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www.mvlwb.com

July 25, 2022

File: MV2017J0029

Mr. Mike Freeland, Owner  
Blachford Lake Lodge  
P.O. Box 1568  
YELLOWKNIFE NT X1A 2P2

Sent by email

Dear Mike Freeland,

**Re: Blachford Lake Lodge – Extension Issuance Package – Land Use Permit MV2017J0029 – Domestic Use, Outfitting Camp – Blachford Lake, NT**

The Mackenzie Valley Land and Water Board (Board) met on July 21, 2022 and considered Blachford Lake Lodge's request to extend Land Use Permit (Permit) MV2017J0029 for Blachford Lake Lodge in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board has approved the Permit extension. The Permit (attached) now expires on October 24, 2024, which is the same expiry date as Blachford Lake Lodge's Water Licence MV2017L3-0005. These documents are posted on the Board's Public Registry.<sup>1</sup>

Inspectors

The Inspectors referred to in the Permit can be contacted at the regional GNWT-Lands offices.<sup>2</sup>

Permit Processes and Additional Information

Sections 5 and 6 of the Board's *Guide to the Land Use Permitting Process*<sup>3</sup> (Guide) contain detailed information on permit enforcement and potential post-issuance processes, such as amendments to conditions, and assignment to another company. Please be familiar with these sections of the Guide and reach out to Board staff with any questions about Board processes related to the Permit.

<sup>1</sup> See MLWB Online Registry [www.mvlwb.com](http://www.mvlwb.com) for [MV2017J0029](#) and [MV2017L3-0005](#).

<sup>2</sup> See GNWT-Lands Inspection and Enforcement webpage (<https://www.lands.gov.nt.ca/en/services/inspections-and-enforcement>) for regional contact information.

<sup>3</sup> See MLWB Policies and Guidelines webpage for MVLWB [Guide to the Land Use Permitting Process](#).

The Board reminds Blachford Lake Lodge of their commitment to update the Engagement Plan to reflect current contact information for the Tłıchǫ Government, at the next annual plan review.

Full cooperation of Blachford Lake Lodge is anticipated and appreciated. Please contact [Erica Janes](#) at (867) 766-7466 with any questions or concerns regarding this letter.

Yours sincerely,

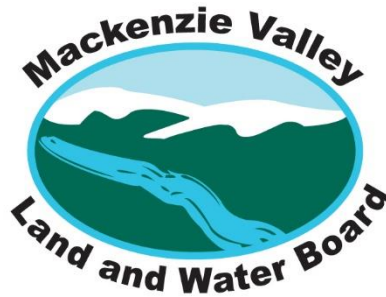


Mavis Cli-Michaud

Chair, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho Distribution List  
Amy Isaikina, Blachford Lake Lodge  
Clint Ambrose – Inspector, GNWT-Lands  
Brandon Bradbury – Inspector, GNWT-Lands  
David Munroe, GNWT-Lands

Attached: Land Use Permit MV2017J0029



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**Blachford Lake Lodge  
Land Use Permit MV2017J0029**

Pursuant to the *Mackenzie Valley Resource Management Act* and Mackenzie Valley Land Use Regulations, the Mackenzie Valley Land and Water Board grants this Land Use Permit to:

Blachford Lake Lodge  
\_\_\_\_\_  
(Permittee)

of \_\_\_\_\_ P.O. Box 1568, Yellowknife, NT X1A 2P2  
(Mailing Address)

hereinafter called the Permittee, to proceed with the following land-use operation, subject to the annexed definitions and conditions contained therein:

<b>Location:</b>	Blachford Lake, NT
<b>Purpose:</b>	Domestic Use – Outfitting Camp
<b>Type:</b>	Type B
<b>Effective Date:</b>	October 25, 2017
<b>Expiry Date:</b>	October 24, 2024

A handwritten signature in blue ink, appearing to read "Mavis Cli-Michaud".

\_\_\_\_\_  
Mavis Cli-Michaud, Chair  
Mackenzie Valley Land and Water Board

A handwritten signature in black ink, appearing to read "Amanda Gauthier".

\_\_\_\_\_  
Amanda Gauthier, Witness

## Conditions Annexed to and Forming Part of Land Use Permit # MV2017J0029

### Part A: Scope of Permit

1. This Permit entitles the Permittee to conduct the following land-use activities associated with the operation of a tourist fishing lodge and educational and cultural camp facility on Blachford Lake, NT:
  - a) Use of a campsite/lodge exceeding 400 person-days;
  - b) Use and storage of vehicles and equipment; and
  - c) Storage of fuel;
2. This Permit is issued subject to the conditions contained herein with respect to the use of land for the activities and area identified in Part A, item 1 of this Permit.
3. Compliance with the term and conditions of this Permit does not excuse the Permittee from its obligation to comply with the requirements of any applicable Federal, Territorial, or Municipal laws.

