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Staff Report

Applicant: Blachford Lake Lodge	
Location: Blachford Lake, NT	File Number(s): MV2017J0029
Date Prepared: July 11, 2022	Date of Board Meeting: July 21, 2022
Subject: Land Use Permit Extension Request	

1. Purpose

The purpose of this Report is to present to the Mackenzie Valley Land and Water Board (MVLWB/the Board) a Request to extend the term of Land Use Permit (Permit) MV2017J0029 for an additional two years, submitted by Blachford Lake Lodge (BLL).

2. Background

- October 25, 2017 – Issuance of Permit MV2017J0029 and Licence MV2017L3-0005;
- April 22, 2022 – Request received;
- April 26, 2022 – Request deemed complete and review commenced;
- June 9, 2022 – Comments and recommendations due and received;
- June 9, 2022 – Responses received;
- June 30, 2022 – Responses due;
- **July 21, 2022 – Request presented to the Board for decision;** and
- October 24, 2022 – Expiration of Permit MV2017J0029.

3. Discussion

History

On October 25, 2017, BLL received a Permit, along with Licence MV2017L3-0005, to operate year-round as a commercial fishing lodge and educational and cultural camp for the purposes of aurora viewing, wilderness education, family retreats, and conferences. The Lodge is on Blachford Lake, approximately 90 km southeast of Yellowknife. It was established in 1981 and consists of a main building and outbuildings (23 in total). On average, there are 25 people on site; 12 personnel stationed in camp for 10 months of the year and 4 personnel stationed for the remaining two months.

Water is sourced and pumped from Blachford Lake, with slightly different methods depending on the season. The main equipment used on site includes snowmobiles, ATVs, and small motorized equipment such as chainsaws, snow blowers, outboard boat motors, ice augers, brush cutters, pumps, and generators.

Blachford brings diesel, gas, and jet B fuel to site for storage in 205L barrels; propane is brought to site and stored in 100L cylinders. The Lodge has four fuel storage areas, one hazardous material storage area, and four fuel pumping sites. Blachford uses solar panels and a wind turbine to supplement power generation, and note in the Waste Management Plan submitted with the original Applications that they have reduced fuel usage by more than half since 2013. Blachford has initiated a fish management program which involves the use of barbless hooks and fish gloves, and a catch and release protocol.

Blachford's activities include monitoring and management systems to ensure minimal impact to the land and water. Blachford employs waste minimization strategies, and breaks down all inorganic wastes for shipment to Yellowknife for proper disposal, including garbage, recycling, hazardous waste, and fuels and oils. Brush, trees, organic overburden and wood stove ash are all processed through composting systems; human waste is managed through an industrial size composting toilet and outhouses, with liquid effluent pumped into the Lodge's blackwater system. This system comprises settling tanks that drain into a Covered Sump/natural depression away from buildings and Blachford Lake, and was developed with the Lands Inspector.

There are currently no activities proposed which require reclamation. Blachford notes it would be possible to remove all structures and materials off site if final reclamation is required.

Description of Request

BLL is requesting an extension of the Permit expiry date, in order to match the Permit expiry with the expiry of their Licence MV2017L3-0005, which is October 24, 2024 (attached). Blachford states that they are eligible to continue operating, with "valid and in good standing lease and tourism licenses".

Management Plans

The Management Plans have not changed.

Engagement

An Engagement Log was included with the Permit Extension Request (attached). Blachford noted they engaged with the following parties prior to submitting the Request:

- Akaitcho Screening Board
- Akaitcho Implementation Agreement Officer
- Dene Nation
- Denínu Kú' é First Nation
- Fort Resolution Métis Council
- Lutsel K'e Dene First Nation

- North Slave Métis Alliance
- Tłı̨chǫ Government
- Yellowknives Dene First Nation (Ndilǫ and Dettah)
- Cheetah Resources

Blachford did not document any concerns raised.

Type of Area

This Project is in a non-federal area.

4. Comments

Inspection Reports

Board staff have reviewed the recent Inspection Reports on the public registry. The most recent Inspection Report, dated August 12, 2021 (attached), notes some issues with glycol usage and disposal of burn barrel residue materials. The Inspector required Blachford to revise the Waste Management Plan; correspondence posted to the public registry (attached) documents how these issues were addressed in updated Plans. Because the Plan revisions were minor, public reviews were not conducted (attached). No further issues have since been noted.

5. Public Review

On April 26, 2022, the Request was circulated for public review on the Online Review System (ORS). By June 9, 2022, comments and recommendations were received from the following:

- Tłı̨chǫ Government (TG);
- The Government of the Northwest Territories Department of Lands, North Slave Region (Inspector); and
- The Government of the Northwest Territories Department of Environment and Natural Resources – Environmental Assessment and Monitoring (GNWT-ENR).

BLL responded on June 9, 2022, ahead of the June 30, 2022 response deadline.

The Review Summary and Attachments (attached) presents the concerns identified through this review.

No significant concerns were raised during this review, and Board staff suggest BLL responded appropriately and completely to all comments, with a commitment to updating appropriate contact information in the Engagement Plan (Comment ID TG 2). The Board could remind Blachford of their commitment to update the Engagement Plan accordingly, at the next annual plan review.

Permit

The permit conditions (attached) have not changed.

6. Security

The status of security for this Project will not be affected by the Board's decisions related to the Extension. Security is currently held by the GNWT as required by BLL's Licence MV2017L3-0005 (attached); no security is required by BLL's Permit MV2017J0029.

7. Conclusion

Board staff conclude there are no outstanding issues or concerns with this Permit Extension Request.

8. Recommendation

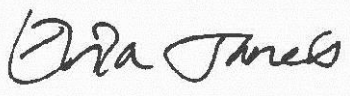
Board staff recommend the Board **make a motion to approve an extension to term of Land Use Permit MV2017J0029** for an additional two years.

A draft decision letter is attached.

9. Attachments

- [Permit MV2017J0029](#)
 - [Extension Request](#)
- [August 12, 2021 Inspection Report](#)
- [August 2021 Correspondence re follow-up on Inspection Report](#)
- [February 17, 2022 Board staff notification of revised Plans submission](#)
- [Security confirmation from GNWT-ENR](#)
- Review Comment Summary Table
- Draft Land Use Permit Cover Page
- Land Use Permit Conditions
- Draft Decision Letter from the Board

Respectfully submitted,



Erica Janes
Regulatory Specialist

Reviewer Comments and Proponent Responses

Project: Blachford Lake Lodge – Permit Extension Request
Board: Mackenzie Valley Land and Water Board
Organization: Blachford Lake Lodge

No.	Topic	Reviewer Comment	Reviewer Recommendation	Proponent Response	Board Decision
GNWT-Lands - North Slave Region - Mr. Clint Ambrose					
1	Extension Request	The extension request has been reviewed.	The Inspector supports the Mackenzie Valley Land and Water Board granting a two extension to the term of the land use permit.	Response Received. Thank you.	Noted.
Tlicho Government - Jessica Pacunayen					
1	General	Based on Tłı̨chǫ Government (TG)'s review of inspection reports, engagement, and commitments made by Blachford Lake Lodge, TG does not have any issues with Land use Permit MV2017J0029 being extended for two years at this time.	None	Response Received. Thank you.	Noted.
2	Engagement Plan	TG notes that the contact information for the Lands Regulation Manager of the TG has been updated.	When Blachford Lake Lodge revises its Engagement Plan, TG recommends that: - Violet Camsell-Blondin's email be updated to: Violet.CamsellBlondin@tlicho.ca	Response Received. The email address has been updated in our system. The change will be reported and updated in the annual revision of the engagement plan. Thank you.	Noted.
GNWT-ENR - EAM (Environmental Assessment and Monitoring) - Erin Goose					
1	No comment	The Department of Environment and Natural Resources, Government of the Northwest Territories has no comments or recommendations for the consideration of the Mackenzie	N/A	-	Noted.

No.	Topic	Reviewer Comment	Reviewer Recommendation	Proponent Response	Board Decision
		Valley Land and Water Board at this time.			
GNWT-ENR - EAM (Environmental Assessment and Monitoring) - Erin Goose					
1	No comment	The Department of Environment and Natural Resources, Government of the Northwest Territories has no comments or recommendations for the consideration of the Mackenzie Valley Land and Water Board at this time.	N/A	-	Noted.