



Staff Report to Council - for Direction

Title: Lease with the Central Peninsula Sno-Drifters Snowmobile Club

From: Adam Stanley, Director of Transportation and Environmental Services

Date: March 7, 2024

Staff Recommendation:

That a by-law be introduced authorizing the Warden and Clerk to execute a 5-year Commercial Lease Agreement for the “Lindsay Tract Shop” at 4025 Highway 6, Miller Lake, Ontario between the Corporation of the County of Bruce, and the Central Peninsula Sno-Drifters Snowmobile Club.

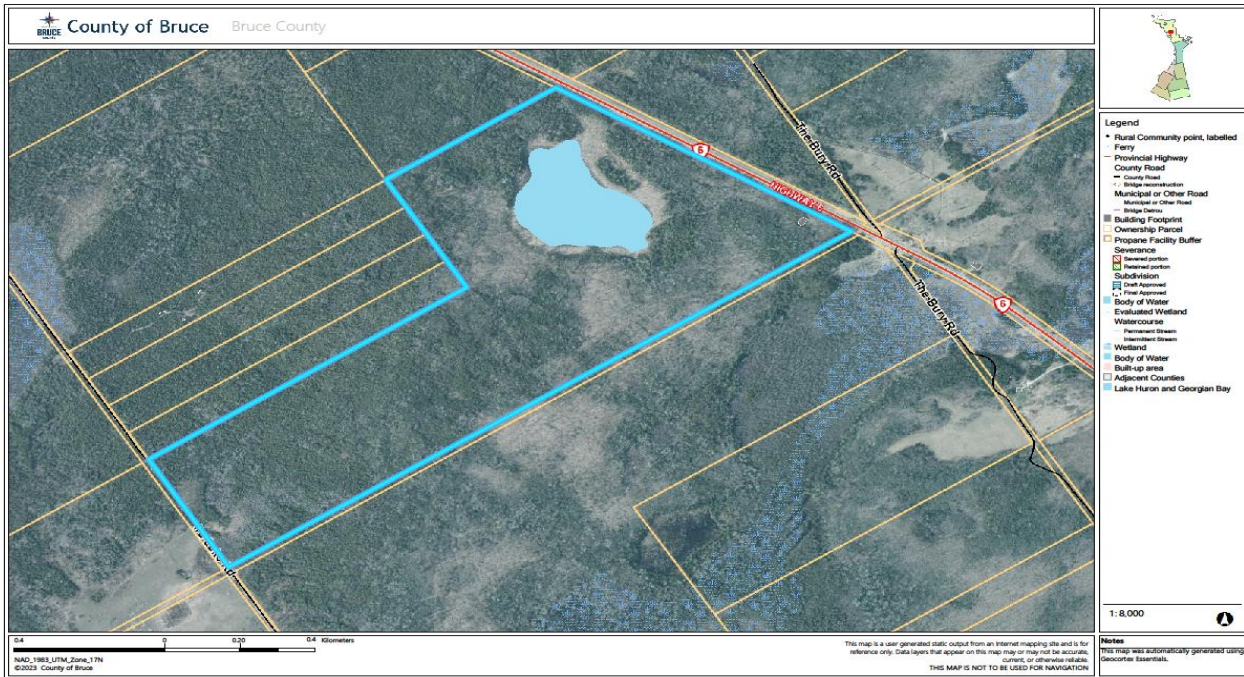
Report Summary:

The County is desirous of entering into a Commercial Lease Agreement with The Central Peninsula Sno-Drifters Snowmobile Club for the use of the Lindsay Tract Shop located at 4025 Highway 6 in Northern Bruce Peninsula (see Figures 1 & 2). The Central Peninsula Sno-Drifters Snowmobile Club having been using the Lindsay Tract Shop for many years and played a pivotal role as a key partner during the planning and construction phase of the building in 2008, contributing both in-kind and funding support. In turn, the County provided the Club with a dedicated space to host club meetings and store equipment. It is necessary to enhance the terms and conditions of the association with the Club by entering into a Commercial Lease Agreement. This agreement will address incidental expenses for the County and guarantee sufficient liability insurance coverage for the use of the facility. Staff are recommending a by-law be introduced authorizing the Warden and Clerk to execute a 5-year Commercial Lease Agreement for the ‘Lindsay Tract Shop’ at 4025 Highway 6 between the Corporation of the County of Bruce, and the Central Peninsula Sno-Drifters Snowmobile Club.

Background:

The Lindsay Shop is located at the Lindsay Tract Managed Forest off Highway 6 in Northern Bruce Peninsula. The property is also a popular trail destination for a variety of trail activities for both motorized and non-motorized users. The building was constructed in 2008 with in-kind support from the Municipality of Northern Bruce Peninsula and the Central Peninsula Sno-Drifters Snowmobile Club. The building is divided into three sections: a trails workshop/storage area, a meeting room and groomer storage for the local snowmobile club. The meeting room is used by the county and multiple trail groups for a variety of events to support local groups in Northern Bruce Peninsula.

Figure 1 - Map of Property



The Central Peninsula Sno-Drifters Snowmobile Club was a key partner during the planning and construction phase of the building by providing in-kind and funding support. In exchange, the county has provided the club with a dedicated space to hold club meetings and store equipment. The arrangement has been beneficial to both the county and the club, but there was a need to improve the terms and conditions of the relationship by including a lease agreement and adequate insurance coverage to use the facility.

Figure 2 - Location of Shop



This Commercial Lease Agreement provides stability to this arrangement and covers the county of incidentals moving forward. The tenant will be required to carry the necessary liability insurance and pay a base rent amount of \$1500.00 annually, which will cover expenses related to utilities and services such as snow removal and an outhouse rental.

Financial/Staffing/Legal/IT Considerations:

This Commercial Lease Agreement provides stability to this arrangement and covers the county of incidentals moving forward. The tenant will be required to carry the necessary liability insurance and pay a base rent amount of \$1500.00 annually, which will cover expenses related to utilities and services such as snow removal and an outhouse rental.

There are no staffing or IT considerations associated with this report.

Interdepartmental Consultation:

The Office of the CAO (Clerk and Real Estate Coordinator) worked with the Transportation and Environmental Services Department in preparation of this report and recommendation.

Link to Strategic Goals and Objectives:

Community and Partnerships
Goal 2: Enhance and Grow Partnerships

Link to Departmental Plan Goals and Objectives, if any:

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