



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: June 25, 2018
Report Number: PDS.18.72
Subject: Skyline Building Site 'F'
Application for Site Plan Approval
Request for Complete Application
Part Lot 6, Plan 1065
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.72, entitled "Skyline Building Site 'F', Application for Site Plan Approval, Request for Complete Application, Part Lot 6, Plan 1065"; and

THAT Council direct Staff to review the Application for Site Plan Approval as submitted by Skyline (Blue Mountain) Development Inc. and report back to Council with a Staff Report and recommendation for decision.

Or

THAT Council deem the Site Plan Application submission incomplete pending the receipt of an application to amend the Blue Mountain Village Master Development Agreement.

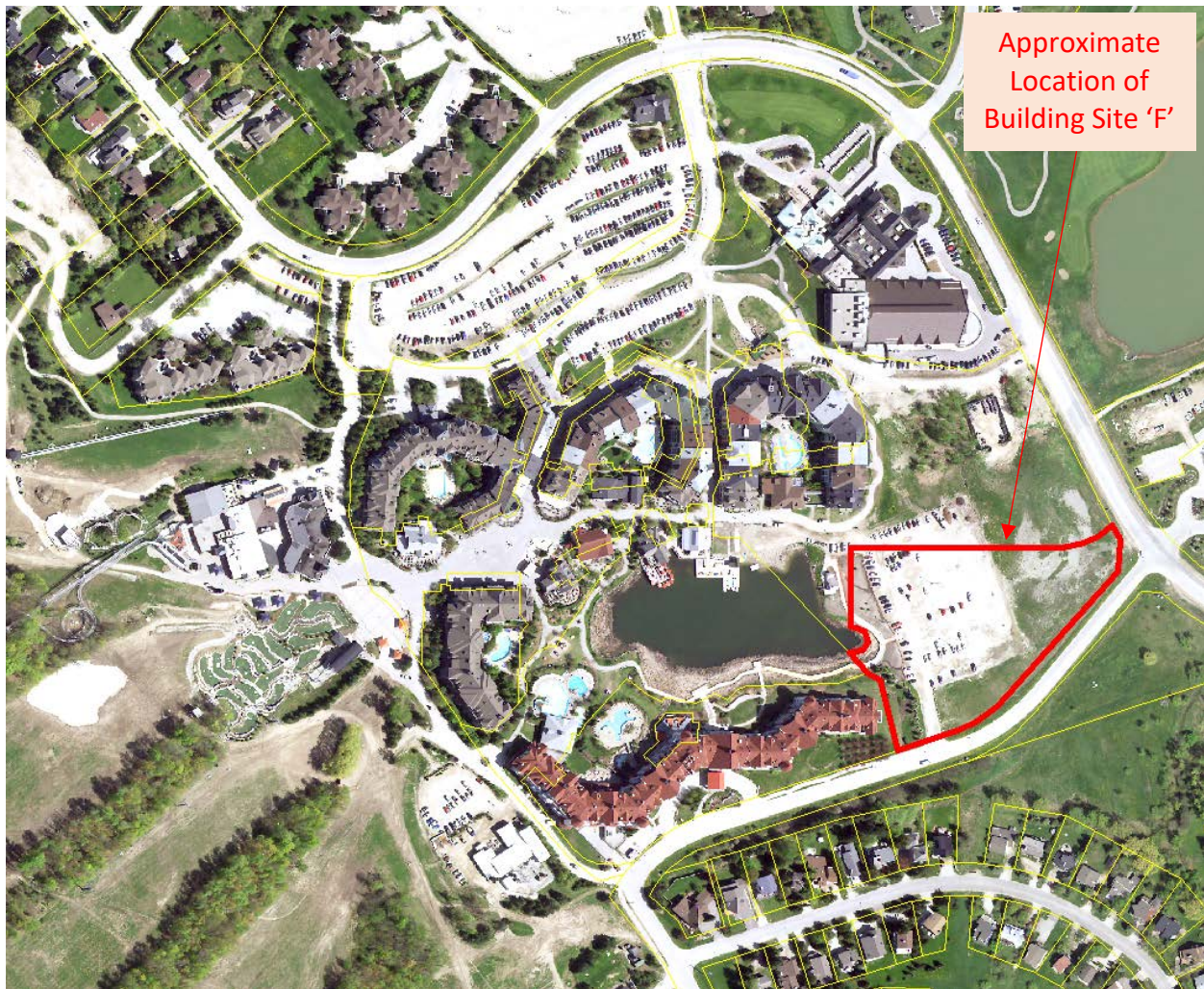
B. Overview

The purpose of this report is to seek direction from Council on a complete/incomplete application for Site Plan Approval that has been submitted for a 31 unit townhouse development at the Building Site 'F' within Blue Mountain Village.

C. Background

Skyline (Blue Mountain) Developments Inc. has submitted an Application for Site Plan Approval and Draft Plan of Condominium for a 31 unit townhouse development located at Building Site 'F' at Blue Mountain Village. In support of the application, the Town has received a Site Plan, Building Elevation/Floor Plans, First Engineering Submission, Parking Monitoring Report, Photometrics (lighting) Plan, Landscape Plan, and Planning Justification Report.

