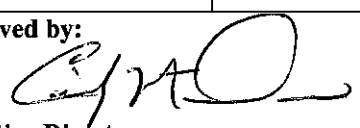




Saskatchewan Parks Service

Section: 50 – Lease Administration	Policy # 50.09	
	Effective Date: May 1, 2012	
	Prepared by: Parks Management Services	
Subject: Long-Term Multi-year Seasonal Campgrounds	New <input checked="" type="checkbox"/> Revision	
	Approved by:  Executive Director	

AUTHORITY: *The Parks Act, The Parks Regulations 1991*

INTENT

To provide guidelines for the operation of private sector developed and operated long-term, multi-year seasonal campgrounds located in provincial parks and/or provincial recreation sites. This policy applies to new developments constructed and/or approved since 2008.

POLICY

- 1.0 The long-term, multi-year seasonal (LTS) camping sites will be developed by the private sector through a Commercial Development Agreement, and leased to the private sector campground proponent under a Commercial Lease. The proponent/operator will market the long-term multi-year camping opportunity and prepare individual camping leases which will detail the lease terms and clarify the relationship between the Camper and the Proponent/Campground Operator. Any campsite lease agreements that provide a right to use greater than one year/camping season, require approval of the ministry in accordance with The Parks Act. Therefore, all leases of this nature for site specific leases to campers must be recommended for approval to the Parks Service.
- 2.0 The proponent/developer will be required to re-invest a portion of profits realized over and above recovery of development costs – minimum 35%. Re-investment will be made into other general public use facilities in the park where the LTS campground is being developed and/or a portion will be returned to the province. Developers are requested to present a proposal to the Parks Service in this regard as a part of the formal development plan required by the Parks Service.
- 3.0 Camping units may remain on site year round, but may not be occupied between November 1 and April 30 of each year. Camping units must be prepared for winter storage and are not to remain attached to utilities in the off season. (Please note: water is only provided to the site during the period park water lines are pressurized)

and in use for regular park operations). Shed, deck/patio, fire pit and picnic table may remain on site. Other personal property and equipment must be removed.

- 4.0 All development and improvements at the LTS campground will be pre-approved and regulated by the Ministry of Parks, Culture and Sport (PCS).
- 5.0 The Lessee will be responsible to address safety concerns due to facility/fixture deterioration and/or standard.
- 6.0 Sites will be a minimum of 40' x 70', unless otherwise approved by PCS, and will offer full hook-up for power, sewer and water.
- 7.0 The Lessee will be responsible to set rates for campground sub-lease fees.
- 8.0 The Lessee will be responsible to provide firewood to campground clients. Lessees shall work with Park Supervisor/Area Manager to determine possible restrictions that may be in place regarding firewood.
- 9.0 Lessees permitted to provide additional business services other than camping/day use, subject to approval by PCS.
- 10.0 Lessees are responsible for individual agreements that detail lease terms and confirm relationship between camper and Lessee.
- 11.0 Sub-lease to individual campground clients will be a minimum of one full season to a maximum of 20 full seasons. Individual subleases providing for rights to use a site greater than one full season, and all subsequent renewals, must be approved by PCS in accordance with Section 19 (d) of the Parks Act. Further, no sub-lease will contain a rental term beyond the expiration of the Commercial Lease Agreement.
- 12.0 Camp sites are to be utilized for seasonal use only and the Lessee may not provide nightly, weekly or monthly camping at the LTS campground.
- 13.0 Public access to the campground may only be provided inside the park boundary and campground clients will be required to pay applicable park entry fees.
- 14.0 PCS will regulate standards of facilities at LTS campgrounds as per the Operating Provisions for Leased Campgrounds (May 2011) and will work with the Lessee to jointly establish a detailed listing of operating guidelines to ensure a quality LTS campground development. The Lessee will communicate campground guidelines to individual campground clients annually.
- 15.0 LTS Campgrounds operating within a provincial park must follow general park guidelines that may affect campground operation (ie. fire bans).

- 16.0 All camping units and vehicles, must be legally registered and display a current, valid license plate at all times when on park lands.
- 17.0 Camping units must be motorized or towable and meet the CSA-Z240 Standards for recreational vehicles (RV's). Wheels must not be removed from camping units.
- 18.0 Lessees may be required to provide a separate service centre for their campground clients. Service centre design and size are subject to local Health Region requirements and PCS approval.
- 19.0 The use of park model recreational vehicles by Campers is prohibited, unless otherwise approved by PCS.