

RECREATIONAL DOCK OWNER SOCIETY (RDOS) UPDATE

ANONYMITY
EDUCATION
BUILD MEMBERSHIP
THIS IS NOT A LEGAL OPINION OR ADVICE

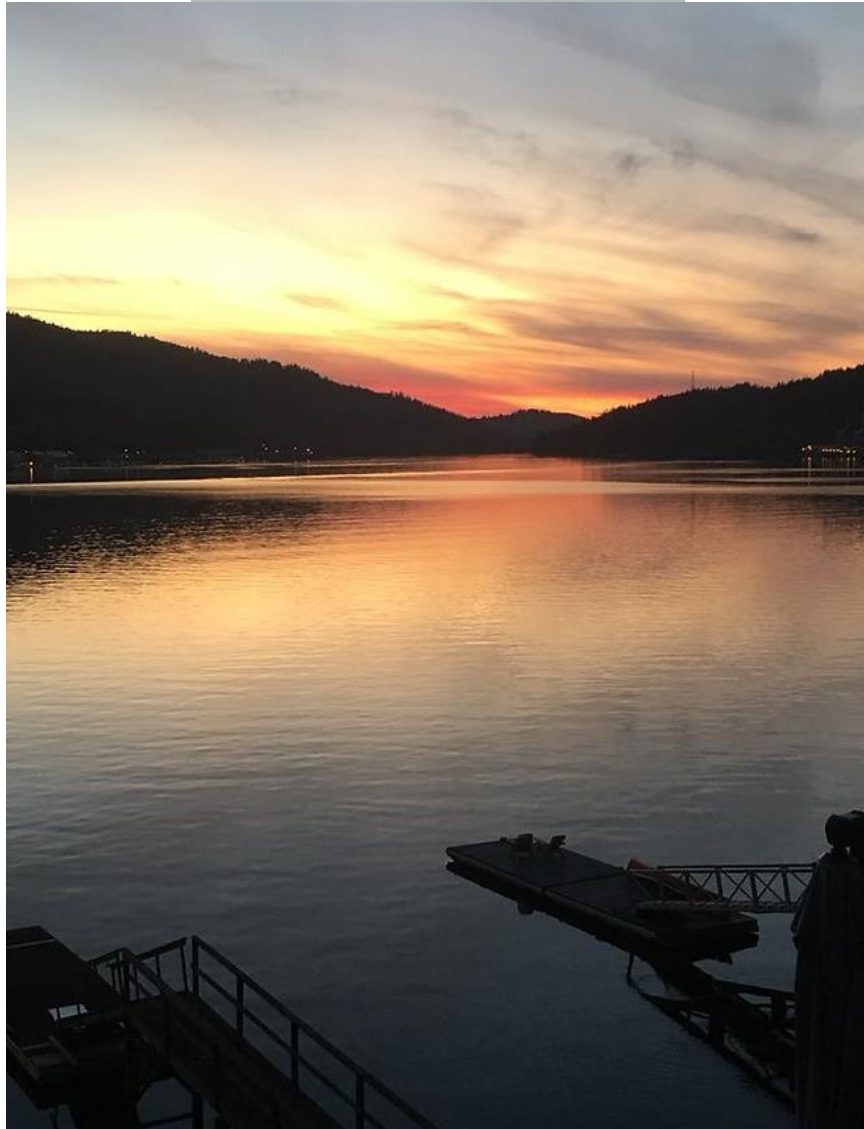
April 2024



AGENDA

- What is the RDOS?
- Who is the RDOS?
- Primary Goals
- Timeline of Events
- Proposed Dock License Issues & Updates
- Call to Action
- Q & A

