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www.mvlwb.com

July 25, 2023

File: MV2023X0017

Mark Cliffe-Phillips
Mackenzie Valley Review Board
200 Scotia Centre
Box 938, 5102-50th Avenue
Yellowknife NT X1A 2N7

Sent by email

Dear Mark Cliffe-Phillips,

Re: Parsons Inc. – Notice of Preliminary Screening Determination – Application for Land Use Permit – Miscellaneous – Drilling for Environmental Site Assessment – Yellowknife, NT

The Mackenzie Valley Land and Water Board (Board) met on July 20, 2023, and considered the Application package from Parsons Inc. (Parsons) for Land Use Permit (Permit) MV2023X0017 for an Environmental Site Assessment at Downtown Yellowknife: 48th Street, Lots 1-4, Block 22 (Project) in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board completed a preliminary screening of the Project on August 11, 2016,¹ and Parsons has not proposed changes to the Project. Accordingly, the Board has determined that the Project is exempt from preliminary screening under Part 1, Schedule 1, section 2 of the Exemption List Regulations to the MVRMA. Consequently, no further preliminary screening was conducted. The Board's Preliminary Screening Determination and Reasons for Decision is attached.

¹ See MVLWB Online Registry www.mvlwb.com for [MV2016S0019 – Parsons Inc – Issuance – Preliminary Screening Report – Aug11-16](#).

Please contact Kathy Racher via [email](#) or at (867) 766-7457 with any questions or concerns regarding this letter.

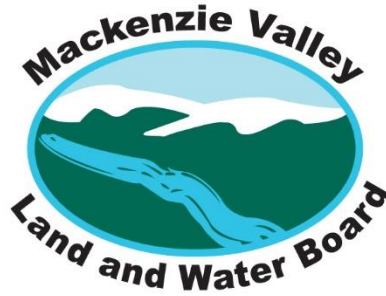
Yours sincerely,

A handwritten signature in blue ink that reads "Tanya MacIntosh". The signature is written in a cursive, flowing style.

Tanya MacIntosh
Chair, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho Distribution List
Josh Myers, Parsons

Attached: Preliminary Screening Determination and Reasons for Decision



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Preliminary Screening Determination and Reasons for Decision

Land Use Permit Application	
File Number	MV2023X0017
Company	Parsons Inc.
Project	Environmental Site Assessment
Location	Yellowknife, NT
Activity	Miscellaneous
Date of Decision	July 20, 2023

1.0 Decision

In accordance with subsection 124(1) of the Mackenzie Valley Resource Management Act (MVRMA), the Mackenzie Valley Land and Water Board (MVLWB or Board) met on July 20, 2023, to make a preliminary screening determination on the Application from Parsons Inc. (Parsons or Applicant) for Land Use Permit MV2023X0017 (Permit)¹ for an Environmental Site Assessment (Project).²

The Board has determined that the Project is exempt from preliminary screening because the Project was previously screened, and the Applicant has not proposed changes to the Project.

¹ See MVLWB Online Registry www.mvlwb.com for [Parsons – Application – Jun9_23](#).

² The Project is the Environmental Site Assessment, which is the proposed development, where “development” is defined in Part 5 of the MVRMA as:

“any undertaking, or any part or extension of an undertaking, that is carried out on land or water and includes an acquisition of lands pursuant to the *Historic Sites and Monuments Act* and measures carried out by a department or agency of government leading to the establishment of a park subject to the *Canada National Parks Act* or the establishment of a park under a territorial law.”

The Board's determination, including reasons for its decision, are detailed in sections [3.0](#) and [4.0](#).

2.0 Background and Scope of Screening

On June 9, 2023, the Applicant submitted a complete Permit Application for an ongoing environmental site assessment at the former Esso Tundra Service Station in Yellowknife, NT. The Project is to drill boreholes to conduct groundwater monitoring and soil sampling. The drilling and fitting of the boreholes is expected to occur August 2023, for a total of 17 workdays, with flexibility for unforeseen circumstances such as weather, the Applicant applied for a term of five years. The Applicant began the engagement process in February 2023.

The Applicant has held two land use permits with the MVLWB for this Project which were previously screened.³ A preliminary screening was completed for Permit MV2016S0019. Using that screening, the renewal Permit MV2019S0010 was considered exempt.

