



**Mackenzie Valley Land and Water Board**  
**7th Floor - 4922 48th Street**  
**P.O. Box 2130**  
**YELLOWKNIFE NT X1A 2P6**  
**Phone (867) 669-0506**  
**FAX (867) 873-6610**

December 20, 2016

File: MV2016L8-0006

Mr. Duncan Cooke  
Sandy Point Lodge, Owner  
P.O. Box 2484  
112 Taltheilei Drive  
YELLOWKNIFE NT X1A 2P8

Email: [dcooke@arcan.nt.ca](mailto:dcooke@arcan.nt.ca)

Dear Mr. Cooke:

**Information Request – Outstanding Information**  
**Gordon Lake Group (GLG) Remediation Project – Gordon Lake area, NT**

On November 2, 2016, the Mackenzie Valley Land and Water Board (MVLWB or Board) staff received Sandy Point Lodge's claim for compensation. We have determined that clarification on some of the information is required before the Board can continue with the regulatory process. Attachment 1 outlines current deficiencies in the information provided in the claim and identifies the level and type of detail that is required to satisfy the IR.

Please submit the outstanding information to the Board as outlined in Attachment 1 by Wednesday January 4, 2017.

If you have any questions or concerns regarding this letter, please contact Kierney Leach at (867) 766-7470 or email [kleach@mvlwb.com](mailto:kleach@mvlwb.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca", is written over a set of horizontal lines.

Rebecca Chouinard  
Executive Director

Attachment 1: Information Request  
Copied to: Distribution List



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**Attachment 1: Information Request**

1. What was SPL's net profit, after paying all operating costs and employer expenses, and after income tax, for the last 5 years?
2. Please indicate the number of guest 'person days' maintained at the lodge each year for the last 5 years. Please distinguish guests on the basis of their reason for booking SPL services (i.e. fishing; aurora viewing; use of lodge as camp for research, etc.).
3. In the financial proforma referenced in the claim (Appendix E) forecasted revenue growth is outlined based on planned upgrades:

New revenue	Forecast	Revenue	Earnings
Year 1	\$250,000	\$60,000	24%
Year 2	\$350,000	\$100,000	28%
Year 3	\$450,000	\$150,000	33.3%

There is no information provided in the claim on how these forecasted growth earnings were determined, or evidence to support the projected values. Please provide evidence to support these growth projections. Please also clarify if the values in the revenue column represent revenue or profit, and indicate whether income tax or other statutory deductions apply and how much will be paid.

4. Please provide evidence and a rationale to justify the compensation amount of \$200,000 claimed for nuisance and inconvenience as described in item 5E of your claim. The current claim provides no information as to how this value was determined or how it is justified. Explain the nature of the nuisance and inconvenience in detail. Indicate how these effects were monetized.

