

5.2 Peer Municipal Comparisons

The following analysis of Peer municipal fees has informed the recommended Planning/Engineering DAP fee adjustments. Performance Concepts and Town staff worked in collaboration to select the portfolio of Peer comparators. Comparators within and beyond Simcoe County (Grey plus Northumberland) were selected based on demographic and growth criteria. Fee impacts were assembled based on 7 distinct development scenarios to ensure apples to apples comparability across diverse fee schedules.

Collingwood’s current fees reflect a high degree of taxpayer subsidization compared to the Peers. Full-Costed fees and discounted 75% Community Benefit fees for Collingwood represent generally comparable impacts across the Peers.

	Collingwood Current Fee	Collingwood Full Cost Recovery Fee	Collingwood 75% Recovery Fee	Orillia*	Wasaga Beach	New Tecumseth	Cobourg	Blue Mountains	Peers Average
Subdivision									
Units over two phases	100	\$31,323	\$23,492	\$49,844	\$67,500	\$49,925	\$21,400	\$21,532	\$42,040
Hectares	10	\$31,323	\$23,492	\$49,844	\$750	\$750	\$1,000	\$21,532	\$833
				\$49,844	\$68,250	\$50,675	\$22,400	\$21,532	\$42,540
Subdivision									
Units over three phase	200	\$31,323	\$23,492	\$62,744	\$97,500	\$73,825	\$27,400	\$21,532	\$56,600
Hectares	15	\$31,323	\$23,492	\$62,744	\$750	\$750	\$1,000	\$21,532	\$833
				\$62,744	\$98,250	\$74,575	\$28,400	\$21,532	\$57,100
Sub-div Eng. Review									
Construction Value	\$ 1,000,000	5%				\$51,136		\$16,395	\$33,766
	\$50,000	\$50,000		\$0	\$0	\$51,136	\$52,500	\$40,000	\$46,250
				\$0	\$0	\$51,136	\$52,500	\$56,395	\$32,006
Multi-Res Site Plan									
Units	50	\$29,456	\$22,092	\$15,785	\$24,750	\$18,526	\$8,500	\$31,950	\$19,902
Hectares	2	\$29,456	\$22,092	\$15,785	\$24,750	\$18,526	\$350	\$31,950	\$350
				\$15,785	\$24,750	\$18,526	\$8,850	\$31,950	\$19,972
Commercial Site Plan									
Square Meters	2000	\$29,456	\$22,092	\$15,785	\$9,000	\$18,526	\$7,150	\$31,950	\$16,482
				\$15,785	\$9,000	\$18,526	\$350	\$31,950	\$350
				\$15,785	\$9,000	\$18,526	\$7,500	\$31,950	\$16,552
Major Re-zoning									
Units	100	\$26,713	\$20,035	\$7,075	\$6,750	\$8,195	\$9,900	\$23,303	\$11,045
				\$7,075	\$6,750	\$8,195	\$750	\$23,303	\$750
				\$7,075	\$6,750	\$8,195	\$10,650	\$23,303	\$11,195
Standard Condo									
Units	50	\$9,932	\$7,449	\$24,922	\$36,375	\$18,160	\$18,400	\$37,927	\$27,157
Hectares	2	\$9,932	\$7,449	\$24,922	\$750	\$18,160	\$750	\$37,927	\$750
				\$24,922	\$36,375	\$18,160	\$19,150	\$37,927	\$27,307

Fees highlighted in green are recommended for adoption