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March 10, 2020

Natalie Plato  
Deputy Director, Giant Mine Remediation Project  
Crown-Indigenous Relations and Northern Affairs Canada  
PO Box 1500  
Yellowknife NT X1A 2R3

Dear Ms. Plato,

**Re: Giant Mines Remediation Project Water Compensation Claims Process –  
Mitigated Impact on Boat Launch and Sailing Club Access**

I am writing in response to your October 10 letter to the City of Yellowknife on the above-noted matter. On behalf of the Great Slave Sailing Club, I sincerely appreciate the proactive approach taken by the Giant Mine Remediation Project (GMRP) team to understand and seek creative solutions to the challenges faced by this Club and our members in the run-up to the remediation of our existing site. Our members wholeheartedly support the remediation of the former Giant Mine site and fully understand that this important work will involve a degree of disruption and inconvenience to all those who access Great Slave Lake from this area. The efforts of you and your team to minimize this disruption and inconvenience are commendable.

In your above-noted letter, you have proposed to stage and sequence the Project to enable substantially uninterrupted public access to Great Slave Lake by boaters, either via the public boat launch at Town Site or the Sailing Club's site. And, to facilitate this, you have proposed to construct a new boat ramp, at your expense, at the Club's site that is comparable to the existing public boat launch. From further discussions with you and other project & government representatives, we understand a more detailed approach to remediation could be as follows:

1. Assuming remediation of the Sailing Club area begins as early as 2023, the Club would vacate the property following its 2022 sailing season and would return at the start of the 2024 sailing season. While its site is inaccessible, the Club would be granted access to adjacent lots to store boats and equipment, and would access Great Slave Lake via the public boat launch at the Town Site.
2. As part of the remediation work, it's expected that the Club's existing wharf & dock infrastructure will be disassembled and removed. GMRP has committed to replacing the dock at its existing location, layout and water depth following remediation.
3. Once remediation at the Club's site is complete, work will begin at the Town Site as early as 2024. There are two periods wherein the public boat launch would be inaccessible: a 1-year period for

work at the Town Site and a 2-year period for work on Baker Creek. During these two times when the public boat launch is inaccessible, the public would access Great Slave Lake via the Club's site and new boat launch, as outlined in your letter.

4. Further details for the Club's site regarding parking, boat maneuvering, and other logistics during remediation (by both the Club and the public) have not yet been outlined but have been taken into consideration. It was also specifically noted that the Club's current roadway may be too steep for larger vessels and trailers to access the new boat launch, and that regrading may be necessary.
5. Following remediation, the new boat launch will be left as part of the Club's site and for exclusive use by the site.

I believe you are aware that there remains some uncertainty as to the long-term status of the Club's occupation of its current site. We understand that the City needs to negotiate and sign a tripartite access agreement with all levels of government before it is able to consider renewing subleases with our Club and our neighbours, the Yellowknife Heritage Society, and that this agreement should be signed in the coming weeks. In the absence of a sublease, City officials have advised that, so long as the Club adheres to its sublease (which expired on December 31, 2019), it will be considered an "overholding tenant" and not subject to imminent eviction. City officials have also expressed their desire and preference for the Club to remain at its current site following remediation, and that the City might even be able to offer *fee simple* title to the Club in the future. While our wish for written commitments and renewed subleases remains, these verbal assurances go some distance to alleviating the substantial uncertainties and fears we've experienced as recently as this past summer.

Once again, on behalf of the Board and members of the Great Slave Sailing Club, I want to thank you and your team, as well as the City of Yellowknife and the Government of the Northwest Territories, for the proactive and solution-oriented approach you have taken to responding to the concerns of the Yellowknife boating community. I look forward to further productive engagements as we approach and proceed through this important remediation project.

Sincerely,



Ben Russo  
President

CC: Mayor Rebecca Alty  
City of Yellowknife

Shannon Allerston  
Mackenzie Valley Land and Water Board

Evan Walz  
Great Slave Yacht Club

Erin Kelly  
Acting Deputy Minister  
Department of Environment and Natural Resources  
Government of the Northwest Territories