



Mattamy Homes Canada • GTA Low Rise
6696 Financial Drive
Mississauga, ON L5N 7J6
T 905.203.3900

September 19, 2025

City Clerk's Office
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Via email: cityclerks@barrie.ca

Attention: Wendy Cooke
City Clerk/Director of Legislative & Court Services

RE: **Request to allow Section 118 Restriction on Title as Security under the Development Charge Deferral Policy (FIN-25-010)**
City Files D12-437 & D30-12-2021

We would like to share our support for the Development Charge Deferral Policy (FIN-25-010). We commend the Mayor, City Council and City Staff for advancing this policy in a timely manner.

The Development Charge Deferral Policy states that the total development charges payable must be secured prior to the issuance of a Building Permit in the form of cash, letters of credit, or surety bonds. Mattamy (Salem) Limited and Mattamy (Lockhart) Limited, herein referred to as "Mattamy", is kindly requesting that a Section 118 restriction (as defined under the Ontario Land Titles Act), registered on title to any lots for which development charges are deferred, be accepted by the City as an alternative form of security. The Section 118 restriction will restrict any transfer of a lot until the payment of the deferred development charges have been provided for such lot. Mattamy believes that such a Section 118 restriction would provide the City with equivalent security to a financial instrument, ensuring deferred development charges are paid prior to first occupancy. This alternate form of security aligns with the City's objective for the deferral policy, which is to help reduce the cost of development.

Schedule A attached to this letter provides proposed language for the Section 118 restriction for review and consideration by the Legal Services Department.



Mattamy Homes Canada • GTA Low Rise
6696 Financial Drive
Mississauga, ON L5N 7J6
T 905.203.3900

Thank you for your consideration and we look forward to hearing back regarding our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Albanese".

David Albanese
Director, Land Development
GTA Low Rise Division
Mattamy Homes Limited

cc via email: Marc Villeneuve, City of Barrie
 Jeff Schmidt, City of Barrie
 Chris Packham, City of Barrie



SCHEDULE A

SECTION 118 LANGUAGE

Proposed language for the Section 118 restriction as security for the Development Charge Deferrals for consideration:

No Transfer of the Lands described herein shall be permitted without the expressed consent of the Development Charge Division of the City of Barrie (the "City"), which consent shall be granted for the Lands or any part thereof upon confirmation of payment of any outstanding City development charges for such Lands or part thereof deferred pursuant to the City's Development Charge Deferral Policy #FIN-25-010.