
BEAVER VALLEY RATEPAYERS ASSOCIATION NEWSLETTER

Annual General Meeting

The AGM for the Ratepayers Association was held in the Kimberley Community Hall on January 28th, 2006.

BEAVER VALLEY WOODLANDS is proposed as a unique, eco-friendly community of 14 recreational home sites. Situated only a couple of minutes the top of the Beaver Valley Ski Club on the Niagara Escarpment, this development boasts lots ranging from one acre to over three and a half acres plus a large lot of over 11 acres, with prices starting at \$ 69,000 + GST. Sugar Maple forest, mixed bush and open fields are among the natural features of the development, with each lot having its own unique character.

With environmental sensitivity, the community has been designed to minimize the impact on the existing features of the site and its affect on the existing community that surrounds it. Intended site plan and architectural controls will further enhance this concept and protect any purchaser's investment. Fourteen like-minded families are sought to maintain the high standard of quality and environmental consciousness and lifestyle that is envisioned for this community.

Beaver Valley Woodlands is located off Grey Road 30 just south of Hutchinson's Corner. Approvals are currently being processed for late summer 2006 closings on the properties. Preferred rates for architectural services to create unique mountain modern chalets or residences are also available through John Willmott Architect, Inc. and alliances with various builders are being developed to ensure quality construction is achieved. With aspirations of a green building program, this community is poised to set new standards in Grey Highlands and the Beaver Valley.

We are currently taking reservation deposits, if you are interested in more information, please call Helen Lightbody, Sales Representative, Re/Max Aboutowne Realty Corp, 519-599-1144 or 905-338-9000 or Helen@helenglightbody.com You can also view more details at the web site www.helenglightbody.com

All-Terrain Vehicles in Grey Highlands Municipality

How We Got an ATV By-Law by Ernie Glozier, Co-Chair, Beaver Valley Ratepayers Association

In 2004, local residents approached the Municipality of Grey Highlands to try to secure the right to use their ATVs on as many roads and trails as possible. They were forming a local ATV club as part of a national network of clubs. Members of the Grey Highlands Council were informed that a network of ATV trails would bring significant tourist dollars into the area.

The Beaver Valley is home to spectacular vistas and endangered species and is surrounded by the limestone cliffs of the Escarpment. Extensive Crown lands deep in the valley (known locally as “the MNR lands”), the vulnerable karst areas and the Beaver River with its trout fishing make the valley not only very scenic all year round, but also mean it is a valley in need of careful protection.

The executive of the Beaver Valley Ratepayers Association (BVRA) soon became aware of this ATV proposal and its potential to wreak havoc with the sensitive valley environment. The BVRA executive took the position that for many local residents, ATVs are a rural pastime and there needed to be an effort to find environmentally safe locations for ATV use.

The municipality decided to put a by-law in place covering the use of ATVs. The council restricted access to certain roads but left access open to the MNR lands and the Escarpment. Grey Highlands has authority over only the municipal roads and the by-law would either allow or restrict the use of these roads. This would affect ATVs’ ability to reach sensitive terrain. The BVRA and other members of the community became alarmed and at the final reading of the by-law, we were at the meeting in considerable numbers and were successful in stopping the process.

A 60-day period was given to the Bruce Train Association, the Saugeen Conservation Authority, the BVRA, the Niagara Escarpment Commission and the ATV club to do an environmental impact assessment in order to decide where access could be granted. At this point, the County of Grey had not addressed the issue and were waiting for the local municipalities to come to term with it.

Members of the local ATV club had already destroyed fish habitat by running dozens of ATVs up and down the river and in adjacent wetlands. The final outcome was that the by-law was amended to allow ATVs to travel through the valley only on two roads.

ATVs are permitted to use Sideroad 7b (east valley) and Sideroad 7a (west valley) to travel from the east side to the west side of the valley so that they can link with an existing ATV trail on private land that proceeds west from Beaver Valley. The Saugeen Conservation Authority lands, the Bruce Trail lands, karst lands, the MNR lands, the Beaver River and the snowmobile trails are all off-limits to ATVs. This effectively keeps

ATVs off the Escarpment. The Saugeen Conservation Authority also banned tour buses from using the Lower Valley Road for sightseers who wanted to visit Hoggs Falls, one of seen local waterfalls.

Subsequently, the County of Grey banned ATVs from county roads.

**BEAVER VALLEY RATEPAYERS ASSOCIATION
HIGHLIGHTS OF THE GUEST PRESENTATION**

Saturday January 28, 2006

Mr. Paul Hazell President and CEO of CAFTA (Canadian Advocates for Tax Awareness)

Using a Power Point presentation, Paul outlined the Mission Statement of CAFTA. CAFTA is dedicated to the advancement of taxpayer's rights, including the right to limited taxation, and the right of economical, equitable and efficient use of taxpayer dollars.

**THE BASIC PRINCIPLES FOR RATEPAYERS AND FAIR TAXATION IN THE
PROVINCE OF ONTARIO**

1. Fairness
2. Predictability
3. Stability
4. Transparency
5. Simplicity
6. Easy Administration
7. Acceptance (by the ratepayers)
8. Self Control
9. Base Year
10. Non-Punitiveness
11. Non-Volatility
12. Accountability

PROPOSED GUIDELINES TO BE CONSIDERED FOR CHANGING PROPERTY ASSESSMENT METHODS IN ONTARIO

1. Return control of assessment to the Ministry of Finance
2. Freeze assessments at base year of 2001 for 5 years
3. Avoid tax shifts within the various tax classes
4. The use of acquisition value to determine the assessment level needs to be considered
5. Allow a fixed rate of assessment after the five year freeze is lifted
6. Use a “standardized “ valuation method
7. Return some “downloading” back to provincial control
8. CAFTA supports a CONFERENCE between reps from Min. Finance, Municipal Affairs, Housing, municipal leaders, and other stakeholders

SOURCE: CAFTA Information Package, presented to National Taxpayers Union Foundation International Conference, Washington. D.C. June 2005

HOW TO GET IN TOUCH WITH US

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MEMBERSHIP

The BVRA now has some 40 plus family members. Please recruit your neighbours! AND, if you have not already done so – please remember to mail in your 2006 Membership dues \$ 20. Payable to Beaver Valley Rate Payers Association, mail to: BVRA, 74 Amelia St, Toronto ON, M4X 1E1. This way you will continue to receive our newsletters and information about issues that affect us all in the Valley and surrounding areas. Remember, this group covers all of the Beaver Valley!

WEB SITE - www.beavervalleyratepayers.ca – Please Visit Often