



February 26, 2018

To: Mayor Hughes, Oro-Medonte Township, Simcoe County (External Copies to Follow)

Dear Mayor Hughes:

**Re: Private Sewage Servicing Solution and Planning to Meet Horseshoe's Doubling Growth**

We are writing on behalf of the 500 member families of the Horseshoe Valley Property Owners Association (HVPOA). We are greatly concerned about the upcoming Horseshoe-Craighurst Corridor Master Servicing Study, and the possibility it may recommend **an interim, underfunded, 'throw away' Private Sewage Servicing** solution. We believe this would be a short-sighted and temporary solution to a long term environmental problem. This proposal would be **inadequate to meet the province's mature state 2031-2041 Horseshoe Valley Settlement Area's doubling of growth projections.**

Horseshoe is a natural treasure! A private servicing solution is wrong on many fronts as we understand it:

- 1) **Paying twice for a throw away sewage plant, with much higher outrageous user fees;**
- 2) **Allowing a Private sewage service provider to develop their own lands sets up a potential conflict of interest, with short term profit motive before the public interest;**
- 3) **Private sewage services contravenes Provincial & County planning policies, requiring full municipal water and sewage services for growing settlement areas like Horseshoe;**
- 4) **There is a lack of transparency with the fair billing, operational controls, and contingency safeguards with a Private sewage services provider vs. a public system;**
- 5) **Doubling capacity of a Private sewage works should be "bumped up" and subject to a full Class Environmental Assessment due to its broad scope and degree of impact, with formal notification, full public consultations and full environmental review. A clear financial plan, for the long term replacement solution funded by developers, is critical.**



HORSESHOE VALLEY PROPERTY OWNERS ASSOCIATION

Helping to make Horseshoe Valley an even better place to live

This potential recommendation, combined with the weak Holding by-law, and a rushed 8 month superficial Official Plan Review of an outdated 20 year old plan, are all extremely disappointing after our many meetings with you and our Council deputations. Very undesirable!

The public deserves to know how a safe, fair, sustainable, municipal long-term sewage servicing system will be put in place, and paid for by fully funded development charges upfront, before major new development at Horseshoe is allowed to happen.

Sincerely,

HVPOA Board  
Planning & Development Committee  
Water-Sewage Committee