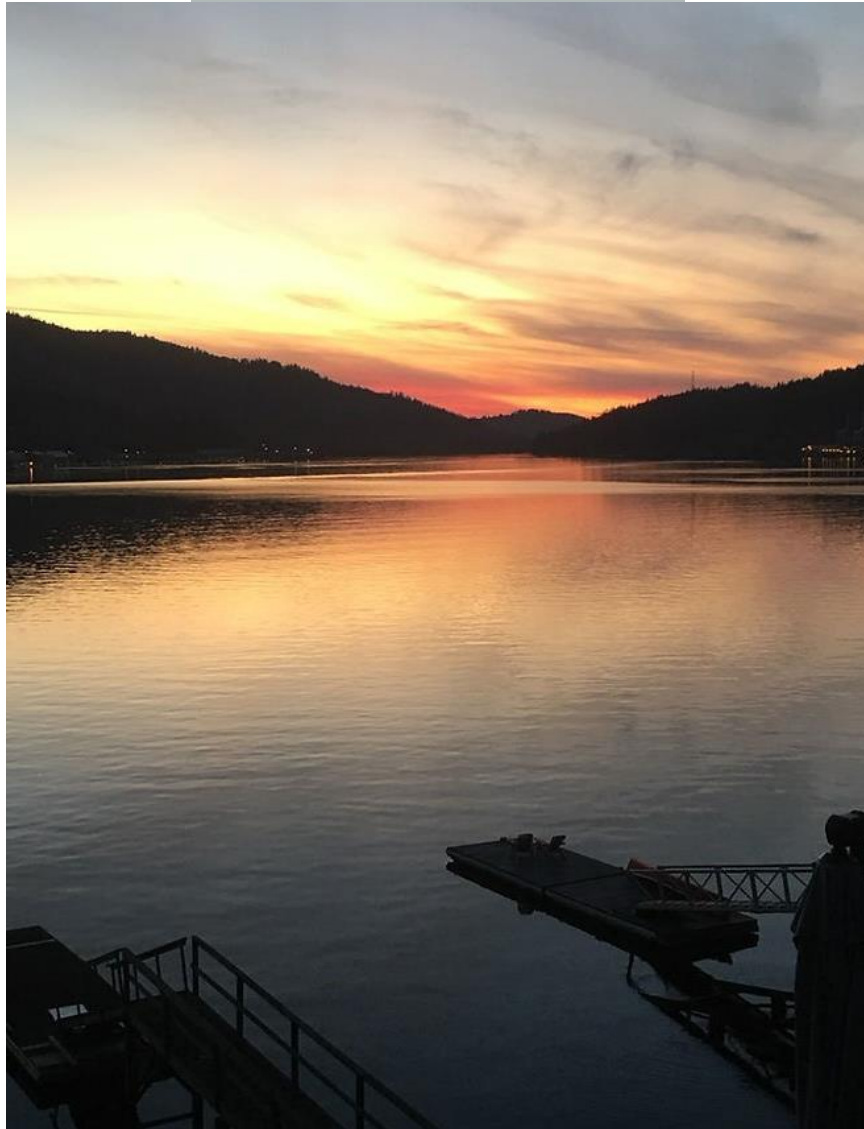




WHAT IS THE RDOS?

The **Recreational Dock Owner Society (RDOS)** was created due to the egregious new foreshore licenses proposed by the Vancouver Fraser Port Authority (VFPA) jurisdiction.

We are a volunteer organization working to ensure that all waterfront property owners collectively within the VFPA have a voice for fair and equitable foreshore license agreements to protect the usage and value of their land for generations to come.



WHO IS THE RDOS?

YOU! And the team working for **YOU**;

