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July 21, 2021

File: S21S-003

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

preliminaryscreening@reviewboard.ca; mcliffephillips@reviewboard.ca

Dear Mark Cliffe-Phillips,

Re: Parks Canada Geotechnical and Environmental Site Assessments, Tulita, NWT – Land Use Permit S21S-003

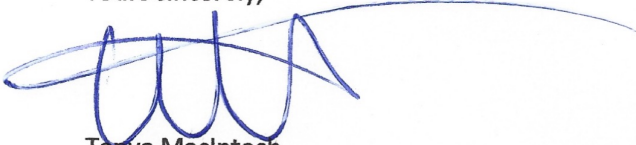
The Sahtu Land and Water Board (Board) met on July 21, 2021 and considered the Applications from Parks Canada for Land Use Permit (Permit) S21S-003 for the Geotechnical and Environmental Site Assessments Project, Tulita, NWT, in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board conducted a preliminary screening based on the public record for the proceedings. Based on the evidence provided, the Board is satisfied the screening has been completed according to section 125 of the MVRMA and has decided **not to refer** the Project to environmental assessment. The Board's Preliminary Screening Determination and Reasons for Decision, as required by section 121 of the MVRMA, is attached.

If the Board does not receive notice of referral to environmental assessment, it can proceed with issuance of Permit S21S-003 on **August 3, 2021, Tuesday**.

The Board and staff look forward to continued communications throughout the pause period. Please contact Paul Dixon, Executive Director at (867) 598-2413 with any questions or concerns regarding this letter.

Yours sincerely,



Tanya MacIntosh

Chair, Sahtu Land and Water Board

BCC'd to: Tulita Distribution List
Meghan Pollock, Parks Canada (meghan.pollock@canada.ca)
Nanci Beaupre, Dillon Consulting (NBeaupre@dillon.ca)
Fiona Gallacher, Dillon Consulting (fgallacher@dillon.ca)

Attached: Preliminary Screening Determination and Reasons for Decision

PRELIMINARY SCREENING REPORT FORM

PRELIMINARY SCREENER: Sahtu Land and Water Board,
Aswathy Mary Varghese

REFERENCE / FILE NUMBER: S21S-003

APPLICANT: Parks Canada Agency

TITLE: Geotechnical and Environmental Site Assessments,
Tulita

MEETING DATE: July 21, 2021

EIRB REFERENCE NUMBER:

Type of Development:

Type of Development:
(CHECK ALL THAT APPLY)

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | New Development |
| <input type="checkbox"/> | Amend, EIRB Ref. # |
| <input type="checkbox"/> | Renew, EIRB Ref. # |
| <input checked="" type="checkbox"/> | Requires permit, licence or authorization |
| <input type="checkbox"/> | Does not require permit, licence or authorization |

Project Summary:

The purpose of this Project is to conduct a geotechnical and environmental drilling program within the Hamlet of Tulita designed to support the construction of a visitor center with respect to Nááts'ihch'oh National Park Reserve.

Parks Canada Agency (PCA) has hired Dillon Consulting Limited to conduct four assessments on this property prior to construction of the Visitor Center, office and warehouse. The project will consist of four assessments, which will include: A Phase II Environmental Site Assessment (ESA), a Hazardous Building Materials Assessment (HBMA), a Preliminary Quantitative Risk Assessment (PQRA) and a Geotechnical Investigative Assessment (GIA). The objective of this work is to improve the understanding of the extent of potential impacts to existing structures, soil, and groundwater and to evaluate the need for a remediation/risk management (R/RM) plan.

It is expected that a maximum of 5 boreholes may be advanced, with 3 groundwater wells installed in select boreholes. Drilling activities will be localized to the site at 30 and 30A Bear Rock Drive. Only an HBMA will be done at the additional site 28 Mackenzie Drive.

Activities are scheduled to take place in August 2021. A term of three years from August 1, 2021, is requested.

