



Public Presentation Committee

Subject:	Bearspaw Marina – Proposal on the Bearspaw Reservoir
Date:	July 17, 2023
Presenter:	Keagan Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning

REPORT SUMMARY

Bearspaw Marina will provide a presentation on Bearspaw Marina – Proposal on the Bearspaw Reservoir.

ADMINISTRATION’S RECOMMENDATION

THAT the Public Presentation Committee receive the Bearspaw Marina – Proposal on the Bearspaw Reservoir presentation as information.

BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee’s functions is to hear presentations from organizations, groups, or individuals such as Bearspaw Marina.

DISCUSSION

The purpose of the presentation from the Bearspaw Marina group is to inform the Committee about the details of the Bearspaw Marina Proposal and to present the benefits of the proposal.

ATTACHMENTS

- Attachment A: Bearspaw Marina Request to Present Form
- Attachment B: Bearspaw Marina Presentation



ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual: BEARSPAW MARINA

Representative(s) for the group: Rick Skauge and Cameron Wallace

Contact telephone/cell number: 403-850-2119

E-mail: cewallace@shaw.ca

Presentation Topic: Bearspaw Marina Proposal on the Bearspaw Reservoir

Do you have an active planning application on this matter? Yes No

Are you planning on submitting a planning application on this in the next six (6) months? Yes No

Please check off the appropriate information about the presentation:

Information - Public Interest Community Group Update Development Proposal

Other, please explain

Overview of the topic and purpose of your presentation:

The purpose of this presentation is to:
• Inform members of the Rocky View County Council about the details of the Bearspaw Marina proposal,
• To present the benefits of this Bearspaw Marina proposal, and
• To request a decision by Council of "No objection" to this proposal.

If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)

In connecting with staff at Rocky View County, we were advised that this Bearspaw Marina proposal should be submitted to PPC and so we are respecting this advice.



BEARSPAW MARINA



BEARSPAW (51.12323, -114.29615)

