



May 21, 2025

Town of Georgina
26557 Civic Centre Rd.
Keswick, ON
L4P 3G1

Submission Via E-Mail: developmentcharges@georgina.ca

Subject: Notice of Statutory Public Meeting
Regarding Development Charges

Re: APPLICATION TO AMEND ZONING BY-LAW NO. 500
KINDERA LIVING (KESWICK) FACILITY INC.
PART OF LOTS 6 AND 7, CONCESSION 3 (N.G.), PARTS 2, 3, 4, 5, 18
TO 24 INCLUSIVE, 29, 30, 44 AND 45, REFERENCE PLAN 65R-31761

The Provincial Government recently announced that long term care ("LTC") homes would be exempt from Development Charges, recognizing the need for expanding the offering of long term care services to the growing population of seniors. The exemption is contained within [Bill 17]. The bill is presently working its way through the legislative process but has not yet received [royal assent]. DCs are generally paid upon drawdown of the Building Permit, and operators may wish to defer building starts until the legislative process has been completed. This is not the desired outcome for operators as they would prefer to start construction sooner rather than later.

On behalf of the subject property Owner, we wish to confirm with the Town that it will recognize this Development Charge exemption for our planned long term care home even if the legislative process has not been completed.

We plan on making our formal Site Plan Approval (SPA) within the next few weeks. We look forward to working with the Town on this exciting LTC development. It is imperative that the waiver of DC's is applied to this development.

A handwritten signature in black ink, appearing to read 'Jonathan Rubin'.

Jonathan Rubin MCIP, RPP
Executive Vice President, Development & Asset Management
jonathan.rubin@kinderaliving.ca