



October 21, 2025

City of Kawartha Lakes
26 Francis St,
Lindsay, ON

Attention: Mayor Elmslie and Council

RE: Replacement of Development Charges By-Law 2019-184

Dear Members of Council

This correspondence accompanies my deputation to the Council at the public meeting regarding the proposed development charges by-law. I was a member of the development charges task force, and while my comments are my own, they are informed by my experience serving on that committee.

The housing market has experienced a notable slowdown in the last few years in both sales and housing starts. Implementing a development charge increase of this magnitude at this time risks further delaying projects, reducing near-term growth, and undermining the City's own housing supply targets.

Accordingly, I respectfully recommend that Council **delay the adoption of the new Development Charges By-law for a minimum of 12 months** to allow staff and industry to further review the assumptions and impacts of the proposed Development Charges By-Law. In particular, I would suggest that the city consider the following:

Allow growth to gain momentum and the market to normalize.

Provide an opportunity for developers who have made a significant investment in infrastructure to gain their footing in the City of Kawartha Lakes market without the shock of the proposed 80% + development charge increase. In my view, the risk that the development charges increase will negatively impact growth in the near term, far outweighs the benefit the City will have from the increased development charges at this time.

Reassess capital cost estimates.

The gross capital cost estimates for infrastructure projects in the Development Charges Background Study have increased significantly between 2019 and 2025. A further review of the larger infrastructure budgets, particularly for water and wastewater, should be undertaken to ensure they reflect current market conditions and adjustments made where appropriate.

Review the increase in multi-unit residential units.

The current 2025 development charge for two-bedroom dwelling units is \$22,546. Under the proposed by-law, this would increase to \$49,272, an increase of approximately 119%. Single and semi-detached units would increase from \$37,581 to \$67,697, an increase of roughly 80%. The disproportional increase in multi-unit dwellings should be reviewed and reconsidered.

Recognize the policy importance of infill and intensification.

The Provincial Policy Statement encourages infill and intensification within existing built-up areas as a means to promote efficient land use and optimize existing infrastructure. Currently, the proposed development charges are the same for both greenfield and infill development. Where development is directed to areas with available capacity in existing trunk sewers and watermains, this should be reflected in the calculation of the applicable development charge. Further study comparing infill and greenfield conditions is warranted, and adjustments to rates should be considered.

Address development charge deferrals.

I have been the beneficiary of the now rescinded development charges deferral policy. For small developers pursuing multi-unit residential projects, deferrals are often crucial to making projects financially feasible. It is my understanding that development charge deferrals will become a requirement under Bill 17, and that changes to the Ontario Building Code are anticipated to allow the Chief Building Official to withhold an occupancy permit until payment has been made. It would be beneficial to allow these changes to take effect and ensure that the new by-law reflects the requirement for development charges deferrals.

Thank you for your consideration.

Sincerely,



Mark Wilson