**From:** [Kierney Leach](#)  
**To:** [Duncan Cooke](#)  
**Cc:** [admin\\_dkfn@northwestel.net](#); [Alexis\\_Campbell@gov.nt.ca](#); [anusa\\_sivalingam@gov.nt.ca](#); [apower@ykdene.com](#); [barryt@arcticsafaris.ca](#); [boydw@bathurstinlet.com](#); [Brandon\\_Bradbury@gov.nt.ca](#); [Carolc.lands@gmail.com](#); [Ceo.srfn@northwestel.net](#); [Charlene\\_Coe@gov.nt.ca](#); [chief.lkdfn@gmail.com](#); [chief.srfn@northwestel.net](#); [chief@slfn196.com](#); [christian.bertelsen@cannor.gc.ca](#); [Clayton\\_Lloyd@gov.nt.ca](#); [clint\\_ambrose@gov.nt.ca](#); [Colin\\_merz@gov.nt.ca](#); [craigeecologynorth@gmail.com](#); [darren\\_campbell@gov.nt.ca](#); [dave.white@auroragesciences.com](#); [david.alexander@cannor.gc.ca](#); [doug\\_carr@gov.nt.ca](#); [ec.ea.nwt.ec@canada.ca](#); [esangris@ykdene.com](#); [exec@slema.ca](#); [fieldworker.frmc53@northwestel.net](#); [fisheriesprotection@dfo-mpo.gc.ca](#); [fortsmithmetiscouncil@northwestel.net](#); [frmcc@northwestel.net](#); [frmccenvironment@northwestel.net](#); [Gary.Woo@neb-one.gc.ca](#); [Glen\\_Mackay@gov.nt.ca](#); [gnwt\\_ea@gov.nt.ca](#); [Heather\\_Beck@gov.nt.ca](#); [Hilary\\_machtans@golder.com](#); [hrmc@northwestel.net](#); [ima\\_dkfn@northwestel.net](#); [Iqbal\\_Arshad@gov.nt.ca](#); [Jayda\\_Robillard@gov.nt.ca](#); [jblack@ykdene.com](#); [Jeremy\\_Roberts@gov.nt.ca](#); [jhood@fortsmith.ca](#); [joe\\_heron@gov.nt.ca](#); [johnny\\_lennie@gov.nt.ca](#); [Jon\\_Posynick@gov.nt.ca](#); [Jen\\_Potten](#); [land@wpfn.ca](#); [lands@denation.com](#); [lands@slfn196.com](#); [landsnresources@katlodeeche.com](#); [laurie\\_mcgregor@gov.nt.ca](#); [Lindsay\\_Armer@gov.nt.ca](#); [lkdfnlands@gmail.com](#); [Matthew.Spence@cannor.gc.ca](#); [mauge@yellowknife.ca](#); [Melanie.Murphy@wscc.nt.ca](#); [melissa\\_pink@gov.nt.ca](#); [Mike\\_Vassal@gov.nt.ca](#); [monica\\_wendt@gov.nt.ca](#); [Nahum\\_Lee@gov.nt.ca](#); [Nathen\\_Richea@gov.nt.ca](#); [Norman\\_McCowan@gov.nt.ca](#); [NTCard@aandc.gc.ca](#); [Olivia\\_Lee@gov.nt.ca](#); [pat\\_knutson@gov.nt.ca](#); [patrick\\_clancy@gov.nt.ca](#); [Paul\\_Green@gov.nt.ca](#); [Paul\\_Mercredi@gov.nt.ca](#); [Pauline\\_DeJong@gov.nt.ca](#); [Permits](#); [preliminaryscreening@reviewboard.ca](#); [president.nwtmn@northwestel.net](#); [rcc.nwtmn@northwestel.net](#); [Rebecca\\_Leighfield@aandc.gc.ca](#); [rhonda\\_batchelor@gov.nt.ca](#); [Rick\\_Walbourne@gov.nt.ca](#); [rmakohoniuk@yellowknife.ca](#); [Robert\\_Jenkins@gov.nt.ca](#); [Russell\\_Teed@gov.nt.ca](#); [Sam.Kennedy@aandc.gc.ca](#); [sao@hayriver.com](#); [Scott\\_Stewart@gov.nt.ca](#); [screeningofficer@eastarm.com](#); [shin.shiga@nsma.net](#); [Steven\\_Shen@gov.nt.ca](#); [stu\\_niven@gov.nt.ca](#); [Tasha\\_Hall@golder.com](#); [tim.morton@aandc.gc.ca](#); [walexander@yellowknife.ca](#); [Wendy\\_Bidwell@gov.nt.ca](#); [ww.symbion@shawbiz.ca](#); [zabeynevitt@tlicho.com](#); ["Emma.Pike@aandc-aadnc.gc.ca"](#); [Alison\\_Heslep](#); [carey.ogilvie@aandc-aadnc.gc.ca](#)

**Subject:** MV2016L8-0006 - INAC-CARD - GLG - Information Request to SPL  
**Date:** Tuesday, December 20, 2016 10:24:45 AM  
**Attachments:** [MV2016L8-0006 - INAC-CARD - GLG - Information Request - Outstanding information required -Dec20-16.pdf](#)

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Mr. Cooke,

Please see the attached Information Request (IR) regarding your compensation claim.

Please let me know if you have any questions.

Cheers,

**Kierney Leach B.Sc., M.Eng**

Regulatory Officer

Mackenzie Valley Land and Water Board

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