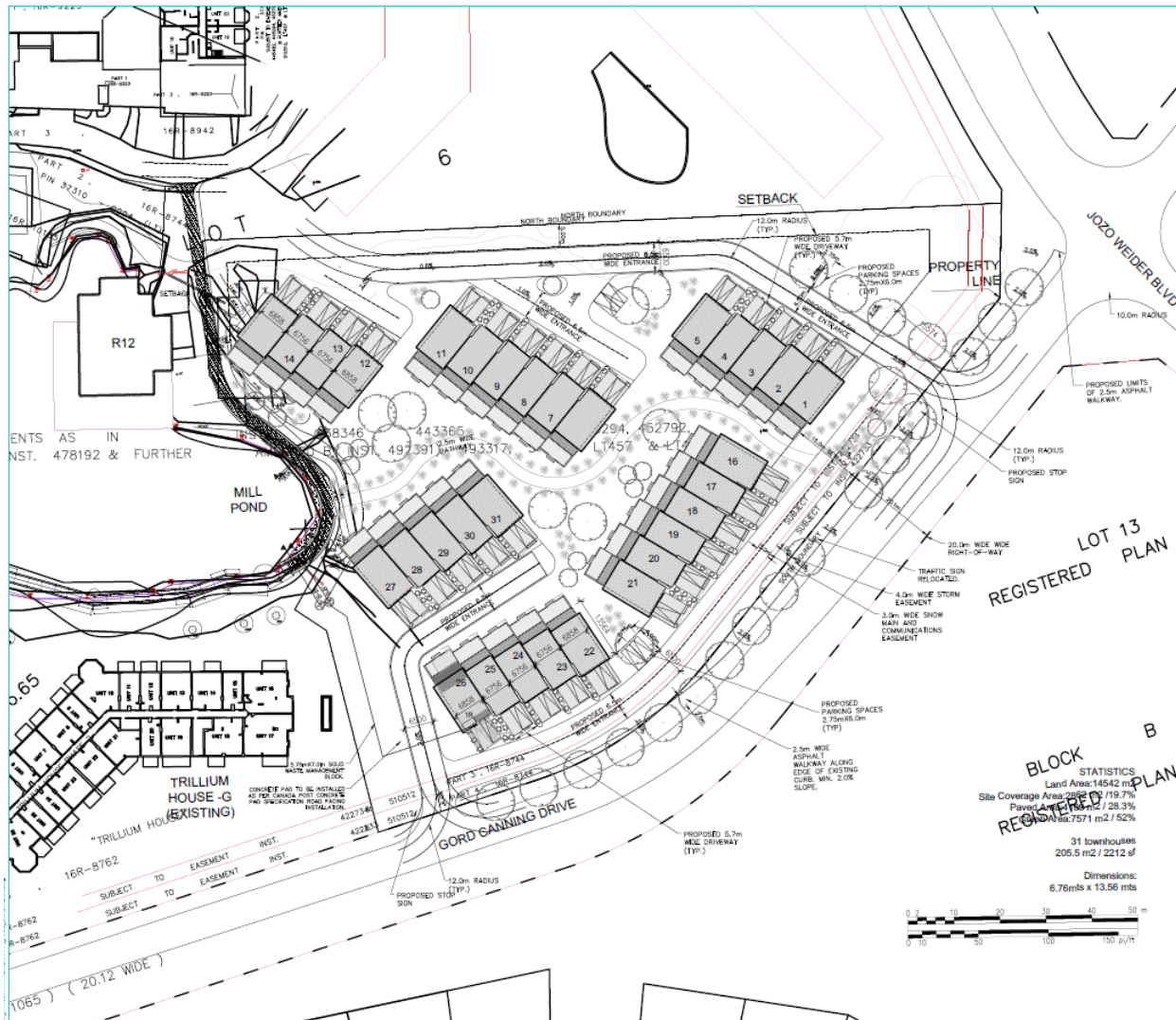
Location



A pre-consultation for a 31 unit townhouse project was completed in December 2015. Planning Staff provided an email response providing some initial comments on the proposal and indicating at that time that Planning Staff felt it necessary to require an application to amend the Master Development Agreement and an application for Site Plan Approval.

In November 2016 Planning Staff received an Application for Site Plan Approval for a 31 unit townhouse project but not an application to amend the Master Development Agreement. In support of the application, a Site Plan and Planning Justification Report were also submitted. At the same time, the County of Grey received an application for Draft Plan of Condominium. The submitted materials were reviewed by Planning Staff and in December 2016 the applications were deemed incomplete for a number of reasons, primarily for details and requirements contained in the Blue Mountain Master Development Agreement. At the same time, the County of Grey deemed the Application for Draft Plan of Condominium incomplete until the Town applications could be considered concurrent with the County application.

Site Plan



After the application was deemed incomplete, a two-day design charrette was held at Blue Mountain Resorts to discuss the future vision of the Blue Mountain Village. Representatives from Skyline, Blue Mountain Resorts, Blue Mountain Village Association, the Town, County, and others including some from the original Master Development Agreement team were in attendance. The main topics were on the future vision of the Village, the build out of the remaining development sites within the Village, and connections to adjacent existing and future development sites. It was acknowledged that the original development concept considered in the late '90s early '00s no longer fits today's Village and market conditions.