Scope: The scope of the proposed undertaking will include:

- Use of earth-drilling machinery for Phase II ESA, PQRA and GIA (ref: Project summary)
- HBMA
- Installation of groundwater monitoring wells
- Use of equipment
- Monitoring

Principal Activities *(related to scoping)*

(CHECK ALL THAT APPLY)

- | | | |
|--|--------------------------------------|--|
| <input type="checkbox"/> Construction | <input type="checkbox"/> Exploration | <input type="checkbox"/> Decommissioning |
| <input checked="" type="checkbox"/> Installation | <input type="checkbox"/> Industrial | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Maintenance | <input type="checkbox"/> Recreation | <input type="checkbox"/> Aerial |
| <input type="checkbox"/> Expansion | <input type="checkbox"/> Municipal | <input type="checkbox"/> Harvesting |

PRELIMINARY SCREENING REPORT FORM

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Operation | <input type="checkbox"/> Quarry | <input type="checkbox"/> Camp |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Linear / Corridor | <input checked="" type="checkbox"/> Scientific / Research |
| <input type="checkbox"/> Water Intake | <input type="checkbox"/> Sewage | <input checked="" type="checkbox"/> Solid Waste |
| <input checked="" type="checkbox"/> Other: Geotechnical Drilling | | |

(DESCRIBE)

Principal Development Components (*related to scoping*) (CHECK ALL THAT APPLY)

- | | |
|--|--|
| <input type="checkbox"/> Access Road <ul style="list-style-type: none"><input type="checkbox"/> construction<input type="checkbox"/> abandonment/removal<input type="checkbox"/> modification e.g., widening, straightening | <input checked="" type="checkbox"/> Waste Management <ul style="list-style-type: none"><input checked="" type="checkbox"/> disposal of hazardous waste<input checked="" type="checkbox"/> waste generation<input type="checkbox"/> drilling wastes and hydraulic flowback fluids |
| <input checked="" type="checkbox"/> Automobile, Aircraft or Vessel Movement | <input type="checkbox"/> Sewage <ul style="list-style-type: none"><input type="checkbox"/> disposal of sewage |
| <input type="checkbox"/> Blasting | <input checked="" type="checkbox"/> Geoscientific Sampling <ul style="list-style-type: none"><input type="checkbox"/> trenching<input type="checkbox"/> diamond drill<input checked="" type="checkbox"/> borehole core sampling |
| <input type="checkbox"/> Building | <input type="checkbox"/> Bulk soil sampling |
| <input type="checkbox"/> Burning | <input type="checkbox"/> Gravel |
| <input type="checkbox"/> Burying | <input type="checkbox"/> Hydrological Testing |
| <input type="checkbox"/> Channeling | <input type="checkbox"/> Site Restoration <ul style="list-style-type: none"><input type="checkbox"/> fertilization<input type="checkbox"/> grubbing<input type="checkbox"/> planting/seeding<input type="checkbox"/> reforestation<input type="checkbox"/> scarify<input type="checkbox"/> spraying<input type="checkbox"/> recontouring |
| <input checked="" type="checkbox"/> Cut and Fill | <input type="checkbox"/> Slashing and removal of vegetation |
| <input type="checkbox"/> Cutting of Trees or Removal of Vegetation | <input checked="" type="checkbox"/> Soil Testing |
| <input type="checkbox"/> Dams and Impoundments <ul style="list-style-type: none"><input type="checkbox"/> construction<input type="checkbox"/> abandonment/removal<input type="checkbox"/> modification | <input type="checkbox"/> Stream Crossing/Bridging |
| <input type="checkbox"/> Ditch Construction | <input type="checkbox"/> Tunneling/Underground |
| <input type="checkbox"/> Drainage Alteration | <input type="checkbox"/> Water Intake |
| <input type="checkbox"/> Drilling other than Geoscientific | <input type="checkbox"/> Other |
| <input type="checkbox"/> Ecological Surveys | |
| <input type="checkbox"/> Excavation | |
| <input type="checkbox"/> Explosive Storage | |
| <input type="checkbox"/> Fuel Storage, drilling fluid, and hydraulic fracture fluid storage | |
| <input checked="" type="checkbox"/> Topsoil, Overburden or Soil <ul style="list-style-type: none"><input checked="" type="checkbox"/> fill<input type="checkbox"/> disposal<input type="checkbox"/> removal<input type="checkbox"/> storage | |

NTS Topographic Map Sheet Numbers (LIST ALL THAT APPLY)

NTS Map Sheet #s: 96 C

Latitude/Longitude and UTM System: Minimum Latitude: 64.900611° Maximum Latitude: 64.902044°
Minimum Longitude: 125.583242° Maximum Longitude: 125.586002°
(DEGREES, MINUTES, SECONDS, MAP SHEET)

