

TRIDON PROPERTIES LTD.



June 30, 2026

Municipality of South Huron
322 Main Street South,
Exeter, Ontario

Re: South Huron 2025 Development Charges Background Study, Addendum 2 and Council Resolution

Tridon Properties Ltd. appreciates the opportunity to provide further comments on the proposed Development Charge (DC) By-law and the associated rate increases currently under consideration. Tridon supports the approach that development should pay for development, and we strive to work collaboratively with Council and staff. However, in our view, the draft DC By-law is not equitable and places undue additional financial costs on new homes in Port Blake, to the benefit of new homes in Exeter.

Tridon has made substantial financial contributions to enable growth in Port Blake, including the extension of sanitary servicing infrastructure on Highway 21, along with paying the required per-unit charge towards the Lambton Shores Sewage Pumping Station (SPS). In this regard, new housing in our Sol Haven development is paying for any costs associated with growth in Port Blake and not adding additional costs to the municipality.

Under the proposed DC structure, new homebuyers in Port Blake would effectively be paying twice—once through the costs embedded in Tridon's front-ending agreement, and again through the increased DC rates that fund new municipal infrastructure in Exeter. This creates a disproportionate financial impact on future residents in Port Blake compared to homebuyers in Exeter.

The current draft DC framework results in Port Blake housing subsidizing new housing in Exeter. Tridon respectfully submits that a more equitable distribution of growth-related costs is necessary to support housing and ensure that all settlement areas contribute proportionately to the infrastructure that benefits them.

We recognize the importance of Development Charges as a municipal financing tool, and we fully support South Huron's efforts to plan for future infrastructure needs. As outlined in previous submissions, Tridon is requesting an area-based DC charge based on the required growth-related infrastructure to support development in the distinct settlement areas. This avoids double-charging future homeowners, and ensures fairness across all settlement areas.

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Given the significant implications of the proposed rates, Tridon wishes to express that, should the by-law be adopted in its current form, we intend to file an appeal under the Development Charges Act. We offer this information respectfully and transparently, so as to be clear in our intentions.

Thank you for your consideration, and we would be pleased to discuss with Council or staff further.

Sincerely,

Don de Jong,

Tridon Properties Ltd.