

## History of the CWR Boat Club

Originally written in ~2009 and updated in Nov 2014

In the early 1990's, a small group of campers were growing tired of having to go out on Wednesday or Thursday evening to secure a camping spot for the weekend. They investigated the options for land use around reservoirs in the vicinity of Fort Macleod. For this group, boating was a large part of their camping activities. At this time, the Oldman Dam was under construction and the Alberta government had designated sites around the reservoir for recreation site development.

Initially, the land presently occupied by the Canadian Wilderness Recreation (C.W.R.) Boat Club Society was offered to non-profit organizations in the Pincher Creek and Crowsnest Pass areas. The government was unable to generate interest in developing facilities at this site until this group of campers came along.

The intent at the time was to acquire a piece of land or lease some property along the reservoir for themselves and friends with a maximum of ten units at any one time. Upon consultation with the government, the group was advised that they had to take a whole 30-acre parcel and also had to form a society under the Societies Act to be eligible to lease the land. The process took over two years to complete and finally in 1993, a 21-year lease was issued to the five member Canadian Wilderness Recreation (C.W.R.) Boat Club Society.

Prior to the lease being issued, a general informational meeting was held to determine the interest in our project because it was evident that some fundraising was required to build an all-weather road and to provide irrigation to enhance the property. At this meeting, individuals were offered leases on a designated parcel of land approximately 50' x 70' for a deposit of \$250.00. The funds were to be held in trust pending the government issuing a lease. If, by that fall, the lease was not issued the money would be refunded or held until the spring of 1994.

It was quite obvious that there was an excellent demand for these lots. At the initial informational meeting on a Wednesday evening, 84 lots were spoken for and deposits paid. By that Saturday, the remainder of the 135 lots were gone.

At the meeting lot users were advised of the society's structure and that membership in the CWR Boat Club Society was exclusive to the executive of the society. There have been different presidents and executive members.

Following the success of the initial development, a second phase was undertaken on the upper

level. These lots were offered at an initial cost of \$1000.00 followed by an annual lease fee of \$250.00. As the success of the development grew and facilities enhanced, increased income was needed. Lease fees were increased to \$325.00 in 1998. Later the fees rose to \$500 per year and in 2014, were set at \$600. The increase in 2014 was to pay for the large increase in lease costs. In 2013, the society paid about \$3,300 for the lease and the Alberta government raised the annual lease fee to \$15,400 in 2014.

The master lease agreement can be terminated with one year's notification. The initial lease was for 21 years and was set to expire in 2014. In 2014, the executive signed a new lease with an expiry on March 31, 2024.

Lot users have a sublease with the society and it is renewed each year.

Lot users have put forth a tremendous effort over the years to develop their lots and to support improvements and changes made by the society executive. The pride individual lot users take in developing and maintaining their lots is quite evident. Each fall the executive tours the lots at the Boat Club property to ascertain the level of compliance to Master Lease and the Municipal District's Development Permit. This is necessary to safeguard our lease with the Alberta Government. In the past 20 years, lot users have shown great commitment to this cause.

That is a brief history of the CWR Boat Club. It has come a long way in the past twenty years.

Thank You Everyone!!