

Land and Water Boards of the Mackenzie Valley



LAND USE PERMIT APPLICATION FORM

Subsection 19(2) and Schedule 2 of the [Mackenzie Valley Land Use Regulations](#)

Use an "X" to indicate which Board the Application is being made to:	Mackenzie Valley Land and Water Board:	<input checked="" type="checkbox"/>	Sahtu Land and Water Board:	
	Wek'èezhìi Land and Water Board:		Gwich'in Land and Water Board:	

To complete this Form, please refer to the LWB [Guide to the Land Use Permitting Process](#) (Guide) and fill in the grey fields; attach additional pages, as necessary. Indicate N/A in the grey fields for Items or parts of Items that are not applicable. An application package checklist is provided in the Guide. Review the following LWB guidance for formatting your Application Package:

- [Document Submission Standards](#)
- [Standard Outline for Management Plans](#)

If applicable, provide the existing or current Land Use Permit file number:	N/A		
Use an "X" to indicate if this Application is accompanied by an Application for a Water Licence:	Water Licence – in a non-federal area:	<input type="checkbox"/>	N/A
	Water Licence – in a federal area:	<input type="checkbox"/>	N/A

1. NAME AND CONTACT INFORMATION – APPLICANT

Project Name:	CONFIRMATORY SOIL SAMPLING AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT Two PSPC Residential Properties 9818 101st Street and 9606 102nd Street, Fort Simpson, Northwest Territories		
Applicant's Name:	Shaun Michael Lamoureux, P.Eng. PMP on behalf of Public Services and Procurement Canada		
Position:	Senior Environmental Project Manager		
Company Name:	SLR Consulting (Canada) Ltd.		
Mailing Address:	8 West St. Paul Street, Kamloops, BC Canada		
Community:	Kamloops	Telephone:	1 250 819 9677
Prov/Terr:	British Columbia	Email:	slamoureux@slrconsulting.com
Postal Code:	V2C 1G1	Other:	N/A

2. NAME AND CONTACT INFORMATION – APPLICANT’S HEAD OFFICE

Include a Certificate of Corporate Registration from the Government of the Northwest Territories in your Application Package.

Use an “X” to indicate this information is the same as Item 1 above:		X	
Name:			
Position:			
Company Name:			
Mailing Address:			
Community:			
Prov/Terr:		Telephone:	
Postal Code:		Email:	
Field Supervisor:		Other:	

3. NAME AND CONTACT INFORMATION – CONTRACTORS AND SUB-CONTRACTORS

Include relevant names, responsibilities, and contact information. An additional table should be added for each contractor and sub-contractor.

Name:	Colin Charlton – Utility Clearance		
Position:	General Manager		
Company Name:	Sub Arctic Geomatics Ltd.		
Mailing Address:	226 Utsingi Drive		
Community:	Yellowknife	Telephone:	867-445-9801
Prov/Terr:	NT	Email:	sas@sub-arctic.ca
Postal Code:	X1A 0E7	Other:	N/A

Name:	Jennifer Grandguillot – Drilling		
Position:	Project Manager		
Company Name:	Great Slave Drilling Ltd.		
Mailing Address:	15A McMeekan Crescent		
Community:	Hay River	Telephone:	(867) 875-2922
Prov/Terr:	NT	Email:	jen@greatslavedrilling.com
Postal Code:	X0E 0R7	Other:	N/A

Name:	Civil Works Contractor TBD - Excavation, Transport and Disposal of PHC Impacted Soils		
Position:	TBD		
Company Name:	TBD		
Mailing Address:	TBD		
Community:	TBD	Telephone:	TBD
Prov/Terr:	TBD	Email:	TBD
Postal Code:	TBD	Other:	PSPC to award work to Northern company following permit approval and proposal. All contractor details will be provided to the MVLWB immediately following award of work

4. LOCATION OF ACTIVITIES

Use the grey fields below to provide or reference the following information:

Traditional Place Name:

Maps and Geographic Information System (GIS) Data: Include a map in your Application Package identifying local geographic features, watercourses and water sources, project structures, and location(s) of any proposed waste deposits. Provide geographic coordinates (latitude and longitude) of project features, and the maximum and minimum project boundary in degrees, minutes, seconds, or decimal degrees. Include GIS data in your Application Package, if applicable. Refer to the LWB [Geospatial Data Submission Standards](#) for providing geographic information.

