

**March 31, 2026 - MAT Public Meeting**

<b>Date</b>	<b>Comment</b>
20-Feb-26	<p><b>Comments from Tamara Adamson</b></p> <p>Ms. Adamson feels that this tax is not only time consuming for a host to pay and document these amounts she feels that guests are already paying 13% HST as well as an additional 4% for this tax and this is a large amount of taxes for guests to pay.</p> <p>Ms. Adamson thought that this tax was implemented to provide more visibility to Blue mountain such as advertising and promotion. Based on the previous e-mail I received it seems that this is not the case. What exactly are you trying to achieve from this tax implementation? It seems that you would like to provide these funds to non-profit organizations. What type of non- profit organizations are you referring to and why would they need this money?</p> <p>Ms. Adamson feels that this tax should not have been implemented as it seems that there is confusion what this money will/should be used for?</p>
22-Feb-26	<p><b>Comments from Stu Frith</b></p> <ul style="list-style-type: none"><li>- Mr. Frith recommends changing MAT remittances from <b>quarterly to monthly</b> to match standard business/accounting cycles used by most accommodation providers.</li><li>- Claimed benefits of monthly remittance: <b>more timely/accurate payments, reduced administrative burden, and improved compliance</b> (noting current 58% compliance as unacceptable and costly to administer).</li><li>- Monthly remittance would provide the Town and the Destination Marketing Organization (DMO) with <b>more predictable cash flow and timelier monthly data</b> to support tourism planning and operations.</li><li>- Mr. Frith also requests that the Town Finance Department collaborates more with industry groups (e.g., BMSTA and BMVA) to improve education, guidance, and support for slow/non-paying operators; they note the DMO previously handled monthly remittances for the 2% VAF, showing this cadence is workable.</li></ul>
26-Mar-26	<p><b>Comments from Sue Metcalfe</b></p> <p>Sue Metcalfe, owner of a property on Sunset Boulevard in the Town of The Blue Mountains, has operated licensed short-term rentals since 2015 (renting since 1992) and understands the seasonal nature of reporting based on primarily spring/summer bookings. She states she has fully complied with the Municipal Accommodation Tax (MAT) since it began in January 2025, but found the initial reporting schedule difficult to track and believes a true quarterly system would be clearer and improve compliance. She supports the proposed amendment to align reporting and payment deadlines within 15 days after each quarter (March, June, September, December) and recommends automatic or portal-based payment receipts to support potential Canada Revenue Agency audits. She opposes any move to monthly reporting, noting it would be unnecessarily burdensome and would require repeated nil filings for much of the year for seasonal operators like herself.</p>

**March 31, 2026 - MAT Public Meeting**

<b>Date</b>	<b>Comment</b>
28-Mar-26	<p data-bbox="395 294 1153 345"><b>Comments from Sabrina Wang &amp; Johnson Yuan</b></p> <p data-bbox="395 402 1880 745">A 15-day reporting timeline would be operationally challenging, as many property owners and management companies need adequate time to reconcile and validate records, and shortening the window could increase errors and administrative strain—especially for smaller operators or those managing multiple properties. Maintaining the current 30-day post-quarter reporting deadline (with payment still required within that period if needed) is a more practical approach that supports accurate reporting, reduces the risk of unintentional non-compliance, and aligns with Council’s goal of timely compliance while engaging the community.</p>
31-Mar-26	<p data-bbox="395 945 1057 996"><b>Virtually at Public Meeting - Negar Pooya</b></p> <p data-bbox="395 1053 1913 1288">My parents invested their retirement savings in a Blue Mountain chalet with the hope of bringing our family together and generating a return. Unfortunately, since COVID, costs have continued to rise while rental demand has declined significantly. Over the past several years, all rental income has gone toward city fees, operator costs, and maintenance — leaving nothing for the family, including something as simple as a ski pass.</p> <p data-bbox="395 1302 1908 1487">I want to ask whether the city is aware of the financial pressure facing chalet owners. We are concerned that the current model treats owners as a reliable revenue source without offering a path to profitability. We also have questions about the effectiveness of current marketing efforts and visitor growth strategies.</p> <p data-bbox="395 1502 1873 1630">Additionally, applying a MAT (Municipal Accommodation Tax) to properties that are not generating any profit does not seem fair or reasonable. Owners who are already operating at a loss should not be further burdened by a tax designed for profitable accommodations.</p> <p data-bbox="395 1645 1902 1730">What solutions or support does the city have for chalet owners who are losing money year after year?</p>
31-Mar-26	<p data-bbox="395 1930 1640 1982"><b>In Person at Public Meeting - Patti Kendall - Blue Mountain Village Association</b></p> <p data-bbox="395 2039 1913 2224">Ms. Kendall commented that the process that is being suggested by the Town for MAT tax collection is a very similar process to what BMVA has used in the past for collections of the 2% village amenity fee from its members and works most efficiently. The BMVA would like to ensure that the number used for quarterly number of units does account for inns and motels in the area.</p>

