

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](#)



Received: June 12, 2023

File #: MV2023X0019

Copied to: SA/ Registry

If applicable, provide the existing or current Land Use Permit file number:	New Land Use Permit Application		
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:	Patrick Wong		
Position:	Senior Project Officer		
Company Name:	Housing Northwest Territories		
Mailing Address:	5102 - 50 th Ave P.O. Box 2100		
Community:	Yellowknife	Telephone:	867-767-9330 ext. 85094
Prov/Terr:	NT	Email:	Patrick_wong@gov.nt.ca
Postal Code:	X1A 2P6	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:		X	
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:	Rob Girvan, P.Eng.		
Position:	Manager – Yellowknife Arctic Group		
Company Name:	Tetra Tech Canada Inc.		
Mailing Address:	P.O. Box 2244, Unit 201, 4916 – 49 th St		
Community:	Yellowknife	Telephone:	867.675.0252
Prov/Terr:	NT	Email:	Rob.Girvan@tetrattech.com
Postal Code:	X1A 2P7	Mobile:	867.444.0657

Name:	April Graves		
Position:	Engineer in Training		
Company Name:	Tetra Tech Canada Inc.		
Mailing Address:	P.O. Box 2244, Unit 201, 4916 – 49 th St		
Community:	Yellowknife	Telephone:	867.675.0263
Prov/Terr:	NT	Email:	April.Graves@tetrattech.com
Postal Code:	X1A 2P7	Mobile:	778.316.3037

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:	62.45271	Maximum latitude:	62.45335
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Minimum longitude:	-114.37048	Maximum longitude:	-114.36958
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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 type="checkbox"/>	Federal Land:	<input type="checkbox"/>	Municipal Land:	<input checked="" 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 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.).

Not Applicable

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 checked="" 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 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 (m³/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.

Housing Northwest Territories (HNT) proposes to build a new six story multi use building located at 5016, 5018, and 5022 50th Street in the near future. Tetra Tech has been retained to conduct a geotechnical drilling evaluation of the proposed design footprint of the new building to be located in a set of vacant lots between the Raven and Gold Range Pub. Another contractor has been retained to conduct environmental drilling and site assessment for the same location. The site comprises approximately 1345 m² and the location is shown on Figures 1 and 2.

Geotechnical Drilling Investigation

Tetra Tech understands the scope of work for the geotechnical investigation and evaluation will consist of the following elements.

- Perform a data review, including but not limited to, aerial photos, surficial geology and previous geotechnical drilling reports from the vicinity of the subject site;
- Acquire a land use permit from the Mackenzie Valley Land and Water Board to allow a drilling investigation;
- Conduct a geotechnical drilling program of the proposed multi use building footprint consisting of six (6) boreholes;
- Collect soil samples at 1.5 m intervals, or at locations where the soil conditions change, or as sampling is otherwise warranted;
- Install one or two standpipes during the geotechnical investigation to permit the measurement of groundwater levels;
- Return soil samples collected during the field investigation to Tetra Tech's Geotechnical Laboratory in Yellowknife for the purposes of soil classification and determination of relevant engineering properties; and
- Prepare a geotechnical evaluation report that presents the findings from the site investigation and laboratory testing and provides geotechnical recommendations for the design and construction of the new food store and supporting infrastructure (i.e. Utility lines, parking lot).

Before mobilizing to the site, Tetra Tech will develop a project-specific safety plan, in consultation with the drilling contractors so that the safety features and any potential hazards of the equipment being used on the project are included in the plan. This plan will include measures to eliminate or mitigate worker exposure to COVID-19. A Workers' Safety and Compensation Commission (WSCC) Workplace Risk Assessment and Field Level Risk Assessment will be completed prior to commencing work. Any other legislation and public health orders will be adhered to.

A review of all data available will be conducted prior to the drilling program. Items to be reviewed include, but are not limited to, aerial photos, previous geotechnical reports from the vicinity and surficial geology maps.

Tetra Tech has completed drilling projects around the subject site, including in 2003 for the Service Canada Centre on Franklin Ave. The site has several challenges including old foundation elements and the presence of buried utilities for the previous buildings on site.

To minimize the risk of damage to underground utilities, locating and marking of all underground services will be completed prior to any intrusive field investigation operations. Tetra Tech will conduct a utilities sweep with local utilities companies. It is anticipated that any additional utilities will be identified from the GPR survey.

An auger drill rig (track-mounted auger drill rig operated by Northtech Drilling Ltd. (Northtech) from Yellowknife) will be used to collect soil samples, standard penetration testing (SPT's) and other geotechnical information (Photo 1).

