



October 15, 2025

City of Kawartha Lakes

Attention: Cathie Ritchie, City Clerk
clerks@kawarthalakes.ca

Attention: Dr. Adam Found, Manager of Corporate Assets
afound@kawarthalakes.ca

RE: Updated Development Charges Framework - October 21st 2025 Council Meeting
Formal Comment Letter
TBG Project No. 22842

The following is being submitted as a formal comment letter in response to proposed changes to the City of Kawartha Lakes Development Charges framework, as per the 2025 Development Charges Background Study prepared by Watson & Associates Ltd., dated to September 17, 2025 and the accompanying Draft By-law.

Bromont Homes ("Bromont") is a real estate development firm, with a proven record of delivering high quality homes across Ontario. Bromont currently has several ongoing projects within the Town of Lindsay, in the City of Kawartha Lakes, which would be directly impacted by the proposed changes to the municipal Development Charges framework.

Bromont understands that residential development charges are proposed to be increased from \$37,581/unit to \$67,697/unit for single or semi-detached dwellings and from \$33,432/unit to \$50,195/unit for row or multiple dwellings. These changes represent development charge increases of approximately 80.1% for single and semi-detached dwellings, and 50.1% for row and multiple dwellings. Further, Bromont understands that non-residential development charges are set to increase from \$191.11/m² of GFA to \$357.79/m² of GFA.

While Bromont understands the need for gradual and timely increases in development charges to facilitate orderly growth, the above increases stand to have significant negative impacts on development within the City of Kawartha Lakes. Given current market conditions and trends, it is possible that significant increases in development charges may impact new home sale prices, further alienating potential homebuyers, impacting the viability of projects, and delaying the delivery of much needed quality housing.

With this letter, Bromont is urging the City to explore different mechanisms to implement the proposed development charge increases, in recognition of current market conditions. They may include the following:

- A phasing-in of the proposed increases over the course of several years, to lessen the immediate burden on potential homebuyers and builders;
- Deferring a portion of, or the entirety of, the proposed increases until a time where market conditions improve and additional costs may be more easily absorbed; and
- Updating the development charges framework to permit their payment in full at occupancy, rather than during the permit pulling stage.

Bromont believes that any of the above mechanisms, or a combination of them, may serve to lighten the burden on the residential and commercial real estate development sector; which may precipitate from sudden and significant increases in municipal charges. Additionally, these mechanisms would allow Bromont Homes, and other residential developers, to continue their work in the City of Kawartha Lakes as they support the municipality in meeting the need for housing in the City.

Thank you kindly for considering the above comments. Should you wish to discuss these comments further, Bromont Homes and our representatives would be happy to engage with the Corporate Assets team.

Sincere regards,



Saverio Montemarano
Bromont Group of Companies