

**Simcoe County Home Builders' Association**  
P.O. Box 305 Barrie ON L4M 4T5  
*Building trust since 1953*



August 13, 2025

To: Mayor and Members of Barrie Council  
City of Barrie

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Simcoe County HBA Submission to be included in the circulation list: **Support for the City of Barrie DC Deferral Policy, By-law Amendment & Surety Bond Policy**

The Simcoe County Home Builders' Association is writing to express our strong support for two items on today's General Committee Agenda. The proposed changes to the City of Barrie's Development Charges Policy and By-law, alongside the adoption of a Surety Bond Policy are two important advancements that will help "make the math work better" for builders.

**With today's housing market across Ontario in a significant downturn—our more than 40 builder members and the hundreds of suppliers, trades, and service professionals that underpin the delivery of new homes for Ontarians—support strong and decisive action being taken to make it more affordable to build homes in Barrie.**

### **Development Charge Changes**

The Simcoe Home Builders Association is supportive of the proposed changes to the City's DC Deferral Policy, as well as the proposed immediate inclusion of the Housing Enabling Core Servicing Grant and the Housing Enabling Water Systems Fund Grant funding into the City's DC Background Study and Development Charge By-law.

In an environment where every dollar counts, this amendment will ensure the benefits of the grant funding is appropriately reflected in the City's DC rates, thereby supporting fairness and transparency in the collection of development charges. We support the Staff conclusion that current developers, who are building now, should be provided with the assistance of lower DC rates. The net result of these changes is a slight reduction in the DC Calculations for a single-detached home, ranging from \$450 - \$2,831 per unit, depending on the development area.

### **Surety Bonds**

Simcoe HBA is very supportive of Barrie's proposed Surety Bonds Policy. What is seemingly a small policy change can unlock millions of dollars for local investment in housing—at no cost to Barrie taxpayers. Historically, the City has only allowed Letters of



Credit to ensure site work will be completed by a developer. Under this approach, banks require collateral from the developer, typically in cash on a dollar-for-dollar basis. This cash is essentially held stagnant, rather than being used to fund the project at hand or to support further investment in a builder's next project. The newly developed Surety Bond Policy will enable builders to use insured bonds rather than collateralized credit to support their projects and allows the City of Barrie to ensure appropriate protection for the municipality and taxpayers is maintained.

Simcoe HBA would also recommend that as part of this program, allowances be made for builders to transfer existing Letters of Credit to a Bond, as this will have an immediate impact on improving liquidity which would help home builders to free up funds for more housing projects.

### **Conclusion**

We are pleased to see the City of Barrie moving forward with these proposed policies. Today's housing crisis requires significant collaboration between the private sector and all three levels of government. Simcoe HBA appreciates working in partnership with the City of Barrie. We look forward to continuing to work with the City on further policy changes that will contribute to getting shovels in the ground faster for more projects.

Sincerely,

***Sandy Tuckey***

*Chief Executive Officer*

*Simcoe County Home Builders' Association*

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