

From: Keith Kincaid [mailto:keithkincaid@gmail.com]

Sent: Monday, October 02, 2017 2:03 PM

To: Dan Best <cao@southhuron.ca>

Cc: Mayor Cole <m.cole@southhuron.ca>; Councillor Vaughan <m.vaughan@southhuron.ca>

Subject: South Huron & the Future

Hi Dan:

I recently did a comparison of the real estate taxes I pay on my two residential properties – one in Kingsmere in South Huron and the other in the Leaside part of Toronto. The result gives rise in my mind to questions about the municipal makeup of South Huron and all of Huron County. From a taxpayer point of view is the present the most efficient?

My Kingsmere property has an assessed value of \$518,000 and currently pays an annual tax of \$6,418. My Toronto home is assessed at \$1,140,000 and is taxed at a total of \$7,542. This tax is only about 17 per cent higher than what I pay in South Huron, despite the value of the Toronto property being 120 per cent higher.

As a further comparison, I asked what I would pay if the South Huron residence had the same assessed value as the Toronto place, i.e. \$1,140,000. The answer was \$14,170. Yikes!

I am not in any way saying South Huron council or staff are inefficient – in fact the percentage tax increases over the past three years have been quite reasonable, but I feel the above comparison raises valid questions about South Huron as a municipality in its present size.

After the amalgamation forced on us by Queen's Park in 2001, did South Huron come out of it with the right boundaries and size – its 10,000 population being 17 per cent of the total county. I notice that taxes are lower in adjoining Bluewater (slightly smaller in size) and in adjoining Lambton Shores (slightly larger in size). Why is that?

Are you aware of any plans to review the current municipal boundaries? Perhaps to dissolve all of them into one municipality of Huron County? After all, the total population is only 60,000. Or to amalgamate South Huron and Bluewater which are side by side and have much in common? Would that lead to cost savings and thus lower taxes?

Dan, thanks for reading this far. I am most interested in where you think all of this is leading South Huron. Or are we forever locked into the present?

Regards

Keith

Cc: Mayor Cole, Councillor Vaughan

From: Keith Kincaid [<mailto:keithkincaid@gmail.com>]

Sent: Monday, November 06, 2017 11:01 AM

To: Dan Best <cao@southhuron.ca>

Cc: Mayor Cole <m.cole@southhuron.ca>; Councillor Vaughan <m.vaughan@southhuron.ca>

Subject: Re: South Huron & the Future

Hello All:

The current discussion about the scope of recreation facilities in Exeter fits well with the thoughts I was trying to express in my earlier note concerning South Huron being a high tax area.

I fear we will be heading even more in that direction if council accepts the high end options put forward regarding a swimming pool and recreation centre/arena. The consequence is that the outlandish taxes that result (paid by everyone not just those in Exeter) will discourage the reasonable objectives of more business investment and immigration into South Huron.

In my view these ends will be better accomplished if you flaunted a slogan that says "South Huron – the lowest taxes in Huron County." But that can not be achieved if you proceed with unreasonable spending.

Unfortunately I was not able to attend any of the community meetings held to obtain public feedback on the projects, but I have read several notes and the long story in the Lakeshore Advance about the meeting held in Grand Bend. In all of this I am sensing the high end of the projects has the support of the CAO and the Mayor. I hope not.

Respectively submitted

Keith Kincaid

Kingsmere

Subject: Last nights hub meeting

Date: 26 Oct 2017 08:41

From: Heidi's House <brodienmandy419@hay.net>

To: <m.cole@southhuron.ca>, <m.vaughan@southhuron.ca>, <t.tomes@southhuron.ca>

Cc: <d.frayne@southhuron.ca>, <w.deluca@southhuron.ca>, <c.hebert@southhuron.ca>, <t.oke@southhuron.ca>

Good morning: I thought I would pass my thoughts on in writing on last nights meeting on the "hub" proposal.

1 - do you really think proposing this idea now is fair to those who are being hit with the water/sewage costs. As Dan Best said last night on another issue 'there is only so much money to go around', well the same goes for those on limited incomes. How much more nickel and diming are we going to have to put up with. I did take exception when the man at the back who said he has to pay 8k in taxes and Dan replies that he pays more than that. Really - that is the answer? Well for those who are retired and on a limited income that was uncalled for. If you keep raising taxes to support Exeters grandious ideas you are going to loose your seniors tax base as they will not be able to afford it and no longer want to live here.

