



December 11, 2025

Mr. Shawn Postma, MCIP RPP
Manager Planning and Building Services
Town of The Blue Mountains

Dear Mr. Postma,

**RE: Blue Mountain Resorts
Site Plan Approvals
Discovery Centre (ARC) Relocation**

Please accept this letter and the accompanying materials for two Site Plan approvals concerning the BMR Discovery Centre (ARC).

1. Application to amend the existing Site Plan Agreement (2012) to recognize removal of the existing building and that such vacated lands will be incorporated into the existing parking lot (P2 parking lot).
2. Application for Site Plan Approval and new Site Plan Agreement for a relocated Discovery Centre Building on BMR lands north of Grand Central Lodge and west of Grand Georgian.

PROPOSAL

The proposal is to relocate the existing Discovery Center that is currently at the northwest corner of Village Crescent and Jozo Weider Boulevard. The proposed new location is at the southwest corner of Village Crescent, north of the Grand Central Lodge and west of the Grand Georgian (Fig. 1). The proposed relocation of the existing building triggers the above noted site plan approval applications.

The lands on which the Discovery Centre currently sits will be reinstated and incorporated into the P2 parking facility (Fig. 2 and Dwg SSG.1 Site Servicing and Grading Plan, and the drawing set "P2 Parking Area" Tatham Engineering included with this submission).

Reconfiguring the existing site and its immediate area creates an additional 55 parking spaces in the P2 parking lot.



Fig.1: Location and Context

The relocated building would retain the size, massing and architectural character of the existing building as illustrated in Fig. 2, below (see also architectural drawing set provided with this submission). The relocated building will have a basement level and a first-floor level.



Fig. 2: Architectural Elevation (mackaywong Dwg ID301, Excerpt)

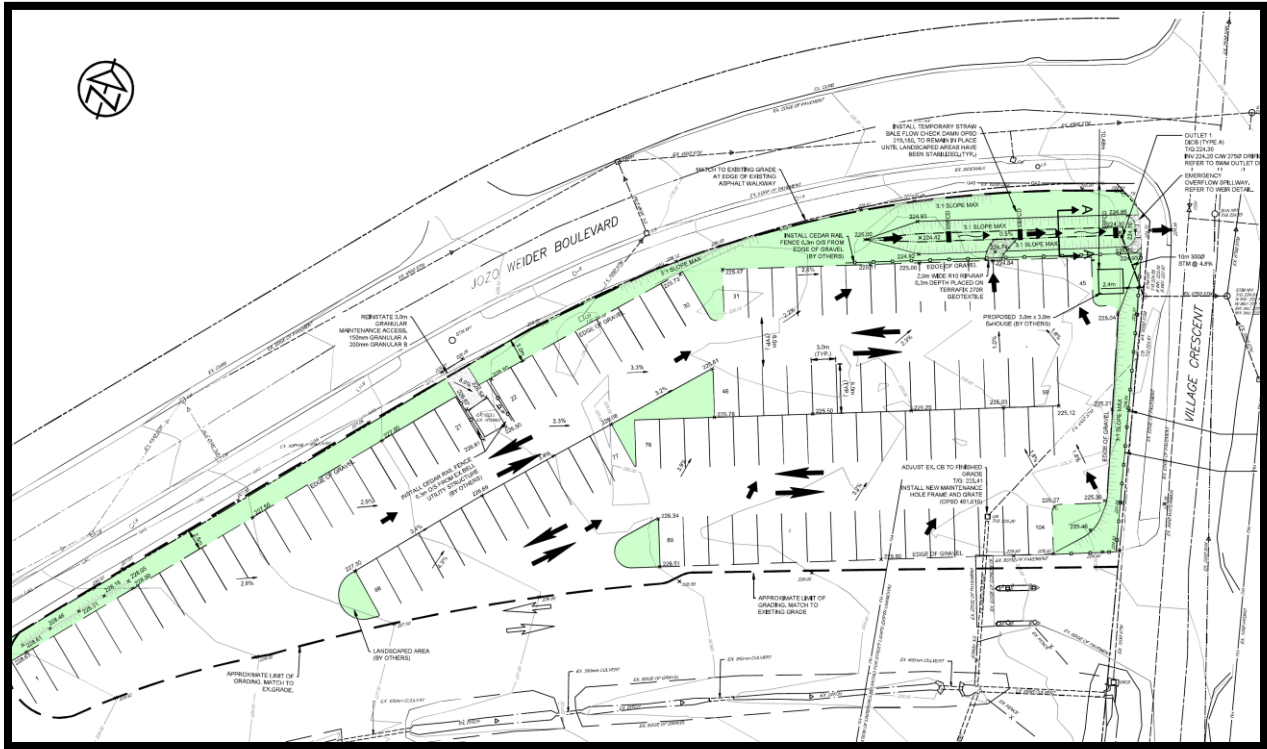


Fig. 3: Discovery Centre Existing Location Re-Configuration (Tatham dwg SSG.1 Excerpt)

