Linda Telford	40, Weatherstone Ct.
7) Robert Patterson	580 Charlotte St
8) 200 J Andrew M Pherson	200(A) John St. E. (Garage Apt.)
9)	
10)	
11)	
12)	

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

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	<u>Street Address</u>		<u>Name</u>
1)	30 WEATHERSTONE CRT. N.O.T.L.	905.468.9421	ELIZABETH M. LILLIC <i>[Signature]</i>
2)	28 Weatherstone Court N.O.T.L.	416 964-2284	Daniel Kelly <i>[Signature]</i>
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			

Declaration of Opposition to the Romance Inn proposal for the Randwood Estate

Listings of Group 2

King / Charlotte residents not living adjacent to the Randwood Estates property
(The rest of the King / Charlotte residential area)

334 Names collected - 5 residents living outside the King / Charlotte area

329 Names counted

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Paul Sportelli</u>	<u>468-0706</u>	<u>Paul Sportelli</u>
2)	<u>PATRICK GALGAN</u>	<u>468-8398</u>	<u>Peter Galgan</u>
3)	<u>Glen Smith</u>	<u>468-2619</u>	<u>Glen Smith</u>
4)	<u>IAN BAIANO</u>	<u>468-0220</u>	<u>IB</u>
5)	<u>IAN + NAULY</u>	<u>468 2803</u>	<u>Ian Nauly</u>
6)	<u>DEBORAH BOUGARD + DEBORAH ROCHERS</u>	<u>468-9824</u>	<u>Deborah Bougard</u>
7)	<u>Bill Gallagher</u>	<u>468-8471</u>	<u>Bill Gallagher</u>
8)	<u>JETTY MAGNANA</u>	<u>468-7574</u>	<u>J. Magnana</u>
9)	<u>MARJORIE BOARETTI</u>	<u>486-0139</u>	<u>M. Boaretti</u>
10)	<u>RAY CUTTS</u>	<u>289 868 9488</u>	<u>Ray Cutts</u>
11)	<u>IVOR BIRKA</u>	<u>289 868 9591</u>	<u>Ivor Birka</u>
12)	<u>Natalia Kubishyn</u>	<u>289 868 9591</u>	<u>Natalia Kubishyn</u>
13)	<u>LAURIE + DOUG HARLEY</u>	<u>905 468-5600</u>	<u>Laurie Harley</u>
14)	<u>LARRY + JUDY MANTLE</u>	<u>905-933-2032</u>	<u>Judy Mantle</u>
15)	<u>DENISE + GABE ASCENZO</u>	<u>289 868 9394</u>	<u>Denise Ascenzo</u>
16)	<u>Sean Bulloch</u>	<u>905-468-5135</u>	<u>Sean Bulloch</u>
17)	<u>Katie Bannerman</u>	<u>468-2530</u>	<u>Katie Bannerman</u>
18)	<u>Cheryl Jo Vulez</u>	<u>468-6552</u>	<u>Cheryl Jo Vulez</u>

23

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	LARRY LESTER	905-468-1338	<i>[Signature]</i>
2)	Brian Jones	905-468-1925	<i>[Signature]</i>
3)	Virginia Fonteyn	905-468-1672	<i>[Signature]</i>
4)	Ben Williams	905-847-6320	<i>[Signature]</i>
5)	Don Jastak	905-468-2235	<i>[Signature]</i>
6)	ROBIN SCOTT	905-468-9625	<i>[Signature]</i>
✓ 7)	GARY & MARGARET SAUNDERS	905-468-2992	<i>[Signature]</i>
8)	ELAINE BROPHY	905-468-2036	<i>[Signature]</i>
9)	Craig Hall	778-233-1418	<i>[Signature]</i>
10)	Anna Cummer	604-722-8125	<i>[Signature]</i>
11)	SHIRLEY McBRIDE	905-468-7509	<i>[Signature]</i>
12)	Mike McBride	905-468-7509	<i>[Signature]</i>
13)	HENRI ADAMOWSKI	905-468-1269	<i>[Signature]</i>
14)	BARBARA SUMMERS	905-468-1269	<i>[Signature]</i>
15)	MARIEE TARCIS	905-468-5558	<i>[Signature]</i>
16)	Don R. A. Tranter	905-468-7422	<i>[Signature]</i>
17)	Marie K. Homans	905-468-8695	<i>[Signature]</i>
18)	Jean Stewart	289-868-9195	<i>[Signature]</i>

19

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Betty Alexander</u>	<u>468 9773</u>	<u>Bu</u>
2)	<u>MANFRED SCHAEFER</u>	<u>468-0830</u>	<u>M. Schaefer</u>
3)	<u>P. Schaefer</u>	<u>468-0830</u>	<u>P. Schaefer</u>
4)	<u>Mathew</u>	<u>289-868-9359</u>	<u>Mathew</u>
5)	<u>Gary Soule</u>	<u>468-9881</u>	<u>Gary Soule</u>
6)	<u>Liz Evans</u>	<u>468-5587</u>	<u>Liz Evans</u>
7)	<u>KEN EVANS</u>	<u>468-5587</u>	<u>K. Evans</u>
8)	<u>DIETER UNRUH</u>	<u>468 3182</u>	<u>Dieter Unruh</u>
9)	<u>JOHN AND KATHY POULIN</u>	<u>468 8282</u>	<u>John Poulin</u>
10)	<u>GERRY BRAND</u>	<u>468 1262</u>	<u>Gerry Brand</u>
✓ 11)	<u>J. Thomas & Carol Mullen</u>	<u>468.0700</u>	<u>J. Mullen</u>
12)	<u>JENARO CISNEROS</u>	<u>468-0481</u>	<u>Jenaro Cisneros</u>
13)	<u>Myrtle Burton</u>	<u>468-0199</u>	<u>MYRTLE BURTON</u>
14)	<u>JOHN SAYERS</u>	<u>468-3014</u>	<u>John Sayers</u>
15)	<u>JUDITH SAYERS</u>	<u>468-3014</u>	<u>Judith Sayers</u>
16)	<u>NANNIE GORDON</u>	<u>468-7446</u>	<u>Nannie Gordon</u>
17)	<u>Barbara Lawson-Barbe</u>	<u>468 5333</u>	<u>Barbe Lawson-Barbe</u>
18)	<u>MARY SCOTT</u>	<u>468 9625</u>	<u>Mary Scott</u>

(19)

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Dan Werner</u>	<u>905-468-3565</u>	<u>[Signature]</u>
✓ 2)	<u>Lan + Karen Doherty</u>	<u>905-468-5108</u>	<u>Karen Doherty</u>
✓ 3)	<u>Robert + Geraldine Barrim</u>	<u>905-468-2388</u>	<u>Geraldine Barrim</u>
4)	<u>Jacqueline McPherson</u>	<u>905-468-1913</u>	<u>[Signature]</u>
5)	<u>LARRY KULCHAR</u>	<u>905-468-3537</u>	<u>[Signature]</u>
6)	<u>Matthew Kulchar</u>	<u>905-468-3537</u>	<u>[Signature]</u>
7)	<u>Mark Patvick</u>	<u>905-468-0511</u>	<u>[Signature]</u>
8)	<u>Hilary Bellis</u>	"	<u>[Signature]</u>
9)	<u>Trudi Watson</u>	<u>905-468-3314</u>	<u>[Signature]</u>
10)	<u>Richard West</u>	<u>468-5208</u>	<u>[Signature]</u>
Michelle Machazir (11)	<u>Michelle Matzger</u>	<u>289-868-8931</u>	<u>Michelle Machazir</u>
✓ 12)	<u>Carolyn + JOHN VANHELVERT</u>	<u>468-7264</u>	<u>Carolyn Vanhelvert</u>
✓ 13)	<u>DONALD + MARLYN DELAIRE</u>	<u>468-3682</u>	<u>M. Delaire</u>
14)	<u>Patti Moore</u>	<u>905 468 3523</u>	<u>Patti Moore</u>
15)	<u>Ron DAVIS</u>	<u>905 468-0665</u>	<u>[Signature]</u>
16)	<u>Cynthia Sherratt</u>	<u>289 868-4173</u>	<u>Cynthia Sherratt</u>
17)	<u>Della Kooka</u>	<u>905 468-0405</u>	<u>D Kooka</u>
18)	<u>John Grieve</u>	<u>905-468-0089</u>	<u>[Signature]</u>

22

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Corinne Unruh</u>	<u>905-468-3182</u>	<u>Corinne Unruh</u>
2)	<u>Gisela Kozak</u>	<u>468-5449</u>	<u>GISELA KOZAK</u>
✓ 3)	<u>Pam and Jim Dowling</u>	<u>468-1429</u>	<u>James F. Dowling</u>
✓ 4)	<u>Karen + Tom McMillan</u>	<u>905 468 2890</u>	<u>Karen McMillan</u>
✓ 5)	<u>Bill & George Warren</u>	<u>905 468 2809</u>	<u>Bill Warren</u>
6)	<u>Shigeno Hunter</u>	<u>905-468-8700</u>	<u>Shigeno Hunter</u>
✓ 7)	<u>Kew & Joyce Khamis</u>	<u>905 468 1757</u>	<u>Khamis</u>
✓ 8)	<u>Kathleen & George Allen</u>	<u>905-468-0090</u>	<u>K. Allen</u>
✓ 9)	<u>Bob & Sharon Casco</u>	<u>905-468-1298</u>	<u>Sharon</u>
✓ 10)	<u>Mary Lou & Frank Katsouras</u>	<u>905-468-4562</u>	<u>Frank Katsouras</u>
11)	<u>M. I. Vuk</u>	<u>905-468-2772</u>	<u>M. I. Vuk</u>
12)	<u>Ben D'Antoni</u>	<u>905-468-4801</u>	<u>Ben D'Antoni</u>
✓ 13)	<u>Judy Gans - D'Antoni</u>	<u>905-468-4801</u>	<u>Judy Gans - D'Antoni</u>
14)	<u>L. Stapleton</u>	<u>905-468-5778</u>	<u>L. Stapleton</u>
15)	<u>Don Stapleton</u>	<u>" " "</u>	<u>Don Stapleton</u>
✓ 16)	<u>Marion Ed Hauman</u>	<u>905-468-1092</u>	<u>M Hauman</u>
17)	<u>Alto Liedtke</u>	<u>468 7636</u>	<u>A. Liedtke</u>
18)	<u>K. Liedtke</u>	<u>468-2662</u>	<u>K. Liedtke</u>

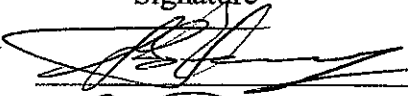

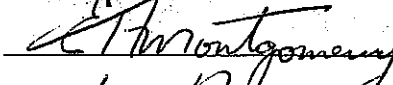
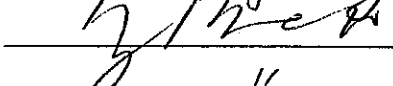

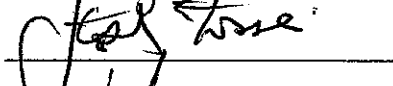



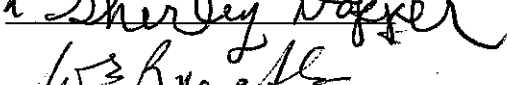
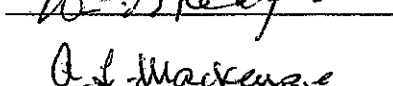
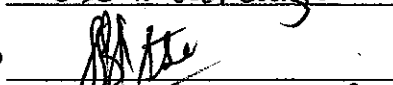
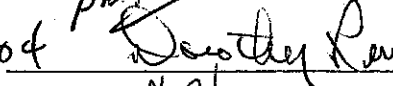

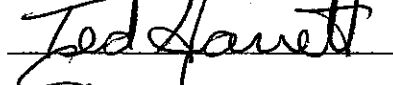
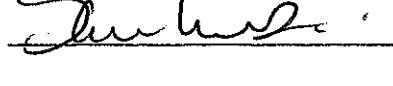

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Sandy Basisto</u>	<u>905-468-1338</u>	<u>S Basisto</u>
2)	<u>Cecil Taylor</u>	<u>905-468-3107</u>	<u>Cecil Taylor</u>
3)	<u>RUTH CORNISH</u>	<u>" " "</u>	<u>Ruth Cornish</u>
4)	<u>CAROLE BUTLIN</u>	<u>905-468-7589</u>	<u>Carole Butlin</u>
5)	<u>Peppi Donnelly</u>	<u>905-468-5589</u>	<u>Peppi Donnelly</u>
✓ 6)	<u>BRUCE + LYNNDA ROSS</u>	<u>905-468-0053</u>	<u>Lynnda Ross</u>
✓ 7)	<u>Liz + Nick Ikonko</u>	<u>905-468-4777</u>	<u>Liz Ikonko</u>
8)	<u>BARRIE DAY</u>	<u>468-8668</u>	<u>B. Day</u>
✓ 9)	<u>Cliff + Paul Peterson</u>	<u>468-1836</u>	<u>P. Peterson</u>
✓ 10)	<u>Charlotte + Bob Lewis</u>	<u>468-0621</u>	<u>Charlotte Lewis</u>
11)	<u>Albert HUMMEL</u>	<u>468-5343</u>	<u>Albert Hummel</u>
12)	<u>Judy Henderson</u>	<u>468-5345</u>	<u>J. Henderson</u>
13)	<u>Joan Sinton</u>	<u>468-0565</u>	<u>J. Sinton</u>
14)	<u>John Hardy</u>	<u>468-2215</u>	<u>J. HARDY</u>
✓ 15)	<u>Mary Lou + DAN</u>	<u>289-8688 8842</u>	<u>DAN + Mary Lou</u>
✓ 16)	<u>Geo + MARY</u>	<u>468-0054</u>	<u>Mary</u>
17)	<u>Linda Gader</u>	<u>905-468-2636</u>	<u>Linda Gader</u>
✓ 18)	<u>C + W HERBERN</u>	<u>468-2231</u>	<u>Will Herbern</u>

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Peter Harvey</u>	<u>468-2436</u>	<u></u>
2)	<u>MARION JOHNSTON</u>	<u>468-4846</u>	<u></u>
3)	<u>EDWARD MONTGOMERY</u>	<u>468-4288</u>	<u></u>
4)	<u>LIZ BISHOP</u>	<u>468 7588</u>	<u></u>
5)	<u>JOHN BISHOP</u>	"	"
✓ 6)	<u>HANZ & DAINA MENDEL</u>	<u>468 9286</u>	<u></u>
7)	<u>STEPHEN FOSSA'</u>	<u>468 7662</u>	<u></u>
8)	<u>Jonathan NZOUAKU</u>	<u>468 2056</u>	<u></u>
9)	<u>Fabienne ALLIOT</u>	<u>468 2056</u>	<u></u>
✓ 10)	<u>Peter + MORA RICHMOND</u>	<u>468-4303</u>	<u></u>
11)	<u>SHIRLEY Hopper</u>	<u>468-3647</u>	<u></u>
✓ 12)	<u>Jeanne/BILL BRADFORD</u>	<u>468.3176</u>	<u></u>
13)	<u>ANNETTE MACKENZIE</u>	<u>468-4766</u>	<u></u>
14)	<u>SCHALK PIETERSE</u>	<u>905-468-9383</u>	<u></u>
✓ 15)	<u>Bruce & Dorothy RIVE</u>	<u>905-468-3904</u>	<u></u>
16)	<u>MARY M. HEGARTY</u>	<u>905 468 8154</u>	<u></u>
17)	<u>Ted Garrett</u>	<u>905-468-3486</u>	<u></u>
✓ 18)	<u>Leighton & Sara LUCAS</u>	<u>905-468-4916</u>	<u></u>

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>[Signature]</u>	<u>905.468.1338</u>	<u>BRENDA ROSISTO</u>
2)	<u>HOWARD BOGUSAT</u>	<u>905 468-3566</u>	<u>Howard Bogusat</u>
3)	<u>GORDON McCLURE</u>	<u>289-868-9491</u>	<u>Gordon McClure</u>
4)	<u>Red Legros</u>	<u>9056516000</u>	<u>[Signature]</u>
5)	<u>Helen Hendricks</u>	<u>0 468 34 32</u>	<u>Helen Hendricks</u>
6)	<u>[Signature]</u>	<u>905-4680587</u>	<u>Don Gibson</u>
✓ 7)	<u>Rocco & JANE MARCHESI</u>	<u>4681795</u>	<u>Marchese</u>
8)	<u>Karen Poynton</u>	<u>905-468-9363</u>	<u>Karen Poynton</u>
9)	<u>Ivan Eaton</u>	<u>905 468 0028</u>	<u>Ivan Eaton</u>
✓ 10)	<u>TED & KATHLEEN HARRISON</u>	<u>905-468 3776</u>	<u>Kathleen Harrison</u>
✓ 11)	<u>Ken & Norma Jackson</u>	<u>905-468-0589</u>	<u>K. E. Jackson</u>
✓ 12)	<u>Dogmar & Rose LeFranc</u>	<u>905-468-7117</u>	<u>LeFranc</u>
✓ 13)	<u>Richard & Babette Whitaker</u>	<u>905-468-8925</u>	<u>M. Whitaker</u>
✓ 14)	<u>Arthur & Marie Dalrymple</u>	<u>905-468-4362</u>	<u>M. Dalrymple</u>
✓ 15)	<u>Denis & Alan Smith</u>	<u>905-573-7463</u>	<u>Denis Smith</u>
✓ 16)	<u>Marek & Diana Lankat</u>	<u>905-468-2872</u>	<u>D. Lankat</u>
17)	<u>ROD HILLIER</u>	<u>905 468 3591</u>	<u>[Signature]</u>
✓ 18)	<u>Juni & Leona Stewart</u>	<u>748 - Rye St.</u>	<u>not signed</u>

(27)

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>JAMES SUTHERLAND</u>	<u>TBA</u>	<u>[Signature]</u>
2)	<u>DONALD EVANS</u>	<u>905-468-5013</u>	<u>[Signature]</u>
3)	<u>L. Petrick</u>	<u>905-468-3405</u>	<u>[Signature]</u>
4)	<u>E. Sullivan</u>	<u>905-468-1349</u>	<u>[Signature]</u>
5)	<u>S. DODD</u>	<u>905-289-8689/328</u>	<u>[Signature]</u>
6)	<u>Doreen Murray</u>	<u>905-468-3872</u>	<u>[Signature]</u>
7)	<u>M. McEachern</u>	<u>905-468-1148</u>	<u>[Signature]</u>
8)	<u>Terence Hoppen</u>	<u>905-468-8004</u>	<u>[Signature]</u>
9)	<u>Anithe Hoppen</u>	<u>905-468-3922</u>	<u>[Signature]</u>
10)	<u>[Signature]</u>	<u>ANNETTE GAGNON</u>	<u>[Signature]</u>
11)	<u>A. MacMillan</u>	<u>ANNETTE⁸⁹²123@gmail.com</u>	<u>[Signature]</u>
12)	<u>L. Craig</u>	<u>905-468-7153</u>	<u>[Signature]</u>
13)	<u>Tom King</u>	<u>Gilly. King⁷⁸⁵ @hotmail.ca</u>	<u>[Signature]</u>
14)	<u>Eda Dyck</u>	<u>905-468-3905</u>	<u>[Signature]</u>
15)	<u>Aline Van Berlo</u>	<u>905-468-3515</u>	<u>[Signature]</u>
16)	<u>Willie Van Berlo</u>	<u>"</u>	<u>[Signature]</u>
17)	<u>CEC. ROGERS</u>	<u>905-468-0098</u>	<u>[Signature]</u>
18)	<u>SHARON ROGERS</u>	<u>905-468-0098</u>	<u>[Signature]</u>

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Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Norah Pickard</u>	<u>468-4520</u>	<u>[Signature]</u>
✓ 2)	<u>SHEILA & Roy RODEN</u>	<u>468 3934</u>	<u>[Signature]</u>
✓ 3)	<u>MARK & Lois HARRIS</u>	<u>468-8463</u>	<u>[Signature]</u>
4)	<u>Debra Goshue</u>	<u>468-2116</u>	<u>[Signature]</u>
5)	<u>S Gower</u>	<u>946-1446</u>	<u>[Signature]</u>
6)	<u>Tania Agabul</u>	<u>468-7275</u>	<u>[Signature]</u>
7)	<u>Danida Bladowski</u>	<u>468-5892</u>	<u>[Signature]</u>
8)	<u>Pauline CROOTHER</u>	<u>248 876 677</u>	<u>[Signature]</u>
9)	<u>RUTH LAMARRE</u>	<u>468-4160</u>	<u>[Signature]</u>
10)	<u>VINAY MEHROTRA</u>	<u>468-5112</u>	<u>[Signature]</u>
11)	<u>Aron Maiteri</u>	<u>468-1771</u>	<u>[Signature]</u>
12)	<u>Lestyn Tindall</u>	<u>289-8689412</u>	<u>[Signature]</u>
13)	<u>Nandane Walalyadda</u>	<u>468-1819</u>	<u>[Signature]</u>
14)	<u>G.R. Fellowes</u>	<u>468 0692</u>	<u>[Signature]</u>
15)	<u>Jason Paré</u>	<u>228-3481</u>	<u>[Signature]</u>
16)	<u>Sandra Gachinger</u>	<u>905-359-8505</u>	<u>[Signature]</u>
17)	<u>K.Y. PLAYLE</u>	<u>468-4893</u>	<u>[Signature]</u>
✓ 18)	<u>Alice Julia Rance</u>	<u>289-88-9252</u>	<u>[Signature]</u>

(21)

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>CARSON TUCKER</u>	<u>905 650 3640</u>	<u>Carson Tucker</u>
2)	<u>Stewart McCarthy</u>	<u>905-468-0660</u>	<u>Stewart McCarthy</u>
3)	<u>Tony Powell</u>	<u>N/A</u>	<u>Tony Powell</u>
4)	<u>MARGARET POWELL</u>	<u>—</u>	<u>Margaret Powell</u>
5)	<u>C. F. BROWN</u>	<u>905 468 0042</u>	<u>C. F. Brown</u>
6)	<u>Rodger A. Gordon</u>	<u>905 468 3372</u>	<u>RODGER A GORDON</u>
7)	<u>M. Middlebrook</u>	<u>905-468-4328</u>	<u>M. Middlebrook</u>
8)	<u>E. E. Lewis</u>	<u>905-468-8886</u>	<u>E. E. Lewis</u>
9)	<u>Rosalie Cheriton</u>	<u>905-468-7977</u>	<u>R. Cheriton</u>
10)	<u>N. J. CHARTRAND</u>	<u>905-468-9107</u>	<u>N. J. Chartrand</u>
11)	<u>LINDA CHARLEY</u>	<u>905-468-0529</u>	<u>Linda S. Charley</u>
12)	<u>MIR LIPE</u>	<u>905 468 2790</u>	<u>M. Lipe</u>
13)	<u>Steve Harvey</u>	<u>906 468 8137</u>	<u>Steve Harvey</u>
14)	<u>R. Zapke</u>	<u>905 468 8388</u>	<u>R. Zapke</u>
15)	<u>H. Burgers</u>	<u>905-468-5372</u>	<u>H. Burgers</u>
16)	<u>J. K. Thornton</u>	<u>905/468-0122</u>	<u>J. K. Thornton</u>
17)	<u>J. P. Thornton</u>	<u>" "</u>	<u>J. P. Thornton</u>
18)	<u>John Street</u>	<u>905-468-8068</u>	<u>John Street</u>

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>ERIC SIMMONDS</u>	<u>468-7615</u>	<u>E. S. Simmonds</u>
2)	<u>CAROLE SIMMONDS</u>	<u>468-7615</u>	<u>C. Simmonds</u>
3)	<u>Michael Pryor</u>	<u>289-868-9699</u>	<u>Mr. Pryor</u>
4)	<u>SHARLEY RODECK</u>	<u>468 7142</u>	<u>Sharley Rodeck</u>
5)	<u>Stu RODECK</u>	<u>- -</u>	<u>Stu Rodeck</u>
6)	<u>Jean Elliott</u>	<u>468-7922</u>	<u>Jean Elliott</u>
7)	<u>ARNOLD WESTLAKE</u>	<u>468-2270</u>	<u>Arnold Westlake</u>
8)	<u>JAYME KAWAI</u>	<u>468-2743</u>	<u>Jayne Kawai</u>
9)	<u>FRED JOHNSON</u>	<u>468-0224</u>	<u>F. Johnson</u>
10)	<u>TOM HAINES</u>	<u>468 28 33</u>	<u>Tom Haines</u>
11)	<u>Melody Legere</u>	<u>468 7881</u>	<u>Melody Legere</u>
12)	<u>W. ALLINGHAM</u>	<u>905 468 0059</u>	<u>W. Allingham</u>
13)	<u>Dejeu</u>	<u>905 468 7881</u>	<u>Dejeu</u>
14)	<u>Claire Crookley</u>	<u>905-468-5314</u>	<u>Crookley</u>
15)	<u>JULIA VIDÉ</u>	<u>905-468-2772</u>	<u>J. Vidé</u>
✓ 16)	<u>TKaczyk (Tracy & Joseph)</u>	<u>905-468-4505</u>	<u>J. Tkaczyk</u>
17)	<u>KAREN DAVIS</u>	<u>905-468-0980</u>	<u>K. Davis</u>
18)	<u>COSMO CONDINA</u>	<u>905-468-2093</u>	<u>Cosmo Condina</u>

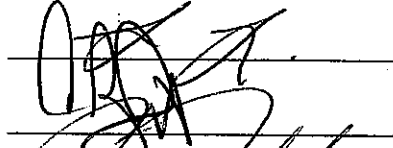
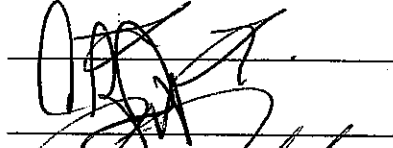
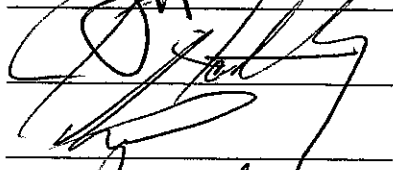
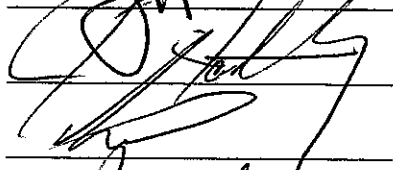
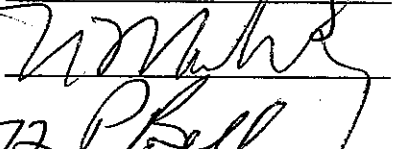
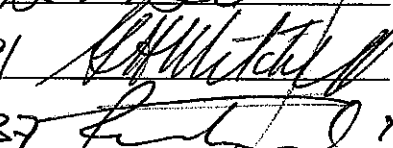
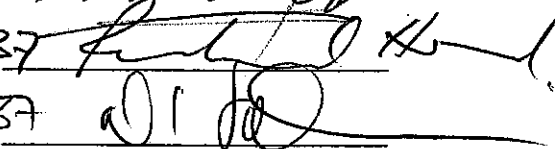
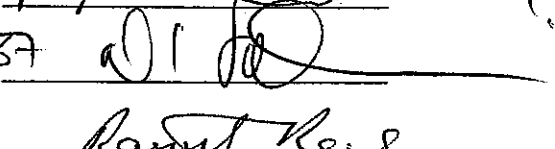
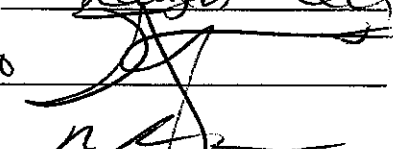



Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Fred Kingsford</u>	<u>905 468-2846</u>	<u>F. Kingsford</u>
2)	<u>Jaya Gung</u>	<u>905 468-2846</u>	<u>J. Gung</u>
3)	<u>R Maxwell</u>	<u>905 468 8805</u>	<u>R Maxwell</u>
4)	<u>Sue Maxwell</u>	<u>905 468 8805</u>	<u>S. Maxwell</u>
5)	<u>Melanie McGill</u>	<u>905 468 8091</u>	<u>M. McGill</u>
6)	<u>GLEN STEWART</u>	<u>905-468-166</u>	<u>G. Stewart</u>
7)	<u>ELIZABETH SACKAUSKIS</u>	<u>905-468-7232</u>	<u>E. Sackauskis</u>
8)	<u>BRUCE BUCKBROOK</u>	<u>289 2413593</u>	<u>B. Buckbrook</u>
9)	<u>Marianne + Egon Epp</u>	<u>468-3975</u>	<u>M. Epp</u>
10)	<u>DAVID & SAI BROWN</u>	<u>289 868 9479</u>	<u>D. Brown</u>
11)	<u>Olivia Street</u>	<u>905-468-7913</u>	<u>Olivia Street</u>
12)	<u>NEIL STERRITT</u>	<u>905-228-3256</u>	<u>Neil Sterritt</u>
13)	<u>DUSAN KOVACEVIC</u>	<u>905 468 5561</u>	<u>D. Kovacic</u>
14)	<u>Lennie Sterritt</u>	<u>905-228-3236</u>	<u>L. Sterritt</u>
15)	<u>Rajia Alexander</u>	<u>905-468-5575</u>	<u>R. Alexander</u>
16)	<u>MARIA HUNKO</u>	<u>905-468-1237</u>	<u>M. Hunko</u>
17)	<u>ALDO PETRONELLI</u>	<u>905-468-8718</u>	<u>A. Petronelli</u>
18)	<u>JACKIE + RANDY BOYCE</u>	<u>905-468-2475</u>	<u>Jackie Boyce</u>

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	Name	Telephone	Signature
1)	M. Peso	905-468-3643	Maryann Peso
2)	J. Peso	905-468-3643	Josip Peso
3)	B. Prentice	905 468 4847	B. Prentice
4)	Lisa Lockyer	905 468 7359	
5)	Jan TOTHURST	905 468 7359	
6)	J. Felling	905-468-3885	
7)	Fred Brown	289-868-8762	
8)	BRIAN CARTY	905-468-7129	Brian Carty
9)	NEIL MAHADY	905-468-3639	
10)	PEGGY & KEN BELL	905-468-1272	P. Bell
11)	GEORGE & TIA MITCHELL	905-468-2191	
12)	Richard Howard	905-468-4137	
13)	DAVID JOHNSON	905-468-4137	
14)	RANJIT REEL	905-468-1476	Ranjit Reel
15)	W. VENT	9. 468-6060	
16)	R BUSBRIDGE	468-1097	
17)	J. Robertson	289 296-8177	
18)	A. Wiens	468-2179	

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Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>B. Harvey</u>	<u>468-2436</u>	<u>B. Harvey</u>
2)	<u>F. MARLOW</u>	<u>468-5304</u>	<u>F. Marlow</u>
3)	<u>G. PROTULIAC</u>	<u>468-9413</u>	<u>George Protuliac</u>
4)	<u>D Protuliac</u>	<u>"</u>	<u>Donna Protuliac</u>
5)	<u>C ANDERSON</u>	<u>468-8274</u>	<u>C Anderson</u>
6)	<u>J.R. CHALLIS</u>	<u>468 2817</u>	<u>J.R. Challis</u>
7)	<u>P.M. BAKER</u>	<u>468 1030</u>	<u>Peter M. Baker</u>
8)	<u>JEAN BAKER</u>	<u>468-1030</u>	<u>Jean M. Baker</u>
9)	<u>MARIE LAPOINTE</u>	<u>289 868 206</u>	<u>Marie Lapointe</u>
10)	<u>W C. MURRAY</u>	<u>468 4738</u>	<u>Carolyn Murray</u>
11)	<u>Walter Murray</u>	<u>" "</u>	<u>Walter Murray</u>
12)	<u>John Wright</u>	<u>468-7242</u>	<u>J. Wright</u>
13)	<u>René Hug</u>	<u>468-2309</u>	<u>René Hug</u>
14)	<u>Lisula Hug</u>	<u>468-2309</u>	<u>Lisula Hug</u>
15)	<u>John CLARK</u>	<u>468-5868</u>	<u>John Clark</u>
16)	<u>B. Parr</u>	<u>468-5184</u>	<u>B. Parr</u>
17)	<u>P. Parr</u>	<u>468-5184</u>	<u>P. Parr</u>
18)	<u>J LUNNISS</u>	<u>468 5762</u>	<u>J. Lunniss</u>

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Christine T. MacLam</u>	<u>unlisted 15 Coach Drive</u>	<u>Christine T. MacLam</u>
2)	<u>Lloyd MacLam</u>	<u>✓ 15 Coach Drive</u>	<u>Lloyd MacLam</u>
3)	_____	_____	_____
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
10)	_____	_____	_____
11)	_____	_____	_____
12)	_____	_____	_____
13)	_____	_____	_____
14)	_____	_____	_____
15)	_____	_____	_____
16)	_____	_____	_____
17)	_____	_____	_____
18)	_____	_____	_____

Declaration of Opposition to the Romance Inn proposal for the Randwood Estate

Listings of Group 3

Residents using the commons and or living outside the King / Charlotte residential area
(Bikers, dog walkers, pleasure walkers, plus people wanting to sign declaration)

138 Names collected(133 + 5 residents from Group 2 list)
(Less 12 duplicate names on the King / Charlotte area lists)

126 Names counted

Frequent users of Common for
bike riding, dog walking + exercise.

