



VALDOR ENGINEERING INC.
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31 October 2019
File: 16112

City of Kawartha Lakes
Mayor's Office
26 Francis Street, PO Box 9000
Lindsay, Ontario
K9V 5R8

Attention: **Mayor and All Members of Council**

Re: **Public Meeting on Proposed Development Charges By-law**
Ravines of Lindsay Estates (16T-88009)
CIC Developments Inc. (Bromont Homes)
Community of Lindsay

With regards to November 5, 2019 Public Meeting on Proposed Development Charges By-law, we are the Consulting Engineer retained by Bromont Homes Inc. related to their proposed Ravines of Lindsay Estates Subdivision located on 12.49 ha parcel on the west side of Angeline Street North, south of Jennings Creek, in the Community of Lindsay, City of Kawartha Lakes as indicated on the attached plan.

In preparation for the meeting we wish to advise of our client's concern related to the impact to his proposed development which would result should the proposed 20% increase in the Development Charge Rates be approved by Council.

As some background, the subject site is located in the Jennings Creek Community Development Plan Area, as delineated in the Town of Lindsay Official Plan, dated August 2000. This development plan area will accommodate new residential and institutional land uses. The proposed development consists of 148 residential lots (single detached homes), a park block and a SWM block.

The plan was originally draft plan approved in 1994, however, it was unable to proceed to construction due to servicing unavailability. The lands were purchased by Bromont in 2016, who immediately pursued engineering design approvals and marketing in order to advance the subdivision.

The current status of the development is as follows:

- Site Alteration Permit obtained in November 2017 from City of Kawartha Lakes (CKL) and Kawartha Conservation Authority (KCA).



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- Topsoil stripping and earthworks was completed in 2018.
- Engineering Submissions followed throughout 2018 and 2019 to the CKL and KCA.
- MOEC ECA Approval has been issued for the sewer works and the SWM Pond on March 30th 2019.
- Bromont is ready to proceed with servicing and road works. Servicing contract has already been awarded and scheduled to proceed shortly with building activity scheduled for 2020.
- Bromont is commencing the clearance of draft plan conditions and finalization of the subdivision agreement.
- Bromont opened a Sales Centre in 2017 and has been actively selling homes for approximately two years, however, sales have unfortunately been slow. Bromont has had to sell some of the lots to another builder (Zancor Homes) in attempt to generate additional sales.

We want to emphasize that the proposed new development charges by-law, if approved by City Council, will result in a 20% increase in development charges in the amount of approximately \$800,000.00 for the 148 lot development. Bromont Homes did not contemplate such a significant increase in their original cost pro-forma so it will severely impact their decision on whether to proceed, post-pone or cancel the project. The timing for such an increase does not help in a market where home sales have dropped significantly over the past one to two years. Increasing the cost of the homes due to the increase in the development charges will further hamper the ability to sell homes in this area. For a project that was draft plan approved in 1994, it appeared that it was finally getting off the ground and is now in jeopardy.

On behalf of Bromont Homes, due to the advanced state of this development, we respectfully request that Council issue an exemption for this subdivision such that the new development charge rates would not apply.

We appreciate your consideration in this matter. Should you have any questions please do not hesitate to contact us.

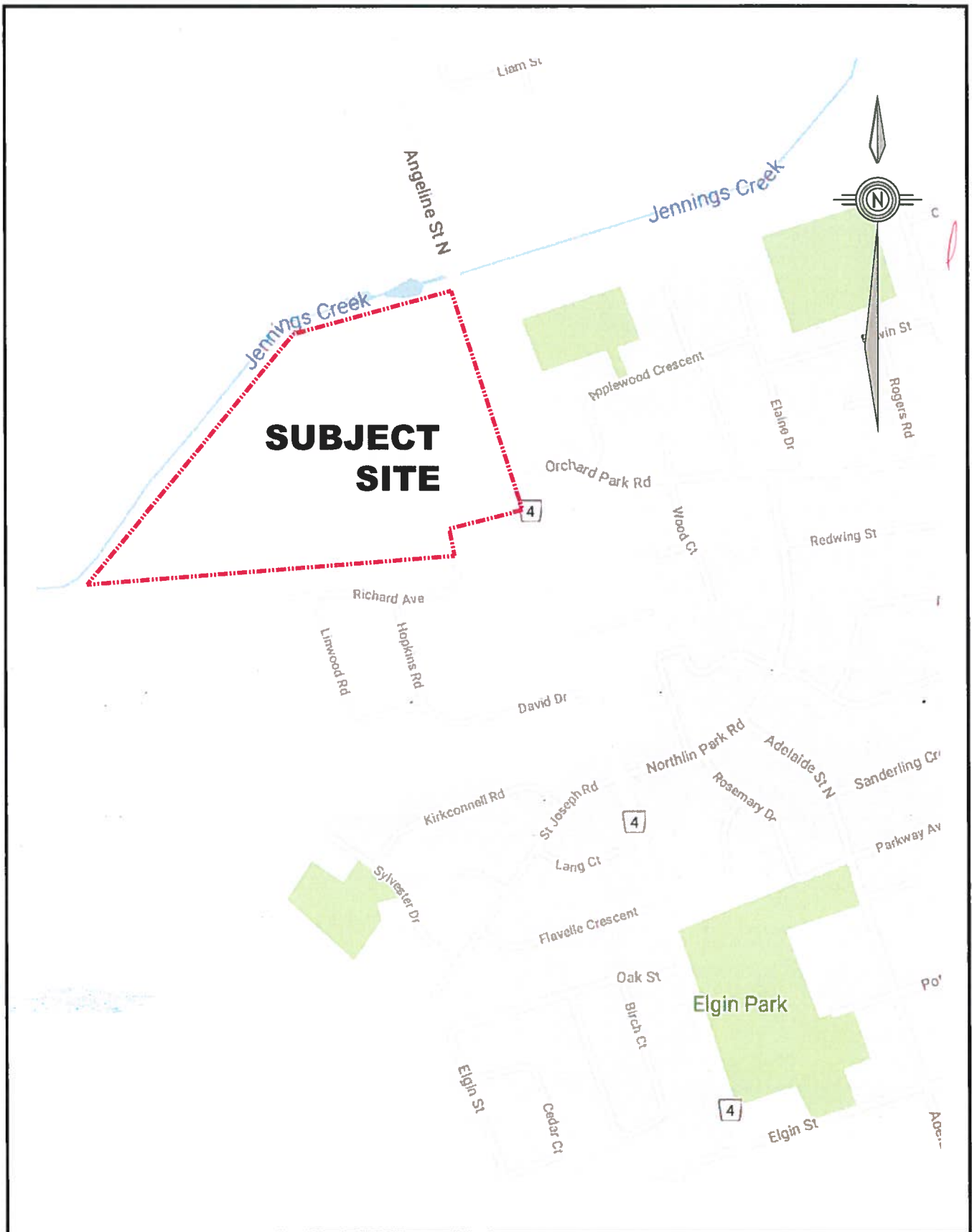
Yours very truly,

VALDOR ENGINEERING INC.


Peter S. Zourntos, P.Eng.
Associate

c: **Mr. S. Montemarano**, Bromont Homes

c: **Mr. Juan Rojas**, P.Eng., Director of Engineering & Assets, City of Kawartha Lakes



RAVINES OF LINDSAY ESTATES SUBDIVISION
BROMONT HOMES INC.
CITY OF KAWARTHA LAKES



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SITE LOCATION MAP

SCALE: N.T.S.	DRAWN.BY: O.B.	DWG: FIGURE 1
DATE: DECEMBER 2017	CKD.BY: D.G.	PROJECT: 16112