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President, BMVA

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Resort Condominium Property Class – History at Blue Mountain

In 2001, recreational condominium owners in the Village were classified under Residential Property Class. However, in 2004, the Province reclassified these properties from Residential to Commercial, which had devastating consequences.

At that time, the Westin Trillium House was in Phase II sales launch. The impact of this tax reclassification included:

- Property taxes tripled
- Condominium resales on the market surged by 126%
- Westin Phase II sales came to a halt, with 186 reservation holders withdrawing
- Intrawest was forced to offer over \$1 million in incentives to entice buyers and the sales launch was extended by 4 months
- Westin Phase II construction was delayed, taking 2 years to sell
- The Mosaic launch and construction were put on hold

In 2005 the Resort Condominium Property Class was created and adopted by Grey County and Town of The Blue Mountains



BMVA response to the considerations identified in the MTE Property Tax Policy Analysis Report:



Is the original policy rationale for the resort condominium class relevant today?

- Yes. The Village is 60% complete, with the final development stage underway
- Rental/vacation properties are essential to destination's model and the Town's economic engine.
- Owners invested based on this tax class, its value proposition, and the associated lifestyle. Future investment relies on the same framework.
- Within this class, owners must be members of a not-for-profit association, in this case BMVA. BMVA fees fund the public spaces in the Village, arts and culture programming, public security services, waste collection, sewer and infrastructure, snow removal, public pool management, and destination marketing, reducing the municipality's financial burden.

How eliminating the class aligns (or conflicts) with broader taxation and economic development goals.

- It directly conflicts with economic development.
- It offers minimal benefit to broader taxation.
- MAT revenues will drop significantly.

The potential long-term effects on the local tax base, economic activity, and housing market.

- A surge of properties will be listed for sale, driving down property values.
- Many units will no longer be available for rental.
- The reduced bed base will negatively impact visitor levels and conference business.
- If history repeats, new property sales will stall, potentially taking years to recover.
- The destination's growth will be stalled indefinitely until stabilization occurs, if it ever does.

Resort condominium owners will face substantial tax increases – what are the potential and economic consequences?

- 1,136 BMVA Lodging members were surveyed with an unprecedented number of responses, please see the survey responses on the following pages.

How will local businesses and the tourism sector be affected if short-term accommodation becomes less financially viable?

- Local businesses including hotels, retail, food & beverage, attractions, activities, services (spas, landscaping, engineers, professional services, snow removal, cleaners, construction, maintenance, etc) throughout the municipality will suffer
- Unemployment will rise

Will other property owners see the municipal tax shift as a meaningful benefit, or will it be viewed as a minor gain relative to the disruption caused?

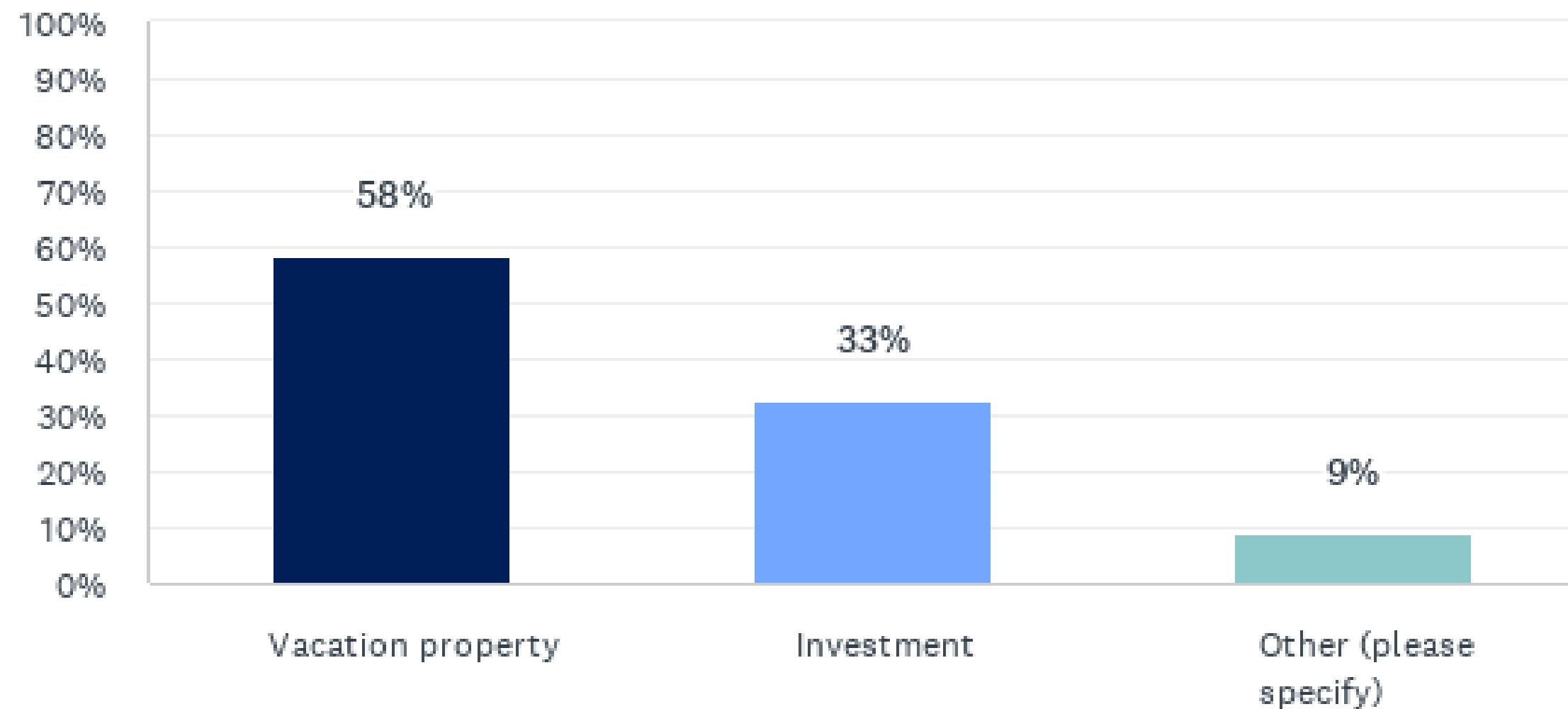
- Most property owners would likely oppose this disruptive change, as it provides minimal value to taxpayers and will negatively affect services, amenities and employment throughout the municipality.

BMVA Lodging Member Survey

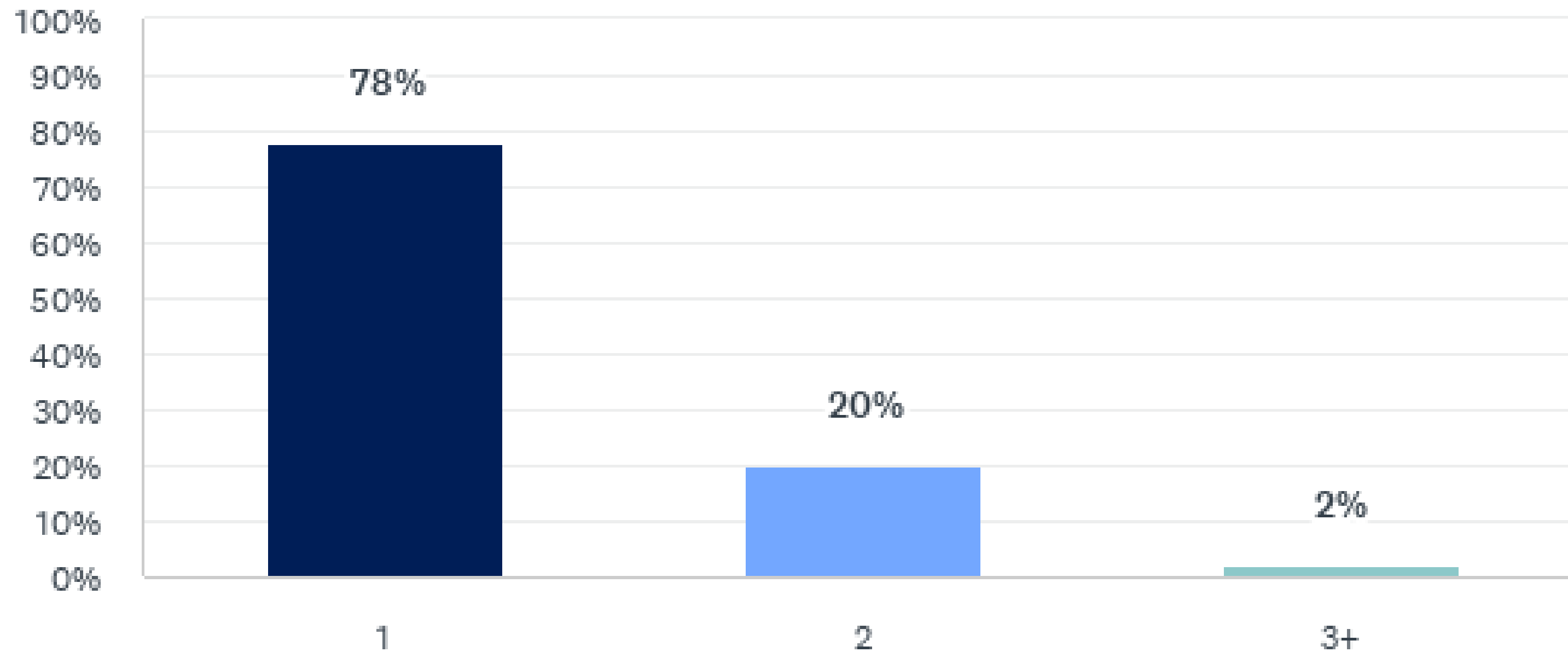
Distributed to 1,136 property owners with an unprecedented response rate.



