



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** June 9, 2026  
**Report Number:** PBS.26.047  
**Title:** Recommendation Report – Parkland Dedication By-law  
**Prepared by:** Diksha Marwaha, Senior Planner

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### A. Recommendations

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THAT Council receive Staff Report PBS.26.047, entitled “Recommendation Report – Parkland Dedication By-law”;

AND THAT Council repeal and replace the existing Parkland Dedication By-Law 2003-31 with the proposed Parkland Dedication By-law attached to Staff Report PBS.26.047 as Attachment 1.

### B. Overview

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This report provides Council with a recommendation on a new Parkland Dedication By-law. It builds upon previous information report, including “PBS.26.047-Parkland Dedication By-law Review”, which: summarized legislative changes under Bill 23 (More Homes Built Faster Act, 2022), reviewed the Town’s current and draft Official Plans and the existing by-law, and outlined the proposed Parkland Dedication By-law framework. This report incorporates recommendations based on the analysis and comments received from the public and Council, and outlines proposed amendments.

### C. Background

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The review and update of the Parkland Dedication By-law was initiated in response to legislative changes. The updated by-law will ensure the Town continues to use appropriate tools to acquire land for parks and other recreational purposes to support a growing population, as permitted under the Planning Act and in accordance with Official Plan policies.

The full scope of legislative changes and analysis of the Town’s policies were presented in Report “[PBS.26.047- Parkland Dedication By-law Review](#)”, which was received by Council on January 13, 2026. Following the January 13, 2026 Committee of the Whole meeting, a statutory public meeting was held on March 31, 2026, where the matter was presented to Council and members of the public to gather feedback and comments.

The parkland dedication provisions under the Ontario Planning Act exist to recognize that growth and new development adds residents, workers, and therefore new demand for parks and recreation. In response, municipalities can secure land or cash-in-lieu to provide parks and public open space in step with growth rather than trying to fund or assemble it after the fact. In practice, the provisions help municipalities protect livability, support healthy and complete communities, and make sure growth contributes to the public amenities it creates a need for, while also giving municipalities a predictable legal framework to acquire parkland in locations where it will serve new neighborhoods and intensification areas. In this way, parkland dedication is both a growth management tool and a fairness mechanism: it helps align the costs and community impacts of development with the provision of accessible public spaces that benefit existing and future residents.

## **D. Analysis**

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The Town's current Parkland Dedication By-law, enacted in 2003, establishes a 5% parkland dedication rate for residential development and 2% for commercial and industrial development. Since its adoption, there have been significant legislative changes, including amendments introduced by Bill 23, the More Homes Built Faster Act, 2022, which affect how municipalities can impose parkland dedication or cash-in-lieu requirements. The Town's Draft Official Plan (2025) also includes updated policies regarding parkland provision, alternative rates, and prioritization of land dedication over cash-in-lieu payments.

Following the public meeting and consideration of comments received from members of the public, Council, internal departments and external agencies, staff reviewed all comments and feedback in the formulation of the draft by-law.

### **Comments received from Grey County**

Grey County Planning staff noted that Council has endorsed a new Official Plan; however, it is not yet in force, and recommended that the by-law be passed once the new Official Plan is fully approved to ensure an appropriate policy framework.

Staff have reviewed Grey County's letter and note that it is specifically the alternative parkland dedication requirement under section 42(4) of the Planning Act that is not included in the Town's current Official Plan. These policies are, however, contained in the Draft Official Plan, which is not yet in force.

Accordingly, staff recommend that Council proceed with enacting the parkland dedication by-law excluding the alternative residential dedication provisions and related caps. A future amending by-law may be considered once the new Official Plan is in force to incorporate these provisions.

### **Council comments**

During the public meeting and Council discussion, discussion took place regarding the application of a flat parkland dedication rate to residential severances intended for family or personal purposes. It was noted that some residential severances are intended to

accommodate family or living arrangements rather than commercial development, and whether a single flat parkland dedication rate is appropriate for all residential severance scenarios.

The Provincial Planning Statement, generally discourages lot creation in prime agricultural areas except in limited circumstances, such as for agricultural or agriculture-related uses and for a residence surplus to an agricultural operation.

The Town's Zoning By-law permits Additional Residential Units (ARUs) within single-detached, semi-detached, and rowhouse dwellings, including within accessory structures where appropriate. ARUs are proposed to be exempt from parkland dedication requirements. This exemption supports their role as a planning mechanism to accommodate additional family or rental accommodation on an existing lot without the need for a land severance and helps prevent the loss of farmland.

Staff also considered whether different parkland dedication rates should apply based on the purpose of a severance or the type of applicant. Staff do not recommend this approach. For the purposes of parkland dedication, the key consideration is that every new lot created has its own development potential and land value, regardless of its intended use or relationship to the applicant. Applying different rates based on applicant type or intent would be difficult to define, administer, and monitor consistently, and could result in inequitable treatment between similar applications. Staff are therefore recommending a single flat rate for all single lot residential severances. Staff has also included provisions in the By-law, that an alternative rate to the Flat Rate can be implemented by a land appraisal completed by the Owner, or another rate as set by Council, to the satisfaction of Council. Larger subdivision projects would be subject to the provision of land, and in limited instances under strict control, a land appraisal completed by a qualified person can provide estimates for cash-in-lieu to be considered by the Town.

More detailed summary of comments and Staff responses are included as Attachment 3 to this report. Full comments are included as Attachment 4.

### **Summary of Proposed Parkland Dedication By-law Changes**

The following provides a broad summary of the proposed By-law.

#### **I. Alignment with Provincial Legislation**

The proposed By-law aligns with Section 42 of the Planning Act and incorporates recent legislative amendments, including:

- The continuation of a 2 per cent parkland dedication requirement for commercial and industrial development or redevelopment, and a 5 per cent parkland dedication requirement for residential development or redevelopment and all other cases, in accordance with the Planning Act.

- Reduced parkland dedication requirements for developments containing affordable, attainable, or inclusionary zoning residential units, calculated on a proportional basis.
- Exemptions for non-profit housing developments and additional residential units to existing homes, as required by the Planning Act.

## **II. Expanded Definitions and Clarity**

The proposed By-law introduces new definitions to improve clarity and to provide consistency with the definitions within the Town's Development Charges By-law, including Net Residential Units, Affordable, attainable, and inclusionary zoning residential units, Additional Residential Units (ARUs), Infill development, On-Farm Diversified Uses, Gross Floor Area, and Temporary Buildings/ structures, etc.