As noted in the attached architectural drawing package, the relocated Discovery Centre (ARC) is proposed to accommodate the following uses:

1. BMR Retail: 86.7 sqm.
2. Café: 105 sqm.
3. Resort Office Uses: 87.2 sqm.
4. Storage: 125.1 sqm.

The above uses are resort visitor/patron oriented and are an extension of Base Lodge type uses and support service provisions of the Grand Central Lodge, immediately to the south.

The building site plan orientation will be such that the “main” entrance addresses the existing courtyard area that services the Grand Central Lodge complex (Fig. 4). This provides an obvious front door address that allows for a logical skier/visitor pedestrian welcoming orientation. Visitor resort experience is further enhanced with a hill-side seating/viewing deck.

Existing access (Village Way) and the loading area adjacent to Grand Central Lodge will be maintained and utilized to service the Discovery Centre.

Existing water and sewer services will be utilized to service the relocated Discovery Centre (see Tatham Engineering FSR, December 2025 provided with this submission).



Fig. 4: Discovery Centre ARC Relocated Site Plan (Tatham dwg SP.1 Excerpt)

BACKGROUND

The existing 400 sqm (GFA, including basement) building was first constructed by Intrawest in about 1999 as part of the original Blue Mountain Village development and sales office. That building was subject to a site plan agreement for a “temporary” sales office. Subsequently, in 2021, an amending site plan agreement was executed for the purposes of recognizing the building as “permanent”. Under provisions of that site plan agreement, \$57,213.00 in development charges were paid to the Town.

In early 2025 a preconsultation application along with supporting materials was submitted to the Town. That application and supporting materials package was reviewed by the Development

Review Committee on February 13, 2025. Town Engineering and Planning comments concerned servicing, uses and zoning. These are addressed in this report.

As a result of further zoning By-law review, it was determined that the proposal would result in a use subject to village commercial provisions of By-law 83-40. As such, the proposed relocated Discovery Centre would not be considered a resort services type of use. To address this, application for a minor variance to add “Base Lodge” as a permitted use in Section 15.1 a) to By-law 83-40. Minor Variance application File No. AD-2015 was approved on May 21, 2025.

LOCATION/CONTEXT

As noted, the existing building is situated at the north-east corner of Jozo Weider Blvd and Village Crescent.

The proposed location lies south of Village Crescent, west of the Grand Georgian as generally noted on the Location and Context Fig.1. The lands are part of a significant contiguous BMR land holding. Lands immediately to the east comprise the Blue Mountain Village and the P2 parking lot. To the west is the Easy Rider ski run. The Grand Central Base Lodge lies immediately to the south. To the north is Cachet Crossing, a recreational/residential condominium complex.

Overall, the immediate area is characterized as a principal commercial node of the Town and, a main location for resort recreation and related support services for Blue Mountain Resort.

The existing building transformed from a village development sales and management centre to a resort sales, services and management centre several years ago.

POLICY/ZONING CONTEXT

The subject lands are governed by three levels of land use policy direction. These are: Niagara Escarpment Plan (NEP); Grey County Official Plan, and; Town of The Blue Mountains Official Plan. Zoning By-law provisions provide detailed regulations governing the land use policies.

These are addressed as follows:

Niagara Escarpment Plan (NEP)

Map 6 to the NEP shows the subject lands as being within the “Escarpment Recreation Area” designation. This designation acknowledges existing recreational ski centres. Further, permitted uses (S. 1.8.3.17) include uses as provided for in the Town of The Blue Mountains Official Plan.

Grey County Official Plan

Schedule A, Map 2 designates the subject lands as being with the “Recreational Resort Settlement Area”. A wide range of land uses are permitted respecting the historical

predominance of recreationally oriented activities and the importance of the Tourism sector to the economy.

TBM Official Plan

The proposed Discovery Centre re-location is designated “Recreational Ski” on Schedule ‘A-5’ to the Official Plan (Fig. 5).