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Address / Telephone	Signature
✓ 1)	Brian + Brenda Parks	5 Christopher St.	B Parks
2)	Andrew Ward	21 Canal Dr	Andrew Ward
✓ 3)	DON & EVA THOMPSON	555 VICTORIA	Don Thompson
✓ 4)	LAWRENCE & TERESA FOSTER	303 NASSAU	L Foster
5)	MICHAEL HOWE	8 WYCKOFF	M Howe
6)	CHRIS YAKYMISHEN	4683 W 21	Chris Yakymishen
7)	Shawna Macfarlane	262-4529	Shawna Macfarlane
8)	PAT O'DEY	468-0126	Pat O'Dey
9)	Barb Penteluke	468-4885	Barb Penteluke
10)	SANDRA LAWRENCE	18 JAMES ST	Sandra Lawrence
11)	C. W. JACKSON	468-9238	C W Jackson
✓ 12)	PAT + JOHN SHEPPARD	468-9237	Pat Sheppard
13)			
14)			
15)			
16)			
17)			
18)			

Declaration of Opposition

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	Name	Telephone	Signature	
1)	<u>Isabelle Parliament</u>	<u>905 468 1342</u>	<u>Isabelle Parliament</u>	
2)	<u>Emily Hyde</u>	<u>905 468 0669</u>	<u>Emily Hyde</u>	
3)	<u>URSULA KUCHARSKI</u>	<u>289-868-9365</u>	<u>U. Kucharski</u>	
4)	<u>Rose Younger</u>	<u>905-468-9605</u>	<u>Rose Younger</u>	
5)	<u>Barbara J. Beallie</u>	<u>905-468 2817</u>		
6)	<u>R Beckett</u>	<u>905-468-5765</u>	<u>R Beckett</u>	
7)	<u>Bill Brown</u>	<u>905 468 5649</u>	<u>Bill Brown</u>	X
8)	<u>Mileen Brown</u>	<u>905 468 5649</u>	<u>Mileen Brown</u>	X
9)	<u>Nareen Parsons</u>	<u>905-468-4760</u>	<u>Nareen Parsons</u>	X
10)	<u>Shahar Parsons</u>	<u>905-468-4760</u>	<u>Shahar Parsons</u>	X
11)	<u>B PARKS</u>	<u>905 468 5305</u>	<u>B Parks</u>	X
12)	<u>Nicholas L. Miller</u>	<u>289.868.9253</u>	<u>Nicholas L. Miller</u>	
13)	<u>Brenda Parks</u>	<u>905468-5305</u>	<u>Brenda Parks</u>	X
14)	<u>JIM RYAN</u>	<u>468-0431</u>	<u>Jim Ryan</u>	
15)	<u>ROB VANDEKING</u>	<u>466-7855</u>	<u>Rob Vandeking</u>	
16)	<u>LUCI VAANDERING</u>	<u>466-7855</u>	<u>L. Vandering</u>	X
17)	<u>A.T. AMGILL</u>	<u>468-4652</u>	<u>A.T. Amgill</u>	
18)	<u>DAN BRADSTON</u>	<u>468-2462</u>	<u>Dan Bradston</u>	

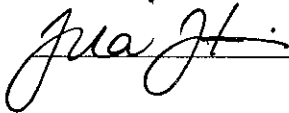
Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>LARRY TRIANO</u>	<u>262-5338</u>	<u>[Signature]</u>
2)	<u>C. A. SmyTHE</u>	<u>468-5568</u>	<u>[Signature]</u>
3)	<u>ANW HANDERS</u>	<u>468-4910</u>	<u>[Signature]</u>
4)	<u>Paul Masson</u>	<u>468-9703</u>	<u>[Signature]</u>
5)	<u>Peggy Lander</u>	<u>650-3366</u>	<u>[Signature]</u>
6)	<u>GERRY S HEWY</u>	<u>468 4786</u>	<u>[Signature]</u>
7)	<u>DONALD COMBE</u>	<u>932-4175</u>	<u>[Signature]</u>
8)	<u>Sylvia Kemp</u>	<u>468-9511</u>	<u>Sylvia Kemp SYLVIA KEMP</u>
9)	<u>Eliy Oliver Malone</u>	<u>468-9738</u>	<u>Eliy Oliver Malone</u>
10)	<u>Ralph Malone</u>	<u>468-9738</u>	<u>Ralph Malone</u>
11)	<u>HOPE BRADLEY</u>	<u>468 3663</u>	<u>[Signature]</u>
12)	<u>Michelle Broughton</u>	<u>468 9339</u>	<u>[Signature]</u>
13)	<u>RD MERRITT</u>	<u>468 2665</u>	<u>[Signature]</u>
14)	<u>G Zander</u>	<u>468 2344</u>	<u>[Signature]</u>
15)	<u>R P West</u>	<u>905 468 5205</u>	<u>[Signature]</u>
16)	<u>Morgan W. White</u>	<u>905 358-0282</u>	<u>[Signature]</u>
17)	<u>Vivian K. Elliott</u>	<u>905 468 2142</u>	<u>[Signature]</u>
18)	<u>Carolyn Deas</u>	<u>905-468-1446</u>	<u>[Signature]</u>

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Tina Fountain</u>	<u>905-228-1247</u>	<u></u>
2)	_____	_____	_____
3)	_____	_____	_____
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
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12)	_____	_____	_____
13)	_____	_____	_____
14)	_____	_____	_____
15)	_____	_____	_____
16)	_____	_____	_____
17)	_____	_____	_____
18)	_____	_____	_____

Declaration of Opposition

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	Address	Telephone	Signature
1)	<u>17 Colonel Butler</u>	<u>468-3082</u>	<u>Anne Reid</u>
2)	<u>90 William</u>	<u>468-3427</u>	<u>S Allen</u>
3)	_____	_____	_____
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
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13)	_____	_____	_____
14)	_____	_____	_____
15)	_____	_____	_____
16)	_____	_____	_____
17)	_____	_____	_____
18)	_____	_____	_____
19)	_____	_____	_____
20)	_____	_____	_____

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex on the Randwood Estates property.

Name (print)	Address	Signature
1. Y. RATHN	620 Simcoe	<i>[Signature]</i>
2. C. Leavitt	330 Mary St	<i>[Signature]</i>
3. Eliz. Peters	37 Gange Cr.	<i>[Signature]</i>
4. Joy FLEGG	38 Weatherstone	<i>[Signature]</i>
5. Doug Ure	7 McFarland Gate	<i>[Signature]</i>
6. Steve Locke	328 Queen	<i>[Signature]</i>
7. Robt Kirk	318 Niagara Blvd	<i>[Signature]</i>
8. Susan Browne	5 Sequal Place	<i>[Signature]</i>
9. LYNDA DRAVES	100 VICTORIA ST. NOTL.	<i>[Signature]</i>
10. BRIAN DRAVES	100 VICTORIA ST. NOTL.	<i>[Signature]</i>
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Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex on the Randwood Estates property.

Name (print)	Address	Signature
1. GUY BANBERMAN	300 NIAGARA BLVD.	<i>Guy Banberman</i>
2. Lou-Ann Anderson	475 Dorchester St	<i>Lou-Ann Anderson</i>
3. JOYCE BARCOCK	286 NASSAU ST	<i>Joyce Barcock</i>
4. Emily Hyde	305 Gate St.	<i>Emily Hyde</i>
5. AMALIE ENNS	1283 IRVINE RD.	<i>Amalie Enns</i>
6. Dorothy Lees	RR6 ¹³³⁸ East West Line	<i>Dorothy Lees</i>
7. MARIAN KUNIMURA	300 Niagara Blvd	<i>Marian Kunimura</i>
8. ROSE FINNIGAN	16-443 NASSAU ST	<i>Rose Finnigan</i>
9. VIRGINIA FORTYH	325 ORCHARD DR.	<i>Virginia Fortyh</i>
10. ISABELLE PARLIAMENT	418 GATE ST	<i>Isabelle Parliament</i>
11. ANNE WILLS	26 Balmain Dr.	<i>Ann Stills</i>
12. Lesley Fowler	Samuel St	<i>Lesley, I. Fowler</i>
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Declaration of Opposition

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	Name	Telephone	Signature
1)	Rita Brown	905 984 8365	Rita Brown
2)	Peter M Babcock	905-468-9744	Peter M Babcock
3)	Steve Christie	905-468-0657	STEVE CHRISTIE
4)	C Crocco	905 468 8385	C CROCCO
5)	D. Crocco	905-468-1973	D. Crocco
6)	Charles Bellamy	905-468-7829	C.H. Bellamy
7)	MARILYN BELLAMY	905-468-7829	M. Bellamy
8)	Martha Cisneros	905 468 2481	Martha Cisneros
9)	Barbara J Bedell	905 468 3528	Barbara J Bedell
10)	William J Bedell	905 468-3528	William J Bedell
11)	Felicity Mandeville	905-468-3435	FELICITAS MANDEVILLE
12)	Virginia Mainprize	905 468 0000	Virginia Mainprize
13)	L. Wolfstky	905-262-4055	L. Wolfstky
14)	Annie Rowenberger	905 262-4145	Annie Rowenberger
15)	J. Kowrick	905-262-4796	J. Kowrick
16)	E J Kowrick	905-262-4796	E J Kowrick
17)	Uwe Kowrick	905-262-4145	Uwe Kowrick
18)	Geoffrey Kowrick	(905) 262-4956	Geoffrey Kowrick

Declaration of Opposition

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	Name	Telephone	Signature
1)	Elizabeth Masson	468-9703	E. Masson X
2)	Helene Masson	905-468-2592	Helene Masson
3)	Helene Woehl	468 8934	Helene Woehl
4)	J. MacLachlan	" 3443	Judith MacLachlan
5)	A. DUC TRIANO	262-5338	A. DUC TRIANO
6)	J. Mopie	468-8954	J. Mopie
7)	Jackie Johnson	468-1855	Jaqueline Johnson
8)	Phoebe Appleton	468-2802	Phoebe Appleton
9)	Carol Stokrup	468 2698	C. Stokrup
10)	Margaret Smythe	468-5568	Margaret Smythe
11)	Bob Nixon	905-468-2625	Bob Nixon
12)	Carol Beckmann Nixon	468-5811	Carol Nixon
13)	Jim Shanker	468-4777	Jim Shanker
14)	Lynda Cox	468-0053	Lynda Cox
15)	Gracia Jones	468 7614	Gracia Jones
16)	Arden Cohen	289-868-9534	Arden Cohen
17)	Bob Nixon	468 5811	Bob Nixon
18)	Jean Munkle	468-5716	J. Munkle
19)	Keith Grant	468-5716	Keith Grant

- 1 Duplicate

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Address	Telephone	Signature
1)	<u>41 JAMES</u>	<u>905-468-1298</u>	<u>[Signature]</u>
2)	<u>120 PRIDEAUX</u>	<u>905-468-1288</u>	<u>[Signature]</u>
3)	<u>120 PRIDEAUX</u>	<u>905-468-1288</u>	<u>[Signature]</u>
4)	<u>433 KING ST.</u>	<u>905-468-5527</u>	<u>[Signature]</u>
5)	<u>433 KING ST</u>	<u>905-468-5527</u>	<u>[Signature]</u>
6)	<u>195 Queen St</u>	<u>905-468-1426</u>	<u>[Signature]</u>
7)	<u>175 QUEEN ST</u>	<u>905-468-1426</u>	<u>[Signature]</u>
8)	<u>169 Gate St</u>	<u>289-241-9977</u>	<u>[Signature]</u>
9)	<u>169 Gate SA.</u>	<u>289-868-9357</u>	<u>Lori Bisbuck</u>
10)	<u>22 PARK CT</u>	<u>905-468-7224</u>	<u>[Signature]</u>
11)	<u>22 PARK CT</u>	<u>905-468-7224</u>	<u>[Signature]</u>
12)	<u> </u>	<u> </u>	<u> </u>
13)	<u> </u>	<u> </u>	<u> </u>
14)	<u> </u>	<u> </u>	<u> </u>
15)	<u> </u>	<u> </u>	<u> </u>
16)	<u> </u>	<u> </u>	<u> </u>
17)	<u> </u>	<u> </u>	<u> </u>
18)	<u> </u>	<u> </u>	<u> </u>
19)	<u> </u>	<u> </u>	<u> </u>
20)	<u> </u>	<u> </u>	<u> </u>

Declaration of Opposition

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	Address	Telephone	Signature
1)	<u>225 ANNE ST</u>	<u>468-4314</u>	<u>J. Ford</u>
2)	<u>" " "</u>	<u>" "</u>	<u>J. Ford</u>
3)	<u>_____</u>	<u>_____</u>	<u>_____</u>
4)	<u>_____</u>	<u>_____</u>	<u>_____</u>
5)	<u>_____</u>	<u>_____</u>	<u>_____</u>
6)	<u>_____</u>	<u>_____</u>	<u>_____</u>
7)	<u>_____</u>	<u>_____</u>	<u>_____</u>
8)	<u>_____</u>	<u>_____</u>	<u>_____</u>
9)	<u>_____</u>	<u>_____</u>	<u>_____</u>
10)	<u>_____</u>	<u>_____</u>	<u>_____</u>
11)	<u>_____</u>	<u>_____</u>	<u>_____</u>
12)	<u>_____</u>	<u>_____</u>	<u>_____</u>
13)	<u>_____</u>	<u>_____</u>	<u>_____</u>
14)	<u>_____</u>	<u>_____</u>	<u>_____</u>
15)	<u>_____</u>	<u>_____</u>	<u>_____</u>
16)	<u>_____</u>	<u>_____</u>	<u>_____</u>
17)	<u>_____</u>	<u>_____</u>	<u>_____</u>
18)	<u>_____</u>	<u>_____</u>	<u>_____</u>
19)	<u>_____</u>	<u>_____</u>	<u>_____</u>
20)	<u>_____</u>	<u>_____</u>	<u>_____</u>

Declaration of Opposition to the Romance Inn proposal for the Randwood Estate

Listings of Group 4

Merchants from Queen Street who also are members of the Chamber of Commerce

21 Names collected(2 Duplicates on the adjacent residents list Group 1)

Declaration of Opposition

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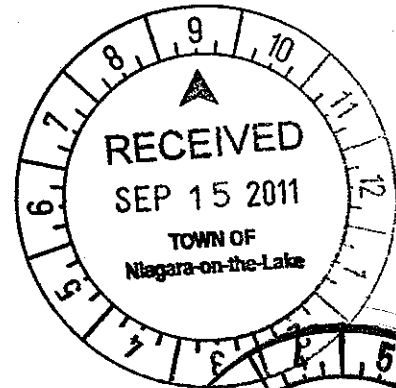
Name (print)	Address	Signature
1. NOREEN PARSONS	8 CHRISTOPHER	Noreen Parsons X
2. CHARLES PARSONS	8 CHRISTOPHER	Charles Parsons X
3. ELIZABETH RUTHERFORD	1495 FOURMILE CREEK RD N-O-T-L	Elizabeth Rutherford
4. LAURA HARTE	510 Regent Street, Welland	Laura Harte
5. J. ARMSTRONG	141 GUNSTON ST. GUNSTON	J. Armstrong
6. PAT RUTHERFORD	475 VICTORIA ST. N.O.T.L	Pat Rutherford
7. DIDIMILKOPOPOUS	59A Queenst NOTL	Didimilkoopoulos
8. R. M. DICKSON	128 SIMCOE ST. N.O.T.L	R. M. Dickson
9. J. A. SEATON	236 WILLIAM ST	J. A. Seaton
10. S. CONWAY	57 Queen St NOTL	S. Conway
11. Alex RUTHERFORD	1498 Fourmile Creek Rd. NOTL	Alex Rutherford
12. P. RIDGEC	177 Gate St. N.O.L.	P. Ridgec
13. M. RIDESIC	177 Gate St. N.O.T.L	M. Ridesic
14. L. ALARECHIT	276 Gate St NOTL	L. Alarechit
15. T. Hutton	33 Lakeside	T. Hutton
16. M. Interisano	6585 Steele Rd, NOTL	M. Interisano
17. Krista Sheldrick	55 Queen St. NOTL	K. Sheldrick
18. L. CALDAS	RR4 NOTL LOS120	L. Caldas
19. L. Pellmann	RR6 NOR LOS 120	L. Pellmann
20. P. Petrakis	59 Queen St. Log	P. Petrakis
21. Tony Anastacio	3 VILLAGE RD	TONY ANASTACIO
22.		
23.		
24.		
25.		
26.		

Planning B Box 3

September 15, 2011

Niagara-on-the-Lake Councillors
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0

- | | |
|----------------------------|----------|
| Lord Mayor Dave Eke | Copy 1 ✓ |
| Councillor Maria Bau-Coote | Copy 2 |
| Councillor Jim Collard | Copy 3 |
| Councillor Dennis Dick | Copy 4 |
| Councillor Terry Flynn | Copy 5 |
| Councillor Andrea Kaiser | Copy 6 |
| Councillor Jamie King | Copy 7 |
| Councillor Martin Mazza | Copy 8 |
| Councillor Gary Zalepa Jr. | Copy 9 |



Dear Councillors;

This letter is with respect to the "Romance Inn" Proposal now before the town, and the request to change the zoning of the Randwood Estate property to commercial.

My concerns regarding this have been given to the council members in a prior e-mail, but let me re-iterate my position as follows;

As a citizen living in the residential area surrounding this property, I am deeply concerned about the potential of such a development taking place. A project of this nature does not belong in a residential area, and in fact, would be well suited for areas such as Glendale. According to your Strategic Plan particular emphasis is to be made on developing the Glendale commercial area. I believe the Strategic Plan also has a strategy to develop ways and means of balancing the need to preserve our heritage assets and the need for appropriate growth. A commercial development for a residential property is not appropriate growth. The Official Plan also states that every effort must be made to keep residential property residential. If not every effort, there should be at least some effort made to meet the goals of the Official Plan. Surely there can be profitable development of this property within the residential zoning that would be much more appropriate.

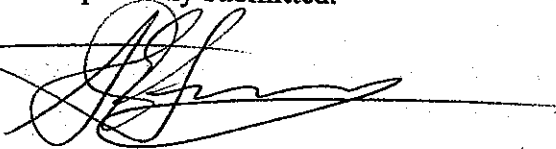
Also, I have updated council by e-mail, that I have been surveying residents in the King / Charlotte residential area to determine their position on this proposal.

My survey is now completed with the exception of Christopher Street, Weatherstone Court, a portion of Charlotte Street(John Street to Pafford); which is being handled separately, as they are all adjacent to the Randwood Estate property in question.

This survey required hours and days to complete, with a genuine attempt to speak with someone at every residence in the King / Charlotte residential area. It often involved returning to a residence for a second or third time to try and find someone at home. These efforts resulted in signatures representing some 327 residents of the King / Charlotte area plus a handful of residents who live outside the King / Charlotte area who heard of the list and asked if they might sign up as well(i.e., East & West Line). All of the listed residents are opposed to the Romance Inn proposal and the commercial re-zoning of this property, and although a few people said they had no opinion on it, I in fact can count on one hand the number of people who said they were in favour of it.

For your information, I have attached copies of these names to this letter for your perusal. This list is extensive, and easily represents the vast majority of the residents living in the King / Charlotte area.

Respectfully submitted.



Peter Sterling Harvey
P.O. Box 1267
15 The Promenade
Niagara-on-the-Lake
905 468-2436

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Paul Sportelli</u>	<u>468-0706</u>	<u>Paul Sportelli</u>
2)	<u>PATRICK GALIGAN</u>	<u>468-8398</u>	<u>Patrick Galigan</u>
3)	<u>Glen Smith</u>	<u>468-2619</u>	<u>Glen Smith</u>
4)	<u>IAN BAIANO</u>	<u>468-0220</u>	<u>IB</u>
5)	<u>IAN + NAULY</u>	<u>468 2803</u>	<u>Ian Nauly</u>
6)	<u>R BONGARD R DeRoehers</u>	<u>468-9824</u>	<u>Rogemar DeRoehers</u>
7)	<u>Bill Gallagher</u>	<u>468-8471</u>	<u>Bill Gallagher</u>
8)	<u>JETTY MAGNAN</u>	<u>468-7574</u>	<u>J. Magnan</u>
9)	<u>MARJORIE BOARETTI</u>	<u>486-0139</u>	<u>M. Boaretti</u>
10)	<u>RAY CUTTS</u>	<u>289 868 9488</u>	<u>Ray Cutts</u>
11)	<u>IHOR BIRKA</u>	<u>289 868 9591</u>	<u>Ihor Birka</u>
12)	<u>Natalia Kubishyn</u>	<u>289 868 9591</u>	<u>Natalia Kubishyn</u>
13)	<u>Laurie + Doug HARLEY</u>	<u>905 468-5600</u>	<u>Laurie Harley</u>
14)	<u>LARRY + JUDY MANTLE</u>	<u>905-933-2032</u>	<u>Judy Mantle</u>
15)	<u>DENISE + GABE ASCENZO</u>	<u>289 868 9394</u>	<u>Denise Ascenzo</u>
16)	<u>Iean Bulloch</u>	<u>905-468-5135</u>	<u>I. Bulloch</u>
17)	<u>Katie Banerman</u>	<u>468-2530</u>	<u>K. Banerman</u>
18)	<u>Aerdi Jo Vuelz</u>	<u>468-5552</u>	<u>Aerdi Jo Vuelz</u>

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	LARRY LESTER	905-468-1338	<i>[Signature]</i>
2)	Brian Dook	905-468-1928	<i>[Signature]</i>
3)	Virginia Fortyn	905-468-1672	<i>[Signature]</i>
4)	Blair Williams	905-847-6320	<i>[Signature]</i>
5)	Don Jastak	905-468-2235	<i>[Signature]</i>
6)	ROBIN SCOTT	905-468-9625	<i>[Signature]</i>
✓ 7)	GARY MUMBERT SAUNDERS	905-468-2992	<i>[Signature]</i>
8)	ELAINE BROPHY	905-468-2036	<i>[Signature]</i>
9)	Craig Hill	778-233-1418	<i>[Signature]</i>
10)	Anna Cummer	604-722-8125	<i>[Signature]</i>
11)	SHIRLEY MCBRIDE	905-468-7509	<i>[Signature]</i>
12)	Mike McBride	905-468-7589	<i>[Signature]</i>
13)	HENRI ADAMOWSKI	905-468-1269	<i>[Signature]</i>
14)	BARBARA SUMMERS	905-468-1269	<i>[Signature]</i>
15)	MARIEG TARCO	905-468-5558	<i>[Signature]</i>
16)	Don R. Tranter	965-468-7422	<i>[Signature]</i>
17)	Marie K. Homans	905-468-8695	<i>[Signature]</i>
18)	Jean Stewart	289-868-9195	<i>[Signature]</i>

(19)

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Betty Alexander</u>	<u>468 9793</u>	<u>Bu</u>
2)	<u>MANFRED SCHAEFER</u>	<u>468-0830</u>	<u>M. Schaefer</u>
3)	<u>P Schaefer</u>	<u>468-0830</u>	<u>P Schaefer</u>
4)	<u>Mathew</u>	<u>289-868-9359</u>	<u>Mathew</u>
5)	<u>Gary Soule</u>	<u>468-9881</u>	<u>Gary Soule</u>
6)	<u>LIZ EVANS</u>	<u>468-5587</u>	<u>Liz Evans</u>
7)	<u>KEN EVANS</u>	<u>468-5587</u>	<u>K Evans</u>
8)	<u>DIETER UNRUH</u>	<u>468 3182</u>	<u>Dieter Unruh</u>
9)	<u>JOHN ANGLIMBROU</u>	<u>468 8282</u>	<u>John Anglimbrou</u>
10)	<u>GERRY BRAND</u>	<u>468 1262</u>	<u>Gerry Brand</u>
✓ 11)	<u>J. Thomas & Carol Mullen</u>	<u>468.0700</u>	<u>J. Mullen</u>
12)	<u>JENARO CISNEROS</u>	<u>468-0481</u>	<u>Jenaro Cisneros</u>
13)	<u>Myrtle Burton</u>	<u>468-0199</u>	<u>MYRTLE BURTON</u>
14)	<u>JOHN SAYERS</u>	<u>468-3014</u>	<u>John Sayers</u>
15)	<u>JUDITH SAYERS</u>	<u>468-3014</u>	<u>Judith Sayers</u>
16)	<u>NEBBIE GORDON</u>	<u>468-7446</u>	<u>Nebbie Gordon</u>
17)	<u>Barbara Lambson-Barbe</u>	<u>468 5333</u>	<u>Barbara Lambson-Barbe</u>
18)	<u>MARY SCOTT</u>	<u>468 9625</u>	<u>Mary Scott</u>

(19)

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Dan Werner</u>	<u>905-468-3565</u>	<u>Dan Werner</u>
✓ 2)	<u>Ian + Karen Doherty</u>	<u>905-468-5108</u>	<u>Karen Doherty</u>
✓ 3)	<u>Robert + Geraldine Barrim</u>	<u>905-468-2388</u>	<u>Geraldine Barrim</u>
4)	<u>Jacqueline McLean</u>	<u>905-468-1913</u>	<u>Jacqueline McLean</u>
5)	<u>LARRY KULCHAR</u>	<u>905-468-3537</u>	<u>Larry Kulchar</u>
6)	<u>Matthew Kulchar</u>	<u>905-468-3537</u>	<u>Matthew Kulchar</u>
7)	<u>Mark Patvick</u>	<u>905-468-0511</u>	<u>Mark Patvick</u>
8)	<u>Hilary Bellis</u>	<u>"</u>	<u>Hilary Bellis</u>
9)	<u>Trudi Watson</u>	<u>905-468-3314</u>	<u>Trudi Watson</u>
10)	<u>Richard West</u>	<u>468-5208</u>	<u>Richard West</u>
Michelle Machuzik	<u>Michelle Machuzik</u>	<u>289-868-8931</u>	<u>Michelle Machuzik</u>
✓ 12)	<u>Carolyn + JOHN VANHELVERT</u>	<u>468-7264</u>	<u>Carolyn Vanhelvert</u>
✓ 13)	<u>DONALD + MARLYN DELAIRE</u>	<u>468-3687</u>	<u>M. Delaire</u>
14)	<u>Patti Moore</u>	<u>905-468-3523</u>	<u>Patti Moore</u>
15)	<u>Ron DAVIS</u>	<u>905-468-0605</u>	<u>Ron Davis</u>
16)	<u>Cynthia Shorro</u>	<u>289-868-4173</u>	<u>Cynthia Shorro</u>
17)	<u>Della Kooka</u>	<u>905-468-0405</u>	<u>Della Kooka</u>
18)	<u>John Grieve</u>	<u>905-468-0089</u>	<u>John Grieve</u>

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Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Corinne Unruh</u>	<u>905-468-3182</u>	<u>Corinne Unruh</u>
2)	<u>Gisela Kozak</u>	<u>468-5449</u>	<u>GISELA KOZAK</u>
✓ 3)	<u>Pam and Jim Dowling</u>	<u>468-1429</u>	<u>Pam & Jim Dowling</u>
✓ 4)	<u>Karen + Tom McMillan</u>	<u>905 468 2890</u>	<u>Karen McMillan</u>
✓ 5)	<u>Bill & George Warren</u>	<u>905 468 2809</u>	<u>Bill Warren</u>
6)	<u>Shigeno Hunter</u>	<u>905-468-8707</u>	<u>Shigeno Hunter</u>
✓ 7)	<u>Karen & Joyce Kharina</u>	<u>905 468 1757</u>	<u>Kharina</u>
✓ 8)	<u>Katherine & George Allan</u>	<u>905-468-0090</u>	<u>K. Allan</u>
✓ 9)	<u>Bob & Sharon Casco</u>	<u>905-468-1298</u>	<u>Sharon</u>
✓ 10)	<u>Mary Lou & Frank Katsouras</u>	<u>905-468-4562</u>	
11)	<u>M. T. Vuk</u>	<u>905-468-2772</u>	<u>M. T. Vuk</u>
12)	<u>Ben D'Antoni</u>	<u>905-468-4801</u>	<u>M. J.</u>
✓ 13)	<u>Judy Gans - D'Antoni</u>	<u>905-468-4801</u>	<u>J. Gans - D'Antoni</u>
14)	<u>L. Stapleton</u>	<u>905-468-5778</u>	<u>L. Stapleton</u>
15)	<u>Don Stapleton</u>	<u>" " "</u>	<u>Don Stapleton</u>
✓ 16)	<u>Marilyn Ed Hauman</u>	<u>905-468-1092</u>	<u>M. Hauman</u>
17)	<u>Alto Liedtke</u>	<u>468 7636</u>	<u>A. Liedtke</u>
18)	<u>K. L. Drake</u>	<u>468-2662</u>	<u>K. L. Drake</u>

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Sandy Basisto</u>	<u>905-468-1338</u>	<u>SBasisto</u>
2)	<u>CAROL TAYLOR</u>	<u>905-468-3167</u>	<u>CTaylor</u>
3)	<u>RUTH CORNISH</u>	<u>" " "</u>	<u>RCornish</u>
4)	<u>CAROLE BUTLIN</u>	<u>905-468-7589</u>	<u>CButlin</u>
5)	<u>Peggy Donnelly</u>	<u>905-468-5589</u>	<u>PD</u>
✓ 6)	<u>BRUCE & LYNDA ROSS</u>	<u>905-468-0053</u>	<u>Lynnda Ross</u>
✓ 7)	<u>Liz - Nick Ikonko</u>	<u>905-468-4777</u>	<u>Liz Ikonko</u>
8)	<u>BARRIE DAY</u>	<u>468-8668</u>	<u>BDay</u>
✓ 9)	<u>Cliff & Pearl Peterson</u>	<u>468-1836</u>	<u>P. Peterson</u>
✓ 10)	<u>Charlotte & Bob Lewis</u>	<u>468-0621</u>	<u>Charlotte Lewis</u>
11)	<u>Albert HUMMEL</u>	<u>468-5343</u>	<u>A Hummel</u>
12)	<u>Judy Henderson</u>	<u>468-5345</u>	<u>J. Henderson</u>
13)	<u>Joan Sinton</u>	<u>468-0565</u>	<u>J. Sinton</u>
14)	<u>John Hardy</u>	<u>468-2215</u>	<u>J HARDY</u>
✓ 15)	<u>Mary Lou & Dan</u>	<u>289-8688 8842</u>	<u>DAN & Donna Jan</u>
✓ 16)	<u>Geo & MARY</u>	<u>468-0054</u>	<u>Geo & Mary</u>
17)	<u>Linda Gader</u>	<u>905-468-2636</u>	<u>Linda Gader</u>
✓ 18)	<u>C & W HEPBURN</u>	<u>468-2231</u>	<u>WILL HEPBURN</u>