Ryan Sayer

Daphne Herberts

Kate Fraser

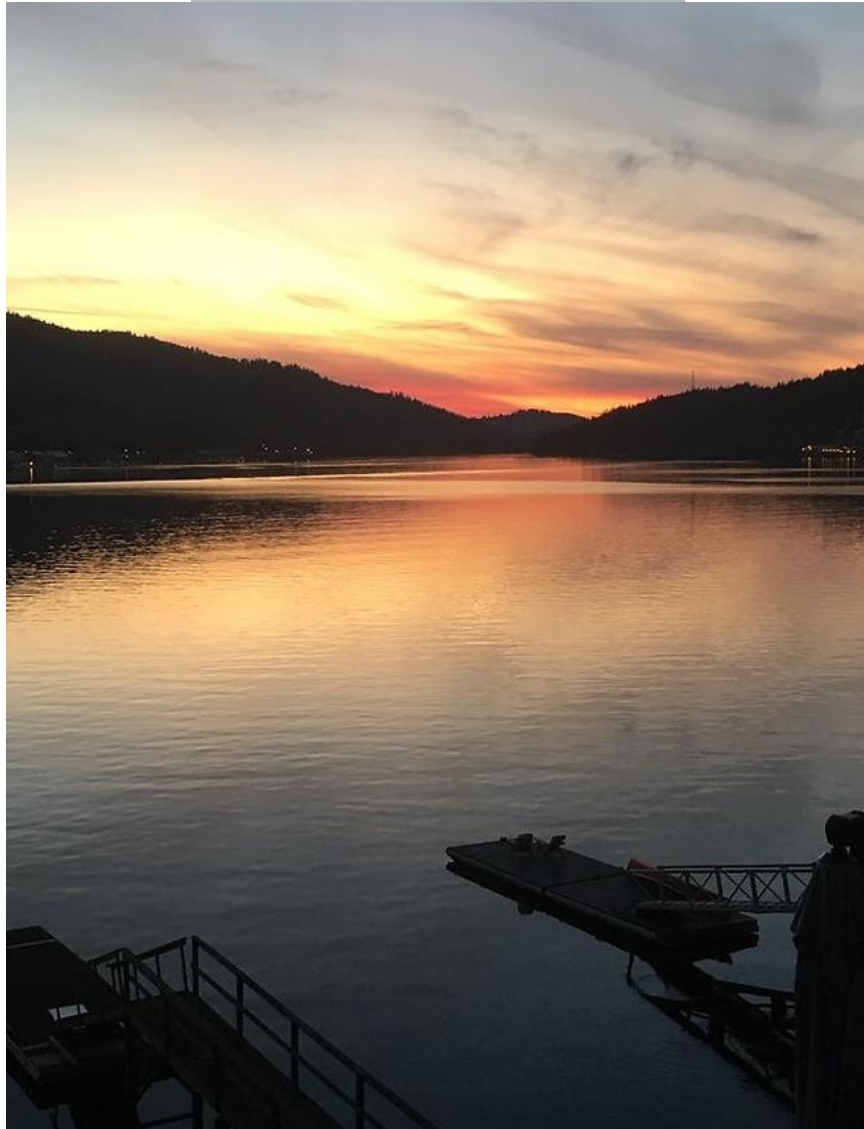
Pat Dennett

Ken Backman

Dave Reed

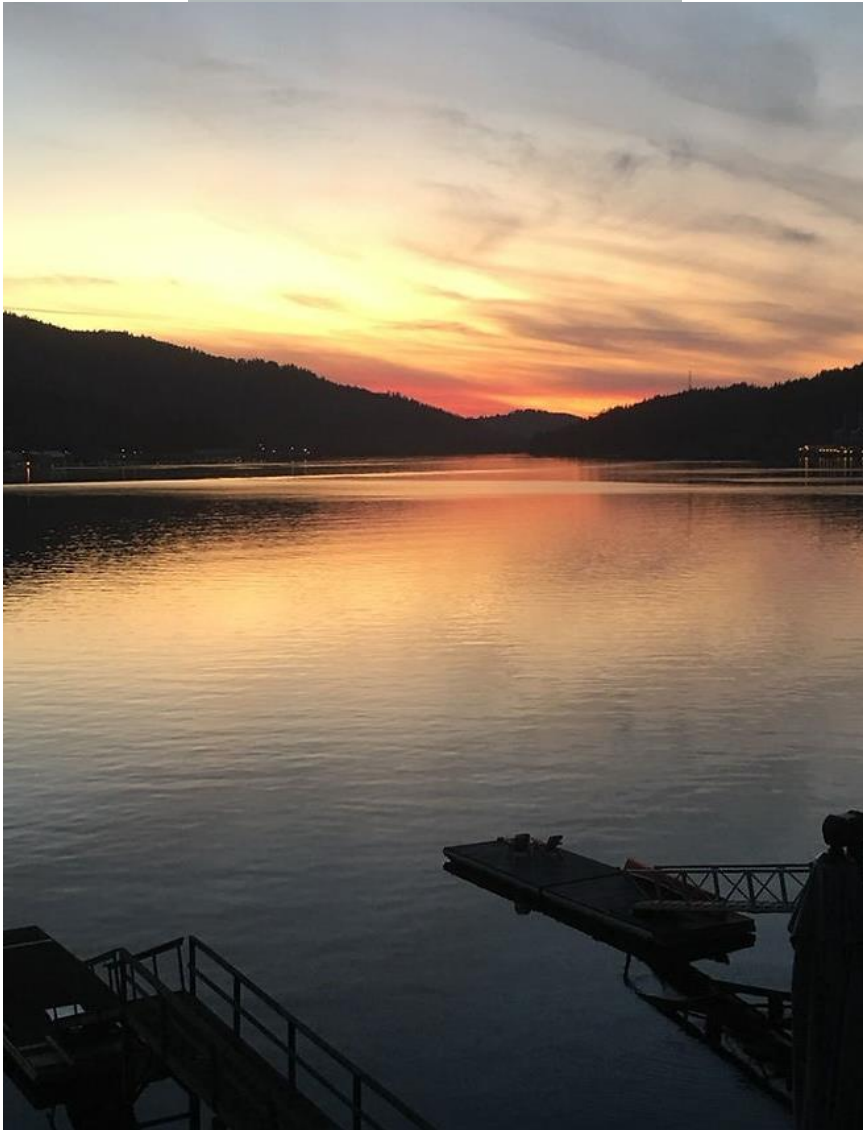
Darren Ferbey

.....and we are always looking for more volunteers!



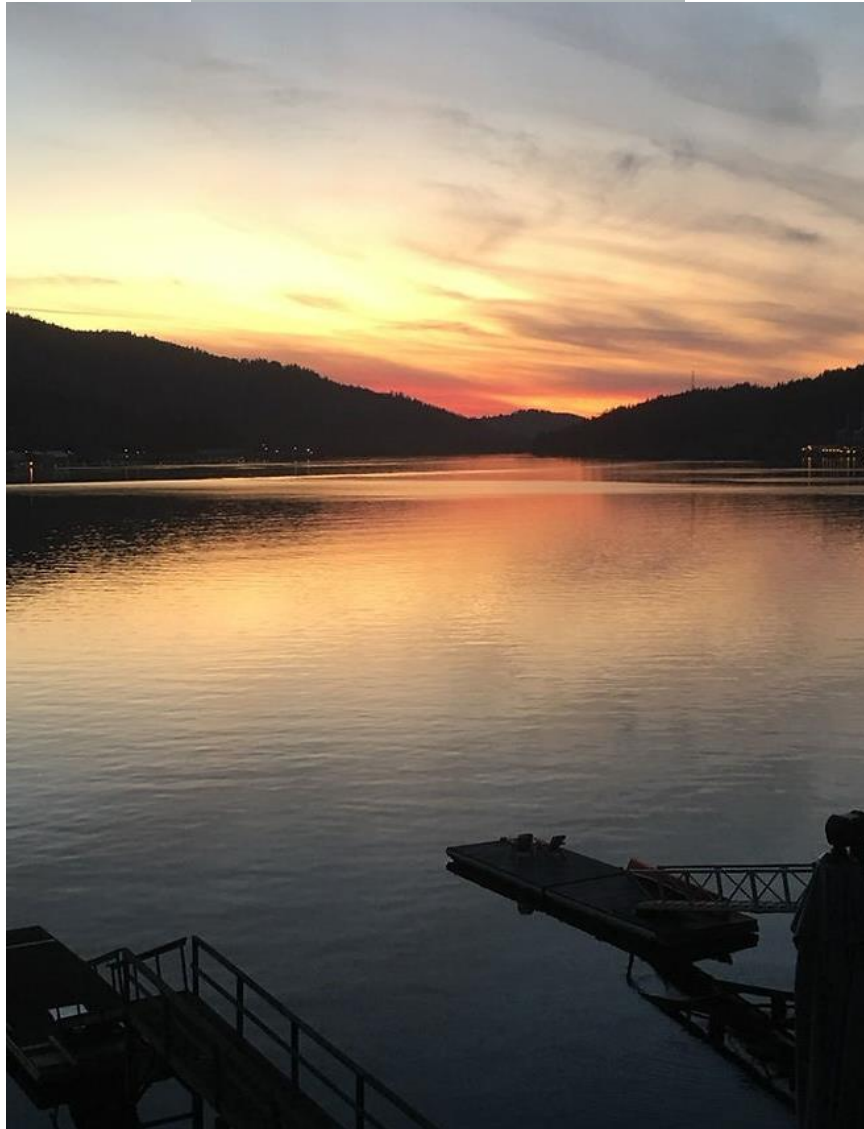
PRIMARY GOALS OF THE RDOS

ADVOCACY - RDOS aims to bring about positive change, protect rights, or address issues of concern to recreational dock owners in the Vancouver Fraser Port Authority jurisdiction by raising awareness, mobilizing support, and seeking solutions through various channels such as lobbying, campaigning, or public education.



