

BMR  
DISCOVERY  
CENTRE NEW  
LOCATION SITE  
PLAN  
APPLICATION



**TOWN OF THE BLUE MOUNTAINS  
APPLICATION FOR REVIEW / APPROVAL**

32 Mill Street  
Box 310  
Thornbury, Ontario  
N0H 2P0

Ph. (519)599-3131  
Fax (519) 599-7723  
Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

The following is required to be completed for the Municipal review and approval of all Site Plan Applications:

SITE PLAN APPROVAL	
REVIEW FEE	
AGREEMENT FEE	
AGREEMENT SECURITY	
MASTER DEVELOPMENT AGREEMENT	

- Please complete Parts A, B, C and D for all applications.
- Please complete applicable Schedules for the relevant applications.
- Applicants are required to pre-consult with Municipal Staff concerning any other additional requirements or standards.
- Please review the current Planning Matters and Engineering Services Fees By-Law for all related fees
- Security Deposits - The Developer agrees to pay to the Town the cost of the Town consultants involved in processing and professional review of this application, including but not limited to the cost of the Town Lawyer for preparation of an Agreement and the cost of the Town Engineer for checking of Plans and specifications and for supervision and inspection on behalf of the Town, and in this regard to pay to the Town the applicable Security Deposit under this application of which shall be applied to the account of such cost. As accounts are received from the Town consultants, they will be paid by the Town and then submitted to the Developer for reimbursement so that the initial deposit will again be built up to enable the Town to pay the next accounts as they are received. It is further agreed that default on any payment not made within 30 days of being invoiced by the Town shall be liable for the payment of interest thereon at the same rate as tax arrears, and shall be considered as default of this Application.
- Towards the end of the one year period after the Town Final Certificate has been issued and all other securities have been released, the Developer shall make a written request to the Town for the release of the balance of the cash (if any) deposited in accordance with this application and/or future Agreement. The Town will forthwith discharge the cash to the original Developer or as the original Developer directs. If no such request to return the cash is received by the Town within this one year period, then the Developer agrees to forfeit the cash to the Town by way of liquidated damages to cover the increased expense of holding, tracking, and administering the deposit.

**PART A APPLICANT INFORMATION**

1. (a) Registered Owner's Name(s) Blue Mountain Resort LP  
 Mailing Address PO BOX 225, Thunder Bay, Ontario 190 Gord Canning Drive, Blue Mountains, Ontario  
 Postal Code L9Y 1C2 Tel: 705 445 0231 Email: svint@bluemountain.ca  
 Date Acquired by Current Owner(s): \_\_\_\_\_

(b) Authorized Applicant's Name (Complete only if different than (a) above) \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Postal Code \_\_\_\_\_ Tel: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant's Relationship to Subject Lands  
 Registered Property Owner  
 Holder of Option to Purchase Subject Lands  
 Signing Officer of Corporation  
 Other (specify) \_\_\_\_\_

(c) Authorized Agent's Name Colin Travis  
 Profession  Planner  Lawyer  Engineer  Architect  Surveyor  
 Other (specify) \_\_\_\_\_  
 Mailing Address PO BOX 323, Thunder Bay, Ontario  
 Postal Code \_\_\_\_\_ Tel: 705 446 9917 Email: colint@travisinc.ca

(d) Send all correspondence to: (one only)  Applicant  Agent

Note: All applicable authorization must be completed in accordance with Appendix "D" and the Applicant Authorization or the Agent Authorization

**PART B PROPERTY INFORMATION**

2. **Location of the Lands Subject to this Application (Subject Lands)**

Municipal Address: Jozo Weider Blvd  
 Lot(s) \_\_\_\_\_ Registered Plan \_\_\_\_\_  
 Part(s) <sup>1</sup> \_\_\_\_\_ Ref. Plan 16R-4072  
 Lot(s) \_\_\_\_\_ Concession \_\_\_\_\_

3. **Description of Entire Property**

(i) Lot Frontage var metres \_\_\_\_\_ feet  
 (ii) Lot Depth var metres \_\_\_\_\_ feet  
 (iii) Lot Area 172 ha sq. metres \_\_\_\_\_ sq. feet

4. **Description of the Area Affected by this Application if Only a Portion of the Entire Property**

(i) Lot Frontage \_\_\_\_\_ metres \_\_\_\_\_ feet  
 (ii) Lot Depth \_\_\_\_\_ metres \_\_\_\_\_ feet  
 (iii) Lot Area \_\_\_\_\_ sq. metres \_\_\_\_\_ sq. feet

5. **Abutting And Nearby Lands Uses**

(a) Interest in Abutting Lands  
 Does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? If yes, describe to what extent.

