

# Land and Water Boards of the Mackenzie Valley



Received: [June 6, 2022](#)

File #: [MV2022J0009](#)

Copied to: [AC/Registry](#)

## 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:	<input checked="" type="checkbox"/>	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:	MV2013J0006	
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:	Malcolm Jaeb		
Position:	President		
Company Name:	True North Safaris Ltd.		
Mailing Address:	39 Hordal Road		
Community:	Yellowknife	Telephone:	(867) 688-1560
Prov/Terr:	NT	Email:	<a href="mailto:maljaeb@gmail.com">maljaeb@gmail.com</a>
Postal Code:	X1A 3J7	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 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:	X		
Position:			
Company Name:			
Mailing Address:			
Community:		Telephone:	
Prov/Terr:		Email:	
Postal Code:		Other:	

X	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:

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:	63° 51’ 18.16” N	Maximum latitude:	63° 52’ 10.97” N
Minimum longitude:	110° 31’ 45.54” W	Maximum longitude:	110° 35’ 45.31” 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:		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.).

Territorial Land Lease File #: 075M/15-001 and 075M/15-003.

## 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 (SLWB and WLWB only):	
4(a)(i):		4(b)(i):		5(a)(i):		5(b)(i):	
4(a)(ii):	X	4(b)(ii):		5(a)(ii):		5(b)(ii):	
4(a)(iii):		4(b)(iii):		5(a)(iii):	X		
4(a)(iv):	X	4(b)(iv):		5(a)(iv):	X		
4(a)(v):	X			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 number of hectares to be used in each phase of the project, as well as through the life of the project.

This land use permit is being sought to allow for the establishment of a petroleum fuel storage facility (cache), use of a vehicle and/or machine of a weight equal to or exceeding 10t, the use of self-propelled motorized machine for moving earth or clearing land and the levelling/grading/repairing/clearing of an existing airstrip.

All activities will be conducted at Mackay Lake Lodge and the associated airstrip. Total area authorized under the Territorial leases is ~19 ha.

No water will be required for the activities being applied for.

## 9. CAMP

Describe the proposed camp size and layout. Indicate the number of person-days; explain, with rationale, purpose and quantity of water to be used (rates, volumes (m<sup>3</sup>/day)). Indicate the total any variations in the number of people that may be on site over the life of the project.

The lodge is authorized under Territorial Land Lease 075M/15-001.

## 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 lodge and airstrip are accessed by an existing road. No new roads/access is required at this time.

## 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:	All garbage & hazardous waste will be removed from the land use area to Yellowknife for proper disposal at a licensed facility.
Sewage (Sanitary and greywater):	Sumps greater than 100 m from Mackay Lake.
Brush and trees:	This land use operation will be conducted above the treeline.
Overburden (Organic soils, waste material, etc.):	Overburden will be spread & contoured on the fore slopes of the airstrip.
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	Grader	~6 tonne	Levelling and grading of the airstrip
1	Dump Truck	~11 tonne	Movement of material for airstrip grading/repair
1	Front End Loader	~6 tonne	Airstrip grading/repair
2	Generators	N/A	Power for garage.
1 to 2	Pickups	~ 5 tonne	Movement of equipment/fuel throughout the land use area

### 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:	25	205L	Barrels	Airstrip Apron
Gasoline:	25	205L	Barrels	Airstrip Apron
Aviation Fuel:	25	205L	Barrels	Airstrip Apron
Propane:	5	1000L	Tanks	Throughout the lodge
Other: (describe)				

### 14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

Fuel will be transferred by electric or manual pumps.

### 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](#).

Minimal fuel will be stored in the land use area but if one were to occur from the equipment or barrels, spill response materials (hydrocarbon absorbent matting or a small spill kit) will be kept on hand at all times. If a hydrocarbon spill were to occur, all impacted snow, ice or soil will be cleaned-up, containerized and shipped to Yellowknife for disposal at a licensed facility, KBL Environmental or the City of Yellowknife Solid Waste Facility. The Permittee will also contact the GNWT Department of Lands Inspector at (867) 767-9188 to report the spill if it is under the immediately reportable quantity of 100 Litres for hydrocarbons or glycol or if over 100 L, the spill will be reported to the NU/NT Spill Line at (867) 920-8130 or [spills@gov.nt.ca](mailto:spills@gov.nt.ca)

### 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:	Upon issuance of the permit.	Completion Date:	5 + 2 years from issuance
It is respectfully requested that the term of the land use permit be 5 years.			
Term of Permit Requested:		5 years	

### 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.

This land use permit application is for the replacement of permit MV2013J0006. None of the proposed land use operations have changed and therefore this application should be exempt from a Preliminary Screening as per Part 1, Item 2 of the *Exemption List Regulations*.

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.

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	X	There is a minor risk of a hydrocarbon/glycol spill from equipment. To mitigate this potential concern, all parked equipment will have a drip tray/board placed beneath it and spill response materials will be available.
Soil compaction		
Destabilization/erosion		
Change in soil structure		
Inability to support vegetation		
Other		
<b>Water</b>		
<b>Groundwater</b>		
Water table alteration		
Infiltration changes		

<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>
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>		
Direct loss of vegetation	X	The majority of the land use operations will be on existing infrastructure (airstrip) and therefore minimal to no 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	X	Land use area is already developed.
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		

<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>
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>Social and Economic Well-being</b>		
Increased human health hazard and risk		
Economic opportunities or losses (employment, training)	X	Economic opportunities for will be realized with the ability of Mackay Lake Lodge to run as a full time Lodge/Camp for various sectors working in the area, as well as the hiring of staff.
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: 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.

If there was a requirement to restore, all buildings, equipment, fuel containers and other items used in connection with this land use operation will be removed to satisfy the requirements of Section 15 & 16 of the *Mackenzie Valley Land Use Regulations*.

## 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.

An engagement record will be submitted with the land use permit application.

## 20. FEES

Refer to the Guide for assistance in determining relevant fees.

Type of Fee	Amount (\$)
Application fee (if applicable):	\$150.00

Land-use fees (for federal areas only):	\$0
Total Fees:	\$150.00

**21. SIGNATURE**

Malcolm Jaeb True North Safaris Ltd.	President
Applicant's Name (print) or Company Name	Position (print)

Signature	Date

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)).