



Cabin Lease Standards

This criteria is for new leases or new construction on an existing lease. If you currently have a lease, you are bound by the terms and conditions outlined in your lease. Please contact the Land Management and Administration Division at the Department of Environment and Climate Change (ECC) before you make changes to what is on your lease. If you have questions, contact ECC at 1-855-698-5263 (toll-free).

Part 1: Criteria related to the location of the lease

The first set of criteria address the physical and geographic location of the lease. Your cabin and any ancillary structures must be built a minimum of three (3) meters inside your lease boundary. These criteria establish that the location of the cabin lease is in an area that is available and appropriate for leasing, and that the location of the cabin and ancillary structures meets environmental and safety standards. All distances are indicated in meters (m) unless otherwise specified.

Minimum standards for locations of a cabin lease

- On public land that is under the management authority of the Government of the Northwest Territories (GNWT) and issuance of a surface lease is not restricted (for example, by an Interim Land Withdrawal)
- No known health or safety concerns in area
- At least 33m from the Ordinary High Water Mark
- At least 60m from the highway centerline of all Schedule A* and B* highways
- At least 40m from the highway centerline of any Schedule C* highway
- At least 100m from any utility corridor
- At least 450m from any solid waste site or sewage treatment facility
- At least 30m from the edge of a wetland
- At least 30m from any known archaeological or historical sites
- At least 25m from any existing known trapline
- Away from flood zones or known hazard areas
- If on an island, the island must be larger than five (5) hectares in size
- If on a peninsula, the peninsula must be greater than 100m wide and at least 50m from the tip of the peninsula

*Schedule A, B and C can be found in the Highway Designation and Classification Regulations.





In addition, the Department of ECC works with other GNWT departments to consider other relevant factors on a case by case basis. As an example, the department would work with the Department of Education, Culture and Employment to understand potential impacts on archaeological sites and/or other archaeological considerations. Other considerations that are looked at on a case by case basis include: lakes with health advisories; lands with high economic potential; areas of high recreational use; existing trails and portages; and the presence of asserted or established Aboriginal and/or treaty rights in the area.

Part 2: What can be constructed?

- One (1) cabin and a maximum of four (4) ancillary structures, such as sheds
An outhouse is not considered an ancillary structure if less than 3.5 square meters (m²) (6' x 6')
- Cabin must be fully enclosed with windows and a door and weatherproofed
- Cabin footprint must be less than 100m²
Covered decks count towards cabin footprint
- Cabin may only be two (2) stories and the height cannot exceed 8m
- Total footprint of all decks must be less than 50m²
Uncovered decks are not counted towards cabin footprint
- Maximum height of an ancillary structure is 5m
- Total footprint of all ancillary structures combined cannot exceed 45m²
- All buildings must be spaced a minimum of 1.5m apart
- The exterior of all structures must be painted, stained or otherwise suitably treated

Questions?

Please contact Land Management and Administration (LMA) prior to submitting your application for a cabin lease. If you already have a lease and are planning to add to or make modifications to what is constructed on your current lease, you must contact LMA prior to making any changes.

Department of Environment and Climate Change
Toll-Free: 1-855-698-5263
Lands@gov.nt.ca

www.ecc.gov.nt.ca

