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REPORT OF
ADVISORY COMMITTEE ON GATINEAU PARK
PRESENTED TO
THE FEDERAL DISTRICT COMMISSION

190-G

May 16, 1949

From time to time your Committee have submitted reports on a number of matters concerning Gatineau Park. In some cases these dealt with matters on which the Committee's advice has been asked. In other cases the reports dealt with matters which we felt should be called to your attention.

We now beg to submit a more general report making some further comments and recommendations which might be considered in adopting a long term plan of development. This report should be read, keeping in mind former recommendations.

In Gatineau Park there can be developed something unique and different from any other capital city. It is doubtful if there is any other city in the world that has at its very door an area of more than 75,000 acres of wooded mountains and valleys, lakes and streams, retaining most of its original natural beauty, and still available at low cost for development as part of a national capital area.

The development of Gatineau Park will serve two broad purposes. It is an essential and one of the most important factors to be given consideration in the adoption of a broad plan for developing Ottawa and the surrounding district as a beautiful national capital.

The other purpose of Gatineau Park is to provide easily accessible recreation facilities for the 250,000 people to which it is immediately available and perhaps twice that number in the years to come as the city and district increases in population.

Both of these purposes can be combined to a degree but there are aspects of this plan in regard to which decisions would have to be made as to whether the aesthetic would have to give way to the utilitarian or vice versa.

The prime purpose of this plan should be to retain throughout the main area of the park the atmosphere of the Canadian woods and to preserve for all time the natural beauty of the lakes and wooded hills as an inspiration to those who can enjoy them whether residents of the surrounding district or visitors from other parts of Canada or from foreign lands.

As part of the National Capital and thus the possession of all the people of Canada, this park should be developed in a manner in which all Canadians can take pride.

While this Park will serve a useful purpose as a place of recreation, bringing physical benefits, its greater purpose lies in its possibilities as a spiritual and moral force in the lives of those who visit it.

In a recent report on Land Utilization in Rural Areas in Great Britain, known as the Scott Report, there is a quotation from G.M. Trevelyan which it would be proper to quote:

"Without vision the people perish; without natural beauty the English people will perish in a spiritual sense. In old days, the English lived in the midst of nature, subject to its influence at every hour. Thus inspired, our ancestors produced their great creations in religion, in song, in the arts and crafts; common products of a whole people spiritually alive. Today, most of us are banished to the cities, not without deleterious effects on the imagination, inspiration

and creative power. But some still live in the country, and some still come out on holidays to the country and drink in with the zest of a thirsty man the delights of natural beauty and return to the town reinvigorated in soul."

The vigour and creative power of our Canadian forebears was the result of their close association with nature as it still exists in the Gatineau Park area.

Mr. Bernard De Voto, in an article in "Fortune Magazine" on the national parks of the United States, said:

"Since the people using the parks have leisure and freewill, they get in full measure what the parks have to offer. Well, what do they get? What justifies the national parks?

First of all, silence. In any park, three minutes walk will permit you to be alone in the primeval and this single fact is enough to justify the entire national park system. Moreover you will enjoy the intimacy of nature as your forefathers knew it. The parks are not the only places in the U.S. where the order of nature is undisturbed, but they are the only places where the public at large can ever get at it. Our civilization excludes steadily increasing numbers from first-hand knowledge of nature - streams, plants, forests, animals, birds, even in the effects of storms - and yet their need of it can never be extinguished. The parks are at once preserves, exhibits, and theatres of nature going on."

We are indeed fortunate that in planning a greater national capital we can include in it this "theatre of nature going on."

The area included in the park forms part of the Laurentian Shield which extends from the Maritime Provinces to Alberta and therefore is typical Canadian terrain. It consists of several ranges of granite hills and contains 24 lakes large enough to be shown on the enclosed map and a number of smaller ones. Much of the area teems with wild life in great variety including birds of many species as well as deer, bear, beaver, racoon, fox, mink, skunk, porcupine, etc.