2 - I agree with most people in the room last night that this hub being built in Exeter will be of no use to those living anywhere else especially in the Cove area. We are paying out our money to help those in Exeter and Exeter alone. Speaking from experience, those in the Cove (600 people remember) have access to many of the ideas proposed for your hub here in the Cove. I would point out that the majority of people here choose not to use those things offered so why do you think they will opt to drive to Exeter to use them especially in winter.

3 - Dan mentioned that we needed growth. I get that whole concept but remember that people like us chose to move here from larger areas to enjoy the "quiet life". If I wanted to live in an area that was booming like the cities then I would have stayed where I was. So if you start to make the area grow too much with all these amenities being built in Exeter you will lose those people who came here to retire in a quiet safe community. To quote Dan's words when someone mentioned having to pay for our own roads, services (or lack of) here in the Cove - "you chose to live there" (again really? that is how we speak to taxpayers?), yes I chose to live in a quiet safe affordable community as opposed to pay for a near by towns grandiose ideas. To keep adding to our taxes will no longer make this an affordable community.

4 - The indoor pool while maybe good for Exeter, will not be utilized by those outside your town. Do you really think that people in the Cove will drive all the way down to Exeter to use YOUR pool in the winter time. If they wanted an indoor pool they could drive across the highway and use the one at Oakwood for minimal cost(or up the road). I can tell you that during the summer our saltwater pool in the Cove is used minimally so I cant see people going all the way to Exeter to use one, can you? So what you are again saying is lets get the seniors of the Cove to help pay for something they wont use. We will instead choose to support a local business and use that pool instead.

5- I think Council and Dan Best need to meet with CAPREIT and perhaps the Homeowners Association to understand what The cove is about. Council may know but Dan clearly does not. For Dan to say we do not pay property tax is absurd. Our homes each have their own property assessment and CAPREIT pays our taxes for us through our monthly fees. Our monthly fees are divided into two parts, fees and taxes. Each year we are individually given a tax receipt so how much taxes were paid by us for our homes and a receipt for the land lease and fees associated with it. Has Dan ever toured the Cove and asked how it works. I would be glad to arrange this if you wish. Maybe then he and others will realized we are not a trailer park as mentioned at a previous meeting.

6 - We chose to move to the Cove because of the affordability, sense of community and access to the Beach and the main strip. We did not care about all these amenities that were mentioned last night. Perhaps you should consider market this as a reason to move to your area. Building a hub will not do it for you. Remember, for each dollar we have to fork out for things like this it is one dollar less that is going to promote private businesses as there is only so much money to go around.

7 - As a point of interest I would like to point out something I noticed last night. For those that opposed the ideas, the voices were quickly cut off and Dan moved to the next person before they finished speaking. Yet, I notice that those who agreed with various things they were allowed to go on. Just pointing this out as an observation.

To paraphrase my thoughts, when we decided to move from the city to the Grand Bend area(we looked at 3 communities in Ontario) we should have been told about all these extras we were going to have dumped on us. Had we known, we would have chosen to move elsewhere. This community is

becoming more costly and we are now going to examine if it is worth it or should we move elsewhere.

I would remind you all that seniors are on a limited income and while many are not as fortunate as us, this is creating a hardship for those with limited funds. A further reminder is that the Canadian Government sees this and gave those on Old Age Pension a raise next year of 25 cents a month.

Thanks for listening, I needed to get it off my chest as I preferred to just listen to others last night.

Mark Crawford-Smith
Grand Cove.

On Oct 21, 2017, at 4:11 PM, C.Ann Clulee <cclulee21@hay.net> wrote:

Sir,

I have just become aware of the proposed upgrade to outdoor pool in Exeter and the build of a new recreational facility/community hub. I understand that if the proposals were to be accepted that all South Huron would be expected to pay for the above.

I live in Grand Cove, Grand Bend a retirement community. I'm wondering where on earth we are expected to find the money to finance these proposals, that we would never use anyway. We have just been stung for thousands of dollars to pay for work done with Huron Water.

ENOUGH IS ENOUGH don't you think?

Catherine Clulee.

