

Deputation to Council Re: Revoke Bylaw No. 2006-65 Resort Condominium Tax Class  
Rick Tipping, Thornbury

Good morning Madam Mayor, Members of Council and Staff

1. Given the importance to the entire community, I feel obligated to expand upon my comments made during the August 26, 2024 meeting of Council regarding the Resort Condominium Tax Class Bylaw No. 2006-65.
2. Mr. Fleming (MPAC) was quite explicit when he stated Town Council has full authority to revoke this Bylaw at any time. This provides further confirmation of my January correspondence from the Ministry stating the same. He also through example explained how the change to commercial class will increase Town's revenues and significantly increase funding for our educational system. This by itself justifies revocation.
3. In 2006, the Town formally adopted this Tax Class. By doing so, it provided the owners of individually owned condo rentals units an annual reduction in property taxes. The Council of the day acted in good faith but did not choose to recognize this tax relief as a means to temporarily defer full tax payments nor did they establish a repayment plan to protect the community's finances. As a result, for the past eighteen years this tax class represents a significant annual gift from the community to these investors and the Resort.
4. How does this Council justify this preferential tax to all residential and commercial property owners who have faithfully paid their full taxes for the past eighteen years.
5. Last September Freed Hotels announced a major expansion to the Resort with the addition of three hotels having in excess of 1000 residential condominium units. Obviously, this tax class has become entrenched in the marketing strategy of the Resort. The Resort would like all to believe it is a benevolent entity spreading prosperity through the community when in fact it is just another private sector business focused on their investors and profitability.
6. We can all agree, the industry's promotional campaigns, especially the Resort's, to increase tourism is extremely successful but neither the Resort or Council are willing to acknowledge the obvious negative and costly impacts on our infrastructure, beaches, parks, trails, highways, the natural environment and residents quality of life. Maintenance costs continue to rise resulting in additional financial strains on the community

7. According to a 2021 Collingwood Today article<sup>1</sup>, the County's Director of Transportation indicated, the main reason for expanding CR 19 is to move traffic in and out of Blue Mountain Resort. A preliminary estimated project cost at that time was 4.1 million. We can only guess what those costs will be today.
8. Will the Resort be a financial partner in this project. Will the Resort bear the cost of relocating the pumping station?
9. The Town's August financial report acknowledged a significant decrease in the estimated development charges. Like many municipalities, the Town's dependency on this revenue stream doesn't support a sustainable future. Revoking the bylaw, increases annual revenues and is a far more predictable revenue stream than that of a fluctuating housing market.
10. For almost two decades Councils have failed in their responsibility to the Community. Revoking this bylaw will not bring those hundreds of thousands, possibly millions in lost revenue back to the community but it will stop the bleeding.
11. Madam Mayor and Councillors, residents expect immediate action. Further delay in repealing Resort Condominium Tax Class Bylaw No. 2005-65 is unacceptable. This should not be a difficult decision. You need to support the larger community and our vital educational system.

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<sup>1</sup> <https://www.collingwoodtoday.ca/the-blue-mountains-and-grey-highlands/roundabout-planned-for-another-collingwoodtbm-intersection-near-blue-mountain-3555855>