



September 20, 2016

Thank you for the opportunity to provide comment on the Gordon Lake Group Remediation Project ("**Project**") application for a land use permit and water license application. While I only became aware on September 19 that I have the opportunity to comment due to the fact that I did not have any pre engagement or consultation with the applicant prior to the application for the LUP and WL. I welcome the opportunity to do so at this preliminary stage and I look forward to the opportunity to provide further representations as the Board's review process proceeds.

I am writing in respect of 923238 NWT Ltd., operating as Sandy Point Lodge (the "**Lodge**"). The Lodge is a fly-in only fishing lodge located on pristine Gordon Lake in the close vicinity of the Project, and has been operating for 40 years. The Lodge is a well-established business operating maintained facilities on a tourism lease. The Lodge has a well-established return clientele and attracts new customers each year that come to experience the pristine wilderness of one of the NWT's best fly-in Lake Trout lodges. The very essence of the Lodge is that it is a remote wilderness location largely undisturbed by current human activity. A map showing the approximate location of the Lodge 1.5km from Burnt Island is attached to this letter.

The Project is of great concern to the Lodge. The exclusive tourism experience offered at the Lodge will not be available during the Project period due to the amount of activity contemplated in the application, including use of equipment, boats, aircraft and personnel activity necessary to perform the work required during the Project schedule. The Project will adversely affect the Lodge, as it will for all intents and purposes shut it down as a tourism business, causing loss and damage. Clients looking for a pristine nature experience will simply go elsewhere.

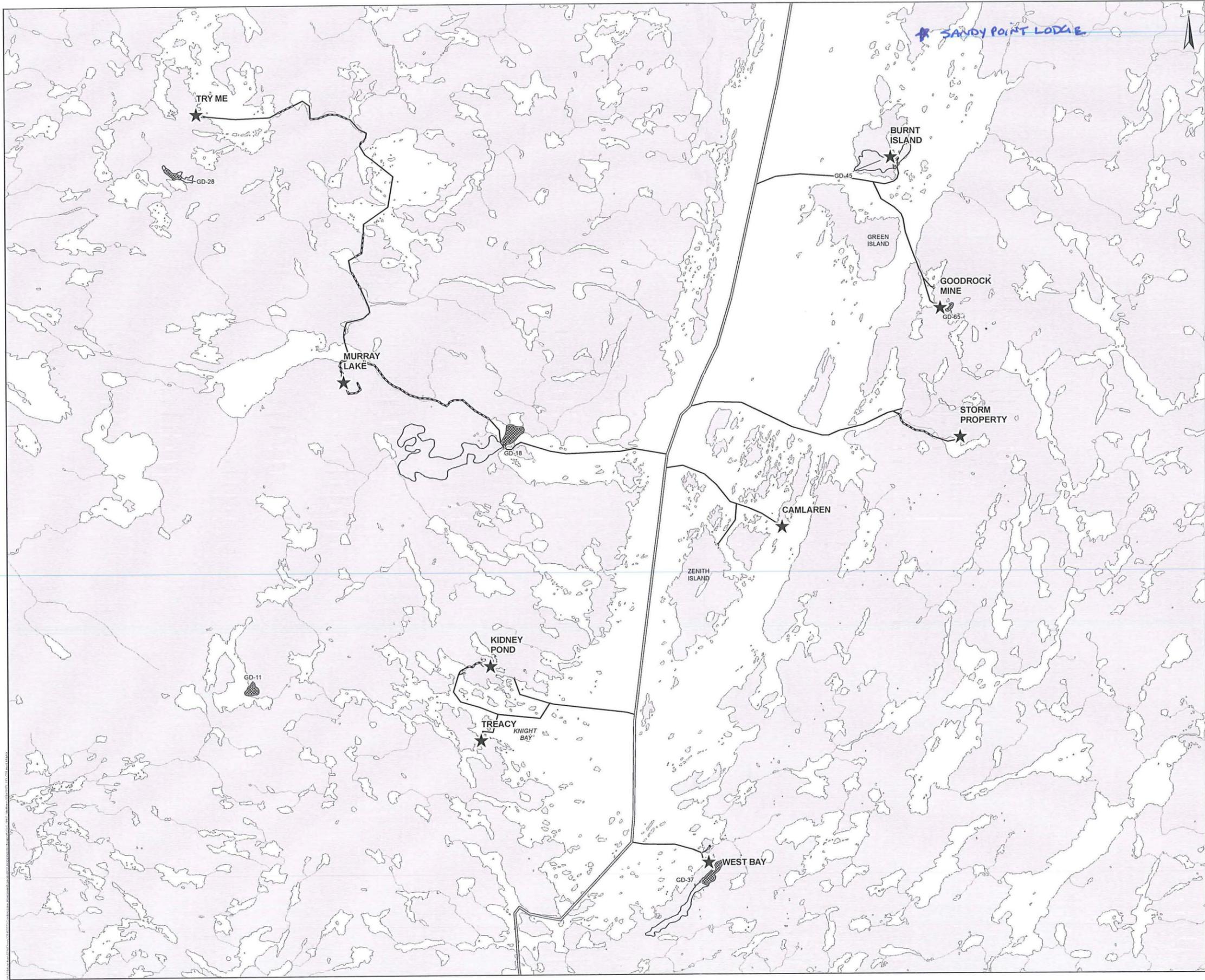
It is my understanding that the Project relates to a "federal area" as defined in the *Mackenzie Valley Resource Management Act*, and that the Board may not issue a license unless the applicant has satisfied the board that compensation has been provided to owners or occupiers of land affected by the Project under section 72.03(5) of that Act as it applies to the Board. Compensation is similarly payable under sections 26(5) and 60 of the Northwest Territories *Waters Act*.

At this early stage of the review process, I would like to request that the procedure for reviewing the application for the Project provide the opportunity to make submissions as to how the Lodge will be adversely affected by the Project and the appropriate level of compensation, pursuant to the above-noted sections. I trust that the Board will design a process that will ensure procedural fairness is respected as required by recent case law involving this Board (see *Carter v. Northwest Territories Power Corp.*, 2014 NWTSC 19).

I look forward to receiving further information as to how I may participate in the review process.

Sincerely,

Duncan Cooke
923238 NWT Ltd. o/a Sandy Point Lodge



PRELIMINARY NOT FOR CONSTRUCTION



GORDON LAKE GROUP SITES



- Legend**
- ★ SITE
 - POTENTIAL OVERLAND SPUR ROAD
 - POTENTIAL OVERICE SPUR ROAD
 - TIBBITT TO COWTWOY TO WINTER ROAD
 - WATERCOURSE
 - WATER BODY
 - BORROW SOURCE**
 - ▨ ASSESSED PORTION OF BORROW SOURCE
 - POTENTIAL BORROW SOURCE



Notes: THE DEPICTED SPUR ROAD ALIGNMENTS ARE POTENTIAL OPTIONS PROVIDED FOR INFORMATION ONLY.



0	ISSUED FOR TENDER	JULY 29 2016
Revisions	Description	Date
Project: PUBLIC WORKS AND GOVERNMENT SERVICES CANADA GORDON LAKE GROUP REMEDIATION PROJECT		
Drawing: OVERALL SITE PLAN		
Drawn	J. Woodruff	Designé
Approved	D. Wilson	Approuvé
Tender	M. McElwaine	Soumission
PCA Project Manager	Administrateur de projets PCA	
Project Number	R. 057573	No. Du Projet
Drawing No.	C-01	No. Du Dessin