

## Council Strategy Discussion Submission

### **Respectful Request to Present: Suggested discussion**

Accompanying this Motion to the is a request to present and talk with the on this critical generational issue of concern regarding the future of our youth home ownership prospects in Thames Centre?

Below are the top dozen benefits to the CA,, and Municipality from the presentation that couldn't be much better out of one proposal.

### **Topics for Presentation:**

The Council / Director suddenly realize the CA could double tax all our kids for life or...

- 1) if he/she doubles the housing starts new homeowners pay double more taxes that
- 2) that could be the 38% levees.
- 3) Divesting of surplus lands to gain major 'self generated' revenues \$5M-\$10 M
- 4) saving \$25M in badly needed housing assets for The Municipality.
- 5) Further Managers can see by investing into utilizing exhausted strip mine gravel pits for new housing creating new housing starts (more tax revenues)
- 6) creates more jobs (more tax revenues)
- 7) may gain millions of dollars in Provincial or Federal housing start incentive funding.
- 8) Council could save the life savings of 50 homeowners & increase home values
- 9) there by adding all new taxation revenues and
- 10) then UT can dumb the major infrastructure risk and significant replacement costs and maintenance and constant violations of LTB ie: no water for 9 days since Jan 1 24.
- 11) The Council also knows he is saving prime farmland by doing so and pre-planning
- 12) in creation of historic parks with new housing in a style like Niagara River drive to the falls from Niagara on the Lake.

Explore saving the \$25 million in housing assets in the historic town of Wyton Fanshawe Lake subdivision and working with the community. This creates badly needed housing and rentals to give our kids hope and homes to live in so they can stay in their home community! Creating new jobs our youth can see leaders have not forgotten them or turned their backs on our kids' needs and plight for a good life.

The general principles of this have been discussed with all the stakeholders this spring as per May emails. I offered my public consultation on and to work with a team to develop self-sustaining, win-win resolution and workable process that are doable, quite probable and equitable to all stakeholders unlike the current strategy.

Solutions that could come with great bonuses if done expediently because of current Provincial and Federal incentive programs this summer that possibility may even include additional infrastructure monies for the UT or Municipality to the community & Homeowners in Thames Centre. Lets hope we don't miss the train again!

**The Good: Visionary Leaders Community Plan**

- **A New Strategic Growth Window Opens: Million\$ in 1 time FREE Funds!**
  - **A Vision Action Plan for Housing Prosperity & Clean Environment**
  
- **Advance Thames Center/Thorndale Fanshawe Lake District Strategy;**
  - **There Once was a Story of a Town named Wyton...**
  
- **Starter Ideas for UTRCA Fanshawe Lake Wyton History Nature**
  - **Parks, Recreation & Housing Initiative**

## **There was Once a Story of a Town named Wyton -**

Wyton/ Thames Centre / Thorndale can't afford to miss the train again! How whole Towns Killed Off by Gov Tax /Land grab Decisions. *'Wyton... 'Why-Don' happened to us'...?*

There once was a town named Wyton. Wyton was a thriving mill town with its own waterfalls and power sources it boasted 4 Mills, a flour mill, a wood mill and a tannery with stores, hotel, church, blacksmith, bars, and a bridge with thriving homes. Located on the beautiful Wye Creek River that flows into Fanshawe lake, and Thames river system. Major housing style complex's stretched north & south to a spreading out to Robin Hill Rd Church and the Evelyn Toll Road in pioneer days it dreamed of being a bigger Port town to Fanshawe Lake & Thames River one day.

My home for 30 years I enjoy nature and history as well as physical activity, I do a lot of hiking, I have the benefit of studying the nature and history buried in & oozing out of these hills. They are signs everywhere of major infrastructure, concrete dam embankments, old storage tanks, foundations of enormous buildings, mills, homes and barns everywhere. I hadn't done a lot of research when I finally found all this history on the town of Wyton. Wyton how its sad demise occurred through political blunderers decisions and of course one can blame the usual change of technology or Gov Org tax & land grabs or small town feuding that influenced the area as one can probably complain about any era, including our own present day.

Wyton town was much bigger than present day Thorndale when the counties merged. Generations of families got wiped out, farms, business, and buildings of a whole town down to its foundations. Only because of missing ONE train station decision! Perhaps it could've been the technology of mill power to electricity and Hydro Ontario, stopping all other sources of power from water or to present day political legislation of CA land grab that continues to provide us with 70 years of polluted river and drinking water and excuses. Now when we need new homes the 'Staff' want to further decimate and 55 of 70 homes that still survive as Wyton!