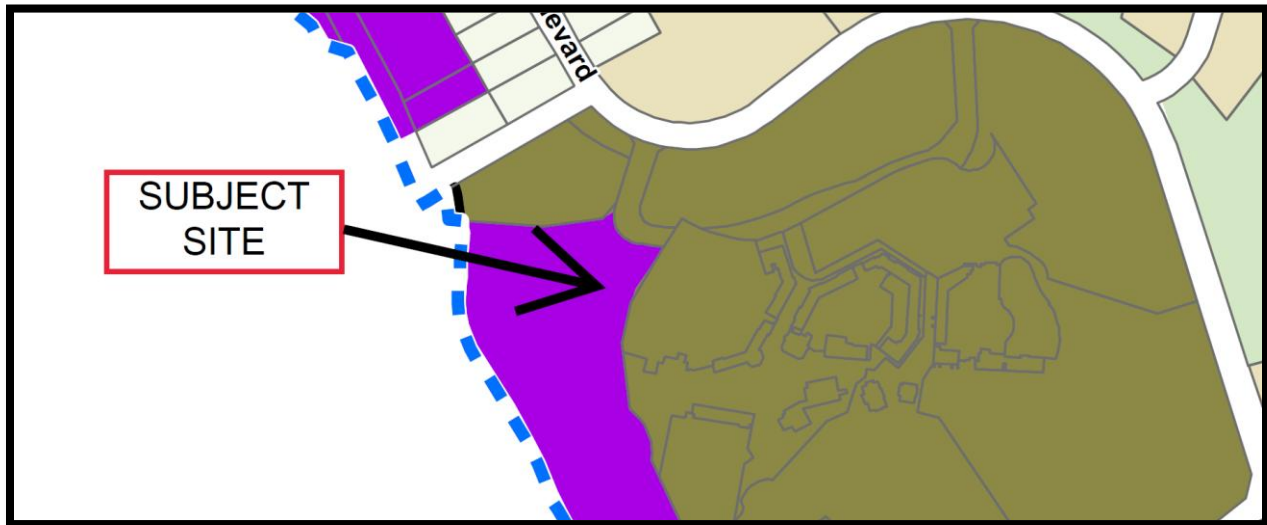


Fig.5: Excerpt Schedule ‘A-5’, Official Plan “Recreational Ski”

Permitted uses in the Recreational Ski designation include:

B3.11.3 Permitted Uses

Permitted uses on lands designated Recreational Ski include:

- a) recreational trails and lift facilities;
- b) service and maintenance facilities that support recreational resort uses and operations;
- c) parking areas;
- d) recreational and cultural facilities; and,
- e) outdoor recreational uses.

The Recreational Ski Designation runs along the base of the ski hill. Significant BMR facilities and services are situated within this designation. The designation recognizes existing and historical land uses associated with Blue Mountain Resort recreational services and services that support the recreational user.

Lands to the east are designated “Blue Mountain Village Resort Area Core” and are subject to land use policy provisions that address the nature and development of the Blue Mountain Village.

The proposed reconfigured parking area and the proposed relocated Discovery Centre (ARC) is designated “Blue Mountain Village Resort Area Core”. Parking lots are permitted.

Zoning By-law

Through provisions of By-law 2018-65, the former Township of Collingwood By-law 83-40 apply. As such, the subject lands are zoned “C5-67”. The proposed location is situated within the “C5-67” zone, the “Village Core General Commercial” zone. An excerpt of By-law “C5-67” is provided over.

Although this zone classification is based on a mid-1980’s zoning By-law, a wide range of uses is permitted within this zone classification. For example, Cachet Crossing, the Village Base Lodge complex and the Blue Mountain Village are all situated within this zone. The Discovery Center at its existing location is situated within this zone.

However, the 83-40 Zoning By-law provisions do not fully implement the Official Plan insofar as they fail to recognize Base Lodges as permitted uses. Although this may be addressed during the Town’s Zoning By-law update, going forward required the aforementioned Committee of Adjustment application. With the May 2025 approval, Base Lodges are recognized as a permitted use.

Parking is also a permitted use in the C5-67 zone.

