

## Review Comment Table

<b>Board:</b>	WLWB
<b>Review Item:</b>	Northern Quality Control - Private Road - Land Use Permit - Application (W2020F0004)
<b>File(s):</b>	<a href="#">W2020F0004</a>
<b>Proponent:</b>	Northern Quality Control
<b>Document(s):</b>	<a href="#">Land Use Permit Application - Aug 24 20</a> (1200 KB) <a href="#">LUP Application - Lease Confirmation - Aug 24 20</a> (253 KB) <a href="#">LUP Application - Map - Aug 24 20</a> (597 KB) <a href="#">LUP Application - Engagement Log - Sep 16 20</a> (2133 KB) <a href="#">Northern Quality Control - Draft Land Use Permit - Sep 18 20</a> (252 KB)
<b>Item For Review Distributed On:</b>	Sep 18 at 14:47 <a href="#">Distribution List</a>
<b>Reviewer Comments Due By:</b>	Oct 7, 2020
<b>Proponent Responses Due By:</b>	Oct 14, 2020
<b>Item Description:</b>	<p>Northern Quality Control (the Applicant) has submitted a complete application for a Type B land use permit (Permit). The purpose of this Application is to build a 20 metre by 20 metre gravel parking lot with two driveways that will be approximately 5 metres wide and 10 metres long. The Project is to be located at kilometer 292 on Highway 3 for a period of one year.</p> <p><b>Using the Online Review System (ORS), reviewers are invited to submit comments and recommendations on the documents linked below by the review comment deadline specified. Reviewers may also wish to consider providing an overarching recommendation regarding whether the Board should approve the submission, to provide context for the comments and recommendations and assist the Board with its decision. If reviewers seek clarification on the submission, they are encouraged to correspond directly with the Applicant prior to submitting comments and recommendations.</b></p> <p>Under the Preliminary Screening Requirement Regulations, the Board must conduct a preliminary screening for a proposed development, unless it is exempt from preliminary screening in accordance with the Exemption List Regulations. Reviewers are encouraged to provide comments and recommendations (e.g., on impacts and mitigation measures) to assist with the Board's preliminary screening determination.</p> <p>Please note that the draft Permit has been developed using the MVLWB's current Standard Land Use Permit Conditions Template. The purpose of this draft Permit is to allow reviewers to comment on possible conditions. These draft materials are not intended to limit in any way the scope of reviewers' comments. The Board is not bound by the contents of the draft</p>

<b>Contact Information:</b>	<p>Permit and will make its decision at the close of the proceeding on the basis of all the evidence and arguments filed by all parties.</p> <p>Please be advised that comments made by reviewers regarding impacts of this project to wildlife and wildlife habitat in this preliminary screening will inform the GNWT Minister of Environment and Natural Resources' determination regarding whether a Wildlife Management and Monitoring Plan will be required for this project as per section 95 of the Wildlife Act.</p> <p>All documents that have been uploaded to this review are also available on our public Registry. If you have any questions or comments about the ORS or this review, please contact Board staff identified below.</p> <p>Anneli Jokela 867-765-4588  Roberta Judas 867-713-2500</p>
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## Comment Summary

GNWT - ENR - EAM (Environmental Assessment and Monitoring): Central Email GNWT			
ID	Topic	Reviewer Comment/Recommendation	Proponent Response
2	General File	<b>Comment</b> ( <a href="#">doc</a> ) ENR Letter with Comments and Recommendations <b>Recommendation</b>	
1	Topic: Wildlife: NWT Listed and Pre-listed Species at Risk	<b>Comment</b> Section 76 and 77 of the Species at Risk (NWT) Act requires the Minister of Environment and Natural Resources to make a submission to the body responsible for assessing the potential impacts of a proposed development, or for considering a land use Permit or Water Licence application, respecting the potential impacts of the proposed development, Permit or Licence application on a NWT-listed or pre-listed species or its habitat. NWT-listed species are those that are on the NWT List of Species at Risk. Pre-listed species are those that have been assessed by the NWT Species at Risk Committee (SARC) but have not yet been added to the NWT List of Species at Risk. The Proponent should be aware that NWT-listed or pre-listed species at risk and their habitat may also be subject to protection under existing sections of the NWT Wildlife Act. As a best practice, ENR encourages the proponent to consider potential impacts, mitigation measures and monitoring requirements for species at risk listed under the federal Species at Risk Act, as well as	

