



Shawn Everett
Chief Administrative Officer
Town of the Blue Mountains

February 18, 2022

Hi Shawn,

I am following up to our discussion on how to move the ownership issue of the freshwater system at Grey County Common Elements Condominium 63 (GCCEC 63) to the Town of the Blue Mountains (TBM).

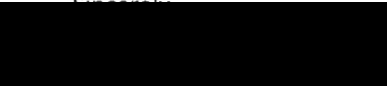
GCCEC 63 is in a unique situation as common elements condo corporation. The GCCEC63 water service is fully integrated into the town supply system with the TBM primary line running from the pumping station along John Watt Way and East Ridge to the traffic circle and then to West Ridge and Sunset Blvd. In GCCEC63 there are thirty-four (34) detached homes and sixteen (16) town homes directly connected to the primary line and an additional five (5) connection points looping back into the primary line. This is a uniquely integrated system. It has also been confirmed by the Ministry that it does not fall under regulation 170/03 of the Safe Drinking Water Act to be a private system. The TBM has also confirmed that it owns the primary line.

This unique system creates considerable confusion for homeowners and GCCEC 63 management as to who is responsible for what assets. For example, who is responsible to fix a leaking saddle or turn off the water for a resident taking water from the primary line? There is no clear delineation of responsibility nor does GCCEC 63 does have the expertise to maintain the safety of this system that potentially impacts down stream properties. These concerns were the catalyst for agreement in principle with the TBM in the fall of 2019. In addition, we would like to extend this argument to the sanitary system to which we have similar concerns.

You asked me what GCCEC 63 would consider the optimum solution. I would suggest that we honor the TBM commitment from 2009 and reconfirmed in 2019 to transfer ownership of the freshwater infrastructure and to consider extending it to include the other primary underground components for sewage and stormwater. The remaining assets of electrical and the surface can be discussed in terms of how to best manage the assets.

The community of GCCEC 63 is important to the TBM and provides considerable tax revenue to the TBM, this will only increase with the planned MPAC reassessment this year and should be part of the discussion going forward. In summary this is a unique situation and requires a simple solution.

Sincerely,



Bob Welling
President GCCEC 63

CC: Shawn Carey, Director of Operations
Allison Kershaw, Manager Water and Wastewater
Will Thompson, Director of Legal Services