GEOGRAPHICAL COORDINATES 9606 102nd Street Fort Simpson, NT

Minimum latitude:	61.86222°	Maximum latitude:	61.86255°
Minimum longitude:	121.34762°	Maximum longitude:	121.34836°

***NOTE: Refer to attachments for location mapping from the GNWT ATLAS Software

GEOGRAPHICAL COORDINATES 9818 101st Street Fort Simpson, NT

Minimum latitude:	61.86340°	Maximum latitude:	61.86370°
Minimum longitude:	121.35149°	Maximum longitude:	121.35225°

***NOTE: Refer to attachments for location mapping from the GNWT ATLAS Software

NTS Map Sheet No.: Provide the map sheet number:

GIS Data: Use an "X" to indicate if GIS data is attached.

Attached:	<input type="checkbox"/>	Not Available:	<input checked="" type="checkbox"/>
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Land Types: Use an "X" to indicate the type(s) of the land on which the activities are proposed:

Free Hold/ Private:	<input type="checkbox"/>	Commissioner's/ Territorial Lands:	<input type="checkbox"/>	Federal Land:	<input checked="" type="checkbox"/>	Municipal Land:	<input type="checkbox"/>
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5. ELIGIBILITY

Refer to section 18 of the [Mackenzie Valley Land Use Regulations](#). Use an "X" to indicate which one applies:

18(a)(i):	<input type="checkbox"/>	18(a)(ii):	<input type="checkbox"/>	18(a)(iii):	<input type="checkbox"/>	18(b):	<input checked="" type="checkbox"/>
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6. RIGHTS AND/OR CONTRACTS TO SUPPORT ELIGIBILITY

Contact Indigenous, federal, and territorial governments, and other parties to ensure all appropriate rights, authorizations, permissions, dispositions, and contracts have been obtained or are in the process of being obtained (e.g., mineral exploration rights, quarry permits, licences of occupation, leases, access agreements and authorizations, etc.). List and provide confirmation of other authorizations that relate to the proposed activities; reference these in your Application Package (e.g., rights, permits, licences, etc.).

SLR Consulting Ltd. has a *Call-Up Against a Standing Offer* signed by the federal branch Public Works and Government Services Canada to complete the requested work in Fort Simpson, NT. The contract is effective from August 30, 2022 to March 15, 2024.

7. PERMIT TYPE AND CRITERIA

Refer to sections 4 and 5 of the [Mackenzie Valley Land Use Regulations](#). Use an “X” to indicate which permitting criteria apply:

Type A				Type B				Type C	
4(a)(i):		4(b)(i):		5(a)(i):		5(b)(i):	X	(SLWB and WLWB only):	
4(a)(ii):		4(b)(ii):		5(a)(ii):		5(b)(ii):			
4(a)(iii):		4(b)(iii):		5(a)(iii):					
4(a)(iv):		4(b)(iv):		5(a)(iv):					
4(a)(v):				5(a)(v):					
				5(a)(vi):					

8. PROJECT DESCRIPTION

Include a project description in your Application Package, or for small-scale projects, describe the proposed activities in the grey field provided below. For each and all proposed water uses, include the name and type (e.g., lake, river) of water source(s), and the purpose and quantity of water to be used (rates, volumes (m³/day)).

9606 102nd Street, Fort Simpson

Work Comprises:

- Utility locates – Subarctic Geomatics.
- Excavation of up to 20 m³ of PHC impacted soils from base and side walls of existing heating oil tank spill using a mini excavator and tandem truck.
- Follow up to previous excavation during spill response. Removing soil from side walls and base to address remaining lightly impacted soils.
- Load and transport approximately 20 m³ or approximately two tandem truck loads of lightly PHC impacted soils are anticipated to be transported to the KBL Yellowknife soil treatment facility. The tandem dump trucks will use the existing municipal roads to load and transport the soil. All shipments will be properly manifested. KBL received the soils from the emergency spill excavation.
- Drilling three groundwater monitoring wells each up to 8 m in depth at 9606 102nd Street Fort Simpson, NT using small track mounted drill weighing 4,100 lbs or 1,800 kg. Work to be completed by Great Slave Drilling. Boreholes are to be approximately 10 in depth.
- Collecting groundwater samples from wells.
- Collecting one surface water grab sample from Mackenzie River.

9818 101st Street, Fort Simpson

Work Comprises:

- Excavation of a few cubic meters of PHC impacted soil with mini excavator resulting from leak from heating oil tank. Estimated at 2 m³. Transported and disposed of along with soils from 9606 102nd Street, Fort Simpson.
- Removal and disposal of bollards and previous heating oil AST.
- Fill excavation and revegetate any disturbed areas if any.

Indicate the total number of hectares to be used in each phase of the project, as well as through the life of the project.

