
To: Mayor and Council

From: Derek Abbotts, Director of Planning & Building

Meeting Date: April 27, 2026

Subject: Report #PB-013-2026 – Skydive Clearview Lease Agreement
1585 Klondike Park Road, Clearview

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-013-2026 (Skydive Clearview Lease Agreement – 1585 Klondike Park Road, Clearview) dated April 27, 2026; and,

- 1) That Council approve entering into a Lease Agreement with Skydive Clearview for the use of Township-owned lands at 1585 Klondike Park Road, Clearview for a parachute landing area, for a five-year term and annual lease rates as set out in the Lease Agreement attached as Appendix C; and,
- 2) That Council authorizes staff and legal counsel to make minor amendments to the agreement, prior to execution; and,
- 3) That Council authorize the Mayor and Clerk to execute the Lease Agreement on behalf of the municipality.

Background

On February 23, 2026, the applicant presented a deputation to Council outlining a proposal to establish a parachute landing area on Township-owned lands located at 1585 Klondike Park Road, Clearview. The proposed use is part of an existing skydiving operation based out of the Edenvale Aerodrome, where all aircraft take-offs and landings occur. The portion of the subject lands within the Township of Clearview would be used exclusively for parachute landings.

At that time, Council expressed general support for the concept and directed staff to further explore the feasibility of accommodating the use through a lease agreement for a portion of the municipally owned lands.

The subject property is zoned Rural (RU) and Environmental Protection (EP) in the Township of Clearview Zoning By-law 06-54 and contains the Klondike Park Reservoir construction site further south on the lands. A location map of the subject property is provided as Appendix A. The proposed landing area is located approximately 700 metres from this municipal infrastructure.

Comments and Analysis

The applicant is proposing to operate a seasonal parachute landing area between May 1 and October 31, with house of operation between 8:00am and 8:00pm. The operation is anticipated to be modest in scale, with a maximum of approximately ten (10) flights per day during peak summer months, although average daily activity is expected to be closer to five (5) flights. Each flight would result in two (2) parachute landings, spaced in a controlled and coordinated manner.

The physical impact of the use on the subject lands is limited. There are no permanent buildings proposed. The only on-site features include a small parking area, an access point, a single trailer for equipment storage and minimal signage. The landing area will remain largely open and unobstructed, thereby maintaining the rural character of the property.

From a land use planning perspective, Staff have considered the appropriateness of the proposed use within the context of the RU Zone. While a parachute landing area is not specifically defined within the Zoning By-law, staff are of the opinion that the use is similar to a passive recreational use. The activity is intermittent, does not require significant built form, and maintains the open space function of the land. On this basis, Staff are satisfied that the use is consistent with the intent of the Rural Zone.

Compatibility with surrounding land uses has also been a key consideration in the evaluation of this proposal. The subject lands are situated within a predominantly rural and agricultural area with limited nearby residential development. The absence of aircraft operations on the site significantly reduces potential impacts related to noise and safety. Parachute landings are brief, controlled and infrequent in nature, and are not expected to create adverse impacts on surrounding properties. In addition, the separation distance from the Klondike Park Reservoir ensures that there are no operational conflicts with existing municipal infrastructure.

The applicant has demonstrated that the operation will be conducted in accordance with all applicable federal regulations, including Transport Canada and NAV CANADA requirements. All parachute drops are coordinate through established aviation protocols, including the filing of Notices to Airmen (NOTAMs), and all staff are appropriately trained and certified. Ground operations are actively managed, with communication maintained between the landing area and aircraft to ensure safe and controlled landings.

In considering the appropriateness of permitting this use on Township-owned lands, staff have also reviewed a comparable lease arrangement previously established by the Town of Wasaga Beach for the same operation. While that agreement applied to a larger parcel of land, it provides a useful benchmark in terms of lease structure and general terms.

Based on this review, Staff are recommending a lease rate that reflects both the commercial nature of the operation and the value of utilizing municipally owned land, while remaining reasonable and consistent with comparable arrangements. The proposed lease structure begins at \$4,000 in the first three years and increases to \$5,000 in the fourth and fifth year. This represents a balanced approach that recognizes the economic opportunity associated with the use while ensuring fair compensation to the Township.

The recommended five-year term is considered appropriate as it provides the applicant with sufficient time to establish and operate the business, while also allowing the Township to evaluate the use over a defined period. This approach ensures that the Township retains flexibility to reassess the arrangement based on operational performance, community feedback and any unforeseen impacts.

Staff recommend that Council authorize staff and legal counsel to make any minor, non-material amendments to the Lease Agreement prior to execution, including revisions to language, insurance, or other administrative or technical matters, provided such changes do not alter the intent, terms, or substance of the Agreement. This authority would allow staff to finalize the agreement in a manner that addresses any outstanding housekeeping matters without the need for further Council consideration, while ensuring the overall agreement remains consistent with Council's direction.

Beyond the direct lease revenue, the proposed operation is anticipated to generate broader economic benefits for Clearview Township. Skydiving is a destination-based recreational activity that attracts visitors from outside the Township, contributing to local spending on accommodations, food services and other businesses. This type of use aligns with the Township's broader objectives of supporting tourism and diversifying recreational opportunities, particularly those that leverage the area's rural and open space character.

Overall, Staff are satisfied that the proposal represents a low-impact, well-regulated use that is compatible with the surrounding area, consistent with the intent of the Zoning By-law, and beneficial from both an economic and community perspective.

Financial Implications

The proposed lease agreement will result in direct annual revenue to the Township, starting at \$4,000 in the first three years and increasing to \$5,000 for the fourth and fifth year. This provides a modest but consistent revenue stream derived from the use of municipal lands.

In addition to direct financial return, the operation is expected to generate indirect economic benefits through increased tourism and associated local spending. The use does not require significant municipal servicing or capital investment, and the tenant will

be responsible for all operational costs, insurance and maintenance associated with their activities on the site.

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- Recreation & Culture
- Communication

Report Appendices

Appendix A – Location Map – 1585 Klondike Park Road, Clearview

Appendix B – Proposed Site Plan

Appendix C – Draft Lease Agreement (Skydive Clearview)

Approvals

Submitted by: Derek Abbotts, MCIP, RPP, PLE
Director of Planning & Building

Financial Implications Reviewed by: Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO