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March 27, 2020

Shannon Allerston  
Regulatory Specialist  
Mackenzie Valley Land and Water Board  
7<sup>th</sup> Floor, 4910-50<sup>th</sup> Avenue  
PO Box 2130  
Yellowknife, NT X1A 2P6

Dear Ms. Allerston,

**Re: Compensation Claim MV2007L8-0031 - Giant Mine Remediation Project**

In response to the submission of November 15 by Natalie Plato (CIRNAC), specifically the 2nd paragraph on page 20, I would be remiss if I did not clarify that this Club, our activities, and our use of the property in question is not new.

The Great Slave Cruising Club has been operating on the same property in Back Bay, with the City's blessing and preceding the need for a formalized sublease, long before we were first registered as a society in 1987. For over 30 years, the sailing community has developed this land and waterfront to suit the nature of our society and the assets and activities of our members. We did not simply obtain a lease with the City to then "go ahead and establish" our activities on our current property. Likewise, the suggestion that we "[knew] full well all of the circumstances" of a sublease and the termination clause therein does not acknowledge that our established and continued use of this property predates any consideration of Giant Mine being remediated.

It is not reasonable to expect that a long-term occupant with established infrastructure can simply vacate the property at a moment's notice, nor is it reasonable to expect the occupant to halt operations and development or to dismantle infrastructure when such notice remains uncertain. In this scenario, it is not reasonable for the Club to exist in limbo while the remediation of Giant Mine is not yet absolute.

That said, our claim for compensation was submitted during a time of great uncertainty and anxiety for the future of our Club and its ability to access Back Bay. I'm pleased to report that the Giant Mine Remediation Project team, led by Ms. Plato, has since made significant effort to communicate with us and other stakeholders, and to resolve our concerns. Further to our letter of March 10 to Ms. Plato, our current understanding is that

- the Club will be able to store sailboats and other assets in the general vicinity while our current property is remediated,
- the property will be returned to us in as good or better condition as it is currently, including permanent fixtures such as our wharf, notwithstanding outstanding lease or land use concerns with the City of Yellowknife and GNWT, and
- the Club and general public will have uninterrupted boat access to Back Bay waters throughout the full remediation project.

Based on this understanding, I hereby withdraw our claim for compensation and confirm that we will not pursue this further.

I thank Ms. Plato and her team for their consideration and accommodation of the Club (and the boating public) as part of their project, and look forward to working with her and other stakeholders throughout the impending remediation project. I also thank MVLWB for its accommodation of us during this review process.

Sincerely,



Ben Russo  
President

CC: Natalie Plato  
Deputy Director, Giant Mine Remediation Project  
Crown-Indigenous Relations and Northern Affairs Canada