



October 21, 2025

Town of Grand Valley
5 Main Street
Grand Valley, ON
L9W 5S6

Dear Mayor and Council,

I am writing in support of immediate implementation of **Development Charge (DC) relief** for all building permits within the urban boundary, effective until **May 1, 2027**, a temporary policy designed to provide a significant stimulus to the building sector and accelerate the long-term growth of the Town of Grand Valley.

Reflecting on *development charges versus property tax*—a choice between collecting funds upfront versus recouping costs through future tax revenue. This proposal is **not** about that philosophical debate. It does position temporary DC relief as a **strategic, short-term economic tool** designed to immediately accelerate the property tax revenue stream, ensuring a faster return on investment for the Town.

The Strategic Case for Development Charge Relief

A temporary DC relief program is founded on the principle that a short-term reduction will incentivize an acceleration of construction projects, providing both immediate economic benefit and a solid, permanent expansion of our municipal tax base.

1. **Accelerated Tax Base Growth (The Core Benefit)** The single most crucial benefit is the rapid expansion of the property tax assessment base. Every completed unit immediately begins contributing to the Town's operating revenue. This is highly relevant for infill opportunities, such as the site at **50 Emma Street**. Converting this piece of long-dormant land into an active, tax-contributing asset provides a healthier, more sustainable funding mechanism for future municipal services.
2. **Immediate Economic Stimulus** By reducing the upfront barrier of the building permit cost, the Town immediately makes residential and commercial projects more financially

viable. This incentivizes developers, builders, and homeowners to **pull permits now** to lock in savings, rather than waiting for market conditions to improve or postponing until next year. This is essential for protecting local jobs and bringing immediate activity to our economy.

3. **Increased Multi-Unit Housing Supply** Grand Valley desperately needs diverse housing options. DC relief directly translates to lower overall costs for builders, which helps create much-needed options—such as, safe, low-maintenance, multi-unit housing with underground parking and elevators for our aging residents—financially feasible right now.
4. **Defined and Controlled Urgency (Rationale for May 2027)** The proposed deadline of **May 1, 2027**, is a key component of this strategy, creating a sense of urgency while aligning with real-world development timelines. This extended period (beyond a common 2026 deadline) is necessary due to the complexity of multi-unit condominium projects:
 - **Build Timelines:** It takes considerably more time to build a multi-unit building than a single family detached home without a site plan.
 - **Financing:** Developers typically require approximately 70% of units pre-sold before conventional financing is secured.
 - **Occupancy:** The councillors' proposal to set the deadline for the Development Charge (DC) incentive at **Occupancy, no later than December 2026**, presents a significant challenge. Occupancy occurs only when a building is over 90% complete. We plan to officially launch and begin offering units for sale in **January 2026**. Our intention is to immediately offer the reduced sale price reflecting the DC reduction. However, to maintain that price until the point of Occupancy, we require guaranteed sales. Therefore, it would be most effective and sensible for the DC reduction to be applied at the **issuance of the building permit**. This guarantees the reduced price for our unit buyers, secures our sales, and allows us to proceed with construction once the permit is issued. We propose **May 1, 2027**, as the outside date for the incentive tied to the issuance of the building permit.

Conclusion and Call to Action

Instituting this temporary Development Charge relief is a proactive and fiscally sound measure. It is not an expenditure; it is an **investment** in Grand Valley's future fiscal stability. It encourages quick action and accelerates the growth of the very tax base required to support the Town's long-term infrastructure and service goals.

I urge Council to consider introducing a motion for this temporary relief program at the earliest

possible opportunity. I am available at your convenience to present a detailed economic model and discuss how this policy can be quickly and successfully implemented.

Thank you for your leadership and dedication to the prosperity of Grand Valley.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AW', is positioned above the printed name.

Andrew Wildeboer

Citizen of Grand Valley,

President of Sheldon Creek Developments.