

Full Authority
19 June 2025
Agenda Item: 10

Land Lease Proposal

Background

Please reference:

1. 18 April 2024 Agenda Item #13
2. 18 April 2024 Minutes
3. 20 June 2024 Agenda Item #11
4. 20 June 2024 Minutes (Motion G72/24)
5. 28 November 2024 Minutes (Delegation Notes)
6. 17 April 2024 Minutes (Land Development Policy)

Land Lease Proposal

The CVCA has recently received a “Proposal for Seasonal Hunting Camp on Conservation Authority Land” from an individual whom the CVCA has had discussions with for approximately one year.

The proposal adheres to the Land Development Policy recently adopted by the CVCA. The proposal is attached for the Board Member’s review and decision regarding next steps.

From a staff perspective, there are a few items which will need to be addressed, such as the following:

- Staff recommend a five year lease be developed and vetted jointly between the CVCA (our solicitor) and the hunt club. Any expenses could either be shared or borne by the club.
- There will need to be a termination clause available for both parties.
- The size of the lease site needs to be identified and agreed upon. Unless there is a valid reason, staff see no reason to lease more than 1 to 3 acres for the hunt camp.
- The amount of the lease with a built in COLA clause.
- Request assistance with road maintenance of the right-of-way and identify how much this hunt club would contribute. The access trail/road across the CVCA property to the proposed lease site and the Nature Conservancy of Canada property to be used for hunting would be maintained by the hunt club. The CVCA would be amenable to allowing the hunt club to enter into a maintenance agreement with the NCC, but it would be subject to CVCA standards for the road (ie, making sure correct placement of any potential culverts, road grading, brushing, addressing erosion concerns).
- Agree to use an outhouse and the maintenance would be subject to CVCA conditions.

- Regulations staff will need to determine if there are any restrictions with the site they have selected and adhere to CVCA policies.
- Additional items as per Board Discussion

The CVCA has recently drafted a lease agreement for the Hilts Hunt Club at The Gut. It could easily be modified for this proposal and the cost could either be shared or borne by the hunt club.

Staff Recommendation:

That the CVCA staff respond to the Hunt Club Proposal and begin negotiations based on the discussion and direction of the Board.

Board Discussion and Decision

TP