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**Great Bear Lake Lodge Ltd.
Land Use Permit S24F-008**

Pursuant to the *Mackenzie Valley Resource Management Act* and Mackenzie Valley Land Use Regulations, the Sahtu Land and Water Board grants this Land Use Permit to:

Great Bear Lake Lodge Ltd.
(Permittee)

of #610 505 3rd Street S950 Bradford St Winnipeg, MB R3H 0N5
(Mailing Address)

hereinafter called the Permittee, to proceed with the following land-use operation, subject to the annexed definitions and conditions contained therein:

Location:	Great Bear Lake Lodge
Purpose:	Use of Campsite; use and storage and transfer of fuel; use of vehicles and equipment for quarrying, road and airstrip maintenance
Type:	Type A
Effective Date:	July 24, 2024
Expiry Date:	July 23, 2029

Valerie Gordon, Chair
Sahtú Land and Water Board

Fatima Youssef, Witness

Conditions Annexed to and Forming Part of Land Use Permit # S24F-008

Part A: Scope of Permit

1. This Permit entitles the Permittee to conduct the following land-use operation:
 - a) use of vehicles >10 tonnes on an existing private access road between the Great Bear Lake Lodge (NWT Lease # 86L/12-2-5) and the associated airstrip (NWT Lease# 86L/12-1-5);
 - b) use of an existing quarry to obtain granular borrow materials and gravel for maintenance of the existing road and airstrip through application to GNWT – Department of Lands; and
 - c) use of fuel storage containers with capacity greater than 4,000L located at the associated NWT Lease areas.
2. This Permit is issued subject to the conditions contained herein with respect to the use of land for the activities and area identified in Part A, item 1 of this Permit.
3. Compliance with the terms and conditions of this Permit does not excuse the Permittee from its obligation to comply with the requirements of any applicable Federal, Territorial, Deline, or Municipal laws.

Part B: Definitions (defined terms are capitalized throughout the Permit)

Act - the *Mackenzie Valley Resource Management Act*.

Archaeological Impact Assessment - archaeological research as defined by the Prince of Wales Northern Heritage Centre *Guidelines for Developers for the Protection of Archaeological Sites in the Northwest Territories*.

Archaeological Overview - a study of archaeological sites as defined by the Prince of Wales Northern Heritage Centre *Guidelines for Developers for the Protection of Archaeological Sites in the Northwest Territories*.

Board – the Sahtú Land and Water Board established under Part 3 of the Act.

Closure and Reclamation - the process and activities that facilitate the return of areas affected by the Project to viable and, wherever practicable, self-sustaining ecosystems that are compatible with a healthy environment, human activities, and the surrounding environment.

Durable Land - land that is able to withstand repeated use, such as gravel or sand with minimal vegetative cover.

Engagement Plan - a document, developed in accordance with the Board's *Engagement and Consultation Policy* and the *Engagement Guidelines for Applicants and Holders of Water Licences and Land Use Permits*, that clearly describes how, when, and which engagement activities will occur with an affected party during the life of the project.

Fuel Storage Container - a container for the storage of petroleum or allied petroleum products with a capacity of less than 230 litres.

Fuel Storage Tank - a closed container for the storage of petroleum or allied petroleum products with a capacity of more than 230 litres.

Greywater - all liquid wastes from showers, baths, sinks, kitchens, and domestic washing facilities but not including toilet wastes.

Habitat - the area or type of site where a species or an individual of a species of wildlife naturally occurs or on which it depends, directly or indirectly, to carry out its life processes.

Inspector - an Inspector designated by the Minister under the Act.

Minister - the Minister of Indian Affairs and Northern Development Canada or the Minister of the Government of the Northwest Territories – Department of Lands, as the case may be.

Ordinary High-Water Mark - the usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land. In flowing waters (rivers, streams) this refers to the “active channel/bank-full level” which is often the 1:2 year flood flow return level. In inland lakes, wetlands, or marine environments, it refers to those parts of the Watercourse bed and banks that are frequently flooded by water so as to leave a mark on the land and where the natural vegetation changes from predominately aquatic vegetation to terrestrial vegetation (excepting water tolerant species). For reservoirs, this refers to normal high operating levels (full supply level).

Permittee - the holder of this permit.

Permafrost - ground (soil or rock) that remains at or below 0°C for at least two consecutive years.

