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Staff Report

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| Applicant: Great Bear Lake Lodge Ltd. | |
| Location: Great Bear Lake Lodge, Dease Arm, Great Bear Lake, NT | File Number(s): S24F-008 |
| Date Prepared: June 24, 2024 | Date of Board Meeting: June 25, 2024 |
| Subject: Request for further study - 22(2)(b) of the Mackenzie Valley Land Use Regulations | |

1. Purpose

The purpose of this Report is to present to the Sahtu Land and Water Board (SLWB/Board) a request that further studies or investigations be made for Great Bear Lake Lodge Ltd. Renewal of Type A Land Use Permit (Permit) Application S24F-008 as per paragraph 22(2)(b) of the Mackenzie Valley Land Use Regulations.

The Board requires additional time to process the application due to extenuating circumstances related to the recent fire evacuation order issued on June 15, 2024 for the community of Fort Good Hope, NT and the Sahtu Land and Water Board office, located in Fort Good Hope, NT, temporarily ceasing operations.

2. Background

- May 31, 2024 – Application for renewal Permit S24F-008 (Application) received;
- June 10, 2024 – Application deemed complete and distributed for public review
- June 20, 2024 – Comments and recommendations due on Application;
- **June 25, 2024 – Further Study Required request presented to the Board;**
- June 27, 2024 – Applicant responses due;
- July 22, 2024 – End of 42-day timeline; and
- August 3, 2024 – Current Land Use Permit S21F-002 expires.

3. Discussion

Project Description

The renewal Land Use Permit Application is to continue operation of Great Bear Lake Lodge (GBLL), a seasonal fishing lodge in Dease Arm of Great Bear Lake, NT (Figure 1). The scope of the Permit has not changed and is for the use of equipment and vehicles on an existing private access road and associated airstrip; use of an existing quarry to obtain granular borrow materials and gravel for maintenance of the existing road and airstrip; and use of fuel storage containers with capacity greater than 4,000L.

The Great Bear Lake Lodge has been operating at its present location since 1967 with Plummer's Artic Lodges. The lodge has the capacity to serve up to approximately 50 guests managed and operated with 30 staff personnel. The lodge operates from late June to mid-September annually under a Government of the Northwest Territories (GNWT) Tourism Operator Licence with permission for use of lands granted under NWT Lease 86L/12-2-5 which expires February 1, 2033. GBLL currently holds Licence S24L3-001 and has previously held Licences S02L3-001 (2004-2009), S12L3-002 (2012-2018), S17L3-001 (2018-2019), and S19L3-001 (2019-2024). GBLL has previously held Permits S01F-005 (2001-2008), S08F-001 (2008-2013), S16F-001 (2016-2021), and S21F-002 (2021-2024).



Figure 1. Site Location Topographic Map.

4. Comments

Triggers

The activities as described trigger a type A permit in accordance with 4(a)(iii), 4(a)(iv), and 4(b)(ii) of the Mackenzie Valley Land Use Regulations:

(4) No person shall, without a Type A permit, carry on any activity that involves

(a) on land outside the boundaries of a local government,

(iii) the use of a single container for the storage of petroleum fuel that has a capacity equal to or exceeding 4,000L,

(iv) the use of a self-propelled motorized machine for moving earth or clearing land.

(b) on land within or outside the boundaries of a local government,

(ii) the use of a campsite outside a territorial park for a duration of or exceeding 400 person-days.

A Type B water licence S24L3-001 was renewed on June 14, 2024 and is associated with this project.

5. Public Review

On June 10, 2024, the Application was circulated for public review on the Online Review System (ORS). Comments and recommendations were due by June 20, 2024, with responses due by June 27, 2024.

6. Security

Security is under review by the Board.

7. Conclusion

The Board requires additional time to process the application due to extenuating circumstances related to the recent fire evacuation order issued on June 15, 2024 for the community of Fort Good Hope, NT and the Sahtu Land and Water Board office, located in Fort Good Hope, NT, temporarily ceasing operations.

In order to accommodate the time required to report on the review of the Application, comments and responses, draft of the Permit, and to bring it to the Board for decision, the Board may wish to pause the timeline in accordance with paragraph 22(2)(b) of the Mackenzie Valley Land Use Regulations, to allow further studies to be conducted for the Permit Application.

8. Recommendation

Board staff recommend the Board **make a motion to pause the timeline in accordance with the Mackenzie Valley Land Use Regulations specifically paragraph 22(2)(b) for Land Use Permit S24F-008 from Great Bear Lake Lodge Ltd.**, to allow additional procedural time to coordinate the Permit.

A draft decision letter is attached.

9. Attachments

- [Application](#)
- Draft Decision Letter from the Board

Respectfully submitted,

A handwritten signature in blue ink that reads "Natalie Lippa".

Natalie Lippa
Regulatory Specialist