



COUNTY OF ST. PAUL NO. 19

BALANCING RURAL HERITAGE WITH A DIVERSE ECONOMY

POLICY OBJECTIVE:

The County of St. Paul desires to establish standards and conditions for the leasing of County-owned land for agricultural, recreational, and other general public purposes.

POLICY STATEMENT:

1) GENERAL PROVISIONS

Land which the municipality owns and is not planning to develop or use in the short or long term may be leased for agricultural, recreational, or other general public purposes subject to the following conditions:

- a) The County will advertise all new, expired, or cancelled leases in the local newspaper **except for instances where access to the leased parcel is a concern in which case the adjacent landowners will be considered first for the lease;**
- b) Interested parties shall complete an application that shall be accompanied by a non-refundable application fee as laid out in the County's Fee Schedule Bylaw. If multiple applications are received, the County will draw a name from a hat or other receptacle and the name drawn shall be awarded the lease;
- c) **A grazing lease shall be for a fixed term not to exceed one (1) year, a cultivation lease shall be for a fixed term not to exceed five (5) years, and a recreation lease shall be for a fixed term not to exceed twenty-five (25) years).**
- d) The proposed use of the leased property conforms to the County's Land Use Bylaw and Area Structure Plan; and
- e) The lessee enters into a contract with the County.

2) BASIC LEASE RATES

- a) Leasing rates shall be at be determined using the following formula:
 $4 \times \text{Assessed Value} \times \text{Mill Rate (Farmland)}$ per annum or as negotiated
(whichever is greater).
- b) Leasing rates for non-profit organizations, societies, or other civic groups shall be at a rate of \$1.00 per annum.

3) EXTENSIONS

- a) Lease extension requests may be reviewed and approved by County administration.

4) CANCELLATION

The County may cancel a lease for the following reasons:

- a) the lessee requests the cancellation;
- b) the leased land is not being used for the purpose for which it was leased;
- c) the lease was issued in error;
- d) the lessee fails to pay his lease fees levied against their interest under the lease, or any other money payable under the lease when it is due; or
- e) the lessee has failed to comply with the terms and conditions of the lease.

5) PUBLIC ACCESS

The Lessee may restrict public access to the leased land at their discretion. If an individual wishes to access a leased parcel of land, they must make a request to the lessee to obtain access.