

# CAPE COPPERMINE



## Cape Coppermine Multiple Docking Guideline

Plan 22163 for Cape Coppermine allows six multiple docking sites to provide community docking for those land owners who don't own waterfront lots. The Cape Coppermine Landowners Association Inc. is responsible for the governance and administration of the multiple docking facilities and holds the required permits for the multiple docking sites with Manitoba Hydro, Provincial and Federal governmental agencies.

### **Only interior property owners in Cape Coppermine Development are allowed to use slips.**

These slips can also be rented to other interior lot owners in this development or those renting an interior lot in this development. The multiple docking facilities are designed as a "good neighbour" facility with the owners organizing, funding, and maintaining the facilities. Access to MDS 1, 2, 3, 4 & 6 is by public reserve walking only paths (no ATVs, snowmobiles, or minibikes). Parking is at MDS 5 only.

This Guideline sets out the responsibilities, obligations and rights of CCLA, the Multiple Docking Groups, Group Coordinators and individual slip owners.

### Definitions:

MDS = Multiple Docking Site. (See attached map for the sites #1 to #6)

Dock = a shared physical structure comprising 1 or 2 slips that is part of a group.

Slip = one side of a dock that accommodates 1 boat and has 1 owner.

Group = collection of docks assembled to a common shore access (MDS #5 A, B, C etc.)

Group Coordinator = slip owner who coordinates their own group of slip owners.

### The CCLA is responsible for:

- Negotiating with any and all government agencies on behalf of the multiple docking groups, including all licensing agreements.
- Providing a Multiple Docking Use Agreement to the individual slip users such that they can transfer their slip **only to interior lot owners in Cape Coppermine Development**. CCLA secretary will keep these records.
- Providing a list of slip owners to all slip owners by June 1.
- The settlement of any disputes between CCLA land owners and the multiple docking groups, or to settle disputes within the multiple docking groups.

- Approval of any changes to multiple docks that may impact the shoreline, public facilities, such as the boat launch or beach, parking, or traffic, within Cape Coppermine.
- Appointing a liaison to work with the multiple docking groups.
- Purchasing adequate liability insurance for the docks, and collecting funds from group coordinators.

Each multiple docking group is self-organizing and is responsible for:

- Selecting a coordinator for their group. Should any of the multiple docking groups fail to appoint a group coordinator then that group is still bound by the decisions of the CCLA Board of Directors.
- Paying for liability insurance, maintenance & repairs
- Maintaining a reserve fund for the maintenance and repair of the docks and disperse them consistent with the direction of the group.
- Providing labour for spring installation and fall removal of the docks, as well as any repair or maintenance
- Setting standards for the size of boats allowed at the docking facility that is consistent with the size of the docking structure and the traffic implications to other dock owners and landowners
- Setting standards for safety, maintenance, appearance that is consistent with the Cape Coppermine development.
- Establishing a method of gaining agreement within the docking group such that a single slip owner would not block the wishes of the majority. Examples: a decision would proceed when 2/3 of the slip owners are in agreement (or 51% whatever the group chooses).

Group Coordinators are responsible for:

- Communicating with all slip owners in their group, coordinating spring installation and fall removal of the docks, as well as any repair or maintenance such as staining, and applying yellow reflective material to the outer end of each slip & anchoring posts if applicable as required by Transport Canada - Navigable Waters.
- Collecting money for liability insurance for the multiple docking facility and passing it to the CCLA treasurer by May 1 each year
- Collecting money for necessary repairs & maintenance.
- Overseeing a reserve fund for their own group and keeping accurate records.
- Having "Multiple Docking Use Agreement" signed and reviewing Multiple Docking Guideline and their own group rules with all slip owners.
- Keeping a record of slip owners and updating the CCLA secretary of any changes by May 1 each year and as necessary.

### Individual Slip Owners:

- Are granted the right by the CCLA Inc. to use slips.
- Will receive a copy of the Multiple Docking Guideline and the Multiple Docking Use Agreement for their slip issued by the CCLA Inc.
- Must notify the CCLA secretary and their group coordinator immediately of any transfer of a slip including the name, address, cottage address, email and phone number of the new owner and the effective date of the transfer.
- Must provide renters contact info to their group coordinator and the CCLA secretary ASAP. The slip owner must make the renters aware of their group's rules such as maximum boat size.
- Must pay yearly fees for liability insurance, repairs, and maintenance as determined by their Multiple Docking Group by May 1 each year.
- Must uphold the standards that their group has established.

