

THE MUNICIPALITY OF LAMBTON SHORES

Report CAO 06-2022

Council Meeting Date: April 26, 2022

TO: Mayor Weber and Members of Council
FROM: Steve McAuley, Chief Administrative Officer
RE: 2022 Grand Bend Pier Leases

RECOMMENDATION:

THAT Report CAO 06-2022 regarding the 2022 Grand Bend Pier Leases be received; and

THAT staff be directed to prepare pier lease agreements for Grand Bend Parasail and Extreme Water Sports for authorization by Council.

SUMMARY

The Municipality leases space on the Grand Bend Pier and along River Road for various commercial operations on an annual basis. This report attempts to establish Council's expectations for the 2022 boating season related to commercial water leases in Grand Bend.

BACKGROUND

Grand Bend Pier Leases

Prior to 2021, the Municipality leased three (3) pier spaces to private commercial companies for the purpose of recreational operations. These included one (1) single vessel parasail operation and two (2) personal watercraft (Jet Skis) rental operations.

In 2021, Council made the decision to restrict the leases to single vessel leases only and not allow the rental of personal watercraft or other types of watercraft such as paddle boards, Kayaks, etc. off the pier. In 2021 we entered into leases with Grand Bend Parasail for their parasail vessel and Extreme Water Sports who used the pier to dock a vessel that was used to shuttle customers from the pier to a commercial rental establishment that was operated from private property. No other single vessel lease requests were received in 2021.

As Council is aware, traffic in the Grand Bend Harbour has increased over the years with COVID-19 only adding to the issue as many new boat and personal watercraft owners are now using the Grand Bend Harbour as their access to Lake Huron. It should be pointed out that although the Municipality did not offer any pier leases for personal watercraft, existing and new rental business have sprung up along the river on private property, which the Municipality has no control over. This means that the access to

personal watercraft rentals has not necessarily changed, but the location from where they operate has. The result has been an improvement in traffic movement in the river channel adjacent to the pier as the personal watercraft that were traditionally turning across the channel are now making those turns further upstream on the river where there is more room.

Based on this, staff is recommending that Council continue to offer pier leases to only the existing two lease holders from 2021 based on continuing a single vessel operation. As of the writing of this report, both operators have indicated that they would like to lease the pier in the same fashion as they did in the past.

If Council is in agreement with leasing to Grand Bend Parasail and Extreme Water Sports, leases will be presented to Council for authorization at a future meeting. The copy of a draft lease is attached for Council's review.

It should be noted that staff did receive an inquiry regarding leasing the pier for the purposes of offering a "cruising" experience (dinner, sunsets, etc.), however the docking that was requested required both water and electrical services, which are not available on the pier.

Harbour Sub Leases for Commercial Fishing Operations

The sub-leases on the south seawall adjacent to River Road have historically been associated with commercial fishing operations. In 2021 Council made the decision to limit leases on this wall to two (2) commercial leases for fishing vessels. As noted last year a number of the traditional fishing properties have changed hands and commercial fishing activity being operated out of that area has seen a steady decrease. We have confirmed that the Purdy's would like to continue to lease the two spaces they have historically used. Staff are supportive of continuing with these existing leases to Purdy's.

Staff have also had inquiries from property owners along River Road who have purchased some of the historical fishing buildings about renting the wall space for recreational vessels. Staff is recommending that these requests be denied and that the South wall be reserved for commercial fishing vessels only.

ALTERNATIVES TO CONSIDER

Council could increase or decrease the amount of space rented along the pier. Staff are of the opinion that two (2) single vessel operations on the pier is a suitable for the area. Council could also rent space for recreational vessels along the South wall, however staff are convinced this should remain for the purposes of commercial activity.

RECOMMENDED ACTIONS

It is recommended that staff are directed to prepare lease agreements for Grand Bend Parasail and Extreme Water Sports for operation on the Grand Bend Pier for 2022.

FINANCIAL IMPACT

In 2021 the two (2) pier spaces were leased at \$158.00/ft. for a total of \$6,320 each. Staff is recommending an increase of 2% for 2023 which would result in a charge of \$161.16 per foot for a total of \$6,446.40 each.

CONSULTATION

Ashley Farr – Director of Community Services