

“What We Heard”

Public Meeting – World Café

Location: Yellowknife Inn – Yellowknife, NT

Date: **Tuesday, February 10, 2015**

Time: 7:00pm to 9:45pm

The session was attended by approximately sixty (60) members of the public. The evening began with introductions by the facilitator and representatives from the GWNT Department of Lands. A representative of the Department then gave a short presentation about the Recreational Land Management Framework that explained “where are we, how we got here, where we are going and how you can help”. After the presentation the facilitator introduced the format for the World Café, and the five (5) questions that would be used to promote discussion about local issues and ideas. A description of the World Café format was also available to participants with the agenda on the Department of Lands website prior to the meeting. Because of the high attendance, participants were divided into two groups, with each considering the same five questions. Feedback from the session is organized by group and question. Participants were encouraged to submit any additional ideas using the Workbook available in the lobby, or on the Department of Lands website.

The notes that follow were taken directly from chart paper used during the sessions. Notes are presented per group and question and have not been analyzed or sorted.

Group One

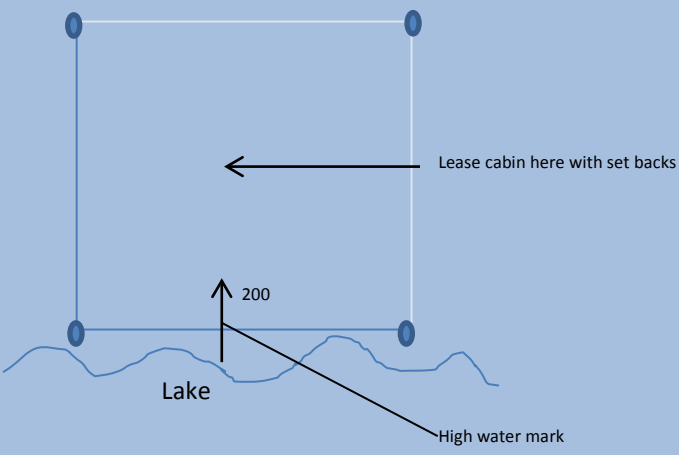
The Future – In 10 years what should recreational cabin development/use look like?

Issues/concerns	Options/Future Considerations
Wilderness Character	<ul style="list-style-type: none"> • The remote character and environment has been maintained • Still have wide open spaces • Does not feel like Ontario’s “cottage country” • Recreational areas expanded
Infrastructure	<ul style="list-style-type: none"> • Boat launches • Cabin areas • Campgrounds • Garbage cans • Parking • Docks • Outhouses
Pressure on current recreation areas <ul style="list-style-type: none"> • Small lakes and large lakes have different capacities and handle pressures differently 	<ul style="list-style-type: none"> • Pressure alleviated from current recreation areas • Access between lakes is monitored (e.g. water levels)
Respect for and protection of the environment	<ul style="list-style-type: none"> • Bonds for clean-up • Proper removal and remediation of abandoned recreational sites/cabins • Water quality • Fish • Birds • Fuel tanks <ul style="list-style-type: none"> ○ Higher standard for homes vs. cabins ○ Higher standard for properties closer to water
Enforcement Equal application of the law	<ul style="list-style-type: none"> • Fines • Rules equally applied – plan encompassing all of NWT (congruency) • Regular inspections • Laws: environmental damage, firearms, campfires/fire bans, alcohol

Issues/concerns	Options/Future Considerations
Lease disputes and unauthorized occupations	Existing lease disputes and unauthorized occupations can be dealt with through: <ul style="list-style-type: none"> • Grandfathering • Adjudication process • Permits • Payment • Removal • Enforcement • Application procedure • Transparent processes • Clear ownership and boundaries • No more temporary leases • Protected rights
Cabin Aesthetics	<ul style="list-style-type: none"> • Setback structures from the water • How well they blend into natural environment / sensitivity to views <ul style="list-style-type: none"> ○ Colours ○ Materials
Knowledge base	<ul style="list-style-type: none"> • Establish baseline data • Monitor levels <ul style="list-style-type: none"> ○ Fish numbers ○ Water levels
Information	<ul style="list-style-type: none"> • Clear communication of rules, regulations and policies <ul style="list-style-type: none"> ○ Uses ○ Occupation types ○ Mineral claims ○ Distinction between land use districts and permitted uses in each area
Need to account for varying interests in recreational lands	<ul style="list-style-type: none"> • User groups identified: <ul style="list-style-type: none"> ○ Home owners ○ Cabin owners ○ Campers ○ Day users ○ Non-lease holders ○ Visitors & tourists ○ Industry (i.e. mines) • Activities of interest: berry picking, plant harvesting, fishing, paddling, boating, picnics, birding, hunting, etc.

