

1. Climate Change: Global warming is increasing the risks of flooding, wildfires, and water quality degradation. How should the Township of Lake of Bays or Town of Huntsville respond?

I support proven, cost-benefit positive solutions to help reduce impacts of global warming, when situations come up such as building projects, equipment/vehicle replacement and infrastructure upgrades. It's worth noting that my formal educational background is in renewable energy technician and business. I think protecting shorelines and water quality specifically is very important as it would have the largest direct impact on our community. Supporting and working with local business owners and agriculture groups to ensure we have basic products/services closer by at reasonable prices, not just convenience store prices is something I would do noticeably well at.

Flooding is a bigger picture issue that is best looked at from a watershed/district/provincial level, but as a local ward councillor I would support proven, reasonable, practical measures, especially if the other levels of government all agree on a general direction. Lake of Bays has a spillway over the Baysville Dam so it will not severely flood. I would always make decisions based on data, practical solutions, common sense, and the best interests of the community.

As a member of council, I would support Lake of Bays Fire Rescue having the resources and proper equipment needed to ensure if there are wildfires they can respond professionally.

Water quality is what it is all about in Muskoka. Muskoka is best known for lakes, cottages, and waterfront recreation. I was happy to see that at the all-candidates' meeting, every single candidate agreed that shoreline preservation is a must, as well as being at the top of the list. Generally, I think our previous council has done a good job with regulations in this area, along with the septic inspection program and a focus on tree revegetation plans/follow-ups etc. The Lake of Bays Association is well organized, professional, and does a great job monitoring lake health as well. I support and agree with LOBA's mission statement. Generally speaking, my goal as councillor would be to protect the lake health, views, shoreline, and peaceful enjoyment of the township.

2. Shoreline Protection: What planning policies will you support to strengthen natural shoreline protection, prevent overdevelopment and improve water quality in local lakes? Do you support the increased vegetation buffer and building setbacks for waterfront properties proposed in the draft District and Township of Lake of Bays Official Plans?

I think that one of the biggest harms to the lake comes with every new severance of existing waterfront lots. I do support increased main building setbacks as they have said they will not close doors for those who physically don't have the space for a good layout, and work with existing properties. I also support increased vegetation buffers. Generally I support steps in directions, not huge spikes or rapid changes, with most policy. Policy and regulation needs to be very targeted for each demographic, location and lake class as well.

I believe in respecting property rights and personal agency as much as possible especially in rural, small town and beyond a 30m setback, but when it comes to shorelines, I take a strong position on this matter especially if it affects water quality, lake health, views and peaceful enjoyment by others.

3. Enforcement: Lack of compliance with planning standards continues to occur, with trees being wrongly cut down and vegetation buffers removed. Do you support more resources for enforcement and stronger enforcement tools to deal with people who do not comply with by-laws, particularly the Community Planning Permit By-law?

Yes, but I would like to keep the regulations as simple as possible too, so it is clear what will lead to strict enforcement. Shoreline protection, water quality, views, peaceful enjoyment must be maintained, otherwise it should lead to enforcement. When you have multiple hundreds of pages of regulation the most important topics get diluted, and it increases municipal operating costs such as the addition of a new planning position in 2026 along with a \$120k office renovation to accommodate more staff space. Regulation must be clear to enforce. I have made several public comments about regulation needing to be more targeted... I think an issue in the township is that much of the regulation has been too broad... Let's keep it focused, clear and targeted to the important issues so it's more effective. I would make sure the real problems are addressed effectively as a ward councillor.

I would also like to review the effectiveness of the 2026 enforcement year, as it was the first time LOB had three summer by-law officers so we have an opportunity to review results. Was this effective? For around a quarter million dollars, what were the results? Were they targeting the 10%-20% worst shoreline or disturbance perpetrators or just bored idling their vehicles at the park, or telling people to put a leash on their dogs in town? We must see clear positive results to the problems that matter most otherwise refine the best approach.

4. Watershed Planning: How should District-wide integrated watershed-based planning and local stewardship initiatives evolve in the future?

I think the various levels of government and local stewardship groups overall do a good job currently. There is continuous monitoring and official plans are getting tougher on shorelines and water health. It appears the multiple levels of government/groups are working together. I think they do need to make it clear they value property rights as much as possible with their recommendations/planning, and to keep things as clear/simple as possible because it must be simple for common people to digest. Hopefully reaching more of a consistent, stable state so it does not have to be such a hot issue in the future also. Continuous monitoring will be important, and long-term advocacy/education in the future will always have to be a priority. Evolving to meet changing data/trends.

5. Financial Prudence: How will you control municipal tax levy increases, and manage assets and expenditures, to ensure municipalities can maintain critical services and infrastructure without creating unsustainable financial burdens?