**From:** [REDACTED]  
**Subject:** RE: MAT bylaw  
**Date:** Sunday, February 22, 2026 8:03:20 PM  
**Attachments:** [REDACTED]

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Hello Tamara,

Further to the email below from the Acting Deputy Clerk, I am writing to advise that Staff Report CFS.26.012 included on the February 23 Committee of the Whole Agenda seeks Council direction to proceed to a Public Meeting on March 31 to receive public comments regarding the proposed changes to the Municipal Accommodation Tax Bylaw. Below, I am providing you with the link to the Town's webpage where you will find information regarding the Municipal Accommodation Tax. Should you have additional questions, I encourage you to reach out to Tim Hendry, Director of Strategic Initiatives at [REDACTED].

[Municipal Accommodation Tax webpage](#)

Please let us know if you have any questions regarding the above.

Kind regards,

**Corrina Giles, CMO, Dipl.M.M.**

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: [cgiles@thebluemountains.ca](mailto:cgiles@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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**From:** Carrie Fairley [REDACTED]  
**Sent:** February 20, 2026 3:55 PM  
**To:** Tamara Adamson [REDACTED] Council [REDACTED]  
SMT [REDACTED]  
**Cc:** Town Clerk [REDACTED]  
**Subject:** RE: MAT bylaw

Good afternoon,

I acknowledge receipt of your email and comments regarding Staff Report CFS.26.012, MAT By-law Update and confirm that the same has been circulated to Council and Staff.

Have a nice weekend.

**Carrie Fairley**

Acting Deputy Clerk

Secretary-Treasurer to Committee of Adjustment

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 219| Fax: 519-599-7723

Email: [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

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**From:** Tamara Adamson [REDACTED]  
**Sent:** February 20, 2026 1:46 PM  
**To:** Town Clerk [REDACTED]  
**Cc:** Tamara Adamson [REDACTED]  
**Subject:** MAT bylaw

Hi I will be attending the meeting with respect to the above tax. I feel that this tax is not only time consuming for me as a host to pay and document these amounts I feel that guests are already paying 13% HST as well as an additional 4% for this tax and this is a large amount of taxes for guests to pay.

I thought that this tax was implemented to provide more visibility to Blue mountain such as advertising and promotion. Based on the previous e-mail I received it seems that this is not the case. What exactly are you trying to achieve from this tax implementation? It seems that you would like to provide these funds to non-profit organizations. What type of non- profit organizations are you referring to and why would they need this money?

In my opinion I feel that this tax should not have been implemented as it seems that there is confusion what this money will/should be used for?

Tamara Adamson  
President & Property Owner | GreatVacation4U

[REDACTED]  
website: [www.greatvacation4u.com](http://www.greatvacation4u.com)

[REDACTED]

**From:** [Corrina Giles](#)  
**To:** [Stu Frith](#)  
**Cc:** [Council](#); [Adam Smith](#); [Alan Pacheco](#); [Monica Quinlan](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Tim Hendry](#); [Tim Murawsky](#); [Amy Moore](#); [Tracy Nowak](#); [Carrie Fairley](#)  
**Subject:** RE: Public Comment | Response to Council Regarding Staff Report CFS.26.012 | Municipal Accommodation Tax By-law Update  
**Date:** Sunday, February 22, 2026 6:52:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Stu,

I acknowledge receipt of your email below in response to Staff Report CFS.26.012 included on the February 23 Committee of the Whole Agenda. As noted in the staff report, staff are seeking Council direction to proceed to a Public Meeting on March 31 to receive public comments regarding the proposed changes to the MAT Bylaw. By way of copy, I have forwarded your email to Council and staff for information, and I confirm your comments will be included in the record of the March 31 Public Meeting, and attached to the followup staff report regarding this matter.