Following that design charrette, Skyline submitted an updated application for Site Plan Approval in February 2018 for a 31 unit townhouse project. A meeting was held between Town Staff and Skyline in April 2018 to review the submission. Planning Staff indicated that the applications principally had not changed from the 2016 submission and outlined the requirements for a complete Site Plan Application submission and reiterated the need for an application to amend the Master Development Agreement. Later that month, Skyline submitted the requested materials for the Site Plan Application submission, and did not deviate

from their position that an application to amend the Blue Mountain Village Master Development Agreement was not required.

It would appear that Planning Staff and the developer have reached a stalemate. The primary issue is whether or not the proposed 31 unit townhouse development meets the requirements for the Master Development Agreement.

Skyline has submitted that:

“an amendment to the Master Development Agreement is not warranted for the Building F Site to proceed through the development approval process. The intent of the Master Development Agreement is to serve as a general guide for the long term development of the Village Core Lands. It is still our opinion that the existing Master Development Agreement provides flexibility to allow for changes within the Village Core without the requirement of an amending the agreement.”

Planning Staff strongly disagree and are of the opinion that:

“The proposed Site Plan and design elements for Building Site 'F' fails to meet the intent and purpose of the Master Site Plan and Master Development Agreement. The application represents a substantial deviation from the vision and general intent and direction of the various provisions of the MDA. The application as submitted is premature until the remaining Blue Mountain Village lands are reviewed in a more comprehensive manner through a new master planning process for all of the existing and undeveloped portion of the Village lands.”

The full review comments from Skyline and from Planning Staff are attached to this report.

Planning Staff now seek direction from Council on how to proceed with the application for Site Plan Approval. Planning Staff continue to hold the position that Site Plan Approval is not available until such time as the Master Development Agreement is amended. The amendment must consider Building Site ‘F’ and all remaining undeveloped lands within the Village.

