



BLUE MOUNTAIN  
VILLAGE

# PURCHASING & SELLING PROPERTY IN BLUE MOUNTAIN VILLAGE

Information contained in this booklet is dated as of June 2024 and is for reference only. To confirm any and all information, please contact BMVA Member Services [members@bluemountainvillage.ca](mailto:members@bluemountainvillage.ca)

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# WHAT IS THE BLUE MOUNTAIN VILLAGE ASSOCIATION



Blue Mountain Village Association is a Not for Profit Corporation, incorporated by Special Act; Bill Pr14, requiring all persons having a real property interest in the Blue Mountain Village to be members of the Association and bound by its By-Laws and financial obligations.

**Blue Mountain Village Association Act, 1999**  
**Bill PR14 from Parliament 37 Session 1 of the**  
**Legislative Assembly of Ontario: Blue Mountain**  
**Village Association Act, 1999**



The objects of the Association are: **a)** to maintain and manage the village land for which, pursuant to the by-laws of the Association, the Association has responsibility. **b)** to promote and facilitate the development of the Blue Mountain Village. **c)** to provide its members with services related to the operation of the Blue Mountain Village, including an integrated program of village activities and promotional events, maintenance services, security services, information services and marketing services.

# VISION & MISSION

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## **VISION**

To be the first-choice, year-round Canadian destination that brings people together who seek authentic experiences that create lasting memories

## **MISSION**

To be an innovative and inclusive destination management organization that enhances and markets the Blue Mountain Village and Member Experiences to the benefit of members, visitors and stakeholders





# WHAT WE DO

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- Festivals & Events
- Animation
- Seasonal Decorations & Lighting in the Village and at Member Community Entrances
- Transit Links
- Destination Marketing
- Landscaping & Gardens
- Public Washrooms
- Snow & Garbage Removal
- Fountain Operations
- Irrigation system feed
- Repair and replacement of the Village infrastructure
- Operation of the Plunge! Aquatic Centre
- Stewardship of the Millpond
- Security in the Village and in Member Communities
- Shuttle Service; connecting Communities to the Village & Hill
- Residential Trail Connectivity & Maintenance
- Member VIP Experiences
- Government Relations

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# PROPERTIES

## Grand Georgian

Village Core

156 Jozo Weider Blvd.

## Mosaic at Blue

Village Core

190 Jozo Weider Blvd.

## Seasons at Blue

Village Core

170 Jozo Weider Blvd.

## Weider Lodge

Village Core

152 Jozo Weider Blvd.

## Westin Trillium House

Village Core

220 Gord Canning Dr.

## Cachet Crossing

Non Village Core

107 Anne Heggveit Dr.

## Chateau Ridge

Non Village Core

796404 Grey Road 19

## Wintergreen

Non Village Core

107 Wintergreen Pl.

## Mountain Walk

Non Village Core

169 Jozo Weider Blvd.

## Rivergrass

Non Village Core

115 & 125 Fairway Crt.

## Monterra Ridge

Non Village Core

689616 Grey Road 19

## Blue Horizon

Non Village Core

277 Jozo Weider Blvd.

## North Creek Resort

Non Village Core

796468 Grey Road 19

## Snowbridge Towns

Non Village Core

170, 171 & 184 Snowbridge Way

## Snowbridge Homes

Non Village Core

Snowbridge Way, Single Family Homes

## Crestview

Non Village Core

Crestview Court, Single Family Homes

## Creekwood

Non Village Core

Creekwood Court, Single Family Homes

## Springside

Non Village Core

Springside Cres., Single Family Homes

## Stoneleigh

Non Village Core

Stoneleigh Dr., Single Family Homes

## Reed

Non Village Core

Reed Way, Single Family Homes

## Cattail

Non Village Core

Cattail Cres., Single Family Homes

## Blue Mountain Towns

Non Village Core

218 Crosswinds Blvd.

## Hillside Towns

Non Village Core

COMING SOON

## NEW DEVELOPMENTS

COMING SOON

# PRIVILEGES OFFERED

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The Member Privilege Program (MPP) is a voluntary program established by the BMVA with the Commercial enterprises in the Village and Associate Members. This program offers discounts or upgrades on food, merchandise or services in the Village and is reviewed seasonally. Notification of the privileges offered is provided online at [www.bluemountainvillage.ca/membership/bmvampp](http://www.bluemountainvillage.ca/membership/bmvampp) and through the Members Area of the Blue Mountain Village App.