If the park is to achieve its true purpose it must be developed in a manner which will be truly national in spirit. Here we can retain for all time something closely associated with the life story of Canada.

In presenting the following recommendations in respect to the development of Gatineau Park it should be stated at the outset that this is a long term plan. While some of the recommendations made herein might be proceeded with at once, and it is hoped that most of them could be implemented within the next five or ten years, your Committee have had in mind that it would take about fifty years, (which, after all, is not long in the life of a nation) to develop all the possibilities of this area as an important part of a great national capital.

All buildings for park purposes should be designed so as to contribute to rather than detract from the natural beauty of the surroundings. Preferably all buildings should be built of native granite hewn from the hills within the park. There is probably no more beautiful building material to be found any place. For some purposes, log buildings would be quite suitable. All buildings should be designed, keeping in mind the nature of the terrain. Buildings which might be suitable in say the Rocky Mountains area with its towering peaks, would be unsuitable in Gatineau Park, where the hills are low and rolling.

In any development of which trees and woodlands form an essential part, it should be pointed out that most of our indigenous trees, both conifer and deciduous, require at least fifty years to reach maturity. Practically all of the original stands, largely of white pine, were cut many years ago. A second cut over of hardwood has been made over much of the area. While there are thousands of acres of mature stands of hardwood and some conifers there are also thousands of acres of younger second growth of deciduous trees which in fifty years will develop into magnificent stands of hardwood bush.

Unfortunately, little if any, of the original stands of pine still remain but much of the land is suited by nature to the growth of pine and other conifers. A planting programme should be undertaken at once and from say 10,000 to 25,000 red pine, white pine, spruce, hemlock, balsam and cedar should be planted each year. While open spaces should be retained at suitable locations to break the continuity of solid woodlands, there are hundreds of acres now covered with scrub growth which should be planted to conifers or mixed stands. There are about thirty varieties of deciduous trees now growing in the park area, maple predominating. Each of these varieties add interest and beauty but an effort should be made to greatly increase the growth of pine and other conifers. It will be at least 50 years before this area will reach its maximum in beauty insofar as the woodlands are concerned.

Before any comprehensive or detailed plan of development can be recommended it would be necessary to determine the areas to be included within the park. In this connection we submit herewith a map which embodies your committee's idea of the land, including that already owned by the Commission, which should be acquired for park purposes.

The boundary of the park is in part determined by highways presently existing. This refers to the west side of the park from Young's Corners south to Fairy Lake and the east side of the park from Fairy Lake north to Dunlops.

Another section of the boundary is determined by the height of the cliffs from Young's Corners to Clearview. The rest of the boundary on the east and north are arbitrary lines showing approximately the area which the Committee thinks should be included. The exact boundary could only be determined after detailed surveys, keeping in mind the nature of the terrain.

Generally speaking, any references to Gatineau Park in this report refer to the areas coloured green on the enclosed map which constitutes about ninety percent of the total area to be acquired.

The portion coloured red might be developed as areas in which individuals would be able to purchase land for the building of summer cottages or other use, subject to a certain amount of control by the Commission.

At present by far the greater part of this area is inaccessible. In that portion of the park nearest to Ottawa there is a network of walking and skiing trails. In our report of December 23, 1947, we suggested that a trunk trail from the vicinity of Taylor Lake to Kingsmere should be cleared. This has already been commenced. This trail is shown in blue dots on the enclosed map. The constant danger of fire makes it necessary that this trail be so constructed as to make possible its use by trucks with fire-fighting equipment. No other vehicular traffic should be allowed on this trail. A series of new trails should be cut connecting this trunk trail with the proposed parkway from both the east and west side. This would make all parts of the park accessible by trail.

The question of highways affects the interest of government at all three levels, that is, Municipal, Provincial and Federal.

These recommendations by the Committee do not touch upon jurisdictional problems or cost but are simply the Committee's ideas of what will ultimately be needed by way of roads, if this park is to serve its true purpose.