Should Council see merit in maintaining the existing Master Development Agreement and allowing the townhouse development to proceed through the approval process without amending the Master Development Agreement, Planning Staff can proceed to deem the Site Plan Application complete and proceed with the County of Grey to a Public Meeting and provide a recommendation on the development.

Should Council see merit in updating the Master Development Agreement prior to further addressing the proposed townhouse development, Planning staff will continue to deem the proposal incomplete and pre-mature pending an updated Master Development Agreement.

D. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manager Growth and Promote Smart Growth

E. Environmental Impacts

Nil

F. Financial Impact

Nil

G. In consultation with

Michael Benner, Director of Planning and Development Services

H. Attached

1. Planning Justification Report dated February 5, 2018
2. Planning Staff Letter of Incomplete Application dated December 15, 2016

Respectfully submitted,

Shawn Postma
Senior Policy Planner

Michael Benner
Director of Planning and Development Services

For more information, please contact:

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planning@thebluemountains.ca

519-599-3131 extension 248

February 5, 2018

Shawn Postma
Senior Policy Planner
The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0



Dear Mr. Postma,

**RE: Town of The Blue Mountains - Blue Mountain Village
Skyline Blue Mountain Development Site F
Part of Lot 6, Plan 1065
Draft Plan of Condominium**

Further to our submission for approvals for a draft plan of condominium for the above noted property and the letter dated December 15, 2016 from you deeming the application made incomplete, we would like to take this opportunity to update you on the past year. Blue Mountain Resort and Skyline representatives have been working together to review and strategize the overall development plan for the remaining developable lands within the Village Core.

On February 27th and 28th of 2017, Skyline and Blue Mountain Resort hosted a joint Resort Village Charrette to discuss the development of the Village to date, the development of the remaining development sites within the Village and opportunities for building out the remaining lands including the Building F Site. This event was attended by Skyline and Blue Mountain Resort representatives, staff from the County of Grey and the Town of the Blue Mountains, the Village Association, CC Tatham, and Georgian Planning Solutions. As well, the original architects for the Village were in attendance.

Since the February Charrette, Skyline and Blue Mountain Resort have been meeting and communicating on a regular basis. Included in these discussions is a more detailed plan for the build out of the Village lands, including changes to Building B and E for additional density, commercial space, parking and opportunities for a development of the Site F lands. The goal to achieve the overall density anticipated for the Village Core and to support Blue Mountain Resort's assumptions made for past infrastructure investment are key in the these discussions. It is noted that both parties are aware that changes to the plan are beneficial to successfully complete the building of the Village as long as the end goal is still the same.

With these discussions and plans for the rest of the Village Core lands, Blue Mountain Resort supports the development of the Building F Site as originally submitted.

With the above noted, the following responses will address the December 15, 2016 comments from the Town in the same order as presented in the letter:

Comment No. 1a)

The MDA provides the principles of development.....

Response No. 1a

It is still the belief of Skyline that an amendment to the Master Development Agreement is not warranted for the Building F Site to proceed through the development approval process. The intent of the Master Development Agreement is to serve as a general guide for the long term development of the Village Core Lands. It is still our opinion that the existing Master Development Agreement provides flexibility to allow for changes within the Village Core without the requirement of amending the agreement.

Comment No. 1b)

The Building F site is directly adjacent.....

Response No. 1b

Additional detailed drawings, including landscaping plans, will help to identify the transition spaces between building sites and allow for the proposal of the entrance/gateway feature anticipated as part of the Site F lands. As well, the necessary works, connections and upgrades from previous phases to the sanitary sewer, watermain and stormwater will be identified through the engineering review process.

Comment No. 1c)

Sanitary Sewer, watermain, stormwater works and related easements.....

Response No. 1c

The Village has been constructed more or less as outlined in Schedule E of the MDA however, there have been some alterations due to a number of internal and external situations. A summary of the completed and uncompleted works associated with each respective phase is provided:

Phase 1 - includes Grand Georgian (Building A1/A2), Weider Lodge (Building I), and Seasons at Blue (Building C) – **Completed.**

Phase 2 - includes Mosaic (Building D) and Building B - works include the following.