The Applicant has not proposed changes to the Project, and under Schedule 1, section 2 of the Exemption List Regulations to the MVRMA, project areas and activities that have already been subject to Part 5 of the MVRMA, and for which no changes are proposed, are exempt from preliminary screening.⁴

The Project areas and activities that have already been subject to Part 5 are listed below. Further information about these Project areas and activities, and associated impacts and mitigations, is detailed in the Board's Preliminary Screening Determinations, dated August 11, 2016, and June 20, 2019.

Previously Screened or Assessed Activities:

- Geotechnical drilling and completion of boreholes to assess soil and groundwater conditions.

2.1 Public Record and Regulatory Proceeding

To assist the Board in its preliminary screening determination for the Project, the Board distributed the Application and a draft Permit for public review on June 9, 2023, inviting reviewers to provide comments and recommendations on the Applications and the preliminary screening (e.g., on impacts and mitigation measures) using the Online Review System (ORS). Comments were due June 29, 2023, with responses from the Applicant due July 6, 2023. The Board received comments and recommendations from the Tłı̨chǫ Government.⁵

³ See MVLWB Online Registry for [MV2016S0019 – Parsons Inc – Issuance – Preliminary Screening Report – Aug11-16](#) and [MV2019S0010 - Parsons Inc - Issuance - Type A Land Use Permit - Jun20-19](#).

⁴ As per Schedule 1, section 2.1 of the [Exemption List Regulations](#), no preliminary screening is required for: "A development, or a part thereof, for which a permit, licence or authorization is requested that (a) was part of a development that fulfilled the requirements of the environmental assessment process established by the *Mackenzie Valley Resource Management Act*; and (b) has not been modified since the development referred to in paragraph (a) fulfilled the requirements of the environmental assessment process established by the *Mackenzie Valley Resource Management Act*."

⁵ See MVLWB Online Review System for [Land Use Permit Application – Groundwater Monitoring Program – July 6, 2023](#)

Since there were no requests to extend the reviewer comment deadline, the Board is satisfied that a reasonable period of notice was given to affected communities and First Nations, as required by subsection 63(2) of the MVRMA.

Pursuant to Schedule 4.1 of the Northwest Territory Métis Nation (NWTMN) Interim Measures Agreement, the Board determined that written notice was given to the NWTMN and that a reasonable period of time was allowed for NWTMN to make representations with respect to the Application.

Pursuant to subsection 1.6, paragraphs (a) and (b) of the Akaitcho Territory Dene First Nations (ATDFN) Interim Measures Agreement, the Board determined that written notice was given to the ATDFN and that a reasonable period of time was allowed for ATDFN to make representations with respect to the Application.

3.0 Potential Impacts and Proposed Mitigations

Although the Board has determined that the Project is exempt from preliminary screening, the Board will consider the potential impacts and proposed mitigations in establishing the Permit conditions. For Board licences and permits in general, potential impacts can be mitigated through existing, standard, and/or project-specific permit conditions. These conditions may include requirements for management and monitoring plans that provide detailed information regarding the implementation of mitigation measures and the evaluation of their effectiveness.

All Parties have had an opportunity to provide recommendations to the Board regarding draft conditions. In finalizing the conditions, the Board will consider these recommendations and all of the evidence provided through the regulatory proceeding.

3.1 Consideration of Potential Impacts

The Board considered whether the Project might have a significant adverse impact on the environment. In general, impacts of the Project on the environment can be mitigated through the use of permit conditions.

A draft Permit was circulated for review during the regulatory proceeding, and all Parties were given the opportunity to provide comments and recommendations on the draft conditions. In finalizing the conditions, the Board will consider all of the evidence provided through the regulatory proceeding.

3.2 Consideration of Public Concern

In addition to considering the potential impacts of the Project, the Board considered whether the Project might be a cause of public concern.

Based on the evidence provided during the regulatory proceeding, the Board did not identify any comments or issues that indicate that the Project is a cause of public concern.

4.0 Conclusion

The Board completed a preliminary screening of the Project on August 11, 2016,⁶ and the Applicant has not proposed changes to the Project. Accordingly, the Board has determined that the Project is exempt from preliminary screening under Part 1, Schedule 1, section 2 of the Exemption List Regulations to the MVRMA. Consequently, no further preliminary screening was conducted.



Tanya MacIntosh, Chair
Mackenzie Valley Land and Water Board

July 25, 2023

Date

⁶ See MVLWB Online Registry for [MV2016S0019 – Parsons Inc. – Issuance – Preliminary Screening Report – Aug11_16](#).