## **III. Clear Framework for Parkland Dedication by Land Use**

The proposed By-law maintains the existing basic dedication rates while introducing a more detailed framework, including:

- 2% dedication for commercial and industrial development;
- 5% dedication for residential and other uses;
- Detailed provisions for mixed-use developments, requiring parkland dedication to be calculated by component; and

## **IV. Cash-in-Lieu of Parkland**

The proposed By-law establishes the process for accepting cash-in-lieu of parkland dedication, consistent with Section 42 of the Planning Act. Key provisions include:

- **Acceptance Options:** The Town may require the conveyance of land, the payment of cash-in-lieu, or a combination of both, depending on the circumstances of the development.
- **Valuation Requirements:** Cash-in-lieu amounts shall be determined through an appraisal prepared by a qualified professional. Peer review of the appraisal may be required to ensure accuracy and fairness.
- **Calculation by Development Type:** Separate methods for calculating cash-in-lieu are provided for residential, commercial, industrial, mixed-use, and other forms of development.

## **V. Flat Rate for Residential Severances**

The Town does not currently apply a standardized flat rate for residential severances. Instead, individual appraisals are typically required for each consent application to determine cash-in-lieu of parkland dedication. This can result in increased cost, processing time, and administrative complexity for both applicants and staff due to the need for case-by-case appraisal requirements.

To simplify the process and improve consistency, the proposed Parkland Dedication By-law introduces a flat cash-in-lieu rate for residential severances creating new residential lots. The flat rate provides a consistent and efficient approach for calculating parkland dedication for standard residential consents while reducing the need for repeated property-specific appraisals.

Planning Staff completed a detailed analysis on multiple data sources to inform the development of a flat rate for residential severances, including:

1. MPAC Land Values;
2. Parkland Dedication Rates from Other Comparable Municipalities;
3. 2024 Residential Market Data; and
4. Recent Residential Consent Appraisals From 2024.

Please see Attachment 2 for the detailed analysis of the above 4 data sources.

As a result of that analysis, the proposed Draft By-law introduces:

- A flat cash-in-lieu rate of \$10,000 for residential severances creating one new residential lot;
- Annual indexing of the flat rate using Statistics Canada Construction Price Statistics; and
- An alternative option for applicants to submit an appraisal in lieu of the flat rate where an applicant opts to do so.

The flat rate applies only to individual residential severances. The \$10,000 value is within range of MPAC land values, area comparable municipalities, and is consistent with actual completed land appraisals in 2024.

Larger subdivision projects as well as commercial and industrial lands vary significantly in size, configuration, location, and market value, making a standardized rate impractical. For these types of development, individual appraisals will continue to be required to ensure that cash-in-lieu contributions remain proportionate to actual land value.

#### Annual Indexing

To maintain the relevance of the flat rate over time, the amount will be indexed annually using Statistics Canada Construction Price Statistics. Indexing will occur on January 1 of each year. The Town may choose to freeze the rate in years where the index indicates a decrease. Indexing ensures that the flat rate remains aligned with changing land and development costs over time.

#### Option: To Obtain a General Land Appraisal

Council may authorize staff to request a more detailed or general appraisal instead of applying the flat rate. This allows for a more accurate determination of cash-in-lieu contributions based

on current market conditions and provides flexibility where the flat rate may not fully reflect the value of the severed lot.

A supporting analysis, based on MPAC land values, comparable municipal practices, 2024 residential market data, and recent consent appraisal information, was completed to establish the proposed flat rate. The full analysis is included in Attachment 2.

## **VI. Vertical Additions and Redevelopment**

The proposed By-law introduces a proportional approach for calculating parkland when an existing building is expanded vertically and parkland has already been conveyed or cash-in-lieu paid. In such cases, any additional parkland requirement is calculated based on the floor area of the new storeys relative to the total floor area of the building after the expansion. This ensures that:

- Parkland dedication applies only to the incremental floor area being added.
- The calculation is based on the ratio of new floor area to the total floor area following the expansion.

### **Calculation Formula:**

- A = floor area of the new storeys being added
- B = total floor area of the building after the addition
- Additional parkland requirement = applicable parkland rate  $\times$  (A  $\div$  B)

### **Example:**

- Land to be redeveloped: 5,000 m<sup>2</sup>
- Existing building floor area: 6,000 m<sup>2</sup>
- Proposed vertical addition: 2,000 m<sup>2</sup>
- Total building floor area after addition: 8,000 m<sup>2</sup>
- Applicable parkland rate (commercial): 2% of land area

### **Calculation:**

- $2\% \times (2,000 \div 8,000) = 0.5\%$  of land to be redeveloped  
 $= 0.5\% \times 5,000 \text{ m}^2 = 25 \text{ m}^2$  of additional parkland (or cash-in-lieu)

This method ensures that only the new vertical floor area is subject to parkland, while horizontal expansions continue to follow the standard land-based calculation.

## **VII. On-Farm Diversified Uses (OFDUs):**

To encourage and promote local economic development, diversify the rural economy, and support agricultural viability within the Town, Council has identified On-Farm Diversified Uses

(OFDUs) as an economic priority. In keeping with this direction, it is recommended that the Town's Parkland Dedication By-law incorporate an exemption for OFDUs that meet the Town's policies, definitions, and permitted area limits.

This exemption applies only where the OFDU:

- Remains accessory to the principal agricultural use,
- Complies with the size and scale limits in the Town's Official Plan, and

The exemption does not extend to changes in land use, expansions, or other developments that would otherwise require planning approvals for increases in area, scale, or similar criteria.

### **VIII. Determination of Land Value and Timing of Payment**

The proposed By-law provides clear guidance on both when parkland is to be conveyed or cash-in-lieu paid and how the land value is determined, making the timing explicit. The by-law:

- Linking land valuation to key development milestones (site plan, zoning amendment, subdivision, consent, or building permit) to determine when the value is set;
- Providing clear guidance on the timing of parkland conveyance or payment of cash-in-lieu; and
- Clarifying how timing is handled when approvals are extended.

### **IX. Parkland Credits**

The proposed By-law introduces provisions allowing for parkland credits where:

- A developer has over-conveyed parkland on one site;
- Clarifies when additional conveyance or payment in respect of the land subject to the earlier conveyance or payment is required; and
- Requirements for documentation and evidence of prior conveyance or payment from the applicant are also clarified in the by-law.

### **X. Reductions and Exemptions**

The proposed By-law updates exemptions in alignment with legislative changes and the Town's Development Charges By-law, including:

- Statutory exemptions required by the Planning Act;
- Exemptions for replacement buildings, temporary buildings, etc.;
- Specific exemption provisions addressing On-Farm Diversified Uses; and
- Council's discretion to consider waivers to parkland dedication requirement.

### **XI. Alternative Community Benefits**

The proposed By-law allows Council, at its discretion, to accept alternative community benefits in lieu of parkland dedication, including:

- Public service facility;
- Affordable or attainable housing; and
- Other community benefits to the satisfaction of Council.

## **XII. Parkland Reserve Fund and Reporting**

The proposed By-law updates provisions related to the Parkland Reserve Fund to:

- Align with Planning Act requirements for eligible uses of funds; and
- Require that at least 60% of funds be spent or allocated annually

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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None

## **G. Financial Impacts**

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In accordance with Section 42 of the Planning Act, cash-in-lieu of parkland funds may only be used for acquiring land for park or recreational purposes, improving existing parks, or constructing and maintaining recreational facilities.

## **H. In Consultation With**

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Shawn Postma, Manager of Community Planning – Planning Services

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting which took place on **March 31, 2026**. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Diksha Marwaha, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca).

## **J. Attached**

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1. Attachment 1: Recommended Parkland Conveyance By-law
2. Attachment 2: Supporting Analysis for Residential Severance Flat Rate
3. Attachment 3: Public Meeting Comments (Summary)
4. Attachment 4: Public Meeting Comments (Original)

Respectfully submitted,

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### Report Approval Details

Document Title:	PBS.26.047 Recommendation Report - Parkland Dedication By-law.docx
Attachments:	<ul style="list-style-type: none"><li>- PBS.26.047 Attachment 2-Analysis for Residential Severance Flat Rate.docx</li><li>- PBS.26.047 Attachment 3-Public Meeting Comments (Summary).docx</li><li>- PBS.26.047 Attachment 4-Public Meeting Comments (Original).pdf</li><li>- PBS.26.047 Attachment 1 - Parkland Dedication By-law.docx</li></ul>
Final Approval Date:	May 28, 2026

This report and all of its attachments were approved and signed as outlined below:

**Shawn Postma - May 28, 2026 - 2:18 PM**

**Tim Murawsky - May 28, 2026 - 3:56 PM**

## **The Corporation of the Town of The Blue Mountains By-Law Number 2026 –**

### **Being a by-law to require the conveyance of land for park or other public recreational purposes to the municipality as a condition of development or redevelopment**

**WHEREAS** section 42 (1) of the Planning Act, Chapter P.13, R.S.O. 1990, as amended, enables the Council of a local municipality to require, by by-law, the conveyance of land for park or other public recreational purposes to the municipality as a condition of development or redevelopment of lands;

**AND WHEREAS** section 42 (6) of the Planning Act further provides that if a rate authorized by subsection (1) applies, the Council of the Municipality may require the payment of money in lieu of the value of the land otherwise required to be conveyed

**AND WHEREAS** subsection D6.2 of the Town's Official Plan contains general policies applying to all public parkland and governs the dedication of land through the development process;

**AND WHEREAS** subsection B3.7 of the Town's Official Plan contains development policies for lands designated Residential and Recreational Area, including the provision of Open Space;

**AND WHEREAS** a parks plan being the Leisure Activities Plan was prepared in consultation with local school boards and other persons or public bodies the municipality considered appropriate, and made publicly available in 2021;

**AND WHEREAS** Council for the Corporation of the Town of the Blue Mountains desires to repeal and replace By-law 2003-31, as amended to provide for the conveyance of land and cash-in-lieu thereof for park and other purposes;

**NOW THEREFORE** Council of the Corporation of the Town of The Blue Mountains hereby enacts as follows:

#### **1 Short Title**

This by-law may be referred to as the Parkland Dedication By-law.

#### **2 Definitions**

- a) **"Appraiser"** means a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada (AIC), and in good standing of the AIC;
- b) **"Additional Residential Unit (ARU)"** means a legally constructed permanent or semi-permanent dwelling unit that can safely accommodate residents on a year-round basis. ARUs are generally contained within a main building (including a single detached, semi-detached or rowhouse dwelling), or within an accessory building (such as above a private garage). An ARU shall contain cooking, eating, living, sleeping, and sanitary facilities, be connected to adequate water and sanitary servicing, and meet all requirements of the Ontario Building Code. An ARU may also be known as an "additional dwelling unit", "accessory dwelling unit", "ADU", "accessory apartment", "secondary dwelling unit", or "secondary suite". An ARU may be considered as a garden suite where an approved temporary land-use by-law

is in effect but shall not mean or include a primary residential unit, a recreational trailer or vehicle, or a short-term accommodation;

- c) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Development Charges Act;
- d) **“Agricultural Uses”** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for fulltime farm labor when the size and nature of the operation requires additional employment;
- e) **“Agriculture-related Uses”** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity;
- f) **“Attainable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1(4) of the Development Charges Act;
- g) **“Building Permit”** means the first permit issued under the Building Code Act for construction at or above the first storey of a building or structure;
- h) **“Development”** means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot;
- i) **“Development Charges Act”** means the Development Charges Act, 1997, S.O. 1997, c.27, as amended or superseded;
- j) **“Gross Floor Area”** has the same meaning as in the Town’s Development Charges By-law, as amended;
- k) **“Inclusionary Zoning Residential Units”** are units in respect of residential units that are affordable housing units as defined by the Development Charges Act, 1997, c. 27, required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act. 2022, c. 21, Sched. 3, s. 4 ;
- l) **“Infill development”** means creation of one or more new residential lots for single detached or semi-detached dwellings that are located between, or surrounded by, existing residential lots within an established neighborhood;
- m) **“Net Residential Units”** means the number of residential units determined by subtracting the number of residential units on the land immediately before the proposed Development or Redevelopment from the number of residential units that will be on the land after the proposed Development or Redevelopment. Affordable and attainable residential units as defined in subsection 4.1(1) of the Development Charges Act, 1997, and residential units described in 4.3(2) of the Development

Charges Act, 1997 are excluded from the number of net residential units otherwise determined;

- n) **“Non-profit housing development”** means the development of a building or structure as defined in subsection 4.2 (1) of the *Development Charges Act, 1997*;
- o) **“Redevelopment”** means the construction, erection, or placement of one or more buildings or structures on land where all or part of a building or structure has previously been demolished; the change in use of a building or structure from residential to non-residential, or from non-residential to residential; the change of a building or structure from one type of residential development to another, or from one type of non-residential development to another; or the substantial renovation of a building or structure involving a change in the character or intensity (density) of use;
- p) **“Official Plan”** means the Town's Official Plan 2016, as amended, or any successor thereto;
- q) **“On-Farm Diversified Use”** means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products;
- r) **“Owner”** means the owner of land or a person who has made authorized application for an approval for the development of land;
- s) **“Temporary Building or Structure”** means a building or structure that is constructed, erected or placed on land for a continuous period of not more than three years, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a period of not more than three years;
- t) **“Town”** means the Corporation of the Town of The Blue Mountains;
- u) **“Zoning By-law”** means the Town's Comprehensive Zoning By-law No. 2018-65, as amended, or any successor thereto.

