

Via Email

June 1, 2018

**The Corporation of the Town of Penetanguishene**

Mr. Jeff Lees, CAO

10 Robert Street West

P.O. Box 5009

Penetanguishene, ON L9M 2G2

[jlees@pentanguishene.ca](mailto:jlees@pentanguishene.ca)

**Re: Support for School Board Development Charges**

Dear Mr. Lees,

At its meeting on April 30, 2018, the Council of the Township of Oro-Medonte regarding the above-noted matter is pleased to submit this letter of support, in its entirety, the Town of Penetanguishene's resolution dated April 25, for the Support for School Board Development Charges.

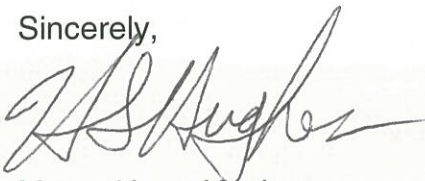
Be it resolved

1. That the correspondence dated April 30, 2018 from Dan Landry, Manager of BR&E and Industrial Development, City of Orillia and correspondence dated April 27, 2018 from Jeff

Lees, CAO, Town of Penetanguishene and presented by Andria Leigh, Director, Development Services re: School Board Development Charges be received.

2. That the Council of the Township of Oro-Medonte supports, in its entirety, the Town of Penetanguishene's resolution dated April 25, 2018.
3. That the Simcoe County District School Board; the Simcoe Muskoka Catholic District School Board; and the Simcoe County municipalities be advised of Council's decision under the Mayor's signature.

Sincerely,



Mayor Harry Hughes

/sm

cc:

Simcoe Municipalities: Adjala – Tosorontio, Barrie, Bradford West Gwillimbury, Clearview, Collingwood, Essa, Innisfill, Midland, New Tecumseth, Severn, Simcoe, Springwater, Tay, Tiny, Wasaga,

SCDSB – [info@scdsb.on.ca](mailto:info@scdsb.on.ca)

SMCDSB – [info@smcdsb.on.ca](mailto:info@smcdsb.on.ca)



April 27, 2018

Robin Dunn  
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, ON  
L0L2E0

Dear Ms. Dunn;

**RE: Proposed Education Development Charges**

At the Council meeting of April 25, 2018, the Council of the Town of Penetanguishene received correspondence from Watson and Associates Economists Ltd. in regards to the Simcoe County District School Board and Simcoe Muskoka Catholic District School Board Education Development Charge Background Study 2018 and notice of Public Meetings.

Please find enclosed a copy of the resolution passed by Council requesting the respective School Boards consider a differential development charge rate (area specific rate) that more appropriately reflects both the growth projections and the actual real estate values for North Simcoe which would not negatively impact the future residential and non-residential development within Penetanguishene and North Simcoe.

Should the proposed education development charges affect your municipality, please consider supporting this resolution. If you require further information, please don't hesitate to contact the undersigned.

Jeff Lees, CPA, CGA  
Chief Administrative Officer  
jlees@penetanguishene.ca  
705-549-7453 ext. 212

/kc

Encl.



### Regular Meeting of Council

Wednesday April 25, 2018

**Moved by:** Deputy Mayor Anita Dubeau

**Seconded by:** Councillor Brad Saunders

**THAT** the Simcoe County District School Board and Simcoe Muskoka Catholic District School Board Education Development Charges Study has been recently completed and is currently considering updated Development Rates across Simcoe County;

**AND THAT** as a result of the Development Charges Study prepared by Watson and Associates for the two Boards there will be a significant impact to the proposed development charges for the respective boards and upon future development across Simcoe County;

**AND THAT** the combined rates for both school boards currently is \$ 1,759 per residential unit and is proposed to increase to \$5,064 per residential unit representing an increase of 188% and the combined gross floor area charge of \$ 0.47 per square foot for non-residential is proposed to increase to \$ 1.37 per square foot for non-residential development representing an increase of 192%;

**AND THAT** the study suggests that land values have increased significantly over the time frame from 2013 when the previous study was completed through to 2018. The study notes that land values in the 2013 study suggested a South Simcoe (Barrie and Bradford West Gwillimbury) average of \$305,000 to \$430,000 per acre to 2018 levels of \$900,000 to \$1,500,000 per acre reflecting increases ranging from 184% to 275%;

**AND FURTHER THAT** land values in Penetanguishene and North Simcoe have not increased at the same levels as noted in the study, and the study fails to recognize the uniqueness of the real estate market and growth projections in North Simcoe and specifically Penetanguishene;

**NOW THEREFORE** Penetanguishene Council hereby requests that the respective School Boards consider a differential development charge rate (area specific rate) that more appropriately reflects both the growth projections and the actual real estate values for North Simcoe which would not negatively impact the future residential and non-residential development within Penetanguishene and North Simcoe.

**CARRIED.**

Mayor Gerry Marshall