- Relocate a section of the existing 300mm diameter watermain on Village Crescent – **Not Completed as this is directly related to the construction of Building B.**
- Extend 200mm diameter sanitary sewer from County Road 19 across Jozo Weider Boulevard to service the southerly Phase 2 buildings. Replace existing sanitary sewer along County Road 19 from the point of intersection north to the sewer located on the ROW. – **Completed.**
- Construct secondary (north-east) entrance to the Village from Jozo Weider Boulevard to the limit of Building A2 (*A2 is the east arm of Grand Georgian*) – **Completed.**
- Upgrade Jozo Weider Boulevard from the main entrance to Fairway Court. – **Completed.**
- Provide temporary Emergency Access Route from Jozo Weider Boulevard on the east side of the site. – **Completed.**
- Install golf cart crossing for Jozo Weider Boulevard – **Completed.**
- Reconstruct parking lot. – **Not Completed as this is related to Building B as well as the overall development of the Village.**

Phase 3 - includes Building E1/E2 - works include the following.

- Upgrade Jozo Weider Boulevard from Fairway Court to the Mountain Drive and Jozo Weider Boulevard intersection. – **Not Completed as this is directly related to Building E.**
- Provide permanent Emergency Access Route from Jozo Weider Boulevard on the east side of the site to the Village interior. – **Not Completed as this is directly related to Building E.**

Phase 4 - includes Westin (Building G/H) and Building F – works include the following. Works that may be or definitely not completed to date are in RED.

- Install 200mm diameter watermain along Mountain Drive between Mountain Drive (south) and Jozo Weider Boulevard. **Completed.**
- Extend sanitary sewer west along Mountain Drive from the Mountain Drive/Jozo Weider Boulevard intersection. – **Completed.**
- Upgrade Mountain Drive between Mountain Drive (south) and Jozo Weider Boulevard –**Completed.**
- Upgrade Jozo Weider Boulevard from the Mountain Drive east to County Road 19. – **Not Completed as this is related to Site F.**

In addition to the above, works common to all phases would apply to the remaining buildings to be developed:

- Install sanitary service connections to buildings
- Install water service connections to buildings
- Install fire hydrants and leads
- Install storm sewers and appurtenances
- Install underground utilities including electrical distribution, gas and communication cables

- Construct Landscaping as outlined in detailed Landscape Plan
- Construct Walkways as shown on Schedule G
- Provide Emergency Access Routes within the Phase.

Comment No. 1d

Town Engineering Staff have also identified.....

Response No. 1d

The master servicing design approach for the Village development has considered each individual Building or Phase to be separate and independent of the others (i.e. water valves for isolation, maintenance holes for inspections). However, due to the Village's servicing demands and available land constraints, there are situations when communal servicing is necessary to provide an acceptable level of service (i.e. watermain loop through Site F including 1 connection complete with multiple auto flushing devices, trunk sanitary sewer through Village with two connections, BMR SWM Pond).

The water main design approach avoids cutting and excavating Gord Canning Drive while also providing adequate service to the proposed Site F buildings.

The sanitary sewer connections could likely be redesigned to incorporate one connection along Gord Canning Drive however, again, this approach will result in the cutting and excavation of Gord Canning Drive.

Site F has always been incorporated in the overall stormwater management design for the entire Village. Eliminating this option to utilize the existing BMR SWM pond would result in excessive on-site stormwater storage and treatment which would result in significant costs or loss of available development lands within Site F.

The servicing design approach for Site F is fundamentally appropriate and is consistent with the master servicing design for the Village. Therefore, we believe an agreement can be negotiated and achieved in terms of the legal property issues during the Site Plan approval process.

Comment No. 1e

Road upgrades to Jozo Wieder Bvd and Gord Canning.....

Response No. 1e

As outlined above, the upgrades to Gord Canning have already been completed in conjunction with the construction of Building H (Westin Trillium House). The respective upgrades associated with Jozo Weider Boulevard have not been completed because Building E and Site F have not been constructed. The timing of these upgrades will need to be discussed in more

detail during the negotiations with the Town, and then incorporated in the respective Site Plan Agreements in terms of cost sharing.