9818 101st Street Fort Simpson, NWT – 713 m². Excavation disturbance limited to approximately 20 m².
 9606 102nd Street Fort Simpson, NWT – 643 m². Excavation disturbance limited to approximately 1 m².
 Boreholes disturbance is considered negligible.

9. CAMP

Describe the proposed camp size and layout. Indicate the number of person-days; explain, with rationale, any variations in the number of people that may be on site over the life of the project.

No camp is required; accommodations are to be provided by local businesses.
The site work is expected to last 5 days, with a maximum of 5 people on site at any given time. Assume 20 person-days in 2023.

10. ROADS AND ACCESSES

Provide detailed information about the construction, location, and decommissioning of any roads and accesses.

Use an "X" to indicate if this is to be a pioneered road or access:	Yes		Use an "X" to indicate if the route has been laid out or ground-truthed:	Yes	
	No	X		No	X

The project is accessible by municipal/territorial roads and therefore does not require any additional road construction.

11. PROPOSED WASTE MANAGEMENT METHODS

Use the grey fields below to provide or reference the following information:

Waste Management Plan: Include a Waste Management Plan in your Application Package, if applicable, or for small-scale projects, describe the proposed waste management activities in the grey fields provided below. A template for the Plan can be found in the LWB [Guidelines for Developing a Waste Management Plan](#).

Waste Type	Management Method(s)
Garbage:	General non-hazardous waste collected in garbage bags and disposed of at municipal landfill or property garbage bins. Recycling, if possible, will occur.
Sewage (Sanitary and greywater):	Use of the existing sanitary and domestic water from the houses at each lot. No sewage will be disposed of otherwise.
Brush and trees:	Minor brush and tree trimming may be required. Any resulting branches will be collected and disposed of in local compost or landfill with a light duty truck.
Overburden (Organic soils, waste material, etc.):	Stored on-site and re-used following excavation for revegetation of the small local area.
Other (describe):	PHC Impacted soils – removed and trucked off-site for disposal at a licensed facility. KBL Environmental accepted the original PHC impacted soils, and this is the anticipated facility at which the soils will be relocated. Acceptance letter to be submitted following remobilization of Yellowknife employees.

Off-site Disposal: If waste is proposed to be disposed of off-site within the NWT, written confirmation (e.g., an email, letter, etc.) from the facility/facilities indicating they will accept the waste is required. Include it/these in your Application Package. Please note this information will be required by the Board prior to commencement of activities.

Approximately 20 m³ or two tandem truck loads of lightly PHC impacted soils are anticipated to be transported to the KBL Yellowknife soil treatment facility. The tandem dump trucks will use the existing municipal roads to load and transport the soil. All shipments will be properly manifested.

12. EQUIPMENT

Identify the types of equipment proposed to be used.

Number	Type/Description	Size (weight in tonnes)	Proposed use
1	Small Track Mounted Drill	1.8 tons	Drilling and installation of three groundwater wells.
2	Mini Excavator	7 tons	Excavating remaining contaminated soils adjacent to house.
3	Tandem Truck	Estimated at 12 to 15 tons	Transporting excavated soils to Off-site Disposal facility. will use the existing municipal roads to load and transport the soil.

13. FUEL

Identify all fuel types proposed to be used.

Type of Fuel	Number of containers	Capacity of containers (e.g., litres, pounds)	Type of container (e.g., barrel, tank, tidy-tank)	Proposed storage or staging location(s)
Diesel:	1	230 L	Tidy tank	Pick-up truck
Gasoline:	N/A	N/A	N/A	N/A
Aviation Fuel:	N/A	N/A	N/A	N/A
Propane:	N/A	N/A	N/A	N/A
Other: (describe)	N/A	N/A	N/A	N/A

14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

All equipment will be fueled at an off-site fueling station prior to work should the equipment require fueling during work, a truck mounted tidy tank will be used to transfer diesel to the equipment. Drip trays and spill containment equipment will be present during any fuel transfer.

15. SPILL CONTINGENCY PLAN

Include a Spill Contingency Plan in your Application Package, if applicable, or for small-scale projects, provide relevant details in the grey field provided below. An example of this Plan can be found in the INAC [Guidelines for Spill Contingency Planning](#).

The tidy tank is made of heavy steel gauge and designed for the transport of diesel fuel. Pick-up trucks contain spill kits. Portable drip trays and appropriately sized fuel transfer hoses with electric pump will be used when refuelling the drill rig. The pump has an automatic shut-off nozzle to prevent overfilling. The rig is inspected daily for fluid levels and leaks before operation. Hydrocarbon absorbents and a spill response kit will be present on-Site during work.