### **3 General Requirement:**

- a) The entirety of the Town is hereby established as an area for which the conveyance of a portion of land to be Developed or Redeveloped, or the payment of money in lieu of such conveyance, shall be required as a condition of Development or Redevelopment.
- b) No person shall Develop or Redevelop Lands within the Town unless they have first conveyed a portion of the Land to the Town for Parkland, or paid money in lieu of such conveyance, in accordance with this By-law.

### **4 Delegation of Authority Conveyance of a Portion of Land or Money in Lieu:**

- a) The authority to determine whether a conveyance of a portion of the Land associated with Development or Redevelopment for Parkland or the payment of money in lieu of such conveyance shall be required is hereby delegated to the Director of Planning, any successor thereto, or an officer or employee of the Town designated by the Director of Planning, or their successor.
- b) The determination of whether a conveyance of a portion of the Land for Parkland or the payment of money in lieu of such conveyance shall be required shall be made in accordance with this By-law, the relevant policies of the Town's Official Plan, and

generally in accordance with any other policies and guidelines established by the Town from time to time for that purpose.

- c) Except as otherwise identified herein, only Council has the authority to:
  - i. waive the parkland dedication requirements for Development or Redevelopment as calculated pursuant to the provisions herein; and
  - ii. to determine at its discretion to set out an alternative process to that set out in this By-law to determine the Market Value of the Land.

## **5 Calculation of Parkland Conveyance**

As a condition of Development or Redevelopment of land within the Town, the owner shall be required to convey land to the Town for park or other recreational purposes as follows:

### **5.1 Commercial or Industrial Uses**

In the case of lands proposed for Commercial, or Industrial uses, land in the amount of two per cent (2%) of the land to be Developed or Redeveloped.

### **5.2 Residential Uses**

Where Land in the Town is to be Developed or Redeveloped for residential purposes, the parkland dedication shall be five percent (5%) of the land to be Developed or Redeveloped.

#### **5.2.1 Affordable and Attainable Housing**

With respect to land proposed for Development or Redevelopment that will include affordable residential units or attainable residential units, or inclusionary zoning residential units, the amount of land that may be required to be conveyed under Section 5 of this by-law shall not exceed 5 per cent of the land multiplied by the ratio of A to B where:

- “A” is the number of residential units that are part of the Development or Redevelopment but are not affordable residential units, attainable residential units or inclusionary zoning residential units; and
- “B” is the number of residential units that are part of the Development or Redevelopment.

### **5.3 Other Uses**

In the case of lands proposed for Development or Redevelopment for a use other than those referred to in Subsections 5.1 and 5.2 of this By-law, land in the amount of five per cent (5%) of the land to be Developed or Redeveloped.

### **5.4 Mixed-Use Development**

In the case of a Mixed-Use Development or Redevelopment, land in the aggregate, calculated as follows:

- a) the Residential component, if any, as determined by the Town, of the lands being Developed or Redeveloped, shall require the conveyance of land as determined in accordance with Subsection 5.2 of this by-law; plus
- b) the Commercial, or Industrial component of the lands being Developed or Redeveloped, if any as determined by the Town, shall require the conveyance of land as determined in accordance with Subsection 5.1 of this by-law; plus
- c) the component of the lands proposed for any use other than Residential, Commercial, or Industrial if any as determined by the Town, shall require the conveyance of land as determined in accordance with Subsection 5.3 of this by-law.

## **6 Cash-in-Lieu of Parkland Dedication:**

### **6.1 General Requirement**

- a) The Town, in its sole discretion, may accept a combination of a cash-in-lieu and conveyance of Parkland.
- b) The appraised value of lands to be conveyed as Parkland shall be determined through an appraisal report prepared by a qualified land appraiser at the expense of the owner of the lands.
- c) The Town may require an updated or new appraisal where, in the opinion of the Town, the appraisal no longer adequately supports the land value used to calculate parkland dedication or cash-in-lieu under this By-law.
- d) The appraisal report shall be prepared to the satisfaction of the Director of Planning, and at the Town's sole discretion may be subject to a peer review by another qualified land appraiser retained by the Town at the owner's expense.

### **6.2 Amount of Payment of Cash-in-Lieu**

In lieu of requiring the conveyance of land required by Section 5 of this by-law, the Town may require the payment of the value of the lands otherwise required to be conveyed, calculated in accordance with the following:

#### **6.2.1 Residential Uses**

For lands proposed for Residential Development or Redevelopment, the cash-in-lieu shall be the value of five per cent (5%) of the land to be Developed or Redeveloped, as determined by appraisal in accordance with this By-law.

#### **6.2.2 Affordable and Attainable Housing**

With respect to land proposed for Development or Redevelopment that will include affordable residential units or attainable residential units, or inclusionary zoning residential units, the cash-in-lieu payment that may be required by the Town under this by-law shall not exceed 5 per cent of the land to be Developed or Redeveloped multiplied by the ratio of A to B where:

- "A" is the number of residential units that are part of the Development or Redevelopment but are not affordable residential units, attainable residential units or inclusionary zoning residential units; and
- "B" is the number of residential units that are part of the Development or Redevelopment.

#### **6.2.3 Flat Rate Parkland Dedication**

- a) For residential infill projects that result in the creation of a single new residential lot, a flat rate amount as published by the Town and updated from time to time may be used to fulfill cash-in-lieu parkland dedication requirements. The flat rate shall be indexed annually on January 1 using Statistics Canada Construction Price Statistics. Failure of the Town to post the indexed rate shall not waive compliance with this by-law.
- b) As an alternative to the flat rate amount, a developer may elect to complete an appraisal report in accordance with this By-law.

#### **6.2.4 Commercial, Industrial, Mixed-Use Development and Other Uses**

In the case of lands proposed for Commercial, Industrial, Mixed-Use Development or

Redevelopment, cash-in-lieu shall be calculated as the equivalent value of the land required based on a property appraisal provided by the owner, as follows

- a) in the case of lands proposed for Commercial or Industrial uses, the value of two per cent (2%) of the land to be Developed or Redeveloped.
- b) in the case of lands proposed for Development or Redevelopment for a use other than Residential, Commercial or Industrial uses, the value of five per cent (5%) of the land to be Developed or Redeveloped.
- c) in the case of a Mixed-Use Development or Redevelopment, the value of the land in the aggregate, calculated as follows:
  - i. the Residential component, if any as determined by Town, of the lands being Developed or Redeveloped, shall require the cash-in-lieu of the value of land as determined in accordance with subsection 6.2.1, 6.2.2 or 6.2.3 of this by-law; plus
  - ii. the Commercial or Industrial component of the lands being Developed or Redeveloped, if any as determined by Town, shall require the cash-in-lieu of the value of land as determined in accordance with paragraph 6.2.4(a) of this subsection; plus
  - iii. the component of the lands proposed for any use other than Residential, Commercial or Industrial if any as determined by the Town, shall require the cash-in-lieu of the value of land as determined in accordance with subsection 6.2.4 b) of this subsection.

## **7 Vertical Additions and Additional Storeys**

Where an existing building is being expanded vertically through additional storeys, and where parkland has previously been conveyed or cash-in-lieu has already been paid, the required parkland dedication or cash-in-lieu shall be calculated as per Sections 5 and 6, multiplied by the ratio of A to B, where:

- A is the floor area of the new storeys being added; and
- B is the total floor area of the building after the additional storeys
- Parkland required = standard parkland rate  $\times$  (A  $\div$  B)

## **8 Determination of Land Value / Cash in Lieu**

The value of land or cash in lieu required under this By-law shall be determined as follows:

- a) For Development or Redevelopment subject to site plan approval or a zoning by-law amendment (sections 41 and 34 of the Planning Act), and where the first building permit is issued within two (2) years of the planning application, the land value or cash in lieu shall be based on the land value on the date of the planning application. Where both site plan approval and a zoning by-law amendment apply, the later application date shall be used.
- b) For Development or Redevelopment approved pursuant to sections 51.1 or 53 of the Planning Act, the land value or cash in lieu shall be determined in accordance with the conditions of approval of the subdivision, condominium, or provisional consent.
- c) For Development or Redevelopment not subject to subsection (a) or (b), the land value or cash in lieu shall be determined as of the day before the issuance of the first building permit.

- d) If an extension of approval described in subsection (a) or (b) is requested, the land value shall be determined as of the day before the approval of the extension.

## **9 Timing of Conveyance / Cash-In-Lieu Payment**

The timing of conveyance of land for public park or other public recreational purposes, or the payment of cash-in-lieu, shall occur in accordance with the following, and the valuation date shall be determined in accordance with Section 8:

- a) For Development or Redevelopment approved pursuant to sections 51.1 or 53 of the Planning Act, the conveyance of land or the payment of cash-in-lieu shall be required as a condition of approval and shall occur prior to or immediately upon registration of the plan of subdivision, condominium, or issuance of consent, as determined by the Town.
- b) In the case of Development or Redevelopment where land has not been conveyed or has not been required pursuant to sections 51.1 or 53 of the Planning Act, the conveyance of land or the payment of cash-in-lieu shall be required as a condition of Development or Redevelopment prior to first building permit issuance in accordance with section 42 of the Planning Act.

## **10 Parkland Reserve Fund**

- a) All monies received shall be paid into the Parkland Reserve Fund and spent only for the acquisition of land to be used for park or other public recreational purposes, including the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes.
- b) At least 60 per cent of the monies that are in the Parkland Reserve Fund at the beginning of the year must be spent or allocated.

## **11 Acceptance of Land for Park or Other Public Recreational Purposes**

Where land is conveyed to the Town for park or other public recreational purposes, the land shall be free of all encumbrances and the following shall apply:

- a) Lands designated as Hazard Lands, or otherwise identified as hazard lands, shall not be counted toward the required parkland dedication unless the Town specifically requires otherwise.
- b) Lands forming part of any required open space component, walkways provided as part of a subdivision or site plan approval, lands required for municipal infrastructure purposes (including roads, service lines, and stormwater management facilities), or any other lands conveyed to the Town, whether or not used for recreational purposes, shall not be counted toward the required parkland dedication unless the Town specifically requires otherwise.

## **12 Parkland Credits**

- a) Parkland dedication credits may be considered by the Town where a specified developer has over-provided a parkland dedication on one site, and then, subject to approval by the Town, including a determination of appropriate value, may reduce the required parkland dedication on another site being developed by the same developer. Legal agreements between the developer and the Town may be required.
- b) Where land has previously been conveyed, or a cash in lieu of such conveyance has been previously received by the Town, no additional conveyance or payment in respect of the land subject to the earlier conveyance or payment may be required by

the Town in respect of subsequent Development or Redevelopment applications, unless:

- i. There is a change in the proposed Development which would increase the number of residential Dwelling Units of the current use or currently approved use; or,
  - ii. Lands originally identified for Development or Redevelopment for Commercial or Industrial Purposes are instead proposed for Development or Redevelopment for residential or any other non-residential land use that generate a higher parkland dedication.
- c) Where such increase in the number of Dwelling Units is proposed, or where a land use conversion is proposed, from a non-residential land use to a residential land use, or from Commercial or Industrial Purposes to any other land use, the conveyance or equivalent cash in lieu of conveyance as the case may be, will be subject to the increase in Dwelling Units/land use proposed and the value determined the day before the day that the first building permit is issued.
- d) Where there is a claim of previous conveyance or a cash in lieu, it is the applicant's/owner's responsibility to provide suitable evidence of such previous conveyance or a cash in lieu payment, to the Town's satisfaction.