Tetra Tech's field engineer will monitor the drilling of the boreholes and log subsurface conditions and ground ice conditions. Standard penetration testing will be performed every 1.5 m to assess the soil strength (in unfrozen soil or marginally frozen soil), and disturbed soil samples will be collected at regular intervals, or as warranted by changes in subsurface stratigraphy.

Borehole locations will be recorded with a handheld GPS, along with approximate locations to relative landmarks. Thermistor cables will be installed in one or two boreholes to permit the measurement of

ground temperature. A standpipe piezometer will be installed in one or two boreholes to permit the measurement of groundwater, if encountered, or where considered likely to be present seasonally, depending on the borehole findings. The boreholes will be backfilled with cuttings, sand and/or bentonite upon completion.

Tetra Tech will follow CAN/BNQ 2501-500/2017 Geotechnical Site Investigations for Building Foundations in Permafrost Zones for the investigation and analysis of the site.

Any wastes generated by the Geotechnical drill program will be managed in accordance with the Project Waste Management Plan (WMP). In the unlikely event of a spill incident, the spill will be responded to and cleaned up in accordance with the Project Spill Contingency Plan (SCP). As the Geotechnical drilling program will be conducted with track-mounted drilling equipment on, and the boreholes will be backfilled with drill cuttings and granular fill upon completion, no further restoration is anticipated to be required.

Environmental Drilling and Site Assessment

The scope of work for the ESA will consist of the following elements.

- Monitor the drilling of nine (9) boreholes;
- Complete some boreholes as monitoring wells;
- Sample both the soil and groundwater for benzene, toluene, ethylbenzene, and xylenes (BTEX), petroleum hydrocarbon (PHC) fractions F1 to F4 (F1-F4); polycyclic aromatic hydrocarbons (PAHs), volatile organic carbons (VOCs), metals, and other relevant environmental indicators; and
- Collect soil samples where visual or olfactory evidence of contamination is apparent, where soil stratigraphy changes, or at regular intervals in each borehole as warranted. Soil samples will be field screened for organic vapour emissions (OVEs) using a RKI Eagle or equivalent detector calibrated to hexane and in methane elimination mode. Submit two soil samples per borehole for analysis of BTEX, PHC F1-F4; PAHs, VOCs, and metals;
- Complete boreholes as groundwater monitoring wells;
- Survey the wells to a common on-site reference point;
- Return to the site approximately one week after groundwater well installation and develop the wells. Develop each newly installed groundwater well by purging each well by six times the well volumes;
- Return to site once the groundwater wells have stabilized and collect one groundwater sample from each well.
- Submit each sample for analysis of BTEX, PHC F1-F4; PAHs, VOCs, and metals;
- Tabulate the analytical results and compare them to the GNWT and CCME guidelines for commercial land-use; and
- Prepare a Phase II ESA report detailing the site history, sampling program, methods, and laboratory analytical results. Recommendations for further assessment will be provided as warranted.

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.

As the geotechnical project will take place in Yellowknife, no camp will be 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	
	No	X		No	

The proposed geotechnical program and site has road access, thus no access road will be required to access the drill sites.

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 daily site garbage generated by the Project personnel will be placed in garbage cans for eventual transfer to the City of Yellowknife Landfill. The garbage is anticipated to consist of food scraps and associated packing waste.
Sewage (Sanitary and greywater):	The drill crew members will use locally available public washrooms or a porta-potty if provided.
Brush and trees:	No trees or vegetation will need to be removed for the geotechnical drilling program.
Overburden (Organic soils, waste material, etc.):	As the Geotechnical drilling program will be conducted with track-mounted drilling equipment, the boreholes will be backfilled with drill cuttings and/or small gravel upon completion. No further restoration is anticipated to be required.
Other (describe):	

A copy of the drilling project's Waste Management Pan is provided with the Project Application

12. EQUIPMENT

Identify the types of equipment proposed to be used.

Number	Type/Description	Size (weight in tonnes)	Proposed use
1	Track-mounted ODEX/ auger drill rig equipped with a rock hammer capable of performing standard penetration testing	~10	Augering / rock hammering

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:	1	300 L Fuel tank	Built in fuel tank	Installed in mobile equipment
Gasoline:				
Aviation Fuel:				
Propane:				
Other: (describe)				

14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

No fuel transfers will occur during the drilling program

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](#).

The Project Spill Contingency Plan is provided with the Application Package.

