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June 4, 2024

File: S24L3-001

Mark Cliffe-Phillips
Mackenzie Valley Review Board
200 Scotia Centre
Box 938, 5102-50th Avenue
Yellowknife NT X1A 2N7

Sent by email

Dear Mark Cliffe-Phillips,

Re: Great Bear Lake Lodge Ltd. – Notice of Preliminary Screening Determination – Renewal Application for Water Licence – Outfitting Camp – Domestic Activities – Dease Arm, Great Bear Lake, NT.

The Sahtu Land and Water Board (Board) met on June 3, 2024 and considered the Application Package from Great Bear Lake Lodge Ltd. (GBLL) for Water Licence (Licence) S24L3-001 for the continued operation of Great Bear Lake Lodge on Dease Arm, Great Bear Lake, NT in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board completed a preliminary screening of the Project on June 4, 2012,¹ and Great Bear Lake Lodge has not proposed changes to the Project. Accordingly, 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's Preliminary Screening Determination and Reasons for Decision is attached.

¹ See SLWB Online Registry www.slwb.com for [S12L3-002 – Preliminary Screening – Jun 04 12.pdf](#).

Please contact Paul Dixon via [email](#) or at (867) 598-2413 ext. 225 with any questions or concerns regarding this letter.

Yours sincerely,



Valerie Gordon
Chair, Sahtu Land and Water Board

BCC'd to: SLWB – Délı̨nè District
Chuk Coulter, Great Bear Lake Lodge
Reid Stoyberg, Great Bear Lake Lodge

Attached: Preliminary Screening Determination and Reasons for Decision



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Preliminary Screening Determination and Reasons for Decision

Water Licence Application	
File Number	S24L3-001
Company	Great Bear Lake Lodge Limited
Project	Great Bear Lake Lodge - Renewal Type B Water Licence
Location	Dease Arm, Great Bear Lake Lodge, NT
Activity	Municipal; Outfitting Camp – domestic activities
Date of Decision	June 3, 2024

1.0 Decision

In accordance with subsection 124(1) of the [Mackenzie Valley Resource Management Act](#) (MVRMA), the Sahtú Land and Water Board (SLWB or Board) met on June 3, 2024 to make a preliminary screening determination on the renewal Application from Great Bear Lake Lodge Ltd. (GBLL or Applicant) for Water Licence S24L3-001 (Licence)¹ for the operation of Great Bear Lake Lodge in Dease Arm of Great Bear Lake, NT (Project).²

The Board has determined that the Project is exempt from preliminary screening, because the Project was previously screened, and the Applicant has not proposed changes to the Project.

¹ See [SLWB Online Registry – Great Bear Lake Lodge Ltd. - S24L3-001](#)

² The Project is the Great Bear Lake Lodge, which is the proposed development, where “development” is defined in Part 5 of the [MVRMA](#) as:

“any undertaking, or any part or extension of an undertaking, that is carried out on land or water and includes an acquisition of lands pursuant to the *Historic Sites and Monuments Act* and measures carried out by a department or agency of government leading to the establishment of a park subject to the *Canada National Parks Act* or the establishment of a park under a territorial law.”

The Board's determination, including reasons for its decisions, are detailed in sections [2.0](#) and [3.0](#).

2.0 Background and Scope of Screening

The original preliminary screening for Great Bear Lake Lodge was conducted on June 4, 2012³. On June 15, 2012 GBLL was issued Licence S12L3-002 for the operation of Great Bear Lake Lodge in Dease Arm, Great Bear Lake, NT, which expired on September 30, 2017. On May 28, 2018, the Board confirmed preliminary screening exemption, and on May 29, 2018, GBLL was issued Licence S17L3-001, which expired May 28, 2019.⁴ On May 17, 2019 the Board again confirmed exemption from preliminary screening,⁵ and on May 29, 2019, GBLL was issued Licence S19L3-001, with an expiry date of May 28, 2024⁶. On March 19, 2024 GBLL's renewal Application was deemed complete and the renewal proceeding began.

Previously Screened or Assessed Activities:

Operation of Great Bear Lake Lodge involves the use of water and disposal of waste associated with the operation of an outfitting camp with the capacity to serve up to approximately 80 occupants. Water is obtained from Great Bear Lake; sewage is disposed of in septic tanks. Fluids from the septic tanks are then pumped into a gravel filtration field and solids are removed from the tanks at the end of the season and buried near the gravel filtration field.

The Applicant has not proposed changes to the Project, and under Schedule 1, section 2 of the Exemption List Regulations to the [MVRMA](#), project areas and activities that have already been subject to Part 5 of the MVRMA, and for which no changes are proposed, are exempt from preliminary screening.⁷

The Project areas and activities that have already been subject to Part 5 are listed below. Further information about these Project areas and activities, and associated impacts and mitigations, is detailed in the Board's Preliminary Screening Determination, dated June 4, 2012.⁸

Activities that the Board understands to have been previously considered, and which therefore do not require preliminary screening at this time, are listed below.