Q: What was your primary motivation for purchasing a resort property?

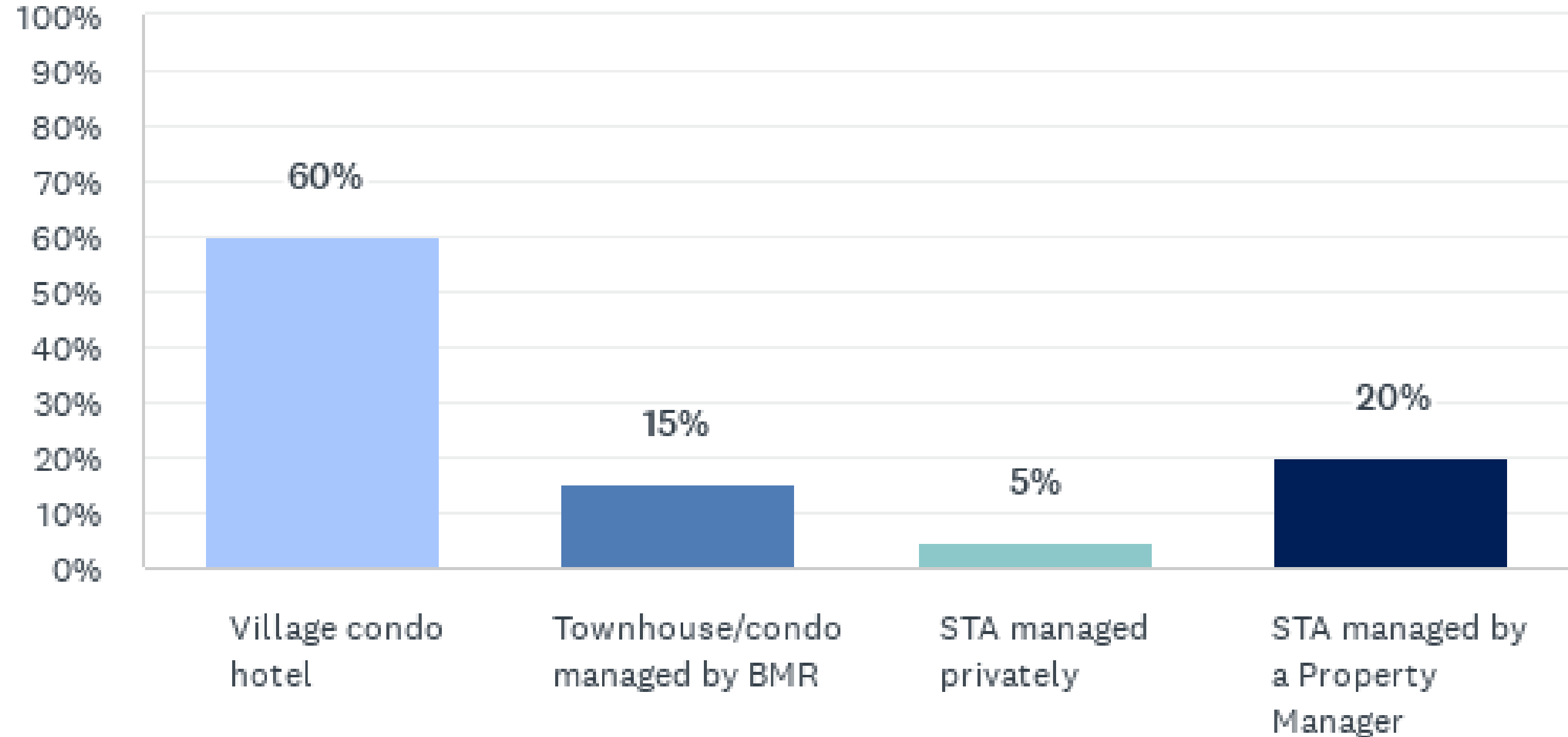


Q: How many units do you own?



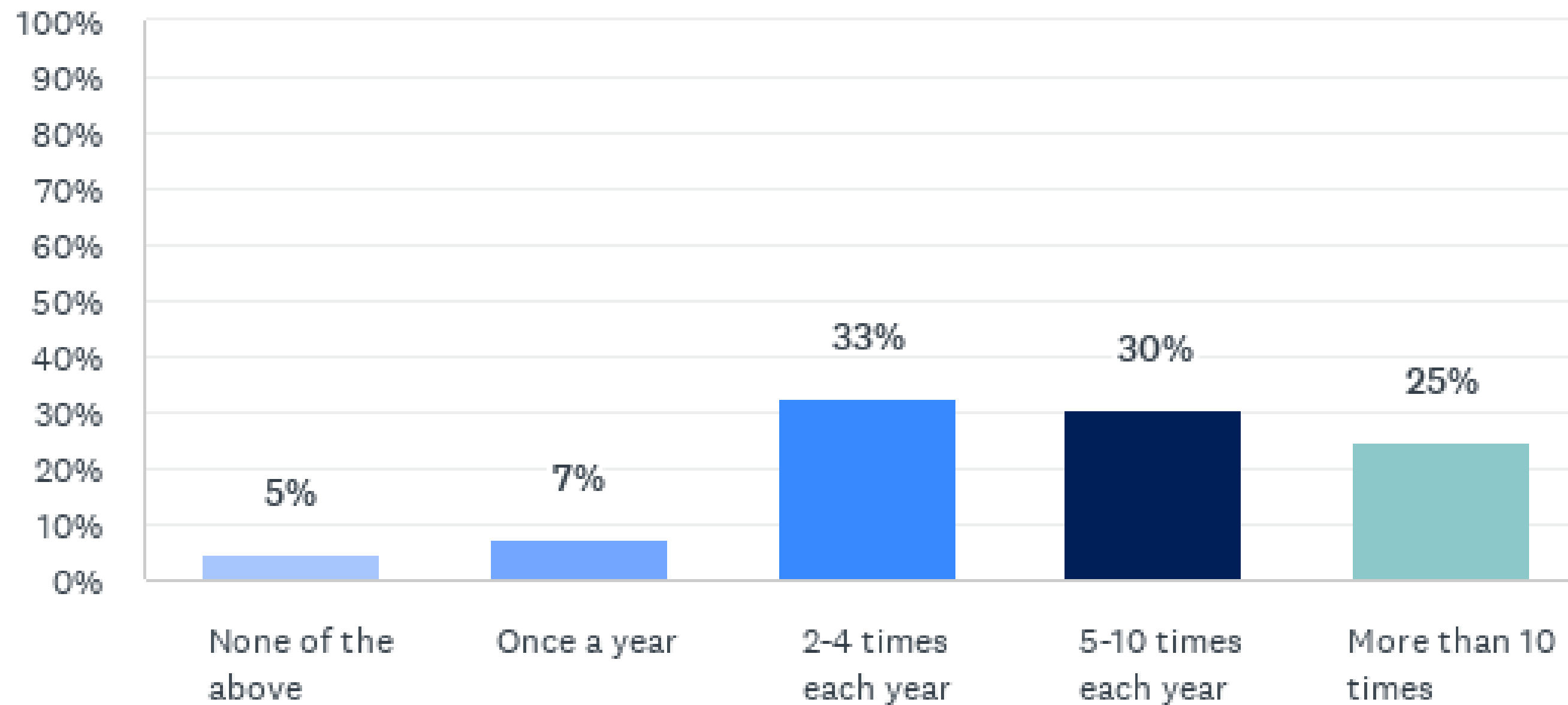


Q: Where do you own?



