

Approved by Council February 26, 2018

GRAZING LEASE POLICY

BACKGROUND

The Town of Redcliff has undeveloped land in various locations in Redcliff suitable for grazing leases. This land is not immediately needed for development and may be made available for use and leased out for grazing purposes to generate revenue for the Town of Redcliff.

POLICY

1. On the date of passing of this policy by Town Council, all leases in effect and anyone entering into a lease with the Town of Redcliff are subject to new terms and conditions of the Grazing Lease Policy.
2. Lands that become available for lease will be first offered to Redcliff residents. Should no Redcliff residents be interested in a grazing lease at the time of availability it will then be available to non-residents.
3. Lease Rate
Current Grazing Lease Agreements
Land leased from the Town of Redcliff for grazing purposes is based on an annual basis at the following rate:
 - a) up to 50 acres - \$10.00 per acre - minimum \$150.00
 - b) 51 - 100 acres - \$500.00 plus \$8.00 / acre over 50 acres
 - c) Over 100 acres - \$800.00 plus \$6.00 / acre over 100 acres

If the leased lands are considered live for assessment, taxes will be included in the lease costs and will not be an extra charge to the lessee.

New Grazing Lease Agreements

Existing grazing leases or new land that becomes available and is suitable for grazing purposes may be offered for lease. The annual grazing lease rate shall be established based on the highest bid received.

If the leased lands are considered live for assessment, taxes will be included in the lease costs and will not be an extra charge to the lessee.

4. Leases are not transferable.
5. No individual may be in possession of more than one grazing lease of Town of Redcliff land unless no other interest has been expressed in a lease at the time it is available.
6. No leased areas may be merged for the purpose of cost benefits. Adjacent leases may be combined into a single lease for administrative purposes.
7. Administration shall present a Grazing Lease Agreement to Council for any new lease to be created. Grazing Lease Agreements are subject to Council approval.

8. Payment of leases:
 - a) Finance and Administration shall invoice lessees annually.
 - b) Lessees shall have 30 days from date of invoice to make full payment.
 - c) Any lease that has not been **fully** paid within 30 days of date of invoice shall automatically be deemed canceled and made available.
9. Manager of Legislative and Land Services may advertise leases in a newspaper circulating in the area.
10. Manager of Legislative and Land Services will establish the size of the area to be leased. Leased areas will not be allowed to be reduced in size so as to make the leasing of the rest of the adjacent property unfeasible.
11. Lessees shall be required to maintain liability insurance in an amount of \$1,000,000 minimum and provide a copy of this policy annually to the Town of Redcliff no later than March 1.
12. Lessee is responsible for ensuring any animals that he/she has authorized to occupy his/her lease have adequate liability coverage.
13. New leases shall be for a term of 5 years.