Kind regards,

**Corrina Giles, CMO, Dipl.M.M.**

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

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As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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**From:** Stu Frith [REDACTED]  
**Sent:** February 22, 2026 8:00 AM  
**To:** Council [REDACTED] Shawn McKinlay [REDACTED]  
Alex Maxwell [REDACTED] Gail Ardiel [REDACTED] Paula  
Hope [REDACTED] June Porter [REDACTED] Peter  
Bordignon [REDACTED] TBM Mayor [REDACTED]  
**Cc:** Adam Smith [REDACTED] Monica Quinlan  
[REDACTED] Corrina Giles [REDACTED] Town Clerk  
[REDACTED] Kyra Dunlop [REDACTED] Tim Hendry  
[REDACTED] Amy Moore [REDACTED] TBM - Municipal  
Accommodation Tax [REDACTED]  
**Subject:** Public Comment | Response to Council Regarding Staff Report CFS.26.012 | Municipal Accommodation Tax By-law Update

Good morning Members of Council and Town Staff,

As an industry stakeholder, I appreciate the opportunity to provide input on Staff

Report CFS.26.012 regarding the proposed updates to the Municipal Accommodation Tax (MAT) By-law.

**I respectfully suggest that Council consider transitioning the MAT remittance schedule from a quarterly to a monthly remittance system, aligning with commonly accepted accounting standards and standard monthly business reporting practices.**

Most accommodation providers operate on monthly accounting cycles. Revenues are reconciled, expenses are paid, and financial reporting is completed monthly. Aligning MAT remittance with this existing cadence would:

- Ensure MAT remittance aligns with the regular rhythm of business accounting and bill payments
- Increase the likelihood of timely and accurate remittances
- Reduce administrative burden by integrating MAT into established monthly accounting workflows
- Improve overall compliance (58% compliance is unacceptable; a structural change over to monthly remittances will improve these numbers and significantly reduce the current Municipal admin cost burden).
- Provide more fluid and predictable MAT funds access for both the Town and the Destination Marketing Organization (DMO). Planning requires alignment with a better cadence for MAT funds access. The quarterly remittance cadence is clearly out of sync with the planning process cadence.
- This results in monthly reporting which provides timely data for the DMO. The DMO can then use this data to better support the tourism industry and ensure necessary DMO cash flow.

An important point supporting the recommendation to convert to monthly remittances is that the DMO historically managed monthly remittances of the 2% VAF. Both the DMO and those responsible for remittances followed that monthly cadence, which was the reality for stakeholders previously. The obvious conclusion is that remittances should be converted to monthly.

The current quarterly remittance structure clearly creates challenges for stakeholders, so a municipal solution is clearly needed. Longer reporting intervals increase the risk of oversight, reconciliation complications, and delayed remittance. A monthly system keeps the obligation current and top-of-mind for accommodation providers, reducing the accumulation of large lump-sum payments and simplifying financial tracking.

In addition, I suggest the Town's Finance Department work more closely with industry stakeholders, such as the Blue Mountain Short Term Accommodation Owners

Association (BMSTA) and the Blue Mountain Village Association (BMVA) in order to support accommodation providers by assisting slow or non-paying entities with compliance practices and remittance procedures. Let industry help itself. Collaborative education, clear guidelines, and open communication will strengthen compliance and foster a cooperative relationship between the municipality and the industry.

**A move to monthly remittance is a straightforward administrative adjustment that aligns with standard accounting practices, improves compliance outcomes, and benefits all parties involved.**

Thank you for your consideration of this well-considered recommendation.