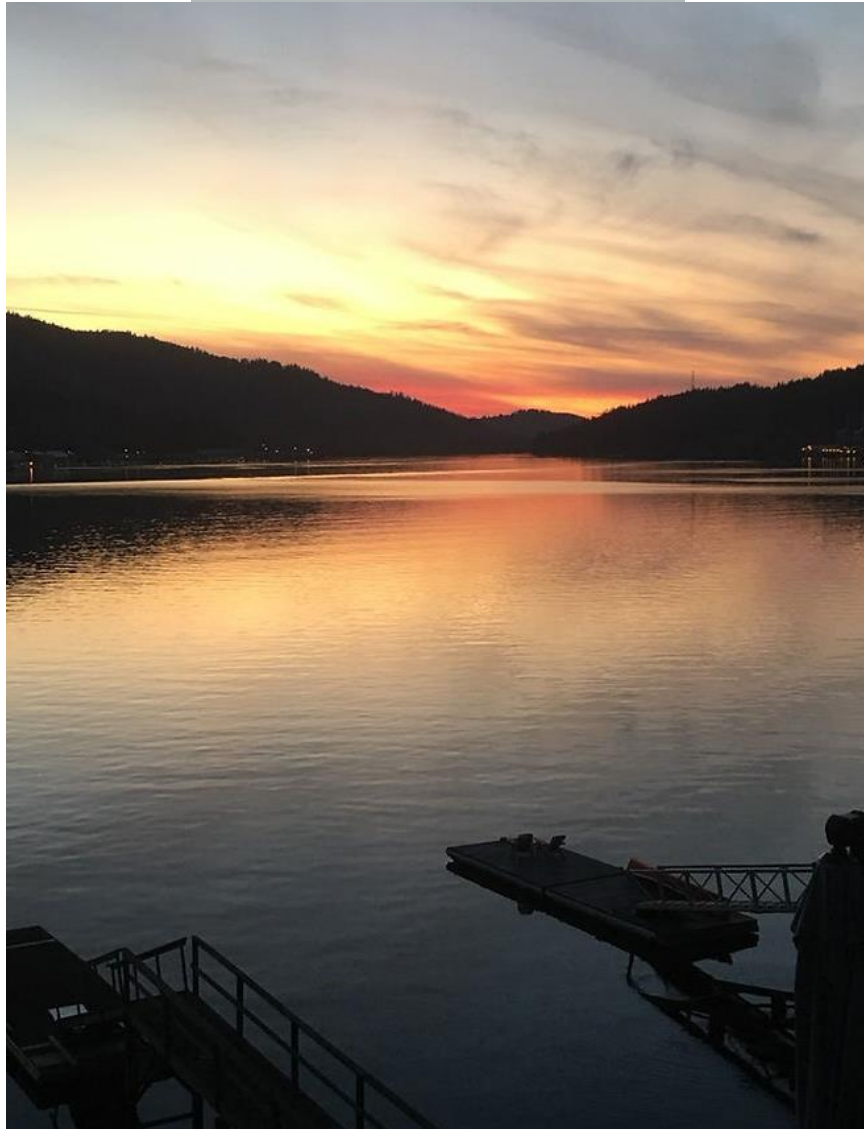
PRIMARY GOALS OF THE RDOS

AGREEMENT CLARITY - RDOS aims to break down the complexity of proposed dock licenses, so everyone can grasp what's being communicated without getting overwhelmed by jargon. We want agreements that make sense to everyone.



PRIMARY GOALS OF THE RDOS

AGREEMENT FAIRNESS - Ensuring that all parties involved in dock negotiations are treated justly and equitably, with their interests and rights taken into consideration. RDOS aims to create transparent and balanced terms that result in mutually satisfactory outcomes for everyone involved.



PRIMARY GOALS OF THE RDOS

COLLECTIVE LEGAL REPRESENTATION - Joining RDOS builds a groundswell of those impacted, as we coordinate legal representation, and share costs as a group of dock owners collectively, prior to finalizing any proposed dock agreements with the VFPA. We are more powerful negotiating together as a group of owners.

