

April 22, 2026

Municipality of South Huron

P.O. Box 759 322

Main Street South Exeter, ON N0M 1S6

Subject: Proposed 300% Increase in Development Charges

Dear Mayor Finch and Members of Council,

We strongly and unequivocally oppose the proposed tripling of residential development charges from the current \$6,206 to \$18,641 per unit as outlined in the Watson & Associates background study. This increase is not merely excessive—it is economically destructive and will have immediate, irreversible consequences for our projects, the builders we partner with, and the long-term growth objectives the Municipality itself is actively pursuing.

Buckingham Estates is already more than half constructed. Significant infrastructure has been installed, homes have been built and sold, and the project has operated in good faith under the existing development charge regime. Windermere Community is fully approved and poised for continued momentum. These are not speculative proposals; they are shovel-ready, partially built communities that have already contributed substantially to South Huron's housing supply and tax base.

A 300% increase in development charges will render the remaining lots in both subdivisions commercially unsellable. Lot sales to builders have already been challenging in the current market. Imposing this massive new cost burden will make our pricing uncompetitive, halt further sales, stall construction phases, and ultimately kill these developments. The result will be stranded infrastructure, delayed or cancelled projects, lost jobs for trades and suppliers, and a direct reduction in the new housing stock the Municipality has publicly stated it wants and needs.

We have been responsible, long-term partners in South Huron's development. We have invested millions, taken on risk, and delivered real growth. To now impose a punitive 300% cost increase on projects that are already underway and partially built simply not acceptable.

We therefore urgently request that Council:

1. Immediately reject the proposed 300% increase in development charges.
2. At a minimum, fully exempt or grandfather our two approved and partially constructed subdivisions (Buckingham Estates and Windermere Community) from any increase.

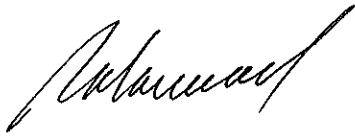
3. If a new DC regime is adopted, implement a fair and reasonable phase-in or transition policy that protects existing, approved projects and does not penalize developers who have already committed substantial capital.

We are available at your earliest convenience to meet with Council, staff, or the appropriate committee to discuss this matter in detail and explore constructive solutions. Time is of the essence. Any further delay or uncertainty will compound the damage already being felt in the marketplace.

We respectfully but firmly ask that you place the interests of responsible growth, housing supply, and economic prosperity ahead of this proposed increase. Do not move forward with a policy that will kill major developments, deter future investment, and harm the very community you represent.

We look forward to your immediate attention and positive response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohamed Abuhajar', written in a cursive style.

Mohamed Abuhajar
INCON | Project Coordinator