

VIA EMAIL

October 23 2025

Mayor Soloman and Members of Council
Town of Grand Valley
5 Main Street North
Grand Valley, ON L9W 5S6

Letter of Support – Staff Report 2025-172, Temporary Reduction of Development Charges

Dear Mayor and Members of Council,

On behalf of Moco Farms Ltd. and Corseed Inc., we are writing to express our support for the proposed temporary reduction of Development Charges (DCs) brought up in Staff Report 2025-172, presented to Council on October 14, 2025.

We respectfully request that the proposed policy be revised to extend the reduction period to a full two years, that the “development approval” scenario be adopted, and that each subdivision be considered a single approval. This approach would enable up to 40 subdivisions to benefit from the reduction, resulting in a more inclusive and balanced application of the policy.

It is essential that the DC reduction be applied fairly and equitably to all developers in the Town of Grand Valley, including Moco and Corseed, and not solely to Thomasfield. If Thomasfield is permitted to proceed immediately, they may effectively utilize all 40 available approvals or units under the proposed structure, leaving other developers who have equally contributed to Grand Valley’s infrastructure development without access to this important incentive.

Our organizations have already made significant private investments in Grand Valley, particularly through our involvement in the planning and development of the Sewage Pumping Station. The Memorandum of Understanding signed in 2007 and DC Credit Agreements signed in 2022 demonstrate our long-standing partnership with the Town and continued commitment to supporting its infrastructure and growth objectives.

Despite having pre-payment agreements currently in place, we are still waiting for the pumping station to be constructed, even though funds were collected August 2020. Rising interest rates and persistent inflation have placed unprecedented financial pressure on builders and developers across Ontario. When collected capital remains idle while key infrastructure is delayed, the resulting inaction compounds these financial burdens.

Our subdivision approvals have already taken over 5 years and are still not fully approved. To now be further delayed while others proceed and take advantage of temporary reductions would be both unjust and counterproductive to the Town's broader development goals.

We appreciate Council's consideration of our request and would welcome the opportunity to meet and discuss how this policy can be implemented equitably to support all active development partners in Grand Valley.

Sincerely,



Moco Farms Ltd



Corseed Inc