Professional Engineer - a person registered with the Northwest Territories and Nunavut Association of Professional Engineers and Geoscientists to practice as a Professional Engineer in the Northwest Territories as per the territorial *Engineering and Geoscience Professions Act*, and whose professional field of specialization is appropriate to address the components of the Project at hand.

Progressive Reclamation - Closure and Reclamation activities conducted during the operating phase of the project.

Secondary Containment - containment that prevents liquids that leak from Fuel Storage Tanks or containers from reaching outside the containment area and includes double-walled Tanks, piping, liners, and impermeable barriers.

Sewage - all toilet wastes and Greywater.

Shut Down Period - The period of time between October 1 and June 1 each year, for the purpose of this operation.

Spill Contingency Plan - a document, developed in accordance with Aboriginal Affairs and Northern Development Canada's *Guidelines for Spill Contingency Planning* that describes the set of procedures to be implemented to minimize the effects of a spill.

Safety Data Sheet - a technical document, typically written by the manufacturer or supplier of a chemical, that provides information about the hazards associated with the product, advice about safe handling and storage, and emergency response procedures.

Sump - a human-made pit or natural depression in the earth's surface used for the purpose of depositing Waste that does not contain Toxic Material, such as non-toxic Drilling Waste or Sewage, therein.

Toxic Material - any substance that enters or may enter the environment in a quantity or concentration or under conditions such that it:

- a) Has or may have an immediate or long-term harmful effect on the environment or its biological diversity;
- b) Constitutes or may constitute a danger to the environment on which life depends; or
- c) Constitutes or may constitute a danger in Canada to human life or health.

Waste - any garbage, debris, chemical, or Toxic Material to be used, stored, disposed of, or handled on land, and also as defined in section 51 of the Act.

Waste Management Plan - a document, developed in accordance with the Board's Guidelines for Developing a Waste Management Plan, that describes the methods of Waste management from Waste generation to final disposal.

Watercourse - a natural body of flowing or standing water or an area occupied by water during part of the year, and includes streams, springs, swamps and gulches but does not include groundwater.

Part C: Conditions Applying to All Activities (headings correspond to subsection 26(1) of the Mackenzie Valley Land Use Regulations)

	Condition	Category
	26(1)(a) Location and Area	
1.	The Permittee shall only conduct this land-use operation on lands designated in the application.	LOCATION OF ACTIVITIES
2.	The Permittee shall not conduct any part of the land-use operation within 300 metres of any privately owned or leased land or structures, including cabins used for traditional activities, unless otherwise approved by the Board.	PRIVATE PROPERTY SETBACK
3.	The Permittee shall use an existing campsite, as described in the complete application.	USE EXISTING CAMP
4.	The Permittee shall not conduct a quarry operation within 100 metres of the Ordinary High Water Mark of any Watercourse, unless otherwise authorized in writing by an Inspector.	QUARRY SETBACK
5.	The Permittee shall locate all lines, trails, and right-of-ways to be constructed parallel to any Watercourse a minimum of 100 metres from the Ordinary High Water Mark, except at crossings and except as described in the Application, and approved by the Board.	PARALLEL WATERCOURSE SETBACK
6.	The Permittee shall not construct parallel lines or roads, unless an existing line or road cannot be used.	PARALLEL ROADS
7.	The Permittee shall confine the width of the right-of-way to a maximum of 10 metres.	WIDTH RIGHT-OF-WAY
	26(1)(b) Time	
8.	At least 48 hours prior to returning to the worksite following a seasonal Shut Down Period, the Permittee's Field Supervisor shall notify the Board and contact a GNWT Inspector at (867) 587-7205.	SEASONAL NOTIFICATION – CONTACT INSPECTOR

