

---

**From:** dacarter <[REDACTED]>  
**Sent:** Friday, December 8, 2023 11:08 AM  
**To:** Mayor Finch <[gfinch@southhuron.ca](mailto:gfinch@southhuron.ca)>  
**Cc:** Deputy Mayor Dietrich <[jdietrich@southhuron.ca](mailto:jdietrich@southhuron.ca)>; Councillor Vaughan <[mvaughan@southhuron.ca](mailto:mvaughan@southhuron.ca)>; Councillor Dietrich <[mdietrich@southhuron.ca](mailto:mdietrich@southhuron.ca)>; Councillor Neeb <[aneeb@southhuron.ca](mailto:aneeb@southhuron.ca)>; Councillor Oke <[toke@southhuron.ca](mailto:toke@southhuron.ca)>; Councillor McLeod-Haggitt <[wmcleod-haggitt@southhuron.ca](mailto:wmcleod-haggitt@southhuron.ca)>; Don Giberson <[dgiberson@southhuron.ca](mailto:dgiberson@southhuron.ca)>  
**Subject:** Highway 21 Sewer Extension project

Mr. Mayor,

After reading yesterday's article in the Times Advance re "**Council committee recommends approval of Highway 21 sewer extension**" ,I would like to thank Councilor Vaughn for her voice in sharing the concerns of the residents in her Ward. These tough questions need to be asked for any Capital Expenditure if Council is to make an informed and fiscally responsible decision and I applaud her efforts.

I get the feeling this is a done deal with the Developer, so I ask Council to be more transparent with the actual cost to the South Huron residents that are using existing sewer services before their December 18th approval meeting:

1. How much will this project cost each individual South Huron household and for how many years?
2. Is the developer Tridon committed to pay their share regardless of how long Phase 1 takes to complete?
3. Will Tridon be paying their share in full before the start of the project or is there a agreement to have a portion of it amortized?
4. What is the Municipality's Strategic Growth Plan to attract more industry and higher paying jobs to the region for support of future new home construction in South Huron?

We really need to attract more industry as Tridon has listed the single detached homes to start at \$960,000. The majority of available jobs in the Shoreline area are currently Service jobs which pay minimum wage. These people require Affordable Housing and this project is not affordable based on their earnings. My opinion is Capital projects should not be implemented without a Strategic Growth Plan to financially support them. Expecting that industry and more jobs will come without a

support plan is not fiscally responsible.

Based on the current sharp decline in the Grand Bend Housing Construction market, and the Real Estate market grinding to a halt, it is difficult to believe that Phase 2 would be ready to start in the next 5-10 years or beyond. Thus, existing South Huron users of Sewer Services will not see any benefits from this project most likely in the next 5 years minimum, assuming that these cost savings will actually be passed along to the current users. What if this subdivision takes 10+ years to complete, will Tridon still have the desire to proceed with Phase 2? It is important to have them pay as much as possible upfront.

These questions need to be answered in more detail before Council can perform two of their important responsibilities as outlined on your website:

- To represent the public and to consider the well-being and interests of the municipality
- To maintain the financial integrity of the municipality

All taxpayers in South Huron deserve transparency on all the cost details and prior Developer Agreements that support this Sol Haven subdivision prior to giving this Sewer Extension project your final approval.

It is your responsibility and why you were elected!

Regards,

David Carter

Ward 1 Resident