YES  NO

Blue Mountain Resort  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(b) Use of Abutting And Nearby Lands  
 Describe the present use on all properties abutting and opposite the subject lands.

North: Residential recreational  
 East: Blue Mountain Village February, 2022  
 South: Blue Mountain Resort - lodges

**6. Environmental Constraints**

Indicate whether any of the following environmental constraints apply to the subject lands:  
(Also see Constraint Mapping, Appendix 1)

<input type="checkbox"/>	Wetlands
<input type="checkbox"/>	Floodplains
<input type="checkbox"/>	Groundwater and Watershed Management
<input type="checkbox"/>	Wooded Areas and Forest Management
<input type="checkbox"/>	Fisheries, Threatened and Endangered Species and Significant Wildlife
<input type="checkbox"/>	Cultural Heritage Resources
<input type="checkbox"/>	Lands used for Former Orchard Production
<input type="checkbox"/>	Streams, Ravines Floodplains and Lakes
<input type="checkbox"/>	Area of Natural and Scientific Interest (ANSI)
<input type="checkbox"/>	Aggregate Resources
<input type="checkbox"/>	Thin Overburden-Karst Topography
<input type="checkbox"/>	Solid Waste Management Buffer
<input type="checkbox"/>	Sewage Treatment Plan Buffer
<input checked="" type="checkbox"/>	Niagara Escarpment Plan

**7. Indicate the Applicable Water Supply and Sewage Disposal:**

(a) WATER	Municipal Water	Communal Water	Private Well	Other specify
Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
(b) SEWAGE	Municipal Sewers	Communal Sewers	Private Septic	Other specify
Existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**8. Storm Water Management**

(i) Describe Any Alterations Proposed for Grading, Drainage and Storm Water Management Purposes (Use Site Plan Where Appropriate):

\_\_\_\_\_

\_\_\_\_\_

(ii) INDICATE THE TYPE OF DRAINAGE FOR THE PROPERTY

	Sewers	Ditches	Swales	Other (specify)
Existing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____

**9. Indicate the Type of Road Access:**

<input type="checkbox"/>	Provincial Highway Access
<input type="checkbox"/>	County Road
<input checked="" type="checkbox"/>	Open and Maintained Municipal Road Allowance
<input type="checkbox"/>	Non-maintained/Seasonally Maintained Municipal Road Allowance
<input type="checkbox"/>	Private Right-of-way

**10. Mortgages, Restrictions, Restrictive Covenants, Etc.**

(a) Names and address of all mortgages, holders of charges or other encumbrancers with respect to the subject lands:

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Postal Code \_\_\_\_\_

(b) Is there an existing Site Plan Control Agreement in effect on any portion of the subject lands?

YES

NO

(c) Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)

YES

NO

**PART C - CURRENT PLANNING STATUS**

**11. Zoning**

(a) Present Zoning Category C 5-67 By-law No. 83-40

(b) Has an Amendment been processed to permit the development? Yes  No   
If so please provide the By-law Amendment Number if available?

(c) If this proposal does not conform to the relevant Zoning By-law, has application been made to the Town to amend the By-law? Yes  No . If yes please provide particulars of Amendment Requested.

Note: minor variance application to allow relocation of the Discovery Centre approved May 21, 2025 file no. A07-2025

**12. Official Plan**

(a) Official Plan Designation Recreational Ski Official Plan 2016

(b) Has an Amendment been processed to permit the development? Yes  No   
If so please provide the Official Plan Amendment Number if available?

(c) If this proposal does not comply with the Official Plan, has application been made to the Town to amend the By-law? Yes  No . If yes please provide particulars of Amendment Requested.

(d) Has all required supporting information as identified in the Official Plan be submitted in support of this application (ie Development Report, Traffic Study, Hydrogeologic Assessment, Landscape Analysis, etc.) Yes  No

PART D

AFFIDAVIT

Note: This Section must be signed in the presence of a Commissioner of Oaths.

I Colin Travis of the Town of

Blue Mountains in the County / Region of Grey solemnly declare

that all the statements contained in this application and all the information provided is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

It is understood and agreed that the fee submitted with this application covers only routine processing costs (ie. review by municipality). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (ie: Planning, Legal or Engineering Fees, O.M.B. Hearing Costs, Agreements, Special Studies, other Approvals or Applications, and any other related matters), will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.

Declared before me at the TOWN of THE BLUE MOUNTAINS in the

GREY County/Region of this 10TH day of DECEMBER 2025

[Redacted Signature]  
Signature of Authorized Applicant or Authorized Agent

DEC 10/25  
Date

[Redacted Signature]  
Signature of Commissioner of Oaths

DEC 10/25  
Date

KAREN DIANNE LONG  
A COMMISSIONER, ETC., PROVINCE OF ONTARIO, FOR THE  
CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS.  
Expires May 27, 2027

### Applicant Authorization

This Authorization must be completed:

- (a) if the proponent is other than the registered owner(s) of the subject lands (excluding Agents)
- (b) if there are two or more registered owner(s)

To: The Mayor and Council  
 Town of The Blue Mountains  
 32 Mill Street  
 P.O. Box 310  
 Thornbury, Ontario  
 N0H 2P0

I/We \_\_\_\_\_ being the  
 registered owner(s) of \_\_\_\_\_  
(property description)  
 in the Town of The Blue Mountains hereby Authorize \_\_\_\_\_  
 to act on our behalf as Authorized Applicant in this Amendment Application.

Date: \_\_\_\_\_ Signature \_\_\_\_\_

Date: \_\_\_\_\_ Signature \_\_\_\_\_

**Note:**

In all cases, the registered owner(s) of the subject lands is considered the Applicant(s), however, an Authorized Applicant may be designated to submit this application on behalf of the owner(s). A single registered owner is assumed to be the Authorized Applicant, unless otherwise designated under this Schedule. Where there are two or more registered owners, only one Authorized Applicant must be designated to represent all other registered owners for the purposes of correspondence under Part A and the Affidavit under Part D of the Application. An Authorized Applicant may also be a proponent who is not a registered owner, such as a holder of an option to purchase the subject lands, provided this Schedule is completed.

If the application involves two or more separate properties under separate ownership, separate authorization must be provided from each registered owner and be attached.

An Agent is not the Applicant and cannot be designated as an Authorized Applicant. An Agent may only be Authorized to represent the registered owner(s) and/or Authorized Applicant.

Where an Authorized Agent is designated by the registered owner(s) for the purposes of correspondence under Part A and the Affidavit under Part D of the Application, it is not necessary to designate an Authorized Applicant.

Applicant Authorization under this Appendix is not required for a signing officer duly authorized by a corporation.

### Agent Authorization

This Authorization must be completed if an Agent is representing the registered owner(s) and/or Authorized Applicant

To: The Mayor and Council  
Town of The Blue Mountains  
32 Mill Street  
P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

I/We, Blue Mountain Resort LP being the

registered owner(s) or Authorized Applicant of

Part 1, 16R-4072 in the Town of The Blue Mountains hereby

(property description)

Authorize Colin Travis to act on our behalf as Authorized Agent

in this Application.

Date: 11/13/2025 Signature  DocuSigned by: [Redacted]

Date: \_\_\_\_\_ Signature \_\_\_\_\_

Note: An agent may provide technical assistance and represent the interests of the proponent but is not the registered owner(s) or Authorized Applicant.

## Schedule A

### Site Plan Control

The following Section and checklist must be completed for the Municipal Review and Approval of a Site Plan. This will include all applications for Commercial, Industrial, and Multi-Residential including Condominiums. Please ensure that all sections are complete or explanation why it has not been completed

#### A. Site Description

(a) Existing Land Use  
Building Area \_\_\_\_\_ Parking Area \_\_\_\_\_  
Landscaped Area \_\_\_\_\_ Open Storage \_\_\_\_\_  
Vacant \_\_\_\_\_  
Total Area \_\_\_\_\_ Lot Coverage \_\_\_\_\_

#### (b) Existing Floor Area

Use	Gross Floor Area
_____	_____
_____	_____
_____	_____

#### B Proposed Development

(a) Proposed Land Use  
Building Area \_\_\_\_\_ Parking Area \_\_\_\_\_  
Landscaped Area \_\_\_\_\_ Open Storage \_\_\_\_\_  
Vacant \_\_\_\_\_  
Total Area \_\_\_\_\_ Lot Coverage \_\_\_\_\_

#### (b) Proposed Floor Area

Use	Gross Floor Area
_____	_____
_____	_____
_____	_____
_____	_____

(c) Proposed Parking Spaces \_\_\_\_\_

(d) Proposed Tenure Type - Condominium \_\_\_\_\_  
- Rental \_\_\_\_\_  
- Freehold \_\_\_\_\_

(e) Please provide any further details of proposal that would assist in the review (ie. number of units and type, designed maximum seating capacity, classrooms, etc.). If necessary, attach a separate sheet.

\_\_\_\_\_  
\_\_\_\_\_

**C SITE PLAN CONTROL CHECK LIST**

To assist applicants in applying for site plan control approval, the following Checklist is provided. Before submitting an application for site plan approval, please make sure that all items are considered. If any of the abovementioned information is not provided, please detail the reason. Otherwise, the application is not complete and will not be processed.

- | Yes   | No                       |  |
|---|--------------------------|--|
| <input type="checkbox"/>  | <input type="checkbox"/> | 1. 3 copies of the Site Plan. _____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 2. 3 copies of the building plan. _____  |
| <b>NOTE: please provide #'s 1 &amp; 2 electronically as well.</b> |                          |  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 3. 1 copy of a reduced site plan (maximum size 8 1/2" x 14").  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 4. 3 copies of a Justification Report (if required)  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 5. Scale on Site Plan. _____   |
| <input type="checkbox"/>  | <input type="checkbox"/> | 6. North Arrow. _____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 7. Key map showing the location and extent of the subject property.<br>_____   |
| <input type="checkbox"/>  | <input type="checkbox"/> | 8. Title block showing the name of the firm or person who prepared the plan.<br>_____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 9. The property limits and dimensions of the subject property and location and width of any road widening that is required.<br>_____           |
| <input type="checkbox"/>  | <input type="checkbox"/> | 10. A legal survey, prepared by an O.L.S. to accompanying the site plan.<br>_____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 11. Show the location of all existing buildings on the subject property.<br>_____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 12. Show all existing natural features such as trees, water courses, drainage ditches, environmental constraints, etc.<br>_____                |
| <input type="checkbox"/>  | <input type="checkbox"/> | 13. Show all proposed buildings giving their dimensions, height, use and size.<br>_____  |
| <input type="checkbox"/>  | <input type="checkbox"/> | 14. Show "site statistics" to confirm compliance with zone requirements for gross floor area, % building coverage, % landscaped area.<br>_____ |
| <input type="checkbox"/>  | <input type="checkbox"/> | 15. Setbacks to and between main buildings and accessory buildings.<br>_____   |

- | Yes                      | No                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Show the location and size of the proposed:<br>a) sanitary sewer service<br>b) storm sewer service including manholes, catch basins, surface detention areas and drainage ditches/channels/ swales<br>c) water supply service<br>d) electrical service (and transformers if required)<br>e) gas service (if applicable)?<br>_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Show the location of all existing and proposed, fire hydrants, on or near the subject property. _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Show the location of all proposed parking areas, indicating the size of each individual parking space and the total number of parking spaces provided, including the proposed surface treatment (eg. gravel, pavement, concrete, etc)<br>_____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Show all internal driveways and points of ingress and egress to the subject property from adjoining streets. _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. All loading area(s) including their length and width.<br>_____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Show the location and dimensions of all walkways, sidewalks and curbs.<br>_____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Show the location of garbage collection and/or storage areas.<br>_____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 23. Show the location of all loading zones (if required) indicating the size of each loading zone. _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. Show the location of all landscaped buffer areas and plant materials (if applicable). _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. Show all finished ground grades. _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 26. Show original ground grades. _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Flow arrows to indicate the direction of surface water flow in the pre and post-development condition. _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Show the location and design of all signs including the dimensions and colour of the sign (if applicable). _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 29. Show the location and design of all exterior lighting (if applicable).<br>_____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 30. Show all fences required to appropriately screen the property and their height and construction material (wood, chain link, etc.).<br>_____   |
| <input type="checkbox"/> | <input type="checkbox"/> | 31. Show the phasing of development and the extent and order of development for each phase. _____   |

- | Yes                      | No                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 32. Building elevations and the massing of buildings on the site from the street.<br>_____  |
| <input type="checkbox"/> | <input type="checkbox"/> | 33. Include any necessary documents from the Ministry of Environment & Energy, Bruce/Grey/Owen Sound Health Unit, Ministry of Transportation, Conservation Authority, County of Grey and/or Ministry of Natural Resources.<br>_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 34. Show any improvements to existing municipal infrastructure (ie. Roads, Water, Sewer, etc.) _____  |

- < Consideration must be given to the applicable Zoning Provisions in preparing the Site Plan. Please note any By-law variances and submit the necessary applications for approval.
- < A Site Plan Agreement may be required prior to approval of the Site Plans and to the issuance of a Building Permit. This shall be determined by the Town.
- < All of the Town's costs related to preparation of a Site Plan Agreement shall be paid by the applicant.

NOTES:

- 1 Depending on the type of Development proposed other requirements may be requested such as a traffic report, structural design calculations etc. These should be identified in the Planning Report
- 2 Submissions shall be reviewed for completeness, acknowledgement of the submission will be forwarded from the municipality's Planning Services Department to the Applicant/Agent, including notification of additional information required prior to the commencement of the review by the municipality.
- 3 All required information must comply with the applicable engineering standard of the municipality.
- 4 A Planning Report shall detail how the proposal complies with any parent agreements (ie. Master Development Agreement) and Zoning By-law. Any revisions to previous approvals or submissions must be clearly identified on the Plans.