Sincerely,



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Submission re: Municipal Accommodation Tax By-law Update (CFS.26.012)  
**Date:** Thursday, March 26, 2026 8:30:05 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Hi Tracy,  
Here is a comment to the MAT by-law updates to add to the spreadsheet.  
Thanks,  
Amy

**Amy Moore**

Manager of Revenue

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON  
N0H 2P0

Tel: [REDACTED] | Fax: 519-599-2474 | Toll Free: 1-888-258-6867

Email: [REDACTED] | Website:

[www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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**From:** Sue Metcalfe [REDACTED]  
**Sent:** Thursday, March 26, 2026 3:32 AM  
**To:** Amy Moore [REDACTED]; Town Clerk [REDACTED]  
**Cc:** Sue Metcalfe [REDACTED]  
**Subject:** Submission re: Municipal Accommodation Tax By-law Update (CFS.26.012)

Dear Sir:

I am the owner of 139 Sunset Boulevard in the Town of Blue Mountains. I have been renting my property since 1992, and it has been licensed as a Short-Term Accommodation (STA) since 2015. My rentals occur primarily in the spring and summer months, largely to repeat renters, giving me a clear understanding of seasonal reporting patterns.

I have complied fully with the Town's Municipal Accommodation Tax (MAT) requirements since their introduction in January 2025. The initial implementation, with first reporting due at the end of April and subsequent reporting and payment deadlines, was difficult to track. A clear quarterly system will be much easier for owners to understand and follow.

I support the proposed amendment to align reporting and payment deadlines within 15 days

following the end of each quarter. A streamlined system with fewer deadlines is more efficient, easier to remember, and will support higher levels of compliance.

Structuring reporting on a true quarterly basis (March, June, September, and December) is a practical improvement over the approach implemented in 2025 and better reflects typical rental cycles.

I would also recommend that receipts for payments be automatically issued by the Town, or made readily available through an online portal. Receipts are necessary to support any audits of rental income by the Canada Revenue Agency.

With respect to compliance measures, a clear and simple reporting system is the best way to encourage timely and accurate reporting/remitting. Reducing administrative complexity will help ensure that responsible operators remain compliant without unnecessary burden.

Staff have been asked to consider a shift to monthly reporting and payment requirements. I do not support this change. Monthly filing would be unnecessarily onerous for STA owners and would increase administrative burden without clear benefit.

In my case, the majority of bookings/MAT payments are made in the first quarter. A monthly system would require repeated nil filings throughout the remainder of the year, creating unnecessary work for both property owners and the Town.

For these reasons, I support a simplified quarterly reporting and payment system, with aligned deadlines and improved receipt accessibility.

Sincerely,

Sue Metcalfe

**From:** [REDACTED]  
**Subject:** RE: Notice of Public Meeting - MAT by-law proposed amendments  
**Date:** Monday, March 30, 2026 10:16:33 AM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image001.png](#)

Good morning, Sabrina,

On behalf of Amy Moore, Manager of Revenue, I acknowledge receipt of your email and comments regarding [Public Meeting: Amendments to By-law 2024-74 to establish a Municipal Accommodation Tax \(MAT\) and a Municipal Accommodation Tax Reserve](#), included on the March 31, 2026, Council, Public Meeting Agenda and confirm that your comments have been circulated to Council and Staff. I further confirm that your comments will be included in a follow-up staff report for this matter.

Take care,

**Carrie Fairley**

Acting Deputy Clerk  
Secretary-Treasurer to Committee of Adjustment  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 219 | Fax: 519-599-7723  
Email: [cfairley@thebluemountains.ca](mailto:cfairley@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

**From:** Sabrina Wang <[sabrinawj@hotmail.com](mailto:sabrinawj@hotmail.com)>  
**Sent:** Saturday, March 28, 2026 4:06 PM  
**To:** TBM - Municipal Accommodation Tax <[mat@thebluemountains.ca](mailto:mat@thebluemountains.ca)>; Amy Moore <[amoore@thebluemountains.ca](mailto:amoore@thebluemountains.ca)>  
**Subject:** Notice of Public Meeting - MAT by-law proposed amendments

Amy,

Thank you for sharing the proposed amendments to the Municipal Accommodation Tax (MAT) By-law.

As a property owner, I find the proposed 15-day reporting and payment deadline too tight from an operational and administrative perspective. Preparing accurate MAT reporting requires time to reconcile bookings, verify revenues, and ensure completeness, particularly when managing multiple properties or platforms.