### Part B: Definitions (defined terms are capitalized throughout the Permit)

**Act** - the *Mackenzie Valley Resource Management Act*.

**Board** - the Mackenzie Valley Land and Water Board established under Part 4 of the Act, or the Mackenzie Valley Land and Water Board established under Part 3 of the Act, as the case may be.

**Covered Sump** - a man-made pit or natural depression in the earth's surface used for the purpose of depositing Sewage as described in the application.

**Engagement Plan** - a document, developed in accordance with the Board's *Engagement and Consultation Policy* and the *Engagement Guidelines for Applicants and Holders of Water Licences and Land Use Permits*, that clearly describes how, when, and which engagement activities will occur with an affected party during the life of the project.

**Fuel Storage Container** - a container for the storage of petroleum or allied petroleum products with a capacity of less than 230 litres.

**Fuel Storage Tank** - a closed container for the storage of petroleum or allied petroleum products with a capacity of more than 230 litres.

**Greywater** - all liquid wastes from showers, baths, sinks, kitchens, and domestic washing facilities but not including toilet wastes.

**Habitat** - the area or type of site where a species or an individual of a species of wildlife naturally occurs or on which it depends, directly or indirectly, to carry out its life processes.

**Inspector** - an Inspector designated by the Minister under the *Act*.

**Minister** - the Minister of Indian Affairs and Northern Development Canada or the Minister of the Government of the Northwest Territories – Department of Lands, as the case may be.

**Ordinary High Water Mark** - the usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land. In flowing waters (rivers, streams) this refers to the “active channel/bank-full level” which is often the 1:2 year flood flow return level. In inland lakes, wetlands, or marine environments, it refers to those parts of the Watercourse bed and banks that are frequently flooded by water so as to leave a mark on the land and where the natural vegetation changes from predominately aquatic vegetation to terrestrial vegetation (excepting water tolerant species). For reservoirs, this refers to normal high operating levels (full supply level).

**Permittee** - the holder of this permit.

**Secondary Containment** - containment that prevents liquids that leak from Fuel Storage Tanks or containers from reaching outside the containment area and includes double-walled Tanks, piping, liners, and impermeable barriers.

**Sewage** - all toilet wastes and Greywater.

**Spill Contingency Plan** - a document, developed in accordance with Aboriginal Affairs and Northern Development Canada’s *Guidelines for Spill Contingency Planning* (April 2007, that describes the set of procedures to be implemented to minimize the effects of a spill.

**Toxic Material** - any substance that enters or may enter the environment in a quantity or concentration or under conditions such that it:

- a) Has or may have an immediate or long-term harmful effect on the environment or its biological diversity;
- b) Constitutes or may constitute a danger to the environment on which life depends; or
- c) Constitutes or may constitute a danger in Canada to human life or health.

**Waste** - any garbage, debris, chemical, or Toxic Material to be used, stored, disposed of, or handled on land, and also as defined in section 51 of the Act.

**Waste Management Plan** - a document, developed in accordance with the Board’s *Guidelines for Developing a Waste Management Plan*, that describes the methods of Waste management from Waste generation to final disposal.

**Watercourse** - a natural body of flowing or standing water or an area occupied by water during part of the year, and includes streams, springs, swamps and gulches but does not include groundwater.

**Part C: Conditions Applying to All Activities** (headings correspond to subsection 26(1) of the Mackenzie Valley Land Use Regulations)

**26(1)(a) Location and Area**

- |    |  |                               |
|----|--|-------------------------------|
| 1. | The Permittee shall use an existing campsite, as described in the complete application.                          | <b>EXISTING CAMP</b>          |
| 2. | The Permittee shall not conduct this land-use operation on any lands not designated in the complete application. | <b>LOCATION OF ACTIVITIES</b> |

**26(1)(b) Time**

- |    |   |                               |
|----|---|-------------------------------|
| 3. | At least 48 hours prior to the commencement of the land-use operation, the Permittee's Field Supervisor shall contact an Inspector at (867) 767-9188.   | <b>CONTACT INSPECTOR</b>      |
| 4. | At least 48 hours prior to commencement of this land-use operation, the Permittee shall provide the following information, in writing, to the Board and an Inspector:<br>(a) the name(s) of the person(s) in charge of the field operation;<br>(b) alternates; and<br>(c) all methods for contacting the above person(s). | <b>IDENTIFY AGENT</b>         |
| 5. | At least ten days prior to the completion of the land-use operation, the Permittee shall advise an Inspector of:<br><br>a) the plan for removal or storage of equipment and materials; and<br>b) when final cleanup and reclamation of the land used will be completed.   | <b>REPORTS BEFORE REMOVAL</b> |

**26(1)(c) Type and Size of Equipment**

- |    |   |                                |
|----|---|--------------------------------|
| 6. | The Permittee shall not use any equipment except of a similar type, size, and number to that listed in the complete application.  | <b>ONLY APPROVED EQUIPMENT</b> |
| 7. | The Permittee shall maintain fire-fighting equipment at the site in accordance with the <i>Government of the Northwest Territories' Forest Fire Prevention and Suppression Guidelines for Industrial Activities</i> . | <b>FIRE-FIGHTING EQUIPMENT</b> |

**26(1)(d) Methods and Techniques**

- |    |   |                       |
|----|---|-----------------------|
| 8. | The Permittee shall not erect camps or store material, other than that required for immediate use, on the ice surface of a Watercourse. | <b>STORAGE ON ICE</b> |
|----|---|-----------------------|

**26(1)(e) Type, Location, Capacity, and Operation of All Facilities**

- |    |   |                        |
|----|---|------------------------|
| 9. | The Permittee shall ensure that the land use area is kept clean at all times. | <b>CLEAN WORK AREA</b> |
|----|---|------------------------|

10. The Permittee shall not locate any sump within 100 metres of the Ordinary High Water Mark of any Watercourse, unless otherwise authorized in writing by an Inspector. **SUMPS FROM WATER**

**26(1)(f) Control or Prevention of Ponding of Water, Flooding, Erosion, Slides, and Subsidence of Land**

11. The land-use operation shall not cause obstruction to any natural drainage. **NATURAL DRAINAGE**

12. The Permittee shall minimize erosion by installing erosion control structures as the land-use operation progresses. **PROGRESSIVE EROSION CONTROL**

13. The Permittee shall not conduct off-road vehicle travel in areas without snow-covered surfaces. **OFF-ROAD VEHICLE TRAVEL**

14. The Permittee shall suspend overland travel of equipment or vehicles at the first sign of rutting. **SUSPEND OVERLAND TRAVEL**

15. The Permittee shall not move any equipment or vehicles unless the ground surface is in a state capable of fully supporting the equipment or vehicles without rutting or gouging. **VEHICLE MOVEMENT FREEZE-UP**

16. The Permittee shall not remove vegetation or operate heavy equipment within 100 metres of the Ordinary High Water Mark of any Watercourse. **WATERCOURSE BUFFER**

**26(1)(g) Use, Storage, Handling, and Ultimate Disposal of Any Chemical or Toxic Material**

17. At least seven days prior to the use of any chemicals that were not identified in the accepted application, the MSDS sheets must be provided to an Inspector and the Board. **CHEMICALS**

18. Prior to the expiry date of this Permit or the end of the land-use operation whichever comes first, the Permittee shall backfill and restore all sumps, unless otherwise authorized in writing by an Inspector. **BACKFILL SUMPS**

19. The Permittee shall maintain a record of all spills. For all reportable spills, in accordance with the GNWT *Spill Contingency Planning and Reporting Regulations*, the Permittee shall:
- a) immediately report each spill to the 24-hour Spill Report Line (867) 920-8130;
  - b) report each spill to an Inspector within 24 hours; and
  - c) submit, to the Board and an Inspector, a detailed report on each spill within 30 days.
- REPORT SPILLS**

20. The Permittee shall dispose of all Toxic Material as described in the approved Waste Management Plan. **WASTE CHEMICAL DISPOSAL**

21. The Permittee shall dispose of all combustible Waste petroleum products by removal to an approved disposal facility. **WASTE PETROLEUM DISPOSAL**

**26(1)(h) Wildlife and Fish Habitat**

22. The Permittee shall take all reasonable measures to prevent damage to wildlife and fish Habitat during this land-use operation. **HABITAT DAMAGE**

**26(1)(i) Storage, Handling, and Disposal of Refuse or Sewage**

23. The Permittee shall adhere to the **Waste Management Plan**, once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations, technology, chemicals, or fuels, or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval. **WASTE MANAGEMENT**

24. The Permittee shall keep all garbage and debris in a secure container until disposal. **GARAGE CONTAINER**

25. The Permittee shall dispose of all garbage, Waste, and debris as described in the approved Waste Management Plan, unless otherwise authorized in writing by an Inspector. **REMOVE GARBAGE**

26. The Permittee shall dispose of all Sewage and Greywater into a Covered Sump at least 100 metres from the Ordinary High Water Mark of any Watercourse. **SEWAGE DISPOSAL – COVERED SUMP**

27. The Permittee shall dispose of all Sewage as described in the approved Waste Management Plan. **SEWAGE DISPOSAL – PLAN**

**26(1)(j) Protection of Historical, Archaeological, and Burial Sites**

28. The Permittee shall not operate any vehicle or equipment within 150 metres of a known or suspected historical or archaeological site or burial ground. **ARCHAEOLOGICAL BUFFER**

29. The Permittee shall not knowingly remove, disturb, or displace any archaeological specimen or site. **SITE DISTURBANCE**

30. The Permittee shall, where a suspected archaeological or historical site, or burial ground is discovered: **SITE DISCOVERY AND NOTIFICATION**

- a) immediately suspend operations on the site; and
- b) notify the Board at (867) 873-0506 or an Inspector at (867) 767-9188, and the Prince of Wales Northern Heritage Centre at 767-9347 ext. 71250 or ext. 71251.



**26(1)(k) Objects and Places of Recreational, Scenic, and Ecological Value**

*Left blank intentionally*

**26(1)(l) Security Deposit**

31. All costs to remediate the area under this Permit are the responsibility of the Permittee. **RESPONSIBILITY FOR REMEDIATION COSTS**

**26(1)(m) Fuel Storage**

32. The Permittee shall: **CHECK FOR LEAKS**
- a) examine all Fuel Storage Containers and Tanks for leaks a minimum once per week ; and
  - b) repair all leaks immediately.
33. The Permittee shall not place any Fuel Storage Containers or Tanks within 100 metres of the Ordinary High Water Mark of any Watercourse, unless otherwise authorized in writing by an Inspector. **FUEL NEAR WATER**
34. The Permittee shall ensure that all fuel caches have adequate Secondary Containment. **FUEL CACHE SECONDARY CONTAINMENT**
35. The Permittee shall set up all refueling points with Secondary Containment. **SECONDARY CONTAINMENT – REFUELING**
36. The Permittee shall mark all Fuel Storage Containers and Tanks with the Permittee's name. **MARK CONTAINERS AND TANKS**
37. The Permittee shall have a maximum of 16,000 litres of fuel stored on the land use site at any time, unless otherwise authorized in writing by the Board. **MAXIMUM FUEL ON SITE**
38. Within ten days of the establishment of any fuel cache, the Permittee shall report the location and quantity of the cache in writing to the Board and an Inspector. **REPORT FUEL LOCATION**
39. The Permittee shall seal all outlets of Fuel Storage Containers and store the containers on their sides with the outlets located at 3 and 9 o'clock, except for containers currently in use. **SEAL OUTLET**
40. The Permittee shall adhere to the **Spill Contingency Plan**, once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations, technology, chemicals, or fuels, or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval. **SPILL CONTINGENCY PLAN**

41. Prior to commencement of the land-use operation the Permittee shall ensure that spill-response equipment is in place to respond to any potential spills. **SPILL RESPONSE**

42. The Permittee shall clean up all leaks, spills, and contaminated material. **CLEAN UP SPILLS**

**26(1)(n) Methods and Techniques for Debris and Brush Disposal**

43. The Permittee shall progressively dispose of all brush and trees and shall complete all brush disposal; all disposal shall be completed prior to the expiry date of this permit. **BRUSH DISPOSAL/TIME**

44. The Permittee shall not clear areas larger than identified in the complete application. **MINIMIZE AREA CLEARED**

**26(1)(o) Restoration of the Lands**

45. Prior to the expiry date of this Permit, the Permittee shall complete all cleanup and restoration of the lands used. **FINAL CLEANUP AND RESTORATION**

46. Prior to the expiry date of this Permit, the Permittee shall prepare the site in such a manner as to facilitate natural revegetation. **NATURAL VEGETATION**

47. The Permittee shall carry out progressive reclamation of disturbed areas as soon as it is practical to do so. **PROGRESSIVE RECLAMATION**

48. The Permittee shall restore any trails impacted by the land-use operation by removing fallen trees and any other obstructions from the trails. **TRAILS RESTORATION**

**26(1)(p) Display of Permits and Permit Numbers**

49. The Permittee shall display a copy of this Permit on the site established to carry out this land-use operation. **DISPLAY PERMIT**

50. The Permittee shall ensure that all persons working under the authority of the Land Use Permit are aware of and adhere to the conditions in the Land Use Permit. **NOTIFICATION TO ALL EMPLOYEES/ CONTRACTORS**

**26(1)(q) Biological and Physical Protection of the Land**

51. If any plan is not approved by the Board, the Permittee shall revise the plan according to the Board's direction and re-submit it to the Board for approval. **RESUBMIT PLAN**

52. The Permittee shall adhere to the **Engagement Plan**, once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval.

**ENGAGEMENT PLAN**

53. All revised plans submitted to the Board shall include a brief summary of the changes made to the plan.

**SUMMARY OF  
CHANGES**