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Peter Harvey</u>	<u>468-2436</u>	<u>[Signature]</u>
2)	<u>MARION JOHNSTON</u>	<u>468-4846</u>	<u>[Signature]</u>
3)	<u>EDWARD MONTGOMERY</u>	<u>468-4288</u>	<u>[Signature]</u>
4)	<u>LIZ BISHOP</u>	<u>468 7588</u>	<u>[Signature]</u>
5)	<u>JOHN BISHOP</u>	"	"
✓ 6)	<u>HANZ & DAINA MENSEL</u>	<u>468 9286</u>	<u>[Signature]</u>
7)	<u>STEPHEN FOSSA'</u>	<u>468 7662</u>	<u>[Signature]</u>
8)	<u>Jonathan NZOUANKEU</u>	<u>468 2056</u>	<u>[Signature]</u>
9)	<u>Fabienne ALLIQU</u>	<u>468 2056</u>	<u>[Signature]</u>
✓ 10)	<u>Peter & MORA Richmond</u>	<u>468-4303</u>	<u>[Signature]</u>
11)	<u>SHIRLEY Hopper</u>	<u>468-3647</u>	<u>[Signature]</u>
✓ 12)	<u>JENNIFER/BLK BRADFORD</u>	<u>468.3176</u>	<u>[Signature]</u>
13)	<u>ANNETTE MACKENZIE</u>	<u>468-4766</u>	<u>[Signature]</u>
14)	<u>SCHALK PIETERSE</u>	<u>905-468-9383</u>	<u>[Signature]</u>
✓ 15)	<u>David & Dorothy RIVE</u>	<u>905-468-3904</u>	<u>[Signature]</u>
16)	<u>MARY M. HEGARTY</u>	<u>905 468 8154</u>	<u>[Signature]</u>
17)	<u>Ted Garrett</u>	<u>905-468-3486</u>	<u>[Signature]</u>
✓ 18)	<u>Leighton & Sara LUCAS</u>	<u>905-468-4916</u>	<u>[Signature]</u>

Declaration of Opposition

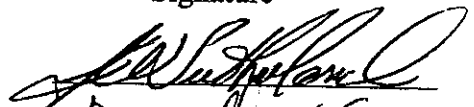
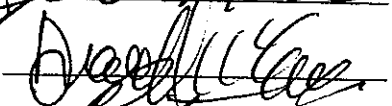
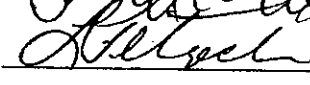
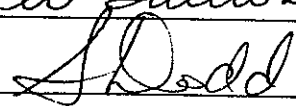
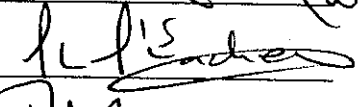
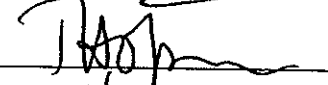
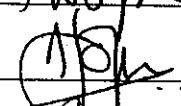
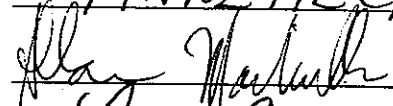
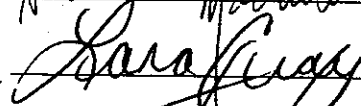
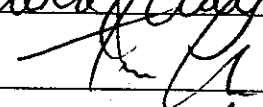
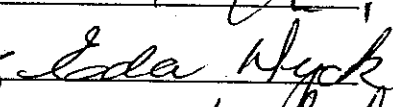
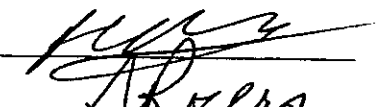
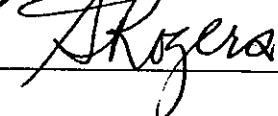
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	Name	Telephone	Signature
1)	<u>[Signature]</u>	905.468.1338	BRENDA BOSISTO
2)	<u>HOWARD BOGUSAT</u>	905 468-3566	Howard Bogusat
3)	<u>GORDON McCLURE</u>	289-268-9491	Gordon McClure
4)	<u>Rick Legros</u>	905 651 6000	[Signature]
5)	<u>Helen Hendricks</u>	0 468 34 32	Helen Hendricks
6)	<u>[Signature]</u>	905-4680587	Don Gibson
✓ 7)	<u>Rocco & JANE MARCHESI</u>	468 1795	Marchese
8)	<u>Karen Poynton</u>	905-468-9353	Karen Poynton
9)	<u>Juan Eaton</u>	905 468 5028	Juan Eaton
✓ 10)	<u>TED & KATHLEEN HARRISON</u>	905-468 3776	Kathleen Harrison
✓ 11)	<u>Ken & Norma Jackson</u>	905-468-0589	K. E. Jackson
✓ 12)	<u>Dominic & José LeFranc</u>	905-468-7117	LeFranc
✓ 13)	<u>Richard & Babette Whitaker</u>	905-468-8925	R. Whitaker
✓ 14)	<u>Arsham & Mary Dalrymple</u>	905-468-4362	M. Dalrymple
✓ 15)	<u>Denis & Alan Smith</u>	905-573-7463	Denis
✓ 16)	<u>Marek & Diana Kaulak</u>	905-468-2872	D. Kaulak
17)	<u>Bob Hillier</u>	905 468 3521	[Signature]
✓ 18)	<u>Jim & Leona Stewart</u>	748-Rye St.	North Stewart

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Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>JAMES SUTHERLAND</u>	<u>TBA</u>	
2)	<u>DONALD EVANS</u>	<u>905-468-5013</u>	
3)	<u>L. Petrick</u>	<u>905-468-3405</u>	
4)	<u>E. Sullivan</u>	<u>905-468-1349</u>	<u>esullivan</u>
5)	<u>S. DODD</u>	<u>905-289-8689/328</u>	
6)	<u>Jane Murray</u>	<u>905-468-3872</u>	<u>Jane Murray</u>
7)	<u>M. McEachern</u>	<u>905-468-1148</u>	
8)	<u>Terene Hopson</u>	<u>905-468-0004</u>	
9)	<u>Annette Hopson</u>	<u>905-468-3922</u>	
10)	<u>ANNETTE GAGNON</u>	<u>ANNETTE GAGNON</u>	<u>ANNETTE GAGNON</u>
11)	<u>A. MacMillan</u>	<u>ANNETTE⁸⁵² MacMillan</u>	
12)	<u>L. Craig</u>	<u>ANNETTE⁸⁵² MacMillan@gmail.com</u>	
13)	<u>Tom King</u>	<u>905-468-7153</u>	
14)	<u>Eda Dyck</u>	<u>Gilly King⁷⁸⁵</u>	
15)	<u>Aline Van Berlo</u>	<u>@Hctnmail.ca</u>	<u>Eda Dyck</u>
16)	<u>willie Van Berlo</u>	<u>905-468-3905</u>	<u>Aline Van Berlo</u>
17)	<u>CEC. ROGERS</u>	<u>905-468-3515</u>	<u>Willie Van Berlo</u>
18)	<u>SHARON ROGERS</u>	<u>905-468-0098</u>	
			

Declaration of Opposition

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	Name	Telephone	Signature
1)	<u>Norah Pickard</u>	<u>468-4520</u>	<u>[Signature]</u>
2)	<u>SHEILA & ROY RODEN</u>	<u>468 3934</u>	<u>[Signature]</u>
3)	<u>MARK WILSON HARRIS</u>	<u>468-8463</u>	<u>[Signature]</u>
4)	<u>Sebruffa Longie</u>	<u>468-2116</u>	<u>[Signature]</u>
5)	<u>S. Grotter</u>	<u>946-1146</u>	<u>[Signature]</u>
6)	<u>Tanisha Agabul</u>	<u>469 7275</u>	<u>[Signature]</u>
7)	<u>Danida Bladowski</u>	<u>468 5892</u>	<u>[Signature]</u>
8)	<u>Pauline CROOTHER</u>	<u>298 876 677</u>	<u>[Signature]</u>
9)	<u>RUTH LAMANKE</u>	<u>468-4160</u>	<u>[Signature]</u>
10)	<u>VINAY MEHROTRA</u>	<u>468-5112</u>	<u>[Signature]</u>
11)	<u>Ann Maiteri</u>	<u>468-1771</u>	<u>[Signature]</u>
12)	<u>Lester Tindall</u>	<u>289 868942</u>	<u>[Signature]</u>
13)	<u>Nandane Walalyadda</u>	<u>468-1819</u>	<u>[Signature]</u>
14)	<u>G.R. Fellowes</u>	<u>468 0692</u>	<u>[Signature]</u>
15)	<u>Jason Paré</u>	<u>228-3481</u>	<u>[Signature]</u>
16)	<u>Sandra Kachings</u>	<u>905-359-8505</u>	<u>[Signature]</u>
17)	<u>K.Y. PLAYLE</u>	<u>468-4893</u>	<u>[Signature]</u>
18)	<u>Alice Julia Ruce</u>	<u>289-88-9252</u>	<u>[Signature]</u>

✓

(21)

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>CARSON TUCKER</u>	<u>905 650 3640</u>	<u>[Signature]</u>
2)	<u>Stewart McCarthy</u>	<u>905-468-0660</u>	<u>[Signature]</u>
3)	<u>Tony Power</u>	<u>N/A</u>	<u>[Signature]</u>
4)	<u>MARGARET Power</u>	<u>—</u>	<u>[Signature]</u>
5)	<u>C. F. BROWN</u>	<u>905 468 0042</u>	<u>[Signature]</u>
6)	<u>Roderic A. Gordon</u>	<u>905 468 3372</u>	<u>RODERIC A GORDON</u>
7)	<u>M. Middlebrook</u>	<u>905-468-4328</u>	<u>M. Middlebrook</u>
8)	<u>E. E. Galloway</u>	<u>905-468-8886</u>	<u>E. E. Galloway</u>
9)	<u>Rosalie Cheriton</u>	<u>905-468-7977</u>	<u>R. Cheriton</u>
10)	<u>W. J. CHARTRAND</u>	<u>905-468-9107</u>	<u>[Signature]</u>
11)	<u>LINDA CHARLEY</u>	<u>905-468-0529</u>	<u>Linda S. Charley</u>
12)	<u>MIR LIPE</u>	<u>905 468 2790</u>	<u>[Signature]</u>
13)	<u>Simon Harvey</u>	<u>906 468 8137</u>	<u>[Signature]</u>
14)	<u>R. Zapke</u>	<u>905 468 8388</u>	<u>[Signature]</u>
15)	<u>H. Burgers</u>	<u>905-468-5372</u>	<u>[Signature]</u>
16)	<u>J. K. Thornton</u>	<u>905/468-0122</u>	<u>J. K. Thornton</u>
17)	<u>[Signature]</u>	<u>" "</u>	<u>J. P. Thornton</u>
18)	<u>4th Street</u>	<u>905-468-8068</u>	<u>D. Street</u>

(19)

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>ERIC SIMMONDS</u>	<u>468-7615</u>	<u>E. Simmonds</u>
2)	<u>CAROLE SIMMONDS</u>	<u>468-7615</u>	<u>C. Simmonds</u>
3)	<u>Michael Pryor</u>	<u>289-868-9699</u>	<u>Mr. Pryor</u>
4)	<u>SHIRLEY RODECK</u>	<u>468 7142</u>	<u>Shirley Rodack</u>
5)	<u>Stu RODECK</u>	<u>- -</u>	<u>Stu Rodack</u>
6)	<u>Jean Elliott</u>	<u>468-7922</u>	<u>Jean Elliott</u>
7)	<u>ARNOLD WESTLAKE</u>	<u>468-2270</u>	<u>Arnold Westlake</u>
8)	<u>JAYME KAWAI</u>	<u>468-2743</u>	<u>Jayne Kawai</u>
9)	<u>FRED JOHNSON</u>	<u>468-6224</u>	<u>Fred Johnson</u>
10)	<u>TOM HAINES</u>	<u>468 2833</u>	<u>Tom Haines</u>
11)	<u>Melody Legere</u>	<u>468 7881</u>	<u>Melody Legere</u>
12)	<u>W. ALLINGHAM</u>	<u>905 468 0059</u>	<u>W. Allingham</u>
13)	<u>D Legere</u>	<u>905 468 7881</u>	<u>D Legere</u>
14)	<u>Claire Crookley</u>	<u>905-468-5364</u>	<u>Crookley</u>
15)	<u>JULIA VIDIC</u>	<u>905-468-2772</u>	<u>Jvb</u>
✓ 16)	<u>TKaczyk (Tracy & Joseph)</u>	<u>905-468-4505</u>	<u>J. Tracy</u>
17)	<u>KAREN DAVIS</u>	<u>905-468-0980</u>	<u>K Davis</u>
18)	<u>Cosmo Condina</u>	<u>905-468-2093</u>	<u>Cosmo Condina</u>

19)

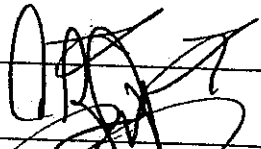
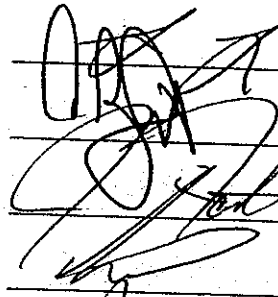
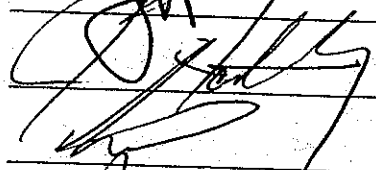
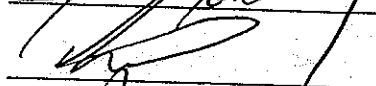

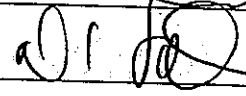

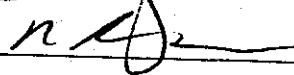


Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Joed Kingsford</u>	<u>905 468-2846</u>	<u>J. Kingsford</u>
2)	<u>Jaye Gring</u>	<u>905 468-2846</u>	<u>J. Gring</u>
3)	<u>R Maxwell</u>	<u>905 468 8805</u>	<u>R Maxwell</u>
4)	<u>Sue Maxwell</u>	<u>905 468 8805</u>	<u>S. Maxwell</u>
5)	<u>Melanie McGill</u>	<u>905 468 8091</u>	<u>M. McGill</u>
6)	<u>GLEN STEWART</u>	<u>905-468-1666</u>	<u>G. Stewart</u>
7)	<u>ELIZABETH SALKAUSKAS</u>	<u>905-468-7232</u>	<u>E. Salkauskas</u>
8)	<u>BRUCE BUCKBROOK</u>	<u>289 2413593</u>	<u>B. Buckbrook</u>
9)	<u>Marianne + Egon Epp</u>	<u>468-3975</u>	<u>M. Epp</u>
10)	<u>DAVID & SAI BROWN</u>	<u>289 868 9479</u>	<u>D. Brown</u>
11)	<u>Olivia Street</u>	<u>905-468-7913</u>	<u>Olivia Street</u>
12)	<u>NEIL STERRITT</u>	<u>905-228-3256</u>	<u>Neil Sterritt</u>
13)	<u>DUSAN KOVACEVIC</u>	<u>905 468 5561</u>	<u>D. Kovacic</u>
14)	<u>Janie Sterritt</u>	<u>905-228-3236</u>	<u>J. Sterritt</u>
15)	<u>Rajia Alexander</u>	<u>905-468-5575</u>	<u>R. Alexander</u>
16)	<u>MARIA HUNRO</u>	<u>905-468-1237</u>	<u>M. Hunro</u>
17)	<u>ALDO PETRONELLI</u>	<u>905-468-8778</u>	<u>A. Petronelli</u>
18)	<u>JACKIE & RANDY BOYCE</u>	<u>905-468-2475</u>	<u>Jackie Boyce</u>

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	M. Peso	905-468-3643	Maryanne Peso
2)	J. Peso	905-468-3643	Josip Pero
3)	B. Prentice	905-468-4847	B. Prentice
4)	Lisa Lockyer	905-468-7359	
5)	Cam TOTHURST	905-468-7359	
6)	J. Felling	905-468-3885	
7)	Fred Brown	289-868-8762	
8)	BRIAN CARTY	905-468-7129	Brian Carty
9)	NEIL MAHADY	905-468-3639	Neil Mahady
10)	KEGGY & KEN BELL	905-468-1272	P. Bell
11)	GEORGE ETNA MITCHELL	905-468-2191	G. Mitchell
12)	Richard Howard	905-468-4137	
13)	DAVID JOHNSON	905-468-4137	
14)	RANJIT REEL	905-468-1476	Ranjit Reel
15)	W. VENT	905-468-6060	
16)	R. BUSBRIDGE	468-1097	
17)	J. Richardson	289-296-8177	
18)	A. WIENS	468-2279	

20

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>B. Harvey</u>	<u>468-2436</u>	<u>B. Harvey</u>
2)	<u>F. MARLOW</u>	<u>468-5304</u>	<u>F. Marlow</u>
3)	<u>G. PROTULIPAC</u>	<u>468-9413</u>	<u>GEORGE PROTULIPAC</u>
4)	<u>D. Protulipac</u>	<u>" "</u>	<u>DONNA PROTULIPAC</u>
5)	<u>CANDERSON</u>	<u>468-9274</u>	<u>C. Anderson</u>
6)	<u>J.R. CHALLIS</u>	<u>468 2817</u>	<u>J.R. Challis</u>
7)	<u>P.M. BAKER</u>	<u>468 1030</u>	<u>Peter M. Baker</u>
8)	<u>JEAN BAKER</u>	<u>468-1030</u>	<u>Jean M. Baker</u>
9)	<u>MARIE LAPOINTE</u>	<u>289 868 206</u>	<u>Marie Lapointe</u>
10)	W <u>C. MURRAY</u>	<u>468 4738</u>	<u>Carolyn Murray</u>
11)	<u>Walter Murray</u>	<u>" "</u>	<u>W. Murray</u>
12)	<u>John Wright</u>	<u>468-7242</u>	<u>J. Wright</u>
13)	<u>René Hug</u>	<u>468-2309</u>	<u>René Hug</u>
14)	<u>Lisula Hug</u>	<u>468-2309</u>	<u>Lisula Hug</u>
15)	<u>John Clark</u>	<u>468 5868</u>	<u>John Clark</u>
16)	<u>B. Parr</u>	<u>468-5184</u>	<u>B. Parr</u>
17)	<u>P. Parr</u>	<u>468-5184</u>	<u>P. Parr</u>
18)	<u>J. LUNNISS</u>	<u>468 5762</u>	<u>J. Lunniss</u>

Copy Planning
4/2

September 21, 2011

Randwood Hotel Development

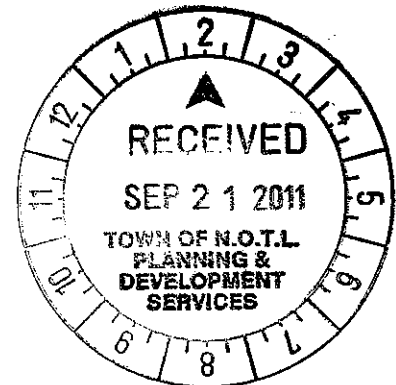
To the Lord Mayor of Niagara-on-the-Lake and his Council:



I enclose signature sheets from the immediate Rand Estate neighbours who are opposed to the change in zoning for Randwood from residential to commercial; they have 48 signatures. This includes homes on Weatherstone, Christopher, Charlotte St. from Paffard to John, and those on John St. who are immediate neighbours of the land under discussion. Like Peter Harvey, I went back again and again to talk to and receive signatures from my neighbours. Everyone signed with four exceptions: Marnie Dingman who said she would send her own letter, a woman who rents, a homeowner whose house has been up for sale for 6 or so months who told me that she didn't want to talk about Randwood, she just wanted to go to Florida, and a Town employee. Calvin Rand sent his letter to me and asked me to bring it by hand to the Town Offices. He also told me that he would attend the Public Meeting on Sept. 26th with one of his daughters "unless I'm in the hospital".

Many of my neighbours and I intend to speak next Monday but since only 3 hours are allowed for the residents, we would like you to know that we and many, many others are absolutely opposed to the commercialization of the Randwood Estate.

Elizabeth Masson
Elizabeth Masson
6 Weatherstone Court
905-468-9703



September 2011

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

I wish to state my opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, I am opposed to the development of the Romance Inn complex on this property.



Calvin Rand

200 John Street East,

Niagara-on-the-Lake, Ontario

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name

1) 6 Weatherstone Ct.

Elizabeth Masson
Haddock

2) 8 Weatherstone Ct.

D. Murray

3) 10 Weatherstone Ct.

4) 14 Weatherstone Ct.

R. Collins

5) 16 Weatherstone Ct.

Paul N. Mason

6) 22 Weatherstone Ct.

Laurie Buchanan

7) 22 Weatherstone Cr.

Bruce Brewitt

8) 26 WEATHERSTONE CRT

Peter Edwards

9) 34 WEATHERSTONE CRT,

J. E. Jipson

10) 34 WEATHERSTONE CRT

Mr. Murray
Lindsay H. May

11) 50 WEATHERSTONE CRT

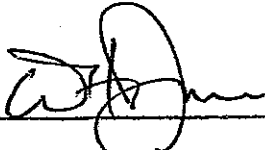


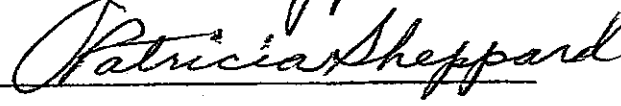
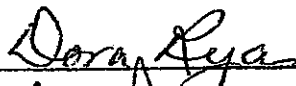
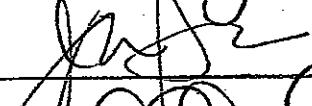
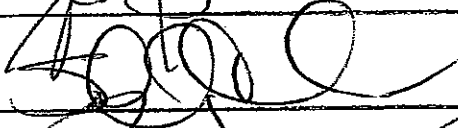





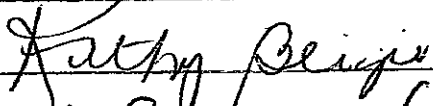
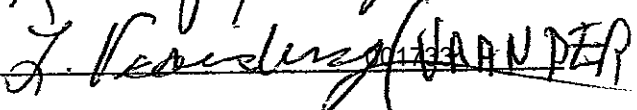
Shirley May

12) 71

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

<u>Street Address</u>	<u>Name (signature)</u>
1) 6 CHRISTOPHER	
2) 6 Christopher	
3) 2 Christopher St.	
4) 2 Christopher St.	
5) 3 Christopher St.	
6) 3 Christopher St.	
7) 7 Christopher St	
8) 7 Christopher Street	
9) 8 Christopher Street	
10) 8 CHRISTOPHER STREET	
11) 5 CHRISTOPHER ST	
12) 5 CHRISTOPHER ST.	
13) 9 CHRISTOPHER ST.	
14) 4 CHRISTOPHER	

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

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<u>Street Address</u>	<u>Name</u>
1) Mary Vanleeuwen	571 Charlotte St
2) Anne Matthews	545 Charlotte St.
3) Bessie Webb	44 Weatherstone Ct.
4) JOHN BARFITT / LINDSAY BARFITT	9 WEATHERSTONE CT
5)	"
6) Linda Telford	40, Weatherstone Ct.
7) Robert Patterson	580 Charlotte St.
8) 200 Andrew McPherson	200(A) John St. E. (Garage Apt.)
9)	
10)	
11)	
12)	

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

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Street Address

Name

1) 144 Weatherstone Ct.

Barbara J North
Barbara North

2) 580 CHARLOTTE ST

3) 4 CHRISTOPHER

4) 511 Charlotte St.

5) 511 Charlotte St.

6) 535 Charlotte St

7) 535 Charlotte St

8) 100 John St E

9) 517 Charlotte St

10) 16 WEATHERSTONE CT.

11)

12)

13)

14)

15)

16)

17)

Frank E. Bell

J. D. Bell

K. Wilson

Chia Inui

ROBERT & MARY GORDON

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

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Street Address

Name

- | | | | |
|----|--------------------------------|--------------|-------------------------------------|
| 1) | 30 WEATHERSTONE CRT. N.O.T.L. | 905.468.9421 | ELIZABETH M. LILLIE |
| 2) | 28 Weatherstone Court N.O.T.L. | 416 964-2284 | <i>[Signature]</i>
Daniel Kelly. |
| 3) | | | |

- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)
- 11)
- 12)

Holly Dowd, Town Clerk
Town of Niagara on the Lake, ON
1593 - 4 Mile Creek Road
Virgil, ON L0S 1T0



Copy Planning ✓
JHS

26 September, 2011

Attention: Lord Mayor, Members of Council, Planning Department

Re: Rand Estate Development Proposal

Along with 40 or so neighbours whose homes are adjacent to this grandiose proposed development, and along with several hundred others whose signatures attest to their opposition I believe that this proposal should be categorically denied, as it is in direct violation of both the Ontario Planning Act as well as the Official Plan of Niagara on the Lake. In the Ontario Planning Legislation and Commentary, 211 Edition, the authors Robert Doumani and Patricia Foran point out that the Ontario Planning Act, Part 5 (Land Use and Controls) recognizes zoning by-laws as “Ensuring orderly development, and the protection of residential neighbourhoods from the intrusion of Industry and Commerce” as well as “preserving existing property from depreciation”. (Section 2, pg. 54).

Under Section 8 (Site Plan Control) p.86, the authors observe that “Its purpose is to ensure that detailed site-specific matters with respect to the development of a particular parcel of land and its impact in relationship to the surrounding or existing or proposed land uses are addressed”. No formal neighbourhood impact study was done. The abutting neighbours are opposed, as the attached signatures attest.

In the Provincial Policy Statement, Part 5, Section 1-7.1, is the statement that “Long term economic prosperity should be supported by maintaining and where possible enhancing the vitality and viability of downtown and main streets”. This self-contained resort does not help. Downtown merchants are opposed, as the attached signatures attest.

Approval of this proposal would not only be in direct contravention of the Ontario Planning Act, the Provincial Policy Statement and the Town’s Official Plan, but it would also set several precedents:

Abutting this property on the south are the Dingman and Rand properties - some 30 acres which would then be open to similar commercial development. The Town has already denied several applications for underground parking in the Old Town - this project envisages underground parking for 119 cars! I foresee a number of requests for reconsideration of previously rejected proposals should this go forward.

... 2

There are many other reasons for denying this proposal, including:

- the lack of a neighbourhood impact study
- the number of outstanding projects already approved but on hold
- the invalid (since out of date) supporting documents
- the projections based on 2001-2007 occupancy rates (never above 45%) and forecast to increase. This was before the decline in U.S. visitors after the new passport controls, the devaluation of the U.S. dollar since the 2008 recession and the threat of another recession
- the total disregard for the neighbours' entitlement to the peaceful enjoyment of their "upscale residential neighbourhood" as described in the PKF Consulting Report

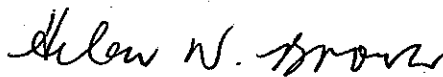
Since no formal neighbourhood impact study has been undertaken, may I again direct your attention to the Town's Official Plan p. 76 where Formal Public Policy Goals and Objectives include:

5. - to encourage controlled and orderly growth within designated commercial areas
6. - to minimize the impact of commercial development on adjacent land uses
7. - to minimize the impact of commercial development on the traffic carrying capacity of the adjacent lands
8. - to prevent the intrusion of commercial uses into residential areas

I trust that after careful consideration of all the implications, Council will disagree and reject outright this gross infringement on the residential nature of this area.

I also hereby request personal notification if the proposed zoning change is approved.

Yours,



Helen W. Brown

H. W. Brown
6 Christopher Street
Niagara on the Lake, ON
905 468 5649
Enclosures - Signatures

Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex on the Randwood Estates property.

Name (print)	Address	Signature
1. NOREEN PARSONS	8 CHRISTOPHER	<i>Noreen Parsons</i>
2. CHARLES PARSONS	8 CHRISTOPHER	<i>Charles Parsons</i>
3. ELIZABETH RUTHERFORD	1498 TOURMILE CREEK RD N-OTL	<i>Elizabeth Rutherford</i>
4. LAURA HARTE	516 Regent Street, Welland	<i>Laura Harte</i>
5. J. ARMSTRONG	141 QUINSTON ST. QUINSTON	<i>J. Armstrong</i>
6. PAT RUTHERFORD	475 VICTORIA ST. N.OTL	<i>Pat Rutherford</i>
7. DIDIMIRKOPOLOS	598 Queen St W52	<i>Didimirkopolos</i>
8. RON DICKSON	128 SIMCOE ST. N.OTL	<i>Ron Dickson</i>
9. J. A. GERTON	236 WILLIAM ST	<i>J. A. Gerton</i>
10. S. CONNOR	57 Queen St NOTL	<i>S. Connor</i>
11. ALEX RUTHERFORD	1498 TOURMILE CREEK RD. N.OTL	<i>Alex Rutherford</i>
12. P. RICHIE	177 Gate St. N.O.L.	<i>P. Richie</i>
13. M. RIKESIC	177 Gate St. N.O.T.L	<i>M. Rikestic</i>
14. L. ALARECHIT	276 Gage St NOTL	<i>L. Alarechit</i>
15. T. HUTTON	33 Lakeside	<i>T. Hutton</i>
16. M. INTERISANO	6585 Steele Rd. NOTL	<i>M. Interisano</i>
17. KRISTA SHELDRICK	55 Queen St. NOTL	<i>K. Sheldrick</i>
18. L. CALDAS	RR4 NOTL L05120	<i>L. Caldas</i>
19. L. PELLERIN	RR6 NOTL L05150	<i>L. Pellerin</i>
20. P. PETRAKIS	59 Queen St. L05100	<i>P. Petrakis</i>
21. TONY ANASTASIO	3 VILLAGE RD	<i>Tony Anastasio</i>
22.		
23.		
24.		
25.		
26.		

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name (signature)

1) 6 CHRISTOPHER

[Signature]

2) 6 Christopher

[Signature]

3) 2 Christopher St.

J.E. Sheppard

4) 2 Christopher St.

Patricia Sheppard

5) 3 Christopher St.

Dora Ryan

6) 3 Christopher St.

[Signature]

7) 7 Christopher St

[Signature]

8) 7 Christopher Street

[Signature]

9) 8 Christopher Street

[Signature]

10) 8 CHRISTOPHER STREET

[Signature]

11) 5 CHRISTOPHER ST

Brenda Parks

12) 5 CHRISTOPHER ST.

[Signature]

13) 9 CHRISTOPHER ST

Kathy Beizer

14) 4 CHRISTOPHER

[Signature]

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name

- 1) 144 Weatherstone Ct.
- 2) 580 CHARLOTTE St.

