

I would like to speak in support of staff report PDS.23.003 which after a thorough review, recommends Council **refuse** the Water Ski Wakeboard Cable Park application for an Official Plan Amendment and Zoning By-Law Amendment.

I am not against a wakeboard park in principal, it sounds like fun, but I am against its proposed location for 2 primary reasons.

Firstly, as per the staff report, this doesn't appear to be an appropriate use of 'employment lands'. Creating 10-12 low paying seasonal jobs is not really going to enhance employment in this municipality. Local businesses are already struggling to find employees in this price bracket. As Mr. Grange stated at the COW meeting he anticipates 14,400 visitors spending \$888,000 of about \$64 per person. Is one to assume that the bulk of this \$64 will be spent on a pass to the wakeboard park? In which case the businesses of Thornbury/Clarksburg stand to gain very little.

My second concern relates to noise. As was noted by one of the councillors at the COW meeting, many in the community were sensitized to this issue during the Cedar Run Rodeos and the Trooper Concert. In 2014 we hosted a wedding for the great grandson of Clarksburg's founder and struggled to hear the officiant over the rodeo's PA announcements.

Mr. Grange assures us that this will not be an issue and that he commissioned a noise study. To the best of my recollection there was no mention of a PA, or music in that study and no mention of the noise created by a recovery vehicle i.e. seadoo. He now states that rather than a PA he will have many small speakers around the property and as he said at the COW meeting these would only be used once or twice a year. He has already told us that he would host events of up to 4,300 people. Is one to presume that the one or two occasions for using his speakers will be these large events and if so would these potential 8600 visitors be added to or subtracted from the 14,400 number?

So there you have it – employment lands and noise. There has been talk of working with Mr. Grange to reposition his facilities to allow for some of the affected land to be used for employment, but will he sell it to someone that wishes to build a business there? He would be under no obligation to. There was also talk of working with town staff to remediate any noise issues by the use of berms etc.

I don't know if zoning specific amendments to limit the number of special events to one or two per year is on the table but if it was it would help to increase confidence that this will not be a major disruption to our community.

One final note, it would appear there are many wakeboard supports here and Mr. Grange has boasted of 800 online supporters of whom 100 come from Clarksburg/Thornbury. Why someone's opinion in Kentucky or Alberta or Brace Bridge is germane to this decision eludes me. I would urge council not to let this become a popularity contest where, he with the most likes wins, but rather to use this opportunity to deliberate on what kind of community this will become and on how we treat those citizens who could be most inconvenienced by this application.

Thank you for your time

Rob Robson