 **Where is the Marina?**

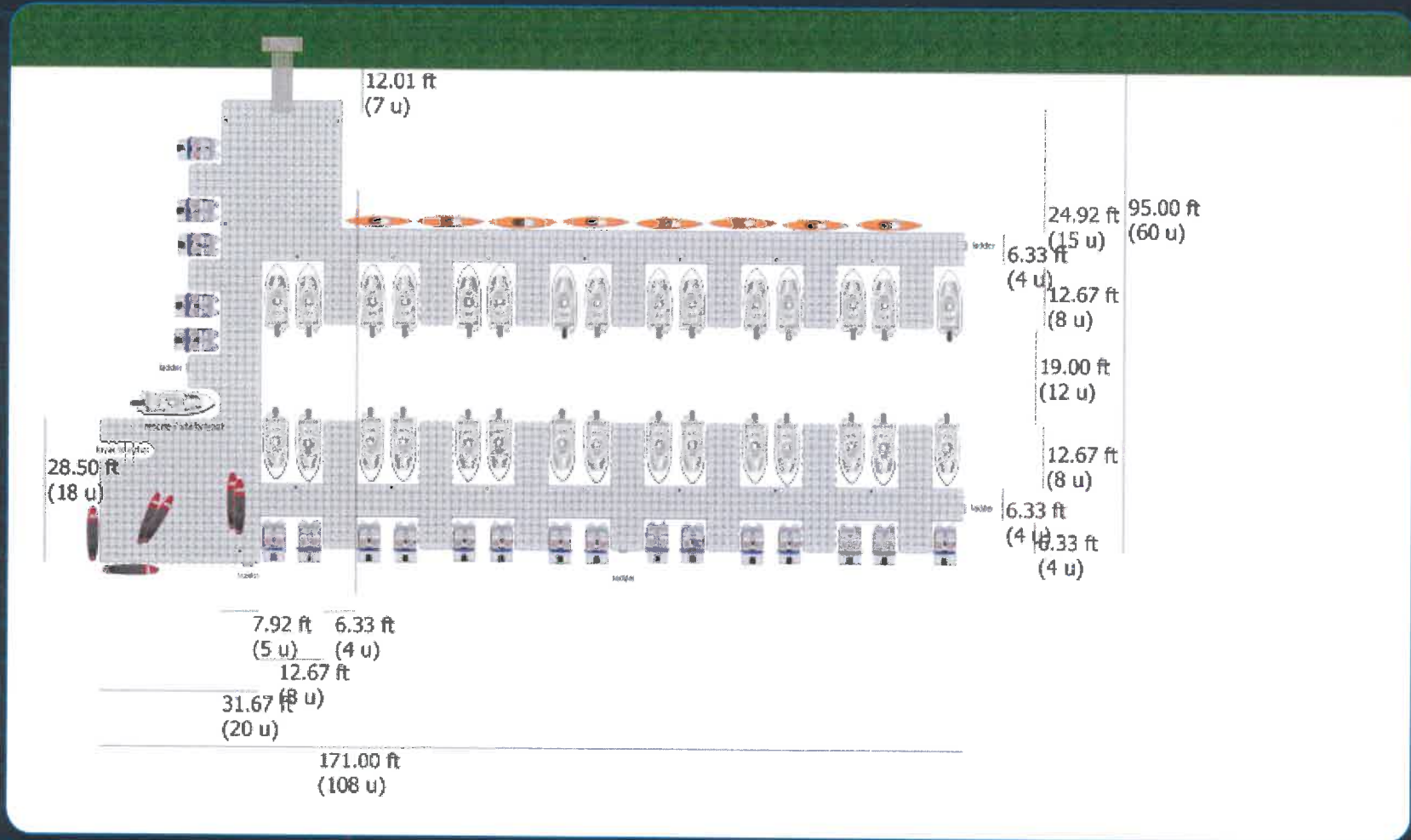


 Getting to the Marina





Marina Layout





Boats, Kayaks, Canoes

Captain V - Yellow (10)



Colonel - Blue (10)



Old Town - Heron (30)



Old Town - Discovery (30)





Paddleboards, Row Boats

Paddleboarding (50)



Row Boats (30)



