



HORSESHOE VALLEY PROPERTY OWNERS ASSOCIATION

Helping to make Horseshoe Valley an even better place to live

January 26, 2018

Dear Mayor Hughes,

Thank you for the opportunity to meet with yourself, Councillor Coutanche and staff members on January 19th.

Unfortunately, many of our questions remain unanswered and we are losing confidence without clear, rational, and transparent solutions for the proper comprehensive planning of our growing community. We would like to request a copy of the tape produced that day for closer analysis of some of the information given by senior staff.

We are very concerned that Skyline will effectively direct the residential development in the Horseshoe Valley settlement area for the foreseeable future given their continued ownership and control of expansions and added new capacity to their waste water treatment plant for their own interests at many levels. This would allow their own property to be developed first, based on their profit motive, and not in the overall interests of the community. We understand that their undetermined, incremental, staged expansion plans for the sewage plant, could not only circumvent the proper oversight and review by the public and other agencies by avoiding a Class Environmental Assessment, required on a “publicly/municipally” owned sewage works for the long term, but it will also usurp the rightful role of the township to control the scope, staging, and location of development .. a clear conflict of interest, with a sizable impact, given the fact that the community is not just growing slightly, it will double in size over the next couple of decades. A public body, such as the township, needs to take control of the private sewage and water services sooner than later, and retain control of future phased residential development, as per the approved and draft subdivision plans that exist today, and those development applications coming in the near future.

Related to this, there also needs to be much more transparency and fairness in the operation and billing of sewage and water rates, which have increased by 30-80+% over the last four years by the private service provider, and shown uncertain compliance incidents in their private operations. Anything less than a public sewage and water services utility for Horseshoe Valley soon would be inappropriate, unfair, a breach of proper due diligence and proper public review, a potential environmental and financial risk to our residents, and contrary to the spirit of provincial planning policy.

For your information, we held a focus group last Monday evening with a number of our members attending, who represent all neighbourhoods within our catchment area. Part of the evening was spent going through a ‘citizen’s planning workshop’, facilitated by Bob Lehman, aimed at creating a resident’s “vision” for our community. As well, other advocacy



HORSESHOE VALLEY PROPERTY OWNERS ASSOCIATION

Helping to make Horseshoe Valley an even better place to live

opportunities were discussed with a focus on the problems with “private” water and wastewater facilities, instead of a “public” system. In light of transparency, fairness, health, safety, planning and development, the direction given by this group was quite clear, that being that the HVPOA should continue to advocate and to escalate efforts and actions. It was strongly recommended that we host a Town Hall meeting and we will be acting on that suggestion. This is even more important in that the township has neither included opportunities for public meetings in Horseshoe, nor for master planning of Horseshoe in their Official Plan (OP) Review work plan, which is very troubling given such an outdated OP, and the large scale of growth anticipated in our Horseshoe Valley Settlement Area.

Our motivation remains strong and that is to ‘help make Horseshoe an even better place to live’. Our Board and membership’s disappointment and frustration is growing. Planning, development, water, wastewater and other infrastructure improvements are ‘hot buttons’ in our community. We have been patient and although we realize that certain reports need to be completed, we are at a tipping point, especially when faced with continual stone-walling with respect to our questions.

As always, we are available for discussion but really feel some positive action that would benefit the community is long overdue.

Sincerely,

HVPOA Water/Wastewater Committee
HVPOA Planning/Development Committee