Barbara J North
 PRO HARBOR

- 3) 4 Christopher
- 4) 511 Charlotte St.
- 5) 511 Charlotte St.
- 6) 535 Charlotte St
- 7) 535 Charlotte St
- 8) 100 John St E

Frank E. Bell
 J. D. Bell
 K. Wilson
 Lisa Price

- 9)
- 10)
- 11)
- 12)
- 13)
- 14)
- 15)
- 16)
- 17)

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 14 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name

- | | |
|-------------------------|--|
| 1) 6 Weatherstone Ct. | Elizabeth Masson
h. Paddock |
| 2) 8 Weatherstone Ct. | |
| 3) 10 Weatherstone Ct. | Al Murray |
| 4) 14 Weatherstone Ct. | R. Collins |
| 5) 6 Weatherstone Ct. | Paul A. Mason |
| 6) 22 Weatherstone Ct. | Laurie Buchanan |
| 7) 22 Weatherstone Cr. | Bruce Brewitt |
| 8) 26 WEATHERSTONE CRT | Peter Edwards |
| 9) 34 WEATHERSTONE CRT, | J. E. Jipson |
| 10) 34 WEATHERSTONE CRT | Mr. Murray
Dorothy May
Shirley May |
| 11) 50 WEATHERSTONE CRT | |
| 12) | |

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street AddressName

- | | |
|-------------------------------------|--|
| 1) Mary Vanleeuwen | 571 Charlotte St |
| 2) Anne Mathews | 545 Charlotte St. |
| 3) Bessie Webb | 44 Weatherstone Ct. |
| 4) JOHN BARFITT /
LINDA BARFITT | 9 WEATHERSTONE CT |
| 5) | " |
| 6) Linda Telford | 40, Weatherstone Ct. |
| 7) Robert Patterson | |
| 8) 200 J. Andrew Mathews | 580 Charlotte St
200(A) John St. E. (Garage Apt.) |
| 9) | |
| 10) | |
| 11) | |
| 12) | |

Randwood Hotel Development

To the Lord Mayor and his Council, Town of Niagara-on-the-Lake, Ontario:

We, immediate neighbours of the Rand Estate, wish to state our opposition to the proposed change in the Town's Official Plan to allow the Rand Estate property at 144 & 176 John Street East to be zoned for commercial use. Further, we are opposed to the development of the Romance Inn complex on this property.

Street Address

Name

- | | | | |
|-----|--------------------------------|--------------|------------------------------------|
| 1) | 30 WEATHERSTONE CRT. N.O.T.L. | 905.468.9421 | EWZABETH M. LILLIE |
| 2) | 28 Weatherstone Court N.O.T.L. | 416 964-2284 | <i>[Signature]</i>
Daniel Kelly |
| 3) | | | |
| 4) | | | |
| 5) | | | |
| 6) | | | |
| 7) | | | |
| 8) | | | |
| 9) | | | |
| 10) | | | |
| 11) | | | |
| 12) | | | |

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WB

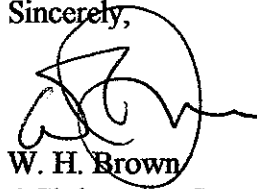
Holly Dowd, Town Clerk
Town of Niagara on the Lake, ON
1593 - 4 Mile Creek Road
Virgil, ON L0S 1T0

27 September, 2011

Dear Town Clerk

These overheads formed part of my presentation and should have been handed in last night. Please add them to my presentation file.

Sincerely,

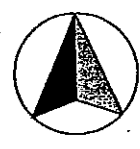
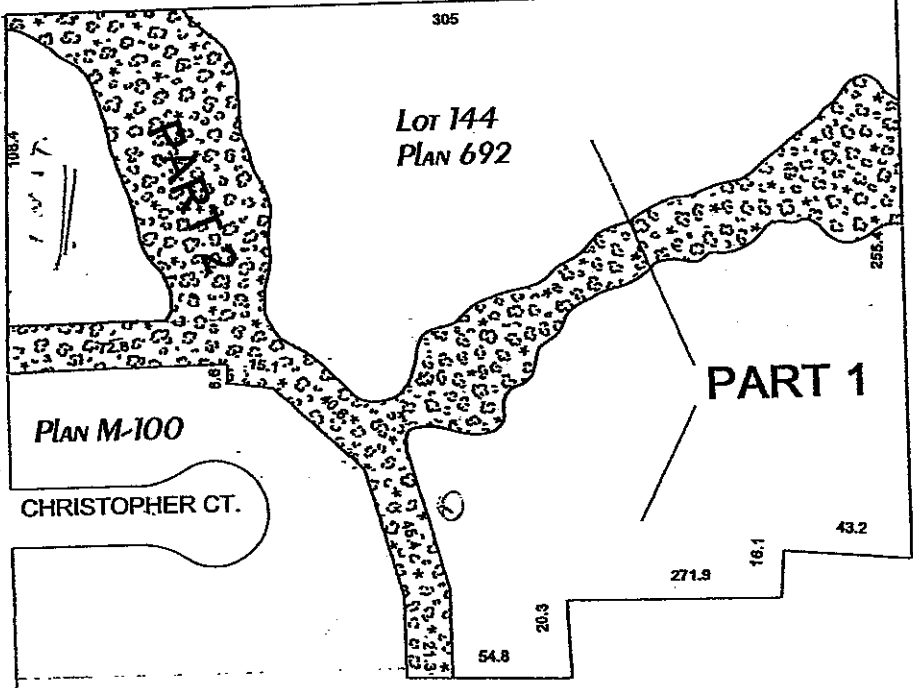


W. H. Brown
6 Christopher St.
NOTL



CHARLOTTE STREET

JOHN STREET



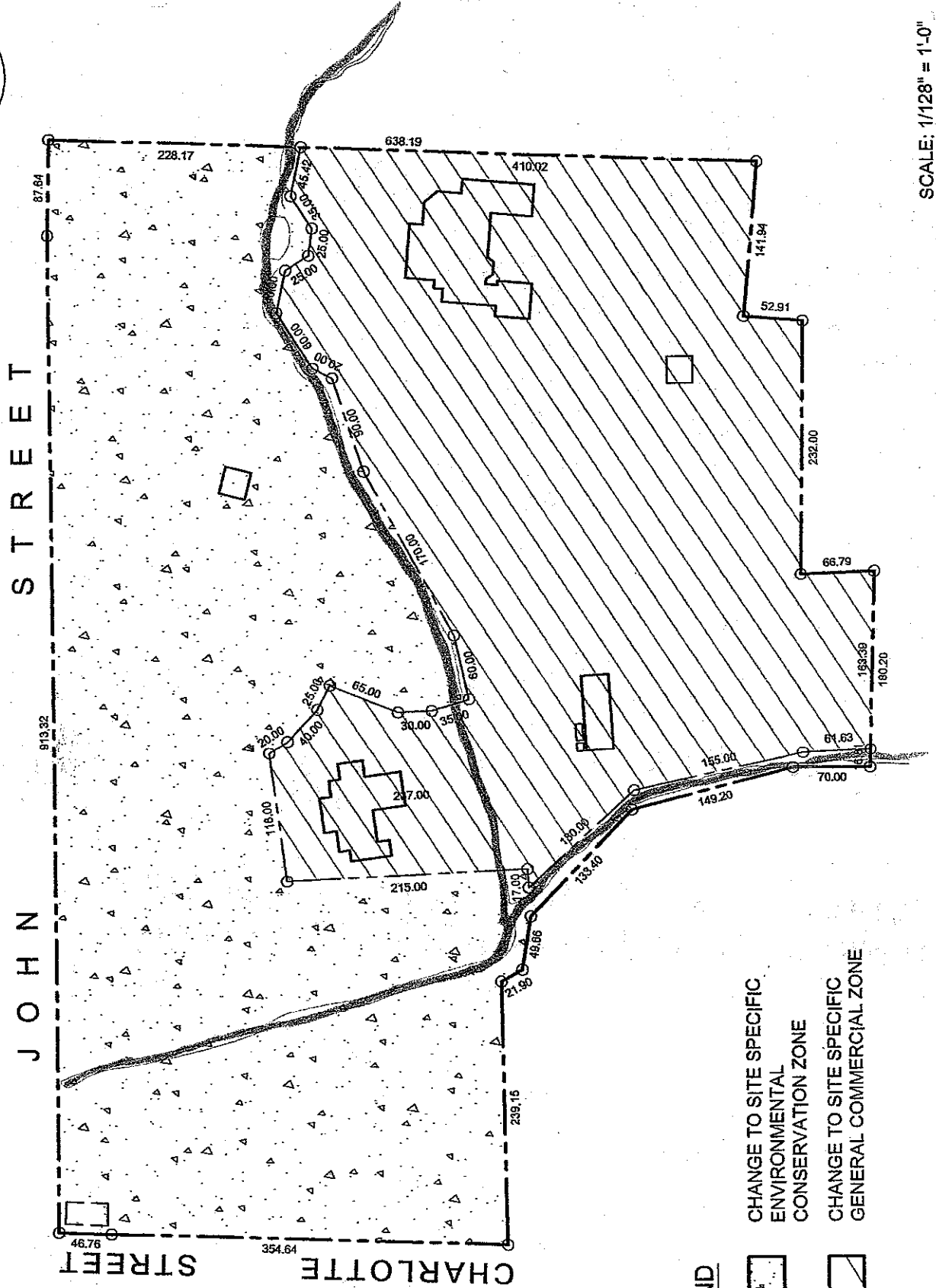
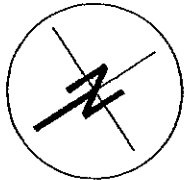
SCHEDULE "A" - TO BY-LAW 500 -96 OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THE DAY OF , 1996

LORD MAYOR
MICHAEL M. DIETSCH

TOWN CLERK
R.G. HOWSE

ZONING BY-LAW AMENDMENT SCHEDULE

ROMANCE INN (RANDWOOD) REDEVELOPEMNT



- LEGEND**
-  CHANGE TO SITE SPECIFIC ENVIRONMENTAL CONSERVATION ZONE
 -  CHANGE TO SITE SPECIFIC GENERAL COMMERCIAL ZONE

001749

SCALE: 1/128" = 1'-0"

APPENDIX D

144-176 John Street - Official Plan & Zoning Change - Letters of Concern - As of September 26, 2011

NAME	DATE OF LETTER	STREET ADDRESS	CONTACT NUMBER
Daniel Kelly	24-Sep-11	28 Weatherstone Court, Niagara-on-the-Lake	
Priscilla Webb	25-Sep-11	44 Weatherstone Court, Niagara-on-the-Lake	with Petition on page 2
Peter Harvey	26-Sep-11	15 The Promenade, Niagara-on-the-Lake	905-468-2436
Faith & David Bell	26-Sep-11	511 Charlotte Street, Niagara-on-the-Lake	
Bill Brown	26-Sep-11	6 Christopher Street, Niagara-on-the-Lake	
Helen & Bill Brown	26-Sep-11	2 Christopher Street, Niagara-on-the-Lake	
Brenda Parks	26-Sep-11		
Mr. Parks	26-Sep-11		
Corinne Unruh	26-Sep-11	17 The Promenade	
Sally McLeod-Miller	26-Sep-11	7 Christopher Street	
Chris Toyne	26-Sep-11	2240 Westman Road, Mississauga, ON	
Linda Telford	26-Sep-11	40 Weatherstone Court	
Dieter Unruh	26-Sep-11	17 The Promenade	
John E. Sheppard	26-Sep-11	2 Christopher Street, Niagara-on-the-Lake	905-468-9837
Yvonne McMorrough	26-Sep-11	3 Sentry Circle, Niagara-on-the-Lake	Not for or against
Rick Jorgensen	27-Sep-11	Niagara-on-the-Lake Bed & Breakfast Association	
R.A.C. Dingman	27-Sep-11	588 Charlote Street, Niagara-on-the-Lake	905-468-4770
Ivan Sack	29-Sep-11	8 Tuscany Court	
Peter Stokes	21-Oct-11	154 Cavan Street, Port Hope, Ontario L1A 3B9	
Elizabeth Masson	25-Oct-11	6 Weatherstone Court, Niagara-on-the-Lake	905-468-9703
Peter Sterling Harvey	26-Oct-11	15 The Promenade, Niagara-on-the-Lake	905-468-2436

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Bnab

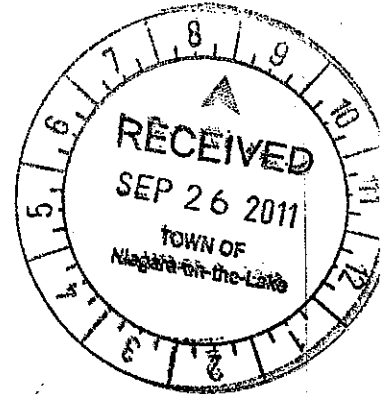
File No: 000

Date: September 24, 2011

Company: TOWN OF NIAGARA-ON-THE-LAKE
Address: 1593 Four Mile Creek Rd.
P.O. Box 100 Virgil, Ontario L0S1T0

Attention: Holly Dowd
Town Clerk

re: 144-176 John Street - Official Plan & Zoning Change



Dear Ms. Dowd.

I strongly object to the development of the Romance Hotel Project on John Street for the following reasons:

Historical Significance:

Canada is a relatively young country and there are a limited number of residential structures which can lay claim to historical significance. As well, there are very few grand estate properties in this country which rival the Rand Estate. The citizens of Niagara-on-the-Lake have always played a key role in preserving the local heritage and this is exactly the reason the town has become a distinct travel destination. To desecrate the Rand Estate properties in the fashion contemplated, would be an affront to the residents who have worked so diligently to protect and preserve our heritage. While some may look upon this project as an opportunity to attract more visitors to Niagara-on-the-Lake, I feel that over the long term the development of this property will have the exact opposite effect. Truly successful travel destinations offer the visitor an unique experience and this is what Niagara-on-the-Lake currently offers in the way of history and culture. The Romance Hotel complex offers the same type of 'glitzy' attraction as found in numerous other locales and, in so doing, contributes nothing towards fostering the present image of the community. Indeed, the development of this property could well be the first step towards destroying the unique qualities for which Niagara-on-the-Lake is so well known.

Future Zoning:

Were this property to be zoned commercial it would be impossible to prevent future applications for similar zoning. What has up until the present time been a residential neighbourhood, would be greatly impacted in a negative manner. The residents who purchased homes in the surrounding area did so in good faith, fully expecting the town to safeguard their quality of life and the investments made in their properties by respecting the existing zoning. The neighbouring residents are to be congratulated for maintaining and beautifying their properties and should expect to have the support of the local authorities in opposing this complex.

Noise Concerns:

It has been my experience that sound travels a significance distance in the areas surrounding the Commons. I have even been able to clearly understand announcements coming from the 'Jetboats' travelling along the Niagara River which is almost 1 ½ miles away. Under certain conditions, traffic noise along the Niagara Parkway can be heard in the background. Celebrations held at Fort George and Fort Niagara can certainly be heard as can the bird bangers in the surrounding vineyards. Based on the drawings which have been exhibited, plus the proximity to Niagara Falls, it is my firm belief that this hotel complex will be marked primarily as a venue for wedding celebrations. If this transpires, the sounds of music will be heard in all directions for miles around, including areas closer to the main street. Should this be the case, the municipal office will need to constantly deal with noise complaints at a time when resources to deal with existing problems are becoming increasingly limited. The sound given off by the large mechanical units required to heat and cool a complex of this size, including those required to filter the air in the large underground garage which is proposed, will contribute substantially to background noise. In short, the Commons will no longer be a sanctuary in which one can have a pleasant walk or bicycle. One of the highlights of Niagara-on-the Lake will be lost forever and a mockery will be made of what has up to now been considered a historical site where quiet contemplation is always possible. One of the defining attributes of the area has always been the fact that it is extremely quite. I have visited remote farming areas and never experienced the lack of background noise which is evident around the Commons. I am unsure as to why this is the case, but I can only surmise that it has to do with the fact that the area is bordered by water on so many sides. This type of solitude is sorely lacking in today's world and it would certainly be shortsighted to destroy it by allowing the development of a large commercial complex.

Health Concerns:

I am very concerned about the quality of air which would be coming from the mechanical units. Due to the size of this complex, the quality of air surrounding it will be negatively affected to a substantial degree. This is of special concern given the demographics of the local population and the higher than normal rate of cancer cases in the Niagara region.

In addition to the above, I have a number of concerns related to parking and traffic volume as well as the impact on the ecology and natural environment of the area, including the water table.

Sincerely yours,

Daniel Kelly
28 Weatherstone Court,
Niagara-on-the-Lake,
Ontario, L0S 1J0

e-mail: dkelly@ceconisimone.com

Copy Planning
SVP
BARR



To: Town of Niagara-on-the-Lake
Attn: The Lord Mayor and Town Councillors
From: Mrs. Priscilla Webb
Date: September 25, 2011
Re: Proposal for 144-176 John Street

With at least 8 operating hotels in our small town:

- 3 Vintage Inns (Pillar & Post, Prince of Wales, Queen's Lannding)
- Oban Inn
- Shaw Club
- Harbour House
- Charles Inn
- Gate House

And 5 more hotels with already approved plans but not yet built:

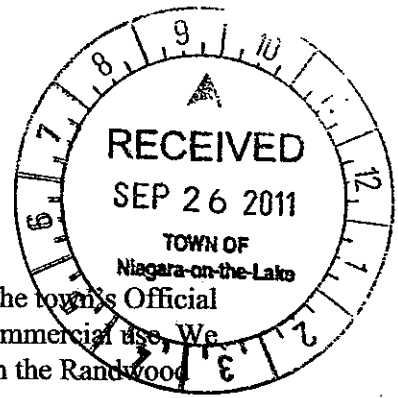
- Pillar & Post conference centre and one added floor
- Charles Inn expansion
- Phillips/Hummel building at Queen and Mississauga
- Empty lot on Picton near Zee's
- Whatever happens on the Anchorage property

How can the Council justify approving the Romance/Peterson/Fowler proposal for a 13th hotel of 106 rooms? The ensuing strain on the town's infrastructure is one argument against: e.g., traffic, parking, garbage and snow removal, etc.

It is also an insult to the town's height regulation, where 36 feet is the rule.

Who benefits? Not the town, and certainly not the next-door neighbours.

Priscilla Webb
44 Weatherstone Court
N.O.T.L.



Declaration of Opposition

We the undersigned citizens of Niagara-on-the-Lake are opposed to changing the town's Official Plan to allow the Randwood Estates property on John Street to be zoned for commercial use. We are also opposed to the proposal of developing the "Romance Inn Complex" on the Randwood Estates property.

	Name	Telephone	Signature
1)	<u>Discilla Ruth Webb</u>	<u>905-468-8865</u>	<u>Discilla Webb</u>
2)	<u>Helen Brown</u>	<u>68 905-468-5649</u>	<u>Helen</u>
3)	<u>Bekkie Fox</u>	<u>905-468-1823</u>	<u>Bekkie Fox</u>
4)	<u>Marilyn Shepherd</u>	<u>905-468-7141</u>	<u>Marilyn Shepherd</u>
5)	<u>MICHAEL FOX</u>	<u>905-468-1023</u>	<u>M R</u>
6)	<u>Caroline Ridy</u>	<u>905-468-0225</u>	<u>Caroline Ridy</u>
7)	<u>PAUL SHEPHERD</u>	<u>905-468-7141</u>	<u>Paul Shepherd</u>
8)	<u>SALLY ADAMSON</u>	<u>905-468-2375</u>	<u>Sally Adamson</u>
9)	<u>MICHAEL ADAMSON</u>	<u>" " "</u>	<u>Mike Adams</u>
10)	<u>JANET BROWN</u>	<u>905-468-8949</u>	<u>Janet Brown</u>
11)	_____	_____	_____
12)	_____	_____	_____
13)	_____	_____	_____
14)	_____	_____	_____
15)	_____	_____	_____
16)	_____	_____	_____
17)	_____	_____	_____
18)	_____	_____	_____

Is some part of the property already zoned commercial?

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2/18

Presentation - Randwood Public Meeting September 26, 2011

My name is Peter Harvey and I live on The Promenade, and have lived there for nearly 23 years. I am opposed to the Romance Inn proposal, and to changing the Randwood Estate zoning to a commercial designation. I am not in any way against the development of the property under its current zoning designation.

It is my belief that a commercial zoning designation for the Randwood property would increase its economic value, while decreasing the economic value of the properties of the rest of the neighbourhood. The increase in traffic and noise that the Romance Inn proposal would create, will severely affect the quiet peaceful nature of the residential area, the commons area across the street, and the historical grounds adjacent to the commons.

In order to determine the opinion of the nearby residents, myself and others surveyed the residents of the King / Charlotte residential area. This often meant going back to residences a second or even a third time, to try and speak to someone at every residence in this area. There is no "Silent Majority" here, as more than 375 residents, representing the vast majority of the residents, expressed their opposition to the Romance Inn proposal, and signed a declaration against it. In fact only 5 residents actually stated they were in favour of the proposal, and 4 of the 5 said they were afraid of the alternative of having some 300 housing units on the property. I am not sure why they felt this was the only other alternative for the property.

A project of this nature does not belong in a residential area, and does not comply with the town's Official Plan, which is to keep residential property residential. This project is better suited to the Glendale area, and would fit the Strategic Plan of the town as well.

To me, the Romance Inn proposal is an affront to the residents in the surrounding area, all citizens of Niagara-on-the-Lake who currently enjoy the historical and commons areas, and even the Randwood Estate itself.

Peter Sterling Harvey
15 The Promenade
Niagara-on-the-Lake
905 468-2436



Comment on Randwood Development

Any development that involves a change of this magnitude must show respect for the existing community. They must respect

12.
Copy Planning
VB

The conservation of environment and heritage

The residential nature of the neighbourhood

- Safety of Children on routes and in general travel – the traffic report makes no mention of pedestrians, and the access routes intersect with pathways from homes to school.
- Safety of tourists, residents or even guests on foot or on bicycle
- Set backs from residential lot lines
 - Provisions for 38' structure being 14" from residential property lines
- Noise levels
 - Special event licenses – noise impact on the neighbours
 - Outdoor pool area 15 ft from the residential property lines



The limits of the infrastructure for commercial development

- Traffic (I shouldn't have to state the obvious traffic survey in November???)
 - How do people move in and out of the site?(form of transport) and where do they go?
 - There will be pedestrians, cyclists, carriages, buses, service vehicles and there is no mention of any of these forms transportation. There is effectively no sidewalk or bike lanes on the "south side" of John St.
- Parking – 200 sites identified
 - 106 rooms, 200 seat restaurant, 250 special events facilities
 - Employees (255 jobs for the region .. how many on site?), Service vehicles
 - Future consideration for parking west of creek ... yes or no? Valet parking??? Where???
- Water and Sewer
 - I would like the public works to review these service assessments with the residents before they are accepted. The report talks of 58 PSI static pressure at the hydrant. I would live to have that, static pressure at my house is 42 PSI!!!
 - I operate a B&B, and I don't water lawns, and my water consumption is much higher than that quoted in this report. What is the data from equivalent sites at NOTL?

The proposal is lacking both in its completeness and in its respect of the existing community.

Finally my biggest concern is: What stops the scope of the development from being changed through the process? The proposal requests a zoning amendment for 15% yet drawing SP1 put the plans coverage at 10.5%. They are asking for approval for 40% more than is being shared with us today.

I strongly suggest the following actions:

- NOTL departments review the proposal and make a preliminary report to area residents and provide them an opportunity to comment.
- Romance Inn Inc must work with the residents and the planning department to redraft a site plan such that it respects the characteristic of the existing and future residential communities in the neighboring areas.
- A specific proposal should be presented to the council with defined representation from various stakeholders.
- An approval if granted should be specific in absolute detail and conditional to the exact project being completed within a defined timeline. Failure to comply would cause the approval to be revoked and any development would require a new application.
- If an approval is not granted the council should not consider any variances for a period of 5-10 years (let the residents live in peace)

Faith & David Bell
Sept 26/11. 511 Charlotte St.
001756

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TB

Holly Dowd, Town Clerk
Town of Niagara on the Lake
1593 - 4 Mile Creek Road
Virgil, ON L0S 1T0
Attention: Lord Mayor, Members of Council, Planning Department

26 September, 2011

Re: Rand Estate Development Proposal

Over the course of the last few months there have been many misleading statements about this project - for instance referring to this residential area as mixed-use, when it is in fact and always has been entirely residential, or referring to a country inn - whereas it is, on the contrary, a massive and self-contained complex set down in the middle of an exclusively residential area.

The size alone is unbelievable - 122,360 sq.ft. - twice the area of all 40 adjacent homes combined. There are serious flaws on the site plan itself, of which the architect must surely be aware - the hedge designated to remain is not 33 feet 9 ½ inches from the surveyor's stake as shown, but 48 feet, and would be buried under building 7 which projects 20 feet into the buffer zone. The ramp to the underground parking is situated on the flood plain as shown on the NPCA aerial map. Even if it were moved to the other side of the coach house, as Mr Peterson promised to do, it would still be on the flood plain, as indeed is the large events pavilion. This is in direct contravention of the Ontario Planning Act, Part V, Land Use Controls, Section 2a which empowers Councils to enact By-laws "prohibiting the erection of buildings or structures on lands that are subject to flooding." It is also contrary to the NPCA requirement of a 15 metre (50 feet) setback from the creek.

The original concept for this development must have seemed quite reasonable - the Devonian House as a small Country Inn, the Coach House as an Artist's Studio, and the Red House as a 30-room hotel - after all, the kitchens were already there in the basement and the music room could easily be converted into a dining room. It would only have nibbled at the fringes of the Old Town and would have generated sufficient income to maintain the property as it deserves. However, it would still have been in contravention of the Ontario Provincial Planning Act which seeks in Part V Land Use Controls :

- "to ensure orderly development, and the protection of residential neighbourhoods from the intrusion of industry and commerce".

- "to prohibit the use of land or the erection of buildings...unless municipal services are available"

I respectfully submit that none of these concerns has been properly addressed.

The initial concept has now mushroomed into an enormous complex with five new buildings as well as the three already in existence. The inn is now to contain 106 rooms; the restaurant to seat 200, necessitating underground parking for 119 cars; there is to be a large events pavilion for parties of 250 people, not to mention the convention centre and the spa, while some of the 1200 square feet hotel suites may be sold as condominium/time share/or fractional ownership apartments.

The supporting documents to this application are out-of-date, based on statistics from the 2001-2007 period, before the decline of U.S. visitors after the scares from SARS and West Nile virus, the new passport controls and the devaluation of the U.S. dollar since the 2008 recession. Even during the 2001-2007 period the hotel room occupancy rate never even reached 45%. The anticipated increase in visitors has not occurred and with another recession looming is not likely to in the foreseeable future.

...2

There are further considerations:

The 5 projects which have already been approved by the Town and which amount to the addition of several hundred hotel rooms to NOTL are on hold - none have been completed. Why do we need to add a further 106 rooms?

The approval of the Rand Estate development on 13 acres could set a number of precedents:

- Underground parking has already been denied several times in Old Town. I foresee a number of applications for reconsideration.
- There are two adjacent properties to the south - the Rand and Dingman homes sitting on an additional 30 acres which would then be ripe for zoning changes and commercial development, (an even larger threat).

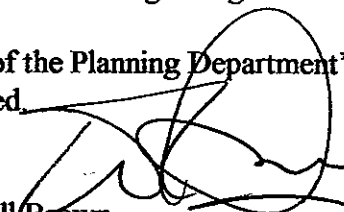
This is not "nibbling at the fringes" of Old Town, it is a huge indigestible bite and a completely unacceptable intrusion into a large residential area that has been zoned residential since the town's beginnings - a proposal which should be categorically denied.

The Town's Official Plan is quite clear. It seeks:

5. To encourage controlled and orderly growth WITHIN THE DESIGNATED COMMERCIAL AREAS
6. To minimize the impact of commercial development on adjacent land uses
7. To minimize the impact of commercial development on the traffic carrying capacity of adjacent roads
8. To prevent the intrusion of commercial uses into residential areas

I agree with Councillor Mazza who was quoted in the Niagara Advance (Sept. 1/11) as saying that he wants the Council to stand up for its Official Plan and those who put their time, effort and vision into creating it. This zoning change should be denied.

I hereby request a copy of the Planning Department's Report and personal notification if the proposed changes are adopted.



Bill Brown
6 Christopher Street
Niagara on the Lake, ON
L0S 1J0

Copy Planning ✓
SACB ✓

Holly Dowd, Town Clerk
Town of Niagara on the Lake
1593 - 4 Mile Creek Road
Virgil, ON L0S 1T0
Attention: Lord Mayor, Members of Council, Planning Department

26 September, 2011 ✓

Re: Rand Estate Development Proposal

Over the course of the last few months there have been many misleading statements about this project - for instance referring to this residential area as mixed-use when it is in fact and always has been entirely residential, or referring to the Red House with its 98 rooms as a country inn

The latest claim is that it is primarily a unique facility for the arts and cultural learning. This presumably refers to Building No. 7 whose name has now been changed from the service and distribution centre as named on the earlier site plan. This is, on the contrary a massive self-contained complex set down in the middle of an exclusively residential area with homes on all three sides.

The original concept of this development must have seemed quite reasonable - the Devonian House as a small Country Inn, the Coach House as an artist's studio and the Red House as a 30-room hotel - after all, the kitchens were already there in the basement and the music room could easily be converted into a dining room. It would only have nibbled at the fringes of the Old Town and would have generated sufficient income to maintain the property as it deserves. However, it would still have been in contravention of the Ontario Planning Act, 2011 which seeks in Part V Land Use Controls:

- "to ensure orderly development, and the protection of residential neighbourhoods from the intrusion of industry and commerce".

This initial concept has now mushroomed into an enormous complex 122,360 square feet (twice the combined floor space of all 40 abutting homes) with 5 new buildings as well as the three already in existence. The Inn is now to contain 98 rooms, the restaurant to seat 200, necessitating underground parking for 119 cars, there is to be a large events pavilion for parties of 250 people, not to mention the convention centre and the spa, while some of the 1200 square feet hotel suites may be sold as condominium/time share/fractional ownership apartments

This proposal is quite clearly in contravention of not only the Town's Official Plan but also the Ontario Planning Act, 2011

Since time is short I will content myself with a few instances:

1 The Planning Act, Part V deals with Land use Controls. In Section 2a it refers to zoning by-laws designed to “Prohibit the use of land or the erection of buildings or structures on lands that are subject to flooding or subject to erosion.” Show Image #1

Image #2 If you superimpose the NPCA aerial Flood Plain map on this site plan it is immediately apparent that the ramp to the underground parking is on the flood plain. Even if it were to be moved to the other side of the Coach House, as Mr. Peterson promised to do, it would still be on the flood plain. Indeed, even the large events pavilion appears to infringe to some degree.

Under Section 8 Site Plan Control, the Act gives power to Councils to:

“Assure the protection of adjacent property through the erection of walls, fences, trees and other forms of landscaping”. The Municipality may also require the owner to agree to provide and maintain such facilities”, as a condition of site plan approval (Subsection 41, 7).

The previous owner, Mr. Fox, willingly agreed to such requirements; and in fact planted thousands of bulbs, and many trees to beautify and screen the 50 foot Buffer Zone that planning recommended. The 50' buffer zone to protect all the abutting the properties on Christopher Street conveniently. The current owners, with this proposal ^{will have} intend to cut down ~~the~~ hedges and trees - some 50' high - they have no choice if they wish to build the massive underground parking lot with its access ramp.

2. We have not been shown the current zoning picture established in 1996 - Image #3 The open space approved at that time and still in existence was carefully designed to follow the course of the One Mile Creek and its tributary providing a buffer of 15 metres from the creek as NPCA requires. The current re-zoning request conveniently ignores these requirements. ~~Building No. 7~~ for instance intrudes 20 feet into the buffer zone right over the top of the hedge that is indicated on the site plan to remain and which is 48' from the surveyors stake not 32' 9 1/2 inches as shown.

SEP 21

Image #4.