89 Dunes Drive, Grand Cove, Grand Bend, Ontario. N0M 1T0

Sent from [Mail](#) for Windows 10

From: Brian Horner [<mailto:bhorner@abca.on.ca>]

Sent: October 5, 2017 11:13 AM

To: Dan Best <cao@southhuron.ca>

Subject: Last night

Hi Dan

Good presentation and meeting last night. Obviously there has been lots of discussion prior to last night.

Question:

I'm sure it already has been discussed but what about the possibility of building on/right beside the existing arena in Exeter? This has been done in Dorchester and St. Mary's in the past few years. Things that would obviously have to be considered is available property for parking and moving of ball diamonds and ag building? (Costs to be considered but possibly this would offset any future pad need?) If built beside we would not need any additional hall. We just spent \$ on upgrading to the ice plant so that would be a plus! Not sure what other major repairs would be needed to the existing structure.

When you talk Hub are you looking at a sports Hub for the community?

When you mentioned 2021 as your deadline is that the end of the project? I believe that is the case and then my question would be what is the timeline for this plan to be approved? Maybe that was on the front chart that I missed. Sorry came in late and didn't get to them all.

Comments

I guess I don't really have a problem with the pool option being included in the plans as an option but I really don't think that in the big picture this should be included in an initial build. While not always easy there are likely capital grants out there that could pay for capital structures. For sure if you added solar panels to the roof! My big concern is with the annual operations which we all know, and as mentioned last night, would be at a deficit. Has a feasibility study looked at the difference in an operations deficit for an indoor pool compared to our existing outdoor pool deficit. No grants for operation deficits!

We both know that you won't be able to please everyone but in my opinion you are going about it the right way in going out to the public!

Brian Horner

From: Ann DeVries [mailto:ann_devries@hotmail.com]

Sent: October-04-17 9:01 PM

To: Megan Goss <mgoss@southhuron.ca>

Subject: Questions from Oct. 4, 2017 meeting

Hi Dan

Thanks to providing the vision and answering questions that could be addressed.

As a rate payer who attended the meeting in 2014 I found it sad that we are starting again and yet pleased that a new vision can be made to improve our community.

1. What is going to happen to the existing building and what would be the time frame for it to be destroyed?
2. What is the cost of running the outdoor pool for 2 months and what is the balance at the end of the 2 months?
3. As a former educator in our community having an indoor would allow the Grade 3 students to learn the "Swim to Survive Program" (as outlined by the Province)in our community, rather than by bussing to outside the community.
4. An indoor pool would allow students to go swimming and learn as a class. When I took my class to the previous indoor pool a student had never had the opportunity to swim in a pool and then took lessons for the summer. Awesome to be able to do activities within our community.
5. An indoor pool could be used by Physical Education classes from Elementary and Secondary schools during the school year.
6. Indoor pool could be used by seniors after hip and knee surgeries.

Looking forward to seeing more costing and numbers on the site for more background to make good decisions.

Sincerely

Ann DeVries

Sent from [Mail](#) for Windows 10

Date:Oct. 5/17
From:Ena de Haan
To:Dan Best

A follow up on last night's ,Oct 4/17 meeting at SH Rec Center as mentioned and encouraged.

My impression is that the increase in property tax to accommodate an indoor pool is doable if companies in Exeter and area are willing to donate!

Many have donated good amounts to Jessica's House but 2018 is another year in which many businesses budget a sum for a charitable project.

There are people in Exeter , whom I know ,who now drive to London twice a week to swim and also those who frequent the StMarys pool.

Perhaps a second ice surface can wait till later, especially if kids' hockey is on the decrease!

We heard last night that pools typically run a deficit therefore we may have to live with that. It seems to me that

many favor an indoor pool rather than spending money on fixing the present outdoor one at considerable cost.

In short these are my thoughts and impressions. Thank you for a comprehensive presentation.

Ena de Haan, Exeter citizen.