A shortened timeline increases the risk of errors and unintentional non-compliance, which may ultimately create additional follow-up work for both property owners and the City.

The current 30-day reporting period after each quarter is more practical and allows for accurate and reliable submissions while still maintaining timely compliance. I would recommend maintaining the existing 30-day timeline rather than moving to a 15-day requirement.

Sabrina

**From:** TBM - Municipal Accommodation Tax <[mat@thebluemountains.ca](mailto:mat@thebluemountains.ca)>  
**Sent:** March 23, 2026 11:17  
**To:** TBM - Municipal Accommodation Tax <[mat@thebluemountains.ca](mailto:mat@thebluemountains.ca)>  
**Subject:** Notice of Public Meeting - MAT by-law proposed amendments

Dear Property Owner/Management Company,

Please be advised that staff report [CFS.26.012 Municipal Accommodation Tax By-law Update](#) was presented to the Committee of the Whole on February 23, 2026. Council has directed staff to proceed to the March 31, 2026 Public Meeting to receive comments from the public on the proposed changes to the Municipal Accommodation Tax By-law.

A summary of the proposed amendments include:

- Reporting and payment deadline, both within 15 days following the end of each quarter;
- Outlines a process for non-compliance;
- Adds a \$50 administrative fee for adding the MAT to the property tax account when the owner is non-compliant;
- Non-compliant properties where the manually calculated MAT has been added to the tax roll will only be removed from the tax account if the MAT is **reported and paid** within 30 days of adding the charge to the tax account.

**Council also directed staff to explore a monthly reporting structure for MAT**, which would require accommodation providers to remit MAT revenues monthly, rather than quarterly. This recommendation may also be discussed at the Public Meeting. No decisions will be made at the March 31 Public Meeting. This is the time for Council to receive comments on the recommended amendments to the By-law.

At the April 13, 2026 Committee of the Whole Meeting, staff will provide Council with a staff report that summarizes the comments received at the Public Meeting and will request direction from Council on the proposed amendments. Council will consider enactment of a revised Bylaw at the April 20, 2026 Council Meeting.

Please refer to the attached notice for additional details.

We look forward to hearing from the short-term rental community.

Thank you,



**Amy Moore**

Manager of Revenue  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 312 | Fax: 519-599-2474 | Toll Free: 1-888-258-6867  
Email: [amoore@thebluemountains.ca](mailto:amoore@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

**From:** [REDACTED]  
**Subject:** RE: Notice of Public Meeting - MAT by-law proposed amendments  
**Date:** Monday, March 30, 2026 10:18:16 AM  
**Attachments:** [image001.png](#)  
[image005.png](#)  
[image002.png](#)

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Good morning, Johnson,

On behalf of Amy Moore, Manager of Revenue, I acknowledge receipt of your email and comments regarding [Public Meeting: Amendments to By-law 2024-74 to establish a Municipal Accommodation Tax \(MAT\) and a Municipal Accommodation Tax Reserve](#), included on the March 31, 2026, Council, Public Meeting Agenda and confirm that your comments have been circulated to Council and Staff. I further confirm that your comments will be included in a follow-up staff report for this matter.

Take care,

**Carrie Fairley**

Acting Deputy Clerk

Secretary-Treasurer to Committee of Adjustment

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: [REDACTED] Fax: 519-599-7723

Email: [cfairley@thebluemountains.ca](mailto:cfairley@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

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**From:** Johnson Yuan [REDACTED]  
**Sent:** Saturday, March 28, 2026 4:00 PM  
**To:** Amy Moore [REDACTED]  
**Subject:** Fw: Notice of Public Meeting - MAT by-law proposed amendments

Amy,

Thank you for sharing the proposed amendments to the Municipal Accommodation Tax (MAT) By-law.

I would like to provide feedback regarding the proposed change to the reporting and payment deadline, specifically the requirement to submit within 15 days following the end of each quarter.

From an operational and administrative perspective, a 15-day timeline is quite tight. Many property owners and management companies require sufficient time to complete reconciliations, validate records, and ensure accuracy in reporting. A shortened timeline may increase the risk of errors and create additional administrative pressure, particularly for smaller operators or those managing multiple properties.