 **Rescue Boat**



 **Row Boats**



IGA2019-0809
Attachment 1

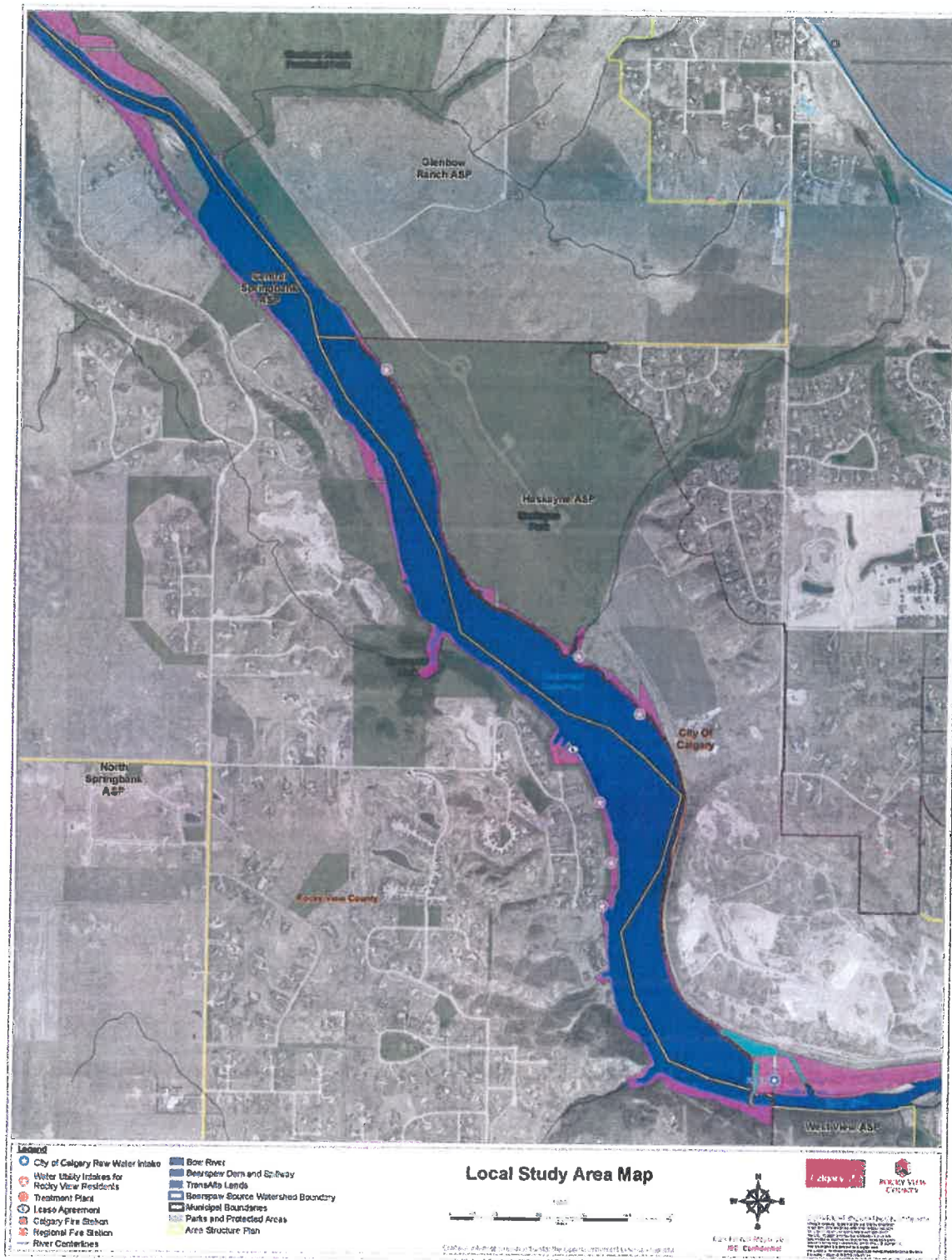

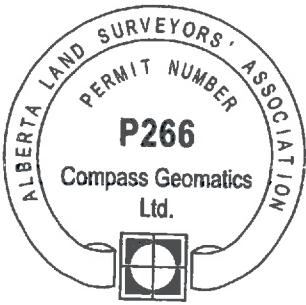


FIGURE 3. LOCAL STUDY AREA MAP



		1 <small>Sheet No.</small>	
<small>DESIGN & SURVEY ARCHITECTS, INC. 10000 W. 10th Avenue, Suite 100 Denver, CO 80202 Phone: (303) 750-1000 Fax: (303) 750-1001 Website: www.dandsa.com</small>		<small>Client:</small> RECK'S MARINA <small>Project:</small> SITE PLAN <small>Scale:</small> 1" = 100' (AS SHOWN) <small>Author:</small> MARGARET JAM	
<small>Project No.:</small> 23006		<small>Drawn by:</small> MARGARET JAM	





TARMAN ATM INC.

INDIVIDUAL OWNERSHIP PLAN ACCESS RIGHT-OF-WAY

ROAD ALLOWANCE (S.W.1/4 SEC. 13, TWP. 25, RGE. 3, W.5M.)

CITY OF CALGARY, ALBERTA



CERTIFIED CORRECT:

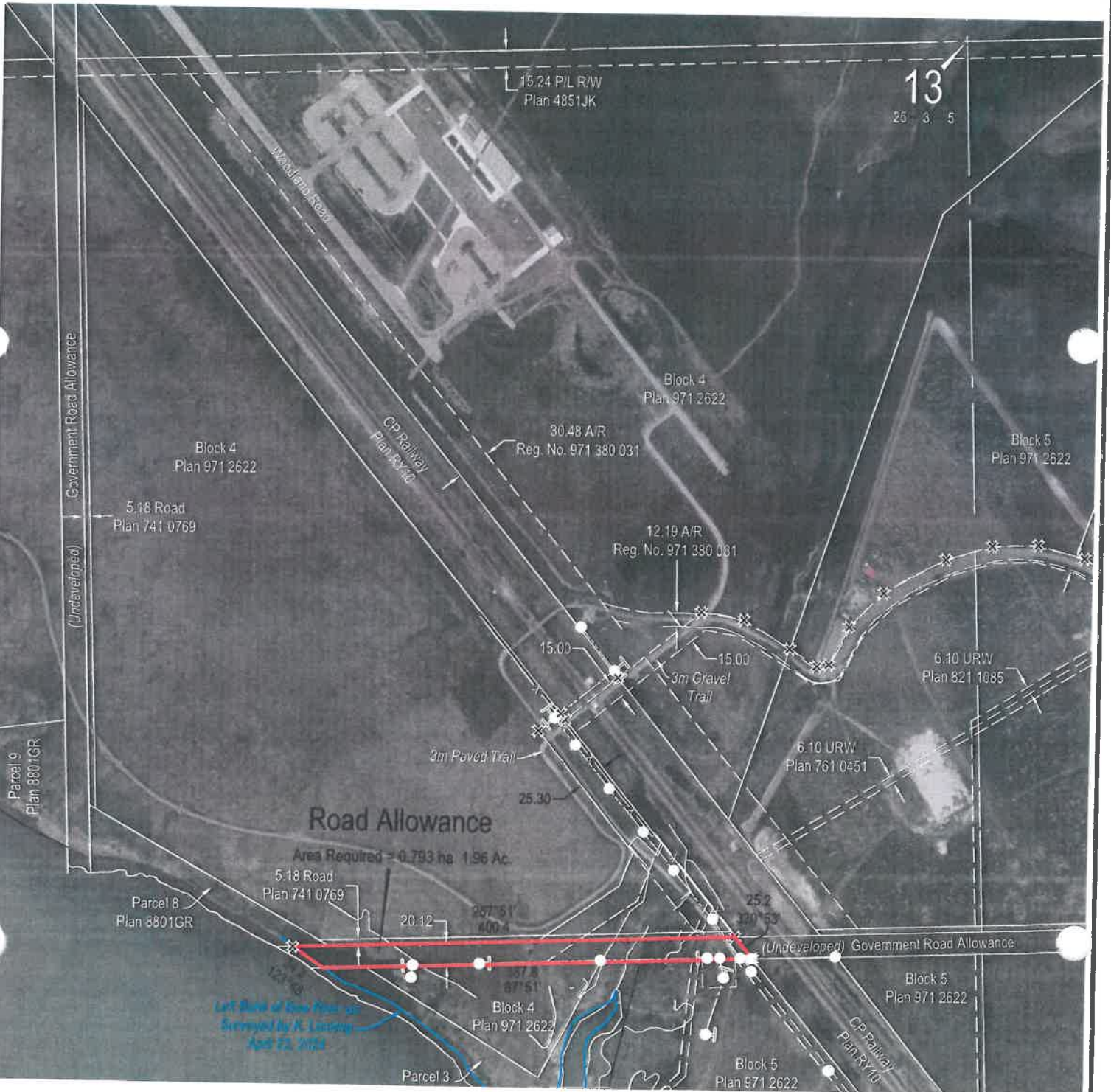
K. LOCKING, ALS
SIGNED ON (05/03/24)

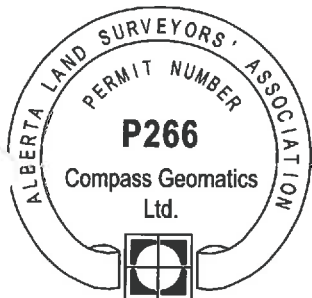
OWNER(S):

CITY OF CALGARY

AREA(S):

AREA REQUIRED 0.793 ha 1.96 Ac.





TARMAN ATM INC.

INDIVIDUAL OWNERSHIP PLAN

ACCESS RIGHT-OF-WAY

ROAD ALLOWANCE (S.W.1/4 SEC. 13, TWP. 25, RGE. 3, W.5M.)

CITY OF CALGARY, ALBERTA



CERTIFIED CORRECT:

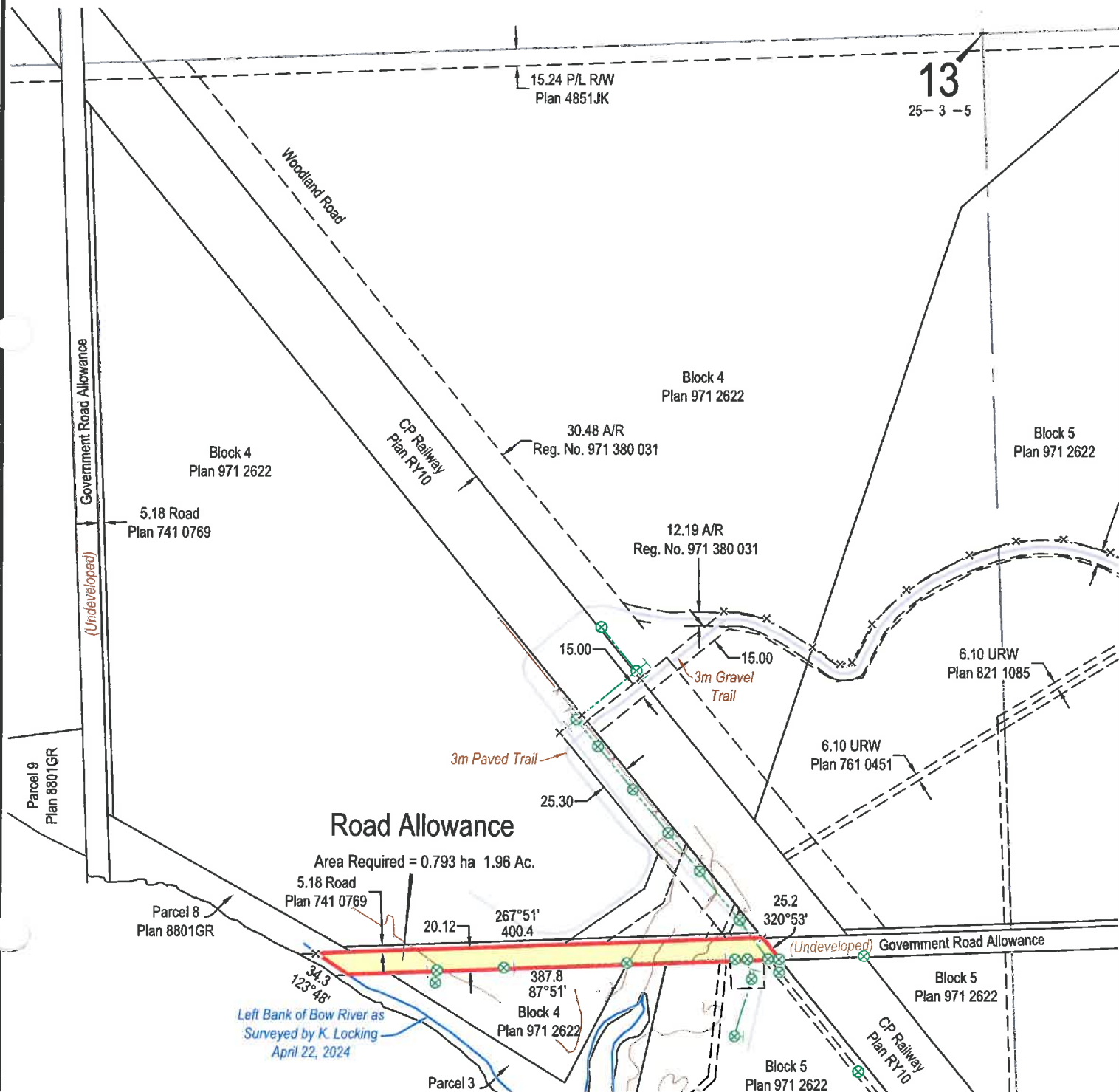
[Signature]
K. LOCKING, ALS
SIGNED ON (05/03/24)

OWNER(S):

CITY OF CALGARY

AREA(S):

AREA REQUIRED 0.793 ha 1.96 Ac.



THE BEARSPAW MARINA PROPOSAL.

June 28, 2024

PRESENTATION TO THE PUBLIC PRESENTATION COMMITTEE (PPC)

OF ROCKY VIEW COUNTY ON JULY 17, 2024

The Introduction

My name is Cameron Wallace, and I am a development consultant, living in the Rocky View community of Pinebrook for the last 23 years. I represent Mr. Rick Skauge who is proposing to install a marina on the Bearspaw Reservoir. Mr. Skauge could not be in attendance today.

The Applicant

Mr. Skauge is the owner of Bearspaw Tree Farm which is a 109 acre property and he is proposing the Bearspaw Marina. He and his family are 30 plus year residents of the Bearspaw Community.

The Proposal

Mr. Skauge is proposing the Bearspaw Marina to rent out non-motorized watercraft. The number and type of watercraft proposed are as follows: 30 row boats, 30 kayaks, 30 canoes, 20 paddle boats, and 50 paddle boards.

The Marina Location

The Bearspaw Marina will be located in the County of Rocky View.

Transalta discussions

Discussions with Transalta started in October 2022 to advise them of the proposal to install the Bearspaw marina. On May 28 of 2023 Mr. Skauge did put the marina docks in the water but quickly removed them upon receiving a demand letter from TransAlta stating that they owned the shoreline to the Bearspaw Reservoir. After discussions with the Legal Department of Transalta took place, Mr. Skauge was advised to prepare a draft Easement Agreement which was presented to Transalta by Mr. Skauge, liability insurance for \$5,000,000 in favor of Transalta was secured, however we were advised that

Transalta was not interested in pursuing this issue.

In September, 2023 discussions did resume but no advance action took place until May, 2024 when Mr. Skauge contacted Transalta at which time they have agreed to revisit this issue.

Members of the PPC may be interested to know that Transalta does have a current similar Easement Agreement with the Ghost Lake marina.

The Jurisdiction

The Bow River comes under the Federal Navigable Water Act and the Act is administered by Transport Canada. Transport Canada has a project review tool that Bearspaw Marina has completed, and the results of the project review tool confirmed that our dock is a “minor works” project.

The Land Ownership

An interesting fact is that Transalta owns a little strip of land surrounding the Bearspaw Reservoir and they also own the land under the reservoir. Last September 2023 only weeks before Haskayne Park opened, we pointed out to the City as the operator of this new park, that they had no legal access to the water. They ended up putting “NO TRESSPASS” signs all along the water after they had just spent \$52 million dollars on the Haskayne Park and didn’t even have river access. As a result of some research, we found out that access could be gained through the 80th Avenue NW public road allowance.

The Bearspaw Reservoir Trilateral Task Force

The Bearspaw Reservoir Trilateral Task Force report from June 2019 summarized access to the reservoir as follows “Governance of the Reservoir is complex and multi-jurisdictional, as the reservoir is located primarily within the municipal boundaries of Rocky View County, and the dam is owned and operated by Transalta Utilities”.

In this Task Force Report it states this policy “All partners involved in providing recreation, active living and sport opportunities to Albertans work together in

a co-ordinated system.” We understand that this Task Force has not met for 5 years which means that new recreational opportunities have not been advanced. It seems like the Trilateral Task Force has completely abandoned the idea of creating recreational opportunities on the Bearspaw Reservoir and it is for this very reason, that we are seeking the approval of the marina on Bearspaw Reservoir.

Alberta Environment

We have applied to Alberta Environment for a “DOCK APPROVAL” for our marina and they refused to look at our application stating we needed to get approval, such as an easement to cross their land, from Transalta Utilities.

The Request

Our plan going forward is to request the City of Calgary and Rocky View County Councils inform Transalta that they have “No Objection” to the Bearspaw Marina proposal to get the kids on the lake. If this happens, then our hope is that the favorable decisions by both Councils will encourage Transalta to negotiate an easement agreement to provide access to the Bearspaw Reservoir.

Our request is for the PPC to refer this proposed marina project to the Rocky View County Council to request that it has “No Objection” to Bearspaw Marina operating on the Bearspaw Reservoir subject to the following:

- 1) that Bearspaw Marina receives approval from Alberta Environment to install their dock,
- 2) that the dock installed is not a “major works” as defined in the Canadian Navigation Act, but a “minor works”,
- 3) That the Marina only rents watercraft that have no engines, and
- 4) That the Marina watercraft for rent includes: 30 row boats, 30 kayaks, 30 canoes, 20 paddle boats, and 50 paddle boards.

The Reasons for the Proposed Bearspaw Marina

- ✓ A precedent has already been established for a marina on the Bow River based on TransAlta's Easement Agreement with the Ghost Lake marina,
- ✓ The people living in the adjacent and surrounding communities will now have direct access to the Bearspaw Reservoir, which they have not had until September 2023 when the Haskayne Park opened to the public. The public have had the use of Glenmore Reservoir for many decades, and we hope to duplicate those experiences on the Bearspaw Reservoir.
- ✓ Only non-motorized watercraft will be rented, and
- ✓ Mr. Haskayne has written a letter of support to Rocky View County which I want to hand deliver now.

I want to conclude my presentation by saying thank you for the privilege and opportunity to present to the PPC. I would be happy to answer any questions that members of this committee may have.