THAT THE CONSULTANT POINTS OUT THE FACT THAT THE

There are a number of other glaring contraventions of the Ontario Planning Act, 2011 which seeks (and I quote) 5 OF THEM :

EXCAVATION
WILL
NECESSARILY
DISRUPT
THE
VEGETATION

1. To protect residential neighbourhoods from the intrusion of industry and commerce
2. To preserve existing property from depreciation
3. To ensure that detailed site-specific matters (with respect to the development of a particular parcel of land) and its impact in relationship to the existing ... land uses are

addressed .

~~I should point out here that no impartial neighbourhood impact study has been done.~~

- 4. To ensure that long term economic prosperity should be supported by maintaining and where possible enhancing the vitality and viability of downtown and main streets
- 5. To prohibit the use of land or the erection of buildings unless municipal services are available.

I submit that the supporting documents to this proposal do not properly address any of the above concerns and re-zoning therefore should be rejected outright. Moreover there are other reasons for denying this proposal:

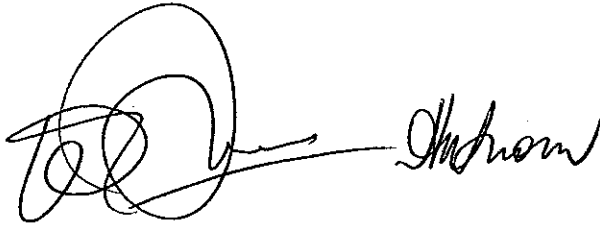
- the number of outstanding projects , adding approximately 200 hotel rooms and already approved but on hold
- the invalid since out-of-date supporting documents, for example
- the projections based on 2001-2007 hotel room occupancy rates (the highest was 44.8% in 2006) and had started to decline in 2007. It is now 40% or less we are told. This was before Sars 1, Sars 2, West Nile virus, the new passport controls, the devalued U.S. dollar and the 2008 recession. The anticipated increase in visitors has not occurred and with another recession looming is not likely to happen in the foreseeable future, and finally:
- the total disregard for the neighbour's entitlement to the peaceful enjoyment of their residential neighbourhood

This brings me to the main reason for denying this proposal. We live in an upscale residential neighbourhood ~~as~~ ^{is} _A described by the applicant's consultants in the PKF Report. It is not and never has been, as Mr. Hynde maintains in the Quartek Report .. "A mixed use neighbourhood". There are homes on three sides and the fourth side faces the Commons. If this zoning change were to be approved we are not merely talking about these 13 acres - there are two other properties that then would be threatened with exploitation- Mr. Dingman's 5 acres and Mr. Rand's remaining 25 acres. This is a huge area totalling 43 acres currently zoned residential (reaching from John Street to the Promenade) and should remain residential as currently zoned.

Please stop this intrusion of commercial activity into a long established residential area.

THIS PROPOSAL SHOULD BE CATEGORICALLY DENIED.

Since time does not permit more detailed discussion I shall be submitting along with this report, more detailed letters of objections along with copies of the signatures of the immediate abutting neighbours as well as those of downtown merchants who feel as we do that this proposal should be rejected. We all agree with Councillor Mazza ^{+ others} who want the Town to stand up for its Official Plan and those who put their time and effort and vision into planning ~~the future of this town's~~ ^{future}



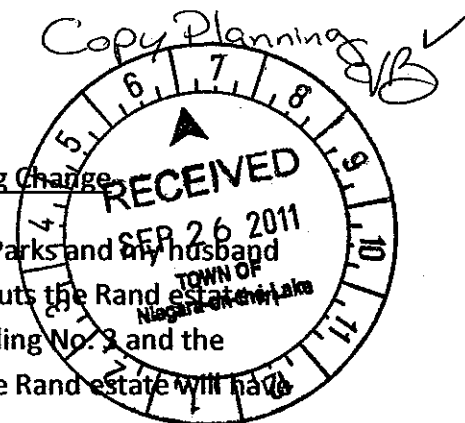
Helen & Bill Brown

2 Christopher St.

Niagara on the Lake, ON

144 – 176 John Street Official Plan Amendment and Zoning Change

Thank you Chairman King and members of Council. My name is Brenda Parks and my husband Brian and I live at 5 Christopher Street, our back property line directly abuts the Rand estate, the area of the `Coach House` which is identified on the site Plan as Building No. 3 and the Devonian House, Building #2. Obviously, this, or any development on the Rand estate will have a major impact on our lives.



I am opposed to the application for Rezoning from Residential to Commercial.

I would ask that Council, in its deliberations, consider the following:

1. The current proposal is for all intents and purposes identical to the proposal that was the subject of Public Information meetings one year ago. During the past year the Planning Department, Council and/or the applicant have had hundreds of calls and written deputations concerning the size and scope of this project. However, the applicant continues to insist that in order to make this a viable commercial enterprise, ALL of the components must be included. I therefore believe that Council must consider this proposal AS PRESENTED. It should not be the responsibility of Council to now enter into negotiations with the applicant – such as `we will grant rezoning if this building is removed or this parking lot changed`. If this application is an honest representation of what the applicant believes would be required on this site then Council must consider the entire proposal and reject it.
- 2 I do not believe it is Council`s responsibility to ask itself the question “if the applicant does not get rezoning, what will they do with the property”. The applicant is a business person who has made a business decision to purchase a residentially zoned property. They have made an application for rezoning and it should be considered on its own merits. I do not believe that Council asks itself with every application that comes before it `what will happen if we do not approve this.
3. I believe that this proposal does not fit in this town, and specifically on this site. This is a proposal for 106 rooms and suites, a 200 seat restaurant, conference facilities, an events pavilion, roadways and parking lots for 200 cars. The total acreage of the site is 13.29 acres however the applicant has stated on many occasions that he intends to preserve 60% of the site as open space or landscape area. This means that 122,360 sq. feet of buildings, including 94,420 feet of new construction, roadways, parking lots and service areas **will be squeezed onto 5 acres, 40% of the site.**
4. I will cite just one example of the danger of rezoning this property from residential to commercial. Commercial zoning would encourage applicants, such as this one, to

propose something like the Special Events Pavilion. This is a 1 ½ storey, 4889 square foot building, which includes outdoor terraces, a kitchen area, a horse carriage turn-around, a banquet hall a concert hall and service area to meet all of the needs of this type of facility. This Pavilion is proposed to be erected 170 feet from our property line, with nothing other than roadways and a service area between our property and this building. There is no buffer which could ever overcome the noise, pollution, light pollution, and service truck noise this would create. I add that a T Turn is indicated on the drawings, which means that all service vehicles would be required to back up to access and exit the service area. The constant beep beeping would just add to the chaos.

5. I strenuously object to the developer's measurements on the Site Plan which attempt to blur the impact of this development on abutting neighbours, by measuring distances from various components of this proposal to actual homes not the property lines. It would seem that this developer has chosen to not only ignore flood plains, set-backs and buffer zones, but now property lines are also ignored.

I would finally like to say that while I appreciate, Mr King., that you have tried to make this public forum as fair as you can, within the constraints of the town's rules and procedures, I do not agree with the Planning process which requires citizens who may or may not have technical knowledge, to have to try to comprehend Site Plans and consultant reports prepared by professionals with years of experience, to have to defend themselves and their property, by wrestling their way to a microphone in a public forum.

Thank you for your time.

Brenda Parks

Copy Planning ✓
JB
✓

144 – 176 John Street Official Plan Amendment and Zoning Change

My name is Brian Parks and I live at 5 Christopher Street. Our back property line is 140 feet wide and directly abuts the Rand estate in the area of the Devonian House, Building #2, and the Coach House, identified on the site Plan as building # 3 .

I am opposed to the application for Rezoning from Residential to Commercial and the amendment to the Official Plan. This area is residential and should stay that way.

If it were to happen that the application was approved the following would have a major impact on our lives.

1. A parking ramp, leading into and out of a 119 car underground garage would be built a few feet from our property with the resultant noise and air pollution problems coming from 119 cars, light pollution from cars going and coming, garage door going up and down, catch basin noise at the bottom of the ramp, exhaust fans, car key beepers, etc. I should add that the applicant has promised on four occasions to move the ramp to the other side of the Coach House but it is still shown on the Site Plan submitted to the town dated August 3, 2011, exactly where it was last year.
2. Buffer Zone – there currently exists a 50 foot buffer zone mandated by Council to be maintained along the portion of the property line abutting the lots located on Christopher Street. This zone was mandated by Council as part of the approval to amend the Town's Official Plan and zoning by-law to permit the proposed School of Philosophy application by the Foxes in 1996. The buffer zone was put in place to keep the 100 or so students from invading our properties and to lessen the noise. To not retain this zone would be a travesty when one envisages the numbers of people who could be on the property if the application is approved.
3. Flood Plain– Our property, according to the Niagara Peninsula Conservation Authority, is within the flood plain boundary and when one looks at the drawing it is pretty obvious that the flood risk area runs well into the property immediately behind us. When asked how water run off is going to be dealt with not only in the flood plain area but in the areas where new buildings and parking lots are to be erected, the answer was a 10 foot concrete culvert would be installed. So now, not only do we have a parking ramp in our back yard area but we also have a 10 foot concrete culvert in the bed of the One Mile Creek tributary hooking up to another 10 foot concrete culvert in the bed of the One Mile Creek which merges at the corner of our property. All of this construction would take place within the 50 foot buffer zone and would destroy the dozens of trees and shrubs on both sides of the waterways.
4. Site Plan measurements. A distance of 121 feet is shown to exist between our house and Building #7 which would lead you to believe that the developer has provided for 121 feet of space between Building #7 and our house, when in fact the distance should be shown as 71 feet, to our property line. This appears to be a deliberate attempt to mislead one to assume the

distances are greater than they are, when in fact the developer has chosen to ignore Property Lines and show distances to our very homes!

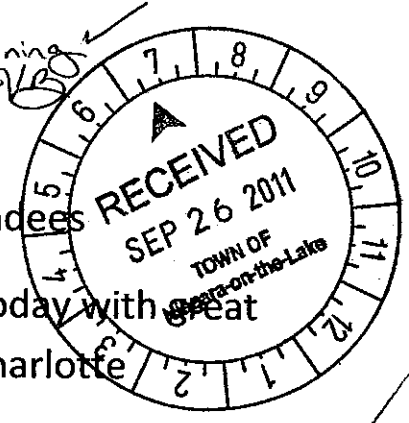
Furthermore, within that 71 feet area there is a 50 foot buffer zone which leaves 21 feet for the two-way ramp and the 10 foot culvert I mentioned before.

We purchased our home over 20 years ago in what is and always has been a residential neighbourhood. The Official Plan has been amended since that time and the neighbourhood remained residential. We respectfully suggest that that's the way it should stay.

B Parks



Copy Planning 9/26/11



Presented by Corinne Unruh, 17 The Promenade

Lord Mayor, Mr Chairman, members of council, attendees

I am a life-long resident of NOTL and I speak to you today with concern for the future of the Rand Estate, the King Charlotte neighbourhood, and the entire Town

I have had the privilege of experiencing the estate as part of my life growing up and in adulthood. The stunning walled perimeter has always been a reminder of the gracious family and stately private home that occupied the estate. And while it may have been on a very grand scale, it was residential living.

Over time, as one large estate became impractical, changes occurred that were strictly residential. The developments which were allowed to proceed were all purely residential in character. The many residents from Christopher St and Weatherstone Court present tonight will attest to the quality of residential life which continues the tradition and character of the estate.

At the same time the surrounding area has undergone changes. The King Charlotte neighbourhood has been a separately identified residential area for decades, the topic of its own planning document which preceeds the existing Official Plan by many years. I have included a copy of this document with my presentation.

The addition of streets like The Promenade, Harmony Drive , and James St., has continued the practice of keeping the King Charlotte area residential. The rejection of the proposal for the Park Court Hotel in the 80's lead to the creation of Park Court St., and yet another beautiful residential addition to the neighbourhood.

Again in the 1990's the zoning for the Rand Estate was maintained as residential when the Foxes were requesting a change for their school of philosophy. The character of the area was recognized as residential, and the developer was not granted a zoning change, and limited to a site specific use for the institution they created. Special assurances were also given to neighbouring residents at that time to strongly limit the impact that the permitted use might have.

The emphasis on maintaining the residential character of the King-Charlotte area is also reflected in the current official Plan, which states on page 77 that the Pillar and Post Hotel is not intended to serve as a 'node for expanded General Commercial Activity'

We meet tonight to consider the future of a landmark within a neighbourhood in our town. I urge you to consider the history and precedent which exist in the area. Preserving the residential character of the neighbourhood must be one of the main criteria for choosing a development option.

The developers stated in an ad placed in the Niagara Advance last fall that they '*invite members of the public to assist them in creating the future use of this important historical property*, yet it seems that the feedback and input is not being taken seriously. Residents of the entire town, those living in the area, and the immediate neighbours have all made their opposition to commercializing the property clear. Yet no other options are entertained or I fear, even explored. It is very easy to picture a residential development behind the wall which would fit perfectly into the character and ambiance of the surrounding neighbourhood. And please consider this: PKF consulting was engaged by the developer to create the report justifying the need for this

commercial development. On page 80 of this study the consultant actually acknowledges that the direct benefit to the town, in property taxes, for a residential development, would be greater....estimated at \$385 to \$415 thousand dollars as opposed to only \$352 thousand dollars for the commercial option.

So I suggest to you in closing that residential zoning has been appropriate for the Rand estate throughout its long history, residential zoning certainly anchors an extraordinary neighbourhood in the present, and residential zoning should be the foundation of planning for the future.

THE

KING/CHARLOTTE NEIGHBOURHOOD

PLAN

MUNICIPALITY OF NIAGARA-ON-THE-LAKE

DECEMBER 19, 1977

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7. Pollution
8. Social Community
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KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART I

INTRODUCTION

Herein is the Neighbourhood Plan for the King/Charlotte Area together with an Appendix of related background information and support data.

The Neighbourhood Plan is set out in a fashion similar to that of the Municipality's Official Plan with paragraphs of explanation and numbered policy statements. The policy statements embody the essentials of the Plan while the paragraphs of explanation provide further information which will help to clarify the general intent of the Plan. Also included are two schedules which graphically display the intended arrangements of future land uses and a general pattern of developments presently taking place with future road pattern designs.

KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART II

PURPOSE AND EXPLANATION

The principle role of the Neighbourhood Plan is to refine and amplify the general policies of the Official Plan as they relate to individual neighbourhoods and communities. Because the objective and policies of the Official Plan are very general in nature since they apply to the whole Municipality rather than specific parts, it is necessary for more detailed neighbourhood plans to be prepared for the planning units in order to interpret the Official Plan.

Refinements and modifications to the Official Plan take the form of more detailed land use designations, planned neighbourhood and community populations, the location of public facilities including schools, parks and commercial facilities, plus other uses normally found in residential communities, the specifications of residential densities and a staging program for future development.

The Plan gives a more detailed statement of policy with respect to community development in that particular planning unit. It also provides a basis with which to review development proposals.

Broadly, the purposes of the King/Charlotte Neighbourhood Plan are to

1. Identify the role of the King/Charlotte Neighbourhood in the community structure of the Municipality of Niagara-on-the-Lake.
2. Present a plan that shows the pattern of future development as a guide for public and private actions.

3. Establish a land use pattern by allocating suitable lands for various purposes in locations and amounts appropriate for each purpose.
4. Establish the basic transportation system required for the development of the neighbourhood and its integration with external areas.
5. Formulate suitable policies with respect to the provision of basic public services required to support the growth of King/Charlotte Neighbourhood and achieve Plan objectives.

NEIGHBOURHOOD PLAN PROCESS

The development of a Neighbourhood Plan for the King/Charlotte area was initiated in May, 1974, with the production of several street and lot design plans being completed by the Works Department of Niagara-on-the-Lake.

The Municipality realized that although the final street and lot design layout was the most efficient way of developing the area a more detailed land use policy comprising park, residential and commercial policies was needed for the subject area.

In 1976 and 1977 the Planning Board of the Municipality set up several public meetings with the residents of the King/Charlotte area. This planning process provided the means by which citizens could expand and interpret municipal policy as it related to their particular neighbourhood. Meetings were also held by the Planning Board and Municipal Staff for the purpose of formulating neighbourhood land use concepts and policy statements.

KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART III

NEIGHBOURHOOD STRUCTURE

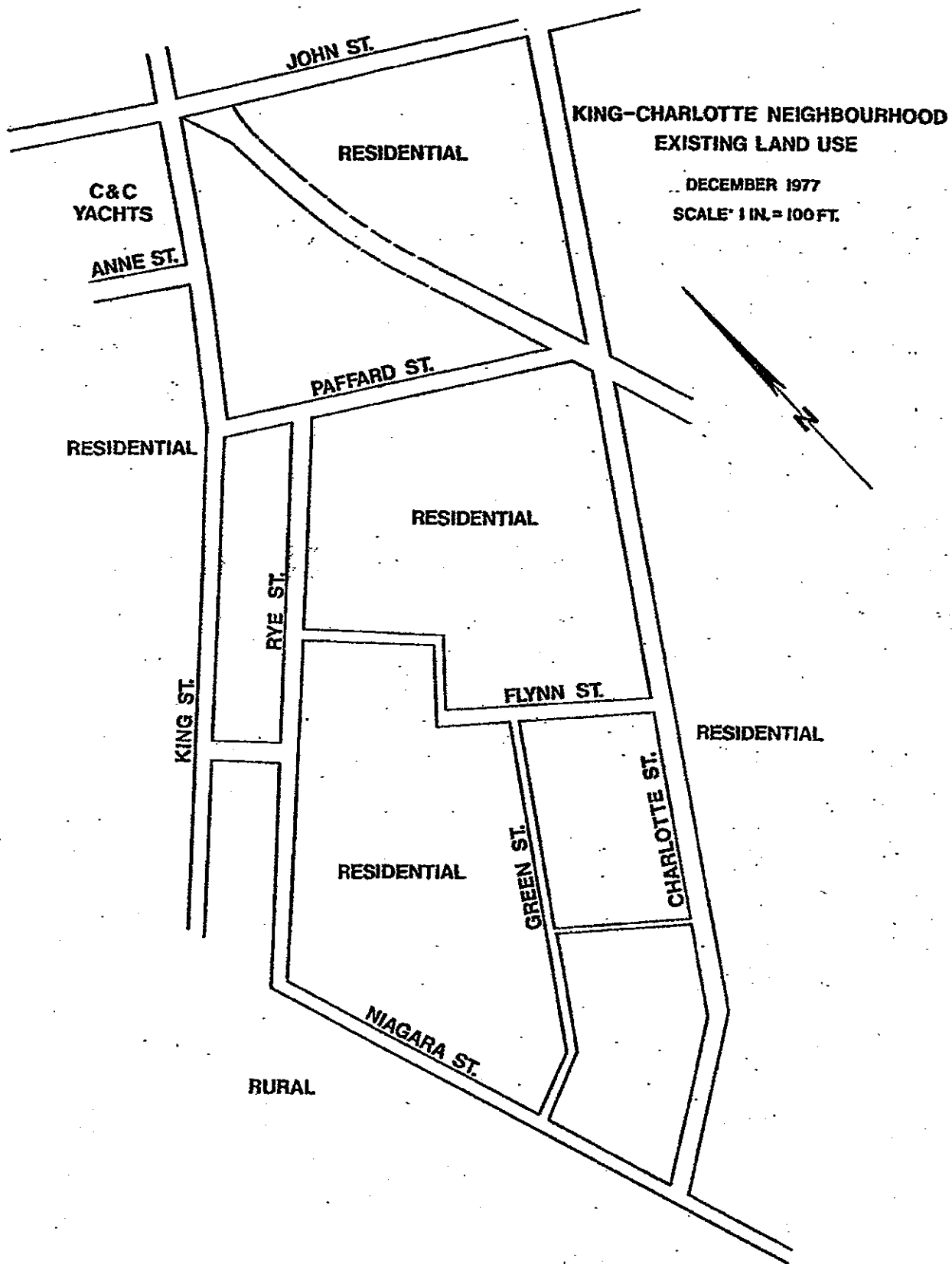
This Neighbourhood Plan has been prepared to compliment the existing Official Plan for the area, establishing in greater detail planning and development principles for the King/Charlotte Neighbourhood. The policies of the Official Plan and this Neighbourhood Plan are to be considered complimentary but where modifications and refinements prescribed herein appear to conflict with the Official Plan the Neighbourhood Plan shall henceforth convey the guiding intent.

The King/Charlotte area is comprised of a large residential area with one large industrial area occupying a portion of the neighbourhood. The size and configuration of these areas are set out in Schedule "A" forming part of this document.

The Study Area (located in the south-east extremity of the Old Town of Niagara-on-the-Lake) is bounded by John Street on the North, Niagara Street to the South, King Street to the West and Charlotte Street to the East. Although the above mentioned streets may serve as physical boundaries (and urban area boundaries in the case of Niagara Street) the boundaries for development are somewhat more flexible and may include lands adjacent to these major roads. The present use of the landscape has not changed very much since the early settlement of the area when it was known as the Lansing Holdings. The 104 properties in the area consist of small agricultural holdings and undeveloped areas with a scattering of residential homes.

Preparing for the expansion of the urban environment into the undeveloped portions of the King/Charlotte area is the primary focus of this "Plan". Major emphasis is placed on developing aesthetically attractive and self sufficient residential neighbourhoods as well as creating

SCHEDULE "A"



an attractive and functional industrial environment compatible with the adjoining residential neighbourhood.

LAND USE

The organization of land uses within the King/Charlotte Neighbourhood is largely dependent upon the existing land uses within the area and the pattern of existing and proposed transportation facilities.

The Land Use Plan forming Schedule "B" to this Neighbourhood Plan sets out in general terms a pattern of development for the King/Charlotte Neighbourhood by dividing the area into the following land use designations:

1. Industrial
2. Commercial
3. Parks and Open Space
4. Residential
5. Rural

1. Industrial

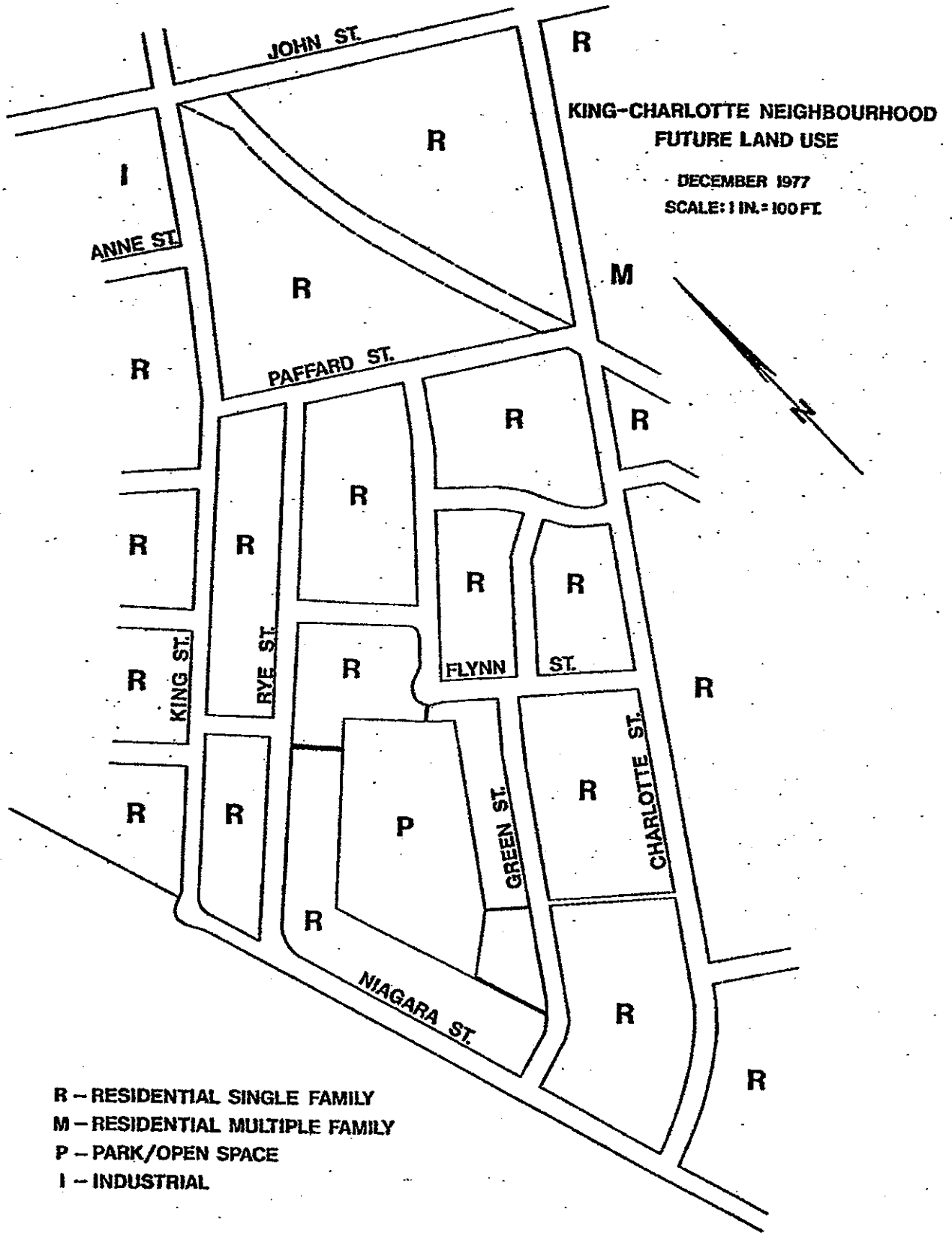
Land Use Schedule "B" denotes an area for industrial related land uses. The one industry occupying these lands, C & C Yachts, will have been requested to submit 5 and 10 year growth plans for their property. The industrial designated property is covered by 35a of the Planning Act, Development Control and all aesthetic and servicing concerns of the Municipality will be reflected in development agreements covering the various stages of their development.

All new industry will be consolidated into the Municipality's Industrial Parks in Virgil and the Glendale Industrial Area adjacent to the Queen Elizabeth Way.

2. Commercial

Commercial activity in this residential area will be kept to a minimum. The Study Area is located within a five minute radius (auto travel time) of the Central Business District of Niagara-on-the-Lake

SCHEDULE "B"



and a neighbourhood plaza on Mary Street. Close proximity to regional plazas in St. Catharines and Niagara Falls will also adequately service the needs of the local residents.

3. Parks and Open Space

The plan will look after the open space requirements of the study area along with their recreational needs.

The plan provides (Schedule "B") for a centralized neighbourhood park of 7 acres + instead of several satellite parks in the new subdivision proposals. The open space requirements of the study area will be based on the minimum standards set out in the Municipality's Official Plan and the usage will be of an unstructured nature.

The Municipality is in the process of completing the acquisition of lands for the park. The proposed King/Charlotte Park is bounded by Flynn, Rye and Niagara Streets as indicated in Schedule "B".

A system of walkways and bicycle paths shall also be established to facilitate more direct pedestrian and bicycle access between residential areas and neighbourhood facilities. Watercourses, service easement lands, sections of streets, old railroad right-of-way and pedestrian walkways shall be used to develop this system.

4. Institutional

Specific adjustments to school facilities required by future population changes will be accommodated by school boards having jurisdiction in the study area. With decreasing enrollments at many of the schools in the Niagara area and close proximity of the study area to several public and private schools there appears to be no need for further school facilities for the life of the plan. Location of additional institutional uses including churches may be permitted in this plan by amendment to the zoning by-law.

5. Residential

Based on the land use proposals contained in the "neighbourhood plan" the estimated growth potential for the King/Charlotte Area is approximately 1,300 persons. The following breakdown of units will be accommodated in the King/Charlotte Area.

Possible future severances	-	170 (singles)
Olde Towne Subdivision	-	111 (singles)
Newark West (one-third of development)	-	45
Charlotte Court	-	45
		<hr/>
		371
		<hr/> <hr/>

The population will probably fluctuate based on the person per unit figure falling from 3.5 p.p.u. presently used to 3.2 p.p.u. in the next 10 years and 2.9 p.p.u. in the 20 year period.

The study area will provide both single family and multiple family accommodation and at all times incorporate a high standard of quality. The multi family accommodation will conform to the residential densities set forth in the Official Plan of the Municipality (12 units to the acre maximum).

6. Rural - Agricultural

Historically the unstable character of lands at the urban rural interface has resulted in declining agricultural productivity, irregular settlement patterns and scattered tracts of land standing idle and devoted to no productive use whatsoever.

Realizing the importance of continued agricultural production on the lands west of Niagara Street, urban development shall be strictly limited to those areas designated on Land Use Schedule "B" east of Niagara Street.

Niagara Street will act as a buffer between the unique agricultural lands to the west and the urban development taking place east of Niagara Street.

SCHEDULE "C"

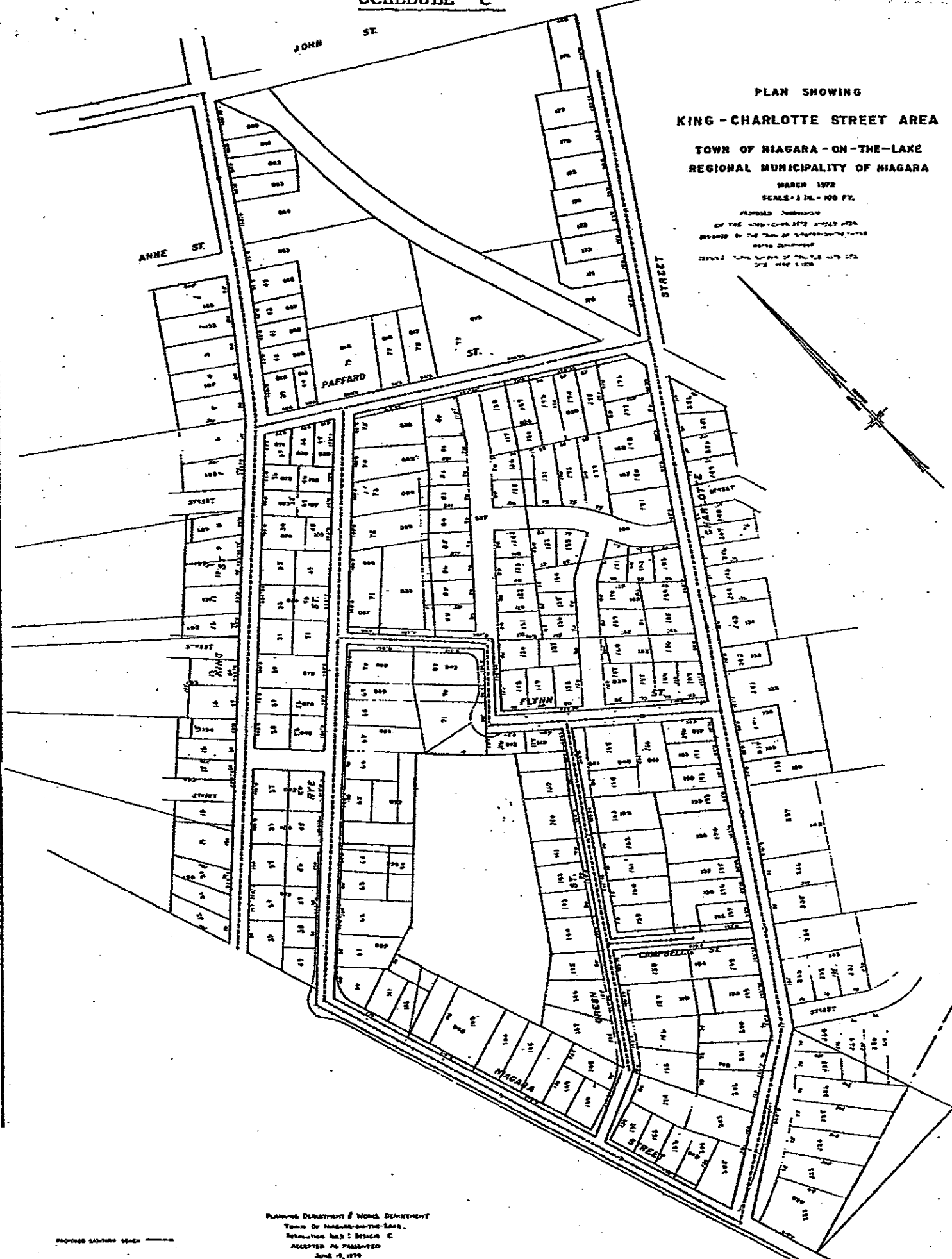
PLAN SHOWING
KING - CHARLOTTE STREET AREA

TOWN OF NIAGARA - ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

MARCH 1972

SCALE = 1 IN. = 100 FT.

PROPOSED SUBDIVISION
OF THE KING-CHARLOTTE STREET AREA
PREPARED BY THE TOWN OF NIAGARA-ON-THE-LAKE
PLANNING DEPARTMENT
DESIGNED BY THE ENGINEERS OF NIAGARA
ON-THE-LAKE



PLANNING DEPARTMENT & WORKS DEPARTMENT
TOWN OF NIAGARA-ON-THE-LAKE
RESOLUTION NO. 3 : BY-LAW C
ACCEPTED AS PASSEVED
JUNE 4, 1972

PROPOSED SANITARY SEWER

001781

KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART IV

DEVELOPMENT POLICIES

Section 1 - Residential

1. The King/Charlotte Neighbourhood is an area in transition from small agricultural holdings to basically a single family urbanized area with a limited amount of medium density townhousing. The King/Charlotte area will retain a low density character and a low profile in terms of residential structure. This will be effected through the careful location and site planning of the medium density housing types.
2. Housing for all income and age groups will be encouraged in the King/Charlotte area.
3. Housing types will be located in such a manner as to maximize their amenities or potential amenities and to minimize their inherent disadvantages or negative features.
4. Residential uses abutting high volume roadways will be adequately screened or buffered to maintain privacy and to reduce the exposure of each dwelling unit to noise and pollution. More particularly
 - (4.1) residential uses abutting the controlled access highways and arterial roadways shall be protected by screen plantings, earth berms or other equivalent sound barriers.
 - (4.2) residential uses abutting the controlled access highways shall have a minimum lot depth of 150 ft. and dwellings erected on the above lots shall be subject to an increased setback from the highway right-of-way.

- (4.3) reversed frontage lots shall not be permitted in the King/Charlotte planning area.
5. All housing abutting or adjacent to an incompatible land use will be adequately screened or buffered from that activity.
6. In residential subdivisions, variations in the type and arrangement of dwelling units, lot sizes and setbacks will be encouraged in order to avoid a monotonous appearance and to provide an opportunity for imaginative designs.
- (6.1) In the attempt to regulate such matters as the type of arrangement and facade of dwelling units, lot sizes, setbacks and so forth, subdivision agreements and other appropriate forms of control will be incorporated for all new residential subdivisions.
7. Existing residential areas will be protected to keep their viable residential status, while the existing housing will be encouraged to maintain an adequate level of housing condition.
- (7.1) The Municipality will encourage the use of provincial or federal sponsored housing improvement programs in residential areas where the existing residential stock needs rehabilitation.
- (7.2) The Municipality will encourage the relocation of incompatible uses presently found in the residential zones.
8. Residential areas will be designed so as to maximize the use of a possible future public transit system and to minimize the reliance on the private automobile, especially for purposes of commuting to the Central Business District.

Section 2 - Industrial

1. Land is presently designated within the neighbourhood for industrial use in order to accommodate the expansion of growing firms (C & C Yachts). This should provide employment opportunities for the future residents of the community in close proximity to their place of residence.
2. The industrial area should be compatible with adjacent and abutting land uses especially residential areas.
 - (2.1) The orderly flow of industry generated traffic will be maintained so as to minimize disruption of residential activity.
 - (2.2) Wherever industry abuts or faces residential, institutional, recreational or other similar areas, extensive buffering or screening will be required in order to minimize noise emanating from plant operations and to improve the visual appearance of these operations from residential vantage points.
 - (2.3) In addition to buffering and landscaping requirements the industrial development abutting King Street (C & C Yachts) will be required to take place in an attractive and prestigious manner with provisions made for generous setbacks and development (site plan) control - 35a Planning Act.

Section 3 - Institutional

1. Incoming public services and facilities will be afforded optimum site locations so as to maximize their efficiency in providing the service and to minimize their operating costs.
 - (1.1) Locational factors such as transit routings, accessibility by collector roads, type of adjacent land use, proximity to service, population, etc., will be considered in determining site locations for particular institutions.

2. Churches should not be located on local streets in order to avoid unnecessary traffic in residential areas.
3. To ensure the continuing viability of new or existing institutional activity and their particular locations within the community, the following improvements shall be undertaken whenever possible and required.
 - (3.1) Accessibility may be improved by the creation of through and stop streets, one way streets, exclusive turn lanes, signalized intersections and so on in the street pattern.
 - (3.2) Transit routings and stops may be moulded to the needs of these institutions.
 - (3.3) Buffering and other screening techniques shall be required for incompatible uses locating adjacent to institutional uses.
 - (3.4) Institutions should be afforded opportunities to both expand or relocate if the possibility exists that adjacent or surrounding future development could cause premature obsolescence of an institutional activity on a particular site.

Section 4 - Parks - Open Space - Recreation

1. Areas not suitable for development which have unique physical or environmental features shall be retained in their natural state wherever possible.
2. Parks should be readily accessible to residential areas and should not be situated so as to require the service population to cross or to travel along crowded roadways to reach these.
 - (2.1) Access to neighbourhood parks from residential areas should not be way of arterial streets but by low volume roadways and preferably by separate walkways through the neighbourhood.

- (2.2) Where a pedestrian route is interrupted by an arterial or major collector street, cross walks should be provided.
3. Bicycle trails will be developed in the King/Charlotte area with the major one being located on the railway right-of-way. The Bicycle trails will provide possible alternative forms of transportation to the Central Business District of Niagara-on-the-Lake.
 - (3.1) Bicycle trails could be used for recreational purposes in the winter such as cross country ski trails or snow shoe trails.
4. The establishment of parks throughout the community will be based on an appropriate balance of active and passive parkland.
 - (4.1) One of the parks in the King/Charlotte neighbourhood (Municipal Park bordered by Rye, Flynn, Green and Niagara Streets) will be made proportionately larger to accommodate a specialized historic area (jail house) along with a consolidated recreational area for the King/Charlotte residents.
5. To promote the concept of "historic Niagara with its many tree lined streets", no trees should be destroyed unnecessarily.

Section 5 - Transportation

1. The movement of through traffic will be restricted in residential areas by
 - (1.1) minimizing the number of through streets in the design of new subdivisions.
 - (1.2) employing curvilinear patterns in the residential street plans as well as cul-de-sac layouts in order to reduce direct and straight road connections.

2. Vehicular traffic should be separated from pedestrian traffic in neighbourhoods wherever possible.
 - (2.1) Pedestrian walkways will be integrated with park lands wherever possible so as to completely separate vehicular and pedestrian traffic.
 - (2.2) Pedestrian walkways will also be established in other public service rights of way.
 - (2.3) Sidewalks should be provided on at least one side of the collector and local roads within the neighbourhood.
3. Alternate forms of transportation to the private automobile will be encouraged (bicycle trails, pedestrian walkways, public transit).
4. Niagara Street, a collector road, will eventually be extended to King Street, another collector road, to ensure the smooth flow of traffic and protect the residential areas and streets from through traffic.

Section 6 - Municipal Infrastructure

1. The provision of sewerage, water, roads and other municipal services will be achieved with minimum costs to the Municipality.
 - (1.1) Impost charges shall be assigned to all new residential subdivisions, land consents and other forms of development in accordance with Municipal Policy adopted from time to time.
2. To promote orderly and economic development within the King/Charlotte planning area the development of lands will follow a staging pattern based on the following conditions:
 - (2.1) elementary school facilities are sufficient to accommodate increased school enrolments resulting from the contemplated development

and

- (2.2) that an adequate level of public services and facilities, including sanitary sewers, sewage treatment, road systems, parks and recreational facilities, libraries, fire and police protection can be provided without prejudicing the financial capabilities of the Municipality.
3. The plan will ensure effective traffic collectors to protect residential areas and streets from through traffic by creating effective local street patterns.
 4. The design pattern of the old and new streets will be according to Schedule "B" with the following new road allowances applying.

<u>Road</u>	<u>Type</u>	<u>Existing Width</u>	<u>New Width</u>
King	Collector	56.1 ft.	66 ft.
Charlotte	Collector	59.4 - 66 ft.	66 ft.
Niagara	Collector	39.5 ft.	66 ft.
Paffard	Local	49.5 ft.	49.5 ft.
Flynn	Local	31 ft.	50 ft.
Green	Local	31 ft.	50 ft.
Cottage	Local	59.4 ft.	59.4 ft.
Rye	Local	59.4 ft.	59.4 ft.
Campbell	Unimproved	29 ft.	

5. Campbell Street will remain in its present condition and be utilized as a pedestrian walkway and servicing corridor to provide the necessary access to the municipal park. However, when it becomes apparent that the land owners wish to develop along Campbell Street the Municipality will review the situation along with the appropriate severance and subdivision plans.

It is understood at this time that as a condition of development along Campbell Street, the owners will be responsible for servicing including the total cost of construction to upgrade the road to M.T.C. Standards and dedicate the necessary land to accommodate the appropriate road allowance width of 50 feet.

6. All new road allowances will be 66 feet.
7. It will be the policy of the Municipality to acquire the necessary land for road widening at minimal or no cost to the Municipality.

(7.1) Land needed for road widening will be obtained by dedication to the Municipality by the property owner when developing his land by severance or plan of subdivision.

8. Land owners within the "plan" boundaries shall be allowed two (2) severances through land division in conformity with the Municipality's By-law. Lot size requirement 60 ft. x 120 ft. for single family residential. 001788

Section 7 - Pollution

1. Pollution in any form is a serious detraction from the quality of life already established in Niagara-on-the-Lake. Therefore, the Municipality will encourage a continuing reduction in levels of pollution and regulate development in order to minimize additional pollution.
 - (1.1) Sanitary sewage from new developments will not be allowed to outfall untreated into any natural watercourse.
 - (1.2) Sanitary sewage from new developments will not be disposed of by septic tanks, holding tanks, etc., but will be directed by trunk sewer to the Municipality's sewage treatment facility.
 - (1.3) Industries emitting large amounts of air or water pollutants will not be allowed to expand or relocate in the community unless they have a pollution abatement program which has proven to be effective and acceptable to the standards of the Ministry of Environment.

Section 8 - Social Community

1. The environment of the Community and each neighbourhood must not only be functional in terms of physical design but must also be conducive to the social well being of all residents.
 - (1.1) The concept of neighbourhood and community will be encouraged in the physical design of all new subdivisions so as to foster a sense of belonging to, or identify with, the neighbourhood or community among the residents.
 - (1.2) In keeping with the concept of Niagara-on-the-Lake neighbourhoods should also have aesthetic qualities as well as being functional in design in order to instill a sense of civic pride in the residents of each subdivision, neighbourhood and community.

(1.3) Existing social communities will be protected from destructive influences which might result from new developments or redevelopment.

2. Residents will be afforded opportunities for social interaction at the neighbourhood level with other residents having a similar social characteristics, needs, interests and lifestyles as well as with residents with dissimilar social characteristics.

(2.1) Housing will be distributed in such a manner throughout the neighbourhood which engenders the interaction of individuals and groups.

(2.2) In order to create diversity in the social environment the wholesale segregation of homogeneous groups will not be encouraged.

KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART V

IMPLEMENTATION

1. The land use proposals contained in this Neighbourhood Plan as well as those aspects of the Plan which conditions development shall be implemented through the combined actions of public and private interests associated with development (or redevelopment) in the King/Charlotte neighbourhood. Continued cooperation of all local boards and commissions, municipal departments and private enterprise is essential for the detailed implementation of the Plan.
 - (1.1) The subject plan shall act as a guide to the appropriate agencies and authorities for the acquisition of lands and the subsequent development of the lands.
 - (1.2) Subdivision of land by registered plan and by the granting of consents to land divisions shall be arranged according to the subject plan.
 - (1.3) Development proposals will be required to be in reasonable harmony with the "Plan" and appropriately conditioned to implement other relevant aspects of the plan.
 - (1.4) If the realization of any part of the Plan would be jeopardized by a development proposal, no development will be permitted.
2. The land uses shown on Schedule "B" to this Neighbourhood Plan shall be progressively implemented through a development approach to zoning based on the approved "Plan".
 - (2.1) Where existing zoning permits development which would jeopardize the future land use as designated by this Plan, that zoning is to be amended to prohibit such development. Transitional or holding zones shall be established on such lands until development is imminent.

- (2.2) Where development or redevelopment of the land in accordance with the land use designated by this Plan is imminent and is the subject of an application, the specific zoning of the lands will be considered on the basis of the Neighbourhood Plan.
3. The authority granted the Municipality under Section 35a of the Planning Act to impose conditions of development or redevelopment shall be applied to industrial/institutional land use proposals.

KING/CHARLOTTE NEIGHBOURHOOD PLAN
MUNICIPALITY OF NIAGARA-ON-THE-LAKE

PART VI

INTERPRETATION

The Neighbourhood Plan sets out, by means of text and maps, the policies for orderly growth and development in the King/Charlotte neighbourhood. Apart from the delineation of the King/Charlotte Planning Area denoted in Schedule "A" to this document no strict interpretation of any boundary line is intended.

The Land Use Plan forming Schedule "B" to this document establishes a general development pattern for the area. The boundaries of the land use designation are flexible and subject to minor variances without amendment to this "Plan". These designations should be interpreted in light of related policies and statements of intent contained in Parts III and IV of this Plan.

Interpretation of this Plan shall be made having regard to information contained in the Official Plan.

#5

Copy Planning 2/13

To: The Council of Niagara-on-the-Lake, the Planning Department, The Town Clerk
1593 Four Mile Creek Road, Virgil, LOS 1T0

From: Sally McLeod-Miller
7 Christopher Street, N-O-T-L, LOS 1J0

Date: September 26, 2011

RE: Personal Submission at the Public Information Meeting Of The Romance Inn Inc. application to Change the Official Town Plan concerning the Residential Property, The Randwood Estate, at 144-176 John Street.



Allow me to introduce myself. My name is Sally McLeod-Miller and I live at 7 Christopher Street, NOTL. My property abuts the Applicant's property, presently known as the Randwood Estate. I will be directly affected by commercial or residential development at this site. I have lived at this address for approximately 15 months. I chose this home and location with confidence that it would remain a residential neighbourhood because that is what the Town's Official Plan states, the cohesive character of residential areas, shall be preserved and improved. It is not intended for Spot Zoning. There is no compatibility between this application and the existing residential zoning of 144-176 John Street and all abutting residential properties.

I reject this application of an amendment or change to the Town's Official Plan and request for a Zoning Change from Residential to Commercial.

I reject the credibility of the Application.

I do so after lengthy investigation and inquiry, after lengthy discussions with members of council, regional council, and the Planning Department. In other words, I reject it on the basis of informed assessment. I have viewed the site plans both original and revised dated August 3, 2011, the elevation drawings, the full application on DVD, I have walked the subject property, I have viewed their survey stakes at the back of my property and know firsthand the setback inconsistencies of what is marked on the submitted site plan and what is before my eyes, My husband, Nicholas Lang Miller, has met with the Applicant and their Architect, we, along with our neighbours of Christopher Street invited Council and the Planning Department to our properties to view from our perspective how a 10 foot culvert over 1 Mile Creek will harm and what a 20 Foot high wall of the Distribution and Service Centre will look like 17 feet in from the middle of this covered creek. I want to thank Jamie King, Andrea Kaiser, Dennis Dick, Dave Lepp, George Lepp, Maria Bau-Coote, Jim Collard, Willy Walker, Barb Wiens and Leah Wallace for taking the time from their busy schedules to witness what direct negative impact this proposal will have on the Christopher Street Property Owners.

I have written letters asking pertinent questions. I have not received any answers. I submit this letter stamped received September 14, 2010 as part of my official statement. That was 1 year ago and I have not received an official response.

It states 5 reports absent from the Application.

A Neighbourhood Impact Study.

A Noise and Pollution Study

Impact on Parks Canada Study

Impact on site approved but not developed Room Occupancies. Last count there were 8 existing Hotels with approved room expansion but none have broken ground.

A Business Feasibility Study. Is this an Art Centre or a Wedding Facility? Is it Fractional Ownership as the DVD suggests or is it purely Hotel Nightly Rentals? What is the nature of the business? We don't know.

The name has changed from Romance Country Inn to Romance Inn and Art Centre to the now registered Romance Inn. The art centre has been dropped on the Registered Trade Mark name and their Domain name for their Website, Romancelnn.com.

Perhaps this is because only 15.9% of the buildings square footage is designated for Art. Of the 122,360 sq. ft. to be developed, only 13,000 sq. ft. or 3,000 sq. ft. of the Coach House and 10,000 sq. ft. of the Distribution and Service centre is allotted to Art. And of the 10,000sq. ft. of the Distribution and Service Centre, it is noted on the site plan that dual purposes of Art and Maintenance shall share the space. We do not know the percentage breakdown of said purposes. Is it 50% Art, 50% Maintenance or 80% Maintenance, 20% Art? We don't know. We need to know. If the premise of this Rezoning and the changing of the Official Plan is to provide a World class Art Facility wouldn't the square footage allocated to Art be the most relevant measurement? We need a Business Feasibility Study where it states the purpose of this Application.

On further evaluation it is clear that report statistics submitted in the application are dated and thus irrelevant as pure information. This leaves the Submitted Application incomplete.

1. The Traffic Study. Conducted in November. The slowest month of tourism. This is unacceptable and needs to be conducted during the high season from June to September.
2. The Room Occupancy Rate Study. Conducted in 2008. Almost 4 years ago. These are stale and irrelevant statistics. It is completely irresponsible to suggest that these numbers reflect today's economy.

Further, the application Criteria is incomplete and dated.

There is no Green component to Construction, to materials, to operations. There is an opportunity to build State of the Art Green Buildings. Approximately 122, 360 sq. ft. that could be the envy of Canada. When I sat on the Toronto 2008 Olympic Bid Committee, we insisted that all development was to use Green technologies. That was back in 2002. 10 years later, is there no expectation on the part of this Council, Planning Department and Community to be Environmentally Responsible? To be leaders in Good Planning and Development? To give up such beauty and heritage of a residential property and not ask for something back like Environmental Stewardship is troubling. Without a Green Build and Operation Mandate, this application is incomplete.

Further, The Application is incomplete because there are discrepancies with regards to the flood plain of 1 Mile Creek.

A Tributary of the creek rests at the foot of the Christopher Street homes. It does not appear on the Applicant's site plan. It has not been considered. It exists as the Councillors and Planning Department who visited our backyards can confirm. It is where they propose to place a 10 ft. concrete culvert.

Finally, the "Quiet Retreat Like" location referred to in their application and marketing campaigns exists because of Residential Zoning. There will be nothing quiet about 100 plus rooms, a 500 person Banquet Hall, a 250 person Restaurant, an Outdoor Wedding Pavilion hosting DJ's and Bands potentially every night from June to September (to 1:00am), an 120 underground parking garage, spill over above ground parking, service and delivery trucks, mechanical noise from air conditioners, roof top fans, the potential for 1,000 guests to be strolling the grounds.

In closing I ask for Council's help. Without the stated Impact studies and new current statistical data, both vital components of Due Diligence and Due Process, this application must be denied.

I support the existing residential zoning on the property and support the future development of residential units.

Respectfully,

Sally McLeod-Miller

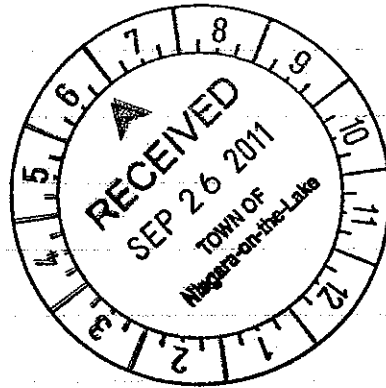
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Speaker 16. Chris

Will there be road access on Charlotte Street?

Chris Toye - 2240 Westman Rd.
Mississauga

~~with the~~



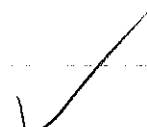
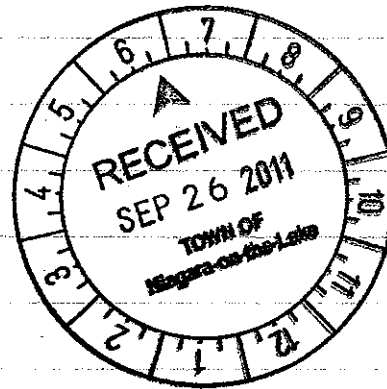
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Linda Telford
40 Weatherstone Ct.

Sept 26/11

Would like submit my opposition to the proposed
application zoning & O.P. Amendment.



Presented by: Dieter Unruh 17 The Promenade

Lord Mayor, Mr chairman, Members of council, Attentees

It is truly my pleasure tonight to be here as part of this very important process.

It is in fact a process because while anyone can ask to change the official plan and zoning on a given property there is another dimension to the process....the justification. I am here tonight to illuminate just some of the shortcomings when it comes to the justification put forward by the developer.

This development proposal contradicts the intent and specific direction of the Official Plan

It does not meet the criteria set out for to qualify it for consideration

The proposal should be rejected based on these major violations and shortcomings

The Official Plan for the Town of Niagara on the Lake will be the guiding document for the material I present tonight. The Official Plan is as indicated on page 7 'a formal statement of public policies'

The important thing to remember is that for our purposes here, the Official Plan is the translation of Provincial Law and how it will be applied in Niagara on the Lake..... it is effectively the law

There is a repeated theme in the Official Plan the management of the commercial/residential conflict: that RESIDENTIAL and COMMERCIAL properties should be appropriately separate. This theme is repeated in both the residential and commercial sections of the plan and I like to think of this as repetition for effect.

Let me begin by noting that in the residential section of the plan, there is a caution that even for residential developments in a residential area

'special care will be taken in Established Residential designations to maintain the low density character.....new development will be accompanied by analysis



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demonstrating that there will be minimal impact on surrounding neighborhoods(page 66),

as goals and objectives it states

(3) to insure that new development or redevelopment is appropriately located and compatible with surrounding land uses

(5) to ensure that existing housing and existing residential areas shall be preserved and improved'

(7) to encourage infill residential development of vacant or underutilized parcels of land where such uses will be compatible with existing uses

(8) to minimize the potential for compatability problems which may result from... the mix of residential and non-residential uses

in the commercial section on page 76 it states in section

(5) to encourage growth within designated commercial areas

(8) to prevent the intrusion of commercial uses into residential areas.....

but it also says

(6) to minimize the impact of commercial uses into residential areas

on page 80 section (3) regarding commercialism it specifies **'the character of each commercial area and the character of its surrounding uses shall be considered so that a cohesive character may be promoted in keeping with adjoining areas.'**

It is also important to note that the plan specifies that the Pillar and Post is **'not intended to form a node for expanded general commercial activity. (page 77)**

The King Charlotte neighbourhood has a long-standing history as a residential area. This is an **active** residential area in that it has been the subject of on-going evaluation and decision-making which has contributed to its exclusively

residential character ...it had its own official plan, and is still identified as a planning entity in the current official plan....it has been consistently grown as a residential area based on residential development decisions....numerous new streets representing hundreds of homes, and decisions to reject commercial developments like the park court hotel in the 80's and the retention of residential zoning for the estate in question in the 90's.

So clearly this is the situation the Official Plan is referring to....an established residential neighbourhood threatened by commercial development.

Furthermore on pages 30 and 31 of the Official Plan the criteria which must be fulfilled in order to attain consideration of a proposal are specified in great detail

I want to focus on a few of these since they have so blatantly not been met

1. On page 30 the plan calls for ***The need and desirability of the use***. This is reinforced on page 81 where the need for 'updated information' is specified. The developer engaged PKF consultants to study the situation and supposedly justify the 'need'. This analysis is flawed for many reasons and it is questionable why this proposal was even accepted given the holes in this analysis...highlights of how not applicable this report is include the fact that it is years out of date, using data from 2007. This preceeds most of the modern and current business challenges facing Niagara on the Lake including reduced visitorship, the GST, the realities of Passport requirements and one of the worst economic downturns in history....by analogy let me point out that no bank or board would accept such a stale report as validation for anything....this certainly does not meet the need for **updated** information as specified in the plan. let me add that this report inflates demand for lodging by adding 20 thousand annual room nights for project Niagara no longer even under active consideration. Add the fact that numerous and major projects in Town are on hold because of a questionable business environment and the need is frankly non-existent
2. The Official Plan calls for a traffic study. The traffic study which was included in the proposal was conducted in the month of November...a ridiculous contrast to the actual peak time in the summer months when

tourism, the Shaw Festival, and summer residency are at their maximum. Again it is difficult to understand why this was deemed acceptable by the planning department. It is also important to note that this study involved an actual study window of 15 minutes at the key intersections and no long term vehicle counts. Furthermore it uses an out of date site plan so the effect of the underground parking on neighbouring properties cannot be assessed since the site plan used does not include underground parking

3. ***The potential effect of the proposed use on the financial position of the municipality*** (Item (g) on page 31) on page 80 of the PKF report it is clearly indicated that the direct benefit to the town in property taxes would be greater for a residential development as the developer's own consultant indicates that the property tax benefit could be as much as \$50000 greater for residential
4. The planning impact analysis, as submitted, presents very limited plans for mitigation, as required in section (r) on page 31. Given the magnitude of this project, significantly more substantial mitigation plans would be required.
5. The Goals and Objectives regarding commercialism go on to specify in section (10) ***to recognize the existing commercial structure of the Town as an important part of the municipality that should be protected from any significant impact from future proposals for major commercial development***

In closing, let me emphasize that the Official Plan indicates on page 81 ***that there is a desire to maintain the small town, small scale character in the Town***

It is very clear that this proposal does not adhere to the intent of the Official Plan

This proposal does not fulfil the specific requirements of the Official Plan

This commercial proposal is completely inappropriate for the King Charlotte neighborhood

To the Planning Department
Town of Niagara-on-the-Lake

I submit this letter as a formal **indication of my objection to the proposed official plan/zoning change** for John St. (known as the Rand Estate) to create the 'Romance Inn'. I am a resident/owner virtually adjacent to the proposed development. I, like many other residents, strongly feel that the changes are inappropriate, will have a very direct negative impact on my quality of life, and will drastically reduce the value of my property.

I believe it is important first to recognize that this inappropriate commercialization will occur in a **completely residential** section of the town. It is significant to note that there is no commercial zoning east of King St. and south of John St. I, like many others, chose to live here because it is residential, and commercialization will destroy the ambiance and character of the area. It is a gross violation of the existing plan, as well as the planning process, to inject this level of high-density commercialism into an established, totally residential area. This is a unique and special location, combining a National Park, a majestic Estate, and private residences. The Official Plan specifically calls for the preservation of this type of situation.

The developer only recently purchased this property, with the current residential zoning in place. The motivation was purely commercial, so to now argue that this is the only 'viable' use of the property is absurd.

Next, consider that the infrastructure does not exist to support such development. Residential streets (John, King, Charlotte) will be used for major, ongoing construction traffic, then subjected to hundreds of additional vehicle trips daily on an ongoing basis! Service vehicles, staff, and other visitors will add to the traffic nightmare. The location of my residence will certainly be the most affected by this dramatic increase in traffic and noise.

Similarly, utilities will have to receive major upgrades, as they are all sized for residential, low density applications. This will result in more unnecessary construction, noise, and traffic. Furthermore, it is doubtful that the developer will bear the true and total cost of these upgrades!

Thirdly, the creation of a high-density commercial development will create significant losses to quality of life for me, my neighbors, as well as hundreds of others. Construction noise, traffic noise, facility noise (air conditioners etc), and event noise, are just some of the effects that this development would have when injected into a quiet residential environment.

Finally, there are very real financial losses that I and other residents will suffer. Property values as a result of this development will plummet, as our once desirable properties become unwanted. Clearly all of the effects listed above will make this part of the town much less appealing to potential homeowners. It is clear that this development is **inappropriate**, and unwanted by all but a single developer. I must emphasize that the Official Plan, and the Planning Process, exist to prevent this kind of a planning disaster from happening.

This letter will illuminate a number of serious issues relating to the commercialization of the Rand Estate in the form of the proposed Romance Inn and Conference Center. The Town of Niagara-on-the-Lake Official Plan is **'a formal statement of public policies'**(official Plan page 7). Major and fundamental deviations from the plan must be dealt with in the proper manner. Commercializing a longstanding residential neighborhood should be addressed as a matter of principle and law, and not in the merit of a single proposal. Consequently, this analysis relates only to the direction provided by the Official Plan. The consideration of the proposal to develop a large scale, intense commercial operation on the Rand Estate is in fact a serious violation of the Planning Process. Major changes in land usage are intended to result from a participative and collaborative process in order to keep the Official Plan current and reflective of the state of the Town, hence the reason for the Provincial directive to review the Official Plan every five years. The intent is also to include the public in changes, based on principle, rather than being reactive to specific proposals. The intent is also to achieve a higher quality of decision-making as dialogue, discussion and decision will be based upon unbiased and general principles and concepts relating to property designation and usage. The Plan itself states **'Council shall, from time to time, and not less frequently than every five years, hold a special meeting of Council, open to the public, for the purpose of determining the need for revision of this Plan'** (Official Plan page 19)

Entertaining the proposal for the Romance Inn specifically violates numerous directives in the Official Plan. The proposal requires the rezoning of a low-density residential property to Commercial. Yet the Official Plan calls for **'compatibility of the proposed use with the surrounding land uses'** (Official Plan page 30) Additionally, this development falls outside of the identified Commercial Areas of the Town (Official Plan Page 75) Furthermore, it must be noted that the Pillar and Post Hotel is separately identified in the plan, and the plan states **'it is not intended that these uses form nodes for expanded General Commercial activity'** (Official Plan page 77) In addition, the Official Plan specifically states, under goals and objectives, (page 76) section (5): **to encourage controlled and orderly growth within designated commercial areas, (6) to minimize the impact of commercial development on adjacent land uses and (8) to prevent intrusion of commercial uses into residential areas.** Furthermore, the Plan states **'the character of its surrounding uses, shall be considered in determining the zoning regulations to apply to the area, so that a cohesive character may be promoted which will be in keeping with adjoining areas'** (page 80) Even Institutional zoning demands **'not having an adverse effect on residential areas'** (Official Plan page 101) and the Plan indicates **'(b) such facilities should be adequately separated from low density and established neighborhoods by an appropriate distance separation or intervening land use'** (Official Plan page 102) With respect to Special Events, the Plan expressly states **'nothing within any designation's policies shall be interpreted as permitting any special event that is not related to the dominant use of the site'** and **'special events shall expressly not be permitted where in the opinion of the Council the event will create a nuisance, be offensive or incompatible with surrounding uses'** (Official Plan page 36). The Plan endeavors to strictly limit and regulate Commercialization in all forms, and it would be a major violation of many elements of the plan to change the zoning of the subject property.

