



HVPOA DEPUTATION TO ORO-MEDONTE TOWNSHIP COUNCIL, WEDNESDAY SEPTEMBER 13th, 2:00PM

- HVPOA's INITIAL RECOMMENDATIONS ON PLANNING AND DEVELOPMENT MATTERS -

The Oro-Medonte Township has given the HVPOA the opportunity to do this very important deputation to Council on Initial Recommendations on Planning and Development Matters in Horseshoe Valley/Highlands. The main objective of this deputation is to help maintain and improve the high quality of life of our unique four-season, recreational residential community. How? Through orderly and responsible planning of future growth. In particular, this includes helping to guide new development applications affecting the Horseshoe Valley/Highlands Area. The Official Plan policies are out dated.

The HVPOA is very fortunate to have retained the services of a very well-known and respected professional planner, Mr. Bob Lehman, who is making the main presentation to Council on our behalf. Uncertainty and anxiety in our area has been magnified over the past year and beyond by numerous activities: the proposed sale and development of our championship Highlands Golf course, the inappropriate clear-cutting of our woodlots, the inadequacy of our sewage treatment capacity and uncertain demands on limited groundwater supply to handle major new development, and the insolvency of a major developer, to name a few. Horseshoe already has hundreds of proposed lots for development in various stages of approval, that makes consideration of development of Highlands golf course lands, a natural recreation foundation of our community, premature and unjustified for decades.

The major "ask" of Council to formally confirm is twofold:

(A) defer consideration of any major proposed "new" development lots created in our Horseshoe Valley Settlement Area until at least 3 things occur: (see presentation for details)

- 1) approval and implementation of the municipal Class EA (Environmental Assessment) for water and waste water services (requiring a permanent, affordable solution for sewage treatment);***
- 2) approval and implementation of the municipal Class EA for Horseshoe Road improvements;***
- 3) approval and implementation of a "new community master plan" to be incorporated into a newly amended Official Plan for the Horseshoe Valley/Highlands area; all of the above to follow full and interactive public involvement of our Horseshoe community; and***

(B) act on immediate priorities, that: (i) strengthens "renewed" development approvals (eg. Horseshoe Ridge Phase 4), requiring items 1 & 2 above; and, (ii) in interim, until Horseshoe master plan in place, across all Horseshoe, consider new community protections and improvements for our open spaces, wooded areas, groundwater & amenities. This requires providing for wooded/natural protection zones & buffers, a tree cutting by-law, site plan controls, new building lot yard set-backs (50 ft.min.) abutting golf course resident properties, a linked trail system, and better development staging.

Council has a major responsibility to ensure that guiding land use planning policies and permissions are up to date, complete, and reflect the current needs and full involvement of the community. **Compliance with Provincial Policy Statement, Simcoe County Official Plan, and Provincial Growth Plan, 2017 is key.** Much effort and many meetings by our community members, a focus group, volunteers, our board of directors, Mayor Hughes, Councillor Coutanche, their staff and others, have helped bring focus to our deputation. **We "ask" Council to review and act quickly to put these measures into place.** The HVPOA Council presentation by Bob Lehman will be posted on the HVPOA website after the deputation.