Nearest Community and Water Body: Tulita, Mackenzie River

Land Status (*consultation information*) (CHECK ALL THAT APPLY)

- ☐ Free Hold / Private ☐ Commissioner's Land ☒ Federal Crown Land ☐ Municipal Land

PRELIMINARY SCREENING REPORT FORM

Transboundary Implications

(CHECK ALL THAT APPLY - IF KNOWN & APPLICABLE)

- ☐ British Columbia ☐ Alberta ☐ Saskatchewan ☐ Yukon
☐ Nunavut ☐ Wood Buffalo National Park ☐ Inuvialuit Settlement Region

✓ N/A

Type of Transboundary Implication:

☐ Impact / Effect

☐ Development

☐ Public Concern

(DESCRIBE)

✓ N/A

PHYSICAL - CHEMICAL EFFECTS

IMPACT

MITIGATION

1. Groundwater

✓ Water table alteration

1. Will follow ASTM D5092 Standard Practice for Design and Installation of Groundwater Monitoring Wells
2. Potential for short-term, minor water level alteration during sampling exists at local or regional aquifer; Mitigation: limited volume of water to be extracted for the purpose of environmental monitoring well on one time basis. It should be noted that the monitoring point is very small; ground water disturbance will be very much localized. Proper well construction and maintenance will minimize any negative environmental effects.

✓ Water quality changes

1. Will follow ASTM D5092 Standard Practice for Design and Installation of Groundwater Monitoring Wells
2. Potential for water quality changes exist at local or regional aquifer. Mitigation measures include the use of J-plugs and proper surface seal methodology on well installation to mitigate surface water migration to groundwater through preferential flow path.

✓ Infiltration changes

1. Potential for infiltration changes exists through cross-connection between surface and depth. Mitigation measures include the use of J-plugs and proper surface seal methodology on well installation. Drilling will not extend into permafrost.

☐ Other:

☐ N/A

IMPACT

MITIGATION

2. Surface Water

☐ Water flow or level changes

☐ Water quality changes

Surface water quality is not expected to be affected.

PRELIMINARY SCREENING REPORT FORM

For worst case scenario, following mitigations are in place

1. A Spill Contingency Plan has been developed with INAC's *Guidelines Spill Contingency Planning, 2007*.
2. Standard spill kits will be located wherever fuel is used.
3. Appropriate transfer hose will be used to avoid drips on the land.
4. If a reportable spill occurs, it will be reported to the NWT 24-hr spill report line at 867-920-8130.

- ☐ Water quantity changes
- ☐ Drainage pattern changes
- ☐ Temperature
- ☐ Wetland changes / loss
- ☐ Other:
- ☐ N/A

IMPACT

MITIGATION

3. Noise

✓ Noise increase

Any increase in noise disturbance from the undertaking will be temporary and localized in nature, there are no anticipated long-term effects.

1. Mitigation measures include the use of existing access roads and limiting movement of machinery on sensitive land features where applicable. It should be noted that the anticipated footprint of the work is limited to a pre-developed site. (30 and 30A Bear Rock Drive)

- ☐ Noise in/near water
- ☐ Other:
- ☐ N/A

IMPACT

MITIGATION

4. Land

✓ Geologic structure changes

Changes to geological structure will be minimal and restricted to drilling and installing monitoring wells.

1. Casings will be used start the hole to advance through the overburden material and then removed upon establishing the groundwater wells (maximum three groundwater wells will be established). Proper well construction and maintenance will minimize any negative environmental effects.
2. Casings will not be used for other boreholes since they will be backfilled with bentonite and capped with gravel or native material available onsite.

✓ Soil contamination

1. Potential for minor soil contamination exists through the use of equipment for well installation; Mitigation measures include the existence of Spill Contingency Plan, availability of spill kits and carry out re-fueling activities off-site.
2. Appropriate transfer hose will be used to avoid drips on the land.
3. If a reportable spill occurs, it will be reported to the NWT 24-hr spill

PRELIMINARY SCREENING REPORT FORM

report line at 867-920-8130.

