



## STAFF REPORT

**Title:** Harrison Fallow and Courtney Rande - April 8, 2025 Delegation

**Meeting Date:** April 22, 2025

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### **Executive Summary:**

Harrison Fallow and Courtney Rande appeared as a delegation at Council's April 8, 2025 regular meeting of Council.

### **Background:**

#### **April 8, 2025 Delegation**

*Mayor Copeland welcomed Harrison Fallow and Courtney Rande to the Council meeting at this time being 6:24 p.m.*

*Mr. Fallow and Ms. Rande advised that Cold Lake Splash Park Inc. is thrilled to propose the installation of an inflatable water park in Cold Lake as a dynamic addition to the city's recreational offerings. The proposed location would be the east side of Kinosoo Beach just outside the current public swim area towards the City's water treatment plant (roughly a 20-foot x 20-foot section of beach). Their vision is to create a fun, safe, and family-friendly attraction that not only promotes tourism, but also encourages active lifestyles and helps boost the local economy.*

*Mr. Fallow and Ms. Rande further advised that the water park will offer a range of exciting obstacles, slides, and interactive play structures, designed to be fun and engaging for children, teens, and adults alike. The park will be designed for ages six (6) and up, but they are hoping by next year to also have a park for toddlers. The proposed park size would be 52 meters x 27 meters, with a maximum product height of 3 meters and floating walkway dimensions of 15 meters x 3 meters with a minimum water depth of 8 feet. Park capacity to start would be approximately 150 people and would have expansion plans to allow for more participants as needed.*

*Mr. Fallow and Ms. Rande also advised of the following:*

- potential impacts of the Cold Lake Splash Park would be job creation, jobs maintained, local economic growth, tax revenue, community engagement, youth and family appeal and community benefits,*
- would operate from second week of June to Labor Day, during the warm months, with extended hours on weekends and holidays,*
- park would undergo regular maintenance to ensure cleanliness, safety, and functionality,*
- bird cannons would be installed,*



- *estimate the initial investment for setting up the inflatable water park at \$180,000 to \$210,000 which includes purchase and installation of the inflatables, safety measures and infrastructure, staff hiring and training, and marketing and promotion,*
- *ticketing will be affordable (standard admission is expected to be \$28 + gst), including group rates, family passes, and resident discounts,*
- *ticketing area is generally 10 x 10 feet, providing amply space for a professionally constructed kiosk designed for guest check-in and safety orientation,*
- *the ticketing kiosk would be installed in June and removed in September (dates subject to change) or may remain in place year-round if approved by the City of Cold Lake.*

*Mr. Fallow and Ms. Rande advised that to maximize the use of the beach site, it is essential to maintain reasonable accessibility, including clear access to the waterfront, water entry points, restrooms and parking. In order to meet accessibility needs, improvements to the waterfront, such as proper water access, must be made. Cold Lake Splash Park Inc. is eager to engage in further discussions with the City to address any accessibility challenges identified at the proposed location.*

*Mr. Fallow and Ms. Rande also advised that in addition to the ticketing kiosk, adequate storage is essential for offering a professional amenity. Storage requirements include space for life jackets, safety equipment, and guest belongings. These needs can be addressed in different ways, typically through the use of a cargo trailer or an additional kiosk that is installed and removed according to the ticketing kiosk schedule. Both options will require extra space to be properly accommodated.*

*Mr. Fallow and Ms. Rande are confident that an inflatable water park will be a fantastic addition to Cold Lake's waterfront and community, and they can't wait to explore the next steps and collaborate with the city to make this exciting project a reality.*

*Brief questions from Council ensued.*

*Mayor Copeland thanked Mr. Fallow and Ms. Rande for their exciting proposal advising that Council would consider their request at the next regular meeting of Council being April 22, 2025.*

