



Sahtu Land & Water Board
REASONS FOR DECISION
Issued Pursuant to Section 121 of
The Mackenzie Valley Resource Management Act
Land Use Permit S24F-008 (Type “A”)

This is the decision of the Sahtu Land and Water Board (the Board) with respect to an application for a Land Use Permit dated May 31, 2024 made by:

Great Bear Lake Lodge Ltd.
950 Bradford St.
Winnipeg, MB R3H 0N5

The Sahtú Land and Water Board (Board) met on July 18, 2024 and considered Great Bear Lake Lodge’s Type A Land Use Permit (Permit) Application S24F-008 for the Great Bear Lake Lodge in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA). The Reasons for Decision are issued pursuant to paragraphs 22(2)(a) and 40(2)(c) of the Mackenzie Valley Land Use Regulations (MVLUR).

DECISION

The Board, after reviewing the submission of Great Bear Lake Lodge Ltd. and is satisfied that the project has been screened pursuant to s.124(1) of the Mackenzie Valley Resource Management Act, has determined that any potential adverse environmental effects were insignificant or mitigable with known technology, and as such, the Application could proceed through the regulatory process. The Board, having due regard to the facts and circumstances, the merits of the submissions made to it, and to the purpose, scope, and intent of the Mackenzie Valley Resource Management Act and Regulations made thereunder has determined that:

Land Use Permit S24F-008 will be issued on July 24, 2024 subject to the terms and conditions contained therein.

REASONS

The Board’s reasons for this decision are as follows:

- It is the opinion of the Board that the terms and conditions attached to Land Use Permit S24F-008, pursuant to the MVRMA, will ensure that any potential environmental impacts resulting from this development are not significant. The effects of the project on the environment can take place

in an environmentally responsible manner provided that environmental considerations and mitigation measures outlined in the Land Use Permit are followed;

- The Board has reviewed all the evidence received during the regulatory process with respect to the Preliminary Screening of the proposed Project. The Board has determined that the Project is exempt from preliminary screening under Part 1, Schedule 1, section 2 of the Exemption List Regulations to the MVRMA. Consequently, no further preliminary screening was conducted.
- The Board has decided to maintain the Security Deposit of \$15,000. This Deposit is intended to ensure that restoration of the site and any necessary measures that may be required after discontinued use of the lands can be covered by this deposit. The security deposit is consistent with the intent of meeting Conformity Requirement #12 (Financial Security) of the Sahtu Land Use Plan; and
- Land Use Permit S24F-008 contains provisions that the Board deems necessary to ensure and monitor compliance with the MVRMA and the Regulations made thereunder, and to provide appropriate safeguards in respect of Great Bear Lake Lodge's use of the land as authorized by the Permit.

The Applicant has been notified through a provision included in the scope of the Land Use Permit, that compliance with the terms and conditions of this Permit has no effect on the Permittee's responsibility for compliance with the requirements of any other legislation.

Full cooperation of Great Bear Lake Lodge Ltd. is anticipated and appreciated. Please contact Natalie Lippa [via email](#) or at (780) 237 3571 with any questions or concerns regarding this letter.

Yours sincerely,

A handwritten signature in blue ink that reads "Valerie Gordon". The signature is written in a cursive, flowing style.

Valerie Gordon, Chair
Sahtú Land and Water Board