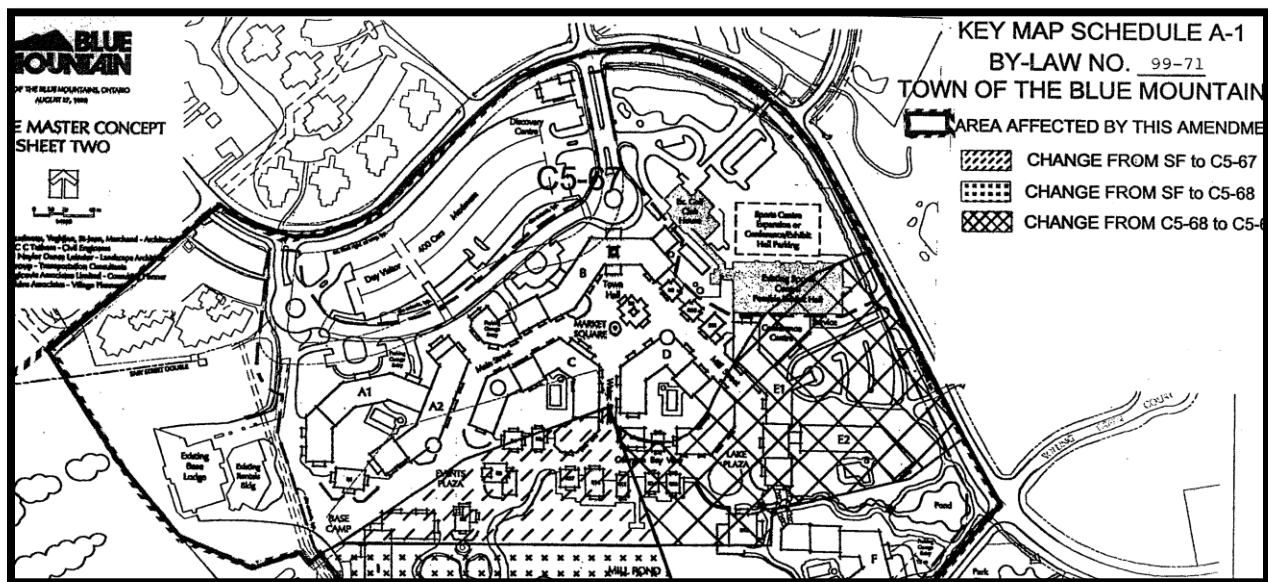


Fig. 6: Excerpt Schedule A-1 to By-law 99-71 (Amends By-law 83-40)

The site for the Discovery Centre relocation is part of the BMR resort land base comprising one lot having an area of some 188 ha. That, combined with the location specifics results in the proposed relocation conforming to lot regulations provided in Section 15.2 to by-Law 83-40 and as summarized in the Tatham Engineering Site Plan Drawing Sp.1 included in their Site Plan drawing set that is included with this submission.

In summary, the subject proposals conform to the various land use policies (Niagara Escarpment Plan, Grey County Official Plan and Town of Blue Mountains Official Plan) and complies with the zoning By-law, as amended.

ENGINEERING

Tatham Engineering undertook a Functional Servicing Report and a Stormwater Management Report (December 2025). These reports are provided with this application. The Functional Servicing Report concludes that adequate servicing exists to service the Discovery Centre at its relocation site. The report also identified that, due to the at site services function of the Discovery Centre, the relocation proposal will not result in an increase in traffic or parking. The Discovery Centre function is to service patrons and resort visitors already attending. The Discovery Centre in and of itself is not attracting new traffic, it is servicing existing visitors and resort guests.

The vacated Discovery Centre site will be reconfigured to be incorporated into the existing P2 parking lot. A net additional 59 parking spaces will be realized, thus adding to resort parking provisions.

TIMING

Relocation is anticipated in 2026.

SUMMARY/CONCLUSION

The existing Discovery Centre has undergone several resort-related use transformations over the past 25 years. BMR has identified a need for a resort use building on its lands located north of the Grand Central Base lodge area and west of the Grand Georgian. This location remains in proximity to the Village and leverages pedestrian and service access facilities. The lands currently occupied by the Discovery Centre will be reinstated to parking lot uses, providing an additional 55 parking spaces in the P2 lot.

As a result of preconsultations with the Town, engineering and planning reports were identified to support the site plan approval applications. These reports are provided, along with architectural drawings, with this submission.

The subject proposal conforms to applicable land use policy and zoning By-law provisions and represents a desirable re-use of an existing building in a more appropriate resort-context location.

Along with this Planning Report, please find:

1. Completed Application Forms.
2. Site Plan Drawing Set (Tatham, December 2025).
3. Engineering Functional Servicing Report (Tatham, December 2025).
4. Stormwater Management Report (Tatham, December 2025).
5. Architectural elevations and floor plans (mackaywong, December 2025).

The application fees will be provided under separate cover by Blue Mountain Resort.

We look forward to confirmation of receipt of this application and it's supporting materials along with an indication of the anticipated review/approval time frame.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Owner: Blue Mountain Resorts: Sarah Vint
Tatham Engineering: Evan Lundquist
Mackaywong Architects: Hannah Metcalf