



This Brief has been created by the Algonquin Park Residents Association  
for presentation to members of the Ontario government and to  
the Minister of Natural Resources, for his consideration in  
the renewal of Algonquin Provincial Park  
Cottage Leaseholds

October, 2006

APRA EXECUTIVE

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Hon. Dalton McGuinty  
Premier of Ontario  
And  
Hon. David Ramsay  
Minister of Natural Resources  
Queen's Park  
Toronto, Ontario

Dear Sirs:

Re: Algonquin Provincial Park Cottage Leases

As the Managing Director of Ontario Parks from 1981 to 1999 I wish with all due respect to support the request of the Algonquin Provincial Park Cottage Leaseholders to remain in the park beyond 2017.

The rustic cottages are unobtrusive and aesthetically blend into the park's natural environment. The leasehold cottages have been in existence for decades with no proven conflicts with park users. Park users continue to enjoy their much appreciated outdoor recreation/wilderness experiences as ever before.

Since the boys and girls camps and resort lodges have been granted lease extensions it seems appropriate that the cottages receive similar consideration. The camps and lodges actually use more concentrated space, manage more buildings and structures and from time to time create more noise and congestion in the park than cottage leaseholders.

Many large resource based parks in Ontario and elsewhere in Canada and the United States have private cottages, camps and resorts with minimal conflicts. For example, in Ontario, the new Kawartha Highlands Provincial Park has recently been created with several hundred private cottages within the park boundaries. In Manitoba, White Shell Provincial Park has several hundred private fee simple cottage holdings as well as cottage leases. Parks Canada provides 99 year leases for thousands of cottages in many National Parks and especially along the Trent-Severn and Rideau Waterway Systems in Ontario. U.S. National Parks, National Forest Reserves and State Parks have a multitude of private cottage leases and fee simple ownerships.

The critical factor in this request is the cottage leaseholders themselves who have in most cases continued to pass down the cottages to family members over the years. They have always been positive, appreciative, caring and proud protectors of Algonquin Park. The cottagers are very conscious of the importance of contributing to the enhancement of the park's objectives – protection, education, recreation and tourism. These people come from varying backgrounds and walks of life and are not dominated by the elite of society. The leaseholders as well as their cottages are part of the true cultural heritage of the park. Many cottagers were pioneers in the park and have written books and articles about their adventures.

The cottagers have abided by the park development, upgrading, maintenance and operations regulations and try to enforce themselves through their well-organized associations. Most important, the leaseholders have made significant contributions to the management of Algonquin Park in volunteer time and \$ donations.

In 1995, Ontario Parks established a special purpose account whereby all Provincial Park revenues were to be retained in the parks budget and ear-marked specifically for parks purposes. Accordingly, it is essential that Ontario Parks continues to receive the cottage leaseholders rent money for the on-going maintenance of the park in general.

Before a final decision is reached by the Government on the Algonquin Provincial Park Cottage Leaseholders' request to remain in the park a thorough review of the real reasons versus the perceived reasons for removing the cottages is objectively needed.

If I can be of further assistance, please contact me. I am not and will not be a paid private consultant for the cottage leaseholders. My support for their request is on a volunteer basis.

Sincerely,



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October 1, 2006

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The Honourable David Ramsay,  
Minister of Natural Resources,  
Whitney Block,  
Queen's Park,  
Toronto, Ontario.

Dear Mr. Ramsay:

I had the privilege of being the Superintendent and District Manager of Algonquin Provincial Park from 1988 through to 1996. Based on my experience and knowledge of the provincial park system, I am writing this letter in support of the extension of the cottage leaseholds in Algonquin.

When a person steps back and looks at the basis for the formation of Algonquin Park in 1893 you can't be anything but amazed at the wisdom of the politicians of the day. The intent of setting aside Algonquin was to primarily protect the forest base so that the logging industry would continue to support the local economies of the communities surrounding the park. At the same time, it was recognized that on a land base of this size scientific research, recreation and the presence of wilderness close to urban areas were also compatible goals. Compatibility hasn't been easy and many battles have been fought over what are appropriate uses of Algonquin. I think Algonquin Provincial Park has evolved to a state of sustainability and peaceful coexistence. The logging industry, owners of lodges and youth camps, wilderness canoeists, car campers, day visitors and cottage leaseholders have all found a comfort zone in which to be neighbours.

In 1905 Superintendent Bartlett recognized that to sustain the park operations and management of a park on the scale of Algonquin more sources of revenue were required. One of his ideas that bore fruit was the establishment of the leasing of land for seasonal cottages. The number of leaseholds has shrunk considerably over the past century and are now primarily along the Highway 60 corridor. The leasehold fees have been an irritant to both park management and the leaseholders from time to time in the past due to large increases over long periods of inactive lease fee reviews. I would hope that when the leases are renewed that they have a long term pricing strategy that is tied into market value and inflationary trends. This would allow both leaseholders and park managers to make better informed decisions about their respective future leases and revenues.

With the extension of the leases, I would also hope that you frame the terms of the renewal in such a way that the park system recognizes the legitimacy of cottage leaseholders as part of the fabric of the park community. They are no different from car campers, lodge visitors or wilderness campers. Their environmental impact is no greater than that made by large motor homes on developed sites or the large number of interior portages and campsites. We don't tell our other visitors that they may have to leave the park by 2017 and I don't feel we should treat our leaseholders any differently. Their contribution to the local economy and to the management of the park is well outlined in their brief to you. They have been good friends to the park. There

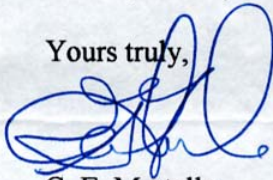
are exceptions of course but by having the park managers deal with the lake and community associations (APRA) these matters are usually resolved to everyone's satisfaction.

I do not own a lease or make use of any lease in the park but I am a big user of parks across North America and especially Ontario parks. We have a park system to be quite proud of and Algonquin is in the top ten parks in Canada and United States. Like all parks money continues to be in short supply to properly manage and operate these facilities. I realize the funding constraints that you face Mr. Ramsay and this source of revenue for Algonquin seems to be a good way to help alleviate some of the pressure. Your other park user fees have increased over the last ten years and I would hope that you utilize the leasehold fee increases in the same manner. At the same time I feel it is appropriate that the leasehold fees stay with Algonquin to more properly fund a park with a national reputation.

I have read the brief prepared by the Algonquin Park Residents Association and find it a fair and comprehensive overview of the leasehold situation to date. I trust that you and your staff will give it careful consideration and in the end formally welcome the leaseholders as part of the family of park users and allocate the lease revenues to the park so their lease payments help the operation and management of Algonquin.

Thank you for your consideration of this important issue.

Yours truly,



G. E. Martelle,  
Retired Superintendent and District Manager,  
Algonquin Provincial Park,  
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## EXECUTIVE SUMMARY

### MYTHS AND REALITIES OF ALGONQUIN COTTAGE LEASEHOLDS

#### Myth # 1

Cottage Leaseholding is not compatible with Park Objectives.

#### Reality:

Algonquin Park is a Natural Environment Park, not a wilderness. That means there are multiple uses there, such as recreation services including stores, a fast food outlet and a restaurant, nature services, logging, private summer camps for children, private lodges, scientific research facilities, AND cottage leases. Cottage leases are no less compatible than any of the other current uses.

#### Myth # 2

There are far too many leases in Algonquin Park taking up a significant portion of the Park.

#### Reality

There are only 304 cottage leases in the Park on 19 out of more than 2000 lakes, and most of these leases are on lakes adjacent to the Highway 60 corridor or railroad rights of way. Cottage leases *collectively* occupy less than 1/6000 of Algonquin's total area.

#### Myth #3

Having cottages in the Park is bad for the environment.

#### Reality

Cottaging in Algonquin is a very low-impact activity. Nearly all of the buildings are of modest size and construction, set back from the shore to blend in with the surrounding forest, and have no road access and no hydro. Outboard motors are limited to 20 hp, and the use of "sea-doo's" as well as activities like water-skiing are not permitted. The vast majority of cottages are used only half of the year, and Algonquin leaseholders are presently engaged in (and supporting) a septic system re-inspection project.

**Myth # 4**

Cottagers are "at odds" with Park officials and other users of the Park.

**Reality:** Algonquin Cottagers have a positive and constructive relationship with Park officials, and a past Park Superintendent has agreed that we have earned the right to stay. We have provided assistance to canoeists, inexperienced campers, those who are lost or injured, and those who are engaged in fire fighting activity throughout the Park. Beyond this, most Park users don't even notice us.

**Myth #5**

Leaseholders don't pay their way or contribute to the well-being of Algonquin.

**Reality**

Algonquin leaseholders pay land rents for their cottage lots and are in fact a stable source of revenue for the Park. In addition, they pay a service fee to cover their share of the services provided by the Park, and parking fees like everyone else. As well as their patronage of many local businesses, Algonquin cottagers, through organized associations, provide regular support to the Huntsville Memorial Hospital Foundation, and to The Friends of Algonquin.

Leaseholders have "given back" in other ways. They serve on the board of The Friends of Algonquin, the Local Citizens Committee of the Algonquin Forestry Authority, the Committee of External Advisors (assisting Ontario in negotiations for the land Claim advanced by the Algonquin First Nations). They have written widely read books and created world famous nature recordings and films of the Algonquin environment. These have increased public appreciation and understanding of the Algonquin environment and have therefore furthered the educational and tourism objectives of Ontario Parks. Leaseholders have also served on government commissions charged with developing management policy.

**Myth #6**

There are no other leases in the Park.

**Reality**

There are seven summer camps for children and three lodges for visitors vacationing in the Park. There are also several businesses in various locations that operate under contracts issued for the provision of various services.

**Myth # 7**

There is a great deal of public concern about the continued existence of cottage leases in Algonquin Park.

**Reality**

The presence of Algonquin cottage leaseholds, along with leaseholds for lodges and summer camps are perceived by most as a non-controversial part of today's Algonquin.

During the recent public hearings into Bill 11, the *Provincial Parks and Conservation Reserves Act 2005*, at which approximately 18 interest groups participated over a two-day period, not a single concern was raised regarding the existence of cottage leases in Algonquin Park, even though there is a provision in the new Act specifically conferring upon the Minister the right to extend the term of existing cottage leases (s. 13).

**Myth # 8**

Regulations for the management of Ontario Parks must be the same for every park in the system.

**Reality**

Ontario has wisely chosen a flexible approach to preserving the unique characteristics of each park within the parks system. It has long been entrenched in Ontario park management that Regulations need to be tailored to the needs of each park. This applies to cottage leaseholds too, according to the MNR's 1985 *Statement of Philosophy of Integrated Resource Management*. Hence, renewing Algonquin leases is consistent with current practice and does not open the door to any change in policy or practice elsewhere within the park system.

**Myth # 9**

Cottage leases are not allowed within the boundaries of other Parks.

**Reality**

There are many other Provincial Parks with cottages in them here in Ontario and in other provinces. Killarney Provincial Park has numerous cottages within its boundaries that are owned outright and predate the formation of that park. In 2005, Ontario created the Kawartha Highlands Provincial Park. It has hundreds of privately

owned homes and cottages within its perimeter. There are 5000 cottages in 17 provincial parks in Manitoba; 2000 cottages in provincial parks in Saskatchewan; and 500 cottages in provincial parks in Alberta. Algonquin is far from unique in this regard.

### **Myth # 10**

All other leases in Algonquin Park are terminating in 2017, so cottage leases should terminate as well.

### **Reality**

The commercial leases in the Park (the children's summer camps and lodges) were extended in 2005 for renewable tenure of up to 60 years. The same opportunity should be afforded to cottage leases given the positive role cottagers have played over the course of the Park's history, environmentally, economically, and by assisting other Park visitors.

### **Myth # 11**

Termination of the leases is a simple matter that comes with no cost.

### **Reality**

The termination of leases in Algonquin Park would put an end to a vibrant, long-standing community with a history and roots that go back well over 100 years, and in which many members have a continuous family presence stretching across many generations. The end of cottage leases would require the destruction of all cottages in the Park, and the associated loss of many millions of dollars of property value to the families involved. Algonquin Park would lose the regular and stable source of revenue in leasehold rents and fees, and businesses in surrounding communities would lose the patronage of leaseholders and their extended families.

### **Myth # 12**

Leaseholders accepted an extension of their leases to 2017 and agreed to leave thereafter.

### **Reality**

Leases were extended following a policy review in 1986, and the government recognized that the policy of eventual termination, while not reversed at the time, was open to review in the future. This was evident in the government's refusal to ask

leaseholders to relinquish any further claim for extension beyond 2017. Algonquin leaseholders have never acknowledged termination as a fair or proper policy for the Park.

### **Myth # 13**

Because of cottage leases in Algonquin, there is no more wilderness.

### **Reality**

Leases are situated along the Highway 60 corridor and on lakes in the north with road access or on railway rights of way. These areas are not intended to be “wilderness”. The Recreation / Utilization zone along the highway corridor, and other road access lakes, serve as buffers for the Wilderness zones, according to the Management Plan for Algonquin.

### **Myth # 14**

There are no campsites available for overnight campers to the Park and this is where the real demand by users is.

### **Reality**

There is a reservation system for Algonquin (and other Ontario Parks) campsites, accessible via toll free telephone, or internet. Demand for this type of campsite has remained stable for several years, and fluctuates with the weather. The largest part of the expansion to Visitor Services over the last 20 years has been in services to users traveling the Highway 60 corridor. These include:

- Visitor Centre and bookstore
- Algonquin Logging Museum
- NHE (Natural Heritage Education) publications
- Algonquin Gallery
- Increase in number and length of interpretive trails
- Group Education programmes
- Mountain Bike, cross-country skiing and hiking trails

None of these experiences cross paths with cottage leaseholds.

## **ALGONQUIN PARK RESIDENTS ASSOCIATION (APRA)**

APRA represents all Algonquin cottage leaseholders. Originally formed as the Algonquin Park Leaseholders Association in 1968, APRA 's mandate is to pursue the following purposes:

- i To achieve the renewing of leases on a basis that is fair and reasonable
- ii To act unitedly in all matters concerning the common rights and interests of Residents
- iii To contribute to the Algonquin environment by supporting the interpretation and preservation of the environment.

*APRA Constitution - Aims*

APRA was formed at a time when the management of Algonquin Park faced many challenges. Overcrowding and poor regulation of campsites led to environmental degradation and some pollution of lakes along Highway 60. Logging operations faced intense public criticism from environmental groups, and there was no comprehensive management plan for the Park.

In its first submission to the Ontario government in 1969, *Algonquin Park, a Park for People*, APRA made recommendations on Utilization Goals and Development Criteria which contained a planning model for access and zoning which addressed recreation and utilization uses, as well as preservation needs. Many of the ideas expressed there were incorporated into the 1974 Master Plan.

Since then APRA has made a positive contribution to every review of policy and planning affecting Algonquin leases and their place in the Park. It can fairly be said that APRA has achieved the second and third of its purposes. We have not wavered in pursuing the first goal, and the time is ripe for recognizing Algonquin cottage leaseholders as a proper and integral part of Algonquin Park, and ensuring their continued presence.

Although all current cottage leaseholds in Algonquin continue until 2017, APRA

pursues review of the leasehold policy now for practical reasons. Settling the terms of a new lease relationship may take several years. The recent renewal of commercial and youth camp tenures leaves the cottage leaseholders as the only remaining group affected by the 1954 policy of termination. We are the only group not to benefit from the modern application of mixed responsible use *and* preservation principles which now govern Algonquin. Postponement of this discussion until closer to 2017 will leave a great deal of uncertainty for leasehold families. Needed maintenance will be deferred, to the detriment of local trades and suppliers, as well as detracting from the appearance and utility of the leasehold property.

From a public policy perspective sooner is better than later. Due consideration of the issues now will be more productive without the pressure of a looming deadline. It also allows the Park more certainty in its long term planning. In addition, any negotiated increase in rental fees will accrue to the benefit of the Park at an earlier stage.

Formal lake associations also exist on Cache, Canoe, Smoke and Rock / Whitefish lakes. There is also one for leases in the north of the Park. They work in cooperation with APRA and the Park administration to address issues specific to each lake community. As with APRA, their working relationships with Park Superintendents and staff continue to be positive and productive.

*As a group, we have known Algonquin more intimately and over a longer period of time than can be said of any other interested group. We are a resource, willing to participate, and anxious that [Ontario Parks] should benefit from our experience. This is a recognized responsibility that we have provided to countless casual visitors to the Park over many years.*

*Algonquin Park, A Park for People. APLA,*

1969

## RECOMMENDATIONS

The Algonquin Park Residents Association respectfully recommends that the Minister of Natural Resources for Ontario take the following actions:

- That the Minister exercise his discretion under the *Provincial Parks and Conservation Reserves Act, 2005*, to allow the renewal of Algonquin Park cottage leaseholds past their current term;
- That the Management Plan for Algonquin Park be amended to remove the provision for the termination of Algonquin Park Cottage leaseholds;
- That the Director of Ontario Parks or the Superintendent of Algonquin Park be authorized and directed to commence negotiations with APRA now to renew Algonquin Park Cottage leaseholds past 2017.

## THE ALGONQUIN PARK LEASEHOLD COMMUNITY

*Algonquin Park contributes to the provincial parks system by protecting such values as plant communities, wildlife and cultural resources while providing a variety of recreational opportunities. Algonquin also serves to maintain the economic base of many local communities and will continue to contribute to resource production in the region.*

*Goal statement - Algonquin Provincial Park Management Plan*

### **1. Who we are**

We are the families who occupy and enjoy 304 leaseholds, on 19 lakes within Algonquin Park. The extended families that enjoy these leases number nearly 600.<sup>1</sup> In many cases we are the sixth generation of people who have developed a deep love and understanding of Algonquin, and we proudly number ourselves among its stewards, not just its “occupants”. We are communities, at each cottage which has been enjoyed by decades of visitors, on each lake where friendships are lifelong, and within the Park, as a mature and recognized stakeholder group with a wealth of knowledge about Algonquin and its well-being. We are naturalists, canoe trippers, artists, veterans, teachers, entrepreneurs, and descendants of the people who gave Algonquin its colourful human history. Some of us are outstanding Canadians, recognized by the Order of Canada for their contribution to Canadian life, in some cases for work done in Algonquin. (*Appendix A*)

We have taken care to properly introduce Algonquin to many visitors, through the Park’s Interpretive programmes, on hikes, canoe trips and wolf howls. One early leaseholder, J.R. Dymond, was one of the founders of what has become Algonquin’s award winning NHE Programme, and a Founder of the Federation of Ontario Naturalists (now Ontario Nature).

We have rescued visitors from the lakes, put out fires, given first aid and hospital

transport to injured visitors, and built loon platforms. We have given our time and skills to Algonquin, as scientists, historians, members of boards and commissions charged with advising and supporting the Ontario Government on Park related issues.

*(Appendix B)*

Algonquin leaseholders are different from others who enjoy summer cottages. We were invited to establish cottages in an originally remote area, on lots with (mostly) no road access. There was no electricity or telephones for most of us. We were (and are) restricted in what we built and how it looked. We came to the Park at a time when doing so took much more effort and time than it does today. For some, the invitation and accompanying verbal assurances of indefinite tenure, meant the difference between choosing an Algonquin lease, or reasonably priced freehold cottage lots outside of the Park boundary.<sup>2</sup>

*Recreation Objective:*

*To provide outdoor recreation opportunities ranging from high-intensity day use to low intensity wilderness experiences.*

*Objectives - Algonquin Provincial Park Management Plan*

When the time came to reduce the speed of motor boats, eliminate recreational activities such as water skiing and other towing recreational activities, in support of evolving Park use values, Algonquin leaseholders stepped up to support rather than resist change. We did this in spite of the economic and recreational sacrifice which came with this.<sup>3</sup> Appropriate to the quieter Algonquin environment, these recreation restrictions set Algonquin leaseholders further apart from cottagers in any other part of Ontario. They more firmly ally us with the recreational objectives of the Park. We embrace that relationship.

We have stayed. 75% of existing leases are either in the hands of original families, or have changed hands only once. 60% of the current leasehold population has been in Algonquin more than 50 years, and the average tenure across all leaseholds, both current and abandoned, is nearly 70 years.<sup>4</sup>

We have become part of Algonquin, and it has transformed us. Our long term understanding of the Park and our commitment to it create a common bond, which crosses generations, careers and lifestyles. This has created a community of people whose presence in the Park goes largely unnoticed by visitors, but whose relationships with Park Superintendents and Ontario Parks staff have been, and remain, positive and supportive.

This last point is important, as those who are entrusted with senior positions with Ontario Parks are in a good position to assess our worth to Algonquin. We are grateful to have a former Superintendent and former Director of Ontario Parks among our supporters. (*Appendix C*)

## **2. The Leases**

Our environmental footprint is tiny. Collectively, all 304 leases occupy only 1/6000 of the area of Algonquin. Only 7 lakes have 10 or more cottages. Buildings are, for the most part, modest by Ontario cottaging standards, and unobtrusive. Most are coloured brown or green to blend in with the forest, and are, in many cases, barely visible from the water. The principle of blending in with the environs is not only a building standard in the Park, but has been embraced by many leaseholders to the point where, were it not for a dock and boats at the shoreline, the lease would be invisible.

Of the 304 leaseholds in Algonquin, approximately 85% are along the Hwy. 60 corridor. The corridor is a very distinct area with its own characteristics. It is important to understand this in order to place the leases in the appropriate context.

Within this 45 km stretch along Highway 60 one finds the following:

- 1213 drive in campsites, 37% with electricity, and 96% with flush toilets, showers and laundry facilities onsite or near by.
- 7 children's camps, which accommodate, through July and August each year, around 1,400 campers and staff.

- 3 private Retail stores, one with a modest restaurant, and another with a sizable grocery section. Onsite accommodation is provided for store staff at two of these locations.
- 3 private lodges which cater to affluent clientele. Each features highly ranked restaurants which are open to the public. In total they provide roughly 135 guest bedrooms, plus on site accommodation for staff.
- The Park summer headquarters facility which includes accommodation and dining facilities for staff, vehicle and heavy equipment parking, maintenance and repair, and other support facilities.
- The Algonquin Visitors' Centre, the Algonquin Gallery, the Logging Exhibit, the Outdoor Theatre and Pavilion, and two canoe centres, each with extensive parking facilities.

These constitute a sizable footprint which is definitely not wilderness, and much more obvious than any of the cottage leasehold communities. Not only is our footprint small, our presence is overshadowed by the other occupants, often sharing the same space. For example, on Canoe Lake, cottages coexist with the Portage Store, the Canoe Centre, Camp Wapomeo and Camp Ahmek. Cache Lake has Bartlett Lodge and Camp Northway.

Cache Lake serves as a good visual example. There are no large areas of open water, where canoeists can pass through far from shore. There are 62 leases on the lake, 24 of which are represented in the photographs in *Appendix D*. Sometimes the most obvious feature is an overturned canoe on a dock or shore.

Most Algonquin leaseholders have resisted development, generally preferring to supplement rather than rebuild. Most cabins are heated by wood stoves and lit by kerosene or propane lamps. Few are winterized to any practical degree. Water is often pumped by hand, and refrigerators and stoves use propane except for the few who are situated near hydro lines. Most leases use outhouses and buried leaching pits for gray water. The balance use either septic systems or composting toilets. There have not been any reported instances of pollution or environmental damage attributable to an Algonquin cottage leasehold.

In 2004, Algonquin Eco-Watch approached the Park Superintendent to enquire whether there had been any programme of waste water re-inspection in Algonquin. After discussions with Ontario Parks, Eco-Watch, and the North Bay / Mattawa Conservation Authority (which holds responsibility for this in most of Algonquin), a programme of re-inspection has been agreed upon, with leaseholders contributing 1/4 of the cost of the programme. One more example of cooperation instead of controversy, as the choice of Algonquin leaseholders.

Motorboats for cottage leaseholds are limited to 20 horsepower and their use is utilitarian in nature. There is no water-skiing or other recreational towing activities permitted in the Park, a move which leaseholders strongly supported during one Management Plan review. On Cache Lake, which is much more sheltered than some other leasehold lakes, there is a long-standing, voluntary limit of 10 hp, reflecting this utilitarian ethic. On all leasehold lakes, the most common motor boat is an aluminum boat with a 10 hp motor. In this respect, we match the presence and impact of most visitors with motor boats.

## **ECONOMIC IMPACT OF COTTAGE LEASEHOLDS**

### **1. Direct Revenue**

Algonquin leaseholders pay annual land rents, that were established in 1986-87 and have been adjusted for inflation since then. They are categorized as either water or road access, and measured as a multiple of shoreline footage. The formula applied \$5 per shoreline foot for water access, and \$10 for road access. This method of calculating rents did not take into account the value of any improvements (buildings), as these remain the property of the leaseholder. Only the land is leased. There have been periodic adjustments to rents paid and one arbitration of rent increase, to establish the proper basis for rent increases as expressed in the lease contract. The form of this lease is standard for all Algonquin cottage leaseholds.

In addition to land rents, Algonquin leaseholders pay an annual service fee. This was initially calculated as a lump sum proportion of the government's costs for maintenance services, including road and public dock maintenance, office

administration, and waste removal. The lump sum was then divided between the number of leases, and the result charged to each leaseholder. There has been one increase since 1987 to account for cost inflation, with a second adjustment scheduled for 2007. Its significance is that it is designed to cover the cost to the Park, of leasehold administration. As well, leaseholders purchase provincial park permits like every other park user (the purpose of which is to cover some of the expenses, such as road and dock maintenance, covered in the service fee.) Land rents are over and above that.

At present the collective annual land rents and service fees total between \$300,000 and \$400,000. In addition, annual permit fees from leaseholders are roughly \$60,000. Unlike revenues from day visitors and campers, which fluctuate unpredictably due to weather, economic trends such as recession, and extraordinary events such as the SARS outbreak in 2003 or the road closure at the Smoke Creek bridge in 1999, revenues from leasehold rents and service fees remain constant, and are immune to external influences.<sup>5</sup> Algonquin cottage leaseholders are, and always have been prepared to make a meaningful, fair contribution. For us that means more than covering the actual cost to the government of allowing us to stay in Algonquin. Termination of cottage leaseholds will mean the loss of a direct source of *stable* income. We believe this secure, ongoing revenue stream is in Algonquin's best interest.

## **2. Contribution to Economic Base of Local Communities**

Algonquin leaseholders make a significant, long term contribution to local communities. APRA makes regular annual contributions to the Friends of Algonquin, and to the Huntsville Memorial Hospital Foundation. We have every intention of continuing this. (*Appendix E*)

Our continued support of local businesses in Haliburton County, Madawaska Valley and North Nipissing is estimated to exceed \$800,000 per annum in direct expenditure. Using an economic multiplier of 3.5 these expenditures result in an overall impact of \$2,800,000. This is applied in a region that has an average per capita

income 33% below the provincial average. In some cases elimination of Algonquin leaseholds would constitute a critical loss of income to the business. (*Appendix F*).

### **3. Consequences of Lease Termination**

In addition to the loss of ongoing direct revenue derived from land rents, there will be an economic consequence arising from the removal of buildings and other improvements, if Ontario Parks' response to lease termination is to return each leasehold site to its "natural state".

In the event of termination, leaseholders' obligation under the terms of the lease, are to either remove all buildings prior to the end of the lease, or become obligated to pay the Crown for removal of buildings. No amount is specified in the lease contract for this - only that the Crown has the right to remove buildings and then pursue recovery of the costs from the leaseholder in the Courts. Nothing is specified about what condition the land is to be returned to - whether replanting is to take place or whether any off shore structures such as dock cribs can, or should be removed.

The Park's traditional method of cottage removal has been burning, rather than the more expensive knock down and drag out option. Based on this approach, the existing local contractors can remove roughly 20% of existing cottages, at best, in a single year. By January 2018, when the removal process must begin, this figure will be significantly lower. Without lease renewal, local contractors will increasingly shift their attention to more sustainable markets outside the Park. Hence, within the private sector, there simply will not be enough capacity to make much of a dent in the removal process when the time comes. This in turn will leave the Park as the 'contractor of last resort' – residents will have no other option.

The budgeting, staffing, and other logistical issues for the Park will be significant and will last for several years. Cost recovery will lag expenditures, since one must precede the other, and Park resources will be diverted from their intended purpose. Locked in by the existing lease and economic realities, this is a losing proposition for all concerned. After it is all done, the remaining sites will not be immediately usable. Several decades regeneration will be necessary.

## HISTORY AND DEVELOPMENT OF POLICY ON COTTAGE LEASEHOLDS

### 1. History of the Policy governing Cottage Leaseholds in Algonquin <sup>5</sup>

Cottage leaseholds in Algonquin date back to 1905, when Superintendent Bartlett encouraged the Ontario Department of Lands and Forests (DLF) to develop Algonquin as a tourist resort area. The following decade saw the arrival of the Algonquin youth camps and hotels.

The policy backdrop for this was “Use and Profit”. The “use” was increasing recreational uses accessible by train, including cottage leaseholds, and the “profit” was derived from logging operations, trapping of beaver and harvesting of deer during World War 1. The idea of preserving the Algonquin watersheds, which led to the creation of the Park in the first place, took on new meaning as loggers and recreationists started bumping into each other. The need for a balance between these groups, and protection of the Algonquin wilderness became apparent. At that time the desire was expressed to keep cottages near the railway lines, or park headquarters. In any event, cottage leaseholds were recognized as an integral part of the recreational use of Algonquin. During the 1920s, there was a tendency to manage and develop parks to suit the interests of leaseholders.

In response to a provincial deficit which curtailed capital spending in Algonquin in 1924 and the years following, emphasis on revenue generation increased. This led to more visible promotion of recreation and tourism, including the now famous 1932 exhibits at the Canadian National Exhibition soliciting cottage leaseholds in Algonquin, Quetico and Rondeau parks. (*Appendix G*) From 1923 to 1928 the expansion of cottage leaseholds was accompanied by two new lodges and four new youth camps. The early Algonquin leasehold community, particularly on Cache Lake, quickly became part of the recreationist chorus calling for limitations on logging activities which were again threatening the Algonquin “wilderness”. In response to this the DLF established a “no cut zone” around the Cache Lake shoreline, a practice which was to be repeated for decades to come, and extended to other lakes in the Park as one way of balancing recreation and utilization interests.

The principles of multiple use - the coexistence of logging, recreation and conservation, emerged in the more robust management practices of Superintendent Frank MacDougall. Scenic preservation was formally given priority over timber extraction as a governing principle. The no cut zone idea was formalized to restrict timber cutting within 300 feet of any lake and 150 feet of any river or portage. For the first time foresters and biologists were added to park staff to build scientific research and a fisheries management programme in Algonquin. The idea of maintaining the interior of Algonquin in a wilderness state was first expressed by restricting public roads, camps, lodges or further leaseholds in the interior. The broader interest in nature preservation began to take shape with the formation of The Federation of Ontario Naturalists, in 1934. Finally, the opening of Highway 60 in 1937 brought the first waves of motorist campers, whose short term recreation interests lay primarily along the highway corridor.

MacDougall invited J.R. Dymond to establish a nature education programme, either in response to the work Dymond was already doing on a voluntary basis, or to the increasing interest in wildlife preservation. In 1944, he also invited Audrey Saunders to document Algonquin's oral human history. This became "The Algonquin Story", the first of many books to recognize the importance of the human element of Algonquin's rich past.

## **2. Genesis of the 1954 Policy**

The postwar period from 1945 to 1954 created pressures on Algonquin which were unique in time and in character. The rapid growth in population, affluence, mobility and urbanization led to an explosion in demand for outdoor recreation which eventually overloaded Algonquin's developed recreation resources. All of this happened when there was little education or sensitivity to the natural environment. This manifested as overcrowding of the Lake of Two Rivers campground, an increasing litter problem, the widespread use of garbage dumps by all park users, and camps and lodges filled to capacity in the summer months.

In 1950, over 1000 float planes flew anglers into the Park's interior, and in 1953 over 100 bears, attracted by garbage, were shot by park rangers. The ensuing publicity

damaged Algonquin's reputation as a game reserve. Along with this came the divergence in interests between recreation users, and those who advocated preservation, not only as a governing principle, but as a value which should take precedence over recreation and resource extraction. This became known as "The Preservationist Backlash", and it loomed large over the Ontario government's response to the pressures on the existing parks system, and Algonquin in particular.

The Frost government responded to this situation by introducing a new Parks policy, highlights of which were:

- Introduction of three new classes of parks, allowing Ontario's parks to perform the dual functions of protecting the environment, and providing recreational opportunities for all people of Ontario;
- Creation of smaller parks close to urban centres; 55 by 1957, and 77 by 1961.
- A new policy for Algonquin focused on the preservationist aim of returning the Park to a more natural state. This included no new leases or land use permits *for cottages, camps or lodges*, and the termination of leases for *all three groups* as existing leases expired according to their contractual terms.

These changes were not enough for naturalists – in 1958 the FON further advocated the prohibition of sport hunting, *all* commercial activities, discouraging the use of all forms of mechanical power, and urged the development of a system of nature reserves.

In Algonquin, increased use continued in the absence of management guidelines or planning. Overcrowding in campgrounds and on interpretive trails continued – the Lookout trail had to be closed due to damage from overuse, in 1959. During the 1960s rowdyism compounded the problem, leading to an alcohol ban and increased police presence around campsites. Public awareness of pollution grew, and with it, a growing polarization between recreation principles and those favouring ecological protection. The Algonquin Wildlands League (AWL) was created in 1965, advocating strict wilderness values for Algonquin, in contrast to the growing complexity of multiple uses in the Park.

In 1967 the five class system for provincial parks was introduced, with Algonquin designated as a Natural Environment Park. Each park would have five zones, to facilitate planning, development and management: primitive, natural, historic, multiple-use and recreation. This enshrined multiple use, including logging, and paved the way for the reshaping of the 1954 policy of “returning Algonquin to a more natural state”. With this new zoning model, both recreation and preservation aims could be addressed, rather than applying a single homogeneous goal to the whole Park.

These measures, while positive, did not quell the growing discontent of preservationists, who were now using public activism to apply pressure on the Ontario government. New restrictions on logging followed, and the appointment of a committee to advise the government on policy and planning initiatives.

### **3. The Frost Advisory Committee - Prelude to the Master Plan**

The recommendations of the Frost Committee, delivered in 1971, carried the subtitle of identifying Algonquin as an “average man’s wilderness”, echoing Leslie Frost’s vision for Algonquin. This included the phasing out of motorboats, and continuing the 1954 policy of terminating all leaseholds, including children’s’ camps and lodges. Logging should continue under a new management model. Underscoring these recommendations was the projection that demand for recreational activities would triple over the ensuing 30 years.

The government departed from these recommendations by allowing the seven private youth camps to remain, and by allowing the lodges to remain until 1996, when cottage leaseholds were all due to expire (under terms in force at that time). Notable among the reasons for separating cottage leaseholders from their commercial counterparts, who provided a service to the “average man’s wilderness” (albeit an expensive one), was the then current Minister’s blunt rejection of the claim that cottage leaseholders had performed many safety and rescue services to canoeists and inexperienced Park users, thereby earning a permanent place in the average man’s wilderness. Along with this rebuke came the suggestion that servicing cottage communities would be a “costly management headache”.<sup>6</sup>

The first Master Plan for Algonquin followed in 1974. It included many of the Frost committee's recommendations on recreational use, such as improved perimeter access, expanded trail systems and daily quotas for interior access. It laid out the five management zones for Natural, Recreation, Recreation/Utilization, Primitive and Historic uses. When it came to cottage, camp and lodge leaseholds, it repeated the policies on leaseholds stated in the previous year, contained in the committee's recommendations and the Minister's response.

Thus, by the time Algonquin received its first comprehensive management plan in 1974, the underpinnings of the 1954 policy on lease termination had already been eroded by modifications for two of the three groups affected, and two unsubstantiated reasons given for its continued application to cottage leaseholds. Assumptions about what an average man's wilderness was, and the ethos of returning Algonquin to a more natural state, were already wearing thin. They were giving way to more carefully managed multiple uses.

#### **4. Changes to the Policy on Leaseholds since the 1974 Master Plan**

Following the introduction of the Master Plan for Algonquin, the Ontario government created a series of Planning and Management Policies for provincial parks. These specified uses for each park class and zone. A campsite reservation system was introduced in 1978 for 12 parks, and expanded to 76 parks in 1985. This went a long way to address overcrowding issues in the Algonquin interior. A user-pay principle was introduced in 1985, and continues now, applying to all users, including cottage leaseholders. When it comes to day use and parking fees, leaseholders are on the same basis as other Park users.

The lease expiry process in place in the early 70s was recognized to create inequities within the leasehold communities. In 1978 the Davis government further modified the 1954 policy by allowing a common termination date for all leaseholds, of 1996, or the death of the named leaseholder (and spouse), whichever occurred first.

The most significant change in policy (to date) came with the public Parks Council review under the Peterson government, in 1986. The first political change in 42 years

in Ontario introduced a government willing to look at the leasehold policy on its own merits for the first time since the preservationist policy instituted by the Frost government in 1954. Following three public hearings attended by over 900 people, and consideration of 63 formal briefs, Algonquin leaseholders were offered a further 21 year renewal beyond the common termination date of 1996.

At the Toronto hearing, the Wildlands League reversed its previous, rigid position opposing the presence of any private holdings, including camps, cottages and lodges in Algonquin. They acknowledged, that within the current context of multiple use, leaseholders had proven their worth and benefited the Park. The League's argument was with the shape that multiple use was taking, and a lack of governing policy that put preservation decidedly first; not with those who were acting responsibly within the multiple use context.

What the Parks Council said in its report to the Minister shed light on the many inconsistencies in the government's treatment of leaseholders during the previous 30 years. Notable was the observation that procedures for the demolition of expired leases, with the attendant volume of debris, was at odds with regulations banning cans and bottles in order to reduce waste in the interior. The policy was to demolish all leasehold buildings as soon as they were acquired with no consideration given to the loss of about \$10 million in property value. Responses emanating from MNR staff, and even Ministers, to the policy of termination and how to execute it, had been inconsistent, and had not been accompanied by any Ministerial direction or guidelines. Along with this lack of direction came a label - that Algonquin leaseholders were a privileged group, somehow enjoying an unfair advantage over other Ontarians. The Parks Council rejected this, observing that leaseholders created their own privileges by their willingness to participate in a restrictive leasing programme, and by working to contribute to the health of the Park.

The 1986 policy review resulted in the extension of cottage leaseholds to 2017, and more. The government acknowledged that the policy of eventual termination, while not reversed at the time, was open to review in the future. This was evident in the government's decision not to ask leaseholders to relinquish any further claim for extension, beyond 2017.

## 5. Leaseholders in the era of Planning and Cooperation

Under the Peterson government, provincial park planning continued to be refined and changed. Core objectives of park planning - protection, recreation, heritage appreciation and tourism, did not change. Instead, a more flexible and inclusive planning process saw conservationists, naturalists, recreationists and commercial interests cooperating in Park operations and planning. This fresh look at multiple use could also be applied to cottage leaseholds:

*Multiple Use does not allow for a province-wide policy of restricting cottage leases in provincial parks everywhere. Instead, policy can now be based on the values and the objectives of the use of any specific park. Otherwise the policies conflict.*

***MNR Statement of Philosophy of  
Integrated Resource Management  
February, 1985***

Recreational planning for Algonquin Park shifted in the early 1980s - from an emphasis on camping, to visitor services. This took place partly because of a sharp decline in day use in Algonquin. From 1975 to 1985 the number of visitors fell 23%. Campsite permit revenue was 33% lower in 1985 than ten years before, and even July and August occupancy rates declined from 90% to 60%. Algonquin's camping facilities, both highway corridor and interior, had gone from overcrowded and damaged, to underutilized and underfunded. Planners had to address the need to attract recreational users and find new ways to serve them. With operational budgets shrinking at the same time, even Algonquin's excellent interpretive programme was at risk.

For the first time in Ontario, the model of the cooperating association was considered as a way to isolate funding for the interpretive programme and immunize it from the MNR budgeting process. This led to the creation of The Friends of Algonquin in 1983,

a legally separate, charitable organization that was designed to enhance and support the Park's interpretive programme. It was obligated to continue publishing a core group of Park historical and natural history publications. As an independent organization, its board controlled the funds, and could put net revenues from the sale of books back into the Park, expanding the interpretive programme without having to turn over revenues to the government's consolidated revenue fund. To kick-start this venture, the MNR deeded over the stock of published material on hand at the time. Who was to run this organization though, if it was to operate at arms length from government?

The group brought together, at the invitation of the Algonquin Park Naturalists, was an interesting group indeed. It included a member of the Algonquin Forestry Authority (AFA) board, a camp owner, a teacher, an outdoor education enthusiast (the latter both from Huntsville), a lawyer, a film maker and recording artist, a logging company owner, a former camp guide, author and publisher, and a geophysicist and former member of the Frost Advisory Group. They chose Bill Calvert as their interim chair, and The Friends of Algonquin was born. The senior Park Naturalists were included as nonvoting members and liaison to the MNR.

The voting majority of this board was also Algonquin cottage leaseholders. All board members were invited for two reasons: they had a variety of skills and experience which could be useful; each had already demonstrated a commitment to the well-being of Algonquin and long term interest in the Park. Many had opposed government policy in the past due to their interests in Algonquin, and the irony of working together for the benefit of the Park was visible on the surprised faces at the first meeting of the new board. Their mutual passion for Algonquin was shared and immediately understood, and it continues, 23 years later.

The success of the Friends is now well known, growing from a volunteer group with \$57,000 worth of MNR naturalist booklets, to an employer of 24 full and part time staff (2006). Each year The Friends puts approximately \$1,000,000 into the Park. This is more that two thirds of all operating costs of the NHE programme, and virtually all of the Park's new educational initiatives. For the last ten years this has meant \$100,000 per annum of *new* money put back into Algonquin.

Because of this the Natural Heritage Education (interpretive) programme has been able to expand far beyond its 1983 capacity, supporting research, and greatly extending visitor services. This includes the development of new interpretive trails and group education programmes for schools, planning for long term projects like a new covered outdoor theatre, and co-hosting with Ontario Parks and the AFA, “Loggers’ Day”, an event rich in historical education, attended by over 1,000 people. The Friends played a major role in Fundraising for the Visitor Centre, and in the development and operation of the Algonquin Logging Museum. (*Appendix H*)

One of the Friends’ most significant accomplishments, is the legacy created by individuals from disparate interests - preservation, resource extraction, education and recreation, coming together to work with Ontario Parks to support the goals and objectives in Algonquin’s Management Plan, through an NHE programme which is second to none. Algonquin’s cottage leaseholders have been at the centre of this commitment since its birth, and still are.

## **PARK VALUES**

### **1. Other Canadian Parks**

*The protection of the ecological integrity of the area is of paramount importance. Long-term protection of both natural and cultural heritage values is required for the preservation of this unique area. Careful management is required to protect the environmentally sensitive aspects of the area, and to maintain it for the benefit of future generations.*

*Traditional activities including cottaging will continue to be an integral component of this area, and diverse low-intensity recreational opportunities will continue to be available.*

*Vision for the Kawartha Highlands Signature Site:  
Charter, Kawartha Highlands Signature Site Park.*

The first paragraph from this citation could easily have been taken from any of the Goals, Objectives, Management principles or Policy Statements written for Algonquin, at various times over the last 20 years. Instead, it belongs to one of Ontario's newest parks - Kawartha Highlands, created in 2003. The second paragraph reflects the existence of privately held land - both leased and owned, within the new park's perimeter. Actual boundaries extract privately held land from the legal footprint of the park, but this distinction is an invisible one for anyone visiting the area. This clearly establishes recognition at the policy level, that privately held cottages are not an anomaly in provincial parks in Ontario. The creation of this park followed the recommendations of a Local Stakeholder Committee, and endorsement by naturalist groups and local cottage associations. <sup>7</sup>

Cottage Leaseholders are present in other provincial parks in Canada, and do not face a policy of lease termination. APRA's research reveals the following:

#### Manitoba:

- Over 5,000 cottages in approximately 17 parks, on over 50 lakes.
- Manitoba Conservation's goal - to ensure that cottage development takes place in harmony with the natural world and a balance between development and protection in Manitoba's parks.
- All leases are renewable - most for 21 years. All are transferable.
- Like Algonquin there are specific rules about waste disposal and sewage and gray water systems.

#### Saskatchewan:

- 2156 cottage lots in 11 provincial parks.
- Cottagers are included in planning documents - not set apart: "Saskatchewan Provincial Parks provide opportunities to enjoy recreational, natural and cultural activities for all park users including tourists and cottagers."
- All cottage lots are leased under 21 year, renewable leases.
- 4 major parks were developed in the 1930s, with cottage subdivisions created - leaseholders came after establishment of the parks.

#### Alberta:

- Approximately 500 cottage leases in 6 provincial parks.
- All cottage subdivision leases are 25 year, renewable and transferable.
- Most cottage leases predate the park they are now in.
- Policy review of cottage leaseholds in late 1970s - leases were allowed to stay for 2 reasons: the government wanted to respect the commitment it had made when original Crown leases were issued, and seizing property was not an accepted public practice.

#### Parks Canada:

- All cottage property in parks is on leased land with occupancy limited to April - October.
- During policy reviews, Parks Canada has concluded that cottages are an integral part of the National Parks experience and part of the historical fabric of the parks.

With other Canadian jurisdictions embracing cottage leaseholders as an integral part of their provincial parks (and respecting original commitments to them), with Algonquin Park leaseholders contributing to the well being of the Park and cooperating with Park Superintendents for so long, and with all other groups affected by the 1954 policy now enjoying renewable tenure, what reason is there for maintaining a policy of termination?

## **2. Optics - the current “Algonquin Experience”**

One suggestion, heard over the years in discussion, is that the *appearance* of cottages somehow detracts from the “wilderness” experience of recreational visitors, and diminishes Algonquin’s goal of being an outstanding Natural Environment park. There are three things wrong with this argument. First, there has been no credible or consistent presentation of this argument by Park users - the very people this statement purports to speak for. For most Algonquin visitors, we are barely noticeable. When we are noticed, it is often in gratitude, for directions to a portage, shelter from rain, or rescue from inexperience.

Second, without anyone giving this comment meaning, the value statement is subjective. It is particularly suspect in a time when the *human* side of Algonquin's history is enjoying such interest. Logger's day, Spirit Walks (logging history presented by "ghosts"), and the rental of refurbished Ranger Cabins in the Algonquin interior are all "waiting list" experiences for today's park users.

Third, this definition of "wilderness" is predicated on the absence of human presence; places where only the echoes of footsteps remain. Thankfully, there are many places in Algonquin where this can be experienced. These places are not within the Highway 60 corridor, or even on those lakes in the north of the Park where there are cottage leaseholds. In fact, the corridor, and other road access lakes, serve as buffers for these special places. Sitting on the doorstep of the largest contiguous urban space in North America, they serve as the introduction area, the education area, the staging ground, and the "average man's" camping area. For some it provides a necessary stepping stone which allows them to eventually experience 'wilderness'.

This is the need that has been addressed in recent years. The largest part of the expansion in Visitor Services in Algonquin over the last 20 years, is in services available to day-users traveling the Highway 60 corridor. These include:

- The Visitors' Centre exhibits and book store
- The renewed Logging Exhibit, theatre and book store
- NHE Programme publications, distributed through The Friends
- The Algonquin Gallery
- Increase in number and length of interpretive trails
- Group Education presentations at the Outdoor Theatre, and Visitors' Centre
- Mountain bike, cross-country ski, and walking trails

None of these experiences crosses the paths of cottage leaseholds. Services to back-country and motor campers have improved more than they have expanded, with the reservation system, can and bottle bans, and improved interior maintenance being the most meaningful and visible gains in the quality of the experience.

The degree to which these visitors encounter leaseholders has not changed. If there were an actual problem with the optics of cottage sites in Algonquin, there has been plenty of time to hear about it, both for cottages on the Highway 60 corridor, and for those farther north.

Points of interest along interior canoe routes include abandoned depot farms, dam and log chute ruins, and ranger cabins, all part of Algonquin's human history. With this backdrop, and in the context of the Visitor Services now offered, the presence of Algonquin cottage leaseholds is a non-controversial part of today's Algonquin; not an anomaly. We are a part of Algonquin's landscape, and part of its vibrant history.

There is no tangible benefit to be gained from leasehold termination. There are no expansive sand beaches being occupied at the expense of other Park users. The economics in the equation favour the retention of a stable source of revenue; not the loss of that revenue coupled with the costs of termination. The consequences of leaving this policy in place will be personally devastating for a large group of people, who have proven their worth as fellow stewards of Algonquin. Above all, it would mean the loss of a pool of people who, more than any other public sector, have contributed to the Park and are likely to do so in the future.

### **3. Current Algonquin Policies and The Way Forward**

The policies governing Algonquin now, are a composite of past ideas. The objectives of Preservation, Resource Management (extraction), Recreation, Tourism and Heritage Appreciation have been brought together under the current Management Plan. No one idea predominates because history has shown us that each is as flawed as it is good. The values which govern Algonquin now are close to being a "best practices" model which draws from each stream. The cottage leaseholders' fit within the modern application of multiple use in a Natural Environment class park is evident in fact, but not yet reflected in policy.

Our *inclusion* as part of the present and future Algonquin is supported by the experience of other provinces, and Parks Canada. Fortunately, Algonquin is big enough to accommodate this without diminishing the Algonquin experience for other users. Leaseholders have proven their passion for the Park and for its proper care.

In spite of a policy of termination hanging over our heads for over fifty years, Algonquin cottage leaseholders have distinguished themselves by maintaining a relationship with the Department of Lands and Forests, the MNR and now Ontario Parks, that is knowledgeable, supportive, responsible, and committed to Algonquin's well-being.

Changing an antiquated policy to recognize this will show the world how Ontario's flagship park can be a model of modern conservation, embracing all groups that are committed to Algonquin's health. Right now, one deeply committed group is left out. This is the opportunity to set that right. We implore the Minister of Natural Resources for Ontario to take the appropriate steps to make that happen.

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## FOOTNOTES

1. *Leasehold Longevity Analysis*. Gaye Clemson. 2006, page 1.
2. *Algonquin Park - A Place for all People*. Brief by Michael Davies to the Provincial Parks Council, March, 1986, page 1.
3. A majority of Algonquin Leaseholders supported the proposed ban on water-skiing (78% of those surveyed), and outboard motor horsepower reductions (64%) to 20 hp or less. *APRA Brief to Ontario Parks Council*. Oct. 4, 1989. Appendices B, C.
4. *Leasehold Longevity Analysis*. Gaye Clemson. 2006, page 7.
5. APRA acknowledges the work of Gerald Killan, whose book *Protected Places* assisted our research of policy history.
6. Killan, p.198.
7. [www.kawarthahighlandspark.ca](http://www.kawarthahighlandspark.ca)

## APPENDICES

- A Some Outstanding members of the Algonquin Leasehold Community.
- B Leaseholders on Boards and Advisory groups serving Algonquin.
- C Letters of Support.
- D Photographs of Cache Lake cottages.
- E Letter from Frank Millar and George Garland (FOA) Feb. 4, 1994.
- F Regional Incomes, and letters of support from local businesses.
- G 1932 Photo of CNE exhibit - A Pictorial History of Algonquin Provincial Park. p. 39
- H The Friends of Algonquin Spring Newsletter - 2006

## APPENDIX A

Some Outstanding members of the  
Algonquin Leasehold Community**Murray Adaskin 1906 - 2002**

Murray Adaskin was a violinist, conductor, teacher and composer. He served as head of music for the University of Saskatchewan, and later Composer in Residence, the first position of this type in Canada. He received seven honorary Doctorate degrees from Canadian universities, served on the Canada Council, and was named an Officer of the Order of Canada in 1980. He is known for his prolific composing (over 130 works, including the *Algonquin Symphony*), and his tireless promotion of the commissioning, composing and performance of Canadian music.

**Harry Adaskin 1901 - 1994**

The older brother of Murray Adaskin, Harry also excelled in promoting Canadian music, as a violinist, teacher and broadcaster. Also awarded Doctorate degrees by Canadian universities, he preceded his brother as an Officer of the Order of Canada in 1974. As a performer, Harry toured Canada, the US, Great Britain and Europe, often showcasing Canadian works. He was a commentator and host for several CBC radio programmes, starting in 1938 and continuing into the 1970s. He also narrated three television documentaries on famous Canadian artists.

**George Garland**

During his long career as a Professor of Physics at the University of Toronto, George made major contributions to our understanding of the earth's crust, upper mantle, and gravitational fields. His contributions to the world of Geophysics extends to the Royal Society of Canada and several international scientific bodies. He also served on the 1974 Provincial Parks Advisory Council, and as the second Chairman and a director of The Friends of Algonquin from its inception, until 2004. George was named an Officer of the Order of Canada in 1984, and received the Directors Award of The Friends of Algonquin in 2004.

**Dan Gibson 1922 - 2006**

Dan was an award winning producer of nature films and television series and a pioneer in gathering and synchronizing nature sounds with visual content. This was *before* he founded Solitudes, which has brought (first) nature sounds, and then the marriage of nature sounds with music, to a worldwide audience. This created a whole

new genre of sound experience, which has reached into therapeutic use in hospitals, schools, and even prisons. Dan's work, and the Solitudes recordings, have promoted public awareness and appreciation of wildlife and the natural environment. Dan was awarded a Lifetime Achievement Award at the Canadian Juno Awards in 1997, named a Member of the Order of Canada in 1994, and received The Friends of Algonquin Directors Award in 2006. He also served as a director of this organization from its inception until 2004.

### **Taylor Statten II**

"Doctor Tay" is the second owner of the world famous Taylor Statten camps on canoe Lake. Founded in the 1920s, camps Ahmek and Wapomeo have introduced many generations of boys and girls to Algonquin Park, to canoe tripping and to nature conservancy. Campers come from many countries and all walks of life. These are among the camps that have set the standard for youth camps in North America. In his professional life Taylor is a well known psychiatrist and a pioneer in pediatric psychiatry in Canada. He was made a member of the Order of Canada in 1987, and received the Directors Award of The Friends of Algonquin in 2006. He also served as a director from the Friends' inception until 2004.

### **Robert Volpé**

An internationally renowned endocrinologist and researcher, Robert Volpé was the first to highlight the role of specialized cells of the immune system in thyroid disease. Professor Emeritus at the University of Toronto and a former director of the Endocrine Research Laboratory at Wellesley Hospital, he has been a mentor to many young scientists and physicians from around the world. The recipient of numerous awards, he has held leadership roles in many medical associations. A dedicated volunteer and medical advisor to the Thyroid Foundation of Canada, he is known for his exemplary commitment to patient care. Dr. Volpé was made an Officer of the Order of Canada in 2003.

## APPENDIX B

## Leaseholders on Boards and Advisory groups serving Algonquin

**The Friends of Algonquin Park (voting directors)**

George Garland - Smoke Lake: director from 1984 to 2004; Chairman from 1994 to 2000. Honourary director 2004 to present. Author of several Friends' publications, including *Glimpses of Algonquin*. See also Appendix A.

Dan Gibson - Canoe Lake: director from 1984 to 2004; honourary director from 2004 - 2006. See also Appendix A.

Donald Lloyd - Canoe Lake. Director from 1984 to 2003; honourary director from 2003 to present. Author of several publications, including *Canoeing Algonquin Park*, and *Algonquin Harvest: The History of the McRae Lumber Company*.

Brian Maltman - Source Lake: director since 1984 and Chairman since 2000. Lawyer.

Bob McRae - Lake of Two Rivers : director since 1984; part owner of McRae Lumber Mill.

Taylor Statten - Canoe Lake: director from 1984 to 2004; honourary director from 2004 to present. See also Appendix A.

**Committee of External Advisors (assisting Ontario in the Algonquins of Golden Lake Land Claim)**

John Brook - Smoke Lake

Brian Maltman - Source Lake

**Algonquin Forest Authority Local Citizens Committee**

Donald Lloyd - Canoe Lake

**Provincial Parks Advisory Council (1974)**

George Garland - Smoke Lake. See also Appendix A.

## APPENDIX C

### LETTERS OF SUPPORT

APPENDIX D

24 PHOTOGRAPHS OF COTTAGES ON CACHE LAKE

## APPENDIX E



BOX 248, WHITNEY, ONTARIO K0J 2M0

PHONE (613) 637-2828  
FAX (613) 637-2138

February 4, 1994

Roy Stewart  
Algonquin Park Resident's Association  
4950 Yonge St., 23rd floor  
North York, Ontario  
M2N 6K1

Dear Mr. Stewart:

Our Algonquin Centennial has come and gone, and what an exciting year it was! Your generous contribution played a significant role in partially funding the Early Recreation exhibit. We would like to take "time out" to say thank you once again for your kind support with our 100th anniversary celebrations.

Over 249,000 people have toured the Visitor Centre since its grand opening on May 20, only eight months ago. Visitors found the dioramas and exhibits enthralling, and the view from the deck spectacular. Not only did the deer, moose, wolves, beaver and lake displays prove to be extremely popular, but also the human history gallery was captivating as a journey through time.

In the lobby of the Visitor Centre is our distinguished "Donors Wall", on which your name or group is engraved. Please find enclosed a photo of this attractive wall and a list of the donors that appear on it. You are among a select group who responded enthusiastically to the vision of the Visitor Centre and/or Logging Museum.

There is still much work to be done to complete and/or expand displays at these two new facilities. However, careful planning is being undertaken to spend the remaining fundraising money just as wisely and effectively as before with the original projects.

If you have not done so, we invite you to visit our new Visitor Centre and Logging Museum. We are certain you will be very satisfied with the results that your thoughtful donation has helped in achieving.

Sincerely,

Frank Miller,  
Fundraising Chairman,  
Friends of Algonquin Park

Dr. George Garland,  
Chairman,  
Friends of Algonquin Park

/sh  
Enclosed.



DONORS WALL  
(as of December 31st, 1993)

**ENDOWER**

Alquon Ventures/Portage Store  
Arowhon & Kates Family  
J.P. Bickell Foundation  
The Estate of Robert Chambers  
In Memory of Dr. J. Harry Ebbs  
by Family & Friends  
E.B. Eddy Forest Products Ltd.  
Forest Industry Users of  
Algonquin Park Timber  
Dan Gibson Productions  
Roy C. Hill Charitable Foundation  
Huntsville /Lake of Bays Business  
Community  
Richard Ivey Foundation  
Kodak Canada Ltd.  
Lawson Foundation  
R. Samuel McLaughlin Foundation  
Ministry of Northern Development &  
Mines + Associated Corporations  
Noranda Forest Inc.  
Royal Bank of Canada  
Conn Smythe Foundation  
Taylor Statten Camps & Alumni

**PATRON**

Algonquin Park Residents Association  
Stuart Beecroft Productions  
Buckhorn Fine Art Gallery  
Canoe Lake & District Leaseholders  
Sir Joseph Flavelle Foundation  
Killarney Lodge  
Rory MacKay  
Malloch Foundation  
National Trust Co.  
In Memory of Eugene (Gene) F. Nicholson  
by Family & Relatives  
Smoke Lake Leaseholders  
M.M. Webb Foundation

**BENEFACTOR**

Algonquin Breweries Co. Ltd.  
Apple Canada Inc. & Northstar Computer Ltd.  
In Memory of Ian & Nancy Blackburn  
by Cache Lake Leaseholders & Friends  
Adelaide Cherbonnier  
Charles F. Fell Charitable Trust  
Jackman Foundation  
Henry White Kinnear Foundation  
George Lunan Foundation  
Minhal Holdings Ltd.

**ASSOCIATE**

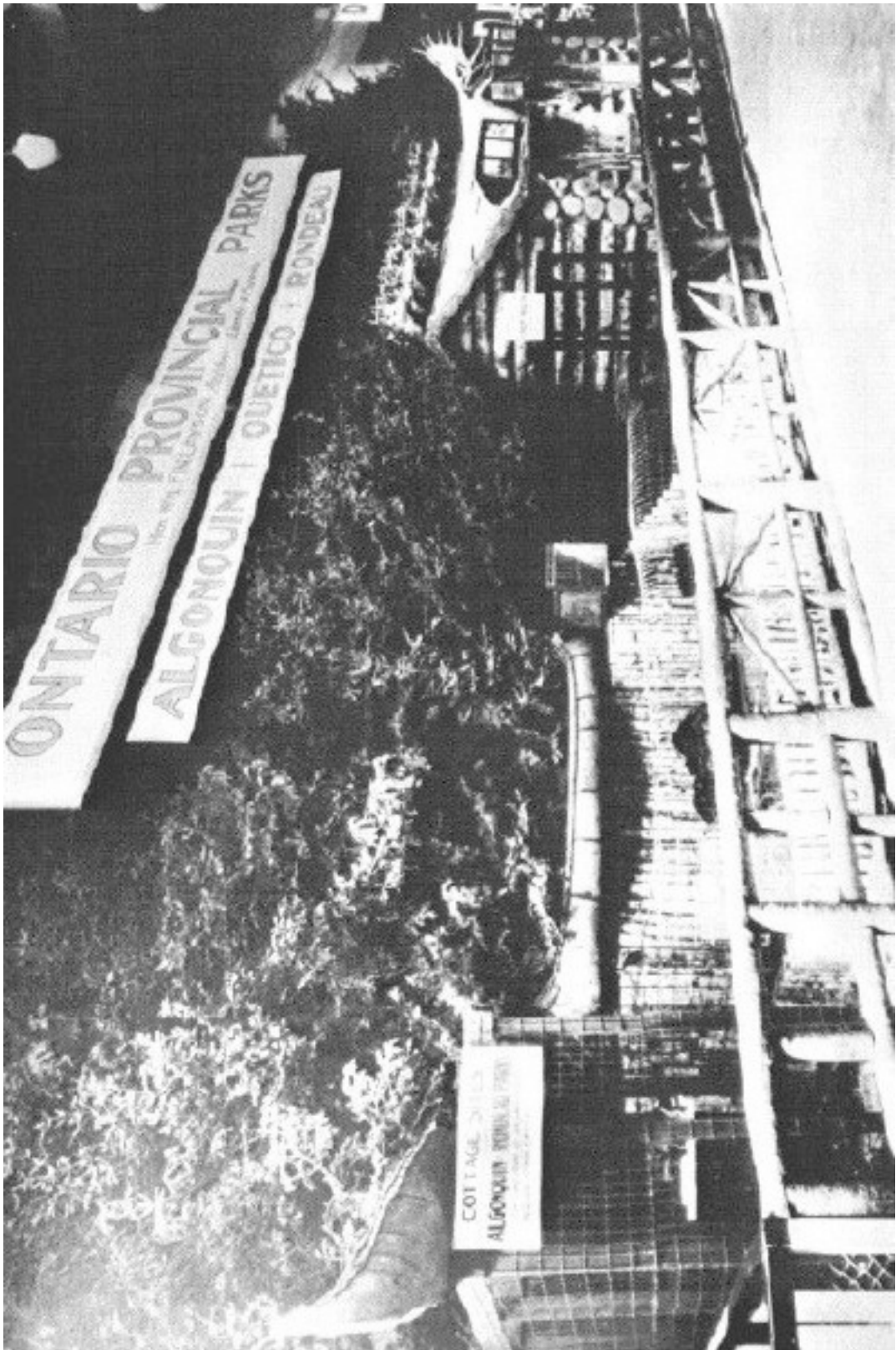
Charles & Hazel Appleton  
Burrows Medical  
Nancy & Henry Checko  
Dwayne & Carolyn Harty  
In Memory of Joseph N. Keyser  
by Family & Friends  
Eric & Linda Miglin  
North American Moose Conference  
Ontario Parks Association  
Samuel W. Stedman Foundation  
Camp Tanamakoon Alumnae Association  
Ned & Betty Teachman  
Gary A. Walters  
Marion O. White

## APPENDIX F

Average annual incomes by region, and Province of Ontario taken from Statistics Canada Community Profiles ([www.statcan.ca](http://www.statcan.ca)) Data is taken from the 2000 census.

<b>Region</b>	<b>Average Income</b>	<b>Relation to Provincial Average</b>
All Ontario:	\$24,816	
Madawaska Valley:	\$15,739	36% lower
Nippissing North:	\$16,599	33% lower
Haliburton County:	\$17,345	30% lower
Overall regional differential:		33% lower

APPENDIX G



APPENDIX H

THE FRIENDS OF ALGONQUIN PARK  
SPRING, 2006 NEWSLETTER

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