

# 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'èezhii 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. Review the following MVLWB guides: [Mackenzie Valley Land Use Permitting and Application Package](#)

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

File MV2021X007

JUL 20 2021

If applicable, provide the existing or current Land Use Permit file number:		Application # <u>IM/Reg</u>
Use an "X" to indicate if this Application is accompanied by an Application for a Water Licence:	Water Licence – in a non-federal area:	Copied To _____
	Water Licence – in a federal area:	

### 1. NAME AND CONTACT INFORMATION – APPLICANT

Applicant's Name:	Grant Beck		
Position:	President		
Mailing Address:	124 Curry Drive – Box 1858		
Community:	Yellowknife	Telephone:	867-446-1445
Prov/Terr:	NT	Email:	gbeck@beckskennels.com
Postal Code:	X1a2n2	Other:	

### 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 if this information is the same as Item 1 above:	X
Name:	

Position:			
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:	

### 4. LOCATION OF ACTIVITIES

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

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 [Guideline for Geographic Information Systems \(GIS\) Submission Standard](#) for providing geographic information.

Minimum latitude:	62 32.49893 N	Maximum latitude:	62 32.66039 N
Minimum longitude:	113 57.23409 W	Maximum longitude:	113 57.447814 W

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

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

Free Hold/ Private:	<input type="checkbox"/>	Commissioner's/ Territorial Lands:	<input checked="" type="checkbox"/>	Federal Land:	<input type="checkbox"/>	Municipal Land:	<input type="checkbox"/>
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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):	<input type="checkbox"/>	18(a)(ii):	<input type="checkbox"/>	18(a)(iii):	<input type="checkbox"/>	18(b):	<input checked="" type="checkbox"/>
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### 6. RIGHTS AND/OR CONTRACTS TO SUPPORT ELIGIBILITY

Contact federal, territorial, and Indigenous 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 your activities; reference these in your Application Package (e.g. rights, permits, licences, etc.).

The area is under lease and the consultations for the lease agreement and proposed use has already occurred through the application process for the lease.

**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):	<input type="checkbox"/>	4(b)(i):	<input type="checkbox"/>	5(a)(i):	<input type="checkbox"/>	5(b)(i):	<input type="checkbox"/>	(SLWB and WLWB only):	<input type="checkbox"/>
4(a)(ii):	<input type="checkbox"/>	4(b)(ii):	<input type="checkbox"/>	5(a)(ii):	<input type="checkbox"/>	5(b)(ii):	<input type="checkbox"/>		
4(a)(iii):	<input type="checkbox"/>	4(b)(iii):	<input type="checkbox"/>	5(a)(iii):	<input type="checkbox"/>				
4(a)(iv):	<input type="checkbox"/>	4(b)(iv):	<input type="checkbox"/>	5(a)(iv):	<input type="checkbox"/>				
4(a)(v):	<input type="checkbox"/>			5(a)(v):	<input type="checkbox"/>				
				5(a)(vi):	<input type="checkbox"/>				

**8. PROJECT DESCRIPTION**

Include your project description in your Application Package, or for small-scale projects, describe your 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

The proposed use for the area is for Aurora Viewing. It's an eco-friendly tourism business that has very little impact on the surrounding flora and fauna. For now, we are proposing two to four warming cabins to service the on-site tourists. No hazardous fuels will be stored on site. Garbage and human wastes will be trucked from the site.

number of hectares to be used in each phase of the project, as well as through the life of the project.

**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.

Preliminary estimates indicate a two to four cabin site with pedestrian traffic on the site to facilitate aurora viewing for our clients. It is potentially a year round use but in our current situation with the closed borders, it is difficult to estimate how many clients we will have. The camp at present is a minimal site development with little to no site preparation. The cabins will be located on rock outcropping. The site is mainly bedrock with sparse tree cover. If the number of clientele increases, then we will submit a new application at that time to ensure compliance. For now, the number of cabins is based on preliminary estimates on past experience.

**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	X	Use an "X" to indicate if the route has been laid out or ground-truthed:	Yes	
	No			No	

There will be an access road from the main highway to the site. It will be constructed mainly on bedrock. It will be approximately 20 feet wide and up to 900 feet in length (preliminary) to service the cabins on site. The driveway/access/egress will be constructed using current building practices.

**11. PROPOSED WASTE MANAGEMENT METHODS**

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

Waste Management Plan: Include your Waste Management Plan in your Application Package, if applicable, or for small-scale projects, describe your 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:	Trucked away and properly disposed
Sewage (Sanitary and greywater):	Trucked away and properly disposed
Brush and trees:	Trucked away and properly disposed
Overburden (Organic soils, waste material, etc.):	No overburden

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	crane	20 ton	Move the cabins on bedrock
2	loader	5 ton	Site preparation

3	Dump truck	5 ton	Material will dump from existing road

### 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 (barrel, tank, tidy-tank)	Proposed storage or staging location(s)
Diesel:				
Gasoline:				
Aviation Fuel:				
Propane:	4	400 pound	tank	Beside cabins
Other: (describe)				

### 14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

Commercial delivery from the propane suppliers. They provide delivery and pick up.

### 15. SPILL CONTINGENCY PLAN

Include your 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*.

No spill will occur on site, there are no harmful materials stored or used on site.

### 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:		Completion Date:	
ASAP – pending approval. Completion before the snow arrives (November 15).			
Term of Permit Requested:	Land Use Permit		

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

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.

Potential Impacts <i>Use an "X" to indicate which apply</i>	X	Potential Project Impacts and Proposed Mitigations <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		
Soil compaction		
Destabilization/erosion		
Change in soil structure		
Inability to support vegetation		
Other		
<b>Water</b>		
<b>Groundwater</b>		
Water table alteration		
Infiltration changes		
Changes in water quality		
Temperature changes		
Other		
<b>Permafrost</b>		
Loss or change in extent		
Changes in seasonal fluctuations		
Change in persistence		
Other		
<b>Surface Water</b>		
Water flow or level changes (permanent, temporary, seasonal)		
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		
Harm to living things		
Increased greenhouse gases		
Other		
<b>BIOTIC COMPONENTS</b>		
<b>Vegetation</b>		

<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>
Direct loss of vegetation		
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)		
Increased risk of fire		
Compaction of vegetation		
Other		
<b>Terrestrial Wildlife Habitat</b>		
Direct loss or removal of habitat, dens, or nests		
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		
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		
Effects on traditional land use, subsistence, and harvesting rights		
Other		
<b>Cultural Integrity and Heritage Resources</b>		
Change to or loss of cultural integrity		
Change to or loss of traditional lifestyle		
Change to or loss of heritage resource		
Other		

<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>Social and Economic Well-being</b>		
Increased human health hazard and risk		
Economic opportunities or losses (employment, training)	x	Our firm employs many people in many areas pertaining to tourism.
Change in ecological, cultural, social, or economic values identified for protection in approved Land Use 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:** Describe your plans for closure and reclamation, including any temporary closure(s) and seasonal shutdowns. Include your Closure and Reclamation Plan in your Application Package, if applicable, or for small-scale projects, describe the proposed activities in the grey field provided below. 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 the Board, 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 your Application is submitted concurrently with a Water Licence Application, the estimate should include a breakdown of water- and land-related activities and liabilities.

At the end of the lease agreement we will remove all non natural structures placed on the site by our use of the land. Very little environmental impact will occur as it mainly composed of bedrock. Aurora tourism has a very small impact to the environment as it mainly entails aurora photography and viewing. We will take whatever steps necessary to leave the land as we found it.

### 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 Tłı̨chǫ 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.


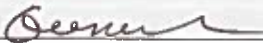
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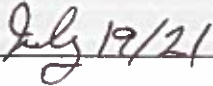
**20. FEES**

Refer to section 20 of the [Mackenzie Valley Land Use Regulations](#) for assistance in determining relevant fees.

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

**21. SIGNATURE**

 Applicant's Name (print) or Company Name	 Position (print)
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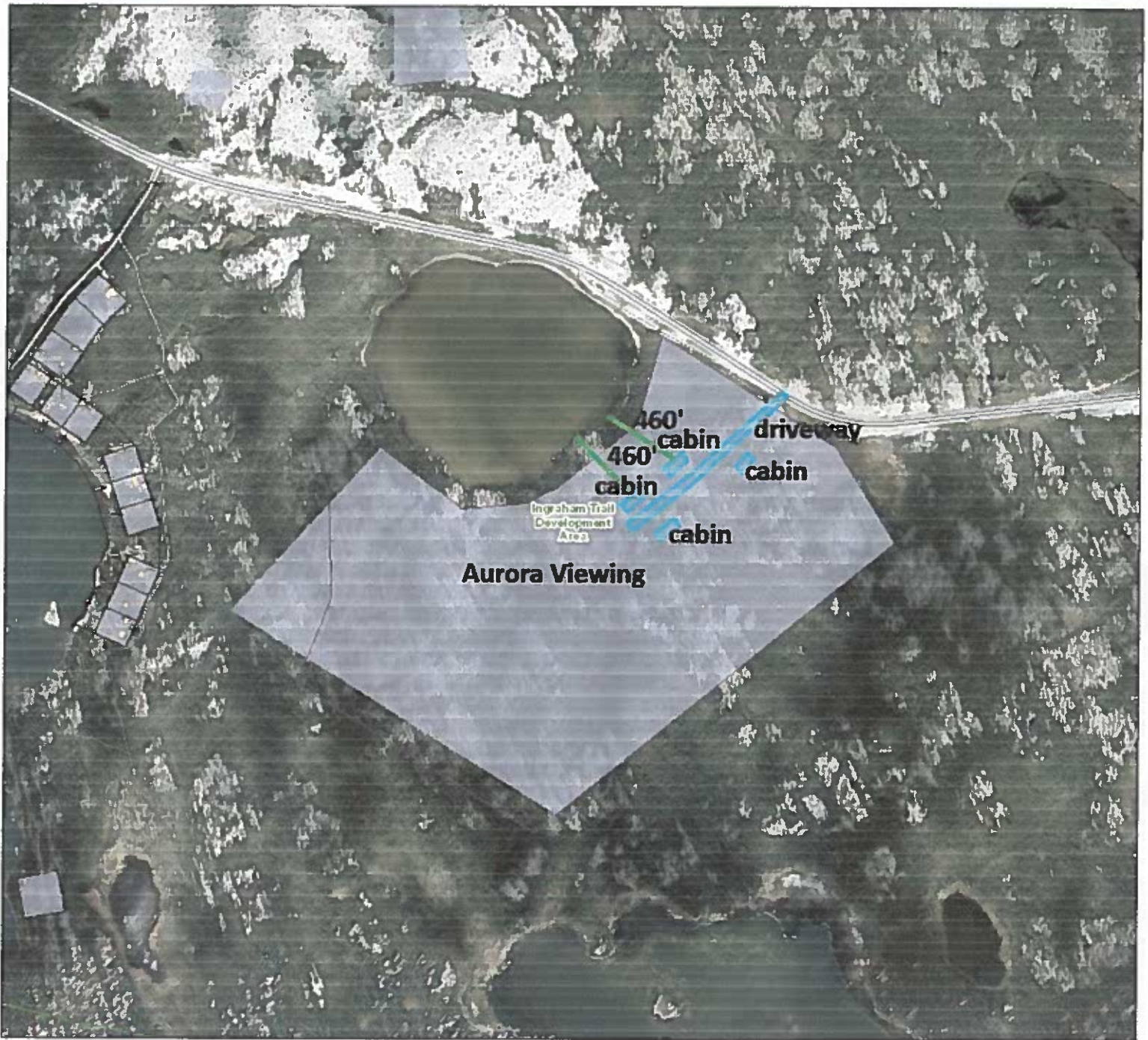
 Signature	 Date
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Please submit completed applications to the Regulatory Manager or Executive Director identified on the "Contact Us" pages of the respective Land and Water Board ([www.mvlwb.com](http://www.mvlwb.com), [www.wlwb.ca](http://www.wlwb.ca), [www.siwb.com](http://www.siwb.com), [www.glwb.com](http://www.glwb.com)).




ATLAS

Government of Northwest Territories



July 19, 2021

Legend

- |                                                                                                                   |                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Block Land Transfer Boundaries |  Municipal Boundaries     |
|  Development Areas              |  Condominium Units        |
|  Surveyed Parcels               |  Building Footprints      |
|  Surveyed Easements             |  Surface Land Withdrawal  |
|  Land Application               |  Tenured Territorial Land |

Scale 1: 10,000

250 metres



UTM Zone: 12

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