Issues/concerns	Options/Future Considerations
Access	<ul style="list-style-type: none"> • Accessible areas to each user group <ul style="list-style-type: none"> ○ Physical access (i.e. roads) ○ Affordable – varying price points
Different styles of cabins	<ul style="list-style-type: none"> • Different rules/regulations depending on land use/intensity of use • Homes and cabins are different and should be treated differently <ul style="list-style-type: none"> ○ Homes should provide means for dealing with fire protection, garbage, sewage, ploughing, etc. ○ Tax rates • Acknowledge significant value has been put into some properties • Some people are looking for a lifestyle and prefer living on “recreational” land • Titles rather than leases – acknowledge private property rights <ul style="list-style-type: none"> ○ Freehold vs. leasehold
Site selection	<ul style="list-style-type: none"> • Consideration of “best spots” being distributed between public/temporary use and cabin/home use • Shore access as a right • Choice/diversity and balance <ul style="list-style-type: none"> ○ Some lakes only for camping, fishing, and other activities with a maximum occupancy time limit • Access between lakes • Separation between uses (i.e. cabins, homes, camping, and picnic areas) • Create more townships/villages (i.e. Cassidy Point) • Differentiation between homes and cabins • Choice, diversity and balance of land uses & user groups
	<ul style="list-style-type: none"> • More mining/economic development

New Areas for Cabin Development – What should be considered when planning new areas?

Issues/concerns	Options/Future Considerations
	<ul style="list-style-type: none"> • Private <ul style="list-style-type: none"> ○ Lease/Title • Public-new parks <ul style="list-style-type: none"> ○ No cabins at parks-e.g. Hidden lake
<p>Separating uses Privacy</p>	<ul style="list-style-type: none"> • Neighbours, but not too close • Buffer zone <ul style="list-style-type: none"> ○ Visual ○ Buffer between cabins and campers/day users • Privacy is important <ul style="list-style-type: none"> ○ Generator buffer ○ Distance apart ○ Visual/noise
<p>Area layout</p>	<ul style="list-style-type: none"> • Layout depends on lake • Setback from shoreline/road • 500 m from road • Keep remoteness • Space things out • Find out what type of “lot” people want • Mark lease corner boundaries 
<p>Boats</p>	<ul style="list-style-type: none"> • Do not mix motorized boats and canoes • Limit boat size • Make some lakes non-motorized

Issues/concerns	Options/Future Considerations
	<ul style="list-style-type: none"> • Consider future hydro developments-impacts on lakes and rivers etc. • Consider future mineral extraction areas
<p>New areas</p>	<ul style="list-style-type: none"> • no more Cassidy Points • more recreation • access separates cabins from rural residences <div data-bbox="544 483 1120 955" style="text-align: center;"> </div> <ul style="list-style-type: none"> • Extend no more leases to Yellowknife Bay until we figure out RLMF
<p>How many people on lake?</p>	<ul style="list-style-type: none"> • Could a lake handle more (cabins) comes from : <ul style="list-style-type: none"> ○ An environmental point of view ○ Access-road/remote ○ Density/use ○ Landscape – e.g. slope ○ Rock geology ○ Mineral potential ○ Existing mineral tenure ○ Other recreational uses/users ○ Common use areas ○ Other land users ○ Through traffic
<ul style="list-style-type: none"> • Lakes are saturated (too many cabins on lakes now) • Where to go in the future? • People have been waiting for years for a lease 	<ul style="list-style-type: none"> • Open up more lakes • Study lake 'capacity' <ul style="list-style-type: none"> ○ match capacity to develop ○ sustain • Develop a little away from shoreline • Not along shore of Great Slave Lake

Issues/concerns	Options/Future Considerations
<p>Public Use Access to lakes is hard</p>	<ul style="list-style-type: none"> • What public use is already there – RESPECT! • Where fire pits are = use area • Shoreline should be open to all • Public input into specific lease areas • Map – does anyone object • Development notice – make public • Permit • Mineral claim holders and adjacent people should be informed • Open review to all • Leave room for other users, e.g. camp site • Consider traditional land uses • Balance
<p>Access to new areas for recreational uses</p>	<ul style="list-style-type: none"> • Open up lakes further off main roads <ul style="list-style-type: none"> ○ IF GNWT can make roads for mines should do the same for recreational areas <div data-bbox="581 961 961 1331" style="text-align: center;"> </div>
<p>Lot Size</p>	<ul style="list-style-type: none"> • Make lot sizes a little smaller
<p>Lot styles</p>	<ul style="list-style-type: none"> • Difference between ‘cabins’ and rural residence <ul style="list-style-type: none"> ○ Two different life styles ○ Rural residential – road access • Acreages • Quality/quantity • Separate recreational cabins for rural residences
<p>Other infrastructure</p>	<ul style="list-style-type: none"> • Cabins on Cassidy Point – boat access • More parking at Cassidy Point

Issues/concerns	Options/Future Considerations
Demand	<ul style="list-style-type: none"> • What is the demand and for what?
Planning	<ul style="list-style-type: none"> • Look at whole picture/big picture e.g. other uses, overall usages <ul style="list-style-type: none"> ○ TRANSPARENT ○ Fair/consistent ○ Archaeology review <div data-bbox="873 373 1377 697" style="text-align: right; margin-right: 100px;"> </div> <ul style="list-style-type: none"> • Climate change needs to be considered in terms of planning <ul style="list-style-type: none"> ○ e.g. Lower lake levels ○ Permafrost ○ Forest fires

New Lease Allocation – What is the fairest way?

Issues/concerns	Options/Future Considerations
Unauthorized users	<ul style="list-style-type: none"> • Issue a lease to unauthorized users and back charge lease fees and taxes • Unauthorized users should not get leases – they should be removed • Have a leasing tribunal for unauthorized users <ul style="list-style-type: none"> ○ Should decide who can get a lease or has to leave ○ Composed of public members
People have tried to get a lot for many years	<ul style="list-style-type: none"> • There should be an eligibility list for those that have tried to get a lease for many years • 10 year residency for new leases • Has to be a NWT resident (minimum 2 years) • Not necessarily long term NWT resident only – give priority then give remaining leases to newcomers
Where should leases be issued	<ul style="list-style-type: none"> • No more leases along the Ingraham Trail – too many existing cabins • Public should have input in where land is made available for recreational leasing • Don't allocate leases in areas where mineral rights (tenure) have already been granted <ul style="list-style-type: none"> ○ Government is creating a conflict ○ Not fair to cabin owners
What kind of leases should be available	<ul style="list-style-type: none"> • Develop <ul style="list-style-type: none"> ○ Residential leases with road access ○ Recreational leases • Open up leases for different types of uses to reduce pressure <ul style="list-style-type: none"> ○ Year round (should be grouped together) ○ Tent frame ○ Size ○ Cottage/cabin ○ High density and low density areas
Demand	<ul style="list-style-type: none"> • High demand is good – keeps the price of cabins up • Too many cabins make mineral development unlikely – not fair for mineral claimant
Lease renewals	<ul style="list-style-type: none"> • Temporary 5 year fishing and hunting leases should be up for grabs when the term expires. No automatic renewals.

Issues/concerns	Options/Future Considerations
Allocation approach	<ul style="list-style-type: none"> • Not lottery - people risk not getting the lot they want • First come, first served • Make an offer on lots similar to the lots at Niven that were put up for sale through a realtor • Lottery would be the fairest • First come, first served only works if everyone knows about it <p>Transparency</p> <ul style="list-style-type: none"> • In allocating new leases, non-cabin recreational users should be considered <ul style="list-style-type: none"> ○ use land use plans before opening up land for recreational leasing ○ Don't have cabins next to snowmobile routes • Have more than one system <ul style="list-style-type: none"> ○ GNWT develops number of lots to be put in lottery ○ Different process for those who want to find their own spot in a more remote location (apply, review, decide) • Only 1 lot per household <ul style="list-style-type: none"> ○ Prevents resale of lots • No more recreational leases until land claims are settled

Future Lease Fees – Should all cabin lots be priced the same or should it vary? What should be considered?

Issues/concerns	Options/Future Considerations
Basis of fees	<p>Location makes difference</p> <ul style="list-style-type: none"> • Road access vs. boat-in • Further from town, amenities, cell service, • Tax assessed values different for Cassidy Point vs. island on Prosperous <p>Don't reinvent the wheel – what are other jurisdictions doing?</p> <p>Alberta</p> <ul style="list-style-type: none"> • Classify water bodies • Demand and capacity • How many cabins • High demand areas are more expensive • Less for remote areas • Tiered approach <p>Keep it simple</p> <ul style="list-style-type: none"> • 2 or 3 tiers • Road access, boat, portage • Roads and services = higher price • Roads maintained by GNWT – GNWT resourced cabins should be priced higher • Some difference, not huge • Look at rules for federal/GNWT pricing – make public what (those rules) was based on • Already market (price) • Existing leases • Look at recent sale values • Market research • Remove value of improvements to get idea of the value of the lot <ul style="list-style-type: none"> • Would pay more for remote location with constraints (e.g. guaranteed limit on number of neighbours) • Offer different options – high density cottage township where not everyone has lakefront • Would pay if more services were offered • Price should be related to facilities offered • High enough lease fees to prevent people that would disrespect the land • Do market survey of demand and how high prices could be

Issues/concerns	Options/Future Considerations
<p>Costs related to leases</p> <p>How to determine fee \$ amount</p> <p>If I decide to build larger, expensive cabin vs. someone else, why should I be assessed higher?</p> <p>Seasonal lot at campground seems much higher than recreational lease (\$1000 vs. \$600)</p>	<ul style="list-style-type: none"> • Fees and market <ul style="list-style-type: none"> ○ Should pay for administrative services to extent (enforcement) ○ Not for profit ○ Goal should either be cost recovery or paperwork • \$600/year with low property taxes does not cover GNWT costs <ul style="list-style-type: none"> ○ Taxpayers shouldn't subsidize the costs associated with cabin ownership ○ Taxpayers paying for costs of RLMF development even though not everybody gets an opportunity to have a cabin
<p>Affordability</p>	<ul style="list-style-type: none"> • High cost of living here already, and don't want large lease fees (e.g. \$150/year) • \$150-\$200 per year – everyone can afford, could be higher <ul style="list-style-type: none"> ○ \$600 MACA lease okay ○ Because fees are so low, get a lot of cabins not used often; if fees set higher, supply and demand changes and people would share, etc.
<p>Unauthorized users</p>	<ul style="list-style-type: none"> • Squatters should pay back lease fees (additional penalty) and be allowed to stay (as long as there isn't an environmental problem) • Squatters should be able to apply for a lease and it should be granted as long as they meet conditions and pay for the years they've been there
<p>Lease fees smaller issue vs. access to lease</p>	<ul style="list-style-type: none"> • Deal with supply and demand • Market willing to pay
<p>Some people lease, build and profit in sale</p>	<p>(no suggestions)</p>
<p>Lease payments</p>	<ul style="list-style-type: none"> • Equity lease – pay lump sum at start of 30 years for 30 year lease • Now GNWT does lease fees and taxes- there should be one bill (for both)

Issues/concerns	Options/Future Considerations
Taxes	<ul style="list-style-type: none"> • Lease <ul style="list-style-type: none"> ○ Not permanent structure ○ Can't recuperate tax paid at end – removal ○ Tax for services
Other comments not related to lease fees	<ul style="list-style-type: none"> • Roads now and culverts to unauthorized cabins • Prelude <ul style="list-style-type: none"> ○ Titled owners for high ground not lakefront ○ Leases for lakefront • Should be flexibility on what can build, size, etc. • 500 lots surveyed – 250 not leased?! • Accessibility <ul style="list-style-type: none"> ○ Enough parking ○ Docks ○ River lake – main dock too crowded ○ Functional • Squatters making messes <ul style="list-style-type: none"> ○ Paint ○ Fire ○ Shells ○ Shooting ○ Quad trail • No regulation enforcement for quad trail making • Allow squatters to register <ul style="list-style-type: none"> ○ know where they are ○ if they aren't registered, get rid of them • Prelude does not have enough access to the lake for the number of people going there • Residential use of recreational lease <ul style="list-style-type: none"> ○ How can this be done legally ○ Address the issue • Lottery system • Put in cabins – commercial rental cabins – tourism – help with demand

Rules and Responsibilities – What kind of rules and responsibilities should be established?

Issues/concerns	Options/Future Considerations
<p>Clarity about the rules</p> <p>Rules should be clear (but aren't currently) – even inspectors have different views</p>	<ul style="list-style-type: none"> ● Manual/guide <ul style="list-style-type: none"> ○ Consistency in user experience ○ Could have separate areas for homes/different uses ○ Could have different areas for seasonal access ○ Different experiences ○ Common sense ● Enforcement <ul style="list-style-type: none"> ○ Post on website (existing and created rules) ○ Territorial vs. Commissioner's lands ○ General public unclear about what is (not) okay ○ Day use rules
<p>Some lots do not allow for building a cabin with current regulations</p>	<ul style="list-style-type: none"> ● Some flexibility is wanted ● There should be different rules for different uses ● Should be able to tell who has a lease and who does not ● Control unauthorized occupations since they affect land prices ● Need lease or permit – like a land use permit
<p>Environment</p>	<ul style="list-style-type: none"> ● Extra cautious with some situations (i.e. people who are close to water) ● Possible need for more frequent inspections ● Sewage rules ● Regulate use to protect fish habitat ● Environmental concern over grey water – no direct discharge ● Cleanliness, environmental concerns are priority for rules <p>More strict rules for fuel storage</p> <ul style="list-style-type: none"> ● Environmental damage ● Proximity to water ● Volume limits ● Justification for rules
<p>Cleanliness</p>	<ul style="list-style-type: none"> ● Keep it clean <ul style="list-style-type: none"> ○ no litter ○ proper sewage and garbage containment and disposal ○ cleaning dishes ● Limit day use to limit mess – popular accessible areas get messy – need enforcement

Issues/concerns	Options/Future Considerations
Abuse of rules	<ul style="list-style-type: none"> • If unauthorized users are to be grandfathered then they need to follow correct rules • Prevent abusing rules – people living year round on seasonal leases
Concern that people writing the rules are affected by the rules <ul style="list-style-type: none"> • Misuse of authority 	<ul style="list-style-type: none"> • Need checks and balances
Concern: how to regulate users that nobody even knows about	
Safety	<ul style="list-style-type: none"> • Unsafe gun use • Hunting and fishing <ul style="list-style-type: none"> ○ Fishing rules • Proper fire protection <ul style="list-style-type: none"> ○ Burning pits ○ Don't cut live trees to burn ○ Mandatory fire smart as part of your cabin • Also some want tall trees – don't want to cut around cabin <ul style="list-style-type: none"> ○ Prefer guidelines to regulations
Rules for traffic/intensity of use/overcrowding needed	<ul style="list-style-type: none"> • Too much activity • Lakes cannot take the environmental pressure of overcrowding • # of leases and campsites per lake • Sustainability • Walsh, Reid, Prosperous, Prelude all too busy/at their limit
Enforcement	More enforcement <ul style="list-style-type: none"> • More inspections <ul style="list-style-type: none"> ○ No oil tank/drums leaking – doesn't appear to be rules about fuel storage currently ○ No boats leaking fuel • Many leases issued without follow up
Existing rules Concern about arbitrary changes in rules	<ul style="list-style-type: none"> • Federal leases have established rules • Justification/rationale for new rules or changes to the rules

Issues/concerns	Options/Future Considerations
Control over ice fishing huts being abandoned	<ul style="list-style-type: none"> • Register (free) - like snowmobile registry • Walsh Lake – messes left • (Need) fines • Accountability
Wall tents Ability to put a tent frame anywhere	<ul style="list-style-type: none"> • As long as the structure (i.e. tent frame) can be removed, they shouldn't be considered a squatter • Semi-permanent use takes away from day use opportunities • If there is a limit on number of leases, we need to look at a policy regarding wall tents
Noise	<ul style="list-style-type: none"> • Regulate noise (i.e. from engines) – time/quiet hours
Common sense	<ul style="list-style-type: none"> • Want to go out and get away from the city – maybe late at night – common sense vs. rules • If too many rules they won't be enforced
Responsibilities	<ul style="list-style-type: none"> • Everybody is responsible – onus on the owner and policed by governing authority
Other comments not related to rules and responsibilities	<ul style="list-style-type: none"> • Cottage lots <ul style="list-style-type: none"> ○ Some are very remote ○ Historical significance ○ Should be encouraged to build large cabins/lodges ○ Road access • More campgrounds on different lakes • Proximity to lake • New leases have setbacks • Lease holders information should be made public – known authorized user(s) • Over usage of small portage creeks • New developments have new standards • What is “the norm” for cabins/cottages? • Identify lakes that can handle higher intensity of use (population) and those that can't • Want non-cabin owners to have ability to access Yellowknife Bay and other areas • Should give leases to people who have been here longer rather than new arrivals (minimum 5 years) • More planning required – GIS (geographical information systems) • Need more parks and protected areas

Group Two

The Future – In 10 years what should recreational cabin development/use look like?

Issues/concerns	Options/Future Considerations
Everyone wants waterfront; stressing shoreline	<ul style="list-style-type: none"> • Zoning regions for high/low density (some people want privacy, some may not) • More leases off Ingraham Trail; non-road access
Remote land use conflicts	Develop a plan that considers all uses <ul style="list-style-type: none"> • Cheap power, sports clubs, support leases • Low impact • Archaeological sites • Transportation • Energy (hydro) • Mining/development <ul style="list-style-type: none"> ○ Not encouraged ○ No development in mineral rich/potential areas • Multiple land users (ATV, snowmobile, skiers, etc.) <ul style="list-style-type: none"> ○ Create multiuse plans
Flying/walk-in replaced by ATV cutting trails <ul style="list-style-type: none"> • Cumulative effects 	<ul style="list-style-type: none"> • Roads/access <ul style="list-style-type: none"> ○ Different category of leases for less accessible areas (e.g. building access road let to more cabins and more roads) ○ Changes over time • Enforcement with ATV traffic <ul style="list-style-type: none"> • Regulation (1.5 m) needs to be looked at • More access might be problematic - difficult to enforce
Monitoring and enforcement	<ul style="list-style-type: none"> • More enforcement and monitoring for squatters and lease-holders <ul style="list-style-type: none"> ○ Leases will lead to more control and easier enforcement ○ Former enforcement did not have teeth

Issues/concerns	Options/Future Considerations
<p>Bursting at the seams</p> <p>NWT retention efforts & northern lifestyle doesn't match recreational development</p> <p>Different rules for squatters (seasonal lot) 3-5 years – limited use</p>	<ul style="list-style-type: none"> • More access (needed) <ul style="list-style-type: none"> ○ River and lake ○ Prelude lake and boat launch ○ Infrastructure for docks and parking areas ○ Even for the Big Lake • Leases on lakes further off the Ingraham Trail (e.g. Jenne John) • Access to the Big Lake • Spread development further out • More remote cabins can spread degradation • If you want a lease, you should be able to get one – meet the demand <ul style="list-style-type: none"> ○ Demand could be limited on remote lakes or bigger lakes (won't be a rush to claim) ○ More leasing out there ○ Lease from the Akaitcho (after land claim) • Bigger lakes can support more (Prosperous) <ul style="list-style-type: none"> ○ Managed properly ○ People need to be held accountable • Leases in less accessible areas to spread out future development • Facilitate the northern lifestyle of having a cabin and/or lease • Privacy is a big thing
<p>Environmental capacity (i.e. drinking water for YK)</p>	<ul style="list-style-type: none"> • Monitoring lease lots <ul style="list-style-type: none"> ○ Accountability mechanism for the lease holder (waste, etc.) ○ Good stewardship • In Yellowknife River watershed, conditions for lease holders regarding environmental concerns <ul style="list-style-type: none"> ○ Waste, toilets, etc. ○ Water quality
<p>How to judge capacity? Lack of prior development plan</p>	<ul style="list-style-type: none"> • Need framework to open opportunities for others • Settle claims • Prelude/Walsh already crowded; what can the lake stand?

Issues/concerns	Options/Future Considerations
Future infrastructure concerns (dock use) No carrying capacity study for access (docks and parking) <ul style="list-style-type: none"> • River and lake parking lots • Overuse (waste and garbage) 	<ul style="list-style-type: none"> • Infrastructure improvement necessary (lake access) cottages <ul style="list-style-type: none"> ○ Staging area for parking lots and docks ○ Waste/water treatment availability
Rules force people to squat	<ul style="list-style-type: none"> • Rather be legitimate – people don't want to squat but want their piece of land (lifestyle) • Need to move fast on squatters regarding regulations that can be made by the GNWT • Less squatters
Even full time users of recreational properties have different rules for primary users vs. recreation users	<ul style="list-style-type: none"> • Infrastructure for future usage (parking, waste) and enforcement is needed • Should be planned, enforced, open/fair
	<ul style="list-style-type: none"> • Planning in the past has surveyed leases – use that as a starting point for lease (they need to be legally surveyed lots and registered) • Zone areas as rural cottage lots like Prelude <ul style="list-style-type: none"> ○ Create rules for these zones ○ Important for prospecting and other uses
Different types of leases	<ul style="list-style-type: none"> • Types of leases – hunting and trapping - Aboriginal • Seasonal recreation • Recreational opportunities such as commercial recreation (rental properties)
Future land owners (Akaitcho)	<ul style="list-style-type: none"> • Need to adhere to grandfather protection • Respect for prior land uses

New Areas for Cabin Development – What should be considered when planning new areas?