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:	June-August 2023	Completion Date:	June – August 2023
The summer drilling program is anticipated to take place during the period of June to August, 2023			
Term of Permit Requested:	Two (2) years		

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>
ABIOTIC COMPONENTS		
Land		
Soil contamination	X	Potential soil contamination could occur due to a hydrocarbon spill. Any such spills will be immediately contained and cleaned up as per the Project Spill Contingency Plan
Soil compaction		Not applicable
Destabilization/erosion		Not applicable
Change in soil structure		Not applicable
Inability to support vegetation		Not applicable
Other		Not applicable
Water		
Groundwater		
Water table alteration		Not applicable
Infiltration changes		Not applicable
Changes in water quality		Not applicable
Temperature changes		Not applicable
Other		Not applicable
Permafrost		
Loss or change in extent	X	Permafrost degradation is not anticipated, but will be avoided by following best management practices (e.g. drill holes will be backfilled with the drill cuttings and sealed)
Changes in seasonal fluctuations		Not applicable
Change in persistence		Not applicable
Other		Not applicable
Surface Water		
Water flow or level changes (permanent, temporary, seasonal)		Not applicable
Drainage pattern changes		Not applicable
Temperature changes		Not applicable
Changes in water quality		Not applicable
Wetland impairment		Not applicable
Changes to aquatic habitat (see Biotic section below)		Not applicable
Other		Not applicable
Air		
Changes in air quality	X	Temporary, localized air emissions from the drilling equipment
Harm to living things		Not applicable
Increased greenhouse gases	X	Minimal increase in greenhouse gases
Other		Not applicable
BIOTIC COMPONENTS		
Vegetation		
Direct loss of vegetation		Not applicable

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>
Loss of Species at Risk or may-be-at-risk plants		Not applicable
Change in species composition		Not anticipated to occur
Introduction of non-native (invasive) species		Not applicable
Effects on plant health (dust, metals, toxins)		Not anticipated to occur
Increased risk of fire		Not applicable
Compaction of vegetation		Not anticipated to occur
Other		Not applicable
Terrestrial Wildlife Habitat		
Direct loss or removal of habitat, dens, or nests		Not applicable
Loss or removal of keystone species and/or Species at Risk habitat		Not applicable
Fragmentation of wildlife corridor		Not applicable
Direct injury or mortality		Not applicable
Disturbances to key lifecycle stages: breeding, feeding, nesting, staging		Not applicable
Effects on population abundance		Not applicable
Change in species diversity		Not applicable
Effects on wildlife health (toxins, metals, etc.)		Not applicable
Changes to migratory movement patterns		Not applicable
Changes to predator-prey relationships		Not applicable
Human-wildlife conflicts		Not applicable
Other		Not applicable
Aquatic Habitat		
Breeding disturbances		Not applicable
Change in species diversity		Not applicable
Effects on health (toxins, metals, sediment, etc.)		Not applicable
Changes to migratory movement patterns		Not applicable
Changes to predator-prey relationships		Not applicable
Effects on population abundance		Not applicable
Change in species diversity		Not applicable
Other		Not applicable
CULTURAL COMPONENTS		
Wildlife Harvesting		
Loss or reduction in game species populations		Not applicable
Effects on traditional land use, subsistence, and harvesting rights		Not applicable
Other		Not applicable
Cultural Integrity and Heritage Resources		
Change to or loss of cultural integrity		Not applicable
Change to or loss of traditional lifestyle		Not applicable
Change to or loss of heritage resource		Not applicable
Other		Not applicable
Social and Economic Well-being		

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>
Increased human health hazard and risk		Not anticipated to occur
Economic opportunities or losses (employment, training)		Not applicable
Change in ecological, cultural, social, or economic values identified for protection in approved Land Use Plans		Not applicable
Impairment of the recreational or traditional uses of the land or water		Not applicable
Impairment of the aesthetic quality of the land or water		Not applicable
Changes to the use of the area by other non-Indigenous people (e.g., trappers, outfitters, residents, hunters, forest harvesters, other authorized projects)		Not applicable
Other		Not applicable

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.

A formal closure and reclamation plan will not be needed for this short-term drilling program.

As the drilling program will be conducted with track-mounted drilling equipment and the boreholes will be backfilled with drill cuttings and/or granular fill upon completion, no further restoration is anticipated to be required.

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.


20. FEES

Refer to the Guide for assistance in determining relevant fees.

Type of Fee	Amount (\$)
Application fee (if applicable):	\$150
Land-use fees (for federal areas only):	\$0
Total Fees:	\$150

21. SIGNATURE

<i>Patrick Wong</i>	<i>Senior Project Officer</i>
Applicant's Name (print) or Company Name	Position (print)

	<i>June 9, 2023</i>
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, www.wlwb.ca, www.slwb.com, www.glwb.com).