

COMMENTS RESPONSE MATRIX

Project Name: Planning and Development Services Fees

Public Meeting Date: March 11, 2025

Comments Received By:	Date Received:	Written or Oral:	Comments/Concerns/Questions Summary:	Response
PUBLIC COMMENTS:				
Innovative Planning Solutions (IPS) on Behalf of: Eden Oak (Camperdown) Inc.	March 6, 2025	Written	<ol style="list-style-type: none"> 1. Caution Council against the proposed fee increases as they are combating the ability to keep housing affordable. The scale of the proposed fee increases is concerning, particularly given the Town's recent declaration of a housing crisis. 2. For most Planning Act related applications, the proposed 2025 fee would be more than double the 2024 fee amount. These significant fee hikes risk worsening affordability by driving up the cost of new housing, with added costs being passed on to homebuyers. Therefore, significant fee increases at this time may discourage the development of much needed housing options and conflict with the Town's goal on improving housing affordability and attainability. 	For those proponents seeking to develop affordable and/or attainable housing, the Town offers a Community Improvement Plan (CIP) program that includes the ability provide grants to offset the required fees.

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David Hartle 555631 6 th Line Ravenna	March 8, 2025	Written	<ol style="list-style-type: none">1. None of the fees are based on the actual cost of providing the service2. Increasing costs makes the municipality less competitive and is the reason many developers/builders are gravitating to other municipalities3. Municipalities do not seem to realize how much money the building of homes brings to the area (everyone thrives – restaurants, hotels, building supply stores and residents, etc.)4. The compounding effect of additional development charges, fees and taxes on land owners, retailers, and business owners increases the cost of building in the area immensely5. The process and fees associated with severing a lot are unnecessary and prohibitive	<p>The Community Improvement Plan (CIP) program offers support for proponents in need and addressing economic development priorities of the municipality.</p> <p>The fee review project included a comparative analysis of other municipalities. The recommended structure was sensitive to comparator fees.</p>

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Jim Halliday, Thornbury Meadows	March 11, 2025	Oral	<ol style="list-style-type: none">1. Increasing building fees will affect the affordability of homes, particularly for seniors who are looking to downsize and enjoy their retirement from the proceeds of the sale of their existing homes2. Clarity needs to be provided regarding why it costs less in building fees to build 2 separate structures than it does to build 1 combined structure, and why the cost is different to install a bathroom in a garage than in an apartment	<p>For those proponents seeking to develop affordable and/or attainable housing, the Town offers a Community Improvement Plan (CIP) program that includes the ability provide grants to offset the required fees.</p> <p>The building fee structure was based on a combination of collecting information from staff regarding time dedicated to reviewing different classes of permit, market comparators and ensuring the fees for minor undertakings did not disincentivize acquiring a building permit.</p>