Issues/concerns	Options/Future Considerations
Density	<ul style="list-style-type: none"> • Privacy • Carrying capacity • Consider number of cabins/area • Focus area-why limited to road access e.g. fly in, fly out
Accessibility	<ul style="list-style-type: none"> • Road access • Parking for cabins and users – high volume • Cabins/area • Public access to shoreline (for anyone) • Currently difficult to find places – use density – temporary, authorized/unauthorized (boat access on shoreline) • Open up more lakes with or without access • High demand should drive plans to create more availability- this will help reduce conflict
Location criteria	<ul style="list-style-type: none"> • Historic criteria for location e.g. emergency evacuation • Revisit existing lots • Consider pre-existing rights e.g. mineral claims, Aboriginal rights • Avoid conflict with other uses/most appropriate use for specific area • Disclosure to lease holders
Areas used for camping, other activities have been converted to lease areas	<ul style="list-style-type: none"> • Broad picture (beyond recreational use – accommodate other interests) • Consider pre-existing • Recreational use (clubs e.g. skidoo, using trails, etc. – protect interests vs. remove requirements) • Already pressure on existing recreational use – take this into consideration
Lease allocations Concern that unauthorized will become authorized	<ul style="list-style-type: none"> • Transparency • Used to be lottery: fair • No bidding • Conditions on lot development (e.g. cabin construction, pre-existing tender/rights)

Issues/concerns	Options/Future Considerations
Balance of uses	<ul style="list-style-type: none"> • Consider commercial recreational development, e.g. lodges • Categories <ol style="list-style-type: none"> 1. Tent 2. Cabin 3. Lodge, etc. • Public and private (leaseholder) use • Suggestion: new development areas at least ½ public use and ½ private (lease) • Maintain public use
Cost	<ul style="list-style-type: none"> • Cost of increased recreational access • Taxpayer considerations • Cost of use (e.g. clean up)
Waterfront	<ul style="list-style-type: none"> • More open waterfronts needed • More lakes available to use <ul style="list-style-type: none"> ○ Water or road access ○ Add boat launches (e.g. Prelude has only 1) ○ Fishing/kayaking/canoe
Public Information	<ul style="list-style-type: none"> • Withdrawal and capacity for areas around YK: info available
Planning Scale	<ul style="list-style-type: none"> • Take localized needs, conditions into account • ‘Master plan’ for individual lakes/areas and go from there • Plan carefully beyond focus area
Conflicting messages	<ul style="list-style-type: none"> • GNWT promoting recreational use is not allowing people who want recreational use get it (cabins +/- other activities) • Want to get people out and using land but make sure it is done responsibly
Length of process to apply for leases, have application process is too slow (e.g. 8 months)	
Land Claim Agreement and Interim Withdrawal Area	<ul style="list-style-type: none"> • Consider land not part of land claim agreement as “contingency” land to be considered for recreational use, etc. opening further out • Access should be (re) opened • Concern over lack of access to areas near Yellowknife • Yellowknifes Dene participation in process

Issues/concerns	Options/Future Considerations
<p>New Areas/Zones How would areas be subdivided?</p>	<ul style="list-style-type: none"> • Incorporate diverse uses • Pre-planned lots control vs. proposals for use-open use, allow people to determine how spaces are used <ul style="list-style-type: none"> ○ Leaves space for casual users • Flexibility – Take into account the geography of each site (e.g. allowances for setbacks based on specific site) • Long term plan – Cabin leases: release a certain # on a regular basis to control demand/availability • Fair process over long term (i.e. create priority list based on # of years waiting) <p>LOT SIZE</p> <ul style="list-style-type: none"> • Small lot sizes <p>SAFETY</p> <ul style="list-style-type: none"> • Ability to airlift/other emergency services <p>WOODLAND AREAS</p> <ul style="list-style-type: none"> • Residential lease could be considered going forward (not just recreational.) <p>BIG PICTURE</p> <ul style="list-style-type: none"> • Use recreational developments as a planning tool for other processes
<p>Environment</p>	<ul style="list-style-type: none"> • Ecosystem, habitat consideration • Reduce recreational-motorized traffic (i.e. seadoos), disturbance vs. necessary transport
<p>Overused areas</p>	<ul style="list-style-type: none"> • Manage access better • Density of use around lakes near Yellowknife • Conflict between different types of users-encourage balance
<p>Public awareness and traditional knowledge Will public be engaged on an on-going basis?</p>	<ul style="list-style-type: none"> • Recreational development accompanied by encouragement of public responsibility (if strict enforcement isn't possible) • Take traditional knowledge into account in planning • Consultation process important • Existing leaseholders kept informed and general public • Transparency on an on-going basis for recreational land planning/lease lot process
<p>Enforcement</p>	<ul style="list-style-type: none"> • Enforcement of rules, i.e. garbage dumping • Public uses • Unauthorized users not subject to enforcement • Government oversight of waste removal, damage of use spaces

Issues/concerns	Options/Future Considerations
Lot allocation	<ul style="list-style-type: none">• Residency/length of residency should be a requirement• Review the process used at Prosperous for lot leasing – didn't go well

New Lease Allocation – What is the fairest way?