16. PROPOSED PROJECT SCHEDULE AND TERM

Indicate the proposed project start and completion dates and the time of year the project activities are planned to occur. Describe any anticipated temporary closure(s) or seasonal shutdowns. Indicate the term requested.

Start Date:	September 1, 2023	Completion Date:	December 31, 2023
Project activities are planned to occur during the open water season and prior to the closing of the Liard River ferry. The work is expected to last less than 5 days, ideally to be scheduled for some time in September depending on forest fires (permitting, access to gear, road closures, flights to Yellowknife, etc.)			
Term of Permit Requested:		Two years – to consider delays and early winter conditions requiring work to be completed the following open water season.	

17. POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT AND PROPOSED MITIGATIONS

If the proposed project, or parts of the proposed project, may be exempt from preliminary screening, describe the rationale for the exemption in the grey field below. Include the date of the most recent screening, and/or the environmental assessment or impact review number.

The purpose of the project is to complete remedial works for an existing spill response excavation. There are no negative environmental impacts anticipated from accessing the site for environmental assessment work and collecting soil samples using a small auger drill rig. The project employment opportunity for a local drilling contractor from Hay River, NT, and local accommodations and meals from Fort Simpson which is a positive social and economical impact.

Unless the project could be exempt from preliminary screening, using the Impact-Mitigation Table below, or the more detailed Table in Appendix D of the [Guide](#), identify all potential impacts and possible mitigations that are relevant to the proposed project, and indicate whether any of the mitigation measures have been developed as a result of input from affected parties. Possible potential impacts are listed below; however, these lists are not exhaustive and may not apply to all projects. All information provided should reflect the size, scale, and nature of the proposed project. Cumulative impacts and climate change must be considered. Attach additional pages if needed. Use landscape orientation if preferred.

Potential Impacts <i>Use an "X" to indicate which apply</i>	X	Potential Project Impacts and Proposed Mitigations <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
ABIOTIC COMPONENTS		
Land		
Soil contamination	N/A	
Soil compaction	N/A	
Destabilization/erosion	N/A	
Change in soil structure	N/A	
Inability to support vegetation	N/A	
Other	N/A	
Water		
Groundwater		
Water table alteration	N/A	
Infiltration changes	N/A	
Changes in water quality	N/A	
Temperature changes	N/A	
Other	N/A	
Permafrost		
Loss or change in extent	N/A	
Changes in seasonal fluctuations	N/A	
Change in persistence	N/A	
Other	N/A	
Surface Water		
Water flow or level changes (permanent, temporary, seasonal)	N/A	
Drainage pattern changes	N/A	
Temperature changes	N/A	
Changes in water quality	N/A	
Wetland impairment	N/A	
Changes to aquatic habitat (see Biotic section below)	N/A	
Other	N/A	
Air		
Changes in air quality	N/A	
Harm to living things	N/A	
Increased greenhouse gases	N/A	
Other	N/A	
BIOTIC COMPONENTS		
Vegetation		
Direct loss of vegetation	X	Revegetate any disturbed soil and the extents of the backfilled excavation
Loss of Species at Risk or may-be-at-risk plants	N/A	
Change in species composition	N/A	
Introduction of non-native (invasive) species	N/A	
Effects on plant health (dust, metals, toxins)	N/A	
Increased risk of fire	N/A	

Potential Impacts <i>Use an "X" to indicate which apply</i>	X	Potential Project Impacts and Proposed Mitigations <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
Compaction of vegetation	X	Any soils compacted by equipment will be raked to loosen surface to promote revegetation.
Other	N/A	
Terrestrial Wildlife Habitat		
Direct loss or removal of habitat, dens, or nests	N/A	
Loss or removal of keystone species and/or Species at Risk habitat	N/A	
Fragmentation of wildlife corridor	N/A	
Direct injury or mortality	N/A	
Disturbances to key lifecycle stages: breeding, feeding, nesting, staging	N/A	
Effects on population abundance	N/A	
Change in species diversity	N/A	
Effects on wildlife health (toxins, metals, etc.)	N/A	
Changes to migratory movement patterns	N/A	
Changes to predator-prey relationships	N/A	
Human-wildlife conflicts	N/A	
Other	N/A	
Aquatic Habitat		
Breeding disturbances	N/A	
Change in species diversity	N/A	
Effects on health (toxins, metals, sediment, etc.)	N/A	
Changes to migratory movement patterns	N/A	
Changes to predator-prey relationships	N/A	
Effects on population abundance	N/A	
Change in species diversity	N/A	
Other	N/A	
CULTURAL COMPONENTS		
Wildlife Harvesting		
Loss or reduction in game species populations	N/A	
Effects on traditional land use, subsistence, and harvesting rights	N/A	
Other	N/A	
Cultural Integrity and Heritage Resources		
Change to or loss of cultural integrity	N/A	
Change to or loss of traditional lifestyle	N/A	
Change to or loss of heritage resource	N/A	
Other	N/A	
Social and Economic Well-being		
Increased human health hazard and risk	N/A	
Economic opportunities or losses (employment, training)	X	Employing local contractors with local hires and use of local accommodations and meals – preferably FN owned establishments

