

Town of Collingwood –
Council and Committee of the Whole – February 10, 2025

Deputation Re: Town Development Charges By-law No 2024 - 050 and 2024-036 at 62 Broadview Street, Collingwood, Ontario

Purpose of Deputation: To have council consider waiving the development charges for moving an existing cottage to the vacant property at 62 Broadview Street, Collingwood, ON

Dear Mayor Hamlin and Council,

Thank you for allowing me to address my request with council today. My concern is related to development charges within the Town of Collingwood. I understand that municipalities have established development charges as a means of addressing future growth within a given community by offsetting the cost of increased municipal services and infrastructure. I also understand that these charges vary by municipality. As a local resident that has not moved from Toronto or surrounding areas to purchase property to build either my primary residence/secondary home, I have not had considerable time, nor significant resources to accommodate for development charges. To the contrary, I have grown up in the area and am second generation to the property in question. I have seen much growth and many changes in the community over those years, which have made Collingwood an attractive community within which to live and work.

Having been full-time permanent residents, living at [REDACTED] and owning a property (62 Broadview Street), in the Township of Nottawasaga and subsequently the Town of Collingwood for over 50 years, my family and I have contributed to the growth of the community and its tax base. In addition to contributing over those 50 years, we live on the East end of Town where services have been, and continue to be, gradually introduced. Over those years, development charges have increased and, as a long-standing resident, living on the East end of Town and living and

working in the area, I am seeking relief for development charges on the property. I have not been planning this development for years but rather, currently have an opportunity to move a 700 square foot cottage onto the property and renovate. As opposed to a large-scale development, this would be a simple and affordable, semi-new development, that would serve to keep a building out of the landfill while creating a unit that could potentially contribute to reducing the rental housing shortage in the community. By putting a home on the property, I will be paying increased taxes which will in turn, contribute to sustaining services and continue providing to the community.

Over the last month, I have spoken with various departments within the Town of Collingwood and as per By-law 2024-036- A BY-LAW TO ESTABLISH WATER TREATMENTN PLANT DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWN OF COLLINGWOOD, and they were able to reduce the development charges by the wastewater component. They were able to accommodate as these services do not exist in the East end of town and it is my understanding that they will not be considered until an East End Development Plan is completed. Given the reduction provided, it is still not financially viable for me, and I am hoping that council would consider exempting the charges for a house move rather than a new build, on the subject property. It is my understanding that council has the authority to provide such an exemption.

For the reasons noted above, and being on a single income, this opportunity is only financially viable if the Town were able to waive the development charges. It is for this reason and those noted above that I am seeking council's consent to do so. In addition to the information noted above, I am also up against tight time constraints to obtain permits and services, as the moving company only has a short window of time to complete this move in March 2025.

In summary, please consider waiving development charges for the above noted property, to help a long-standing resident and contributor to the community, who is not a developer or in-fill to the area, place a structure on a property within the Town of Collingwood at a financially feasible cost. This

will in turn, help the community to grow and a smaller footprint will provide additional affordable/attainable housing in the area.

Action from Council:

Waive development charges for a long-time citizen that has supported Collingwood and its growth for over 50 years, reduce landfill and potentially increase rental housing in the area.

I apologize that I cannot be there personally, however, I thank you for providing me your time and consideration with respect to this matter.

Sincerely,

C. Sacco