



WATER SKI WAKEBOARD ONTARIO

March 23, 2023

Dear Mayor Matrosovs and Members of Council,

Good morning, my name is Erika Langman. I am a local resident, employed within the Town of Blue Mountains as the Manager, Event Sales and Services at Blue Mountain Resort. I am a former longstanding National Wakeboard Team Athlete, 2019 Pan American Games Athlete, and current Vice President of Waterski Wakeboard Ontario.

On behalf of the Waterski-Wakeboard Ontario Board of Directors, we are in full support of the proposed Bayou Wakeboard Cable Park. Waterski Wakeboard Ontario is recognized by the government of Ontario as the designated Provincial Sport Organization for towed watersports.

I am speaking today not only as a representative of Waterski Wakeboard Ontario, but primarily as a concerned public citizen.

Brennan Grange purchased the property formally known as Cedar Run Horse park in 2016. Since, he has worked tirelessly developing a proposal for a full-sized Wakeboard Cable Park facility. A facility that Ontario so desperately needs for the development of athletes because it provides affordable accessibility to towed watersports. Planning Services received the applications in March of 2018. A Notice of Public Meeting was circulated on October 29, 2019, with the Public Meeting held on November 18, 2019. I want to make note that it is now March 2023. A total of seven years since the purchase of this property and five years since the completed application was submitted.

I am not a planner, but my understanding in reference to the recommendation report submitted on March 14th, 2023 by the Town of Blue Mountains Planning and Development Services; proposes that the application for the wake park be denied and must be considered under the lens of an Employment Lands Conversion. The proposed alternative use for the property would be as follows:

Subdivision Plan 1035, registered in November of 1981, was planned as the Beaver Valley Industrial Park. The lots within the subdivision were subsequently zoned General Industrial (M2). The M2 zone generally permits a range of industrial/employment uses including industrial, manufacturing, and other employment type land uses.

So, if I am understanding this report correctly, the Town of Blue Mountains planning department has suggested that council decline the wake park on the chance that the current owner, or future new ownership, will potentially build an industrial park.

I recognize there are a lot of concerned citizens in the area who are worried primarily about noise and traffic. The alternative here could be far worse, large transportation trucks, factories, warehouses, high volume of staff transportation, paved parking lots. For those of you who are not familiar with the proposed Wake Park, I'd like to share a few facts:

A Wakepark motor has a noise decibel level of 55, the equivalent of a normal conversation, an electric fan, or a moderately quiet home. It is proposed that daily, the park would see 50 – 100 riders. This has very minimal impact to local traffic, certainly less impact than an industrial park.

I recognize that there is concern regarding proposed events. Having managed events for the past 13 years, I can ensure you that the events proposed are a very small scale in comparison to the events that were previously hosted on this property. I have been to every Canadian National Championships in the past 20 years. The largest attendance I have ever seen is approximately 400 people. These events are composed of riders and their families. Young kids, parents, and dedicated athletes.

I have seen firsthand the impact a facility like this can have on athlete development. Three of our current Canadian National Team Athletes have spent the last ten years with wake parks in their backyards and are now winning podium after podium at both international wakeboard and snowboard events. These are athletes who would not have had the financial means to be successful through traditional towed watersport disciplines such as boat.

What Brennan is proposing is a once in a lifetime opportunity. A unique facility that fits in perfectly with our beloved ski hills, bike trails and summertime watersports on the bay. A facility that would keep this beautiful property in its natural form. Something our children can enjoy for years to come. I am so incredibly disappointed in our Town that we are still here seven years later, throwing red tape at a young entrepreneur who has the financial means to literally build The Town of Blue Mountain's own field of dreams. Thank you for listening, and I sincerely hope you consider this amazing potential we have in our fingertips.

Thank you,

Erika Langman

Vice President, Waterski Wakeboard Ontario