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## Multiple Docking Use Agreement

### Use and maintenance of docks at multiple docking sites Lac du Bonnet plan 22163

We, the owners of property in Cape Coppermine development, do hereby agree to participate in the maintenance of the multiple docking facilities. We agree to conditions as stipulated in the Multiple Docking Guideline including paying into a fund to cover the cost of liability insurance, insertion, removal and maintenance of docks and help with inserting the docks in the spring and removing them in the fall. **We acknowledge that the Multiple Docking Guideline and specific group rules have been reviewed.**

All owners must notify their group coordinator and the secretary of Cape Coppermine Landowners Association Inc. by email of any change in ownership.

CCLA will provide a copy of this document to each slip owner as confirmation of authorized usage. Upon payment of annual liability insurance premium, a copy of the insurance certificate will be provided if requested.

Owners Name(s) (print) \_\_\_\_\_

Multiple docking site # \_\_\_\_\_ slip # \_\_\_\_\_ Group \_\_\_\_\_

Cottage address \_\_\_\_\_

Phone number \_\_\_\_\_

Email \_\_\_\_\_

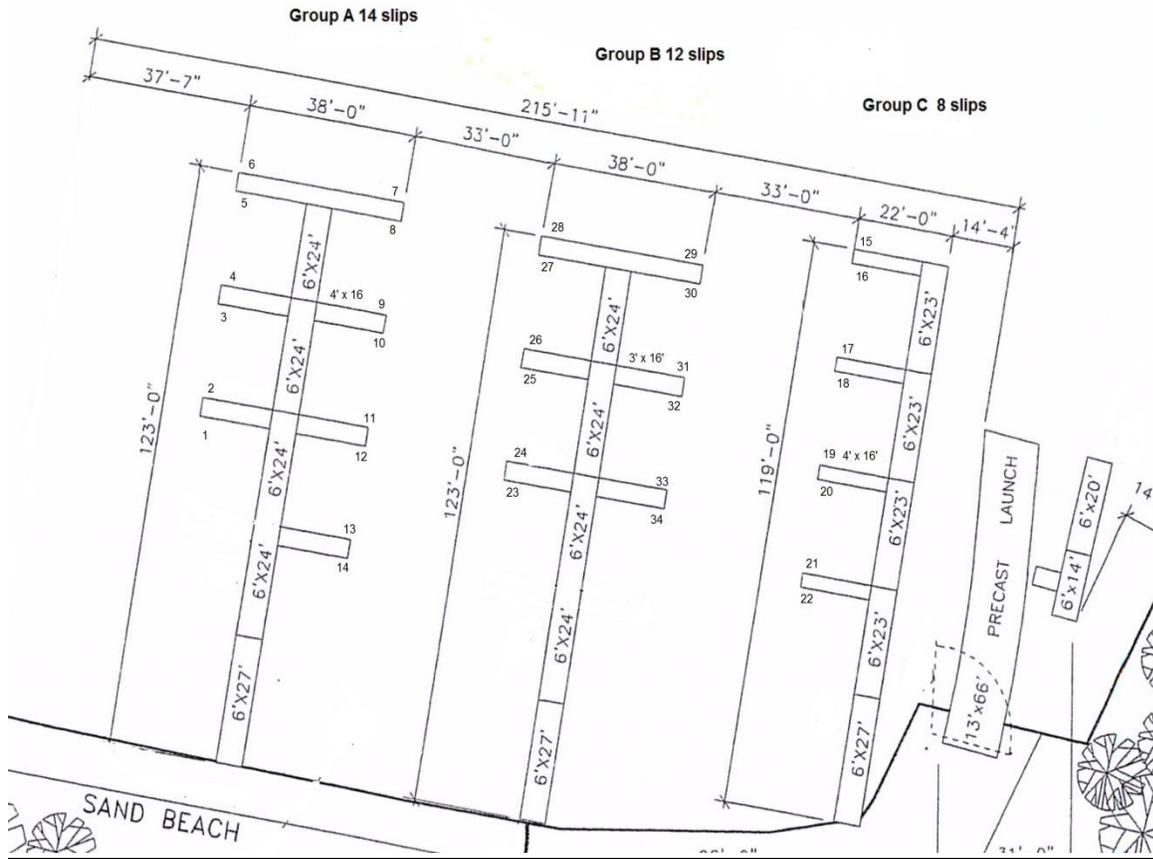
Slip owner's signature(s) \_\_\_\_\_

CCLA board member title & signature \_\_\_\_\_

Date \_\_\_\_\_

1 copy to CCLA secretary and 1 copy to slip owner

MDS #5 Diagram May 14, 2014  
34 slips



Group coordinators 2015

- MDS #1 not applicable
- MDS #2 not applicable
- MDS #3 not applicable
- MDS #4 not applicable

MDS #5 Group A (most northerly)	14 slips	Gump Wiebe
MDS #5 Group B (center)	12 slips	Harold Thwaites
MDS #5 Group C (most southerly)	8 slips	Marc Comte
MDS #6	6 slips	to be determined