9.	At least 48 hours prior to commencement of the land-use operation, the Permittee shall provide the following information, in writing, to the Board and the Inspectors: a) the name(s) of the person(s) in charge of the field operation; b) alternates; and c) all methods for contacting the above person(s).	IDENTIFY AGENT
10.	At least ten days prior to the Shut Down Period , the Permittee shall advise the Inspectors of: a) the plan for removal or storage of equipment and materials; and b) when cleanup and Progressive Reclamation of the land used will be completed.	REPORTS BEFORE SEASONAL REMOVAL
11.	At least ten days prior to the completion of the land-use operation, the Permittee shall advise the Inspectors of: a) the plan for removal or storage of equipment and materials; b) when final cleanup and reclamation of the land used will be completed; and c) when the Final Plan will be submitted.	REPORTS BEFORE FINAL REMOVAL
12.	The Permittee shall not conduct any activity associated with the land-use operation during the Shut Down Period.	SEASONAL SHUT DOWN
	26(1)(c) Type and Size of Equipment	
13.	The Permittee shall only use equipment of a similar type, size, and number to that listed in the complete application.	USE APPROVED EQUIPMENT
14.	The Permittee shall use portable ramps during loading or unloading of ships or barges.	PORTABLE RAMPS
15.	The Permittee shall maintain fire-fighting equipment at the site.	FIRE-FIGHTING EQUIPMENT
	26(1)(d) Methods and Techniques	
16.	Prior to the movement of any vehicle that exerts pressure on the ground in excess of 35 kPa, the Permittee shall scout proposed lines and routes to select the best location for crossing streams and avoiding terrain obstacles.	DETOURS AND CROSSINGS
	26(1)(e) Type, Location, Capacity, and Operation of All Facilities	
17.	The Permittee shall ensure that the land use area is kept clean at all times.	CLEAN WORK AREA

	26(1)(f) Control or Prevention of Ponding of Water, Flooding, Erosion, Slides, and Subsidence of Land	
18.	The Permittee shall install and maintain culverts such that scouring does not occur.	CULVERT SIZE
19.	The Permittee shall insulate the ground surface beneath all structures associated with this land-use operation to prevent: <ul style="list-style-type: none"> a) any vegetation present from being removed; b) the melting of Permafrost; and c) the ground settling and/or eroding. 	PERMAFROST PROTECTION
20.	The land-use operation shall not cause obstruction to any natural drainage.	NATURAL DRAINAGE
21.	The Permittee shall install and maintain suitable erosion control structures as the land-use operation progresses.	PROGRESSIVE EROSION CONTROL
22.	The Permittee shall apply appropriate mitigation at the first sign of erosion.	REPAIR EROSION
23.	The Permittee shall prepare the site in such a manner as to prevent rutting or gouging of the ground surface.	PREVENTION OF RUTTING
24.	The Permittee shall suspend overland travel of equipment or vehicles at the first sign of rutting or gouging.	SUSPEND OVERLAND TRAVEL
25.	The Permittee shall not move any equipment or vehicles unless the ground surface is in a state capable of fully supporting the equipment or vehicles without rutting or gouging.	VEHICLE MOVEMENT FREEZE-UP
26.	The Permittee shall not cut any stream bank, unless otherwise authorized in writing by an Inspector.	STREAM BANKS
27.	The Permittee shall minimize approach grades on all Watercourse crossings.	MINIMIZE APPROACH
28.	The Permittee shall use temporary bridges or dry fording when crossing streams.	DRY FORDING
29.	The Permittee shall slope the sides of Waste material piles, excavations, and embankments — except in solid rock — to a minimum ratio of 2:1 vertical, unless otherwise authorized in writing by an Inspector.	EXCAVATION AND EMBANKMENTS

30.	The Permittee shall not excavate land within 100 metres of the Ordinary High Water Mark of any Watercourse, except as described in the Application, unless otherwise authorized in writing by an Inspector.	EXCAVATION SETBACK
	26(1)(g) Use, Storage, Handling, and Ultimate Disposal of Any Chemical or Toxic Material	
31.	At least seven days prior to the use of any chemicals that were not identified in the complete application, the Safety Data Sheets must be provided to the Board and an Inspector.	CHEMICALS
32.	The Permittee shall dispose of all Toxic Material as described in the approved Waste Management Plan.	WASTE CHEMICAL DISPOSAL
33.	The Permittee shall dispose of all combustible Waste petroleum products by removal to an approved disposal facility.	WASTE PETROLEUM DISPOSAL
34.	The Permittee shall provide written notification to the Board and Inspector a minimum of 10 days prior to the initial deposit of Waste, demonstrating that the licenced disposal facility has agreed to accept the Waste and has the capacity to receive the volumes of Waste requested.	NOTIFICATION OF SOLID WASTE DISPOSAL
	26(1)(h) Wildlife and Fish Habitat	
35.	The Permittee shall take all reasonable measures to prevent damage to wildlife and fish Habitat during this land-use operation.	HABITAT DAMAGE
	26(1)(i) Storage, Handling, and Disposal of Refuse or Sewage	
36.	The Permittee shall dispose of all Waste as described in the Waste Management Plan , once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations, technology, chemicals, or fuels, or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval.	WASTE MANAGEMENT
37.	By December 1, 2024 the Permittee shall submit to the Board, for approval, a revised Waste Management Plan.	REVISED WASTE MANAGEMENT PLAN
38.	The Permittee shall keep all garbage and debris in a secure container until disposal.	GARBAGE CONTAINER
39.	The Permittee shall dispose of all Sewage and Greywater as described in the approved Waste Management Plan.	SEWAGE DISPOSAL - PLAN

