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Sent: Thursday, January 28, 2021 6:09 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: COMMENTS ON WASTEWATER PROPOSAL- FOR FEB. 1

To the Town Clerk, Town of Blue Mountains,

Thank you very much for the Staff Report which followed the Jan. 11 town meeting concerning the proposed wastewater project for Bayview Ave.-Fieldcrest Ct.-Lakeshore Rd. east of Thornbury. We have reviewed the report and would like to submit the following comments for inclusion in the minutes of the upcoming meeting of the Special Committee of the Whole on Feb. 1.

In the list of submissions to council at the Jan. 11 meeting, we are cited as having no stated position on the project, but having reviewed the staff report and considered the views shared at the meeting we must report that we are opposed to this proposal in its current form.

The key factor here is cost:

We feel that the estimate of \$53,000 per household is simply too high. Having reviewed the Town's Affordability Policy, it would appear that a levy based on this total per-household cost would exceed the policy's "acceptable" threshold by a considerable amount.

We are concerned that a simple average of Census Canada data might be used as the basis for establishing Median After Tax Household Income to determine charges to residents. A household-to-household analysis of family incomes along the road would reveal dramatic discrepancies in income between households and a small number of high incomes could drive charges averaged in this way beyond the means of many long-time residents.

We are also concerned that lot size, the size of dwellings and the number of their amenities are not a factor in assessing levies on individual households. The suggestion made on January 11 that a property's frontage along the main sewer line be factored into assessments should be explored.

Finally, we are uncomfortable with the prospect of existing property owners being required to carry the costs of a project that will benefit future development. Here we are particularly concerned with the M-1 zoned lots on Lakeshore Road. It seems to us very likely that in the near future one or more of these lots could be repurposed for homes, townhomes or condominiums. If it would help reduce costs to current residents, we urge the town to consider the suggestion, contained in the Staff Report, that Lakeshore Road properties be separated from the project and its service deferred until a later date.

We do recognise the benefits outlined in the Staff Report and want to say, in conclusion, that we would look favourably on a proposal that fell within the Town's affordability policy. But, as currently proposed, the cost is simply too high.

Thanks again to the Council and to staff for all your efforts to make the process transparent and inclusive. In particular, we'd like to thank Mr. Michael Campbell for his frank and thorough answers to our inquiries. We look forward to hearing further updates concerning this proposal.

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