Our understanding is that it is now contemplated to build a Federal Parkway leaving the Aylmer Road in the vicinity of Tetreauville, proceeding past Fairy Lake to the site of the proposed Memorial to be erected on the high land north of Fairy Lake. From this point the parkway should proceed through the wooded area in the vicinity of Pink Lake to Kingsmere. The actual route is a matter for engineers to determine and will depend in part upon the Commission's decision in respect to the Kingsmere area as referred to in our report of July 26, 1947.

From Kingsmere the parkway should proceed past the site recommended by the Committee for a park headquarters building near the village of Old Chelsea (see recommendation of September 9, 1947). From this point it would follow the present Meach Lake road with some improvements in grade and location, to a point in the vicinity of the junction of the Dunlop road and the Meach Lake road. From this point it would veer to the east and be continued on the east side of Meach Lake, the east side of Harrington Lake and the west side of Philippe Lake.

From the north end of Phillippe Lake two alternative routes should be provided for a return to the capital. One of these routes would follow the present gravel road from the end of Philippe Lake to the village of Wakefield, thence returning to Ottawa via the Wakefield highway. The alternate route which would be the most scenic would proceed from the end of Philippe Lake to the vicinity of Taylor Lake from which it would follow a beautiful valley containing two small lakes to a point on the present highway near Ramsay Lake. From this point it would follow the highway to Clearview. A new parkway should be built from Clearview to Young's Corners where it would join the present Mountain Road which would be followed to the junction of the parkway near Fairy Lake.

If it were possible from the standpoint of engineering and cost, it would be very desirable to have the road from Clearview to Young's Corners follow the height of land overlooking the Ottawa River from which a magnificent panoramic view can be obtained of the Ottawa valley. It will probably be found that owing to the many cuts in the cliffs along this route that it would be necessary to carry this new parkway along the foot of the cliff for the most part but if suitable grades can be found, the parkway should be carried at a number of points to the top of the cliffs and down again as the view from this section of the park is one of the finest in the whole area.

This parkway, coloured red on the enclosed map, will be one of the most outstanding developments of Gatineau Park. It should be built with only one objective, that is its scenic possibilities. It should not be planned with the objective of finding the shortest possible route between any two points but should be laid out in such a way as to afford panoramic views from the high points throughout its length. A winding road is more attractive to tourists and visitors than a straight road and its scenic possibilities should be the sole determining factor in regard to the location of this parkway.

In considering grades it may be found that grades which were satisfactory under summer conditions would be impossible in winter. In such cases alternative cutoffs might be built with easier grades for winter use. The enclosed map shows the proposed route of this parkway.

It will be noted that the parkway as suggested, with the exception of two short stretches, will be entirely within the park area and thus under the complete control of the Commission.

In respect to those parts of the parkway utilizing public highways, i.e., from Young's Corners to Fairy Lake on the Mountain Road and from Old Chelsea to Dunlop's on the Meach Lake Road, we would recommend that the Commission purchase a strip of privately owned land from say 50 to 100 feet wide on the side of the road opposite the park land. The purpose of this would be to prevent undesirable building on any road immediately facing the park. The planting of conifer trees on this strip would conceal any unsightly development.

The parkway (coloured red) should be restricted to the use of passenger vehicles at a speed not exceeding thirty miles per hour. In the limited sections where public roads are used as a part of the parkway system it may be necessary to allow commercial vehicles where no other roads are available to local residents.

If the Lake Lapeche area is acquired, access roads will have to be provided from both the east and the west sides. One road should connect on the west side with the present roads in Upper Eardley. Another road should connect from the east from the present road in the vicinity of Masham as shown on the enclosed map. We have not made a sufficiently close examination of this area owing to its inaccessibility to determine precisely where these roads should be. The route shown on the map is purely arbitrary.

In addition to the access roads a road system should be built completely surrounding this lake and cottage sites made available to individual purchasers. For the present at least, ordinary gravel roads would answer the purpose. Suggested gravel roads on the enclosed map are coloured in blue.