We understand the upgrades to the parking lot are a much more complicated issue due to the potential construction schedule of Building B. This too will have to be discussed in more detail with the Town and BMR in order to determine how the construction of Site F impacts parking.

Comment No. 1f

Emergency Access Routes have been established based on the Master Site plan.....

Response 1f

The Site F emergency access routes have been shown on the Site Development Plan drawing SD-1 and are consistent with the emergency access routes in Schedule N of the MDA. This issue was also previously address on page 3 of 5 of the original CCTA submission letter to the Town's Engineering Department dated November 15, 2016. A copy of the letter and/or submission can be provided if requested.

Comment No. 1g

A Parking Monitoring Program has been established assessing the overall resort area including.....

Response No. 1g

As part of the discussions between Skyline and Blue Mountain Resort, parking has been a common theme and solutions are being discussed at length with the plans for the rest of the development lands. The lands for the Building F Site were not to be utilized for parking but have become a temporary area for visitor parking. Skyline is aware that development of this site will eliminate this parking area but they will be adding parking specifically for the units being developed and the planning for Building B includes a very comprehensive parking plan. Both Skyline and Blue Mountain Resort recognize that parking is an integral part of the success of the over all Village.

Comment No. 1h

The MDA recognizes that all phases of development.....

Response No. 1h

As noted, additional documents are requested to support the submission. Building elevation drawings, landscaping including walkway plans, site lighting plan, easement dedications and a site plan that integrates the Building F site with the adjacent lands will be submitted.

Comment No. 2

The Planning Justification Report Recognizes that the MDA.....

Response No. 2

Over the past year Skyline and Blue Mountain Resort have been working together to determine a plan of action to complete the development of the Village Core while considering changes to the market demands and options to stimulate investment. As part of this process they have been comprehensively looking at the options to move forward while taking into consideration the overall intent and direction of the vision for the Village. The original vision of a higher density development will not be lost as the units will just be allocated differently, pedestrian connectivity will be maintained and the vision of a gateway feature will be incorporated into the plan.

Comment No. 3

Reviewing the Town of The Blue Mountains Official Plan.....

Response No. 3

Section B3.10.6.1 c) speaks to information required to review the Site Plan submission from a comprehensive perspective. Additional information and details related to the overall Village Core will be provided.

Comment No. 4

It is noted that the propose Plan of Condominium

Response No. 4

It is noted that the County of Grey will require a Public Meeting as part of the proposed Plan of Condominium.

Comment No. 5

The following plans and drawing are also required prior to site plan approval:

- a. Building Elevation drawings
- b. Landscaping and Walkway Plans
- c. Site Lighting Plan
- d. Easement Dedications
- e. Site plan including integration of Building F Site with adjacent lands.

Response No. 5

As noted above, additional documents will be submitted for review and approval prior to the site Plan approval including those listed above.

The development of a Village that is successful and continues to be a draw to the area is the goal of Skyline. Working with Blue Mountain Resort and the Town of The Blue Mountains to develop the Building F site that can stimulate

development and help to complete the overall build out of the Village is the overall goal.

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Joe Costa, Averica Land Development
Paul Mondell, Skyline Blue Mountain Development Inc.
Kevin Sansom, Tatham & Associates



Town of The Blue Mountains

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December 15, 2016

Via Email Only

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17 Brock Crescent
Collingwood, ON L9Y 4A4

**RE: Application for Site Plan Approval
Skyline Blue Mountain Development Inc.
Building 'F' Site
Part Lot 6, Plan 1065**

Dear Ms. Rennie,

The Town of The Blue Mountains received an application for Site Plan Approval on November 16, 2016 that proposes a 31 unit townhouse development on the above noted lands. A pre-consultation meeting was completed on December 21, 2015.

Planning Staff have completed a review of the file and are unable to proceed with the approval of plans or drawings under site plan control at this time. We are very disappointed that after one year since the pre-consultation that there has been little to no change in the proposed development scheme or further discussions with Town Staff. The proposed development appears to turn its back on the rest of Blue Mountain Village, and disregards the comprehensive visioning and planning exercise completed in the late 1990s. We may agree that times have changed, that the market demand is different, and that the vision from that time may need to be updated, however Building Site 'F' should not be developed in isolation without consideration for the rest of Blue Mountain Village.

