

Commercial/Industrial Lands Lease Term Ratification

Extending Lease Terms from 15 to 99 Years on 7ha/19-Acre Parcel Communication Information for Cheam First Nation Members

SUMMARY

Cheam First Nation has a strategic opportunity to unlock the full economic potential of **7 hectares (19 acres) of commercial/industrial lands** by extending lease terms from **15 years to 99 years**.

This change will:

- ✓ **Increase land value** – Long-term leases make the land more attractive to investors, businesses, and developers.
- ✓ **Improve financing options** – Banks and investors require longer lease terms for major projects.
- ✓ **Reduce administrative pressure** – Avoid frequent community votes for leases over 15 years.
- ✓ **Enhance negotiation power** – Secure better partnerships with businesses and developers.
- ✓ **Support future flexibility** – Whether for the Cheam Travel Centre or other developments, longer leases give the Band more options for building meaningful & revenue generating opportunities

This process is about **securing long-term economic benefits** while maintaining Cheam's authority over how the land is used.

WHY EXTEND TO 99 YEARS?

Currently, leases beyond **15 years require a community ratification**, which can limit economic opportunities. A **99-year lease term** provides:

Economic Advantages

- **Higher land value** – Long-term leases increase marketability and leasing revenue.
- **Available financing** – Developers and lenders need long-term security for large investments.
- **Stronger partnerships** – More leverage when negotiating with businesses.

Operational Benefits

- **Future flexibility** – Allows the Band to deliver on multiple or pivot between projects (e.g., Travel Centre, retail, industrial, or mixed-use).

Community Control Remains

- The land **stays under Cheam ownership**.
 - The Band retains authority over land use and development.
 - Future projects still require community and leadership approval.
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POTENTIAL USES FOR THE 7ha/19-ACRE PARCEL

While the **Cheam Travel Centre (1.2ha)** is one proposed anchor project, the extended lease terms would also support:

- **Industrial & logistics hubs**
- **Retail & commercial spaces**
- **Mixed-use developments**
- **Future community-driven projects**

This change **does not lock Cheam into one project**—it simply provides flexibility for economic growth.

NEXT STEPS & MEMBER ENGAGEMENT

- Information packages sent to all members.
 - **Townhall Meeting:** [July 2nd] – Presentation & Q&A.
 - **Submit Feedback** vial email (info@cheamenterprises.ca)
 - **Ratification Vote in conjunction with Land Use Plan Vote**
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IMPORTANT DATES

- **June 17th**: Info packages sent
- **July 2nd** : Townhall meeting
- **July 15th** Feedback period
- **Sept 8th** : Ratification vote

KEY MESSAGE TO MEMBERS

"This is about enabling long-term control and economic opportunities—not just one project. A 99-year lease term gives Cheam more flexibility, better deals, and stronger economic growth potential for generations."