In the development of the park for both summer and winter use, efforts should be made to distribute points of interest and activity as widely as possible. This would help to solve one of the great problems of park development which is the provision of parking spaces for motor vehicles.

There is probably no single thing which is more completely out of harmony with the natural beauty of Gatineau Park than large numbers of parked cars. It is possible to arrange parking facilities in such a way that all cars, when parked, shall be concealed from view. Many small parking lots should be laid out, completely surrounded by spruce and pine trees. Not more than a maximum of 100 cars should be parked at any one location and these should be completely screened by planting.

The present parking lot at Kingsmere is an illustration of what can be done. Here is a parking space for about 80 cars and one must be within a comparatively few feet of them before they can be seen in either winter or summer.

Another parking space at Dunlop's Road is an example of the type of parking areas which should not be permitted. This is a bare open field beside the highway, and in either winter or summer the rows of shiny vehicles are an offence to the eye and completely out of harmony with the woodland setting.

In planning activities to be carried on within the park boundaries great care should be taken that nothing is done which would mar its natural beauty. All activities should be clearly related to some phase of Canadian life. As part of our national capital, everything about it should be truly Canadian and we believe the following suggestions will comply with this qualification.

In submitting these recommendations it is not possible to deal with any of them in detail. Each one will require careful thought. They are submitted for the purpose of giving a broad outline of the views of the Committee as to the general nature of the development which might be undertaken. Some of these proposals might be proceeded with at once and we hope most of them could be implemented within the next five or ten years. Points of interest should be widely distributed so as to prevent congestion at any one point. Large crowds detract from the atmosphere of wildness which every effort should be made to retain.

1. The park furnishes an ideal setting for posterity to envision the labours of the pioneers in the erection of shelter, from the crude log enclosure to the varied and picturesque dwellings of the earlier settlers. In particular it is the latter houses which are of the greatest interest, reflecting as they do racial origins and instincts modified to the materials at hand.

Examples of these houses are rapidly disappearing and it would be sound policy to seek and acquire typical examples before they are swept away, for the purpose of re-erection in the Park.

The Park has sufficient variety of site to permit reproduction or rebuilding the early Canadian house in surroundings closely approximating the original setting and making a veritable museum of early Canadian building history. Coupled with this proposal is the suggestion that the houses be furnished with typical examples of the hand worked furniture of the period. The acquisition of such furniture may be difficult as examples are in the category of collectors items, but there should be enough public spirit extant to respond to a scheme where imagination is coupled to real public service.

It is urged that a committee of Architects, Historians and Antiquarians be set up for the purpose of making definite and detailed submissions.

2. The Commission should immediately proceed with the establishment of one or more maple sugar camps. The cost of these would be very small. A few artistically designed log cabins to house the equipment are all that are needed. Maple sugar camps fit perfectly into the development of a park, the purpose of which is to retain the atmosphere of the Canadian woods. Such camps would doubtless be reasonably profitable and would attract many visitors to witness the activities of one of the oldest and most natural industries of Canada. As the maple sugar season is short, the buildings could be used for other purposes for probably ten months out of the year.

3. Assuming that the Park will contain about 75,000 acres, of which perhaps ninety percent is now wooded, forestry experts advise us that the natural growth will amount to about one cord of wood per acre per annum. In other words, the natural growth would be from 50,000 to 60,000 cords per annum. In the areas now containing mature growth, the woods would be improved, for Park purposes, by a certain amount of selective cutting. It is estimated that even at present, from 5,000 to 10,000 cords of fuel wood or logs should be cut each year. As the trees mature, the amount which should be cut each year will increase, thus creating a certain amount of revenue and at the same time improving the woodlands for Park purposes.

This wood cutting might be developed into one of the most attractive activities from the standpoint of visitors. There are few more interesting things to watch than skilled woodsmen at work. Logging crews would not remain long in one place. Portable camps might be used, cook house and dining facilities made larger than required for the logging crew, and visitors afforded an opportunity to see a basic Canadian industry at work, and have dinner at a genuine Canadian lumber camp.