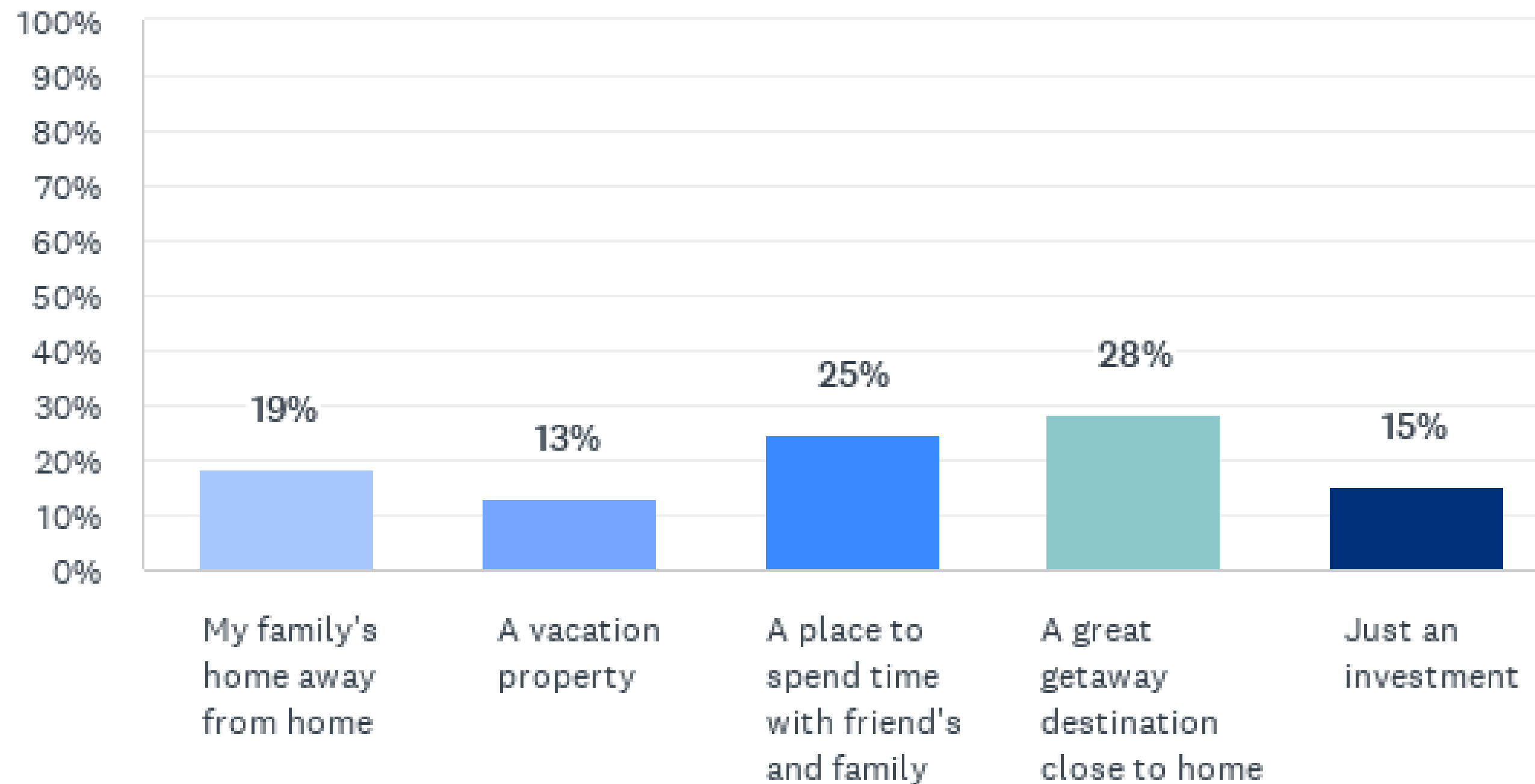


Q: How often do you use your vacation home?

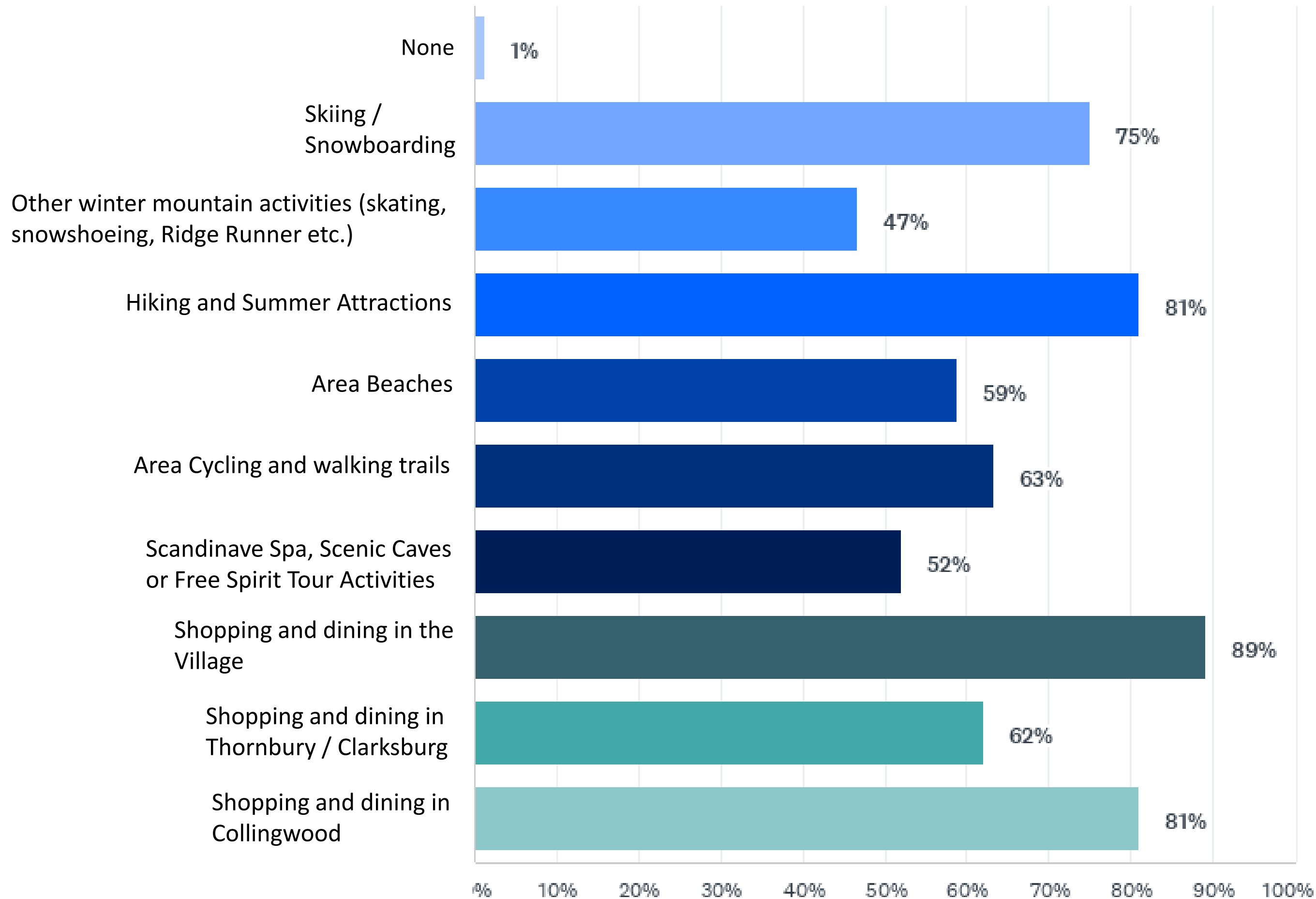




Q: How would you describe your property?



