

NO: R069

COUNCIL DATE: May 15, 2023

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 11, 2023**

FROM: **General Manager, Parks, Recreation & Culture** FILE: **0550-06**
General Manager, Engineering

SUBJECT: **Crown Land Tenure – Water-Lot Lease Renewal for Ward’s Marina**

RECOMMENDATION

The Parks, Recreation & Culture Department and Engineering Department recommend that Council:

1. Receive this report for information; and
2. Authorize staff to submit a Crown Land Tenure Application to the BC Ministry of Forests in support of a 15-year water-lot lease renewal to facilitate the City’s ongoing operation of Ward’s Marina in the Nicomekl River.

INTENT

This purpose of this report is to seek Council’s authorization to submit a Crown Land Tenure Application to the provincial Ministry of Forests (the “Ministry”) in support of the continued operation of Ward’s Marina at Elgin Heritage Park.

BACKGROUND

Ward’s Marina is a City operated marina facility located on the Nicomekl River adjacent to Elgin Heritage Park in South Surrey. The City maintains a water-lot lease through the Ministry that allows operation of a commercial marina in a designated portion of the Nicomekl River. Ward’s Marina consists of the following discrete facilities:

1. Main Dock – 230 metre floating wooden structure providing moorage space for boats (mostly sailboats).
2. Rowing Float – attached to the main dock & constructed in 2011 specifically for the purpose of launching rowing shells.
3. Washdown Pad – outdoor asphalt area, within the adjacent Elgin Heritage Park, utilized for periodic cleaning and repainting of boat hulls.
4. Boat Repair Building – located adjacent to the Washdown Pad and utilized for indoor repair and servicing of boats.

There are currently thirty-five vessels moored at Ward's Marina and the majority of these are sailboats . All boats on the dock have moorage contracts with the City, which charge a specified monthly fee to boaters based on the lineal footage of their vessel. Monthly rental fees also apply to usage of the Washdown Pad and Boat Repair Building.

DISCUSSION

In order to continue the operation of Ward's Marina, the City is required to renew the existing water-lot lease of a designated portion of the Nicomekl River, as shown in Appendix "I". The Ministry has indicated that such renewal can be enacted through a Crown Land Tenure Application from the City requesting use of the subject portion of the Nicomekl River. The Ministry has offered the City a 15-year lease renewal term subject to the provision of required documentation from the City. One such requirement is a resolution from Council supporting the proposed 15-year term of the water-lot lease.

The Ministry has indicated that the lease payment for the first year will be \$5,482.01. Annual lease payments for subsequent years of the lease will be calculated based on revenue projections for the marina arising from the assignment of moorage fees to boaters that are renting moorage space on the main dock. The Parks, Recreation & Culture Department will fund annual lease payments to the Ministry through revenues collected from monthly moorage fees.

CONCLUSION

Ward's Marina is a valued community resource and provides waterfront access to Surrey residents. The Ministry requires that the City provide a Council resolution authorizing a Crown Land Tenure Application for use of a specified portion of the Nicomekl River for operation of a commercial marina for a 15-year water-lot lease term.

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Scott Neuman, P.Eng.
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Engineering

Appendix "I": Ward's Marina Water-Lot Lease Area



LEGEND

- Project Location
- Parks

Produced by GIS Section: 25-Apr-2023

Scale: 1:5,000



Ward's Marina Water Lot Lease Area

Parks, Recreation and Culture Department

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Parks-Recs\JX_Ward's Marina_AP.mxd