These privileges are the result of the generosity and willingness of the Commercial and Associate Members to give back to homeowners. Privileges are subject to change without notice.

Once the homeowner becomes responsible for basic fees (upon closing or interim occupancy), an information and welcome package will be sent to the registered owner which includes information on the Member Privilege Program and an application form to be completed and returned to the BMVA requesting mobile photo identification. When the completed application form, and photos have been received, an invitation email to the Blue Mountain Village App will be sent to each qualifying member to register for this program.



# FEES COLLECTED

The location of a Village property is taken into consideration in the fee structure. It is recognized that the properties within the Village Core (Grand Georgian, Weider Lodge, Seasons at Blue, Mosaic at Blue, Westin Trillium House) derive a larger benefit from the activities of the BMVA.

The Annual Basic Fee, currently \$1.08 inside the Village Core and \$0.27 outside the Village Core is based upon the above grade square footage of the property. This fee is determined annually as part of the budget process and can be adjusted according to operational costs of the BMVA that are not covered by special fees, royalty fees, entry fees and revenues from operations.

A one-time Entry Fee is applicable upon the purchase of a BMVA member property. The amount is dependent upon the location of the property. 2% (in the Village Core) or 0.5% (outside the Village Core) of the purchase price.

A 2% + HST Village Amenity Fee – VAF (aka Rental Royalty fee) is applicable for all members who rent their properties. The Village Amenity Fee is applicable to all gross rental revenue generated by long and short term rentals.

There are several rental managers, e.g., Blue Mountain Resort, Vacasa, Property Valet and Trillium Vacation Rentals, that remit the Village Amenity Fee on behalf of Blue Mountain Village Association Members.

BMVA members who are managing their rentals privately, through online rental portals such as AirBnB, VRBO, etc., or independent rental managers, are responsible for the disclosure, management, collection and remittance of the 2%.

All BMVA fees are HST applicable.

# STATUS CERTIFICATE REQUEST



## **Selling & Purchasing**

A Status Certificate Package must be requested from the Blue Mountain Village Association (BMVA) with a confirmation of a firm offer on the sale of a property registered with the Blue Mountain Village Association. It is the responsibility of the selling agent and/or owner to inform new purchasers, their realtors and their closing lawyers of BMVA membership obligations, fees payable and privileges.

**[www.bluemountainvillage.ca/membership/selling-and-purchasing](http://www.bluemountainvillage.ca/membership/selling-and-purchasing)**

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# REAL ESTATE LISTING NOTES

**Property is a Member of the Blue Mountain Village Association**

**1%+ HST Entry Fee Applies Upon Closing/For Non Village Core Properties, until June 30/23 0.5%**

**+HST Entry Fee Applies Upon Closing/For Non Village Core Properties, effective July 1/23**

**2%+ HST Entry Fee Applies Upon Closing/For Village Core Properties**

**Annual Basic Fee Rate \$0.27+ HST x above grade square footage  
For Non Village Core Properties**

**Annual Basic Fee Rate \$1.08+HST x above grade square footage  
For Village Core Properties**

**Village Amenity Fee - VAF/Rate 2%+HST of gross rental income earned**

**BMVA Member Shuttle & Membership Privilege Program Offers  
[www.bluemountainvillage.ca/membership/bmvampp](http://www.bluemountainvillage.ca/membership/bmvampp)**

**DO NOT REFERENCE THAT BMVA MEMBERSHIP PROVIDES FREE ACCESS AND SHUTTLE TO BLUE MOUNTAIN RESORT PRIVATE BEACH - ACCESS TO THIS SPACE FOR BMVA MEMBERS IS SUBJECT TO CHANGES YEAR OVER YEAR.**

**See here for the most up to date information:  
[www.bluemountainvillage.ca/membership/bmvampp](http://www.bluemountainvillage.ca/membership/bmvampp)**

# LET'S WORK TOGETHER

[members@bluemountainvillage.ca](mailto:members@bluemountainvillage.ca)

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[www.bluemountainvillage.ca/membership](http://www.bluemountainvillage.ca/membership)

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705-444-7398 ext 221

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**BLUE MOUNTAIN  
V I L L A G E**