The following items must be addressed/received for a complete submission and file review:

1. As requested through the pre-consultation response email dated December 23, 2015, an application to amend the May 30, 2000 Blue Mountain Village Master Development Agreement (MDA) is required.

The MDA provides the principles of development and overall vision as to how Blue Mountain Village is to be built out by identifying the general intent and direction for all future phases of development. The principles of development were established through a comprehensive planning process that included a wide range of participants, studies, reports and detailed plans. It was this process that led to the creation of the Master Site Plan and Master Development Agreement for the future development of a compact pedestrian orientated village with a mix of commercial, residential, accommodation and recreational uses.

The Master Site Plan anticipates two buildings on the Building 'F' site. First is a large 3-4 storey building similar in style, size and massing as the existing Village condo/hotel buildings. Second is a "Millpond Building R12" which is a 1-2 storey standalone commercial building. A maximum of 125 units have been assigned to this site as well as commercial space in Future Mill Building R12. There are no minimum unit yields identified within the Village. The proposed built form of 31 townhouse units and no commercial building is a substantial deviation from the Master Site Plan

The Building 'F' site is directly adjacent to a proposed plaza (Lake Plaza) providing a seamless integration between Building 'F' site and a significant public gathering space. The continuation of commercial frontage is anticipated here from Building 'E' and existing Mosaic at Blue through the future Mill Building R12. The integration between Building 'F' site and the rest of the village is not apparent except for the preservation/extension of the existing millpond trail through the site.

Identified landscaping works include: a concept to continue a watercourse from the existing millpond to a new pond feature between Building 'F' Site and Building 'E' Site; significant public (town and private) walkways around the periphery and through the site; and a significant Village entrance/gateway feature that recognizes the importance of this highly visual corner at Jozo Weider Blvd and Gord Canning Drive. Although a Landscape Plan has not been submitted, it is difficult to determine a sense of arrival at the Blue Mountain Village when approaching from the east.

The maintenance of public access spaces and landscaped areas are the responsibility of the Developer and may be transferred to the Blue Mountain Village Association. The location of these areas and maintenance responsibilities have not been provided.

Sanitary sewer, watermain, stormwater works and related easements are identified and tied to the various phases of development. Confirmation is required to determine what works have been completed and what works remain outstanding. With the build out of Phase 4, the Town must be satisfied that the necessary works, connections, and upgrades from previous Phases are adequately completed. The submission does not address any of these elements.

Town Engineering Staff have also identified stormwater and sanitary sewer concerns with the Ontario Building Code and Ontario Water Resources Act requirements. The proposal is not clear how the different properties can be connected to and drain through the same service lines. Regarding water, the Safe Drinking Water Act does not allow different properties to distribute water / be attached to the same private watermain, without being duly licensed by the MOECC unless: a common element condo is formed between Blue Mountain Resorts and Skyline over the services; the BMR private watermains are not available to Skyline; or alternatively the shared private services would have to be made public. Building Site 'F' also proposes to use downstream Blue Mountain Resorts ponds. Multiple ownership draining to the same SWM pond will require a MOECC ECA for the facility. Additionally, as the Town is experiencing downstream drainage issues, the Pond release rate may require redesign. Conversations and agreement on servicing works, future maintenance and public access spaces need to occur with Blue Mountain Resorts and the Blue Mountain Village Association.

Road upgrades to Jozo Weider Blvd and Gord Canning Drive are also phased and to be completed in incremental sections. Confirmation of modifications to parking lot expansions, intersection upgrades, and streetscape design are also to be completed. The Town must be satisfied that any external road works and parking lot modifications have been / will be completed and confirmation on proposed works and timing associated with Building Site 'F' have not been provided.

Emergency Access Routes have been established based on the Master Site Plan. Emergency Access to Building 'F' is provided along all building edges to provide for firefighting and other emergency service access. The location of modified/new emergency access routes have not been addressed.

A Parking Monitoring Program has been established assessing the overall resort area including the ski hills and associated uses. It is noted that a substantial informal parking area will be removed when construction takes place. The MDA requires that the Parking Monitoring Program shall be updated prior to the approval of each phase of development and has not been submitted with this application.