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Recreation Centre/Community Hub Comments / Questions Card

Imagine the **POSSIBLE**
COMMUNITY AND RECREATION PROJECTS

Name: Ray Webb
Address: 70699 BLACKBUSH LINE
R. R #2 DASHWOOD

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

Previous Council turned down the Arena
project saying 10,000 Population could not afford.
What makes you think you can build a Arena for
30 plus Million and a indoor pool for 15 million
with the same population? If there is that kind
of money in Exeter. Call the Arena Exeter's and
the Pool Exeter pool. Do not tax Stephen Twp or
Uxbridge Twp for the projects

Feedback:



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imagine the **POSSIBLE**
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Name: DOUG BAIN
Address: 345 WILDCOODS LANE, GRAND BEND

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

Feedback:

I LIVE IN GRAND COVE IN GRAND BEND. THE POPULATION
OF THE "COVE" IS ABOUT 900 PERSONS, MOST ARE ELDERLY.
I BELIEVE FEWER THAN 10% WOULD MAKE USE OF AN
ICE HOCKEY / PLEASURE SKATING AREA.
PERHAPS AN ENLARGED PICKLEBALL COURT?



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OCT 10 2017

Recreation
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imagine the **POSSIBLE**
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Name: Bill Weiss / Deb Ferguson
Address: 35 Snider Exeter.

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

[Handwritten mark]

Feedback:

Being over 60 we now use the
arena only as spectators. Our
interests lean towards a place to
play pickleball with 5-6 courts,
an exercise room, a walking track
and an indoor pool.

Thanks.
Bill + Deb.



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Recreation
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Comments / Questions Card

imagine the **POSSIBLE**
COMMUNITY AND RECREATION PROJECTS

Name: Ray Webb
Address: 70699 Blackbush Line

Please feel free to use this comments card to provide feedback or ask questions.

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Questions:

To CAO Dan Best: We have gone to two meetings in regards to Arena and Hub. CAO is trying to push down peoples, and Causals throats, his prices went from 11 million to 30 million plus track. Additional lands over sizing Arena. From one to two pads. Lose of ball field. ~~Now~~ mention of operating cost 500,000 a year plus heating for walking track.

Feedback:

I don't think the smart business people in Exeter want to throw money in his dream like this. Stephen Twp and Usborn people are not in favor of this. We think you should fix the old Arena. Previous Counsel turned down project they said population of 10,000 could not afford it.

CAO'S come and go bills are here for ever.



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OCT 18 2017

Recreation Centre/Community Hub Comments / Questions Card



imagine the **POSSIBLE**
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Name: Barbara J. Webb
Address: RR2 DASHWOOD ONT N0M 1N0

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

You did not mention what it would cost the
people who own farmland, The Farms are
assessed a lot higher than a house in South Huron
So we would be paying a lot more Tax for the next
25 yrs on Our land. The person who had 400
names got that from online petition that could
be people from outside of South Huron
Did you know the big end of the Tax base comes
Feedback: From Oakwood, Grand Coves, Maple Grove and
Kingsmere and all Farm Land ~~East~~ West of
Exeter, DASHWOOD and Crediton
We can not afford an Arena in South Huron
Or an indoor pool
It should be put to a Vote in the
next election



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Recreation Centre/Community Hub Comments / Questions Card

imagine the **POSSIBLE**
COMMUNITY AND RECREATION PROJECTS

Name: Kevin Dickins
Address: 9 Abbey Lane. Exeter

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

The Arena in an indoor may not be a reality and
that's ok! But can you please conceptualize it?

Let us find out what the TRUE cost would be, include it
in your Feasibility study. Is there a risk in finding out
the cost of the POSSIBLE?

Feedback:

Thanks Dan for conducting a great engagement
and to administration for their work.

I'm concerned by the likelihood of the 2016 council decision
being reconsidered. But I hope they are indeed listening



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Recreation Centre/Community Hub Comments / Questions Card

imagine the **POSSIBLE**
COMMUNITY AND RECREATION PROJECTS

Name: Frank R Palen

Address: 199 VICTORIA AVE E CREDITON ONTARIO
N0M 1M0

Please feel free to use this comments card to provide feedback or ask questions.

All feedback will be collected and provided to Council. Questions will be answered and posted on our website. Thank you for your time and your feedback!

Questions:

WHAT WOULD BE THE EXACT COST PER
HOUSEHOLD IN TAXES each year?

This figure should include a deduction
to the cost for fundraising, grants & other income

Feedback:

Let's print the facts in the paper. This
would help the taxpayers make knowledgeable
decisions with the right information