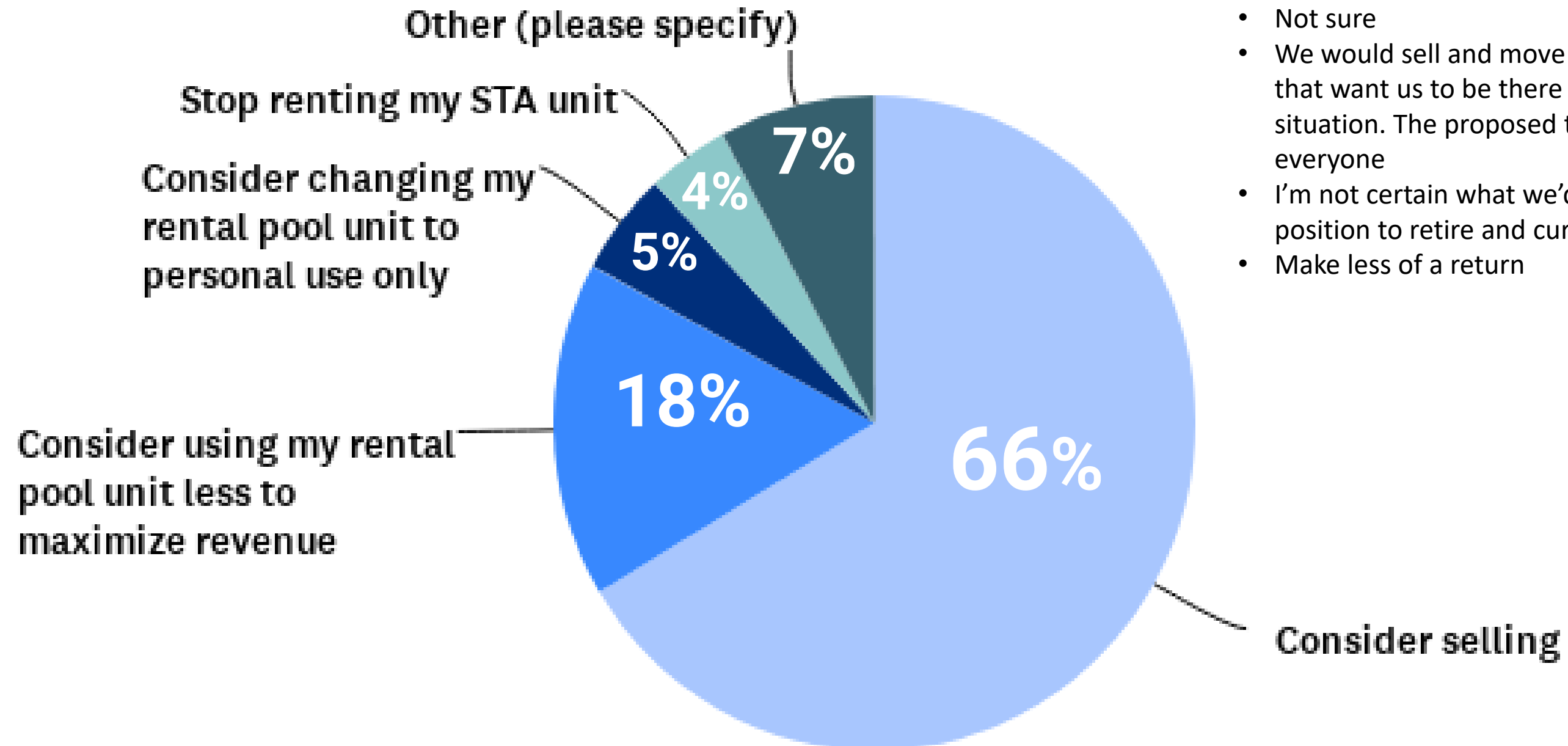
Q: What activities do you participate in while you're at Blue?



Other Activities Noted in Comments:

- Golf
- Apple Pie Trail
- Events
- Light Trail
- Snowmobiling
- Spending time with friends who live in the Town
- Fall activities
- Kayaking & paddleboarding
- Thornbury pickleball

Q: If your property taxes double, what would you do?



Other:

- Not sure
- We would sell and move our investment to other areas that want us to be there and see the win/win/win situation. The proposed tax class change is going to hurt everyone
- I'm not certain what we'd do at this point. We are in a position to retire and currently weighing our options.
- Make less of a return



Q: What message would you like to send to the Town?

Below is a sample of responses, please refer to Appendix A or the link below for the full list of 153 responses:

Lodging operators are not just taxpayers — we are essential contributors to the Town’s economic vitality and tourism success. While we understand the complexities of tax classification and jurisdiction, it is imperative that Council acknowledges the role our members play in creating jobs, attracting visitors, and supporting local businesses. We ask for your support in recognizing lodging members as equal stakeholders in our community’s future.

Not only are we supporting the community with our unit & helping with tourism demand and needs, we're also valuable contributors to the local economy each time we visit.

With cost of food, commute, and activities on the rise, It is becoming difficult to justify keeping a vacation home if we can’t utilize it as much as we intended.

We have owned this property for almost 20 years and our family has grown up using Blue as a winter get away. It would be very sad and disappointing if the township were not to recognize our contribution to the local economy and force us to consider whether we should continue our property ownership in the area.

If you double the property taxes you'll see a lot of units suddenly hit the market for sale. How would you feel if the town doubled your property taxes?

We use our property regularly as homeowners, and the current Resort Condominium tax class allows us to offset some of our costs while continuing to be vital members of the Town of Blue Mountains community. Both of our teenage children are able to work in the Town of Blue Mountains because of our current situation (at BMR, for Starbucks, for BMVA, for local camps in the summer), but this might change if our tax designation changed. We are contributing members of the community, and the new tax proposal would significantly change our outlook.

Please find the full list of responses in the link below

<https://drive.google.com/drive/folders/1kYFf9tkR1JSVf5vMv2aEfo2pGPIG0es9?usp=sharing>



Request to Council

The BMVA respectfully urges Council to collaborate in advocating to the Province for a higher population threshold to ensure sustainable economic and social vitality in The Blue Mountains.

Thank you



Q7 What message would you like to send to the Town?

