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To: Mayor Finch <gfinch@southhuron.ca>

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Subject: Tridon build their sewer

Hello Mayor Finch and Council

Having studied the Watson Report and participated in many discussions about the Sol Haven sewer, it is apparent that South Huron should NOT spend any municipal finances oversizing the Tridon sewer pipe. Tridon secured South Huron's authorization to build the sewer they require for phase 1 and 2 in December of 2023 and have not been encumbered in proceeding. It is in Tridon's best interest to take care of themselves and not in the interests of South Huron's citizens to over build the sewer.

Changing one's political position can be difficult in the absence of quality information when making decisions. Fortunately, Huron County and South Huron hired Watson & Associate Economists Ltd. to advise SH Council with quality research and fact based analysis regarding population, housing, and the drivers of both. The report provided SH with focused and objectively measured details specific to South Huron. Watson's findings about SH's aging profile, income levels, need to utilize existing assets, affordability, employment, and changing needs for new amenities are well documented and fully supported by the Townfolio reporting. Both of these documents are attached as a refresher.

The Watson report clearly identifies where and how South Huron will have needs for housing and also an ever increasing capital requirement for infrastructure, maintenance, and strategic building. With the Watson information it has become more clear that oversizing of the Tridon sewer is not a strategic or economic benefit to South Huron.

Conclusion: Tridon should build their Phase 1 and 2 sewer without oversizing or without financial participation by South Huron. Having Tridon pay for what they need provides them with certainty and is a risk free benefit for South Huron. Removing risk and preserving capital improves the quality of life for the citizens and taxpayers of South Huron. Once the homes are sold South Huron should start collecting property taxes.

Considerations:

1. Tridon has been authorized and free to build this since December 2023 and this is a risk free benefit to South Huron.
2. South Huron will start collecting property taxes as homes are sold providing tax revenue without unfunded financing costs.
3. South Huron will provide only site related services, education, and amenities for the new taxpayers.
4. Trunk sewer capacity is available to serve the Oakwood Links pumping station which fulfills the minimal area growth anticipated in the new draft OP.
5. Watson did not support oversizing a pipe and stated an under utilized pipe often creates operational issues and added maintenance costs due to inadequate flow.
6. Trunk sewer capacity is never orphaned. Future development can install another pipe and utilize the trunk sewer and pay when it happens.
7. SH can reduce sewer user fees with increased utilization of the current under used sewer capacity in the ground. Promote strategic development to incentivize the past oversizing which are sunk costs and punitive expense to the users.
8. Focus strategic planning support where employment, social infrastructure, services, and amenities exist.
9. The west side of highway 21 is serviced with septic systems and was included unnecessarily in the catchment area. It is a matter of public record that sewer service on the west side of the highway was rejected. This west area was developed with virtual no municipal costs for development or current service costs and creates significant tax revenue for South Huron.

The unbiased assessment of the Watson & Associates Economists does not support any speculative spending. South Huron is struggling now to meet the current financial needs of the municipality which are ballooning at a significantly faster rate than the municipality's financial resources. Every capital project is costing much more than budgeted and this will only continue outstripping tax revenue increase.

Assuming all the homes in Tridon's phase 1 and 2 Sol Haven are sold this will not address the real challenges that Watson has identified for South Huron. The big picture and needed action will be where people work, where they get older, and where younger families earn their living. It's all about the economy in South Huron and a bigger pipe in the Port Blake area does not address the big picture.

Respectfully

Bob