



Perth-Huron Builders Association
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Municipality of South Huron Council
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February 10, 2026

**RE: South Huron Development Charges By-law
South Huron Council Public Meeting – February 11th, 2026**

The Perth-Huron Builders Association (“PHBA”) is pleased to submit this letter to the Municipality of South Huron outlining our concerns with the recommendations and stakeholder consultations for the Draft South Huron Development Charges By-law Review.

At the outset, we want to be clear that the PHBA supports the principle of growth paying for growth. Our members understand that infrastructure must be funded responsibly, and we recognize the financial pressures municipalities face. Our intention with this letter is not to oppose development charges outright, but rather to request an open and constructive discussion regarding the scale, timing, and process surrounding the proposed increases.

1. Significant Increases Proposed

Our primary concern is the speed and magnitude at which these increases are being introduced. The proposed Development Charges represent a significant and immediate escalation in costs to new housing, implemented all at once rather than phased in over a practical transition period.

In our view, the local housing market is unable to absorb increases of this scale in a single by-law cycle, without consequences to housing supply, affordability, and project viability. A phased implementation over multiple years would allow both builders and the municipality to adjust responsibly, while still achieving long-term infrastructure funding objectives.

Builders and developers invest years into the approvals and construction process. Detailed pro formas, along with market analysis, are completed. The threefold increase in Development Charges, to be implemented just over two months after its release, provides little opportunity to incorporate these costs. This may lead to stalled residential projects.

The Development Charges Study applies a flat percentage deduction to account for non-growth purposes. Council may wish to confirm that this approach is sufficiently detailed to demonstrate compliance with the Act. The Act requires that any portion of a project that benefits existing residents be excluded from development charges. This study relies largely on system-wide assumptions that benefit to existing is limited.

Council may want to ensure that this approach clearly distinguishes between addressing existing service gaps versus accommodating new growth - particularly for recreation facilities, fire stations, and parks infrastructure.

Development charges are ultimately paid by future residents and businesses. In smaller and rural municipalities like South Huron, even modest increases can have a material impact on housing affordability, project viability, and the pace of development.

2. Consultation Process

The Development Charges Act sets a minimum standard for public process, which includes notice and a public meeting. While additional stakeholder engagement is not required under the Act, many municipalities choose to go beyond the minimum to improve transparency, reduce appeal risk, and strengthen the technical record.

Meeting the minimum statutory requirement is legally sufficient, but Council has discretion to pursue additional engagement where it believes it would lead to a stronger and more defensible outcome.

The Association prides itself on maintaining a long-standing, collaborative relationship with the Municipality of South Huron and Huron County. We meet regularly with County and local staff to discuss matters related to land development and the housing industry. These meetings reflect our shared values for collaboration, communication, and informed decision-making on matters affecting growth and housing.

In this case, the PHBA was not circulated the Development Charges Background Study or made aware of its release. The Association only became aware of report in late January, providing insufficient time for meaningful review of a document of this scope and complexity. Given the scale and impact of the proposed changes, we believe this timeline does not allow for adequate stakeholder engagement, particularly for those directly responsible for delivering new housing in the community.

3. Summary

We wish to continue to work collaboratively with South Huron on this matter. Builders are not external observers in this process; we are the delivery mechanism for housing supply, employment, and future growth. In this regard, we respectfully request that Council:

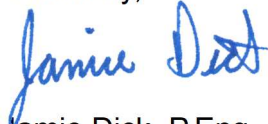
- Pause the approval of the proposed Development Charge By-law, to allow adequate time for review, discussion, and refinement of the underlying assumptions before final adoption.
- Engage in direct dialogue with the PHBA and other affected stakeholders.
- Consider a phased or staged approach to any increases.

The PHBA remains committed to working collaboratively with Council and staff to achieve outcomes that support infrastructure investment without unintentionally suppressing housing

starts or affordability. We believe open dialogue at this stage will lead to better long-term results for the municipality, residents, and future homebuyers alike.

Thank you for your time and consideration. We would welcome the opportunity to meet with Council or staff to discuss these concerns further.

Sincerely,

A handwritten signature in blue ink that reads "Jamie Dick". The signature is written in a cursive, flowing style.

Jamie Dick, P.Eng.
Chair, Perth Huron Builders' Association