### **13 Parkland Reductions and Exemptions**

- a) The following is a list of developments exempt from the parkland dedication requirements:
- i. Non-profit housing development.
  - ii. Development or redevelopment of lands, buildings or structures owned by and used for the purposes of the municipality and exempt from taxation under section 3 of the Assessment Act, RSO 1990. c.A.31 as amended
  - iii. Development or redevelopment of lands, buildings or structures owned by and used for the purposes of a board as defined in subsection 1(1) of the Education Act, RSO 1990, c.E.2, as amended, and as exempt from taxation under section 3 of the Assessment Act RSO 1990. c.A.31 as amended.
  - iv. Development or redevelopment of buildings or structures used as public hospitals governed by the Public Hospitals Act, RSO 1990, c.P.40, as amended.
  - v. Development or Redevelopment of land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act RSO 1990. c.A.31 as amended.
  - vi. Development or redevelopment consisting of Additional Residential Units (ARUs) is exempt, where such units are permitted in accordance with section 4.1 of the Town's Zoning By-law.
  - vii. Replacement of buildings or structures destroyed by accidental fire or other cause beyond the control of the Owner, provided no intensification or change in use occurs (including no increase in dwelling units or gross floor area) and the replacement is completed within five (5) years of the destruction.

- viii. Enlargement of an existing Residential Unit provided that the enlargement does not result in additional Residential Units.
  - ix. Temporary buildings or structures shall be exempt from parkland dedication requirements, subject to the following:
    - a) In the event that a temporary building or structure exists on the land for a continuous period exceeding three (3) years it shall be deemed not to be nor ever to have been a temporary building or structure, and the parkland dedication shall be required as if the building or structure were permanent.
  - x. Enlargement of an existing industrial building or structure where the gross floor area is increased by 50% or less.
  - xi. An On-Farm Diversified Use, as defined in the Zoning By-law, provided the On-Farm Diversified Use remains accessory to the principal agricultural use and complies with the size and scale limits in the Town's Official Plan.
- b) Council may consider further reductions and/or an exemption from parkland and/or cash in-lieu requirements of this By-law for a Development Approval with respect to:
- i. A public service facility, as defined in the Provincial Policy Statement applicable to a Development Approval.
  - ii. A Development Approval for residential uses that include affordable housing as defined in the Development Charges Act, 1997 applicable to the Development Approval, and attainable housing as defined in the Town's Community Improvement Plan.

#### **14 Alternative Community Benefits**

In addition to the provisions set out above in this by-law, further to the development policies in the Town's Official Plan, Council may, at its discretion, accept suitable alternative provisions in lieu of the required parkland component, consistent with the Town's Official Plan. Such alternatives may include:

- i. Provision of a public service facility, as defined in the Provincial Policy Statement applicable to a Development Approval.
- ii. Provision of affordable housing as defined in the Development Charges Act, 1997 applicable to the Development Approval, and/or attainable housing as defined in the Town's Community Improvement Plan.
- iii. Provision of alternative community benefits to the satisfaction of Town Council.

#### **15 No building without payment**

If a payment is required under this by-law, no person shall construct a building on the land proposed for Development or Redevelopment unless the payment has been made or arrangements for the payment that are satisfactory to the Council have been made.

#### **16 Effective Date**

This by-law shall come into force on the day it is enacted (the "Effective Date") and By-law 2003-31, as amended, shall be repealed on the Effective Date.

#### **17 Transition**

The provisions of this by-law shall apply to all development and redevelopment applications pursuant to the Planning Act, as amended, which are submitted and deemed complete on or after the Effective Date of this by-law.

Enacted and passed this \_\_\_\_ day of, 2026.

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Andrea Matrosovs, Mayor

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Corrina Giles, Town Clerk

## **Basis for the Proposed Flat Rate**

Town staff reviewed multiple data sources to inform the development of a flat rate for residential severances, including:

1. MPAC Land Values;
2. Parkland Dedication Rates from Other Comparable Municipalities;
3. 2024 Residential Market Data; and
4. Recent Residential Consent Appraisals From 2024.

Taken together, staff are of the opinion that these sources support a flat rate of \$10,000 per severed residential lot.

### **1: MPAC Land Values:**

Staff reviewed MPAC data to establish baseline residential land value within the Town. Based on Property Code 100 (Vacant Residential Land Not on Water), the average assessed value for a standard residential lot is approximately \$226,780. As a typical residential severance generally results in the creation of one new lot from an existing parcel, staff considered both the full lot value and proportional severed lot values in evaluating an appropriate flat rate.

Applying the standard 5% parkland dedication rate under the Planning Act to the average residential lot value results in the following:

- $\$226,780 \times 5\% = \$11,339$

This analysis indicates that a flat rate in the range of approximately \$10,000 is generally reflective of typical residential land values within the Town.

Staff also considered an approach that divides the average residential lot value equally between the retained and severed parcels created through a consent application. Based on the average lot value of \$226,780, the estimated value of the newly created severed lot would be approximately \$113,390. Applying the 5% parkland dedication rate results in a contribution of approximately \$5,670.

- $\$226,780 \div 2 = \$113,390$  (estimated land value per severed lot prior to creation)
- $113,390 \times 5\% = \$5,669.50$

This lower value is provided as a reference point only and was not used as the sole basis for establishing a flat rate. The analysis was considered alongside comparable municipal practices, market data, and consent appraisal information in developing the recommended \$10,000 flat rate.

### **2: Comparable Municipal Practices**

Attachment 2: Analysis for Residential Severance Flat Rate

Staff reviewed parkland dedication rates used by other municipalities. The review identified significant variation in flat rate approaches, with rates ranging from approximately \$1,500 to over \$20,000 per lot.

**Table1: 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

This comparison shows that municipal approaches range from relatively \$1,500 to over \$20,000 per lot or percentage-based formulas tied directly to land value. The review demonstrates that the proposed \$10,000 flat rate is generally consistent with approaches used by other municipalities and falls within the mid-range of rates currently being applied.

**3. 2024 Residential Market Data**

Staff reviewed 2024 residential lot sale data in the Town to assess what parkland dedication would look like if calculated strictly on market value. The table below summarizes lot sales and the parkland dedication at 5% of land price.

**Table 2: 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
<b>Average</b>			<b>\$33,025</b>

Applying the standard 5% parkland dedication rate to recent sale prices resulted in contributions ranging from approximately \$15,750 to \$47,875 per lot, with an average contribution of approximately \$33,025.

This analysis demonstrates that a market-based appraisal approach may result in significantly higher parkland dedication requirements than the proposed flat rate.

**4. 2024 Residential Consent Appraisals**

Staff also reviewed recent residential consent applications in the Town where appraisals were prepared for cash-in-lieu calculations.