Answered: 153 Skipped: 86

#	RESPONSES	DATE
1	I think that we are bringing people to the area. And therefore spending money.	3/12/2025 9:04 AM
2	Not only are we supporting the community with our unit & helping with tourism demand and needs, we're also valuable contributors to the local economy each time we visit.	3/12/2025 8:04 AM
3	With cost of food, commute, and activities on the rise, It is becoming difficult to justify keeping a vacation home if we can't utilize it as much as we intended.	3/12/2025 7:47 AM
4	We have owned this property for almost 20 years and our family has grown up using Blue as a winter get away. It would be very sad and disappointing if the township were not to recognize our contribution to the local economy and force us to consider whether we should continue our property ownership in the area.	3/11/2025 10:48 PM
5	If you double the property taxes you'll see a lot of units suddenly hit the market for sale. How would you feel if the town doubled your property taxes? It's stupid and will take more homes out of the community where housing affordability is already an issue.	3/11/2025 10:39 PM
6	With the current economy, it seems that people do not have enough money for vacations, and our place is unoccupied most of the time. We not only need to lower the price, but also create more activities to attract renters and help cover our costs.	3/11/2025 8:42 PM
7	Blue mountain has been classified as a resort location for over 80 years and it should continue as is. It is now part of the townships history. Reclassifying the hotel may send the resort in the wrong direction. We all need some stability.	3/11/2025 8:24 PM
8	We play a vital part in driving the economic wellbeing and growth.	3/11/2025 6:37 PM
9	Anyone who has an STA License and/or party of BMR, should be excepted.	3/11/2025 6:31 PM
10	Resorts should be exempt from MAT Condo fees are high and we pay property taxes as well.	3/11/2025 6:31 PM
11	Increasing taxes to air b&b type of rentals is normal in most places. But not on hotels. We are in the Grand Georgian hotel weather it's a condo or not	3/11/2025 6:09 PM
12	Treat us fairly	3/11/2025 5:35 PM
13	An increase in property taxes would be a catastrophic event for my investment and retirement plans.	3/11/2025 5:02 PM
14	Please stop the greed as our Return on investment is already very low when compared to some safer investments such as GIC and our admin costs and tax expenses are over 50% of the gross revenue with property taxes being a significant portion. The rental unit which we bought it for is used to bring in tourists that spend in this area. We would need to sell and the new seller may not leave it as a rental unit considering it is not an investment so it only would be attractive to full time owners, not investors and the towns income stream from tourists will shrink by pushing us deeper into debt.	3/11/2025 3:54 PM
15	We use our property regularly as homeowners, and the current Resort Condominium tax class allows us to offset some of our costs while continuing to be vital members of the Town of Blue Mountains community. Both of our teenage children are able to work in the Town of Blue Mountains because of our current situation (at BMR, for Starbucks, for BMVA, for local camps in the summer), but this might change if our tax designation changed. We are contributing members of the community, and the new tax proposal would significantly change our outlook.	3/11/2025 3:48 PM
16	No one will like " high tax ratio " area to live or invest. For the stability and continuing growing for the city, keep tax low will be a win win choice.	3/11/2025 3:33 PM
17	We are already taxed and pay through the nose to own these condos and spend time in the area, with mortgages, property taxes, condo fees, blue mountain village association fees, resort tax fees, etc....fees for activities or to use the mountain. If we get hit with more or	3/11/2025 2:14 PM

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significant increase in anymore fees it will not be feasible to own, we will sell. We barely break even with income as it is now and that's not taking into consideration the refurbishment fees (paid 100% by the owners) in order to keep the units updated and in the rental pool. Hoping it pays back.???? It has not.... We have been owners since 2014, they are not a great investment and if property taxes increase, I think this would have a negative impact on the resort itself with ownership which is crucial to it existing.

18	Current taxes and multiple fees along with other expenses make an STA unit unprofitable. If property taxes double I expect many STA unit owners will either sell or stop offering there property for short term rentals.	3/11/2025 2:09 PM
19	We own our unit as another home owner and as such should be treated the same way. If they double our property tax no one will buy at the village and I will be forced to sell my unit.	3/11/2025 1:58 PM
20	Our condo is managed by BMR and is loss making since the date of acquisition. The rental income received is not sufficient to pay condo fees, property tax, the personal tax thereon, insurance, accounting and tax services notwithstanding the refurbishment cost that we incur every 6 years. The refurbishment cost is so expensive to the extent it washes away all rental income received in prior years. So if more taxes are imposed, the value of the property will drop and I will be forced to sell it as it is no longer feasible to maintain.	3/11/2025 1:00 PM
21	Family budgets are based on existing costs and taxes. Unfair to significantly increase taxes and place undue burden on families.	3/11/2025 11:24 AM
22	we would not be able to keep our 4 units - we would have to sell them. and would go into the community and buy a single family home. instead of having 4 rental units we would take a single family home and keep it as a chalet. Not ideal for us but would be all we can afford. This could impact housing availability in the community as I'm sure we are not the only ones in this position.	3/11/2025 11:24 AM
23	The village and the owners enhance the community bringing diversity, increased infrastructure, added attractions and enjoyment of nature and prosperity. We add to the value but also to the wellness and uniqueness of the community	3/11/2025 11:10 AM
24	If property taxes double from the current rates, there will not be any positive cashflow and we will consider selling our property and moving to another vacation area like Horseshoe Valley offering the same four season home away from home	3/11/2025 11:00 AM
25	To treat us (homeowner of Blue Mountain Village) as an integral part of the Blue Mountain community	3/11/2025 11:00 AM
26	This would be a fundamenatly poor decision. Values have alraedy plummeted the demand less than a few years ago in STA as we have too many and it's not even becoming a good investment any more.	3/11/2025 11:00 AM
27	Over a decade ago we purchased these 2 homes because they had the distinct carve out designation from the Ontario Government as a resort condominium. Our family, friends, and short term rental guests spend thousands of \$\$ supporting the local economies while visiting. We do not use the schools, libraries, community wellness centers ect - but instead we support private local establishments with our vacation dollars.	3/11/2025 10:11 AM
28	Increasing Property Taxes will also increase overall costs on all the units and make it less affordable for a majority of families to visit Blue Mountain Village and close by towns especially in the economical crisis our Country will face in the years to come. Blue Mountain should be still affordable to all Families to enjoy vacationing in Ontario, support local and therefore support Canada.	3/11/2025 9:49 AM
29	we are being taxed to death which is a disincentive to invest in the area and associated costs discourages guests	3/11/2025 9:46 AM
30	I own two units at Blue Mountain, and I use them often as cottages for myself and friends and family. The rental revenue makes them economical to own. If they were traditional cottages, it would probably not be economically possible to own them as they would be sitting idle for much of the year. In the end of the year, I'm happy to break even between the rental revenue and regular expenses. They are certainly not businesses or any source of income for me.	3/11/2025 9:32 AM
31	Blue Mountain is a tourism destination for so many, so many that contribute dollars back into all small and large businesses in Collingwood and surrounding areas. Please, don't make it more difficult to rent units.	3/11/2025 9:08 AM

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32	To accommodate increased taxes, rental prices will have to increase, passing the cost of this policy to vacationers. Potentially, we are heading into a recession whereby fewer individuals will be able to afford vacations in BM. Increasing the cost to vacationers will result in reduced economic benefits in the BM community.	3/11/2025 8:58 AM
33	Our investment is to enjoy the community and area but also provide rental for other tourist to enjoy as well. Raising the tax base would consider us to sell and look for other areas to enjoy in the future that appreciate what investors provide to their tourism base.	3/11/2025 8:58 AM
34	These properties are typically owned by people who love the area but at this time cannot live permanently in the area. We do not use many of the Town amenities, thus do not put a drain on the Town. The fact we own them enable the Blue Mtn area to support the tourists who bring large amounts of revenue to the area. Recently this has been enhanced with the introduction of the MAT. I implore you to recognize the unique way that we contribute to the Town.	3/11/2025 8:17 AM
35	We are an asset to the town not a negative	3/11/2025 8:17 AM
36	Charging double the taxes will result in higher fees to visitors and will result in less tourists in the area. By doing so you are overall impacting the revenue into the area as a whole	3/11/2025 7:39 AM
37	During this time of all costs increasing the choice to implement this additional tax will result in less travel to the area. People need a break. Implement it on new builds	3/11/2025 7:20 AM
38	Support small business - not just the massive hotel chains. Individuals that own vacation rentals are helping this community thrive. We offer a different type of vacation experience for those who don't want a small hotel room.	3/11/2025 7:12 AM
39	Treat me like a homeowner. Treat me fairly.	3/11/2025 7:00 AM
40	Please don't put more loads on us Enough!!!	3/11/2025 4:03 AM
41	We have petitioned that this tax would create inequity among rental properties across the Municipality. The impact on the economy, jobs and businesses for Collingwood could be threatened for years to come.	3/10/2025 11:53 PM
42	it really isnt financially as feasible to have the place if taxes double.	3/10/2025 11:51 PM
43	Please don't increase tax as I can't afford to pay any more tax	3/10/2025 11:38 PM
44	The property barely brakes even and if the tax doubles I would have to sell it as I'm barely able to afford it currently.	3/10/2025 11:04 PM
45	Doubling our property taxes Would have a significant impact on our ability to afford to keep our condo. The expenses are quite high and We also have had several special assessments over the years to add to the costs. This extra expense might mean we Would have to sell. It just might not make sense to keep it anymore.	3/10/2025 11:04 PM
46	I consider myself a community member who contributes to the economy of Blue mountain and Collingwood. As an owner of property located in Blue mountain I don't believe I should be penalized by having my property taxes increased not to mentioned doubled.	3/10/2025 10:07 PM
47	Your message	3/10/2025 9:40 PM
48	As original investor in the village the ROI is the lowest within GTA.	3/10/2025 9:29 PM
49	The tax we pay for the size of our unit already seems sufficient considering the fact that we don't get any tangible services as far as I'm concerned. And I would think that the number of people, with money to spend, the resort draws to the area, should make the argument for lowering our taxes, I can't imagine Blue Mountain without Blue Mountain Village.	3/10/2025 9:23 PM
50	You'll kill the business, lower the property value, make people sell off and eventually lose tax money.	3/10/2025 9:20 PM
51	The unit needs to be investment feasible, more tax will force me to disposal theproperty	3/10/2025 8:46 PM
52	We strongly encourage the council to consider that when they consulted us during the licensing of STA process and MAT tax process we explained that we are resident tax payers and families struggling to keep up with these expenses as well as \$777 monthly condo fee for a 737 total square foot vacation home and always custom repairs due the aging buildings.and its issues with poor insulation and water damming and the special expense incurred by the	3/10/2025 8:24 PM

