

## **Responses to comments**

### **Supporters are not residents**

Although we feel that there is support from residents of the Town of Blue Mountains, some of our supporters are from out of town. Some drove from 2-3 hours away to attend the public meeting and have their support heard by Council and Staff. It is safe to assume that they will be visiting the Park should Council decide to approve our applications. These are mostly young families looking for a wholesome summer activity, and again it is safe to assume that they will likely be visiting the Park and then visiting other establishments while in the area. Local restaurants, retail stores, other entertainment facilitators, and hotels. Considering its location in the Town of the Blue Mountains we anticipate that the facility will complement and enhance local summer sports tourism as part of a growing and diversified four season economy, adding to the unique cultural and natural qualities of the community.

### **Another Operator in Collingwood**

The other operator that is in talks with the town of Collingwood is WakeHui, a group that currently offers summer camps for kids in partnership with two of the cable parks in the Muskoka region. Their plan is to set up a facility that features one straightline cable system, located on an existing lake.

Having a cable park in Collingwood would be a great addition to the watersports community, and would also be great for Bayou Cable Park, and the Town of Blue Mountains. By offering another facility for participants to get on the water, and by focusing on kids camps and programming, the Collingwood facility would help introduce more people to the sport. With more watersports enthusiasts in the area, there will be increased demand for a park that offers access to a Full Size Cable system. A Full Size Cable system allows more people to get on the water for an even more cost effective price.

### **Noise**

In order to insure that there would be no negative impacts to the surrounding community we hired Valcoustics Canada Ltd, an independent consulting firm, to conduct an Environmental Noise Assessment for the proposed Cable Park. Their results stated that *“Based on the predicted sound levels, the 50db contour does not intersect with the 30m setback line: therefore the sound levels at the outdoor points of reception is predicted to be below the guild line limits at the closest dwellings. Based on the above, mitigation will not be required for the site.”* As an added measure, we added into the design sound mitigation along the north edge of the Straightline Cable pond, in order to insure there was no negative impact on the adjacent property. Valcoustics concluded that *“With the incorporation of the recommended noise mitigation measures, the applicable MOE noise guidelines can be met and suitable acoustical environment provided for the occupants.”*

The study was generated from noise samples recorded from an operational Cable Park, with a rider on the water and riding features.

### **“Study Flawed”**

The Noise Study produced by Valcoustics was generated, to our knowledge, to industry standard. It would seem that some sound sources that have been mentioned, such as car doors opening/closing, are not one of the sources that they include in their study. This could be because of the infrequent, or unpredictable nature of the source, or that the source is too brief to measure. This would be a question for Valcoustics or another qualified Sound Engineer.

As is the question of the numbers they used to generate their study.

Estimates of our attendance are based off of numbers produced by the cable manufacturer, Sesitec, which they generated from surveys of their other parks.

### **Max number of riders on the cable systems**

The straightline cable systems can only accommodate one participant at a time (six per hour), where as the full size cable system can provide access to the water for up to seven participants at a time, allowing many more people to participate. It is expected that visitors will take more than one lap in a visit, meaning that the max number of riders that can be accommodated on the cable system does not account for each unique visitor staying for multiple laps on the cable system. Similar to a ski hill, where each chair on the lift does not represent the amount of visitors because they will take multiple rides up the hill in a day.

Our estimates are for 120 participants in an average Peak Day, and 60 participants in an average Off-Peak Day, making an average of 88.89 participants each day.

Estimates of our attendance are based off of numbers produced by the cable manufacturer, Sesitec, which they generated from surveys of their other parks. There are over 300 full size cable parks world wide, over 80 in Germany alone.

There will be no PA or loud speaker system during daily operations, and is not required by any public safety officials or insurers.

Commercial Lawn Maintenance Equipment were not accounted for in the Noise Study because they are not noise sources produced by the daily operation of the cable park. These are sources that are a common noise source in a rural environment, along with machinery related to farming operations in the area.

There is no plan for a Stand-by Generator on the site.

There was mention of a Seadoo or PWC being on site at the park. This would only be used in emergency situations, to recover a fallen rider who needs assistance. It is not

part of the daily operations of the park and will only be used in extenuating circumstances.

## **Events**

There has been no mention of hosting Rock Concerts, events that were mentioned would be focused on the sport.

