



Via Email

Ms. Tyree Mullaney  
Regulatory Specialist  
Mackenzie Valley Land and Water Board  
PO Box 2130  
Yellowknife, NT X1A 2P6



Received: February 1, 2023

File #: MV2017X0008

Copied to: TM / Registry

Government of the Northwest Territories, Department of Infrastructure – Amendment to Land Use Permit MV2017X0008

The Department of Infrastructure (INF) is submitting the attached amendment to Land Use Permit MV2017X0008. This amendment will allow for an expansion within the Right-of-Way of the Tibbitt Lake parking lot, km 69.2 on Highway 4 (Ingraham Trail). All management plans for MV2017X0008 will be implemented and followed for the amendment.

Any questions you may have regarding the amendment request can be forwarded to Daniel Drimes, Environmental Analyst, INF, at [Daniel\\_Drimes@gov.nt.ca](mailto:Daniel_Drimes@gov.nt.ca) or via telephone at 867-767-9083 ext. 31057.

Sincerely,

Daniel Drimes  
Environmental Analyst  
Design and Technical Services  
Department of Infrastructure

c. Binay Yadav, Infrastructure, Director, Transportation

# Land and Water Boards of the Mackenzie Valley



## LAND USE PERMIT APPLICATION FORM

Subsection 19(2) and Schedule 2 of the [Mackenzie Valley Land Use Regulations](#)

Use an "X" to indicate which Board the Application is being made to:	Mackenzie Valley Land and Water Board:	X	Sahtu Land and Water Board:	
	Wek'èezhìi Land and Water Board:		Gwich'in Land and Water Board:	

To complete this Form, please refer to the MVLWB [Guide to the Land Use Permitting Process](#) (Guide) and fill in the grey fields; attach additional pages, as necessary. Indicate N/A in the grey fields for Items or parts of Items that are not applicable. An application package checklist is provided in the Guide. Review the following MVLWB guidance for formatting your Application Package:

- [Document Submission Standards](#)
- [Standard Outline for Management Plans](#)

If applicable, provide the existing or current Land Use Permit file number:	MV2017X0008		
Use an "X" to indicate if this Application is accompanied by an Application for a Water Licence:	Water Licence – in a non-federal area:		
	Water Licence – in a federal area:		

### 1. NAME AND CONTACT INFORMATION – APPLICANT

Applicant's Name:	Binay Yadav		
Position:	Regional Manager, Highway Operations, Department of Infrastructure		
Company Name:	Government of the Northwest Territories		
Mailing Address:	5015 49th St.		
Community:	Yellowknife	Telephone:	867-766-9086 extn. 31146
Prov/Terr:	NT	Email:	Binay_Yadav@gov.nt.ca
Postal Code:	X1A 2L9	Other:	Fax: 867-873-0288

**2. NAME AND CONTACT INFORMATION – APPLICANT’S HEAD OFFICE**

Include a Certificate of Corporate Registration from the Government of the Northwest Territories in your Application Package.

Use an “X” to indicate this information is the same as Item 1 above:		<b>X</b>	
Name:			
Position:			
Company Name:			
Mailing Address:			
Community:			
Prov/Terr:		Telephone:	
Postal Code:		Email:	
Field Supervisor:		Other:	

**3. NAME AND CONTACT INFORMATION – CONTRACTORS AND SUB-CONTRACTORS**

Include relevant names, responsibilities, and contact information. An additional table should be added for each contractor and sub-contractor.

Name:			
Position:			
Company Name:			
Mailing Address:			
Community:		Telephone:	
Prov/Terr:		Email:	
Postal Code:		Other:	

<b>X</b>	Use an “X” to indicate that contractor and/or subcontractor information is not available at this time.
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**4. LOCATION OF ACTIVITIES**

Use the grey fields below to provide or reference the following information:

Traditional Place Name: Tibbitt Lake

Maps and Geographic Information System (GIS) Data: Include a map in your Application Package identifying local geographic features, watercourses and water sources, project structures, and location(s) of any proposed waste deposits. Provide geographic coordinates (latitude and longitude) of project features, and the maximum and minimum project boundary in degrees, minutes, seconds, or decimal degrees. Include GIS data in your Application Package, if applicable. Refer to the MVLWB [Geospatial Data Submission Standards](#) for providing geographic information.

Minimum latitude:	62.54799995	Maximum latitude:	62.54860632
Minimum longitude:	-113.3552218	Maximum longitude:	-113.3537124

NTS Map Sheet No.: Provide the map sheet number: O85I 11

Land Types: Use an “X” to indicate the type(s) of the land on which the activities are proposed:

Free Hold/ Private:		Commissioner’s/ Territorial Lands:	<b>X</b>	Federal Land:		Municipal Land:	
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## 5. ELIGIBILITY

Refer to section 18 of the [Mackenzie Valley Land Use Regulations](#). Use an “X” to indicate which one applies:

18(a)(i):		18(a)(ii):		18(a)(iii):		18(b):	X
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## 6. RIGHTS AND/OR CONTRACTS TO SUPPORT ELIGIBILITY

Contact Indigenous, federal, and territorial governments, and other parties to ensure all appropriate rights, authorizations, permissions, dispositions, and contracts have been obtained or are in the process of being obtained (e.g., mineral exploration rights, quarry permits, licences of occupation, leases, access agreements and authorizations, etc.). List and provide confirmation of other authorizations that relate to the proposed activities; reference these in your Application Package (e.g., rights, permits, licences, etc.).

Engagement emails were sent to the Northwest Territory Métis Nation, Yellowknives Dene First Nation, Tłı̨chǫ Government, Community Government of Behchokǫ, and the City of Yellowknife. See Engagement Log attached with this application.

## 7. PERMIT TYPE AND CRITERIA

Refer to sections 4 and 5 of the [Mackenzie Valley Land Use Regulations](#). Use an “X” to indicate which permitting criteria apply:

Type A				Type B				Type C	
4(a)(i):		4(b)(i):		5(a)(i):		5(b)(i):		(SLWB and WLWB only):	
4(a)(ii):		4(b)(ii):		5(a)(ii):		5(b)(ii):			
4(a)(iii):		4(b)(iii):		5(a)(iii):					
4(a)(iv):		4(b)(iv):	X	5(a)(iv):					
4(a)(v):				5(a)(v):					
				5(a)(vi):					

## 8. PROJECT DESCRIPTION

Include a project description in your Application Package, or for small-scale projects, describe the proposed activities in the grey field provided below. Include the name and type (e.g., lake, river) of water source(s), and the purpose and quantity of water to be used (rates, volumes (m<sup>3</sup>/day)). Indicate the total number of hectares to be used in each phase of the project, as well as through the life of the project.

Amendment to LUP MV2017X0008 to allow for expansion of the current parking lot within the ROW of highway #4 at Tibbitt Lake km 69.2. Approximate size of the work area is 0.005 km<sup>2</sup>. The work is expected to take 2 months, tentatively scheduled between May 1 to June 30, 2023, to limit impact on the seasonal high season. No work camps will be required for this work. All proposed equipment is addressed in the current permit. There is expected to be minimal impact on the access to lake, besides parking space in the current lot, during construction.

## 9. CAMP

Describe the proposed camp size and layout. Indicate the number of person-days; explain, with rationale, any variations in the number of people that may be on site over the life of the project.

No camp required

## 10. ROADS AND ACCESSES

Provide detailed information about the construction, location, and decommissioning of any roads and accesses.

Use an "X" to indicate if this is to be a pioneered road or access:	Yes		Use an "X" to indicate if the route has been laid out or ground-truthed:	Yes	<b>X</b>
	No	<b>X</b>		No	

The road to Tibbitt Lake should be minimally affected, as trucks and equipment may need to access and egress the site. Once completed, the parking area will hold about twice the number of vehicles as the existing lot.

## 11. PROPOSED WASTE MANAGEMENT METHODS

Use the grey fields below to provide or reference the following information:

Waste Management Plan: Include a Waste Management Plan in your Application Package, if applicable, or for small-scale projects, describe the proposed waste management activities in the grey fields provided below. A template for the Plan can be found in the MVLWB [Guidelines for Developing a Waste Management Plan](#).

Waste Type	Management Method(s)
Garbage:	Same as MX2017X0008
Sewage (Sanitary and greywater):	Same as MX2017X0008
Brush and trees:	Same as MX2017X0008
Overburden (Organic soils, waste material, etc.):	Same as MX2017X0008
Other (describe):	N/A

Off-site Disposal: If waste is proposed to be disposed of off-site within the NWT, written confirmation (e.g., an email, letter, etc.) from the facility/facilities indicating they will accept the waste is required. Include it/these in your Application Package. Please note this information will be required by the Board prior to commencement of activities.

## 12. EQUIPMENT

Identify the types of equipment proposed to be used.

Number	Type/Description	Size (weight in tonnes)	Proposed use
1	One Cat D6 or D8	8 tonnes (D6); 33 tonnes (D8)	To push blast rock to construct base of the parking lot
2	Two end dump trucks	6 tonnes each	To bring blast rock and gravel from quarry
3	Roller drum packer	10 tonnes	Ground leveling
4	Excavator, or similar	30-45 tonnes	Grader with removable brush head attachment to remove trees, or similar depending on contractor
5	Grader	30-50 tonnes	Ground leveling

## 13. FUEL

Identify all fuel types proposed to be used.

Type of Fuel	Number of containers	Capacity of containers (e.g., litres, pounds)	Type of container (e.g., barrel, tank, tidy-tank)	Proposed storage or staging location(s)
Diesel:				No fuel containers will be at site
Gasoline:				
Aviation Fuel:				
Propane:				
Other: (describe)				

#### 14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

No fuel containers will be at site

#### 15. SPILL CONTINGENCY PLAN

Include a Spill Contingency Plan in your Application Package, if applicable, or for small-scale projects, provide relevant details in the grey field provided below. An example of this Plan can be found in the INAC [Guidelines for Spill Contingency Planning](#).

As per MV2017X0008

#### 16. PROPOSED PROJECT SCHEDULE AND TERM

Indicate the proposed project start and completion dates and the time of year the project activities are planned to occur. Describe any anticipated temporary closure(s) or seasonal shutdowns. Indicate the term requested.

Start Date:	May 2023	Completion Date:	July 2023
May/June 2023. Temporary shut-down of existing parking lot for duration of project. Anticipated shut-down from 01/05/23 To 30/06/23, barring delays.			
Term of Permit Requested:	(DD/MM/YY): 1/05/23 to (DD/MM/YY): 31/07/23		

#### 17. POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT AND PROPOSED MITIGATIONS

If the proposed project, or parts of the proposed project, may be exempt from preliminary screening, describe the rationale for the exemption in the grey field below. Include the date of the most recent screening, and/or the environmental assessment or impact review number.

No additional Environmental Impacts are expected. Potential Impacts will be as per MV2017X0008.

Unless the project could be exempt from preliminary screening, using the Impact-Mitigation Table below, or the more detailed Table in Appendix D of the [Guide](#), identify all potential impacts and possible mitigations that are relevant to the proposed project, and indicate whether any of the mitigation measures have been developed as a result of input from affected parties. Possible potential impacts are listed below; however, these lists are not exhaustive and may not apply to all projects. All information provided should reflect the size, scale, and nature of the proposed project. Cumulative impacts and climate change must be considered. Attach additional pages if needed.

<b>Potential Impacts</b> <i>Use an "X" to indicate which apply</i>	<b>X</b>	<b>Potential Project Impacts and Proposed Mitigations</b> <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
<b>ABIOTIC COMPONENTS</b>		
<b>Land</b>		
Soil contamination		As per MV2017X0008
Soil compaction		
Destabilization/erosion		
Change in soil structure		
Inability to support vegetation		
Other		
<b>Water</b>		
<b>Groundwater</b>		
Water table alteration		As per MV2017X0008
Infiltration changes		
Changes in water quality		
Temperature changes		
Other		
<b>Permafrost</b>		
Loss or change in extent		As per MV2017X0008
Changes in seasonal fluctuations		
Change in persistence		
Other		
<b>Surface Water</b>		
Water flow or level changes (permanent, temporary, seasonal)		As per MV2017X0008
Drainage pattern changes		
Temperature changes		
Changes in water quality		
Wetland impairment		
Changes to aquatic habitat (see Biotic section below)		
Other		
<b>Air</b>		
Changes in air quality		As per MV2017X0008
Harm to living things		
Increased greenhouse gases		
Other		
<b>BIOTIC COMPONENTS</b>		
<b>Vegetation</b>		
Direct loss of vegetation		There will be a loss of vegetation due to the expansion as a small section of trees will need to be removed
Loss of Species at Risk or may-be-at-risk plants		
Change in species composition		
Introduction of non-native (invasive) species		
Effects on plant health (dust, metals, toxins)		



<b>Potential Impacts</b> <i>Use an "X" to indicate which apply</i>	<b>X</b>	<b>Potential Project Impacts and Proposed Mitigations</b> <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
Increased risk of fire		
Compaction of vegetation		
Other		
<b>Terrestrial Wildlife Habitat</b>		
Direct loss or removal of habitat, dens, or nests		As per MV2017X0008
Loss or removal of keystone species and/or Species at Risk habitat		
Fragmentation of wildlife corridor		
Direct injury or mortality		
Disturbances to key lifecycle stages: breeding, feeding, nesting, staging		
Effects on population abundance		
Change in species diversity		
Effects on wildlife health (toxins, metals, etc.)		
Changes to migratory movement patterns		
Changes to predator-prey relationships		
Human-wildlife conflicts		
Other		
<b>Aquatic Habitat</b>		
Breeding disturbances		As per MV2017X0008
Change in species diversity		
Effects on health (toxins, metals, sediment, etc.)		
Changes to migratory movement patterns		
Changes to predator-prey relationships		
Effects on population abundance		
Change in species diversity		
Other		
<b>CULTURAL COMPONENTS</b>		
<b>Wildlife Harvesting</b>		
Loss or reduction in game species populations		As per MV2017X0008
Effects on traditional land use, subsistence, and harvesting rights		
Other		
<b>Cultural Integrity and Heritage Resources</b>		
Change to or loss of cultural integrity		As per MV2017X0008
Change to or loss of traditional lifestyle		
Change to or loss of heritage resource		
Other		
<b>Social and Economic Well-being</b>		
Increased human health hazard and risk		As per MV2017X0008
Economic opportunities or losses (employment, training)		
Change in ecological, cultural, social, or economic values identified for protection in approved Land Use		



<b>Potential Impacts</b> <i>Use an "X" to indicate which apply</i>	<b>X</b>	<b>Potential Project Impacts and Proposed Mitigations</b> <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
Plans		
Impairment of the recreational or traditional uses of the land or water		
Impairment of the aesthetic quality of the land or water		
Changes to the use of the area by other non-Indigenous people (e.g., trappers, outfitters, residents, hunters, forest harvesters, other authorized projects)		
Other		

### 18. CLOSURE AND RECLAMATION

Use the grey field below to provide or reference the following information:

Closure and Reclamation Plan: Include a Closure and Reclamation Plan in the Application Package, if applicable, or for small-scale projects, describe the proposed closure and reclamation activities in the grey field provided below. Describe any temporary closure(s) and seasonal shutdowns. Please also refer to the MVLWB/AANDC [Guidelines for the Closure and Reclamation of Advanced Mineral Exploration and Mine Sites in the Northwest Territories](#).

Closure Cost Estimate: Prepare a Closure Cost Estimate and include it in your Application Package. Applicants are encouraged to contact Board staff, prior to applying, to determine which closure-cost-estimate template is most suited to the activities being applied for. Guidance is provided in section 2.2 of the MVLWB/INAC/GNWT [Guidelines for Closure and Reclamation Cost Estimates for Mines](#). If the Application is submitted concurrently with a Water Licence Application, the estimate should include a breakdown of water- and land-related activities and liabilities.

As per MV2017X0008

### 19. ADDITIONAL SUPPORTING INFORMATION

Use the grey field below to provide or reference the following information:

Engagement: Conduct engagement, prepare an Engagement Record and Engagement Plan in accordance with the MVLWB [Engagement Guidelines for Applicants and Holders of Water Licences and Land Use Permits](#), and include them in your Application Package. Templates are provided in the Guidelines. Please also refer to [Information for Proponents on MVLWB's Engagement Requirements](#).

Land Use Plans: Contact the applicable Land Use Planning Board or the Tłjchq Government to discuss conformity with the relevant land use plan(s). Include a Land Use Plan Conformity Table in your Application Package, demonstrating how the project meets the requirements of the Land Use Plan, if applicable.

Traditional (Environmental) Knowledge (TEK/TK): Provision of TEK/TK is mandatory for applications to the SLWB. Other applicants are strongly encouraged to include TEK/TK.

**Studies Undertaken to Date:** List any relevant studies that support the proposed activities and include them in your Application Package.

Engagement Log attached
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**20. FEES**

Refer to the Guide for assistance in determining relevant fees.

Type of Fee	Amount (\$)
Application fee (if applicable):	\$
Land-use fees (for federal areas only):	\$
Total Fees:	\$

**21. SIGNATURE**

Daniel Drimes Company Name - GNWT INF, DTS-EA	Position - Environmental Analyst

Signature 	January 31, 2023

Review the application package checklist provided in the Guide, and submit completed applications to the Regulatory Manager or Executive Director identified on the “Contact Us” pages of the respective Land and Water Board ([www.mvlwb.com](http://www.mvlwb.com), [www.wlwb.ca](http://www.wlwb.ca), [www.slwb.com](http://www.slwb.com), [www.glwb.com](http://www.glwb.com)).