RECREATIONAL DOCK OWNER PROPOSED LICENSING - TIMELINE OF EVENTS

MARCH 2023

Vancouver Fraser Port Authority Sends New Proposed Licensing Agreement

VFPA sends proposed license agreements. (Most license holders have signed 1996 license agreements - although of approximately 500 waterfront homes some have no license).

APRIL 2023

Alderside Residents Committee (ARC) is Formed

ARC communicates with residents of Port Moody and surrounding areas.

JULY 2023

ARC Hosts Townhall, Invites VFPA. VFPA Declines Invite.

Alderside Residents Committee invites Jennifer Natland and some other Vancouver Fraser Port Authority reps to attend. Invitation declined by VFPA, 65 in attendance.

AUGUST 2023

VFPA Announces Zoom Meeting, Invites 21 Stakeholders

VFPA announces they will host a Zoom meeting to address the concerns people have. They invite 21 attendees.

AUGUST 2023

ARC Rallies Affected Property Owners

ARC distributes notices dock to dock, door to door, to over 200 concerned property owners in the VFPA jurisdiction.

RECREATIONAL DOCK OWNER PROPOSED LICENSING - TIMELINE OF EVENTS

AUGUST 2023

200+ Attend VFPA Zoom Meeting - ARC Campaign Boosts Attendance from 21 to 200+

Due to ARC distribution notices, over 200 attendees on call confirmed by moderator Pam Ryan. The Zoom meeting is summarized as some of the issues on a heavily moderated call were addressed, however many primary concerns were not.

AUGUST 2023

VFPA Assures Meeting Participants Answers to Questions Asked

Response received late September 2023, with a written transcript of the meeting with a recorded video. No other communication surrounding answers to questions was provided.

SEPTEMBER 2023

ARC Forms Residential Dock Owner Society (RDOS) to Ensure All Concerned Property Owners are Included

ARC forms the "Recreational Dock Owner Society" (RDOS) and is actively driving membership to coordinate a single entity to be represented in this matter.

FEBRUARY 2024

RDOS Engages Legal Representation and Informs VFPA

Letter sent to VFPA to let them know the RDOS has engaged legal representation and requests they issue communications sent to members to legal counsel as well.

PROPOSED DOCK LICENSE ISSUES & UPDATES

- **License is for 10 years with option for just one additional 10 year period (old licenses never had an expiration but options to renew)**
- **Fee increase by a factor greater than 15X will be imposed starting 2025 (from \$140 currently to \$600, \$1200, or \$2000 per annum depending upon your location)**
- **Cancellation of license without cause with 15 months notice**
- **Questionable if license can be transferred to new property owners in the event of a sale of the upland property**
- **Potential removal of unauthorized boathouse and ramp structures prior to the sale of the upland property**
- **Lack of consultation with affected stakeholders by VFPA and being dismissive of our concerns**
- **No compensation for the constructive expropriation of waterfront property value**
- **New covenants and administration (Land Title Office) costs borne by YOU!**

PROPOSED DOCK LICENSE ISSUES & UPDATES



Vancouver Sun | 2 Apr 2024

darren.ferbey@h...



'Egregious terms' prompt dock owners to refuse to sign port's new contract

PATRICK PENNER

Waterfront property owners in Port Moody say their docks are under threat, not from rot or a storm, but a new licensing agreement.

Residents on Alderside Road said they were shocked when they received new contracts from the Vancouver Fraser Port Authority

process, according to the port authority. The port said the changes were necessary as the program had not been updated in decades.

But for residents of Alderside Road, the terms appear to go far beyond that.

"I was just blown away," said Dennis Nisbet, a retired real estate agent. "This contract is so one-sid-



Affected Port Moody residents have formed a dock-protection society and hired lawyers over the port authority's licensing changes. *JASON PAYNE*

made changes. Initially, the terms let the port axe a licence with 30

"That is a big part of the reason why we actually have termina-

PROPOSED DOCK LICENSE ISSUES & UPDATES

Waterfront owners in Port moody refusing to sign port authority's 'egregious' dock-licensing terms

Waterfront property owners in Port Moody say their docks are under threat, not from rot or a storm, but an new licensing agreement.

Residents on Alderside Road said they were shocked when they received new contracts from the Vancouver Fraser Port Authority (VFPA) in March 2023.

They claim the updated terms strip away their rights, and open the door to completely losing access to their docks and foreshore lots in the future.