Cable “Wake Park” Wakeboarding has been on the International Olympic Committee’s short-list of new sports under consideration for inclusion in the Summer Games since 2013. Wakeboarding is Heavily anticipated to be selected for the 2024 Paris Olympics of 2028 Los Angeles Olympics, following on the heels of Wakeboarding’s sister sports of “Surfing” and “Skateboarding” for the 2020 Tokyo Olympics, as wells as the success of “Snowboarding” in the Olympics since 1998 (Snowboarding was expanded to five Olympic events as of the 2018 Pyeoungchang Winter Games).

Competitive wake sports in the province are organized by Ontario Wake. The provincial wakeboarding and wake sports council of Water Ski and Wakeboard Ontario (WSWO), Ontario’s non-profit, provincially recognized sport governing body and authority for water ski and wake sports, supported to the Ontario Ministry of Heritage, Sport, Tourism and Culture.

At its roots the facility will be focused on building community within the sport by encouraging new participants to get involved and by providing a facility that encourages people to get outside, try something new, and to have fun.

Events at the park would be focused around the sport itself, promoting growth in the sport and participation from new and experienced participants. Any proposed event would be dealt with through the Town and their special event by-laws and permitting, on an event-by-event basis.

## **Economic Impact**

Based on an Economic Impact Study, produced by Ontario’s Ministry of Tourism, Culture and Sport TRIEM model there is an estimated \$1.3m in visitor spending, and \$0.9m in GDP into Grey County as a result of the park. A predicted \$100,000 into local Retail, \$137,591 into local Arts, Entertainment and other Recreation facilities, and \$102,526 into local Food and Beverage services.

This is money being spent by visitors to the park, outside of the park, annually. This study also predicts that the park will create 11 additional jobs in the County of Grey, on top of the 10-12 that the park will employ.

Bayou Cable Park plans to employ 10-12 full time, seasonal staff.

### **Best use of the Property**

This statement is out of conjecture. Though the property has an underlying zoning that would allow for a subdivision, warehousing or factory use, in the past 30+- years since there has been no activity on the property that would suggest a development of that nature being a realistic opportunity, and the horse park could not fulfill its commitments to develop the park.

Wakeboard and Waterski Cable Parks are an investment in environmentally-friendly and affordable, sustainable family recreation which provide engagement with the local community and beyond, supporting all-ages healthy lifestyles.

Considering its location in the Town of the Blue Mountains we anticipate that the facility will complement and enhance local summer sports tourism as part of a growing and diversified four season economy.

The park would not only give access an emerging sport, but also act as a community hub, a place for families and friends to gather, to enjoy a beautiful property, and spend time by the water, while also generating and influx into the local economy. This is arguably the best use for the property.

*“The proposed development is consistent with the objectives of Section 1.3.1 of the PPS in that it is compatible with and complements, the type of employment uses contemplated for the Town. The Town of Blue Mountains economic base is largely tourist-driven which is likely to continue into the foreseeable future. The proposed development builds upon the existing tourism and recreation resources of the Town, by introducing a new local attraction which will extend the tourism season. This diversification of the tourism product in the Town and the provision of a mix and range of commercial and recreation uses can improve the range of experiences and extend the tourism season beyond the winter months which will facilitate economic growth and improve the Towns regional competitiveness.*

*It is important to note that the proposed development and subject applications do not seek to convert the existing employment designation on the property to another use (i.e. residential, institutional etc.) nor does the proposed use negatively impact the availability of employment lands within the Town. The subject Official Plan Amendment and Zoning By-law Amendment applications have the purpose of amending the existing land use planning permissions, which permit a commercial recreational use formerly associated with a Horse Park, to a more appropriate use in recognition of the area as a four-season tourist recreation destination. The lands will retain their existing traditional employment uses permissions including manufacturing, assembly, processing and/or fabrication, office uses, storage and or warehousing uses, and wholesaling in order to protect and preserve the employment*

*area for current and future uses in the long-term in accordance with Section 1.3.2.1 of the PPS.*

*The Proposed use has been contemplated on the subject lands in a deliberate way with a focus on the expansion of recreational infrastructure. The subject property enjoys a policy framework that is supportive of commercial recreation uses which serve the employment area, residents, and the traveling public. The flexibility in the existing policy framework serves as a transition between the rural residential and agricultural lands to the south and west and the employment lands to the north. The applications seek to provide additional flexibility to the site, through the consideration of additional commercial recreation uses in support of the employment area and through the broader policy direction of the County and the Town which “encourage the maintenance of existing recreation and tourism-related activities and land uses and the establishment of new facilities which diversify recreational opportunities within the context of a year-round recreational/tourism community for all possible forms of recreation”. The proposed development will not undermine the Towns ability to accommodate future industrial growth and development or impact the planned function of the broader employment area in accordance with Section 1.3.2 of the PPS.*