		<p>those designated as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) that may occur in the project area, and the prohibitions that may apply to these species under federal legislation. The project area overlaps with the ranges of the following NWT-listed and/or pre-listed species; information on these species is available at <a href="https://www.nwt-species-at-risk.ca/SpeciesAtRisk">https://www.nwt-species-at-risk.ca/SpeciesAtRisk</a> • Boreal Caribou - Threatened in the NWT • Little Brown Myotis (bat) - Special Concern in the NWT</p> <p><b>Recommendation</b> Recommendation(s): 1) Although the project overlaps with the range(s) of the species listed above, ENR is of the opinion that the nature, scale, scope, location and timing of the proposed project are such that the likelihood of impacts to NWT-listed or pre-listed species listed above can be avoided or minimized if ENR’s wildlife recommendations in this letter are implemented as necessary, as well as the application of any wildlife mitigation and monitoring measures outlined in the Proponent’s application and supporting documents.</p>	
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**GNWT - Lands - North Slave Region: Brandon Bradbury**

<b>ID</b>	<b>Topic</b>	<b>Reviewer Comment/Recommendation</b>	<b>Proponent Response</b>
1	Draft Land Use Permit - Part A: Scope of Permit	<p><b>Comment</b> Please remove “to build a parking lot at Km 292 on Highway #3” and replace it with the following: a) Use of equipment, vehicles, and machines, b) Construction of an access road and parking lot at Km 292 on Highway #3</p> <p><b>Recommendation</b> The Inspector recommends the Scope of the permit be replaced to “a) Use of equipment, vehicles, and machines. b) Construction of an access road and parking lot at Km 292 on Highway #3”</p>	
3	Draft Land Use Permit: Part C Conditions Applying to All Activities 26(1)(a)	<p><b>Comment</b> The Condition “Width Right-of-Way” from the standard list must be included into the approved Land Use Permit</p> <p><b>Recommendation</b> Please include the Condition “Width Right-of-Way” to Part C 26(1)(a) of the permit</p>	
4	Draft Land Use Permit: Part C Conditions Applying	<p><b>Comment</b> The Conditions “Prevention of Rutting” and “Suspend Overland Travel” must be included into the approved Land Use Permit from the standard list to ensure proper protection of the ground</p>	

	to All Activities 26(1)(f)	surface. <b>Recommendation</b> Please include the Conditions "Prevention of Rutting" & "Suspend Overland Travel" to Part C 26(1)(f) of the approved Land Use Permit.	
5	Draft Land Use Permit: Part C Conditions Applying to All Activities 26(1)(g)	<b>Comment</b> The Inspector recommends that the Conditions "Chemicals" & "Waste Chemical Disposal" be removed from Part C 26(1)(g) of the approved Land Use Permit since no drilling or use of toxic materials were indicated in the Land Use Application. Other Conditions included in this permit such as "Waste Petroleum Disposal" will mitigate any potential for concerns. <b>Recommendation</b> Please remove the Conditions "Chemicals" & "Waste Chemical Disposal" from Part C 26(1)(g) of the approved land Use Permit.	
6	Draft Land Use Permit: Part C Conditions Applying to All Activities 26(1)(j)	<b>Comment</b> AIA - High Potential must be removed from Part C 26(1)(j) the approved land use permit since other conditions such as "Site Disturbance" and "Site Discovery and Notification" are included to ensure proper protection of potential or suspected archaeological sites. Therefore, AIA - High Potential must be removed. <b>Recommendation</b> Please remove the Condition AIA - High Potential from Part C 26(1)(j) of the approved Land Use Permit.	
7	Draft Land Use Permit: Part C Conditions Applying to All Activities 26(1)(i)	<b>Comment</b> A Waste Management Plan was not included in this LUP application and the Proponent has committed to securely storing waste and removing on an ongoing basis to an approved disposal facility. Therefore the Condition "Waste Management" must be removed. <b>Recommendation</b> Please remove the Condition "Waste Management" from Part C 26(1)(i) of the approved Land Use Permit	
8	Draft Land Use Permit: Part C Conditions Applying to All Activities 26(1)(m)	<b>Comment</b> A Spill Contingency Plan was not included in this land use permit application and since no storage of fuel or refueling is occurring in the land use area, the Condition "Spill Contingency Plan" must be removed from the approved land use permit since other conditions included in this permit will mitigate any fuel concerns. <b>Recommendation</b> Please remove the Condition "Spill Contingency Plan" from Part C 26(1)(m) of the approved land use permit	

ID	Topic	Reviewer Comment/Recommendation	Proponent Response
1	W2020F0004 - LUPA COMMENTS LETTER	<b>Comment</b> <a href="#">(doc)</a> Please see attached letter. <b>Recommendation</b> Please see attached letter.	
<b>GNWT - PWNHC (Prince of Wales Northern Heritage Centre (w/in ECE)): Naomi Smethurst</b>			
ID	Topic	Reviewer Comment/Recommendation	Proponent Response
1	Protection of Historical, Archaeological, and Burial Sites	<b>Comment</b> Due to the minimal level of disturbance outlined in the application, AOA and AIA-High Potential conditions are unnecessary. <b>Recommendation</b> Remove AOA and AIA-High Potential conditions.	
<b>Tlicho Government: LONGINUS EKWE</b>			
ID	Topic	Reviewer Comment/Recommendation	Proponent Response
1	General	<b>Comment</b> The comment submitted here on behalf of TG is strictly in response to information provided by Northern Quality Control for a type B land use permit to allow them build a 20 meter by 20 meter gravel parking lot with two driveways that will be approximately 5 meters wide and 10 meters long; located at kilometer 292 on Highway 3.&nbsp;TG does not have any concerns for the proposed parking lot and the driveway <b>Recommendation</b> If there are changes or different activities (e.g. Cabins, Tourism Business etc) proposed in the future, we would like to be engaged in advance and we may have more comments at that time, as the impacts may be different from just a parking lot.	
<b>Wek' eezhii Renewable Resources Board: Laura Meinert</b>			
ID	Topic	Reviewer Comment/Recommendation	Proponent Response
1	Northern Quality Control - Private Road - Land Use Permit - Application	<b>Comment</b> The WRRB has no comments at this time. <b>Recommendation</b> The WRRB has no recommendations at this time.	
<b>WLWB: Roberta Judas</b>			
ID	Topic	Reviewer Comment/Recommendation	Proponent Response
1	Section 11 - Waste Disposal	<b>Comment</b> The Application indicates that Garbage Waste will be disposed of daily and that Sewage will be hauled back to town by the contractor. In the second box of Section 11 of the Application, it is	<b>Oct 9:</b> I do not believe there will be much waste generated by the contractor while building a Driveway.

		<p>written that no waste will be disposed of.</p> <p><b>Recommendation</b> Please clarify if the proposed garbage waste and sewage waste that will be hauled off-site will be going to an approved waste disposal facility. If so, please clarify which waste facility it will be going to and indicate whether the facility is acceptable to receiving waste generated for this project. If not, please describe how and where Northern Quality Control is planning on disposing waste from the Project.</p>	<p>Once the driveway is built the contractor will perform a clean up of the waste generated</p>
2	Section 13 - Fuel	<p><b>Comment</b> The Application indicates that only fuel tanks on equipment will be used.</p> <p><b>Recommendation</b> Please clarify whether the Applicant means fuel that is contained within the equipment (i.e., gas tank of the vehicle) and not fuel on the back of a truck in tidy tanks? If fuel is to be stored in a tidy tank on the back of a truck, please describe the purpose of this additional fuel and provide the total volume of fuel that will be on site at any time.</p>	<p><b>Oct 9:</b> I believe the Vehicle gas tanks will be enough fuel to complete the job.</p>

## Distribution List

### Northern Quality Control - Private Road - Land Use Permit - Application (W2020F0004)

**File(s):** W2020F0004

**Proponent:** Northern Quality Control

**Reviewer Comments Due By:** Oct 7, 2020

**Proponent Comments Due By:** Oct 14, 2020

#### Document(s)

Land Use Permit Application - Aug 24\_20

LUP Application - Lease Confirmation - Aug 24\_20

LUP Application - Map - Aug 24\_20

LUP Application - Engagement Log - Sep 16\_20

Northern Quality Control - Draft Land Use Permit - Sep 18\_20

#### Contact Information

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October 7, 2020

Mr. Joseph Mackenzie  
Chair  
Wek'èezhì Land and Water Board  
#1-4905 48<sup>th</sup> Street  
Yellowknife, NT  
X1A 3S3

Dear Mr. Mackenzie,

**Re: Northern Quality Control  
Land Use Permit Application – W2020F0004  
Private Road – Parking Lot Construction  
Request for Comment**

The Department of Environment and Natural Resources (ENR), Government of the Northwest Territories has reviewed the application at reference based on its mandated responsibilities under the *Environmental Protection Act*, the *Forest Management Act*, the *Forest Protection Act*, the *Species at Risk (NWT) Act*, the *Waters Act* and the *Wildlife Act* and provides the following comments and recommendations for the consideration of the Board and the Proponent.

**Topic 1: Wildlife: NWT Listed and Pre-listed Species at Risk**

**Comment(s):**

Section 76 and 77 of the *Species at Risk (NWT) Act* requires the Minister of Environment and Natural Resources to make a submission to the body responsible for assessing the potential impacts of a proposed development, or for considering a land use Permit or Water Licence application, respecting the potential impacts of the proposed development, Permit or Licence application on a NWT-listed or pre-listed species or its habitat. NWT-listed species are those that are on the NWT List of Species at Risk. Pre-listed species are those that have been assessed by the NWT Species at Risk Committee (SARC) but have not yet been added to the NWT List of Species at Risk.

The Proponent should be aware that NWT-listed or pre-listed species at risk and their habitat may also be subject to protection under existing sections of the NWT *Wildlife Act*.

As a best practice, ENR encourages the proponent to consider potential impacts, mitigation measures and monitoring requirements for species at risk listed under the federal *Species at Risk Act*, as well as those designated as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) that may occur in the project area, and the prohibitions that may apply to these species under federal legislation.

The project area overlaps with the ranges of the following NWT-listed and/or pre-listed species; information on these species is available at

<https://www.nwtspeciesatrisk.ca/SpeciesAtRisk>

- [Boreal Caribou](#) – Threatened in the NWT
- [Little Brown Myotis \(bat\)](#) – Special Concern in the NWT

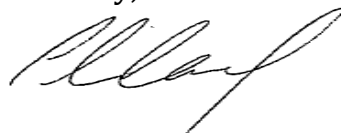
**Recommendation(s):**

- 1) Although the project overlaps with the range(s) of the species listed above, ENR is of the opinion that the nature, scale, scope, location and timing of the proposed project are such that the likelihood of impacts to NWT-listed or pre-listed species listed above can be avoided or minimized if ENR’s wildlife recommendations in this letter are implemented as necessary, as well as the application of any wildlife mitigation and monitoring measures outlined in the Proponent’s application and supporting documents.

Comments and recommendations were provided by ENR technical experts in the Wildlife and Fish Management Division, and the North Slave Region and were coordinated and collated by the Environmental Assessment and Monitoring Section (EAM), Environmental Stewardship and Climate Change Division.

Should you have any questions or concerns, please do not hesitate to contact Patrick Clancy, Environmental Regulatory Analyst at (867) 767-9233 Ext: 53096 or email [patrick.clancy@gov.nt.ca](mailto:patrick.clancy@gov.nt.ca).

Sincerely,



Patrick Clancy  
Environmental Regulatory Analyst  
Environmental Assessment and Monitoring Section  
Environmental Stewardship and Climate Change Division  
Department of Environment and Natural Resources  
Government of the Northwest Territories



October 7, 2020

Ms. Roberta Judas  
Wek'eezhii Land and Water Board (WLWB)  
PO Box 32  
WEKWEETI, NT X0E 1W0

Dear Ms. Judas:

**Land Use Permit Application: W2020F0004 – Northern Quality Control**  
**Type of Operation: Private Road**  
**Location: KM 293, NWT Highway No. 1**

The Department of Lands, North Slave Regional Office reviewed Land Use Permit Application W2020F0004 and support the issuance of the permit.

On October 1, 2020, our Inspector Brandon Bradbury, provided his comments and recommendations for your consideration, via the LWB Online Review System.

Comments received from Territorial Lands Administration indicate no concerns.

Comments received from the Mining Recorder's Office indicate there is no mineral tenure in the area of the proposed LUP application.

Thank you for the opportunity to comment on this application. Should you have any questions or concerns regarding our comments, please contact our Inspector, Brandon Bradbury, at (867) 867 767-9187 ext 24193.

Sincerely,

Scott Stewart  
Regional Superintendent  
North Slave Region

- c. North Slave Region (Yellowknife), Department of Lands, GNWT  
Land Administration (Yellowknife), Department of Lands, GNWT  
Mining Recorder's Office (Yellowknife), Department of Industry, Tourism & Investment, GNWT