4. As noted above there are at least 24 lakes in the area. When a proper system of trails is developed, most of these will be accessible. Suitable areas close to lakes should be planned on which young people or whole families could set up tents for summer camping under proper regulations.

5. At present a number of picnic sites have been developed and in the summer time now attract tens of thousands of picnickers, principally family groups, but also serving the needs of clubs, etc. The Superintendent of the Park, Mr. Richards, is to be congratulated on the beautiful layout of some of these picnic spots. One of the most important developments of the future should be to provide such facilities throughout the whole area of the park, particularly on the lake shores.

6. The woods covering the Gatineau Hills contains practically all of the species of trees which are native to this part of Canada.

There has been some discussion with the Department of Veterans Affairs in regard to the possibility of establishing within the Gatineau Park an institution to develop woodcraft. It was suggested that handicapped veterans might be given an opportunity to learn wood carving and other handicrafts, and that the product of such an institution be sold for their benefit. This proposal was developed to the extent that an offer was made by a leading artist to get together a committee of artists and others interested in handicraft, who would design articles to be produced. It was hoped that by this method something unique and different might be developed and that a handicraft industry, based upon the great variety of woods in Gatineau Park, might in time develop an important source of income to these men who could not otherwise support themselves.

The handicrafts developed might be taught to the native population surrounding the Park and in time a handicraft centre producing special products identified with the Gatineau area and the city of Ottawa could develop a market attractive to tourists and others who might visit the Capital.

7. A nature museum should be erected devoted to an exhibit of the flora, fauna and geology of the park area particularly and perhaps this could be extended to include similar exhibits representing all the provinces of Canada.

8. A Natural Amphitheatre should be located in the hills and cleared, within easy reach of the city. This could be used for open-air meetings, band or orchestral concerts, and possibly plays could be performed in the open air.

9. Gatineau Park offers a perfect setting for bridle paths for the use of those who own or rent riding horses. Many of the ski trails used for skiing in winter could be designated as special bridle paths when not snow covered. The wider walking trails such as the main trunk trails could be also used as bridle paths. There are many old wood roads which, if cleared, would be suitable for bridle paths. In time it might be desirable for the Commission to encourage the establishment of a riding school with horses for hire. The advantage of these trails is that they would be completely free of motor vehicle traffic.

10. The question of bathing beaches presents a real problem which was referred to in our report of December 23, 1947. At that time your Committee recommended the purchase of the area surrounding Lapeche Lake with the special purpose of establishing a large swimming beach on this lake. We pointed out at that time that as the capital area increased in population some provision should be made for a large bathing beach in the Gatineau area which, might be called upon on holidays or weekends in the summer, to accommodate ten thousand or more people. Such a beach would also require low cost restaurants, bathing houses and would create much of the atmosphere of what is known as "amusement parks". This would call for parking

accommodation for two thousand or more cars, trucks and busses. A parking lot of this size, together with the necessary services, would be completely out of place in Gatineau Park proper. While such institutions are necessary and desirable, they do not fit into a scheme in which every effort should be made to preserve the natural beauty of the park area.

Your Committee understand that other plans for bathing beaches nearer to the city are included in the Greber plan. Certainly greater facilities for public bathing are needed in the National Capital Area. If they can be provided outside of the Gatineau area at an early date it might not be necessary to proceed with the development of an extensive bathing beach at Lake Lapeche. Your Committee feel that while the Lake Lapeche area should be acquired by the Commission, no decision should be made until full information is available as to what other large scale bathing beaches are planned and when they will be made available to the public. Even if the Lake Lapeche development is not gone ahead with we think it would be quite impossible to completely prevent the use of these lakes for bathing purposes. Indeed no effort should be made to prevent children out for a picnic, going in for a swim, but we suggest that no special facilities be provided and no attempt made to attract visitors for bathing purposes. Anything which would attract people to any bathing beach requires the planning of parking space for cars and other services. The terrain surrounding most of the lakes is quite unsuitable for large parking spaces and would undoubtedly greatly detract from the natural beauty of the landscape.

11. As the various features of the Park are developed, considerable additional staff will be required as guards, attendants, labourers, etc. Indians might be employed in these occupations. Supervision will doubtless have to be continued in the hands of English or French Canadians, but it would add interest to the Park if aborigines whose forefathers doubtless lived and hunted in this general area could be employed at occupations for which they are fitted.
12. Another effort should be made to interest the Canadian National Railways in establishing an hotel or chalet to be run in connection with the Chateau Laurier. An excellent location for such an enterprise would be at the south end of Harrington Lake.

There is urgent need in both summer and winter, for a very high class hotel which would be available to visitors to the Capital. For example, when President Roosevelt visited Ottawa he was taken down to a Club at Montebello and housed in a building, the surroundings of which, in regard to natural beauty, is not to be compared with the possibilities of a resort in the heart of Gatineau Park.

Ottawa now is host to the representatives of most of the great nations of the world. Visitors come here from all parts of the world. There should be close to the capital, a resort hotel offering the utmost in conveniences and services, having a true Canadian atmosphere.

Effort should be made to interest the Canadian Pacific Railway in the building of a hotel or chalet at the northern end of Philippe Lake. There is a magnificent location on a hill with easy access to the sandy shore at the end of this Lake. Accommodation less expensive than at the chalet on Harrington Lake might be provided at this location.

13. Provision should be made throughout the Park for small hostels. Such low cost accommodation should be available both for sleeping and eating, in both summer and winter. These should be located at a convenient hiking or skiing distance from each other in order to provide accommodation for younger people who could not afford higher cost hotel accommodation.

If these plans were carried out there would then be accommodation provided in hostels or hotels for those visiting the Park of all income levels.

The village of Wakefield is the only point at which the railway touches the park area. We believe that in the future Wakefield should be developed as a recreation area and as a site for summer cottages. The area coloured red as will be noted, included not only the land immediately adjacent to Wakefield but a strip of land lying between the Lapeche River and the road between Wakefield and Lake Philippe. This whole area should be purchased by the Commission and in part resold to individuals.

A similar situation exists in respect to the land surrounding Brown and Cameron Lakes. These Lakes are not far from Wakefield. They are at the perimeter of the land which it is generally agreed upon should be included in Gatineau Park. There are already a few cottages on these lakes and the present time offers an opportunity for the Commission to develop a model summer resort outside of the Park proper. The two lakes are close together, being only a few hundred feet apart. Between them lies an open field or meadow. This field might be laid out as a community centre containing tennis courts, baseball and soft ball fields, playgrounds for smaller children, and such other use as might be called for in a resort of this kind.

It would appear that it would not be a very costly undertaking to connect the two lakes, thus offering a larger continuous area for boating, etc. The lakes are surrounded by hills and it is highly probable that excellent skiing facilities could be created at limited expense. This would permit the development of this area as both a summer and winter resort. There is sufficient space on the shores of or adjacent to these lakes for several hundred cottages. The Commission should have control of the design and location of cottages so that when completed, the settlement would be one harmonious whole. The road from the Wakefield Highway would have to be improved or re-located. The nature of the terrain is such that this would not be costly.

Most of the activities referred to above would be of interest all the year around. The following are some suggestions as to the use of the park in winter:

15. There is within the Park area at present the headquarters of the Ottawa Ski Club at Fortune Lake, said to have the largest membership of any ski club in the world. The Park is criss-crossed with miles of ski trails and has a number of ski hills for the use of the more vigorous and expert skiers. These trails should be further extended to reach all sections of the Park. The only criticism that could be made of the present skiing facilities is that they are too congested. A survey should be made to locate other areas suitable for development as ski hills.