#### *Summary*

*The proposed development is consistent with the employment policies of the PPS as it contributes to providing a range and mix of employment uses within an employment area, that is supported by existing and future planned infrastructure, and contributes to the long-term employment needs of the Province. The proposed use supports the goal of a diversified economic base by contributing to the range of commercial recreation uses in the employment area. Lastly, the proposed development provides for a compatible land use which does not impact existing surrounding uses in an adverse manner and supports and complements the local recreation, service, and hospitality economy.*

*In our opinion, for the reasons noted above, the proposed development and subject applications are consistent with the employment area policies of the PPS and conforms to the strategic economic goals and objectives of the County of Grey Official Plan and the Town of the Blue Mountains Official Plan with Respect to the maintenance of existing recreational uses and the establishment of new recreational facilities which diversify recreational opportunities within the context of a year-round recreational community.*

*-Kevin Bechard, B.E.S., M.Sc., RPP  
Senior Associate  
Weston Consulting.*

#### **Traffic**

C.C. Tatham conducted a Transportation Impact Study, which concluded;

*“Given the traffic volumes to be generated by the proposed Wakeboard Cable Park and in consideration of the available capacity on Clark Street and Grey Road 2, the increase in traffic volumes will not have any appreciable impacts on the adjacent road system. Following a review of the 2 key study area intersections - Clark Street/Grey Road 2 and Grey Road 2/Highway 26 - each will provide acceptable operations with no need for further improvements. Similarly, the site access will provide acceptable operations under the existing lane configurations on Clark Street; no exclusive turn lanes are warranted.”*

Also, to help mitigate sound emitting from the parking lot and facility Envisontatham/C.C. Tatham designed a landscape plan that includes an engineered sound mitigation barrier. This was to insure that there would be no negative impact to the neighboring property, and is additional to what the Environmental Noise Assessment said necessary.

### **Water and Septic**

The plan is to service the facility using a septic system and well water until the point where municipal services are available. The septic system will be designed to accommodate the number of expected visitors, and staff that will be using the facility. This is not uncommon in a rural area.

### **Presentation / Proposal**

I have presented multiple times in public meetings and public forums in order to inform people about the project. Multiple question and answer periods that I feel sparked good discussions and I hope I was able to answer some questions and concerns by speaking with those who came out. I have also been responding to comments on our Instagram page, as well as emails and phone calls about the park. I will continue to do outreach and to respond to comments or concerns in hopes of gaining more public awareness and support.

### **Not Viable / Feasible**

Once again, this statement is out of conjecture.

Our Pro Forma Income Statement, based off of our expected number of daily visitors, predicts that in the first 5 years of business the park will be generating a 14.5% R.O.I.

Based on these numbers, we expect that there will be a full Return on Investment within the first 7 years.

These numbers are based on statistics provided by Sesitec, the cable manufacturer, which they have gathered from surveys of other parks.

## **Environment**

We received our Permit To Take Water from the Ontario Ministry of the Environment, Conservation and Parks for the initial fill and up keep of the ponds. This will not have a negative effect on local wells or Indian Brook.

AWS Environmental Consulting Inc. (AWS) was retained in late April 2017 to undertake an EIS in accordance with the environmental policies and guidelines of the Grey County Official Plan and Town of The Blue Mountains. On-site field investigations of natural heritage features and surveys of ecological functions were undertaken for the EIS throughout the late spring to early fall growing seasons of 2017 providing three season coverage.

The study concluded that *“This EIS has demonstrated that with constrained site development, retained vegetated buffer zones, mitigative shrub planting and rehabilitated disturbed lands to natural environment state, it has been concluded that the proposed site development for a recreation water-ski and wakeboard cable park and associated facilities would have no measurable negative impacts or loss of ecological function to the Natural Heritage features assessed within the Study Lands or surrounding natural environment. Thus, it has been concluded that this concept Site Development would be in compliance with the Natural Heritage policies of the 2014 Provincial policy Statement, the 2012 Grey County Official Plan and the environmental policies of the 2016 Town of The Blue Mountain Official Plan.”*

Construction of the facility is expected to take 6 months, weather/seasonal depending.

No overburden will be leaving the site.

## **Demographic / Clientele**

**“Horse park had certain type of clientele**

**Wakeboard park will have entirely different clientele**

- **vaping**
- **drinking**
- **regardless of claims to the contrary**
- **part of the “Bohemian Lifestyle” of the Clientele**
- **Will not bring business to High End Restaurants and Retail in Thornbury**
- **Or Hotels and motels**
- **Will be campers**
- **Young Surfer-dude Yahoos Loitering around hooting and hollering all day.”**
- 

Again, this statement is out of conjecture, discriminatory and offensive.

It is our experience that Cable Watersports parks are an investment in environmentally friendly, affordable, safe and sustainable family recreation, which provides positive engagement with the local community and beyond, supporting all ages healthy lifestyles.

Our goal is to provide a cutting edge recreation tourism destination. A place for all ages and skill levels to come and enjoy watersports, with areas perfect for families and first time participants. A fun family destination, where anyone can learn to waterski, wakeboard, and kneeboard.

At its roots the facility will be focused on building community within the sport by encouraging new participants to get involved and by providing a facility that encourages people to get outside, try something new, and to have fun.

## **Site Plan**

The straightline ponds were positioned over an area that Cedar Run had built one of their engineered and landscaped horse rings. The area features a large bank to the north, and another just south that slopes towards the existing ponds on the property. Where Cedar Run had built the horse ring the land is quite flat, and roughly the same area necessary for the straightline cable systems. This was a suitable area to locate the straightline ponds which also allowed the start dock area to be positioned close to the centre of the property, close to the proshop and main cable, keeping majority of the activity on the property centralized.

After speaking with Tony and Emma Murgelj multiple times early on in the planning process (April 2017), and they voiced their concern about noise and privacy, Envisontatham/C.C. Tatham designed a landscape plan that includes an engineered sound mitigation barrier between the neighboring property and the straightline ponds. This was to insure that there would be no negative impact to the neighboring property, and is additional to what the Environmental Noise Assessment said was necessary.

The towers are roughly 30ft high, not 9-10 stories.

It is my understanding that neighbors and the public have the right to voice their concerns related to a development project but do not have the right to have input into the details of a Site Plan.

There are no plans currently for the remainder of the 88 acre property. The additional 200+- acres that were once part of Cedar Run are separate lots, zoned Rural/Agriculture to my knowledge and are not part of this development proposal.

## **Change in Rural feel of Thornbury and Clarksburg**



We feel that the facility will fit nicely into the rural nature of the town. The park will serve as a steward of the land, preserving its natural beauty, provide access to an emerging recreational activity and another place for the community to gather, while complementing and enhancing local summer sports tourism.

*“The Proposed use has been contemplated on the subject lands in a deliberate way with a focus on the expansion of recreational infrastructure. The subject property enjoys a policy framework that is supportive of commercial recreation uses which serve the employment area, residents, and the traveling public, The flexibility in the existing policy framework serves as a transition between the rural residential and agricultural lands to the south and west and the employment lands to the north. The applications seek to provide additional flexibility to the site, through the consideration of additional commercial recreation uses in support of the employment area and through the broader policy direction of the County and the Town which “encourage the maintenance of existing recreation and tourism-related activities and land uses and the establishment of new facilities which diversify recreational opportunities within the context of a year-round recreational/tourism community for all possible forms of recreation”.*

## **Phase II**

This is no longer part of our plan, and was never officially in the first place.

## **Conclusion**

It has been my goal to be open and honest with neighbors and the public. Over the last 3 years I have presented to the town and public multiple times in efforts of providing them with all of the information necessary to understand the proposal properly. Unfortunately there are some who do not believe it has been enough. We have worked with the Town, local agencies, and input from the public to alter and add to our plan, measures to reduce the impact that the facility will have on the surrounding properties and people. In partnership with the relevant agencies, we conducted an Environmental Impact Study, Environmental Noise Assessment, Transportation Impact Study, and an Economic Impact Study to name a few, to insure that the facility was being designed to its full potential and with everyone’s best interest in mind.

We feel that these studies have accurately addressed the comments and concerns brought forward from the public, and that the park will have little to no negative impact on the surrounding properties and public.

Brennan Grange,  
President,  
Bayou Cable Park