



The Corporation of the Municipality of  
**Central Elgin**

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*Report*

**DATE:** October 4, 2018

**REPORT:** CAO.44.18

**TO:** His Worship the Mayor and Council

**PREPARED BY:** Donald N. Leitch, Chief Administrative Officer

**SUBJECT:** New Lease – Lions Landing Marina Park

**TO COUNCIL:** October 9, 2018

**RECOMMENDATION:**

THAT Council pass a resolution to receive this report as information;  
AND THAT Council pass By-law 2309 to authorize the execution of a new lease agreement with the Lions Club of Port Stanley for Lions Landing Marina Park.

**REPORT:**

The Lions Club of Port Stanley currently leases Municipally-owned Lions Landing Marina Park. In 2016, the Lions Club wrote to the Municipality expressing a desire to enter into a new twenty-year lease for the Park. The current lease enables the Lions Club to operate a marina from the lands as a fundraiser for the Club's community projects. Under the terms of the agreement, the Lions Club maintains the Park and pays rent to the Municipality. Council designated Councillor Dan McNeil, Councillor Harold Winkworth and the Chief Administrative Officer to meet with the Lions Club to discuss the terms of a new lease and report back to Council.

Council, at its meeting of November 14, 2016, requesting the municipal solicitor to prepare a new lease agreement for Lions Landing Marina Park based on the general terms discussed by Councillor McNeil, Councillor Winkworth and the CAO with the Club. These terms include:

- a ten year lease with two five year options;
- the existing lease would be cancelled upon entering into the new lease;
- net rent payable would be adjusted annually by CPI continuing from the rental amount in the current lease save for payment of property taxes;
- the Lions Club would pay property taxes directly to the Municipality;
- the Lions Club will pay the Ministry of Natural Resources and Forestry (MNRF) waterlot lease/licence fee for the marina should one be imposed;
- the Lions Club will have the option to end the lease should the MNRF impose a fee unacceptable to the Club; and

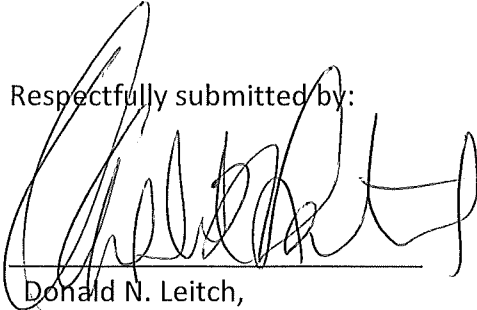
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- the Lions Club dock rental fees are to be competitive with other marinas in the community based on comparable services.

The Municipal solicitor, Stephen Gibson, has prepared a lease agreement reflecting the terms presented to Council at the November 14, 2016 meeting. The Lions Club has reviewed the draft lease and is prepared to execute the lease should it be acceptable to Council. The new lease would commence January 1, 2019.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "Donald N. Leitch", written over a horizontal line.

Donald N. Leitch,  
Chief Administrative Officer