☒ Ground disturbance

1. Mitigation measures include the use of existing access roads and limiting movement of machinery on sensitive land features where applicable. It should be noted that the anticipated footprint of the work is limited to a pre-developed site. (30 and 30A Bear Rock Drive)

☐ Buffer zone loss

☒ Soil compaction & settling

1. Potential for soil compaction and settling exists through the use of equipment for soil sampling and/or well installation. Mitigation measures include the use of existing access roads and limiting movement of machinery on sensitive land features where applicable. It should be noted that the anticipated footprint of the work is limited to a pre-developed site. (30 and 30A Bear Rock Drive)

☐ Destabilization / erosion

☐ Permafrost regime alteration

Impacts to permafrost and ice rich soils associated with this Project are not anticipated.

Mitigation measure:

1. Use of casings for installation of groundwater monitoring wells
2. All earth disturbances to be returned to natural elevation and drainage profile.

☐ Other:

☐ N/A

IMPACT

MITIGATION

5. Non Renewable Natural Resources

☐ Resource depletion

☐ Other

☐ N/A

IMPACT

MITIGATION

6. Air / Climate / Atmosphere

☒ Air quality

Emissions from gasoline and/or diesel combustion engines used during the Project will be generated. However, given the small number of vehicles and equipment used, localized nonpersistent effects on air quality are anticipated. Impacts to air quality will be localized and temporary.

☐ Climate Change

PRELIMINARY SCREENING REPORT FORM

BIOLOGICAL ENVIRONMENT

IMPACT

MITIGATION

1. Vegetation

- ☐ Species composition
- ☐ Species introduction
- ☐ Toxin / heavy accumulation
- ☐ Loss of timber along seismic lines
- ☒ Damage to ground vegetation and permafrost
- ☐ Increased fire hazard
- ☐ N/A

1. Minor compaction of grass in area due to drilling. After drilling is complete, plan to restore to previous environment.

IMPACT

MITIGATION

2. Wildlife & Fish

- ☐ Effects on rare, threatened or endangered species
- ☐ Fish population changes
- ☐ Waterfowl population
- ☐ Breeding disturbances
- ☐ Population reduction
- ☐ Species diversity change
- ☐ Health changes (identify)
- ☐ Behavioral changes (identify)
- ☐ Habitat changes / effects
- ☐ Game species effects
- ☐ Toxins / heavy metals
- ☐ Forestry changes
- ☐ Agricultural changes
- ☐ Other:
- ☐ N/A

PRELIMINARY SCREENING REPORT FORM

INTERACTING ENVIRONMENT

1. Habitat & Communities

- ☐ Predator-prey
- ☐ Wildlife habitat / ecosystem composition changes
- ☐ Reduction / removal of keystone or endangered species
- ☐ Removal of wildlife corridor or buffer zone
- ☐ Other: Canadian Important Bird Areas

2. Social & Economic

- ☐ Planning / zoning changes or conflicts

Commitment to preserve ecological, cultural, social, and economic values as part of the land use plans.

- ☐ Rental house
- ☐ Airport operations / capacity changes
- ☐ Human health hazard
- ☐ Impair the recreational use of water or aesthetic quality
- ☐ Affect water use for other purposes
- ☐ Affect other land use operations
- ☐ Quality of life changes
- ☐ Public concern

✓ Other:

1. Opportunity - Visitor Center will be planned in accordance with the benefits of the local community in the Hamlet of Tulita. Parks Canada is making it their highest priority to bring economic opportunities to the Hamlet.

☐ N/A

3. Cultural & Heritage

- ☐ Affects to historic property
- ☐ Increased economic pressure

PRELIMINARY SCREENING REPORT FORM

☐ Changes to or loss of historic resources

☐ Changes to or loss of archeological resources

☒ Increased pressure on archeological resources

1. Condition for High Archeological Potential Condition added to the Land Use Permit.
2. Parks Canada completed an Archaeological Overview Assessment (AOA) and planned for Archaeological Impact Assessment (AIA)

☐ Effects to aboriginal lifestyle

☐ Other:

PRELIMINARY SCREENING REPORT FORM

PRELIMINARY SCREENER / REFERRING BODY INFORMATION (CHECK ALL THAT APPLY)

