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March 11, 2025

File: MV2024F0030

Scott Stewart  
Superintendent, Land and Water – North Slave  
Government of the Northwest Territories – Environment and Climate Change  
PO box 1320, 140 Bristol Avenue  
Yellowknife NT X1A 2L9

Vanessa Stretch  
Director, Land Management and Administration  
Government of the Northwest Territories – Environment and Climate Change  
PO box 1320, 300, 5102-50th Avenue  
Yellowknife NT X1A 2L9

Sent by email

Dear Scott Stewart and Vanessa Stretch,

**Re: Rebecca Broderick – New Land Use Permit Application – Information Request**

The Mackenzie Valley Land and Water Board (Board) met on March 7, 2025, and considered the Application Package from Rebecca Broderick (Applicant) for a new Land Use Permit (Permit) MV2024F0030 for the construction of a Cabin Access Road (Project).<sup>1</sup> The Board has decided to invoke paragraph 22(2)(b) of the Mackenzie Valley Land Use Regulations as additional evidence is required to confirm eligibility. The Board is seeking further clarification from Government of the Northwest Territories (GNWT) regarding eligibility, under paragraph 18(b) of the Mackenzie Valley Land Use Regulations:

A person is eligible for a permit who

- (b) any other case, has a right to occupy the land and either contracts to have the land-use operation carried out or is the person who is to carry out the operation.

These additional requirements are set out in the numbered Information Requests below, and in accordance with the Land and Water Board (LWB) [Rules of Procedure](#),<sup>2</sup> the Board requests that the GNWT submit the information by **March 28, 2025**.

<sup>1</sup> See the MVLWB Online Registry [www.mvlwb.com](http://www.mvlwb.com) for [MV2024F0030](#).

<sup>2</sup> See the MVLWB Rules of Procedure page to access the LWB [Rules of Procedure](#), Rules 61 and 63.

Information Request #1:

The Applicant provided an email from a GNWT Inspector, indicating that eligibility would be satisfied because of the surface lease.<sup>3</sup> However, during the public review, the GNWT-ECC Environmental Regulatory Analyst submitted a comment that, in this instance, they believed land use permit eligibility for the construction of the all-season road would require a Licence of Occupation from GNWT-ECC, and that “cabin leases do not provide or convey any rights for access to cabin lease parcels.”<sup>4</sup> The GNWT-ECC Environmental Regulatory Analyst also commented that a highway access permit from the Department of Infrastructure may be required.

For the Board to move forward on this file, GNWT-ECC is to provide further information on the following:

1. Clarify the position of the GNWT on the Applicant’s eligibility with certainty (are they or are they not eligible with a Recreational Lease).
2. If the Applicant is not eligible, GNWT to confirm if a Licence of Occupation is required to meet eligibility.
3. Confirm if a highway access permit is required for eligibility or would be required prior to obtaining a Licence of Occupation.

Please direct questions or concerns regarding this letter to Chris Hotson via [email](#) or at (867) 766-7459.

Yours sincerely,



Chris Hotson  
Regulatory Manager, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho Distribution List  
Rebecca Broderick  
Karine Gignac – Resource Management Officer I, GNWT-ECC  
Clint Ambrose – Resource Management Officer II, GNWT-ECC  
Vanessa Stretch – Director, Land Management and Administration, GNWT-ECC  
Katie Rozenstraten – Manager, Major Projects, GNWT-ECC  
Rick Walbourne – Director, Regulatory and Permitting, GNWT-ECC

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<sup>3</sup> See MVLWB Online Registry for MV2024F0030 - Broderick - [ORS attachments - Email from an Inspector Confirming Eligibility](#).

<sup>4</sup> See MVLWB Online Review System for Broderick - [Cabin Access Road - New Type A Land Use Permit - Feb14 25](#).