**Table 3: 2024 Residential Consent Applications – Parkland Dedication**

<b>File No.</b>	<b>Property Address</b>	<b>Appraisal (\$)</b>	<b>Severed Lot Area (ha)</b>	<b>Parkland Dedication (5% of Value)</b>
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
<b>Average</b>				<b>12,917</b>

Applying the 5% parkland dedication rate to appraised land values resulted in contributions ranging from approximately \$7,500 to \$18,250, with an average of approximately \$12,900 per lot. This is notably lower than the result derived from market sale data and indicates that a flat rate of \$10,000 generally falls within the range of recent consent valuation outcomes and represents a reasonable and balanced contribution amount.

**Proposed \$10,000 Flat Rate**

Based on the review of MPAC land values, comparable municipal practices, residential market data, and recent consent appraisals, staff recommend a flat parkland dedication rate of \$10,000 for residential severances per new lot.

# PLANNING STAFF COMMENT Matrix

Project File: PBS.26.047-Recommendation Report – Parkland Dedication By-law

Public Meeting Date: March 31, 2026

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
<b>Agency Comments</b>			
<b>Grey County</b>	March 23, 2026	Grey County Planning staff note that, as per Section 42(4) of the Planning Act, an Official Plan must contain policies related to parkland dedication prior to the enactment of a Parkland Dedication By-law. While Council has endorsed a new Official Plan, it is not yet in force. It is recommended that the By-law be passed once the new Official Plan is fully approved to ensure an appropriate policy framework. No further planning comments were provided.	The response to this submission is provided in detail within the Staff Report.
<b>Historic Saugeen Metis</b>	March 5, 2026	No Objection	Noted
<b>David Finbow</b>	March 17, 2026	The submission notes that historical rates have varied significantly and emphasizes the need for a consistent and fair approach that reflects the actual impact of additional units on recreational infrastructure. The submission notes the financial implications associated with appraisals and peer reviews under a land value based approach. The submission indicates that a flat rate is preferred, as it provides greater consistency and avoids the perception of parkland dedication functioning as a tax tied to land value. It is also suggested that Council consider exempting parkland dedication for residential severances or alternatively establish a flat rate that is consistent with Provincial policy related to encouraging the supply of more housing.	The By-law applies a uniform approach to residential severances and includes a flat-rate cash-in-lieu option for residential severances creating a single new residential lot, while also allowing the parkland dedication requirement to be determined through a land appraisal in accordance with the By-law. A full exemption is not recommended, as the creation of a new residential lot introduces additional development potential and associated demand on the Town's park and recreational system.
<b>David Finbow</b>	April 3, 2026	The submission notes that option selected for residential severances should be applied consistently to all severances, without differentiation based on applicant type. It is noted that	The By-law applies the same approach to all residential severances to ensure consistent and equitable application and does not differentiate based on applicant type or

**PLANNING STAFF COMMENT Matrix**

Project File: PBS.26.047-Recommendation Report – Parkland Dedication By-law

Public Meeting Date: March 31, 2026

		severance applications are typically made by existing property owners and that it may be difficult to distinguish between different categories of applicants in practice.	circumstance.
<b>Loft Planning Inc. on behalf of Rhemm Properties</b>	March 27, 2026	The submission notes that the Planning Act permits alternative parkland dedication requirements, including maximum caps on dedication rates. It references larger residential properties containing wetlands and open space areas that may already be protected or conveyed through the development approval process, and notes potential overlap where lands contributing to open space may also be subject to parkland dedication under the alternative rate framework.	The proposed By-law does not implement alternative parkland dedication rates. Parkland dedication under Section 42 of the Planning Act is a separate requirement intended to secure land or cash-in-lieu for parks and public recreational purposes. Staff note that open space and environmental protection areas are addressed through separate policy and regulatory frameworks.

**Diksha Marwaha**

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**From:** planning@grey.ca  
**Sent:** Monday, March 23, 2026 3:58 PM  
**To:** Planning General  
**Subject:** County comments for Parkland Dedication By-law

## County comments for Parkland Dedication By-law



Hello TBM,

Please see link(s) below for the County comments for Renewable Energy / Environment Assessment application Parkland Dedication By-law - Town of the Blue Mountains.

1. From a general planning perspective, staff note that the Planning Act (Section 42(4)) includes requirements that an Official Plan in effect in the Municipality must contain specific policies dealing with the provision of lands for park or other public recreational purposes and the use of the alternative requirement, before a related by-law can be enacted.

While staff acknowledge that Town council has endorsed a new Official Plan, the approval process by the Minister and the County remains underway. Staff recommend that the Parkland Dedication By-law be passed after the Town's new Official Plan is in full force and effect to ensure a proper enabling basis for the by-law. Planning staff have no further comments regarding the proposal.

2. County Planning Ecology staff have reviewed the proposal and have no concerns.

3. County Trails staff have reviewed the proposal and have no concerns.

Let us know if you have any questions.

Best regards,

Cassandra

County of Grey, Owen Sound, ON

Letter 2

## Diksha Marwaha

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**From:** Carrie Fairley  
**Sent:** Friday, March 6, 2026 9:47 AM  
**To:** hsmlrcc; Council  
**Cc:** Town Clerk; SMT; Planning General  
**Subject:** RE: Request for Comments - Town of the Blue Mountains (Housekeeping) - Proposed By-law Update

Good morning, Neala,

I acknowledge receipt of your email and comments with respect to the [Notice of Public Meeting regarding Parkland Dedication By-law Update](#) included on the March 31, 2026, Council Public Meeting Agenda and confirm that your comments have been circulated to Council and Staff and will be read aloud at the meeting.

Have a nice weekend.



**Carrie Fairley**

Acting Deputy Clerk

Secretary-Treasurer to Committee of Adjustment

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 219 | Fax: 519-599-7723

Email: [cfairley@thebluemountains.ca](mailto:cfairley@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

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**From:** hsmlrcc <hsmlrcc@bmts.com>

**Sent:** March 5, 2026 2:41 PM

**To:** Town Clerk <townclerk@thebluemountains.ca>

**Subject:** Re: Request for Comments - Town of the Blue Mountains (Housekeeping) - Proposed By-law Update

### Municipality of the Blue Mountains

#### **Re: Parkland Dedication By-law 2003-31 Update**

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed By-law Update as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley  
Coordinator, Lands, Waters & Consultation



**Historic Saugeen Métis**

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Southampton, ON

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Letter 3

March 17, 2026

By email to [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca) and [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

The Blue Mountains  
32 Mill Street  
Thornbury, ON N0H 2P0

**RE: Public Meeting – Parkland Dedication By-law Update (March 31, 2026)**

I am writing with regard to the subject matter, in particular the proposed/draft parkland dedication requirements for residential severances.