	RA or DRA	ADVISE	PERMIT REQUIRED
Federal			
ATOMIC ENERGY CONTROL BOARD	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
CANADIAN HERITAGE	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
CANADIAN TRANSPORTATION AGENCY	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ENVIRONMENT CANADA	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
FISHERIES & OCEANS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
ABORIGINAL AFFAIRS AND NORTHERN DEVELOPMENT CANADA	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
INDUSTRY CANADA	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NATIONAL DEFENSE	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NATIONAL ENERGY BOARD	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NATURAL RESOURCES	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
PUBLIC WORKS & GOVERNMENT SERVICES	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
TRANSPORT CANADA	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
CANADIAN NUCLEAR SAFETY COMMISSION	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Territorial			
MUNICIPAL & COMMUNITY AFFAIRS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
PUBLIC WORKS & GOVERNMENT SERVICES	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ENVIRONMENT & NATURAL RESOURCES	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TRANSPORTATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
DEPARTMENT OF HEALTH AND SOCIAL SERVICES	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
PRINCE OF WALES NORTHERN HERITAGE CENTRE	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
INDUSTRY, TOURISM AND INVESTMENT	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
LANDS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Boards			
GWICH'IN LAND & WATER BOARD	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SAHTU LAND & WATER BOARD	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
MACKENZIE VALLEY LAND & WATER BOARD	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
MACKENZIE VALLEY ENVIR. IMPACT REVIEW BOARD	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
SAHTU LAND USE PLANNING BOARD	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
SAHTU RENEWABLE RESOURCES BOARD	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
SAHTU HEALTH BOARD	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aboriginal / First Nation			
SAHTU SECRETARIAT INCORPORATED	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
NORMAN WELLS LAND CORPORATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TULITA RENEWABLE RESOURCES COUNCIL	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TULITA DISTRICT LAND CORPORATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
FORT NORMAN METIS LOCAL #60 LAND CORPORATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TULITA LAND CORPORATION	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
NORMAN WELLS RENEWABLE RESOURCES COUNCIL	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Local Government			
TULITA HAMLET INCORPORATED	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
TOWN OF NORMAN WELLS	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Communities			
<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>			
(IDENTIFY) Tulita			

PRELIMINARY SCREENING REPORT FORM

REASONS FOR DECISION

The Sahtu Land and Water Board (the Board) is satisfied that the Preliminary Screening of the Land Use Permit Application S21S-003, Geotechnical and Environmental Site Assessments, Tulita, NWT has been completed in accordance with section 124 (1) of the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board is satisfied that communities and First Nations affected by the Application have been notified and provided adequate time to provide comment on the Application as required by land claim and self-government agreements, the MVRMA, and any other applicable legislation and agreements.

Having reviewed all relevant evidence on the Public Registry, including the submissions of the Applicant, the written comments received by the Board and any Staff Reports prepared for the Board, the Board has decided that in its opinion:

- The proposed development will not have a significant adverse impact on the environment; and
- The proposed development is not a cause of public concern.

The Board is also of the opinion that the Application can proceed through the regulatory process and that any impacts of the development on the environment can be mitigated through the imposition of the terms and conditions in the attached Land Use Permit.

As a result, the Board, having due regard to the facts and circumstances, the merits of the submissions made to it, and to the purpose, scope, and intent of the MVRMA and the Mackenzie Valley Land Use Regulations, has decided that the Land Use Permit be issued subject to the terms and conditions contained therein.

	PRELIMINARY SCREENING DECISION
<input type="radio"/>	Outside Local Government Boundaries
<input type="radio"/>	The development proposal might have a significant adverse impact on the environment, <i>refer it to the EIRB.</i>
<input type="radio"/>	<i>Proceed with regulatory process and/or implementation.</i>
<input type="radio"/>	The development proposal might have public concern, <i>refer it to the EIRB.</i>
<input type="radio"/>	<i>Proceed with regulatory process and/or implementation.</i>
<input checked="" type="radio"/>	Wholly within Local Government Boundaries
<input type="radio"/>	The development proposal is likely to have a significant adverse impact on air, water or renewable resources, <i>refer it to the EIRB.</i>
<input checked="" type="radio"/>	<i>Proceed with regulatory process and/or implementation.</i>
<input type="radio"/>	The development proposal might have public concern, <i>refer it to the EIRB.</i>
<input checked="" type="radio"/>	<i>Proceed with regulatory process and/or implementation.</i>

Preliminary Screening Organization

Sahtu Land & Water Board

Signatures