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condo corp that each owner paid to contract a company to fix and maintain the spring water stream running through the property. We are being pushed to the brink given property values are also uncertain and take a long time to sell. Also, these buildings are not built as homes. There are no bedroom doors on the bedrooms due to the loft structure so they need to be considered differently. They can't just simply be used as long term rental properties. Families need privacy in a long term residence. These are vacation homes. We would like to have an end to the different ideas of how we can be invoiced and billed until we have to give up and no longer have a tiny place to use. We owners take good care of the property and nature surrounding it, participate and lead community activities and groups, and bring lots of revenue to the surrounding area during our use and by guests who rent and seek our suggestions on where to put their tourism funds while they stay.

53	Our family and other lodging owners are contributing members of the community, participating in local fundraisers and township activities, supporting local shops and restaurants. Please honour our presence and contribution to the town as humans, and keep our taxes reasonable. We bought our property with a set of assumptions on cost, and this tax categorization change will modify those costs significantly, changing our ability to stay and enjoy and be a part of the community. It's just wrong.	3/10/2025 8:21 PM
54	Short term rentals bring in a lot of revenue to Blue Mountain for families and other guest, who need larger size accommodations than what hotels provide. imposing more taxes reduces our profit, which is the main reason we purchased at Blue Mountain. We will likely sell our unit, as well as many others resulting in much lower property values, and lower rental prices. This will in turn cause a downstream effect of lower prices throughout Blue Mountain village and hotels to remain competitive with lower rental prices of STA's.	3/10/2025 8:07 PM
55	By adding this tax you are directly responsible for destroying tourism to this area. Stop taxing . Look at the economy. Where do you think money comes from Trees?????	3/10/2025 7:53 PM
56	fair treatment for ALL HOMEOWNERS	3/10/2025 7:53 PM
57	It is getting very unaffordable for us to keep and maintain our condo at Blue Mountain. Doubling the property taxes will only make it even more unaffordable.	3/10/2025 7:49 PM
58	Please do not implement this onerous tax. We are just homeowners trying to male emds meat.	3/10/2025 7:40 PM
59	Blue Mountain village brings more business to the smaller surrounding towns and the accommodations at Blue Mountain are there because of homeowners.	3/10/2025 7:38 PM
60	Lodging members are homeowners—just like any other in the municipality—and should be acknowledged as integral members of the community. Can you investigate a way to classify properties as rental and non-rental to better manage tax revenue??? Resort Condominium tax classification is not within the municipality's jurisdiction.	3/10/2025 7:37 PM
61	no extra tax !	3/10/2025 7:22 PM
62	People are taxed to the max already. When people use these facilities, they are coming and spending money in the local towns and villages to support the local businesses	3/10/2025 7:17 PM
63	these condos already pay huge fees - if the taxes go up we have to sell.	3/10/2025 6:57 PM
64	Changing taxation of investment units would undeniably force a massive sell off. This comes at a time when there is unprecedented political and trade unrest which will most certainly affect our economy negatively. A poor time to be contemplating, and potentially making, these types of changes. Beware!	3/10/2025 6:49 PM
65	Tax us as though you are taxing yourselves.	3/10/2025 6:35 PM
66	We appreciate what the town has to offer and have enjoy visiting local libraries, trails, beaches and look to attend special events as they are available.	3/10/2025 6:30 PM
67	These properties do not increase in value, nor do they produce a significant profit - if the taxes increase we are out - it would not be worth having - its borderline now already	3/10/2025 6:20 PM
68	We're tax payers as well. This isn't a corporation, it's for personal use that is funded by part time STA. It's beneficial for everyone.	3/10/2025 6:19 PM
69	Please honour our input and fight for our rights to fair taxes. We value our property and the town. Driving us out with higher taxes, by treating us as transactional business is sad and not	3/10/2025 6:16 PM

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an accurate representation of who we are. We contribute to the community as any resident would. We are not a corporate property but a place we consider a home away from home.

70	My family and I worked hard over 30+ years in Ontario and we saved enough to buy ourselves a place close to where we live, that we could use for our family's use primarily.	3/10/2025 6:13 PM
71	With all the building going on in the area blue mountain collingwood. Starting to look like a city. Are not getting enough taxes from all this. People who stay at our place as well as us spend money in the community.	3/10/2025 6:12 PM
72	We have owned here since 1998, taxes are already high, why would you consider my home any less of a home than yours?	3/10/2025 5:54 PM
73	These used to be a good investment but now they aren't. I feel like everyone keeps on increases the cost so the numbers don't work anymore. Our STA licenses are 5 times the price on renewal now(use to be \$500 ever two years, now \$2,500 ever two years), they just added the new MAT Tax which double out BMVA Fees, and then regular costs have come up due to inflation(condo fees, heat, hydro)... fines are also increasing if someone can't get to our property with 30mins if 911 is called from \$500 to \$2500. So we had to hire private security due to this new by-law which also cost us more money. Now you want to change our property classification and double our taxes. All this while tourism is down due to inflation and coming into a recession.... We are just breaking even holding on and hoping for better days but it's not worth it to all the work...don't even make a profit right now. I never would have bought this property if I would have know that the municipal and government was trying to just take all the profit... serious disappointment with the township for all of the above... they are making it impossible. Additional with all these new rules and cost it will make it impossible to sell, as who would want to buy anymore. Why too many red flags and this will just add another one too it. Additional I am a real estate agent so getting this feedback from future potential investors... hence the lack of sales for STA rental sales in Blue Mountain. They need to start working with the owners because they are sinking us on so many levels. It's not fair...	3/10/2025 5:52 PM
74	We are already paying so much taxes	3/10/2025 5:51 PM
75	They clearly need funds - focus more on spending control than hurting the business that drives the local economy	3/10/2025 5:49 PM
76	Sometimes I feel like sta owners are discriminated against in our own backyard. Every opportunity there is to increase fees it is done. Never a thought to the value we bring to the area and its economy. I'll have to think about selling and moving to another area of the province	3/10/2025 5:45 PM
77	With all the expenses, high maintenance fees, the uncertainty today's economy and market looking gloom, why would they impose this tax increase? The revenue collected is minimal ans it is and barely covers costs.	3/10/2025 5:41 PM
78	The change in tax status will hurt home owners and the local businesses . While the impact of the additional revenue from tax status change to town will be minimal with respect to the harm it will cause homeowners and surrounding businesses.	3/10/2025 5:40 PM
79	As a property owner who considers this place my cherished home away from home, I feel compelled to share how this increase would impact my family and our connection to this wonderful community. Our property in Blue Mountains is far more than just a rental or investment; it's an integral part of our lives and well-being. Throughout the year, we eagerly anticipate our visits, each season offering unique experiences that have become treasured family traditions. From hiking through vibrant autumn foliage to snowshoeing in winter wonderlands, and from spring wildflower walks to summer cycling and beachadventures, Blue area provides us with year-round opportunities to connect with nature and each other. We've fallen in love with the local community, always excited to discover new restaurants and quaint coffee shops. Supporting local businesses has become second nature to us, whether we're exploring the Apple Pie Trail or shopping at neighborhood stores Our time in Blue Mountains is invaluable for our mental and physical health. The area's natural beauty and outdoor activities offer much-needed respite from our busy lives, allowing us to recharge and create lasting memories. Whether we're enjoying a scenic hike, relaxing at ScandinaVe Spa, or simply taking in the breathtaking views from the Scenic Caves, each visit leaves us feeling refreshed and connected to this special place. We've invested not just money, but our hearts into this community. We've formed friendships with neighbors and local business owners, and we feel a strong sense of belonging here. A significant tax increase would strain our ability to maintain	3/10/2025 5:39 PM

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this cherished connection and potentially force us to reduce our visits or, in the worst case, consider parting with our property. I urge you to reconsider this tax increase and its impact on families like ours who contribute to the vibrancy and economy of the Blue Mountains area. We are not just property owners; we are part-time residents who are deeply invested in the community's well-being and future.

