

Council Advisory Committee Policy

RM of Bjorkdale No. 426

Name: **Marean Lake Docking Policy**

Policy: **CAC - MLAC – 02**

Applies to: Marean Lake Subdivisions

Responsibility: Administrator, Council, Advisory Committee Members,
Docking Sub Committee

Approval: Date: June 18, 2025 Resolution # 126-25

Amendments: Date: _____ Resolution # _____

Purpose:

The purpose of this policy is to establish processes, regulations and the method of administration for all seasonal docking slips within the community of Marean Lake.

Definitions:

MLAC:

The Marean Lake Advisory Committee as established by the RM of Bjorkdale No. 426.

Reserve:

The portion of the environmental reserve between Lot 3 Block 8 and Lot 1 Block 1 along Lakeside Road. As well as the north boat launch area between Lot 1 Block 2 and Lot 9 Block 8 along Marean Lake Road.

Slip:

Slips are the designated spots for the placement of boats along a dock.

Sub-committee:

The docking sub-committee established by the MLAC consists of four members. The sub-committee assists MLAC with managing the seasonal docking slips within the reserve in accordance with the guidelines in this document and can make recommendations to MLAC for ongoing improvements to docking processes and this document, which then in turn need to be approved by the Rural Municipality of Bjorkdale. Committee member information is available at www.mareanlake.ca.

Overview:

Currently two dock ownership options exist within the reserve and are as follows:

- 1) Docks owned by the RM of Bjorkdale and maintained by MLAC.
- 2) Co-operatively owned private docks: The dock owners are responsible for the proper placement as determined by the sub-committee, however the allocation of any available slips on these docks will be determined by the sub-committee in accordance with these guidelines to maintain the integrity of the waitlist. To simplify management of the reserve and eliminate the need for private capital investment in docks on the reserve, MLAC may gradually purchase at fair market value the docks that are currently privately owned.

MLAC has implemented fees for RM owned and Co-op slips. It expects to run docking on the reserve on a break-even basis, factoring in operating and capital costs related to reserve projects including the replacement of docks.

Seasonal fees will be invoiced by the RM of Bjorkdale and must be paid within 30 days of receipt of such invoice or slips will be reassigned. Fees will be differentiated based on the space occupied by boat types and placement on docks privately owned or owned by the RM of Bjorkdale.

Assignment of Slips:

Assignment of slips are made to individuals who must be titled owners of a cabin at Marean Lake under the jurisdiction of MLAC.

Only 1 dock assignment will be allowed per titled cabin owner under the jurisdiction of MLAC.

Slips will be made available for fishing / recreational boats and pontoon boats. Personal watercrafts will only be accommodated on an in-fill basis in spaces unsuitable for other boats.

All slip assignments are seasonal for one year and are subject to change when necessary. Individuals who are assigned slips the prior year will have first right of refusal to that slip the following year.

All private co-op docks in the reserve must be co-owned by all occupants assigned to that dock.

People assigned slips on a co-op dock will be responsible for paying the other owners of that dock for their portion of the buy in.

Sub-rental of assigned slips is strictly prohibited.

Unused slips will be reassigned by the sub-committee.

Slips cannot be sold with cabins. They will be reassigned by the sub-committee based on the waitlist.

For safety reasons, all boats in slips must utilize a boat lift or sea-legs (in the case of a pontoon). No boats will be allowed to be floating or moored to docks.

Dock spaces will be made available based on the waitlist which is maintained on a first-come basis. Slips will be made available to those at the top of the list taking into consideration the availability of space for various boat sizes.

Anyone on the waitlist who has chosen to decline an available spot for 1 year will be moved to the bottom of the wait list the following year.

The sub-committee will maintain and publish on the Marean Lake website, the dock layout within the reserve as well as the waitlist of people requesting slips.

If an owner no longer requires their slip assignment, the sub-committee must be immediately notified so it can be reassigned.

Annual Installation and Removal:

Generally, docks will be put in on the May long weekend and taken out at the end of the season no later than Thanksgiving. Placement of lifts must be done in co-ordination with the sub-committee to ensure efficiency of the layout.

Depending on space availability, lifts and docks may either be left on the reserve during the off-season or stored in the green space near the volleyball court. This will be at the discretion of the sub-committee in conjunction with the MLAC and monitored on a yearly basis. Lifts may need to be moved on short notice if left incorrectly. Prior confirmation from the sub-committee is required. All lifts stored on reserve or in the green space MUST be removed by no later than the May long weekend.

Additional Requirements:

All occupants of a slip must sign a liability waiver prior to installation of any dock or lift. Information regarding the waiver will be emailed annually and is also available on the Marean Lake website www.mareanlake.ca.

The Docking Sub-Committee MUST provide a copy of all liability waivers to the Rural Municipality of Bjorkdale annually.

Boat owners as well as private dock owners are responsible for liability and property insurance for their boats, lifts and docks. The RM of Bjorkdale and the MLAC will assume no liability for private property.

Fueling of all boats must be done to ensure there is no spillage into the lake.

Dispute Resolution and Violations:

All Violations of this policy as well as any disputes must first be brought to the attention of the sub-committee.

Violations of this policy as well as disputes regarding the dock slips will be dealt with by the sub-committee in conjunction with the Marean Lake Advisory Committee and the Rural Municipality of Bjorkdale.

Violation of this policy could result in the termination of docking privileges and removal from an assigned slip.

Any occupant of a slip may have docking privileges revoked if any slip fees are outstanding.

Decisions of the sub-committee can be appealed to the MLAC and the Rural Municipality of Bjorkdale for final settlement.

Dock Construction Requirements:

All existing docks in satisfactory condition will be 'grandfathered' for use. Replacement docks will be required to align with specifications from Fisheries and Oceans Canada as well as the sub-committee as follows:

- All new construction must be made from suitable materials. Aluminum is preferred. All decking must be constructed from cedar, hemlock, plastic, aluminum or any other material approved by the sub-committee. All dock supports that will be submerged should be constructed of aluminum legs or plastic floatation devices. Pressure treated lumber is not allowed in any application as it may leach into the water.
- All sealing of lumber must be done on land and be dry prior to placement in the water.
- All barrels used for floatation must be cleaned and free of chemicals prior to placement in the water.

Under no circumstances may anyone alter the shoreline or reserve without obtaining approval of the Rural Municipality of Bjorkdale in conjunction with Water Security Agency.

Parking:

Due to limited space, parking of vehicles along the road adjacent to the reserve will be limited to pick-up and drop-off.

Parking of golf carts and small quads will be acceptable as long as no damage is occurring to the reserve. During wet times or if the reserve is crowded alternate parking will be required.