

**Full Authority**  
**18 April 2024**  
**Agenda Item: 13**

**Hunting Lease Request**

**Background**

The Gut Conservation Area is 400 acres of prime wilderness with the Crowe River bisecting the property. The river has cut a gorge in the Canadian shield granite over thousands of years on the property and attracts many visitors to the area. The CVCA has allowed hunting at The Gut Conservation Area for over 35+ years to assist primarily with tax expenditures.

Recently, the CVCA has been faced with additional expenses to conduct road repairs. Fortunately, one of the members of the current hunt club has completed repairs on a critical stretch of the road and the parking lot at a very fair and reasonable cost to the Authority. However, the CVCA will still be challenged with additional expenses to replace aging infrastructure and maintaining other parts of the road.

In the future, these issues and concerns should be addressed through a partnership approach, utilizing the model currently being developed for the Callaghan's Rapids Conservation area.

One of the pillars of this method will be the ongoing lease arrangement with the current hunt club. Recently, the CVCA has been contacted by another hunt club with a proposal to augment the existing lease arrangement which is the cornerstone of revenues derived at The Gut.

**New Hunting Lease Proposal**

A member of a hunt club that is adjacent to The Gut Conservation Area contacted myself with a proposal for the CVCA to consider. This hunting group was impacted by the Land'escapes decision to donate the property they acquired to the Nature Conservancy of Canada (NCC). The NCC will allow this hunt club to continue to hunt on their property, however they must remove their structure from the site.

This hunt club is proposing to rent approximately 2 or 3 acres from the CVCA to build a new camp (building) and parking to allow the members to continue hunting as they have done since 1974.

There are 22 members currently in the club, which consists of a number of local professionals including members with a wide range of skill sets including homebuilders, heavy civil general

contractors, engineers, and lawyers. They are committed to the area and have stated they are more than willing to participate in/with any committees established for the betterment of the conservation area or the NCC property. They are also prepared to assist with the preparation of agreements and help out for the best interest of all stakeholders.

They already have a good relationship with the current hunt camp which has been leasing The Gut Conservation Area from the CVCA for 30+ years. They have indicated the current hunt camp would support any arrangement that may be negotiated with the CVCA.

I have had discussions with the member of the “stranded” hunt club and even at this initial stage of the proposal, it certainly would enhance the CVCA’s hunting revenue with little downside or risk. This club has been present for fifty years and there has been no conflict that I am aware of with the current hunt club.

***Staff Recommendation***

***That CVCA staff proceed to investigate and negotiate a new hunting lease/agreement for a 2 or 3 acre parcel to allow the establishment of a hunt club on the CVCA property directly adjacent to the NCC property.***

***That the amount of the lease will be determined based on future negotiations with the new hunt club.***

**Board Decision**

**TP**