Moreover, from an existing zoning perspective, it must also be pointed out the stated objective of the Official Plan is **'to ensure that existing housing and existing residential areas shall be preserved and improved'** (Official Plan page 66) The Official Plan, in referring to Niagara/Old Town, states that the objective is **'to preserve the existing character of the area'** (Official Plan page 65) Historically, the King-

Charlotte area was the subject of a secondary plan prior to the creation of the current Official Plan, given that it was a large block of purely residential character. On an ongoing basis, exclusively residential development in the area has solidified and expanded this residential character. A hotel proposal on John St. between King and Charlotte Streets was rejected, resulting in the creation of Park Court (street), a further solidification of the residential foundation of the King-Charlotte neighborhood. The site of the proposal is presently zoned Established Residential and Conservation, consistent with the neighborhood. It must also be noted that prior developments on sections of the larger Rand Estate property have all been purely residential. Furthermore, the fact that there is no commercial designation within the Official Plan east of King St. and south of John St. is indicative of the integrity of the Established Residential Zoning in this area.

Dramatic zoning changes are both unnecessary and unlawful. When change happens within the Town, it should happen based on the structure and the process provided by the Official Plan. The Official Plan repeatedly and explicitly indicates the need to control and limit commercialization. Changes should not be the result of celebrity, emotion or the promise of capital spending. The integrity of the area as an established residential neighborhood, decades of consistent decision-making in this regard, and the structure mandated by the Official Plan, dictate a rejection of the Romance Inn proposal.

The Honourable
John E. Sheppard Q.C.

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2 Christopher St., Box 274
Niagara-on-the-Lake, ON
LOS 1J0
905 468 9837

September 26, 2011

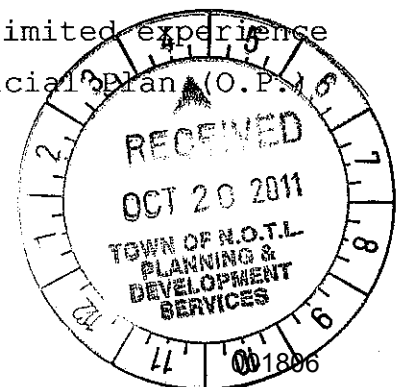
Lord Mayor
Mr. Chairman
Members of Council
Ladies and Gentlemen

RE: Public Hearing - Rand Estate



I should think that every person in this room will agree with me when I say the application before you is surely the most important, most significant, carrying the most potentially serious consequences of any application ever to have come before council of the Town of Niagara On The Lake in this unique Town's long history. If you approve this application, the ramifications, the consequences will be felt for years to come. This property known for possibly over 100 years as "The Rand Estate" is the last grand estate property remaining underdeveloped in this Town together with the "Romance" property and is it not a obvious question - if the Rand Estate is re-zoned commercial can the Romance property be far behind? "Commercial creep" will surely spread around it and the prospect is appalling except of course to the developers whose only interest in maximizing profit.

There are a few new members of council elected during the recent municipal elections who may have limited experience in considering applications to amend the Official Plan (O.P.)



and, of course, there are longer serving members who have considered such applications - but no member, I venture to say, has ever considered an application as significant as the one before you. Experience and inexperience have different ways of looking at these issues. Experienced councillors sometimes look at these issues and say, for example:

1. We live in a democracy - people have the right to use their property as they see fit.
2. A large development such as this is good for the Town's tax base - it will produce more tax dollars for the Town.
3. Development is good - a Town must support development in order to grow.

As to the last point: development is good. Niagara on The Lake has been around a long time and has always been cautious about development - to its credit - at least til now.

As to the tax dollar argument, yes - but at what cost to the Town? What will be the cost to the town for sewers and water systems to service such a large development? Indeed, I urge those councillors who will vote in favour of the application to get firmly in place by written agreement who will pay for the necessary sewer and water installations. If the Town has to pay for it, that will be a very large cost to

the taxpayers. And what if the development fails - then what? Are you prepared to deal with new owners if the property is flipped?

As to the argument that we live in a democracy and people have the right to use their property as they see fit - that point of view could not be more wrong. We live in a democracy in the electoral sense but free to use our property as we see fit - Not on your life.

I show you this book titled Ontario Planning Legislation - some 15 statutes and accompanying regulations, all restricting how people can use their land.

This application is to amend the O.P. and, if approved, then to amend the zoning by-law to allow for the construction of a huge, sprawling hotel-type development abutting an area of established residential development.

I am sure many people in this room have never seen an O.P. or know what it is intended to do. An O.P. is provided for in the Planning Act of Ontario.

The O.P. for Niagara on The Lake consists of a series of maps designating certain areas of the Town for certain uses.

The Rand Estate and the Romance property are shown as "Established Residential". Christopher St. properties are

shown as "Low Density Residential". Weatherstone Court properties are shown as "Medium Density Residential". The properties east of the Romance property are shown as "Open Space" and "Conservation". Both sides of Charlotte St. are shown as "Low Density Residential". Promenade St. and other streets in the area are shown as "Low Density Residential". The only property shown as "General Commercial" is the Pillar & Post property and that use pre-dated the O.P. The property across John St. from the Rand Estate and the Romance property is Federal Government parkland - beyond the reach of developers.

The O.P. is supported by numerous type - written pages containing statements of policy and statements of intent declaring, for example, that it would be inappropriate to allow a commercial use abutting established residential and such attempt would not be supported. The Planning Act provides that a municipality will periodically update its O.P. but until it does, the designations for land use set forth in the current O.P. are expected to be upheld.

O.P. is created by any parties working together to lay out a plan for the long-term development of the municipality. The O.P. is a collaborative effort of planners, engineers, architects, interested persons and groups of persons, politicians and others.

An O.P. is in essence a unilateral declaration of a contract between the management of the municipality i.e. the planning development and the council on one part and the residents of the municipality on the other part. It declares to all who live here and those who choose to come here to do business or live have -

"Come - invest your money in a business, or buy a home or improve your home confident in the knowledge that the O.P. designating an area e.g. residential will remain and you will not wake up one morning and find someone near is applying to change the O.P. and zoning by-law to build a hotel or put up an office building to the detriment of all surrounding owners who relied on the O.P. to protect them from such conduct".

Regrettably an attitude has developed among some people that to oppose an application to amend an O.P. to change an area from residential to commercial that such people are "backward", "narrow minded", "selfish", "small town prejudice" and "against progress". Not so. The person who owns the property which he/she is seeking to develop KNEW what the O.P. and zoning by-law provided when they bought the property. Now they want to change it to their benefit and to the detriment of everyone else. They apply to council to amend the O.P. or zoning by-law - in effect to ask the Town Councillors to break

their contract with the Town residents. Councillors are Trustees who have a duty to act impartially for the benefit of all the Town's residents and those who recognize this duty and their obligation to uphold the contract inherent in the O.P. should look very carefully at every application to amend the O.P. and vote in favour only when the evidence is overwhelming in favour of doing so. Only when the benefit to be derived by the municipality (not by the developers) far outweighs the effect on the residents should the application be allowed. And the onus of proof lies on the applicants to prove such benefit to the municipality for it is the developer who is asking the municipality to break its contract with the Town's residents. If that onus of proof is not discharged, the application should be dismissed.

Recently in an article in the Advance dealing with the application to amend the O.P. relating to the property at Mary and Mississauga, one councillor described the O.P. as being "outdated" and council should make the decision on the application without regard to the O.P. As I said earlier the Planning Act provides for a municipality to amend the O.P. The fact that Niagara on The Lake has not done so and possibly should is no reason to abandon it. Should council abandon the O.P. and decide applications based on the personal opinion of each councillor, development will become very messy. Such a procedure is called "spot zoning" and it is a procedure that the Town should avoid at all costs. Why - because it is unfair

and open to criticism of undue influence. If you want to read about the dangers of "spot zoning", go online and read what went on the Town of North York during the late 50's and 60's from articles in the Toronto Star and Toronto Telegram. Better to stick with the O.P. and send a message to those who seek "spot zoning" that this council will uphold the O.P. until a new O.P. is approved - and then everybody will be treated equally and openly.

With respect to the argument that the O.M.B. will probably allow the change sought by the applicants, you should not assume that. The members of the O.M.B. are knowledgeable in planning law and this proposal which seeks to inject a commercial area into a long standing established residential area has some significant legal hurdles to overcome in order to succeed.

I have not commented on the details of the project and how it affects specific properties. My neighbours - the Browns and the Parks who have spent many hours reviewing the plans are better able to comment than I am.

Personally, I am not in favour of the proposal as it is presented. It is overly ambitious. Possibly fraught with potential financial difficulties with the possibility of it being "flipped" to new owners leaving the Town having to start all over again.

I am, however, in favour of a proposal that would convert the existing buildings to Country Inns and leaving the beautiful landscaped grounds as they are. This, I understand, was the "Romance" interests original idea when they bought the property a few years ago.

All of which is respectfully submitted.


J. E. Sheppard Q.C.

Re ~~R~~AND ESTATE and MAJOR DEVELOPMENT PROJECTS 2011 onwards

Copy Planning ✓
VB

Lord Mayor, Members of Council, ladies and gentlemen, ~~and~~ lend me your ears.....

1. Without carefully planned development in the past 50 years we would never have the beautiful town we live in today, however without keeping up with infrastructure to sustain our current level not to mention any major development in the foreseeable future NOTL must first update its infrastructure.
2. Point in question is our Sewage disposal facility and this is the most urgent of all before any future (heretofore not yet approved) development should take place.
3. I know this meeting is precisely about future development on the Rand Estate so I do not want to divert the subject entirely to SEWAGE. I believe all members of Council are fully aware of the dangers in accommodating any new development without first getting our infrastructure in place.
4. Residents in all areas of town will be adversely effected – not only Garrison and Chatuagua but also Christopher Court, The Promenade and other areas of town if Niagara on the Lake does not make wastewater the priority because we know the facility is already inadequate for our present needs not to mention coping with future needs.
5. Facts and figures regarding this item are well known to most persons present here tonight. These will be discussed at the scheduled meeting on this subject, namely 4th October at the Centennial Arena.
6. In the event ^{of a} development such as suggested ^{i.e.} for the Rand Estate there is the danger of the international press getting wind of our Lagoon situation and then getting World Health Organization (WHO) involved as they did after Walkerton and SARS This would kill our economy – the very heart beat of our town – i.e. TOURISM - with attractions like SHAW, Wineries etc.
7. Sustainable development is inevitable – with development we create jobs and the economic impact of the multiplier effect on our town is healthy ^(gives a tax base)
8. Putting the horse before the cart is the key to the future.
9. I am still confident that Council members who have stood for office indicating they care about residents who voted for them, will make the right decisions in these matters and will listen to the voices here tonight.

Respectfully submitted

YVONNE McMorrhough

3 SENTRY Circle

NOTL



Planning VB
Lhr



September 27, 2011

Mr. Jamie King, Councillor
Chair, Community & Development Services Committee
Niagara-on-the-Lake
P. O. Box 100,
Virgil, ON
L0S 1T0

Dear Councillor King:

I am writing in follow-up to the Public Meeting held September 26 at the Community Centre concerning the development of the 144-176 John Street property, more commonly known as the Rand Estate Development.

I was particularly concerned about several references made by the Executive Director of the Chamber of Commerce during her presentation with respect to the Bed & Breakfast community. I am concerned she gave the impression that the Bed & Breakfast sector of the Chamber was consulted with regard to this development and consequently is supportive of it. However, accommodation members as a whole were not consulted.

This once again speaks to the need for an industry driven Tourism Destination Marketing Organization strategy wherein the NOTL Bed & Breakfast Association is rightfully represented since the current situation continues to repeat itself where positions are stated by the Chamber of Commerce using an authority that was never granted by the sector members referenced.

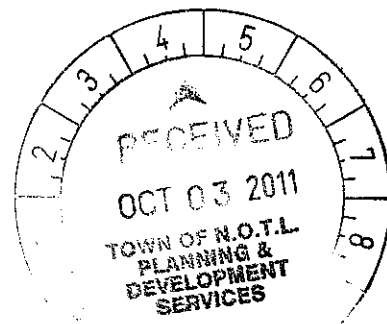
While previous research supports the notion that visitors to our community come back for the unique local experience enhanced through a hosted stay at a Bed & Breakfast accommodation, we also know this does not translate to a hotel experience. In fact, guests have stated unequivocally that should Niagara-on-the-Lake become a community of large hotels, its "charm" will be lost and they are unlikely to return.

I wanted to ensure you received clarity around the support for the development given by the Chamber of Commerce this past Monday. Some of our members expressed concern since they do not support the invasive magnitude of the proposed resort complex currently contemplated for the Rand Estate development.

Sincerely,

Rick Jorgensen, President
Niagara-on-the-Lake Bed & Breakfast Association

c.c. BBA Board of Directors



001815

CC: Planning ✓
Boris
Horn

R. A. C. Dingman and Marnie Collins

September 27, 2011



Ms Holly Dowd
Town Clerk, Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P. O. Box 100
Virgil, ON
L0S 1T0

Re: 144-176 John Street, Proposed Official Plan and Zoning Change re Romance Inn and Artist Centre

Dear Ms Dowd:

As owners of property adjoining the above-noted property, we wish to register our objection to the proposed change to the official plan and zoning on the basis that the development as proposed is excessive and will impact negatively on the surrounding residential properties.

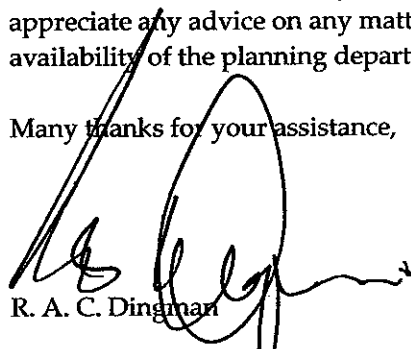
We feel that a commercial development of this size, in the heart of a residential area, would require far too radical a change to the official plan. Our objection is not limited to the foregoing.


We wish to be advised of any future meetings to deal with this proposal and any decisions made by council in respect of this proposal.

We would also like to be advised of the availability to the public of the report of the town planning department.

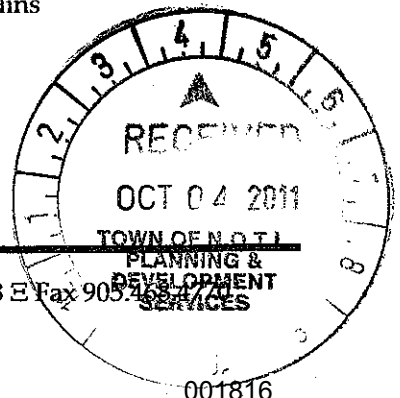
We will be out of the country from September 29, 2011, through October 21, 2011, but we would appreciate any advice on any matters pertaining to the Romance Inn proposal – and especially the availability of the planning department report – by e-mail to racd@cogeco.ca.

Many thanks for your assistance,


R. A. C. Dingman

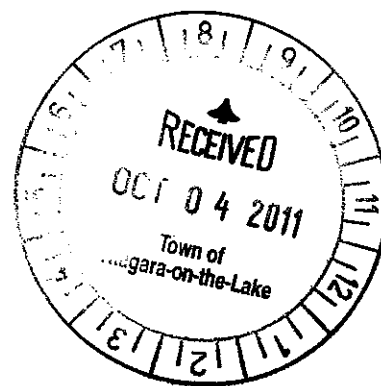

Margaret (Marnie) Collins

Cc: James Marrelli, Dexter & Marrelli



Copy Planning ✓

BMS
LOA



September 29, 2011

Dave Eke
Lord Mayor
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Niagara-on-the-Lake ON L0S 1T0

Dear Lord Mayor:

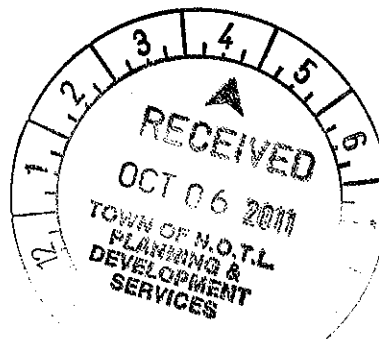
My wife and I had the opportunity to attend the public meeting which the town hosted this past Monday to obtain public input on the proposal to build a conference facility on John Street and would like to urge you and members of your council to support it. I would have spoken that evening though it was obviously a crowd dedicated to stopping the project.

I appreciate the concerns raised by speakers living on Christopher Court , however, they are largely self-interested concerns which do not take into consideration the benefits which this initiative would bring to our broader community – a refreshed and enhanced tourist appeal and the creation 200 new jobs. I did not hear anyone ask that evening what other uses could be made of this site which would not also be objected to by nearby residents? Their concerns should be considered though they should not be given an effective veto over this site.

In weighing the desirability of this proposal I would urge that you consider the impacts which the *Pillar and Post* and *Queens Landing* complexes have upon their immediate neighbours and this town. To the best of my knowledge the latter two complexes are a net benefit to this community and would be greatly missed where they to close as we expect would be this initiative once it was up and operating.

Sincerely,

Ivan Sack
8 Tuscan Court
NOTL ON L0S 1J0



Copy Plan

154 Cavan Street,
Port Hope,
Ontario, L1A 3B9.

Public Community and Development Committee
Town of Niagara-on-the-Lake,
1593 Four Mile Creek Road,
Box 100
Virgil,
Ontario, L0S 1J0.



To the Chairman and Members of the
Public Community and Development Committees
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road,
Box 100
Virgil,
Ontario L0S 1J0.

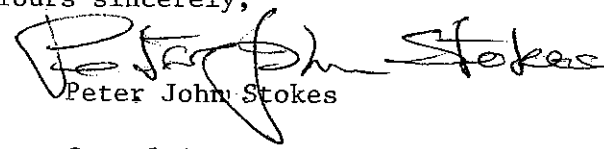
Dear Chairman and Members,

I attach for your perusal and appropriate action three copies of
a Memorandum put together after my attending the 26 September 2011 public
meeting to view and comment on the development proposals put forward
by owners of the Randwood Estate.

Trusting that these may be of interest and perhaps of further help.

I remain

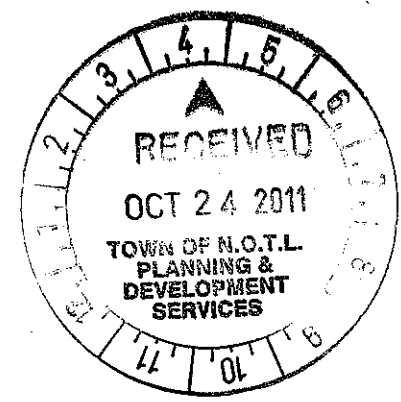
Yours sincerely,


Peter John Stokes

Consulting Restoration Advocate

12 October 2011

enc.



A Memorandum on the proposed Randwood Estate developments made at the public meeting held in the Community Centre on the evening of 26 September, 2011.

I came at the behest of a long-time friend and resident of Niagara-on-the-Lake recognizing my former long association with the Niagara-on-the-Lake scene as a Consulting Restoration Architect and one-time member of its LACAC. Although I now reside in Port Hope I am ever keenly aware of the Niagara situation having lived there for over 40 years.

Needless to say I heard many of the arguments presented and clearly gathered the impression that most were very much against the proposal for a number of reasons. The principal objection or main gist of these were that it was a too intensive new commercial development in a much settled residential portion of the town, long enjoyed as such and gradually infilled, also residentially.

This writer would tend to agree with this contrary assessment and wishes to set forward an alternative route to explore which might meet more easily with approval by neighbours and at the same time offering the owners a worthwhile and more exciting solution to the handling of this unique opportunity for more intensive use.

Basically this is to undertake a very careful and complete design proposal for a residential development. This would involve provision of a variety of specially designed housing favouring convenient compact living for seniors and others in the apartments in low rise buildings, single family houses, separate or joined in groups, all set in coordinated landscape of their contiguous open spaces. It would be a model development of great specialty and attractiveness.

The historic houses on site might be treated as important focal points of the development taking on essential complementary functions of the new community - Randwood as a common social gathering place with some special additional care facilities or accommodation for visitors to families living in the complex, the Sheets House perhaps providing dining space, mainly for the scheme's inhabitants as well as attracting, on a small scale, outsiders to enjoy it.

The total scheme needs to be based on a very carefully worked out plan of needs, aspirations, variety of accommodations and details of such in conjunction with contiguous more intimate private open space and shared land

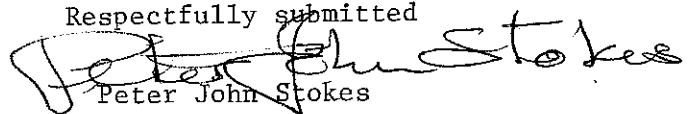
carefully developed and planted including some additional treescape to be a thoroughly workable and particularly attractive project. It will require a closely cooperative and creative team of professionals especially and keenly interested in the project including land planners, landscape architects, architects and engineering consultants plus financial advisors and planners to put forward the economic viability and practicality of the proposed scheme.

And last, but not least, the proposal should reflect the historic and architectural traditions of Niagara-on-the-Lake, of which it is to become a vital part. As far as architectural tradition is concerned it should also be respecting natural and products and building materials resembling those of early historic manufacture. Architectural form should be relatively simple - there is much historic precedent as example in the Niagara area: overly decorative and romantic presentations should be avoided at all costs.

While considering Randwood, the Sheets House and other ancillary buildings of the main complex some thought should be given to its immediate historic neighbour to the east, Brunswick Place, incorporating the notable Melville House of 1831 modified with steeper roof pitch, Dutch-appearing gables and minor additions by the Letchworths, an American family about the turn of the 20th century making it their summer home. Next door to the east is a large bungalow of more modern vintage on a large lot, and then it is believed, the John Street access to the winery occurs forming a natural cut-off to the residential sector. This too might be reviewed to complete the ultimate treatment of the John Street block east of Charlotte Street.

Although this presents a special challenge the ultimate presentation of an intimately interwoven residential proposal is considered a worthwhile alternative solution to explore fully.

Respectfully submitted



Peter John Stokes

Consulting Restoration Advocate

11 October 2011



"Masson, P/EB"
<pmasson@cogeco.ca>
25/10/2011 03:57 PM

To <deke@notl.org>, <mbau-coote@notl.org>,
<jcollard@notl.org>, <ddick@notl.org>, <tflynn@notl.org>,
<akaiser@notl.org>, <mmazza@notl.org>,
cc <lwallace@notl.org>, <mgalloway@notl.org>

bcc

Subject Randwood site visit

History: This message has been forwarded.

I understand from Penny Coles's Opinion in last week's Advance that your site visit to the Randwood Hotel complex has taken place. I hope you were accompanied by a tree expert who could identify the many trees that will have to come down to put in the new road across the front of the property and to build the ramp to the parking garage. I was surprised to find that a member of the press was invited along on this visit and especially surprised that it would be someone who has attended neither of the Public Meetings concerning the development. A letter that my husband sent in reply to Penny's piece follows.

I would like to suggest that now that you have seen the proposed complex through the eyes of its architect and planner, you have the courtesy of visiting the neighbours' property and seeing what it would look like from their viewpoint. I know several of you have already visited the Browns' backyard on Christopher St. However, I think you should view Randwood from Calvin Rand's side. Please stand by the swimming pavillion built in 1929 by the Dunnington-Grub landscape team and envision how close the 60 foot high hotel might be with its balconies overlooking his pool and cottage. I have talked to Calvin about this and he would be more than pleased if you would walk through his property which borders the proposed hotel for 440 feet.

I definitely think you should view the Randwood development from the perspective of its neighbours (the people who elected you to the office you now hold). Let me remind you of the letter that I brought to the Lord Mayor on Sept. 21st; it stated opposition to the Randwood complex proposal and had the signatures of 48 propertyowners on Weatherstone, Christopher, Charlotte St. from Paffard to John, and those on John St. who are immediate neighbours (in other words, all the locations which have received the official letter about the zoning change within 400 feet of their property).

If you would like to view the east and southern sides of the property, I will call Calvin Rand who will give Leah Wallace permission for the visit. I have also talked to Percy Webb, an abutting neighbour who lives at 44 Weatherstone, and she says she would welcome a site visit.

Elizabeth Masson
6 Weatherstone Court
905-468-9703

Letter to the Advance

I was surprised to read Penny Coles' endorsement of the Randwood development (October 20, 2011), on the basis of facile argumentation that completely ignores neighbours' concerns. Her case is based on the old bugaboo that "it could be a lot worse" (think oil refineries!), but in fact there are a number of alternatives—one of them the boutique hotel that was originally described to Calvin Rand. The proposed development is not the only way of saving the original buildings. As for their being allowed to run down, the current owners must have known the cost of upkeep when they bought them, but probably already had this massive development in mind when they purchased the property in 2006. However, they chose not to do the maintenance, adding credence to their argument that their plan was needed to save it.

The minor changes to the development plan have been cosmetic, and do not address neighbours'

concerns. Three are particularly important, and need to be considered seriously in any decision: 1) traffic congestion and pollution on John St., which an already-approved conference centre at the Pillar and Post will add to considerably; 2) noise from the events pavilion, which a hedge or two will not mitigate; and 3) flooding of One-Mile Creek, worsened by run off caused by additional paving and buildings. Town council's job is to evaluate the various complicated factors before deciding on whether a zoning change is consistent with the town plan. Penny Coles' "Opinion" does not offer any convincing reasons for making that zoning change.

Paul R. Masson

LEAH
BANK

October 26, 2011

Mr. Will Walker
Acting Director of Planning
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0

Copy to: Ms Milena Avramovic

Dear Mr. Walker;

This letter is with respect to the "Romance Inn" Proposal now before the town, and the request to change the zoning of the Randwood Estate property to a commercial designation. I am providing a complete copy to Ms Avramovic as well, to assist with any transition of responsibility.

As you are aware, several of us living in the King / Charlotte residential area have surveyed residents and have a variety of signed declarations of opposition to this development from these residents. Most of these lists have been forwarded to Town Councillors by several different people over the last couple of months. This letter is providing you with a consolidated summary as well as copies of the actual signed declarations, for your information and use.

This survey required hours and days to complete, with a genuine attempt to speak with someone at every residence in the King / Charlotte residential area. It often involved returning to a residence for a second or third time to try and find someone at home. Some people who were using the Commons Area were also surveyed. In addition, a fair number of Niagara-on-the-Lake residents from outside the King / Charlotte area wished to sign the Declaration Of Opposition as well. The number of residents who signed in opposition can be summarized as follows;

Residents living in the properties adjacent to the Randwood Estate. (Charlotte, John, Christopher St., Weatherstone Ct.)	44
Residents living in the rest of the King / Charlotte residential area.	329
Residents living outside the King / Charlotte residential area (Includes users of the commons - bikers, dogwalkers, etc.)	126
Merchants - Members of the Chamber of Commerce	21
Total number of unique names	518 *

* Duplicate names are not included in the total (2 adjacent residents who are also merchants)

One of the residents who was also a merchant and member of the Chamber of Commerce, had surveyed some Queen Street merchants and provided a list of those who were opposed to the Romance Inn development. Since the 21 merchants who expressed their opposition to the development and signed a declaration are also members of the Chamber of Commerce, there may be some doubt whether Janice Thompson was actually speaking for the members of the Chamber in her presentation at the September 26, 2011 public session.

If we had enough time and resources to actually survey the rest of even just Old Town, I believe the numbers would have been five times as many. We were trying to concentrate our efforts on the more directly affected residential and commons areas, even though all residents of Niagara-on-the-Lake are directly or indirectly affected by a development such as this. The list of people in the King / Charlotte residential area alone who expressed their opposition and signed the declaration, is extensive, and easily represents the vast majority of the residents living in the immediate neighbourhood.

I trust you will find this information helpful to you in your review and analysis of the Romance Inn proposal.

Respectfully submitted.

A handwritten signature in black ink, appearing to read 'Peter Sterling Harvey', with a long horizontal flourish extending to the right.

Peter Sterling Harvey
P.O. Box 1267
15 The Promenade
Niagara-on-the-Lake
905 468-2436

**CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. _____-11**

(Official Plan Amendment– Randwood Estate)

The Council of the Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the Planning Act, hereby enacts as follows:

- 1. Amendment Number XX to the Town of Niagara-on-the-Lake Official Plan consisting of the attached explanatory text and schedule is hereby adopted.
- 2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this ^{xxxth} day of XXX 2011.

LORD MAYOR
DAVE EKE

TOWN CLERK
HOLLY DOWD

Certified that the above is a true copy of By-law No. XX as enacted and passed by the Council of the Town of Niagara-on-the-Lake.

PART A – THE PREAMBLE -

This part does not constitute part of this amendment.

PART B – THE AMENDMENT -

This part consists of the following text and schedule, which constitutes Official Plan Amendment No. XX to the Town of Niagara-on-the-Lake Official Plan approved on _____ XX, 2011.

PART C – THE APPENDICES -

Does not constitute part of this amendment. The appendices include a copy of the public meetings held in accordance with this amendment.

PART A – THE PREAMBLE

The preamble does not constitute part of this amendment.

Purpose

The purpose of this amendment is to redesignate lands at 144 & 176 John Street to a site specific General Commercial and site specific Open Space designation.

The northern boundary of the property fronts onto John Street, with Charlotte Street abutting the western edge of the property. The south west boundary of the property abuts a residential subdivision. To the east is a house that was related to Randwood but was subdivided and separated from the Randwood Estate by a thick coniferous hedge and a right-of-way. The property is bisected by One Mile Creek which runs generally north south through the property on the west side. The creek splits at the rear of the properties on Christopher Court and a tributary of the creek runs east/west through the estate.

Although the Randwood Property lies outside the national heritage district of the Old Town, Randwood has been listed on the Town’s heritage register. The property will undergo designation under Part IV of the Ontario Heritage Act at the site plan application stage, once the details of the development have been determined.

The existing designations of Established Residential and Conservation reflect the single detached dwelling on the property and the natural feature of One Mile Creek and the tributary of One Mile Creek that transect the property.

The proposed designations will establish the policy direction to permit an inn, a spa, a conference centre, and an arts and learning centre. One of the significant features of the property is the size of the lot and the heritage features of the buildings as well as the designed landscape features.

Basis

The basis of this amendment is as follows.

1. The subject property is an expansive 13 acre estate located near the south eastern boundary of Old Town within Niagara-on-the-Lake and contains a number of buildings including the main house (known as Randwood), the Devonian House and the Coach House.
2. The proposal will ensure that the significant heritage and cultural landscaped features are maintained or minimally impacted while keeping the large estate lot as one property versus other possible proposals which could allow for this

significant property to be subdivided into small pieces and would result in the loss of one of the few remaining estates in Niagara-on-the-Lake.

3. In recognition of the heritage value of the property, the applicant included a Heritage Impact Assessment. The consultants completed an inventory and analysis of the property and conducted historical research in order to determine the important heritage attributes and elements of the site and their significance with regard to events and movements that influenced local and national history. The report concluded that the majority of the proposed development is sensitive to the context and layout of the property and avoids demolition of any significant heritage assets on the site including the designed landscape features. The Heritage Impact Assessment supports the efforts of the proposed redevelopment to protect the heritage resources and landscape on the site while providing a viable new use for the heritage asset that will preserve and conserve it into the future.
4. The Heritage Impact Assessment provides mitigative measures to protect views, the cultural landscape, and the existing buildings on the site. The policies of this amendment will require that these measures be implemented.
5. A needs assessment and marketing study was submitted as part of the application and the anticipated economic benefit of the proposed development is expected to be significant for the Town of Niagara-on-the-Lake and the Niagara Region as a whole.
6. The needs assessment and marketing study concluded that the 100-room Inn and arts and learning centre will not negatively impact the overall market in the long term but that the conference facilities will be important in making the project economically viable as ultimately, over 40% of the demand will be for the conference or special events facilities.
7. A peer review of the Randwood Estate proposal was conducted by Brook McIlroy Inc. to provide some further urban design recommendations given the significance of the property and the scale of the proposal. The recommendations include reducing the massing of the buildings especially any long walls as this is not proportional with the existing buildings, increasing the side and rear yard setbacks, heights should not exceed 3-storeys above grade, and terraces on the upper-storeys of buildings should face the interior of the property and should not be overlooking neighbouring properties.
8. This amendment will be implemented by a site specific zoning by-law amendment and a site plan agreement.