	26(1)(j) Protection of Historical, Archaeological, and Burial Sites	
40.	The Permittee shall not operate any vehicle or equipment within 150 metres of a known or suspected historical or archaeological site or burial ground.	ARCHAEOLOGICAL BUFFER
41.	The Permittee shall not knowingly remove, disturb, or displace any archaeological specimen or site.	SITE DISTURBANCE
42.	The Permittee shall, where a suspected archaeological or historical site, or burial ground is discovered: a) immediately suspend operations on the site; and b) notify the Board at (867) 768-2503 or an Inspector at (867) 587-7205, and the Prince of Wales Northern Heritage Centre at 767-9347 ext. 71251 or ext. 71255.	SITE DISCOVERY AND NOTIFICATION
	26(1)(k) Objects and Places of Recreational, Scenic, and Ecological Value	
	<i>This section left intentionally blank</i>	
	26(1)(l) Security Deposit	
43.	Prior to the commencement of the land-use operation, the Permittee shall deposit with the Minister a security deposit in the amount of \$15,000.00.	SECURITY DEPOSIT
44.	All costs to remediate the area under this Permit are the responsibility of the Permittee.	RESPONSIBILITY FOR REMEDIATION COSTS
	26(1)(m) Fuel Storage	
45.	The Permittee shall: a) examine all Fuel Storage Containers and Tank for leaks; and b) repair all leaks immediately.	REPAIR LEAKS
46.	The Permittee shall place Fuel Storage Containers and or Tanks a minimum of 30 metres from the Ordinary High-Water Mark of any Watercourse, except in accordance with the approved Spill Contingency Plan.	FUEL STORAGE SETBACK
47.	The Permittee shall ensure that all fuel caches have adequate Secondary Containment.	FUEL CACHE SECONDARY CONTAINMENT
48.	The Permittee shall set up all refueling points with Secondary Containment.	SECONDARY CONTAINMENT - REFUELING

49.	The Permittee shall not allow petroleum products to spread to surrounding lands or Watercourses.	FUEL CONTAINMENT
50.	The Permittee shall locate mobile fuel facilities on land when the facilities are stationary for more than 12 hours.	FUEL ON LAND
51.	The Permittee shall mark all Fuel Storage Containers and Tanks with the Permittee's name.	MARK CONTAINERS AND TANKS
52.	The Permittee shall mark all stationary fuel caches and fuel storage facilities with flags, posts, or similar devices so that they are at all times plainly visible to local vehicle travel.	MARK FUEL LOCATION
53.	The Permittee shall have a maximum of 316,350 litres of fuel stored on the land use site at any time, unless otherwise approved by the Board.	MAXIMUM FUEL ON SITE
54.	Within ten days of the establishment of any fuel cache, the Permittee shall report the location and quantity of the cache in writing to the Board and an Inspector.	REPORT FUEL LOCATION
55.	The Permittee shall seal all outlets of Fuel Storage Containers and store the containers on their sides with the outlets located at 3 and 9 o'clock, except for containers currently in use.	SEAL OUTLET
56.	The Permittee shall comply with the Spill Contingency Plan , once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations, technology, chemicals, or fuels, or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval.	SPILL CONTINGENCY PLAN
57.	By December 1, 2024 the Permittee shall submit to the Board, for approval, a revised Spill Contingency Plan.	REVISED SPILL CONTINGENCY PLAN
58.	Prior to commencement of the land-use operation the Permittee shall ensure that spill-response equipment is in place to respond to any potential spills.	SPILL RESPONSE
59.	All equipment that may be parked for two hours or more, shall have a haz-mat/drip tray under it or be sufficiently diapered. Leaky equipment shall be repaired immediately.	DRIP TRAYS
60.	The Permittee shall clean up all leaks, spills, and contaminated material immediately.	CLEAN UP SPILLS