80	Please let matters stand as they are. It is difficult to make ends meet as it is.	3/10/2025 5:37 PM
81	We did not buy this as a commercial investment. We bought it so we had a home in Ontario where we could have family events with our Ontario kids and their families, as our families cannot visit us in Alberta because of the cost of travelling with family. This was a realistic purchase at a price we could afford and one where someone else was looking after our home, when we return to Alberta without costing us for that care. While we do not get there as often as we would like, our visits there are very important to us and our family ties. An increased cost for taxes will clearly not fit into our budget.	3/10/2025 5:33 PM
82	STA license fees, taxes, BMVA, condo fees, management expenses are already extremely high. Prices for food and services in Blue Mountain Village itself are very high. Blue Mountain is quickly becoming a cost prohibitive destination for tourists and owners	3/10/2025 5:30 PM
83	I pay taxes and would like to be treated as a member of the community.	3/10/2025 5:29 PM
84	We're not really using it as an investment. We're already running it on a negative cash flow as it's mostly used as a vacation home.	3/10/2025 5:28 PM
85	Visitors that stay in our unit when we are not using it contribute significantly to the businesses in the area and the economy of the Town and the region. This economic benefit outweighs the tax revenue that would be generated and will make Blue Mountain much less competitive in vacation rental market in comparison to other lodging options in municipalities that are taxed at a lower rate. This in turn will reduce visitation and length of stay, which will impact businesses that depend on tourists to thrive.	3/10/2025 5:27 PM
86	Blue mountain could be an even better destination in Ontario. It can grow to rival mount tremblant or even Banff. Changing tax on lodging will put it farther out of reach for people in Ontario, and can't attract people from inter province or internation yet without some expansion. Which needs to be affordable.	3/10/2025 5:24 PM
87	Will all property owners in the town who rent be subject to increased property taxes?	3/10/2025 5:24 PM
88	Please Don't increase our property taxes as we all ready pay Alot in fees & our revenue is already adjusted to show much lower than expected returns.	3/10/2025 5:18 PM
89	we are homeowners and pay taxes into the community like everyone else. our taxes support the hospital the schools and the town infrastructure even though we rarely make use of these entities. we deserve to be treated equally	3/10/2025 5:17 PM
90	We contribute a significant amount to the town in tax revenue annually with renting out our unit in the rental pool. I fear that town counsel cannot see the forest through the trees when it comes to this tax issue.	3/10/2025 5:05 PM
91	Please, do not increase the property taxes!	3/10/2025 5:05 PM
92	Be careful . . . huge opportunity with USA vacation boycott/currency exchange challenges . . . don't blow it up because you are greedy.	3/10/2025 5:04 PM
93	higher taxes = lower property values = lower confidence = lower spending = lower tax revenue in the long run.	3/10/2025 4:58 PM
94	These measures will impose unnecessary hardships to residents particularly considering current provincial / national pressures as well as the overall COVID-19 recovery. Actions imposed by the town of Blue Mountains may have irreversible risks to public trust / engagement resulting in branding the area as real estate that is to be avoided.	3/10/2025 4:55 PM
95	If towns like Blue Mountain and Collingwood become too expensive, the community we've built will disappear. We're lucky to own a piece of this paradise, but costs keep rising while incomes don't double overnight. If I can't afford to keep my place, someone else will buy it at twice the price and rent it out at a steep premium—but who in Ontario can even afford that? Following the path of other ski towns would be a mistake. We are not Park City or Vail; we are a small community serving Southern Ontario. Let's be realistic—most people drive up on weekends,	3/10/2025 4:53 PM

BMVA Lodging Members - Tax Classification Survey

and only a small handful fly in and not very frequently. Be smart—keep growing the town without forcing people out.

96	This is an investment property. If it stops becoming profitable it is a bad investment	3/10/2025 4:50 PM
97	Unlike city properties where short term rentals or periods of vacancy may adversely affect residents, in Blue our property contributes to the success of the resort, while also providing a viable space for family and friends to vacation.	3/10/2025 4:48 PM
98	We are homeowners and should be treated as the other homeowners in Collingwood.	3/10/2025 4:48 PM
99	This is the first year in 20 years that our unit became profitable. We have struggled with many circumstances and regulations, and when everything stabilized, we had to do the full refurbishment. We're only starting to reap the reward of our patience, but won't be able to handle more pressures.	3/10/2025 4:46 PM
100	The MAT tax has reduced rentals significantly. We have noticed a dramatic reduction in visitors since its inception. Taxing our accommodation owners is an indirect tax on our visitors/tourists. They're already at their breaking point. Please stop this. Our town relies on these visitors. What used to be an inexpensive local getaway has become unaffordable for most.	3/10/2025 4:46 PM
101	I hope the town is looking at the big picture.	3/10/2025 4:45 PM
102	I'd like them to know that, at least for us, and I understand many others, these units are not profitable. The monthly costs outweigh the revenues, so a doubling of property tax would be devastating to a lot of owners. We fell in love with Blue Mountain and the area about 8 years ago, and having a hassle free rental that is in the rental pool, but that we can use a few times a year was the main goal with this purchase.	3/10/2025 4:45 PM
103	Between our rental guests and ourselves, we bring a lot of business into the area. Don't tax that away.	3/10/2025 4:38 PM
104	Revoke the tax classification	3/10/2025 4:36 PM
105	Not to raise our taxes. Revenue is already low and will motivate me to sell and visit less.	3/10/2025 4:35 PM
106	Some of us original owners have been paying local taxes for 25 years +. We have invested a lot to build up Collingwood and surrounding business providing huge revenues to the area. Kindly treat us fairly, and not grab extra tx revenues.	3/10/2025 4:29 PM
107	I purchased a residential condominium unit with a rental management agreement (RMA) attached. I associate 'commercial' with business activity, I did not buy a business. Per RMA: "Condominium Units" means, at any time, all of the condominium units in the Residential Condominium;	3/10/2025 4:22 PM
108	While the property is largely an investment returns are very low. More expense would probably result in selling.	3/10/2025 4:20 PM
109	We hardly cover maintenance expenses and borrowing cost, as of now is negative cash flow, increase of property taxes will meke us consider selling at any price.	3/10/2025 4:19 PM
110	Dear Town, In our fast-paced world, it's easy to lose touch with the things that truly matter—community, kindness, and the simple act of looking out for one another. Let's make a concerted effort to reconnect, support our local businesses, and take care of each other. Together, we can create a place where everyone feels valued, safe, and proud to call home. As someone who has contributed significantly to the revenue of this area, I feel it is unfair to double the property taxes. Such a steep increase could impact the very essence of our community spirit and the vitality of our local economy.	3/10/2025 4:18 PM
111	This is not an investment. If I invested 400k I would make a lot more than 10k net annually and there would be no upgrade cost! We chose Blue because we had a house in Collingwood but as we got older it made sense to purchase a Condo. We love being able to shop and dine when we are there.	3/10/2025 4:16 PM
112	Why are any consideration in n raising fees or taxes when we could be dealing with a economic disaster should a tariff war happen between the USA and Canada which can also impact the Canadian economy financially in numerous ways.	3/10/2025 4:14 PM
113	This is a perfect way of owning a hotel room with out the worry of running one.	3/10/2025 4:11 PM

