



March 31, 2026

Planning and Development Services

Public Meeting

Parkland Dedication By-Law Review

Purpose of Parkland Dedication By-Law Review

- Provide an update on the Parkland Dedication By-law review
- Outline the key changes being proposed

Planning Process

Information Meeting

Notice of Public Meeting Circulated, Public Meeting Held (We are Here)

Staff Review of Council Feedback and Public Comments

Staff Recommendation to Committee of the Whole

Council Decision

Appeal Period

Background

- Section 42 of the Planning Act
- Primary tool that allows municipalities to require conveyance of land for park through the development approval process
- Recent changes to the Planning Act

Planning Act Updates Related to Parkland Dedication

- Reduced parkland requirement for developments containing affordable units
- Additional residential units & non-profit housing are now exempt from the dedication of parkland or payment of cash in lieu
- Alternative parkland dedication rate for residential developments:
 - One (1) hectare per 600 net residential units for land conveyance
 - One (1) hectare per 1,000 net residential units for cash-in-lieu.

Planning Act Updates Related to Parkland Dedication

Maximum caps on alternative rates:

- ≤ 5 hectares: max 10%
- > 5 hectares: max 15%

Planning Act Updates Related to Parkland Dedication

Timing and Calculation of Payment-in-Lieu

- For zoning by-law amendments and site plan applications, the parkland dedication rate is locked in at the time the planning application is submitted
- If more than two years pass between the submission of the first applicable application and the issuance of the first building permit, the building permit date applies

Town Policy Context

- Existing Parkland By-law approved in 2003
- Draft Official Plan incorporates legislative updates related to parkland dedication

Summary of Proposed Parkland Dedication By-law Changes

- Alignment with Provincial Legislation
- On-farm diversified uses exempt from parkland dedication
- For vertical additions, parkland applies only to the additional floor area
- Introduction of a flat rate for residential severances

Summary of Proposed Parkland Dedication By-law Changes

For consent applications, the following parkland dedication rates apply

Flat Rate

\$10,000 flat rate per severed lot.

Appraised Value

If the applicant does not agree with the flat rate, they may opt to provide an appraisal, in which case 5% of the appraised land value will apply.

Summary of Proposed Parkland Dedication By-law Changes

- **Flat rate** was established using MPAC assessed values, as well as market data and rates from other municipalities
- Council may authorize staff to request a professional appraisal to calculate the flat rate, instead of using the standard calculation, to ensure a more accurate value

Summary of Proposed Parkland Dedication By-law Changes

Comparison of Parkland Dedication Rates for Residential Consents Across Municipalities	
Municipality	Parkland Dedication Rate
Meaford	\$1,500 per lot
Grey Highlands	\$2,000 per lot
Clearview Township	\$7,789 per lot
Mulmur Township	\$10,000 per lot
Thames Centre	\$10,000 per lot
Springwater Township	\$19,500–21,000 per lot or 5% of land value depending on lot location and size
Town of Collingwood	5% of land value

2024 Residential Lot Sales and Estimated Parkland Dedication			
Address	Sale Price	Approx. Lot Size (ha)	Parkland Dedication (5% of Sale Price)
101 Salzburg Place	\$957,500	0.15	\$47,875
100 McQueen Court	\$750,000	0.13	\$37,500
110 Wyandot Court	\$950,000	0.19	\$47,500
Lot 66 Nordic Road, 424200000508710	\$315,000	0.15	\$15,750
120 John Street	\$330,000	0.33	\$16,500
Average			\$33,025

2024 Residential Consent Applications – Parkland Dedication				
File No.	Property Address	Appraisal (\$)	Severed Lot Area (ha)	Parkland Dedication (5% of Value)
B15-2024 (P3434) (Bolland)	136 Tyrol Avenue	260,000	0.13	13,000
B06-2024 (P3418) (Saladino & Nodwell)	495941 Grey Rd 2	150,000	0.19	7,500
B07-2024 (P3421)	555631 6th Line	365,000	0.8	18,250
Average				12,917


Next Steps

- Review feedback from the public, Council, and staff.
- Report back to Council with any recommended revisions and seek adoption of the final By-law.

Project information


www.thebluemountains.ca/ParklandDedication


- About Parkland Dedication
- Staff Reports and Council Decisions
- Subscribe Link


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 Who's Listening

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519-599-3131 ext. 263
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 Related Links

[2023-01 Parkland Dedication By-law](#)



2026 Parkland Dedication By-law Update

Project Update: Public Meeting Scheduled

A Public Meeting regarding this project has been scheduled for **Tuesday, March 31, 2026, at 9:30 a.m. in a hybrid format (in-person AND virtual/online).**

[View Notice of Public Meeting](#) 



Thank you