Issues/concerns	Options/Future Considerations
<p>Fair system</p> <p>What is unfair? Squat then apply for lot</p> <p>Demand is greater than supply of lots</p>	<ul style="list-style-type: none"> • Permission first • Should not be leased to highest bidder • Lottery is fairest • Some fee for lottery (you may not get it back) • Balance between existing leases (from Aboriginal Affairs and Northern Development Canada – AANDC), GNWT leases (Commissioner’s), and new allocations • Lottery concept/rules: <ul style="list-style-type: none"> ○ Example: camping lots on a yearly basis ○ Monitor impacts over long term ○ Planning a requirement, road access and boat access ○ Survey public to determine demand ○ Publicity and clarity ○ E.g. 1980s lottery and some pre 80s ○ Surveyed lots only (zoned) ○ Your priority increases in lottery as you participate ○ Minimum residency rule (e.g. hunting license) ○ Different pools depending on residency ○ Non-transferable leases (e.g. 5 years) to avoid developers ○ Greater than 25 year leases ○ If you have a lease you need to consider if people want to upgrade leases ○ Sell and reapply to get different lease? ○ No squatters get leases • Bidding system is unfair/bad • Lottery should be first come, first served • If you have one lot, can you apply for a second? <ul style="list-style-type: none"> ○ No – consider supply and demand ○ Fair 1st come, 1st served ○ Need clear process ○ Timing (i.e. 6 months to prepare) ○ Date stamped process, etc. • Combo system <ul style="list-style-type: none"> ○ Closer to town/road access by lottery ○ More remote by 1st come, 1st served ○ Accessibility and proximity
<p>How to decide which areas to open up for leases?</p>	<ul style="list-style-type: none"> • Criteria for suitable locations

Issues/concerns	Options/Future Considerations
<p>How are areas zoned or divided up?</p>	<ul style="list-style-type: none"> • Zoning – some lakes high development and some low development • Commercial renting/leasing options for fairness not just individual cottage lots • Unsure of “day-use”/non-lease areas • Fairness – zoning – fitting in more? What might be lost?
<p>Pre-devolution</p> <ul style="list-style-type: none"> • Unclear process/confusion • Inconsistencies 	<ul style="list-style-type: none"> • Publicity - Use early and lots of it • How to see where existing leases are <ul style="list-style-type: none"> ○ Online map site ○ See what is available • Lotteries yearly <ul style="list-style-type: none"> ○ Open 10-20 new lots per year in different areas each year • Communications/publicity • Time to determine what is available • Need media/process clarity • Expand focus area/Great Slave Lake area • More frequent draws – yearly for 30/40 year lot leases • Existing leases – how to manage renewal • Income consideration or flat rate? • Accessibility, road vs. remote access • You should meet the conditions of your lease or you lose it
<p>What to do with squatters</p>	<ul style="list-style-type: none"> • No free pass • Fair process • Ensure they meet setbacks, etc. • Pay back/penalty/deterrent • Public “first right of refusal” • What if they lose? – homeless • New squatters treated differently once a process is in place • Squatters <ul style="list-style-type: none"> ○ Should be dealt with fairly ○ How to recognize them/bring them into compliance ○ Yukon Commission – squatters had to declare and build a case to stay ○ Fees – could be reasonable or not ○ If not 1st come, 1st served, then apply for lease (abide by standard 1st come, 1st served) ○ No free pass ○ Long-term makes a difference

Issues/concerns	Options/Future Considerations
Lease terms (length of lease)	<ul style="list-style-type: none"> • 5 year leases are not useful/fair because you invest with no guarantee • 25+ years is more fair

Future Lease Fees – Should all cabin lots be priced the same or should it vary? What should be considered?

Issues/concerns	Options/Future Considerations
Basis for determining fees	<ul style="list-style-type: none"> • Should be differences in fees depending on use (i.e. residential vs. recreational) • Categories have adjusted fee prices for different uses and impacts (i.e. tent frames vs. cabins) • Country residential areas with appropriate fees • Use fees as an incentive to encourage people to move to less populated areas • Fair price – cabins in similar areas should be the same • Consider: <ul style="list-style-type: none"> ○ Size of lot ○ Location of lot / accessibility ○ The costs associated with the development of the lot ○ Improvements such as docks should not be included in fees • Proximity to the city should not matter as much as “road access” <ul style="list-style-type: none"> ○ A remote cabin on Walsh should not cost more than a cabin on Tibbitt that has road access • Based on fair formula • Base price for square footage and the price adjustments based on other considerations • Road access to cabin needs to be considered in lease fees – roads should be given higher lease fees • All current lease fees are set based on size, location, accessibility, and improvements • Purpose of the lease needs to be considered • Market forces should not be included – the taxes will take care of that • Term should be considered – 30 year lease should be more \$\$ than a 5 year lease • Snowmobile and fly-in leases should be less than leases with easier access • Recreational cabin leases should not be more than \$500

