



935379, Airport RD
Mono, Ontario
L9V 1C3

Gateway Parks Corporate Structure and Servicing and Regulatory Requirements

Introduction:

1000510445 Ontario, limited O/A GATEWAYPARKS.CA, is a new business in Ontario; however, operating in the USA for 13 years. The company aims to provide high-quality recreational opportunities, specifically in urban areas where such activities may not be readily available. The company focuses on creating turnkey facilities that can operate on public or private land, initially featuring snow experiences such as snow tubing, tobogganing and activities once only available in distant resort communities. Giulio Baldassarra and Peter Sutcliffe own the company. The head office address is 935379 Airport Rd, Mono, Ontario, L9V1C3.

Servicing Requirements:

Gateway Parks will require a water source to be determined with the City of Vaughn, but it can be a pond, well, or city-provided water. The operation will require a pump house. The water source will determine its design. Water pressure is not as crucial as gallons of water per minute. GPM will be calculated once Gateway Parks knows the exact size of the area allowed for the pay-for-tubing operation and the free tobogganing area, to be determined in conversations with the City of Vaughn. The operation will scale based on the area provided in the agreement by the city. Electrical requirements will also depend on the area provided as the needs of snowmaking guns, the pump size and the carpet (people mover) will be spec'd accordingly.

Washrooms will be required, and Gateway Parks can provide seasonal trailer comfort stations or work with the city to appropriately spec existing washrooms on site. The same goes for a food concession; when agreed upon, the electrical and gas requirements can be discussed.

Project Examples:

The operation Gateway Parks is proposing is similar to their existing operation at Eagle Island, Boise, Idaho, or similar to more local tubing operations such as Blue Mountain Resorts or Snow Valley in Barrie. Gateway Parks aim to create lower-cost entry points for recreational opportunities for families to participate, serving as a "gateway" to a more active lifestyle. The family-focused parks are constructed and operated with the goal of providing an outdoor experience that expands the existing profile of the surrounding community. The park will be competitively priced to ensure that its clientele has the opportunity to have an affordable experience while enjoying some of the amenities found at world-class resorts, such as high-quality snow and state-of-the-art equipment.



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Regulatory Requirements:

Depending on the agreement with the City of Vaughn (who owns what infrastructure), Gateway Parks will have to get TSSA involved in the commissioning of the carpet (people mover) and snowmaking (pressure vessels). Electrical permits may be required seasonally for connecting and disconnection the pump house, snow guns and carpet (people mover). Additionally, the operation will require insurance, a minimum of 10 million general liability, and D&O. Gateway Parks would have to work with the City of Vaughn to determine if the Tobogganing operation was insured exclusively by the city or jointly with Gateway Parks.

We hope you look favourably at our proposal. Please feel free to call or email with any questions or concerns,

Giulio Baldassarra & Peter Sutcliffe