



Issue Paper

Improvements – Clear Lake Cabin Area

Riding Mountain National Park of Canada

Wasagaming Community Plan Review 2007

Background

The Clear Lake Cabin area (CLCA) includes 525 cabins that are occupied for 24 weeks from early May to early October under the authority of a camping permit.

The community plan established design parameters for cabins that establish limits on size of loft, setbacks from property line and other requirements.

Cabins share common shower/washroom buildings, kitchen shelters, and other facilities. The conditions of the shower/washroom buildings are a concern and some cabin owners would prefer to have individual water and sewer services to their cabins. A recent vote, organized by the Clear Lake Cabin Owners' Association, resulted in a majority (62%) voting to maintain the status quo (i.e., not to proceed with individual water/sewer to each cabin). Eighty seven percent of the 525 eligible voters cast a ballot.

The current community plan supports the communal aspects of the cabin area.

The issue of water and sewer services in the cabin area is linked to tenure. Some cabin owners would like to change to a tenure-based system (licences of occupation or leases) from a camping permit. Parks Canada cannot provide leases unless there is individual water and sewer to the cabins. However, other tenure systems, like a license of occupation, could be examined. Under the current permit system, any recapitalization of facilities or services in the cabin area are to be 100% cost recovered from the cabin owners.



Issues

1. Some of the cabin design parameters in the community plan do not meet the needs of residents, however, Parks Canada will not support an increase to total size or footprint.
2. A long term capital investment plan is required for the Clear Lake Cabin area, however, the mechanisms for recovering capital costs, via a camping permit or other land tenure arrangement, need to be established.
3. Because the majority of residents are not in favour of individual water/sewer at this time, the timing of either of the following needs to be decided;
 - a. timing of shower/washroom building replacement, or
 - b. when/if more discussion about individual water and sewer is required.

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Questions

1. Are there cabin design parameters, other than overall size and footprint, you think should be adjusted?
2. Because a recent vote was held on the individual water/sewer issue, should a moratorium be put on discussing the issue? If so, for how many years?
3. What capital improvements (buildings, parking, storage, etc.) or service improvements in the Clear Lake Cabin area would you like to see? (note that any capital improvements or expanded services are to be 100% cost recoverable under the camping permit)