Owners were initially given a April 30, 2023 deadline to sign, but many have refused.

- “This is about the erosion of our rights,” said Ryan Sayer, an Alderside Road resident. “If these egregious terms are to remain in these agreements, we’re not going to sign.”

Affected residents have organized town halls, formed a dock-protection society, contacted their

CALL TO ACTION

- Pay Your Annual Fee (if you pay electronically, payment will automatically be accepted by VFPA)
- Ensure you have the correct insurance as directed by the VFPA
- **Do not sign** the new license agreement nor the accompanying new covenant; send a reply email to the VFPA with a copy to Sergio C. Custodio saying **“I am a member in good standing of the RDOS and I request that you communicate your correspondence regarding the amended license with Bennett Jones LLP, Attn; Sergio C. Custodio”** at custodios@bennettjones.com
- If you receive your new license, share your new license with us at recreationaldockownersociety@gmail.com
- Join RDOS and communicate with your neighbors

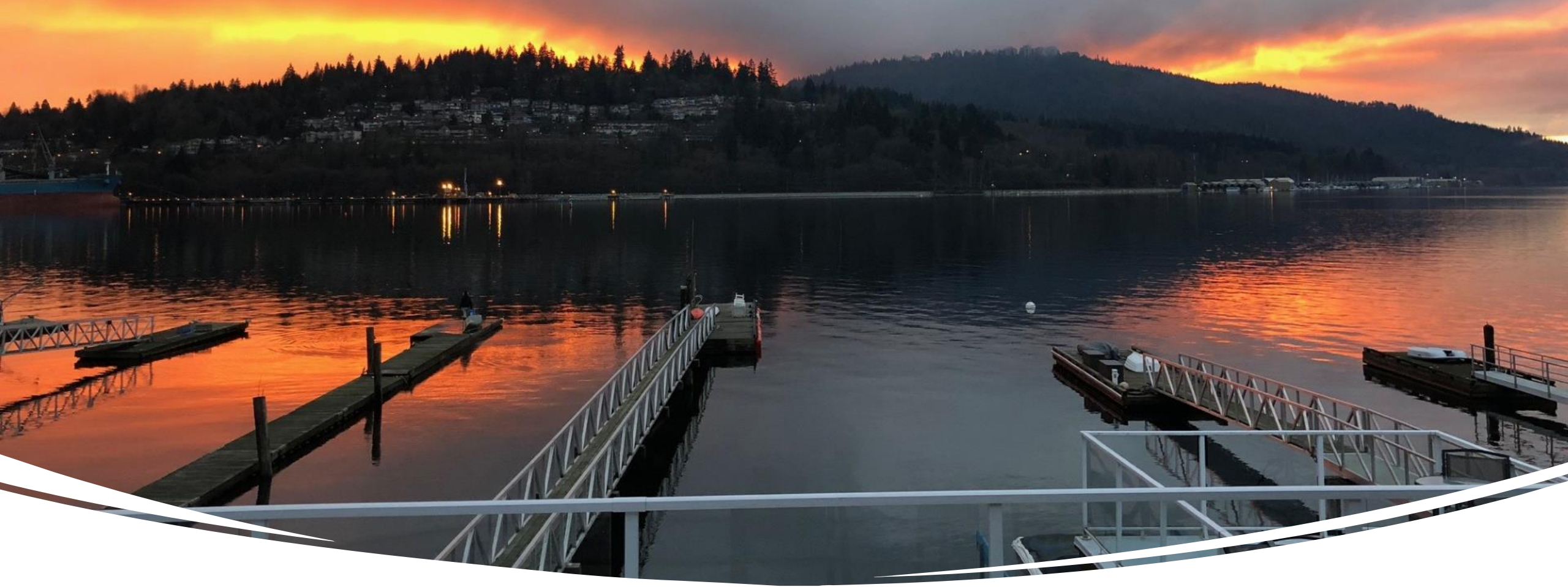


Recreational Dock Owner Society

Join us and empower recreational property dock owners
by advocating together for fair foreshore rights.

JOIN US ↘





THANK
YOU

- Recreational Dock Owner Society (RDOS)
- recreationaldockownersociety@gmail.com
- <https://www.recreationaldockownersociety.com/>

Q & A



PARCEL A & PARCEL B