The MDA recognizes that all phases of development within the Blue Mountain Village are subject to a draft plan and/or site plan approval process and shall be subject to the applicable provisions of the MDA. It is understood that future phases may vary from some aspects of the MDA and provided that the Town is satisfied that the proposed phase of development is in keeping with the general intent and purpose of the MDA.

The proposed Site Plan and design elements for Building Site 'F' fails to meet the intent and purpose of the Master Site Plan and Master Development Agreement. The application represents a substantial deviation from the vision and general intent and direction of the various provisions of the MDA. The application as submitted is pre-mature until the remaining Blue Mountain Village lands are reviewed in a more comprehensive manner through a new master planning process for all of the existing and undeveloped portion of the Village lands.

Until the matters above have been addressed, Planning Staff are unable to support the application for Site Plan Approval.

2. The Planning Justification Report recognizes that the Master Development Agreement includes clauses that allow for deviations from the Master Site Plan without the need for an amendment. Planning Staff reviewed the agreement and have determined that the intent of these clauses is to allow for minor deviations that may arise through the more detailed planning review of each phase. In all instances these deviations must remain inkeeping with the general intent and purpose of the Master Site Plan and any other requirements of the Agreement. It has also been submitted that the MDA is no longer appropriate for the current market, and that alternative forms of development should be considered. Planning Staff do not disagree with this position, however based on the comments contained earlier in this letter, the development of Building Site 'F' should not be considered in isolation from the rest of the Blue Mountain Village. To do this, a comprehensive amendment to the MDA based on a detailed and comprehensive planning process for all of the existing and undeveloped portion of the Village lands will be required similar to what was completed in the late 1990's.
3. Reviewing the Town of The Blue Mountains Official Plan, Section B3.10.6.1(c) to the Official Plan requires development to proceed through a detailed Master Site Plan and Master Development Agreement as approved by Council. Contrary to the MDA, 31 townhouse units have been proposed where 125 units plus commercial space has been identified and other provisions regarding: phasing; landscaping; walkways; gateway/entrance feature; road upgrades; parking monitoring; water, sewer, stormwater works; easements; emergency access; integration with adjacent lands; and other matters have not been addressed. It is our opinion that the proposed Site Plan as submitted does not conform to Section B3.10.6.1(c) and therefore the application for Site Plan Approval cannot be supported without an Official Plan Amendment.
4. It is noted that the proposed Plan of Condominium application to the County of Grey requires a public meeting. Section E1.6 of the Town Official Plan also recognizes the importance of public participation in the land use planning

process. Based on the County requirements and comments contained in this letter, Town Planning Staff will require a public meeting prior to Site Plan Approval in order to obtain comments from residents, businesses, stakeholders and other levels of government.

5. The following plans and drawings are also required prior to Site Plan Approval:
 - a. Building Elevation drawings
 - b. Landscaping and Walkways Plan
 - c. Site Lighting Plan
 - d. Easement Dedications
 - e. Site Plan including integration of Building 'F' Site with adjacent lands

Until the above matters have been addressed to the satisfaction of the Town, Site Plan Approval will not be supported.

After you have reviewed this letter, Planning Staff would like to schedule a meeting between the Skyline Team, Town and County Staff, and representatives from Blue Mountain Resorts and the Blue Mountain Village Association to talk about the future of Building Site 'F' and the remaining Blue Mountain Village lands.

If you have any questions with respect to the foregoing, kindly contact the undersigned at 519-599-3131 Ext. 248 or 1-888-258-6867.

Yours truly,

TOWN OF THE BLUE MOUNTAINS



Shawn Postma, BES MCIP RPP
Senior Policy Planner
Planning & Development Services

cc: Joe Costa, Averica Land Development
Paul Mondel, Skyline Blue Mountain Development Inc.
Randy Scherzer, County of Grey
Michael Benner, Town of The Blue Mountains
Brian Worsley, Town of The Blue Mountains
Dan Skelton, Blue Mountain Resorts
Andrew Siegart, Blue Mountain Village Association