The present buildings used by the Ski Club should in time be replaced. They have doubtless served the purpose for which they were erected. But both the architecture and type of construction are quite unsuitable for a national park. As mentioned in an earlier report, all buildings within the area should be either of native granite or of logs. Log buildings, properly designed and erected in suitable settings, would greatly increase the attractiveness of this area.

Reference has already been made to the necessity of extensive planting of pine and other conifers. This is particularly necessary in the vicinity of Camp Fortune. The beauty of this area would be tremendously enhanced by the planting of a few thousand pine and spruce trees. At present, the area surrounding Camp Fortune is almost entirely of deciduous trees. In winter the leafless hardwoods have a certain element of natural beauty, but, as a setting for a ski club, the planting of conifers would greatly add to the beauty of the whole locality.

16. There are several snowshoe clubs in the Ottawa - Hull district. They should be asked to make the park their headquarters. This colourful and essentially Canadian sport should be encouraged. Facilities for the renting of snowshoes should be available.

17. A number of dog teams should be acquired. Dog teams are a part of the Canadian scene. Dog teams might be used by the park rangers but should be available for hire at weekends. Such revenue might provide for the cost of maintenance.
18. Natural slopes suitable for tobogganning by adults should be located and designated for this purpose only. Rental of toboggans might pay the cost of maintenance.
19. Consideration should be given to building a bob sled run and in addition hills with easy slopes should be provided for the use exclusively of children using sleighs or toboggans.
20. As the functions of the Committee are purely advisory we have considered the development of Gatineau Park from the standpoint of what would be desirable, without particular regard to costs. We realize, of course, that the total expenditure of the purchase of land and improvements as suggested in this report would require a very large expenditure. However, there is a very important source of revenue available to the Commission apart from any monies which might be appropriated by Parliament or other public bodies.

Shortly after the Committee was appointed, the Chairman attended a meeting of the Federal District Commission to inquire whether it was the policy of the Commission to purchase land adjacent to the park, the value of which would be greatly enhanced as the park developed. The Commission were very definite in stating that this was their policy. Such a policy could undoubtedly result in large financial gain. In our report in respect to Kingsmere we pointed out that large windfall profits would accrue to private owners if they were allowed to retain large areas within the park area or adjacent to it.

We believe it to be sound public policy for the Commission to acquire certain properties not required for park purposes which will be immensely increased in value as a result of government expenditure on this development. There are areas which the Commission has purchased or may purchase at from ten to twenty dollars an acre in their present condition which will be worth up to one thousand dollars or more, an acre, if and when present plans are completed. Any profits earned on such land should, of course, be expended on the park for the benefit of the public.

In this report we have recommended the orderly development of building sites adjacent to the park at the following points, in addition to Kingsmere previously dealt with:

Wakefield and the lower end of the Lapeche River area
Brown and Cameron Lake Area
The Shoreline and Lands adjacent to Lake Lapeche with
the exception of the sand beach at the south end.

These cottage sites would be outside of the park proper but would be close to it, which would mean that more people would use the park.

It is impossible to be very definite about values but we believe that large lots could be sold in these areas at from \$200 to \$500 each and in the Kingsmere area at very much higher prices. It seems quite within the bounds of possibility that a profit of not less than one million dollars could be made within the next ten years, as a result of well organized planning to develop these and other properties as building sites. Indeed we think the full cost of development could be obtained out of such revenue. A complete and careful survey should be made at an early date in order to ascertain the possibilities of revenue from such a policy.

It is our hope that this brief and general summary of the possibilities of Gatineau Park might form a basis for much more detailed study. The Committee would be pleased to appear before your Commission if desired, to answer any questions or give any further explanations of their ideas in regard to this important project, or if desired, make a more detailed study and report on any or all of the projects suggested or others which may be proposed.

Your Committee has had many discussions on the subject of privately owned property within the park area. No final conclusion has been reached and the matter will be dealt with in a future report.

All of which is respectfully submitted,

ADVISORY COMMITTEE ON GATINEAU PARK

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