Potential Impacts <i>Use an "X" to indicate which apply</i>	X	Potential Project Impacts and Proposed Mitigations <i>Describe the potential impact(s) and the proposed measure(s) to reduce each of these impacts.</i>
Change in ecological, cultural, social, or economic values identified for protection in approved Land Use Plans	N/A	
Impairment of the recreational or traditional uses of the land or water	N/A	
Impairment of the aesthetic quality of the land or water	N/A	
Changes to the use of the area by other non-Indigenous people (e.g., trappers, outfitters, residents, hunters, forest harvesters, other authorized projects)	N/A	
Other	N/A	

18. CLOSURE AND RECLAMATION

Use the grey field below to provide or reference the following information:

Closure and Reclamation Plan: Include a Closure and Reclamation Plan in the Application Package, if applicable, or for small-scale projects, describe the proposed closure and reclamation activities in the grey field provided below. Describe any temporary closure(s) and seasonal shutdowns. Please also refer to the LWB/AANDC [Guidelines for the Closure and Reclamation of Advanced Mineral Exploration and Mine Sites in the Northwest Territories](#).

Closure Cost Estimate: Prepare a Closure Cost Estimate and include it in your Application Package. Applicants are encouraged to contact Board staff, prior to applying, to determine which closure-cost-estimate template is most suited to the activities being applied for. Guidance is provided in section 2.2 of the LWB/GNWT/CIRNAC [Guidelines for Closure and Reclamation Cost Estimates for Mines](#). If the Application is submitted concurrently with a Water Licence Application, the estimate should include a breakdown of water- and land-related activities and liabilities.

The work will be completed within approximately 5 days at the site. Three monitoring wells will be installed for collection of groundwater samples. The existing open excavation will be filled and revegetated. Closure and reclamation plan is deemed not applicable. Costs are not anticipated to be material.

19. ADDITIONAL SUPPORTING INFORMATION

Use the grey field below to provide or reference the following information:

Engagement: Conduct engagement, prepare an Engagement Record and Engagement Plan in accordance with the LWB [Engagement Guidelines for Applicants and Holders of Water Licences and Land Use Permits](#), and include them in your Application Package. Templates are provided in the Guidelines. Please also refer to [Information for Proponents on MVLWB's Engagement Requirements](#).

Land Use Plans: Contact the applicable Land Use Planning Board or the Tłı̨cẖ Government for assistance in interpreting the requirements of the relevant land use plan(s). Include a Land Use Plan Conformity Table, or if applicable, written confirmation of conformity from the Tłı̨cẖ Government, in your Application Package, demonstrating how the project meets the requirements of the Land Use Plan, if applicable.

Traditional Knowledge (TK): Provision of TK is mandatory for applications to the SLWB. Other applicants are strongly encouraged to include TK.

Studies Undertaken to Date: List any relevant studies that support the proposed activities and include them in your Application Package.

The project is for environmental impacts assessment on federal land. The project is not expected to materially affect any parties. A sign will be posted on the property informing passerby of environmental work being conducted for due-diligence, and the field supervisor is willing to engage with or refer any member of the community that may have questions.

20. FEES

Refer to the Guide for assistance in determining relevant fees.


Type of Fee	Amount (\$)
Application fee (if applicable):	Submitted on behalf of federal government so no fees apply
Land-use fees (for federal areas only):	0\$
Total Fees:	0\$

If fees are submitted separately, indicate how and when they will be delivered to the Board’s office.

N/A

21. SIGNATURE

SLR Consulting (Canada) Ltd. by Shaun Michael Lamoureux, P.Eng. PMP on behalf of Public Services and Procurement Canada (PSPC) and Fisheries and Oceans Canada (DFO)	Senior Environmental Project Manager
Applicant’s Name (print) or Company Name	Position (print)

	September 5, 2023
Signature	Date

Review the application package checklist provided in the Guide, and submit completed applications to the Regulatory Manager or Executive Director identified on the “Contact Us” pages of the respective Land and Water Board (www.mvlwb.com, www.wlwb.ca, www.slwb.com, www.glwb.com).