*Mr. Fallow and Ms. Rande left the meeting at this time being 6:41 p.m.*

#### **Administrative Comments:**

*Cold Lake Splash Park Inc. is aiming to start a new business in the community. In keeping with the Parks and Public Facilities Bylaw, Cold Lake Splash Park Inc. is requesting permission to operate at Kinsoo beach, more specifically at the 18 Street Entrance.*

*Bylaw 539-PL-14 Parks and Facilities Bylaw, Section 7 - Use of Park/Public Facilities states; no person shall make available for sale goods and services in a Park/Public Facility unless such activity is permitted by regulations or in the case of a public park/open space Council has given prior written approval.*



It is anticipated that the contractor for the City's fireworks may raised concerns and request for new locations. Understanding that time is of the essence, no specific feedback can be offered at this time.

In consideration of this request, Administration would recommend the following conditions be included in a Letter of Understanding to Cold Lake Splash Park Inc.:

- That the City of Cold Lake will allow Cold Lake Splash Park Inc. to operate on an available part of the municipal owned property at the beach at no cost. A specified space will not be designated and may change from time-to-time.
- That Cold Lake Splash Park Inc. obtains the appropriate business license for the services being provided, in accordance with the City of Cold Lake Business License Bylaw.
- Cold Lake Splash Park Inc. obtains a Mobile Vendor Permit as per City of Cold Lake Mobile Vendor Policy No. 205-AD-18.
- That operation on Provincial license to occupy are of Kinosoo Beach will not be permitted by the City of Cold Lake.
- That the City allow That Cold Lake Splash Park Inc. to leave a trailer at the beach, overnight, between operational days.
- That the City will not be providing any services to Wicked Watersport Rentals Inc. This includes, but is not limited to, power, shelter, equipment or security for all equipment or other assets. Cold Lake Splash Park Inc. must be a completely independent, sustainable operation.
- Cold Lake Splash Park Inc. obtains and provides proof thereof of all necessary provincial and federal approvals inclusive of any necessary environmental approvals.
- That Cold Lake Splash Park Inc. provide proof of insurance consistent with City standard for the operations and name the City of Cold Lake as an additional insured, and including that the City of Cold Lake is not responsible or liable for any part of or incidents arising from the operation of Cold Lake Splash Park Inc. and Cold Lake Splash Park Inc. will indemnify and save harmless the City, its employees and agents from and against all claims, losses, damages, costs and expenses made against or incurred by the operation.



- That the City provides permission for Cold Lake Splash Park Inc. to operate in a public park as designated, which will require annual renewal, in accordance with Bylaw No. 539-PL-14. There will be no lease, simply permission to conduct this business in a park.
- That Cold Lake Splash Park Inc. will provide the City with WCB coverage consistent with City standard.
- That the City will not provide exclusivity for the operations of Cold Lake Splash Park Inc. on the beach.
- That one (1) sandwich board for advertising will be permitted on the beach during open operations.
- That the City does not recommend or approve any modification or components to be added either temporarily or permanently in the bed and shore of Cold Lake. Since this area is not in the City's jurisdiction, appropriate approvals will be required from the Municipal District of Bonnyville, Province of Alberta and the Government of Canada, as required, by Cold Lake Splash Park Inc.
- That Cold Lake Splash Park Inc. is solely responsible for any damage to the Park, including the irrigation systems, caused by That Cold Lake Splash Park Inc. or their patrons
- That the City of Cold Lake reserves the right to withdraw permission to operate at Kinsoo Beach for any reason without notice, which is delegated to the Chief Administrative Officer (CAO) or designate.

**Alternatives:**

**Recommended Action:**

That Council accept Harrison Fallow and Courtney Rande's delegation presentation made at the April 8, 2025 regular meeting of Council as information, and that Council direct the City to send a Letter of Understanding to allow Cold Lake Splash Park Inc. to operate on an available part of the municipal owned property at Kinsoo Beach at no cost for 2025 with the following conditions be included in an license to operate with Cold Lake Splash Park Inc.

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**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer