



Bob Lake Public Boat Launch Reclamation

Bob Lake Association (BLA) Delegation to Minden Hills Council

June 27, 2024

Presented by:

- Dave Roberts (BLA Director)
- Robert Roszell (BLA Vice Chair)

<https://boblakeassociation.ca>

What are we seeking?

That Minden Hills Council use the resources and tools available to the Township to restore the public boat launch on Bob Lake.



Objectives

1. Present evidence showing how the closure of Bob Lake's public boat launch was mishandled by Township of Minden Hills Council and staff
2. Request the Township of Minden Hills exercise its rights to reinstate the original Bob Lake public boat launch (through legal proceedings on the grounds the closure was illegal or through expropriation)
3. Remove the cost barrier by presenting alternative funding options available to the Township of Minden Hills for reinstating the Bob Lake public boat launch

**** Council and staff are also requested to read the separate "BLA - Plan C Delegation" document included with this delegation submission, as it contains significant supporting details in addition to the material contained in this presentation. ****



Background and Approach

- 8 years have passed since the Bob Lake public boat launch was closed
 - Without warning, and after serving the community for more than half a century!!
- Approaching 7 years since the BLA's first delegation to Council
 - Spanning 3 failed delegations, 1 failed joint venture, and 3 Councils in total
- Change in approach
 - Document evidence of the Township's mishandling on this file that have been gathered over the years and obtained through the Freedom of Information Act
 - Request the Township to reinstate the public launch, at the original dam location (the only practical and sensible site on the lake), through available means documented in this delegation
 - Eliminate the cost/budget factor (a persistent Council concern) by presenting two viable alternative funding options



Key Evidence of Mishandling *

1. Township failed to act when contacted by previous land owner in 2015
2. Mayor claiming land severance was not possible
3. No legal counsel engaged to investigate if the launch closure was lawful
4. Mayor taking on the file personally without requesting staff support

** Details provided in the separate “BLA - Plan C Delegation” document included with this delegation submission.*



Township's Rights to Reclaim the Public Launch

The Township has ample rights available to reclaim the Bob Lake public boat launch

1. Establish the closure was in fact illegal and have barriers removed to restore public access
2. Expropriate the land hosting the boat launch and turn it into public property



Funding Option 1

- Shoreline Road Allowance Reserve Account (SRARA)
 - Minden Hills [Policy #113](#) established in December 2017 to direct proceeds from the sale of Shoreline Road Allowances for the following purposes:
 - *Purchasing land which provides the general public with opportunities for the recreational enjoyment of lakes located within the Township together with the recreational opportunities at the nearshore area of such lake; or,*
 - *Naturalizing Township owned property located at or near the shoreline of a lake or river.*
 - The SRARA balance is over **\$638,000** as of May 27, 2024
- Restoring the Bob Lake public boat launch ticks all the SRARA boxes
 - Purchases land (expropriation is a valid form of acquiring public property)
 - Provides the general public with opportunities for the recreational enjoyment of a Township lake
 - Aligned with the Township's Asset Management Plan & Master Parks and Trails Plan
 - Provides opportunity for naturalization of shoreline



Funding Option 2

- Special tax levy

- Two provisions available under the Municipal Act and Regulations - [Local Improvement Charges](#) (LIC) and [Special Area Rates](#) (SAR)
- Permits the Township to borrow the required funds and recover those costs over a defined term (ex. 10 years) through incremental municipal taxes applied to identified tax payers (ex. the ~230 Bob Lake property owners)
- Example: \$100K could be recovered through an average tax increase of less than \$60/year for Bob Lake property owners over a 10-year period – a temporary property tax increase of less than 2%



The Ask

That the Township of Minden Hills represent its constituents and the community at large by reclaiming the Bob Lake public boat launch using the resources and tools at its disposal, including the legal and funding options presented by this delegation.