PART B – THE AMENDMENT

All of this part of the document entitled 'Part B – The Amendment' consisting of the following text and Schedule 1 constitutes Amendment Number XX to the Official Plan of the Town of Niagara-on-the-Lake.

Details of the Amendment

- i. That Schedule "B" Land Use Plan – Niagara/Old Town is amended by Schedule "1" attached hereto and forming part of this amendment.
- ii. That Part 3 "Land Use Policies," Section 10: Commercial is amended by adding new policies titled "General Commercial (Randwood Estate)" after "Regional Commercial (Niagara-on-the-Green)" as follows:

General Commercial (Randwood Estate)

1. In the General Commercial (Randwood Estate) designation the following land uses shall be permitted:

Main Uses	Hotel Spa Arts and Learning Centre Conference Centre Restaurant
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Secondary Uses Accessory buildings and structures.

2. At site plan approval stage, the property shall be designated under Part IV of the Ontario Heritage Act.
3. The final design and plans of any additions or new buildings shall be subject to approval by the Municipal Heritage Committee.
4. Sufficient landscaping, buffers, and setbacks shall be provided to minimize the impact on abutting residential uses.
5. No terraces or balconies above the second storey shall be oriented toward abutting properties. Any terraces or balconies shall be oriented toward the interior of the property.
6. All access to parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.

7. There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces.
 8. There shall be adequate building separation from adjacent residential uses.
 9. A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.
 10. The boxwood hedge within the buffer area adjacent to the western property line shall remain and be properly protected and preserved to insure its continued growth. At site plan stage measures to mitigate construction impacts to protect the boxwood hedge will be required.
- iii. That Part 3 Land Use Policies, Section 15: Open Space and Community Facilities is amended by adding new policies titled "Open Space (Randwood Estate)" after "Open Space and Community Facilities" as follows:

Open Space (Randwood Estate)

1. In the Open Space (Randwood Estate) designation the following land uses shall be permitted:

Main Uses	Pedestrian and carriage pathways Existing buildings and structures Stormwater management facilities Parking lots Walls along John and Charlotte Streets Accessory buildings and structures to main uses in the General Commercial (Randwood Estate) designation.
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2. All parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.
3. There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces or accessory buildings or structures..
4. A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.

PART C – THE APPENDICES

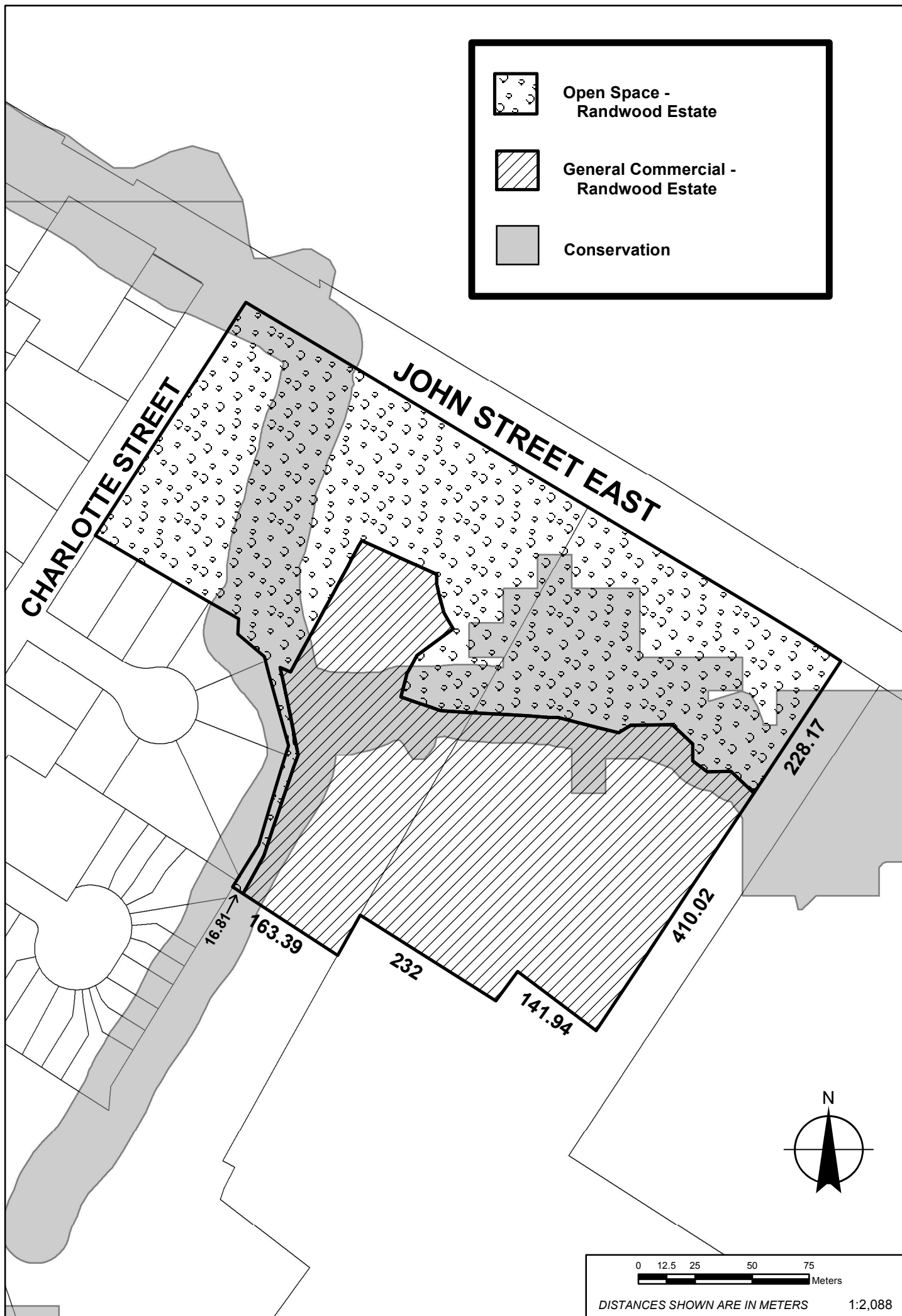
The following appendices do not constitute part of Amendment Number XX but are included as information supporting the amendment.

Appendix I Location Map

Appendix II Planning Justification Report, Randwood Estate Development

Appendix III Notice of Public Meeting – September 26, 2011 & November 28, 2011

Appendix IV Minutes of Public Meeting – September 26, 2011 & November 26, 2011



SCHEDULE ATTACHED TO OFFICIAL PLAN AMENDMENT

LORD MAYOR
DAVE EKE

TOWN CLERK
HOLLY DOWD

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 4316X – 11

(Randwood Estate)

Roll No. 262701000200900

Roll No. 262701000200800

A By-Law pursuant to Section 34 of the Ontario Planning Act to amend By-Law No 4316-09, as amended, entitled a by-law to regulate the use of land and the character, location and use of buildings and structures thereon.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE ENACTS AS FOLLOWS:

1. Schedule “A-2” of By-Law No. 4316-09, as amended, be further amended by rezoning those lands shown on Schedule “1” and Schedule “2” attached hereto and forming part of this by-law to the identified site specific zones.
2. Notwithstanding the provisions of the “General Commercial (GC) Zone” of the Old Town Community Zoning District, the following provisions shall apply to the lands shown on Schedule “1” and Schedule “2” attached hereto identified as General Commercial – Randwood Estate (GC-56) and Open Space – Randwood Estate (OS-56).

General Commercial – Randwood Estate (GC-56)

2.1 Permitted Uses:

- a) A hotel with a maximum of one hundred and six (106) rooms
- b) A conference centre
- c) An artist studio and learning centre
- d) An art gallery
- e) A restaurant
- f) An outdoor patio
- g) Accessory buildings and structures

2.2 Zone Requirements:

- a) Minimum lot frontage.....300 m (984.2 ft)

- b) Minimum lot depth..... 120 m (393.7 ft)
- c) Minimum landscaped open space..... 50%
- d) Maximum lot coverage..... 12%
- e) Minimum main building setbacks in accordance with Schedule “2” attached.
- f) Minimum vehicular access ramp setback.....30.48m (100 ft.)
- g) Maximum building height.....17.35m (57 ft)
- h) Maximum seating capacity for restaurant.....200 seats
- i) Maximum number of rooms for the hotel..... 106
- j) Maximum floor area of all buildings in the commercial zone...11,535 m² (124,161.7 ft²)
- k) Maximum floor area of spa 185.8m² (2000 ft²)
- l) Maximum floor area of Arts & Learning Centre 269.41m² (2900 ft²)

3. That Section 5—Definitions of By-Law No. 4316-09, as amended, be further amended by adding the following definition as Section 5.104A as follows
 “CONFERENCE CENTRE means a building used for social or cultural activities, hosting of banquets or receptions and meetings. Facilities may include meeting rooms, auditoriums, kitchen facilities, banquet rooms and other compatible accessory facilities contained within the building.”
4. Notwithstanding the provisions of the “Open Space (OS) Zone” for the Old Town Community Zoning District only the following uses shall apply to those lands identified as Open Space – Randwood Estate (OS-56) on Schedule “1” attached hereto:

Open Space – Randwood Estate (OS-56)

4.1 Permitted Uses:

- Pedestrian and carriage pathways
- Existing structures
- Stormwater management facilities
- Parking spaces to a maximum of 50 spaces
- Walls along John and Charlotte Streets
- Accessory landscaping structures or uses

4.2 Zone Requirements

A minimum setback for accessory structures shall be 7.5m (24.6ft) from all property lines.

5. Notwithstanding Section 6.39 Parking Space Requirements of By-Law No. 4316-09, as amended; a minimum of 200 parking spaces shall be required.
6. All other provisions of Zoning By-Law 4316-09, as amended, shall continue to apply to the lands shown on the attached Schedule.

If no notice of objection is filed with the Clerk within the time provided, this By-Law shall come into force and take effect on the date of passing by the Council of the Corporation

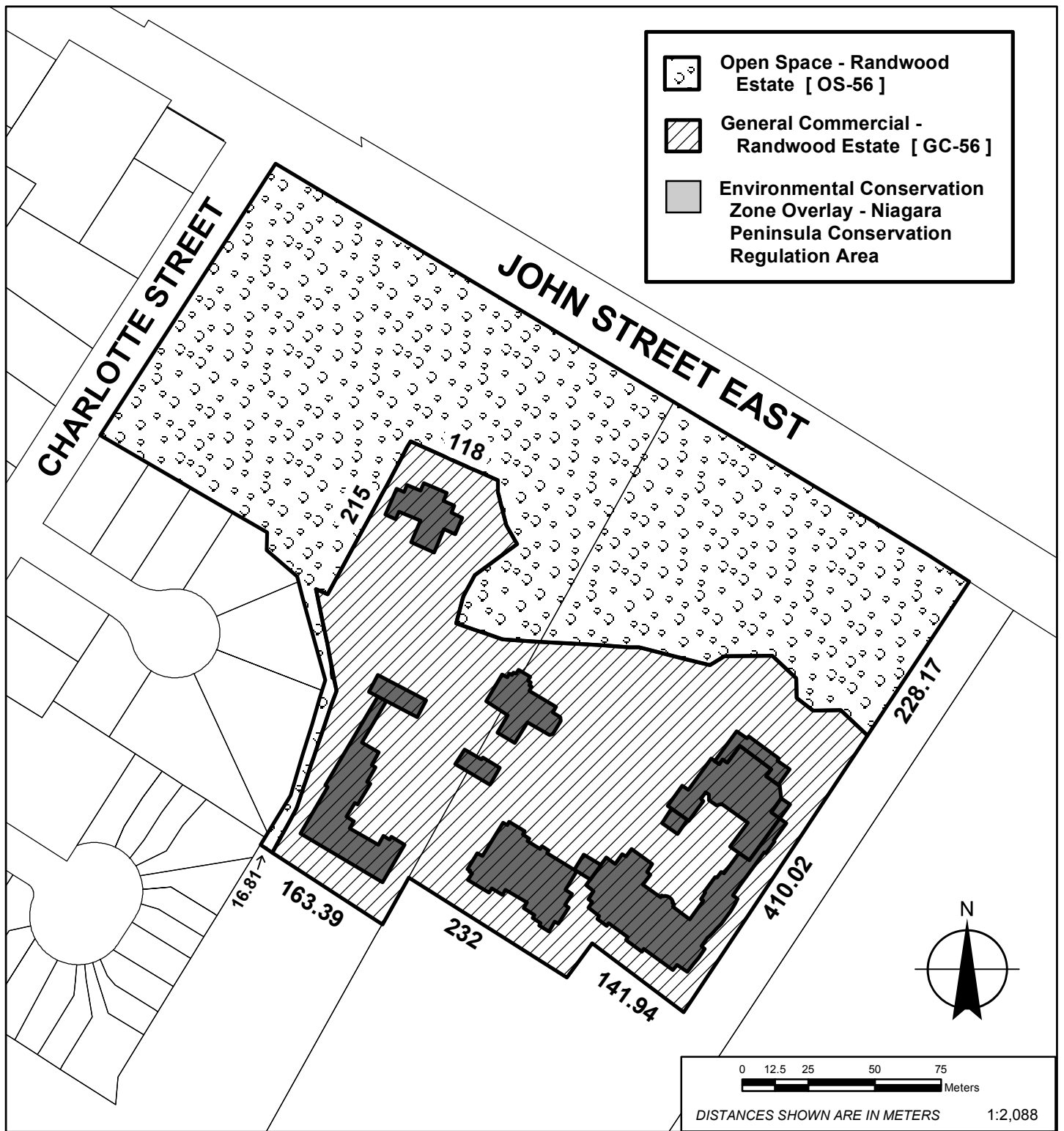
of the Town of Niagara-On-The-Lake in accordance with Section 34 of the Planning Act, R. S. O. 1990.

If a notice of objection is filed with the Clerk, this By-Law shall become effective on the date of passing hereof, subject to receiving the approval of the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME THIS 12th DAY OF DECEMBER, 2011.

LORD MAYOR D. EKE

TOWN CLERK HOLLY DOWD



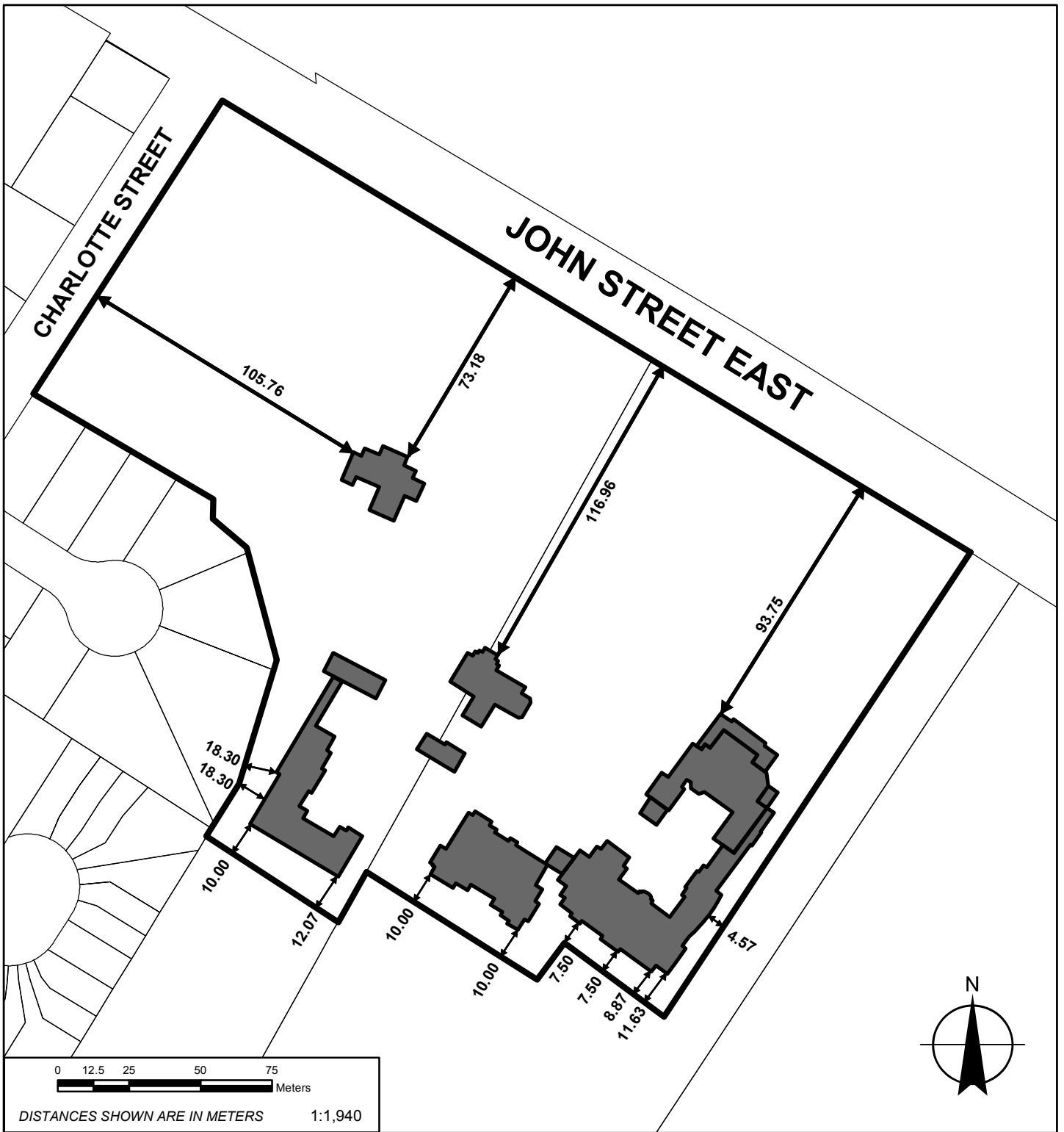
SCHEDULE 1

BY-LAW 4316 -11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE DAY OF 2011.

LORD MAYOR
DAVE EKE

TOWN CLERK
HOLLY DOWD

001836



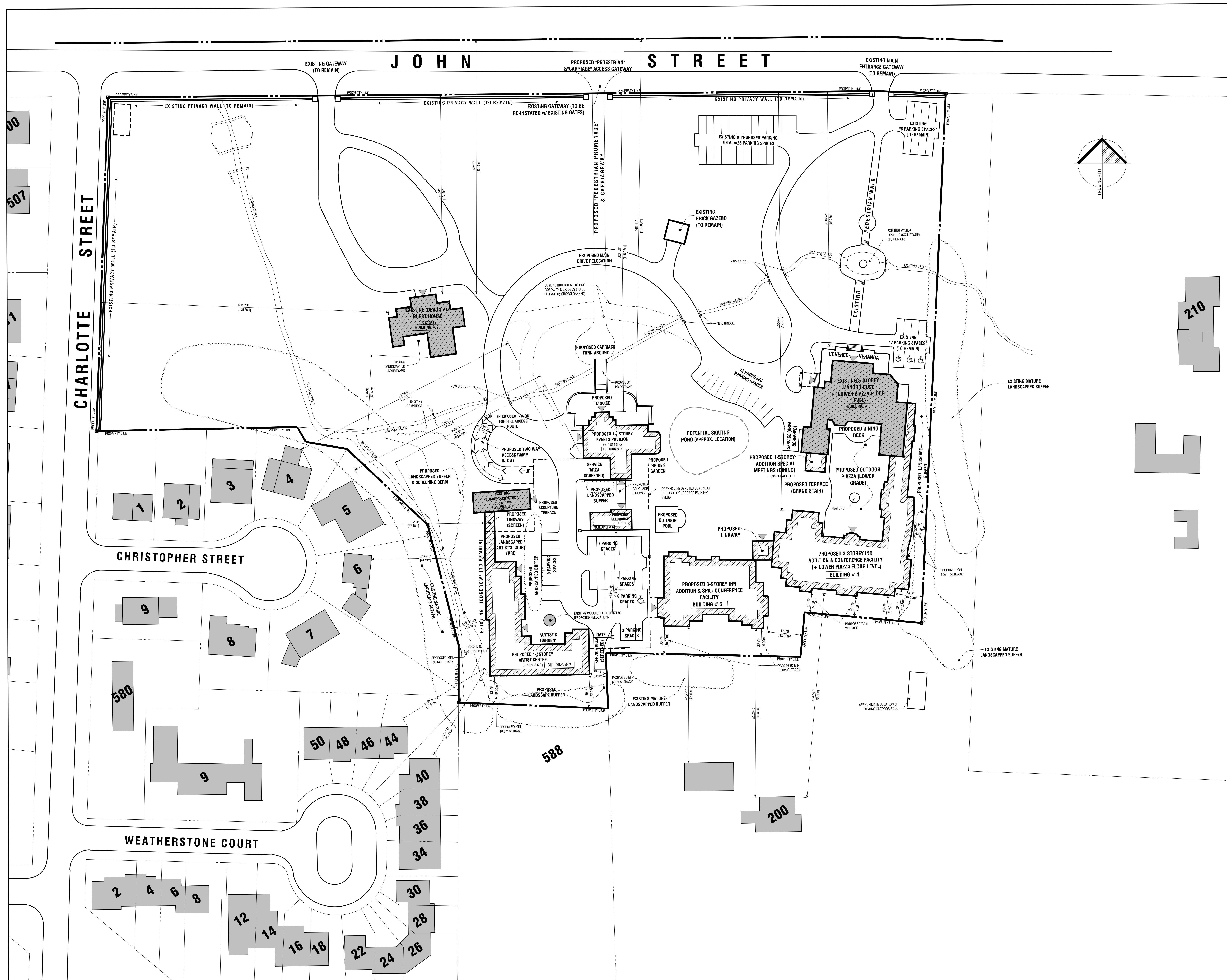
SCHEDULE 2

BY-LAW 4316 -11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE DAY OF 2011.

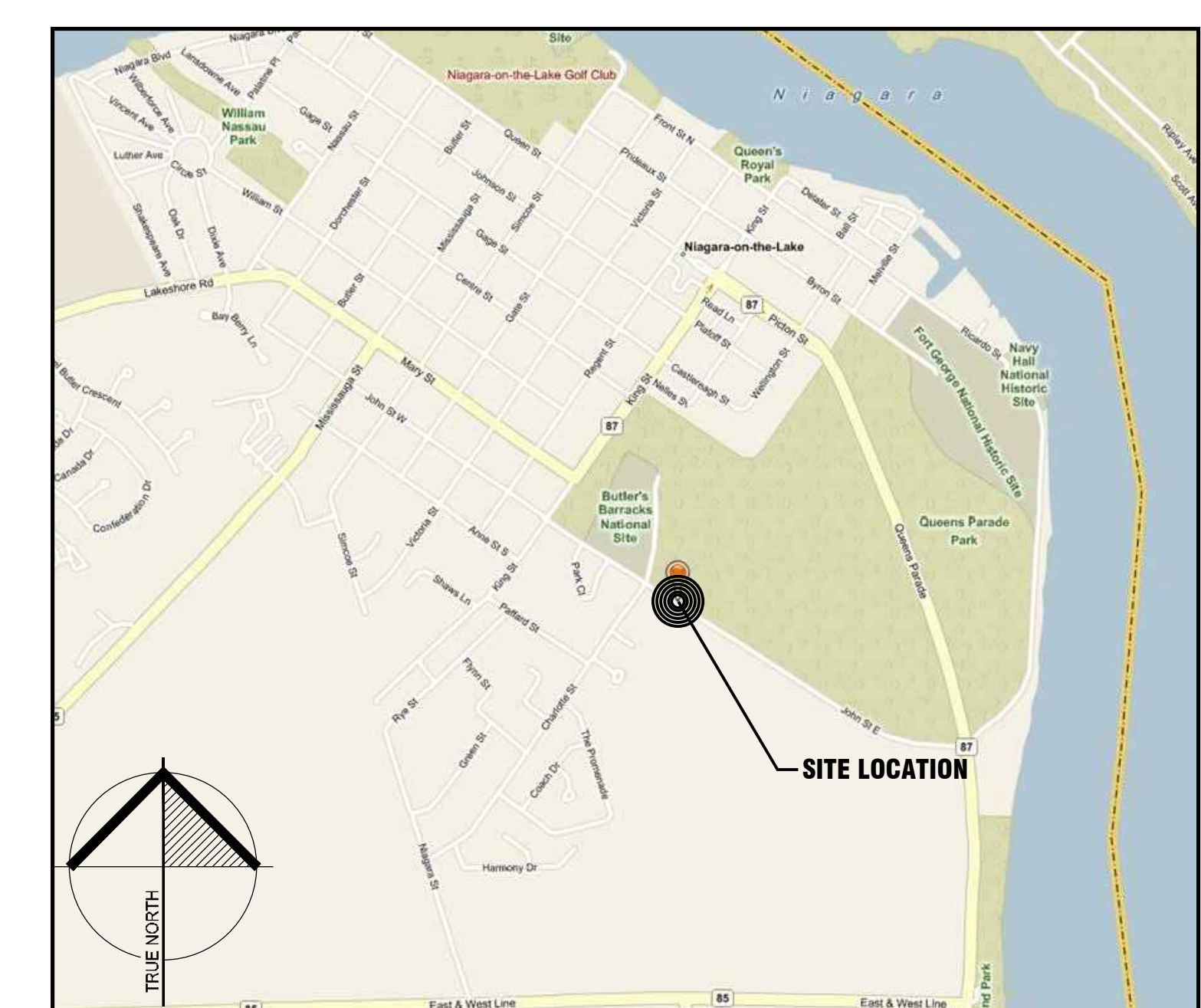
LORD MAYOR
DAVE EKE

TOWN CLERK
HOLLY DOWD

001837



PROPOSED SITE PLAN ("MASTER PLAN")
 SCALE: 1"=40'-0"



LOCATION KEY MAP
 NOT TO SCALE

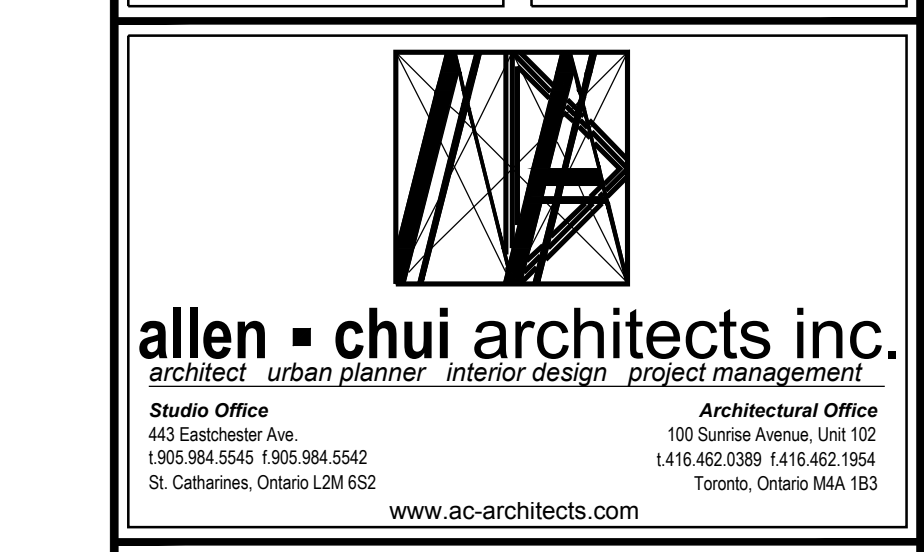
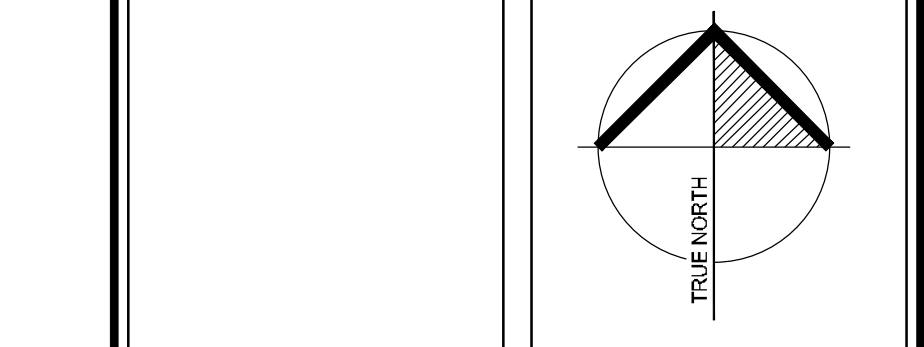
SITE STATISTICS			
TOTAL SITE AREA	13.29 ACRES	579,128 ft ²	53,802 m ² 100.0%
EXISTING BUILDING COVERAGE (APPROX)		± 1,7385 ft ²	1,615 m ² 3.0%
PROPOSED BUILDING COVERAGE		± 43,535 ft ²	4,044 m ² 7.5%
TOTAL BUILDING COVERAGE		± 60,920 ft ²	5,659 m ² 10.5%
PROPOSED ABOVE GRADE PARKING			81 SPACES
PROPOSED SUB-GRADE PARKING			119 SPACES
TOTAL PARKING PROPOSED			200 SPACES
GROSS FLOOR AREAS			
BUILDING # 1 (3-STORY + BASEMENT)	EXISTING	± 18,200 ft ²	± 1,691 m ²
BUILDING # 2 (2-1/2 STOREY)	EXISTING	± 6,840 ft ²	± 635 m ²
BUILDING # 3 (2-STORY)	EXISTING	± 2,900 ft ²	± 269 m ²
EXISTING TOTAL		± 27,940 ft ²	± 2,595 m ²
PROPOSED BUILDING # 4 (3-STORY + LOWER WALK-OUT)		± 48,928 ft ²	± 4,545 m ²
PROPOSED BUILDING # 5 (3-STORY + BASEMENT)		± 28,815 ft ²	± 2,677 m ²
PROPOSED BUILDING # 6 (1-1/2 STOREY + BASEMENT)		± 4,889 ft ² + LOFT	± 454 m ²
PROPOSED BUILDING # 7 (1-1/2 STOREY)		± 10,563 ft ² + LOFT	± 981 m ²
PROPOSED BUILDING # 8 (1-STORY)		± 1,225 ft ²	± 114 m ²
PROPOSED TOTAL		± 94,420 ft ²	± 8,772 m ²
OVERALL TOTAL		± 122,360 ft ²	± 11,367 m ²

NO.	DATE	REVISION	BY
01	JUNE 2011	ISSUED FOR REZONING	KK
02	JULY 15 2011	RE-SUBMITTED FOR SETBACK	KK
03	AUGUST 3 2011	RE-SUBMITTED FOR PARKING	KK
04	SEPT. 21 2011	RE-SUBMITTED WITH MODIFIED	KK
05	NOV. 22 2011	RE-SUBMITTED PER PLANNING DEPT. REVIEW	KK

COMMISSION:

ROMANCE INN & ARTIST CENTRE (RANDWOOD ESTATES)

144 & 178 JOHN STREET EAST, NIAGARA-ON-THE-LAKE, ON



SHEET TITLE:
PRELIMINARY SITE PLAN CONCEPT ("MASTER PLAN")

Issued for Re-Zoning:	
Issued for Site Plan Application:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY:	JMR DWG No.
CHECKED BY:	KK/MDA
DATE:	July 2011
SCALE:	AS SHOWN
PROJECT No.:	2007-127

SP1