



Yamoga Building, Old Airport Road  
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July 24, 2024

File: S24F-008

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: Great Bear Lake Lodge Ltd. – Notice of Preliminary Screening Determination – Renewal Application for Permit – Outfitting Camp - Dease Arm, Great Bear Lake, NT.**

The Sahtú Land and Water Board (Board) met on July 18, 2024 and considered the renewal Application Package from Great Bear Lake Lodge Ltd. (GBLL) for Permit S24F-008 for the Great Bear Lake Lodge, Dease Arm, Great Bear Lake, NT in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board completed preliminary screenings on July 4, 2001<sup>1</sup> and June 14, 2016,<sup>2</sup> and Great Bear Lake Lodge 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.

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<sup>1</sup> See SLWB Online Registry for [S01F-005 – Preliminary Screening – Jul 4 01](#)

<sup>2</sup> See SLWB Online Registry for [S16F-001 - Board approved PES - Jun 14 16](#)

Please contact Paul Dixon via [email](#) or at (867) 598-2413 ext. 225 with any questions or concerns regarding this letter.

Yours sincerely,

A handwritten signature in blue ink that reads "Valerie Gordon". The signature is fluid and cursive, with a long horizontal flourish at the end.

Valerie Gordon, Chair  
Sahtú Land and Water Board

BCC'd to:        SLWB – Délı̨ nę District  
                      Chuk Coulter, Great Bear Lake Lodge  
                      Reid Stoyberg, Great Bear Lake Lodge

Attached:       Preliminary Screening Determination and Reasons for Decision



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## Preliminary Screening Determination and Reasons for Decision

Permit Application	
File Number	S24F-008
Company	Great Bear Lake Lodge Limited
Project	Great Bear Lake Lodge - Renewal Type A Permit
Location	Dease Arm, Great Bear Lake Lodge, NT
Activity	Fuel storage; use of camp; use of vehicles and equipment for quarrying and road/airstrip maintenance
Date of Decision	July 18, 2024

### 1.0 Decision

In accordance with subsection 124(1) of the [Mackenzie Valley Resource Management Act](#) (MVRMA), the Sahtú Land and Water Board (SLWB or Board) met on July 18 2024 to make a preliminary screening determination on the renewal Application from Great Bear Lake Lodge Ltd. (GBLL or Applicant) for Land Use Permit Permit S24F-008 (Permit)<sup>1</sup> for the operation of Great Bear Lake Lodge in Dease Arm of Great Bear Lake, NT (Project).<sup>2</sup>

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.

<sup>1</sup> See [SLWB Online Registry – Great Bear Lake Lodge Ltd. – S24F-008](#)

<sup>2</sup> The Project is the Great Bear Lake Lodge, 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 decisions, are detailed in sections [2.0](#) and [3.0](#).

## **2.0 Background and Scope of Screening**

The original preliminary screening the Project was completed on July 4, 2001 under Permit S01-F001.<sup>3</sup> Additional screening was undertaken in June 14, 2016 to include quarrying activities under Permit S16-F001.<sup>4</sup>

### Previously Screened or Assessed Activities:

Operation of Great Bear Lake Lodge involves the use of land associated with the operation of an outfitting camp with the capacity to serve up to approximately 80 occupants. Activities include:

- use of vehicles >10 tonnes on an existing private access road between the Great Bear Lake Lodge (NWT Lease # 86L/12-2-5) and the associated airstrip (NWT Lease# 86L/12-1-5);
- use of an existing quarry to obtain granular borrow materials and gravel for maintenance of the existing road and airstrip through application to GNWT – Department of Lands; and
- fuel storage

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.

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 Determination,

Activities that the Board understands to have been previously considered, and which therefore do not require preliminary screening at this time, are listed below.

Previously screened activities include:

- Maintenance
- Operation
- Recreation
- Quarry

Previously screened principal development components related to the scoping include:

- Automobile, aircraft or vessel movement

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<sup>3</sup> See SLWB Online Registry for [S01F-005 – Preliminary Screening – Jul 4 01](#)

<sup>4</sup> See SLWB Online Registry for [S16F-001 - Board approved PES - Jun 14 16](#)

- Fuel storage
- Excavation
- Topsoil – fill and removal
- Site Restoration – recontouring

The Application does not include abandonment, decommissioning, or significant alterations to the Project.

## **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 10, 2024 inviting reviewers to provide comments and recommendations on the Application using the Online Review System (ORS). The Board received comments and recommendations from the Fisheries and Oceans Canada (DFO), Environment and Climate Change Canada, and the Government of the Northwest Territories – Environment and Climate Change (GNWT-ECC).<sup>5</sup> GBBL did not respond to reviewer comments by the response deadline of June 27, 2024.

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](#).

The Board is also satisfied that notice of the Application was provided to the Déljñę Got'ine Government (DGG) and that a reasonable period of time was provided for the DGG to make representations to the Board in accordance with section 63 of the [MVRMA](#).

## **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 Permits and permits in general, potential impacts can be mitigated through existing, standard, and/or project-specific Permit and/or 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

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<sup>5</sup> See [SLWB](#) Online Registry for [Review Comment Table](#)

### **3.1 Consideration of Potential Impacts**

Based on the potential impacts and proposed mitigations identified during the previous preliminary screening, 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 of two general types:

1. conditions in the existing Permit, including requirements for management and monitoring plans, with revisions where necessary; and
2. new or unique conditions that may be needed to mitigate potential impacts of the changes to the Project that may not be addressed by the conditions in the existing Permit, and which may be from the Board's standard conditions list or established by the Board as per the LWB [Standard Process for Creating New 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.

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 preliminary screenings on July 4, 2001<sup>6</sup> and June 14, 2016,<sup>7</sup> 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.



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**Valerie Gordon, Chair**  
**Sahtú Land and Water Board**

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**July 24, 2024**

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<sup>6</sup> See SLWB Online Registry for [S01F-005 – Preliminary Screening – Jul 4 01](#)

<sup>7</sup> See SLWB Online Registry for [S16F-001 - Board approved PES - Jun 14 16](#)