As noted in Staff Report PDS.24.053 and PBS.26.005, the Town has had various rates in place over the past 25 years for residential severances, ranging from a flat rate of \$500.00 to the current rate of 5% of the appraised value of the land (with 5% of the appraised value of the land potentially being \$50,000 or more). Further, it is noted that Town Council waived the parkland dedication requirement in its entirety for a residential severance in 2024.

Regarding the proposed rate for residential severances, it is submitted that it should be consistently applied, be fair in terms of recognizing the impact on a per unit basis on the Town's recreational infrastructure of the additional lot/unit to be created and recognize that the current process imposes further financial impacts on an applicant related to the requisite appraisal by a qualified person and the Town's related peer review, both paid for by the applicant. As to fairness, I note that the *Planning Act* exempts certain accessory or secondary units from parkland dedication (up to 2 additional residential units on a property).

Staff Report PBS.26.005 provides a summary of the Proposed Parkland Dedication By-law Charges with Section V exploring 3 options for a Flat Rate for Residential Severances however it does not provide an option for the waiving of the dedication consistent with the aforementioned Council decision in 2024 and the Planning Act exemption for up to 2 additional units.

Of the 3 options presented in Staff Report PBS.26.005, it is submitted that Option 2 (Flat Rate) best represents consistency, fairness and avoids the public connotation of the parkland dedication being a tax (the greater the value of land, the higher the dedication charge, notwithstanding that the number of potential users of park infrastructure does not change).

Public Meeting – Parkland Dedication By-law Update (March 31, 2026)

Regarding Option 2 (Flat Rate), Council should consider if it is best implemented by exempting the parkland dedication requirement in its entirety consistent with the current Provincially mandated exemption for up to 2 residential units or a flat rate established that is consistent with Provincial policy related to encouraging the supply of more housing and the reality of today's conditions (cost to build/develop including land costs in the Town, current interest rates, inflation, construction costs, etc.).

Respectfully,

David Finbow

**Diksha Marwaha**

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**From:** David Finbow  
**Sent:** Friday, April 3, 2026 1:46 PM  
**To:** Diksha Marwaha  
**Cc:** Tim Murawsky; Shawn Postma; Adam Smith; Monica Quinlan  
**Subject:** Cash-in-Lieu of Parkland Public Meeting - March 31, 2026

Hi Diksha,

This is further to my written comments respecting the subject matter and the Public Meeting of March 31, 2026.

As noted in my written comments, I am focussed solely on the Options contained in the Staff Report related to severances and that the Option ultimately adopted by Council applies to all severances and not just to those in certain areas or for certain people.

A concern I have regarding comments at the Public Meeting was that many severances are by "Developers" and that a "Developer" should pay the full amount but perhaps young families and or locals should not.

As to "Developers", not sure how the Town would be able to distinguish between them and others as the proponent is always a local land owner, pays property taxes on the lands and often lives in/on the retained lands.

As to young families and or locals perhaps benefitting from an exemption, even in the one-off appeal to Council, I note that Section 106 of the Municipal Act prohibits municipal bonusing and that real estate activities are essentially a commercial enterprise/commercial in nature as ultimately the severed lands will be conveyed to another party for gain (with the bonussing being that they potentially did not pay cash-in-lieu of parkland).

Ultimately, and as noted at the Public Meeting, Council must have regard to the fact that the By-law is appealable to the Ontario Land Tribunal.

In closing, I urge Council to ensure that the Option selected as it relates to severances applies to all severances.

Thank you,

David Finbow



## LOFT PLANNING

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March 27, 2026

Ms. Corrina Giles  
Clerk  
Town of the Blue Mountains  
32 Mill Street, Box 310  
Thornbury, Ontario  
N0H 2P0

**RE: Comment regarding Parkland Dedication By-law Update – Public Meeting  
On Behalf of Rhemm Properties**

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We are planners on behalf of Rhemm Properties Inc. (Rhemm). Rhemm are the owners and developers of 372 Grey Road 21, Town of the Blue Mountains. We are writing to submit comments regarding the proposed Parkland Dedication By-law update to be considered at the statutory public meeting on March 31, 2026.

Under Section 42 of the Planning Act, municipalities have the authority to require the dedication of land for park purposes, or the payment of cash-in-lieu, as a condition of development or redevelopment. This tool enables the Town to secure land or funding through the development process to support the growth and improvement of parks and open spaces.

We have reviewed Staff Report PBS.26.005 and in particular the Summary of the Proposed Parkland Dedication By-law Changes – No. 1 – Alignment with Provincial Legislation, and provide the following comments with regard to an update to the Town's Parkland Dedication By-law to implement more recent legislative changes that have been made under the Planning Act.

Within the report, No. 1 – Alignment with Provincial Legislation:

The staff report references Section 42 (3) – Parkland, Alternative Requirements, and indicates that the By-law will introduce a more detailed parkland dedication framework. We understand that the Planning Act provides for Alternative Requirements, including maximum caps on dedication rates. These caps are set at 10% of the land or land value for developments of five (5) hectares or less, and 15% for developments greater than five (5) hectares. Developments of this scale would typically be located within designated settlement areas, where the presence of significant natural heritage features is considered unlikely.

Lands designated Residential/Recreational Area in the Town's Official Plan:

The Town's Official Plan identifies Urban Land Use designations, including the Residential/Recreational Area. This designation includes lands extending along the Georgian Bay shoreline. While considered an Urban Land Use designation, the applicable development policies reflect the unique characteristics of these land holdings, including requirements for open space, landscape analysis, and density provisions that establish specific approaches for calculating density in the presence of wetland and hazard features within a draft plan.

Should Council proceed with the use of Alternative Requirements under the Planning Act, we respectfully request that priority be given to establishing how these requirements will be implemented for developments



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## LOFT PLANNING

within the Residential/Recreational designations. This is particularly important for lands containing wetlands and natural hazards that are: protected under the natural heritage and natural hazard policies of the Official Plan; contribute toward the 40% Open Space requirement; and are proposed to be conveyed to the Town through the Plan of Subdivision process.

We respectfully request that Council consider the implications of applying the Alternative Requirements to lands within the Residential/Recreational Area designation that contain significant wetland and hazard features, including the potential for unintended duplication (“double dipping”) where the Alternative Requirements for parcels exceeding five (5) hectares are implemented.

Yours truly,  
Loft Planning Inc.

Kristine Loft, MCIP RPP  
Principal

cc. Rhemm Properties Ltd.