




Saskatchewan Parks Service

Section: 50 – Lease Administration	Policy # 50.05	
	Effective Date: May 1, 2012	
	Prepared by: Parks Management Services	
Subject: Lessee Accommodation	New <input checked="" type="checkbox"/> Revision	
	Approved by:  Executive Director	

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

INTENT

To define the general guidelines for allowing private living accommodation related to commercial facilities operating under a lease arrangement within provincial parks.

POLICY

1. On-site (within commercial lease parcel) Accommodation

- 1.1 On-site accommodation, generally in the form of a camper/trailer, for an owner/operator of a commercial lease operation and/or accommodation required for facility staffing, may be permitted based on the following criteria:

Where it is agreed by the Parks Service that an operator must be available for operational service reasons such as:

- a) Business is open extended (14 or more) hours on a regular basis, e.g. hotel, lodge;
- b) Business requires on-going maintenance or surveillance/security during non-operating hours; and/or
- c) Business is open normal daytime hours but there are limited accommodation options available in nearby communities, on ministry serviced trailer pads, in seasonal campsites, or other suitable areas designated by the park are not available in the general area.

- 1.2 Approved on-site accommodation shall generally be limited to the operating season, including start-up and close-down periods.

- 1.3 Seasonal accommodation may include fixed roof accommodation or approved camping units (lessee may be required to fence designated camping

accommodation areas for aesthetic reasons). All accommodation development and use must be identified and agreed to within the commercial lease agreement, including any associated fees.

1.4 For each seasonal accommodation unit approved, over and above one unit allowed free of charge for owner/operator use, an accommodation unit fee will be charged equivalent to 75% of the provincial park non-electric seasonal camping fee, whether the accommodation is fixed roof or a camping unit.

1.5 Year round residency for business owners may be allowed subject to the following:

- a) An approved accommodation structure already exists;
- b) Lessee agrees to pay an accommodation fee for use of lease premises for the period the business is not in operation;
- c) The Lease Owner Accommodation fee shall be set annually, based upon 75% of the current year's estimated average annual total provincial park cottage fee;
- d) The lessee acknowledges that the ministry is not obligated to provide any services to the lessee during the period the business is not in operation;
- e) The commercial lease agreement must reflect the specific approved accommodation year round use arrangement.

1.6 Lessee requests for "new" on-site (on the lease parcel) accommodation must be submitted to Business Development and Leasing Unit for consideration and approval prior to development and/or use.

2. Temporary Accommodation

2.1 Temporary accommodation may be approved by local park officials and will be strictly limited to the period of construction and at a location established by the ministry.

3. Other Conditions.

3.1 All lessee accommodation within the provincial park system is tied to the commercial lease and the business.

3.2 If a current lessee transfers their lease to a new lessee, the current lessee's interest in the accommodation is transferred to the new lessee.

3.3 If the lease is terminated at any time, the current lessee's interest in the accommodation is terminated.