BMVA Lodging Members - Tax Classification Survey

114	Increased taxation is absolutely a very bad idea that has a long term ramifications for not only homeowners but to the local community. Decreased business activity will lead to stagnation, employment and economic hardship to the local employee base and local businesses. It is bad idea altogether and it will have a very negative impact on local economy as it has been experienced many times before.	3/10/2025 4:08 PM
115	Please stop short term rentals.	3/10/2025 4:07 PM
116	Residential property tax cannot be compared to a resort complex. The money brought in to local businesses by tourists extremely outweighs a property tax hike to the homeowners who are not even using their unit.	3/10/2025 4:07 PM
117	We have been homeowners at the Grabd Georgian for almost 20 years. We spend a lot of time and money in Blue Mtn and Thornbury.	3/10/2025 4:03 PM
118	Increasing the taxes would be it very costly and will likely have to sell. My family and I spend a lot of time in the condo at Blue Mountain. I am a family physician and have plans to work part time in the Blue Mountain area community. With this tax increase, I will likely sell and not execute my plan to work as a family doctor in the community. The motion also makes me feel like I am not a contributing member of the community, which I feel I am.	3/10/2025 4:03 PM
119	We are taxed enough, and increased tax will cause in the short term rental rates to go up - we will put them up. This will reduce tourism. We will also sell the property - in fact just the threat of this has me in discussions with my realtor - I do not want to be stuck with a unit that will decrease in value. I will take my money and invest elsewhere and my family and I will enjoy that community and spend our time and money in other jurisdictions that are being thoughtful, reasonable and see the benefits of having more investment, increasing the tax base so everyone wins..	3/10/2025 4:02 PM
120	Even if I rent my unit all year round and not using it for personal use, still I'll be losing money after paying tax, building maintenance, renovations, mortgage, management, etc.	3/10/2025 4:00 PM
121	We contribute far more to the economy than what we get from our Blue Mountain taxes. Raising rates would make the problem even worse.	3/10/2025 3:59 PM
122	It is not appropriate to change the tax classification for The Blue Mountains set of buildings. This is not like a personally owned VRBO or Air B&B that is rented. If the tax classification is changed, it could destroy and/or irreversibly damage the dynamic of tourism that the city enjoys. Personally, I would sell and find a different place to travel and spend my hard earned dollars.	3/10/2025 3:58 PM
123	The proposed tax will deter renters and they will go elsewhere. This loss of revenue will make it more difficult to retain my family's vacation condo that we love so much.	3/10/2025 3:58 PM
124	Treat us as homeowners. Without our property being in the rental pool, there would be less accommodation available for tourism. After paying property taxes, Capex, rental property expenses and upgrades to the inside of the home, CAM costs , there is no real income left. So, if taxes increased substantially, I would remove myself from the rental pool and use the property for myself and my family ONLY. The damages caused by renters and the repairs and Cape. For the upkeep. Do not make this a viable property for a rental pool. The economics of this will not make commercial sense for me as an owner	3/10/2025 3:58 PM
125	Look for cost efficiencies rather than always look to raise taxes. Stop taking the easy way out (by raising taxes) and do the job you were hired to do.	3/10/2025 3:57 PM
126	That we are homeowners	3/10/2025 3:57 PM
127	Please consider the negative impact of such decision and the reduction in investment	3/10/2025 3:56 PM
128	If it ain't broke, don't fix it. Hopefully common sense will prevail and we do not want to hear that we are from the government and here to help you.	3/10/2025 3:56 PM
129	keep everything the way it was, don't change anything	3/10/2025 3:55 PM
130	We are homeowners—just like any other in the municipality. We contribute to the business and tourism for the Grey county	3/10/2025 3:52 PM
131	What is the real reason for increasing taxes ?	3/10/2025 3:49 PM
132	Doubling taxes would make it extremely difficult making payments on this property and to	3/10/2025 3:49 PM

BMVA Lodging Members - Tax Classification Survey

	continue with the rental program.	
133	Rental owners are contributing to local economy. The rental revenue generated does not fully cover the cost of maintaining this property. Further tax increases would be detrimental and hurt the local economy.	3/10/2025 3:49 PM
134	we are valuable citizens	3/10/2025 3:48 PM
135	Recognize the contribution that the unit holders provide for tourism and spending within the village and Collingwood's town. Ie retail groceries liquor restaurants etc	3/10/2025 3:46 PM
136	I'd like the TOBM to consider that we contribute a great deal to the TOBM economy, we pay taxes in the community and have done so for over 14 years. We continually make improvements to our unit, hiring local contractors (paint, construction, HVAC, plumbers, furniture suppliers) to ensure visitors have a top notch experience and want to return to the Village. Those visitors also contribute to the local economy through their tourism dollars.	3/10/2025 3:45 PM
137	Based on current maintenance fees and taxes, this is not a very profitable investment, I own my units to enjoy Blue Mountain and Collingwood and to invite friends and family over to enjoy the amenities with us.	3/10/2025 3:44 PM
138	Resort Condo is the right classification and exactly describes what it is	3/10/2025 3:44 PM
139	Please do not increase taxes. I am already in the negative! This is not profitable at all.	3/10/2025 3:43 PM
140	Please do not change the tax classification.	3/10/2025 3:43 PM
141	BMVA Lodging members contribute greatly to the economic vibrancy of the region and are committed to its balanced long-term success and development like any local resident. Increasing property taxes to a commercial level would be unfair and unduly punishing especially when local staycations should be promoted during the trade war uncertainty.	3/10/2025 3:43 PM
142	Please don't	3/10/2025 3:42 PM
143	Blue is a valued combination of homeowners and rental property. It encourages owners to use the property for vacations with an added benefit of having someone keep it secure, clean and used.	3/10/2025 3:42 PM
144	Our properties bring in a lot of other tax payer to the town.	3/10/2025 3:42 PM
145	Our property is part time 25% family use and 75% rental. I've worked really hard to update the unit and provide a nice place for families to getaway to. To own our two properties, we have invested our own funds and taken mortgages out, which allows us to offer a nice place for families to rent and visit Blue Mountain. After paying hst, Airbnb fees, bmva fees, mat tax, the actual nightly charge is just enough to cover the financing required to keep the unit and continue to make available to visiting families for a reasonable cost. We are overtaxed and our rate has not gone up with the new fees imposed on us. If the units do not make fiscal sense anymore, we will cease to continue.	3/10/2025 3:40 PM
146	Do not raise taxes. Last time taxes raised serious decline in property values.	3/10/2025 3:39 PM
147	Please consider other ways to increase revenue ... increase revenue for everyone, not just those that own suites at Blue Mountain. I don't think its fair to single out owners at Blue Mountain vs other taxpayers in the County	3/10/2025 3:39 PM
148	We already pay property taxes on our unit. Increasing taxes will raise the costs for people visiting Blue Mountain and this will result in less tourism. We need to get more efficient with the money collected instead of always raising taxes to collect more money. Continually adding new taxes will raise costs and make things unaffordable and drive people away. Look at what has happened in the GTA with development and other charges have increased to the extent that properties are unaffordable and the market has crashed.	3/10/2025 3:30 PM
149	Owners will seriously consider selling property and use less often and less shopping	3/10/2025 3:30 PM
150	Be sensible and done ruin a resort that has a strong reputation.	3/10/2025 3:28 PM
151	This property does not reduce housing availability and should be exempt from tax increases based on this premise	3/10/2025 3:21 PM
152	A lot of people will sell their property and will leave the area. Bring down values of real estate and millions of dollars will not be spent in the Bluemountain.	3/10/2025 3:16 PM

BMVA Lodging Members - Tax Classification Survey

153	<p>An increase in taxes would sadly force me out of my units as income earned would no longer cover enough of the expenses. I bought at Blue Mountains as a future retirement home and while it is used primary as a rental for now, I do come up periodically and enjoy supporting local events, retailers and restaurants. The Blue Mountains village brings people together & to the surrounding areas and it would be such a shame to implement a change that will directly hurt your biggest supporters.</p>	3/10/2025 3:11 PM
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