Previously screened activities include:

- Maintenance

³ See [SLWB Online Registry for S12L3-002 – Preliminary Screening – Jun 04 12.pdf](#).

⁴ See [SLWB Online Registry – S17L3-001 – Water Licence Cover Page – May 28 18](#)

⁵ See [SLWB Online Registry – S19L3-001 – Reasons for Decision – May 17 19](#)

⁶ See [SLWB Online Registry – S19L3-001 – Licence Cover Page and Conditions – May 21 19](#)

⁷ As per Schedule 1, section 2.1 of the [Exemption List Regulations](#), no preliminary screening is required for:

"A development, or a part thereof, for which a permit, licence or authorization is requested that

(a) was part of a development that fulfilled the requirements of the environmental assessment process established by the *Mackenzie Valley Resource Management Act*; and

(b) has not been modified since the development referred to in paragraph (a) fulfilled the requirements of the environmental assessment process established by the *Mackenzie Valley Resource Management Act*."

⁸ See [SLWB Online Registry for S12L3-002 – Preliminary Screening – Jun 04 12.pdf](#).

- Operation
- Water Intake
- Recreation
- Sewage
- Camp
- Solid Waste

Previously screened principal development components related to the scoping include:

- Automobile, aircraft or vessel movement
- Burning
- Burying
- Waste Management – disposal of hazardous waste and waste generation
- Sewage – disposal of sewage
- Fuel storage
- Topsoil – fill and removal
- Site Restoration – recontouring
- Water Intake

The Application does not include abandonment, decommissioning, or significant alterations to the Project.

2.1 Public Record and Regulatory Proceeding

To assist the Board in its preliminary screening determination for the Project, the Board distributed the Application and a draft Licence for public review on March 19, 2024 inviting reviewers to provide comments and recommendations on the Application using the Online Review System (ORS). On April 9, 2024, the review period was extended to April 25, 2024 in response to a request from the GNWT-ECC as there were issues downloading application files from the ORS. Comments were due April 25, 2024, with responses from the Applicant due May 7, 2024. The Board received comments and recommendations from the Sahtú Renewable Resources Board (SRRB), Fisheries and Oceans Canada (DFO), Transport Canada, and the Government of the Northwest Territories – Environment and Climate Change (GNWT-ECC).⁹

The Board is satisfied that a reasonable period of notice was given to affected communities and First Nations, as required by subsection 63(2) of the [MVRMA](#).

The Board is also satisfied that notice of the Application was provided to the Délı̨ne Got'ine Government (DGG) and that a reasonable period of time was provided for the DGG to make representations to the Board in accordance with section 63 of the [MVRMA](#).

⁹ See [SLWB Online Registry for S24L3-001 – GBL – Proponent Response Table – May 7 24](#)

3.0 Potential Impacts and Proposed Mitigations

Although the Board has determined that the Project is exempt from preliminary screening, the Board will consider the potential impacts and proposed mitigations in establishing the Licence conditions. For Board licences and permits in general, potential impacts can be mitigated through existing, standard, and/or project-specific licence and/or permit conditions. These conditions may include requirements for management and monitoring plans that provide detailed information regarding the implementation of mitigation measures and the evaluation of their effectiveness.

All Parties have had an opportunity to provide recommendations to the Board regarding draft conditions. In finalizing the conditions, the Board will consider these recommendations and all of the evidence provided through the regulatory proceeding

3.1 Consideration of Potential Impacts

Based on the potential impacts and proposed mitigations identified during the previous preliminary screening, the Board considered whether the Project might have a significant adverse impact on the environment. In general, impacts of the Project on the environment can be mitigated through the use of licence conditions of two general types:

1. conditions in the existing Licence, including requirements for management and monitoring plans, with revisions where necessary; and
2. new or unique conditions that may be needed to mitigate potential impacts of the changes to the Project that may not be addressed by the conditions in the existing Licence, and which may be from the Board's standard conditions list or established by the Board as per the LWB [*Standard Process for Creating New Conditions*](#).

These conditions may include requirements for management and monitoring plans that provide detailed information regarding the implementation of mitigation measures and the evaluation of their effectiveness.

A draft Licence was circulated for review during the regulatory proceeding, and all Parties were given the opportunity to provide comments and recommendations on the draft conditions. In finalizing the conditions, the Board will consider all of the evidence provided through the regulatory proceeding.

3.2 Consideration of Public Concern

In addition to considering the potential impacts of the Project, the Board considered whether the Project might be a cause of public concern.

Based on the evidence provided during the regulatory proceeding, the Board did not identify any comments or issues that indicate that the Project is a cause of public concern.

4.0 Conclusion

The Board completed a preliminary screening of the Project on June 4, 2012,¹⁰ and the Applicant has not proposed changes to the Project. Accordingly, 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.

SIGNATURE



Valerie Gordon, Chair
Sahtu Land and Water Board

June 3, 2024

Date

¹⁰ See [SLWB Online Registry for S12L3-002 – Preliminary Screening – Jun 04 12.pdf](#).