The current approach—allowing reporting and submission within 30 days after each quarter, provides a more reasonable and practical timeframe while still ensuring timely compliance. the payment could be within the 30 days if required.

Given these considerations, I would respectfully suggest maintaining the existing 30-day reporting deadline. This would better support accurate reporting and reduce the likelihood of unintentional non-compliance.

Thank you for the opportunity to provide input. I appreciate Council's efforts to engage with the community on these proposed changes.

Johnson

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**From:** TBM - Municipal Accommodation Tax [REDACTED]  
**Sent:** March 23, 2026 11:17  
**To:** TBM - Municipal Accommodation Tax [REDACTED]  
**Subject:** Notice of Public Meeting - MAT by-law proposed amendments

Dear Property Owner/Management Company,

Please be advised that staff report [CFS.26.012 Municipal Accommodation Tax By-law Update](#) was presented to the Committee of the Whole on February 23, 2026. Council has directed staff to proceed to the March 31, 2026 Public Meeting to receive comments from the public on the proposed changes to the Municipal Accommodation Tax By-law.

A summary of the proposed amendments include:

- Reporting and payment deadline, both within 15 days following the end of each quarter;
- Outlines a process for non-compliance;
- Adds a \$50 administrative fee for adding the MAT to the property tax account when the owner is non-compliant;
- Non-compliant properties where the manually calculated MAT has been added to the tax

roll will only be removed from the tax account if the MAT is **reported and paid** within 30 days of adding the charge to the tax account.

**Council also directed staff to explore a monthly reporting structure for MAT**, which would require accommodation providers to remit MAT revenues monthly, rather than quarterly. This recommendation may also be discussed at the Public Meeting. No decisions will be made at the March 31 Public Meeting. This is the time for Council to receive comments on the recommended amendments to the By-law.

At the April 13, 2026 Committee of the Whole Meeting, staff will provide Council with a staff report that summarizes the comments received at the Public Meeting and will request direction from Council on the proposed amendments. Council will consider enactment of a revised Bylaw at the April 20, 2026 Council Meeting.

Please refer to the attached notice for additional details.

We look forward to hearing from the short-term rental community.

Thank you,



**Amy Moore**

Manager of Revenue

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON  
N0H 2P0

Tel: [REDACTED] Fax: 519-599-2474 | Toll Free: 1-888-258-6867

Email: [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

**From:** [Web Committee](#)  
**To:** [Director CFS](#)  
**Subject:** Webform submission from: Director of Corporate and Financial Services  
**Date:** Tuesday, March 31, 2026 12:22:19 PM

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Submitted on Tue, 03/31/2026 - 12:22

Submitted by: Anonymous

Submitted values are:

**Name:**

negar Pooya

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**How can we help you?**

Dear Monica,

I participated in today's meeting and wanted to follow up directly on the MAT discussion.

My parents invested their retirement savings in a Blue Mountain chalet, hoping to bring the family together while generating a modest return. Since COVID, that has not been possible. Costs have continued to rise while rental demand has declined. All rental income has gone toward city fees, operator costs, and maintenance, leaving nothing for the family, including something as simple as a ski pass.

I want to be honest: the MAT does not feel fair for short-term rental owners. We are already carrying multiple layers of costs, including property tax, condo fees, Blue Mountain Village Association fees, and Snowbridge Way costs. Adding MAT on top of all of this, when we are not generating enough income to cover even our basic expenses, puts owners in a very difficult position. I have always paid my MAT on time, but not from any profit. I pay it from my line of credit, because what we owe far exceeds what we earn.

I am a Superhost with a strong track record, and even so, I cannot get enough bookings, especially in fall and spring, to cover these combined costs. The math simply does not work. We cannot increase our rates when there is not enough demand. Charging owners more does not solve the problem, it makes it worse.

My suggestion is that the city shift its focus toward creating activities and attractions that generate revenue directly from visitors. When more people come to Blue Mountain and spend money here, everyone benefits: the city, the local businesses, and property owners. That is a much more sustainable path than placing additional financial burden on owners who are already struggling.

I hope this can be part of the conversation as the city thinks about how to support property owners going forward.

Thank you for your time.

**I would like a copy of my submission sent to my email address.**

Yes

Any accompanying files are attached.