Some families still remain likely from about Herman's Nursery as even the corner or Rebecca Rd and Evelyn Road was a hotspot as the first Toll Road Junction built in the area. They built the first road across from approximately Heemans area Robin Hill Church area all the way across towards north London. We should not be trying to destroy and bury our history, but recognize the value of it, and rebuild it, and celebrate it, and embrace it.

The town of Wyton South subdivision wants to re-join its sister town of Thorndale! West of Thorndale there is the pollution plant and south nothing but exhausted strip mine gravel pits barely enough topsoil spread to sustain grass, not even productive for farming. To Wyton where before mills & schools houses and church stood, together with the current Wyton Antique Farm Tractor & Tool Exhibit Museum. There is a wealth of 200 years of history and nature to be celebrated. Embraced in a new park light atmosphere sculpted into new housing and rejuvenated neighborhoods.

The historic theme of the Fanshawe Lake link & its attachment to the historic Pioneer Village with the Wyton School House. The Wyton side could be decor duplicated in a pioneer river housing park like setting with grand Boulevard drive similar to Niagara on the Lake river cruise

to the falls. With historic foundations highlighting the areas history and the nature to be celebrated to a new level of coordinated community housing and park landscaped lifestyle.

Enabling higher concentration homes and specialized affordable starter housing built closer to the Thorndale commercial center area & pollution plant creates more local jobs starter homes bordering Thorndale. The theme is to naturally evolve reviving the small town feel, exploring the history of the area as in Pioneer Village one Wyton home stands. The Lake park setting around the Wyton subdivision growth is virtually a perfectly prepared canvas for the artistry and creativity of our collected community effort lead by Thames Centre top performer Council. We must create lots of housing for our kids to stay. Let's design one that accommodates exactly what is needed. The best anywhere only if we can act fast! This is once in a life time of large political funding money flowing. So as a community its time to jump and act on it as it will not last long or happen again. The TRILLIONS of budgeting marks a Major Tipping Point in Democracy,

We can't let prejudice politics and small-town thinking, and bickering Bearucrates to allow us to miss the train again! The train is leaving the station again as this is a 'once in a lifetime opportunity for major infrastructure 1 time flash funding if we call an emergency meeting of key stakeholders. *Strike a special task force to be called Advance Thames Center to get some major action going with all the key players at the table offering to make decisions at the table is a critical success factor.*

With tax changes we know we must refocus our resources regardless. So how about onto cleaning up the area and cleaning up our water! After 70 years of failure as the CA never had the mandate till we change it now for our kids water can become a part of the hot spot and get our people and beach(s) back. What's better then new housing in exhausted gravel pit mines to create healthy sustainable streams of Municipal tax revenue, visitors, homeowners and area business growth. If we do not we loss all our kids to other cities that provide new jobs and housing its so simple.

How many other Municipalities would die for opportunities like our problems of today? Today's problems are Tomorrows opportunities for success! If Thorndale opened up housing growth as such Thames Centre would no longer be a smaller player. To boot the two towns of Thorndale and Dorchester will like the same old same old small town feel. Lets not be the over reactionary environmentalist of the railway age today with defunct CA's blocking, ignoring political, Supreme Court legal & industrial change we must adjust and adapt CA,s and maximize once in a life time open door funding opportunities if we are agile enough to move decisively.

Did you know there was a once a town at Wyton! It was bigger than Thorndale...with 4 Mills, Bars Hotel, school, church, black smith & a bridge etc until Politian's turned down the new technology "railway station' growth opportunity. The CA is a Tax Train wreck waiting to happen! The CA is a Tax bomb ticking for 70 yrs and it must be changed or risk wiping out small towns and housing growth everywhere. We can change that locally.

Wyton cannot miss out again and should restart and join the two sister towns from the Wyton subdivision of the 50 to 60 homes there now paying taxes for 70years with no municipal subdivision services. Lets do what's good for Community, the people and business now while we have the open opportunity to save a community and build more homes & create jobs today.

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*Build homes create jobs Save our kids starts by saving the Town of Wyton's Fanshawe Lake Subdivision.*