Since the township's tax levy is about 30% of your total tax bill, keeping an eye on the district (50%) is also important, especially as they float ideas and have introduced new spending that has never been in the scope of a government's core duties before. However, on a township level, keeping eyes on some of the "less exciting" infrastructure projects that creep up will be very important. They should be planned for and never used as excuses for large tax increases. Also, I think the large increase of regulation/bureaucracy that has been introduced in recent years will have a high servicing cost. The more we can keep things simple, efficient and clear the less the bureaucracy will cost.

I also think if we are "investing" in new positions such as an economic development coordinator, climate change coordinator, 2 new by-law officers, along with a \$120k office expansion and additional vehicles for these staff as some recent examples, then we have to demand meaningful results. Several new full-time positions were added in Q3 and Q4 in 2026, so a new council will be looking at higher costs next year to start as the full weight of those positions are felt in 2027.

I am ok being a few years behind new technologies to ensure that we are investing in things that are tried and true. We can let other bigger municipalities Guinea Pig some of these modern ideas before we jump into them.

Realistically, what I've seen in many municipalities in Ontario and Muskoka are that some of the most significant costs come from "legacy projects" and wants instead of core needs. I want to run a well-oiled machine that is simple, efficient and effective. My legacy dream would be constituents who are proud of their government, working with a great team, living happy/ambitious and healthy lives, helping entrepreneurs be successful and especially youth having great opportunities/futures in our communities.

I am optimistic with the candidates that have come forward to run this year. There are many founders and entrepreneurs in the group. I believe as a small business owner you will have a lean mentality and I believe that will translate into great service, effectiveness and value for taxpayers.

6. Equitable Municipal Services: Will you deliver equitable municipal services for seasonal and permanent residents, including waste management, recycling, road maintenance and other core services that reflect the taxes paid by waterfront property owners?

Although as a ward councillor garbage and recycling would not be in my scope of work, I do believe spending on roads is important as everyone deserves high-quality safe roads year-round. I am a core service minded type of person. Many more people are using their cottages year-round these days too. I think governments should do core services very well while keeping their scope of work traditional if possible. Small villages act as the local hub for waterfront and rural properties and I think ensuring they have reasonable amenities and are kept vibrant is important too.

7. Affordable Housing: How can the Township of Lake of Bays or Town of Huntsville increase the supply of affordable housing?

This one is interesting... because if we actually wanted to solve this problem tomorrow we could do it just by cutting a ton of red tape, we all know that. That is generally not exactly what people want though, and there's nothing to say those houses would even go to current locals who need them, as it is a national issue. The type of affordable housing we need should be kept to specific areas and encouraged as part of a housing mix, in areas outlined in the official plan for instance. Our villages need to become more year-round, and I would support businesses so that locals have stable work. I also think there are opportunities to improve rental availability such as in secondary suites, and with programs that could include pre-approved building plans, which also gives existing owners additional

income. I'd want to keep our villages/area unique and beautiful. I do not support government funded social housing in our Lake of Bays' communities, as I don't think our communities have the rest of the amenities these housing projects need, such as cheap grocery stores, public transport, and other amenities. We should support district efforts to build-up more urban towns like Bracebridge, Huntsville and Gravenhurst for those types of developments.

8. Economic Development: What should be done to encourage economic development, including more year-round businesses, in the communities around Lake of Bays?

When I read our township literature, I hear that we should be known for a list of about 10 different things... A township as small as ours will never be known for 10 things. It is diluted too much and becomes meaningless. It is a suggestion, but I have always thought Lake of Bays could simply be known as "The Chill, Outdoor Recreation Capital of Muskoka". I have always found in my opinion that towns that revolve around outdoor recreation give a great vibe, spirit and identity. Lake of Bays Township has Algonquin, the Frost Centre, Bigwind Lake PP, and Limberlost all in its close area, along with lots of crown land. I think we could focus on drawing tourists from bigger Muskoka towns to visit places like Dorset, Baysville and Dwight in the off-season. I would also want to create incentive programs such as exemptions in the MAT and STR by-laws in shoulder and off-seasons. If someone wants to rent an off-season accommodation/Airbnb in Dorset in the winter for instance, it makes zero sense to tax that or to put up roadblocks for owners to rent. Accommodations are very valuable for jobs, owners, and local businesses, they should be encouraged as much as possible in off-season when we need it most.

9. Healthcare: Accessing good healthcare is an increasing concern for residents around Lake of Bays. What should the Township or Town do to improve the availability of healthcare, including primary care and home care? Will you support the Township or Town contribution to the local share of the hospital redevelopment project?

Generally yes, I believe so if things are fair, after I've reviewed the numbers. Along with safe roads I believe health care is a core service that is very important in life. In Ridout ward I would be a strong supporter of the Dorset Health Hub, and Lake of Bays Fire Rescue (EMS). Health care is in that special important category where you want to know you have medical attention close by.