



VIA EMAIL ONLY

September 12 ,2025
Town of Grand Valley
5 Main Street North
Grand Valley, ON
L9W 5S6

Attention: Mayor Soloman and Members of Council

Re: Request for Temporary 50% Reduction in Development Charges to Support Housing Affordability

Dear Mayor Soloman and Members of Council,

On behalf of Thomasfield Homes Limited, I am writing to request swift action from Council in implementing a temporary 50% reduction to the Town's residential development charges (DCs), ideally for consideration at your next Council meeting.

The current standstill in the state of housing in Ontario is apparent; we have a generational housing crisis in affordability affecting young people in the family foundation stage in their lives. At present, approximately 35% of the cost of a new home in Ontario is some form of government tax. Young families have been priced out of the market.

The material and labour costs to build a new home are basically the same everywhere in Ontario. The only two variables that can be passed on to our purchasers for savings, are the cost of the land and development charges. Nearby markets such as Orangeville, Shelburne, Central Wellington and Mono carry substantially lower municipal DC's. Furthermore, in areas from which our past customer base has come, Vaughan, Mississauga and Peel Region, have recently introduced substantial DC reductions to help re-ignite housing starts. In essence, we can no longer provide the financial incentive for people to call Grand Valley home.

We are respectfully asking council to consider a 50% reduction in residential DC's until June 30, 2027. The DC's are only a flow-through cost for Thomasfield and they are in fact paid for by our customers. This measure would make Grand Valley once again more competitive with other municipalities. Together with more competitive pricing from our trades and suppliers, and aggressive pricing on our part we will make homes much more affordable and see housing activity in Grand Valley again. Without temporary relief, new homes in Grand Valley will remain priced on par with larger centres, eliminating our community's competitive advantage.

We believe that this will be a balanced, time-limited, and pragmatic approach that will assist in the Town's long term fiscal health, while making our homes more affordable to future families making Grand Valley their home.

By acting now, Council can demonstrate leadership and commitment to its housing pledge while signalling to both buyers and builders that Grand Valley is serious about being part of the housing solution.

We thank you for your consideration and look forward to working together as partners as we have in the past, as we do in the present, and as we will in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Krizsan", with a stylized flourish extending to the right.

Tom Krizsan
President