Issues/concerns	Options/Future Considerations
Equity leases exist won't be honoured	
Clean-up	<ul style="list-style-type: none"> • Securities or damage deposits for clean-up to deter people from walking away and not cleaning up afterwards
Information	<ul style="list-style-type: none"> • Clear, transparent formula should be available for public • Like City of Yellowknife, you should be able to determine what fees are and why • Public registry with associated fees for all leases • Public education to support understanding
What fees cover	<ul style="list-style-type: none"> • Lease prices should not include more cost of inspections and process and road maintenance • Should be a schedule for reviewing and adjusting lease prices to keep up with inflation • Reasonable charge for acquiring a lease

Rules and Responsibilities – What kind of rules and responsibilities should be established?

Issues/concerns	Options/Future Considerations
Enforcement of lease requirements	<ul style="list-style-type: none"> • Sound bylaws – quiet enjoyment • Discharging firearms • Generators - insulated sheds • Parties • Jet skis • Boats - Size restrictions • Help lease holders comply with lease requirements • One-stop shop for all expectations (i.e. fire setback)
Clarity of regulations	<ul style="list-style-type: none"> • Leases are different – clarify if requirements will be the same for seasonal/recreational vs. permanent residences • Timelines • Minimal obligation for appropriate stewardship of lot • Garbage – take it out • Composting toilets
Overly dense	
Squatters are not following existing rules	<ul style="list-style-type: none"> • Uphold existing rules so the field is equal for all • Lease terms and conditions • 500m (sound) • Safety of people - rules around forest fires – clusters of 3 work well
Lease vs ownership	<ul style="list-style-type: none"> • Are lease conditions negotiable? <ul style="list-style-type: none"> ○ i.e. for a 30 year lease being terminated for a minor missed payment, etc. ○ Will one-time payment/lump sum be an option • Why is whole discussion around leases vs. Yukon style titled land? • Has Lands Department looked at other jurisdictions?
Lots and improvements	<ul style="list-style-type: none"> • 5 acre plot desirable • Reduce lot size from 90 m² to 30 m² • Should not have to pay by cabin size • Tax on: <ul style="list-style-type: none"> ○ Land size not on cabin size ○ This is fair share ○ Need ○ Road access

Issues/concerns	Options/Future Considerations
Lot cleanliness and environmental protection	<ul style="list-style-type: none"> • Clear set of enforceable rules around cleanliness <ul style="list-style-type: none"> ○ Appearance should be a part of what Department of Lands enforces ○ Department of Lands should allocate more resources for enforcement ○ Need more than 2 officers • Grey water as part of expectations • Are rules appropriate to protect environment? • Better rules for black water • Rules around plastic • More adequate rules for environmental protection and enjoyment
Fuel Storage	<ul style="list-style-type: none"> • Fuel capacity rules are good <ul style="list-style-type: none"> ○ Balanced ○ Could be enhanced/tailored, not necessarily cookie cutter
Docks	<ul style="list-style-type: none"> • Docks need rules <ul style="list-style-type: none"> ○ Floating docks vs. crib docks desired ○ How far out in water ○ Square footage
Huge demand	<ul style="list-style-type: none"> • There are other desirable lands outside the focus area why is it limited? <ul style="list-style-type: none"> ○ Lands has responsibilities elsewhere
Transference of leases	<ul style="list-style-type: none"> • What happens with respect to transference of leases? <ul style="list-style-type: none"> ○ Are there rules? ○ Should there be rules around speculation
Site clean-up	<ul style="list-style-type: none"> • Performance bond for removal/remediation <ul style="list-style-type: none"> ○ Security for lot remediation ○ Does annual fee go into that?
What will be done with squatters now as well as down the road?	<ul style="list-style-type: none"> • GNWT should instruct inspectors to enforce existing land use frameworks relative to squatting • Are there rules about how cabins are built? <ul style="list-style-type: none"> ○ Threshold for what is squatting ○ Is there amnesty ○ What would amnesty look like? <ul style="list-style-type: none"> ▪ Compliant earned amnesty ▪ Outside existing boundaries ▪ Meets construction standards

Issues/concerns	Options/Future Considerations
Site identification How lots will be surveyed	<ul style="list-style-type: none"> • Pre-surveyed • Bring in sketch
What is the incentive for future compliance?	<ul style="list-style-type: none"> • Fair and transparent • Enforcement for existing leaseholders
Proximity to neighbour/density	<ul style="list-style-type: none"> • Remoteness of experience <ul style="list-style-type: none"> ○ Does size of lease contribute to that or is there an easement • In general not specific to an area • Might depend on forest density • Demand for a certain area • Buffers – 100m on either side regardless • Setback 30 m from the high water mark
Flexibility with respect to surrounding economic development	<ul style="list-style-type: none"> • GNWT should disclose pre-existing mineral rights to avoid unnecessary conflict while simultaneously promoting various forms of mineral tenure, Hydro, roads • Clarifying this would decrease conflict and lead to economic growth
Responsibilities	<ul style="list-style-type: none"> • Duty to protect the use of all users not necessarily cabin users – e.g. cross-country skiers