61.	During the period of this Permit, if a spill occurs or is foreseeable, the Permittee shall: a) implement the approved Spill Contingency Plan; b) report it-immediately using the NU-NT Spill Report Form by one of the following methods: <ul style="list-style-type: none"> • Telephone: (867) 920-8130 • E-mail: spills@gov.nt.ca • <u>Online: Spill Reporting and Tracking Database</u> c) within 24 hours, notify the Board and an Inspector; and d) within 30 days of initially reporting the incident, submit a detailed report to the Board and an Inspector, including descriptions of causes, response actions, and any changes to procedures to prevent similar occurrences in the future. Any updates to this report shall be provided to the Board and an Inspector in writing as changes occur.	REPORT SPILLS
	26(1)(n) Methods and Techniques for Debris and Brush Disposal	
62.	The Permittee shall progressively dispose of all brush and trees; all disposal shall be completed prior to the end of this land use operation.	BRUSH DISPOSAL/ TIME
63.	The Permittee shall not clear areas larger than identified in the complete application.	MINIMIZE AREA CLEARED
	26(1)(o) Restoration of the Lands	
64.	All outstanding liabilities and obligations of the Permittee in relation to work performed or required to be performed under Land Use Permit S21F-002 are fully incorporated into and subsumed under this Permit, and the Permittee must therefore complete the restoration and other obligations set out in or incurred under Permit S21F-002, as well as such further obligations as may be set out in or incurred under this Permit.	TRANSFER OF LIABILITIES
65.	By December 1, 2024 the Permittee shall submit to the Board, for approval, a revised Closure and Reclamation Plan.	REVISED CLOSURE AND RECLAMATION PLAN
66.	Prior to the end of the land-use operation, the Permittee shall level all stockpiles of granular material located within the land use area.	LEVEL STOCKPILES
67.	Prior to the end of the land-use operation, the Permittee shall complete all cleanup and restoration of the lands used.	FINAL CLEANUP AND RESTORATION

68.	Prior to the end of the land-use operation, the Permittee shall prepare the site in such a manner as to facilitate natural revegetation.	NATURAL VEGETATION
69.	Prior to the end of the land-use operation, the Permittee shall initiate active revegetation of disturbed areas.	ACTIVE REVEGETATION
70.	The Permittee shall carry out Progressive Reclamation of disturbed areas as soon as it is practical to do so.	PROGRESSIVE RECLAMATION
71.	Prior to the end of the land-use operation, the Permittee shall restore any trails impacted by the land-use operation by removing fallen trees and any other obstructions from the trails.	TRAILS RESTORATION
	26(1)(p) Display of Permits and Permit Numbers	
72.	The Permittee shall display a copy of this Permit in each campsite established to carry out this land-use operation.	DISPLAY PERMIT
	26(1)(q) Biological and Physical Protection of the Land	
73.	The Permittee shall not move any equipment or commence any drilling when one or more caribou are within 500 metres.	CARIBOU DISTURBANCE
74.	If nesting areas are encountered during the course of operations, the Permittee shall minimize all activity so as to not disturb them.	MIGRATORY BIRD NEST DISTURBANCE
75.	If any plan is not approved by the Board, the Permittee shall revise the plan according to the Board's direction and re-submit it to the Board for approval.	RESUBMIT PLAN
76.	The Permittee shall comply with the Engagement Plan , once approved, and shall annually review the plan and make any necessary revisions to reflect changes in operations or as directed by the Board. Revisions to the plan shall be submitted to the Board for approval.	ENGAGEMENT PLAN
77.	By December 1, 2024 the Permittee shall submit to the Board, for approval, a revised Engagement Plan.	REVISED ENGAGEMENT PLAN
78.	All revised plans submitted to the Board shall include a brief summary of the changes made to the plan.	SUMMARY OF CHANGES

Attachment A – Concordance Table of Items Requiring Submission

The table below summarizes the items the Permit is required to submit as per the Permit conditions. In the event of a discrepancy between this table and the Permit conditions, the Permit conditions shall prevail.

Condition Location	Item	Date
Condition #77	Submit Engagement Plan V2.0 to the Board for approval.	December 1, 2024
Condition #37	Submit Waste Management Plan V4.0 to the Board for approval.	December 1, 2024
Condition #57	Submit Spill Contingency Plan V5.0 to the Board for approval.	September 14, 2024
Condition #65	Submit Closure and Reclamation Plan V5.0 to the Board for public review.	December 1, 2024

Attachment B – Revision History Table

The table below summarizes revisions made to the Permit since its effective date (as set out on the Cover Page).

Date	Location of Change	Description of Change
[issuance date of extended Permit]	[Part(s) and/or Condition(s) of Permit]	