

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:	<input type="checkbox"/>
	Wek'èezhìi Land and Water Board:	<input type="checkbox"/>	Gwich'in Land and Water Board:	<input type="checkbox"/>

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](#)



Received: July 15, 2024

File #: MV2024J0026

Copied to: TT / Reg

If applicable, provide the existing or current Land Use Permit file number:	MV2017J0029		
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 checked="" type="checkbox"/>	MV2017L3-0005
	Water Licence – in a federal area:	<input type="checkbox"/>	

1. NAME AND CONTACT INFORMATION – APPLICANT

Project Name:	Blachford Lake Lodge		
Applicant's Name:	Graham Dickson		
Position:	Owner Operator		
Company Name:	Arctic Kingdom Wilderness Lodge Holdings		
Mailing Address:	PO Box 1568		
Community:	Yellowknife	Telephone:	867-675-1181
Prov/Terr:	NT	Email:	gdickson@arctickingdom.com
Postal Code:	X1A 2P2	Other:	

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:			
Name:	Amy Isaikina		
Position:	Blachford Lake Lodge Manager		
Company Name:	Arctic Kingdom Wilderness Lodge Holdings		
Mailing Address:	Po Box 1568		
Community:	Yellowknife		
Prov/Terr:	NT	Telephone:	613-206-5531
Postal Code:	X1A 2P2	Email:	amy.isaikina@arctickingdom.com
Field Supervisor:	Katherine Johnson	Other:	katherine@arctickingdom.com

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:	TBD - Rotating Position (Reports to Amy Isaikina)		
Position:	On Site Location		
Company Name:	Arctic Kingdom Wilderness Lodge Holdings		
Mailing Address:	Po Box 1568		
Community:	Yellowknife	Telephone:	867-888-1006
Prov/Terr:	NT	Email:	lodge@arctickingdom.com
Postal Code:	X1A 2P2	Other:	

	Use an “X” to indicate that contractor and/or subcontractor information is not available at this time.
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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.

Minimum latitude:	62° 09' 55" N	Maximum latitude:	
Minimum longitude:	112° 40' 59" W	Maximum longitude:	

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

GIS Data: Use an “X” to indicate if GIS data is attached. Attached: Not Available:

Land Types: Use an “X” to indicate the type(s) of the land on which the activities are proposed:

Free Hold/ Private:		Commissioner’s/ Territorial Lands:	X	Federal Land:		Municipal Land:	
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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):	X	18(a)(ii):		18(a)(iii):		18(b):	
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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.).

The 30 year land lease title is owned and operated by Arctic Kingdom Wilderness Lodge Holdings. Attached to application for reference.
Community Engagement was conducted, please see the attached Engagement Policy and Log.

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):		(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):	X				

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)).

Blachford Lake Lodge is a small-scale tourism operation open for three seasons a year. Winter Aurora viewing, midnight sun summer getaways, and fall aurora viewing. Water is drawn from Blachford Lake to supply the site, and blackwater is deposited into a blackwater sump (a natural suppression of the land approved by lands officers). The current water licence has a large capacity of which we only use an annual approximate of 70-80 meters cubed. On average in full operation the lodge is using up to 2000 litres a day.

Water usage at Blachford lake lodge is for the purpose of municipal usage by the persons on site. The water specifically is only used for drinking, showering, and dishes.

The collection of water is done via two systems pending on the season. In the summer seasons with no ice on the lake a submersible pump is placed in the lake 10 meters from shore. The pumps is connected to a 40 meter above ground pipe line that runs to our storage tanks. The pump is powered by electricity that is produced on site. The pump is manually turned on and off once per day in order to fill the tanks. The storage tanks are two 1000 liter tanks that are stored in the crawlspace of the lodge, and feed the water system to the only building on site.

Monitoring the water is done in various ways including; the levels of the tanks to produce figures of usage, bi annual bacteriological testing for water cleanliness, and by batch chlorination of the water as per code required by the Stanton Regional Health Board.

All waste is dealt with in non-water systems including a composting toilet, food composter, and the rest of the waste is shipped back to Yellowknife to be disposed of properly.

Waste water from sinks, and showers is collected in two large tanks, 1000 liters and 500 liters. When the tanks are full the grey water is then pumped out a 400 meter to an on land covered sump that is located adequate distances from all buildings, water sources and supplies. The grey water is treated with environmentally approved bacteria to encourage smell reduction and environmental stability.

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

<1 It's a 2 acre lease.

the project.

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.

Please refer to our lands lease for the leased land, approximately two acres. Attached with the application is a Blachford Site Map which shows the layout of the land, camp buildings, paths etc. The camp is existing and any maintenance to the camp is caring for the existing structures, not expansion. Tourism seasons see between 2 and 40 guests, with up to 10 staff. Off seasons can see between 2 and 10 staff.

December 21 – April 15: Winter Tourism

April 16 – June 4: Breakup/Spring Maintenance/Potential Groups as required

June 5 – August 12: Summer Tourism

August 13 – October 12: Fall Tourism

October 13 – December 20: Freeze Up/Winter Maintenance/Potential Groups as required

There is currently a camp set up on our designated land use area. By camp we mean small structures in which to house our staff and support the needs of the main facility. See the attached site map for the layout and location of all buildings in camp. All buildings are a minimum of 10 or more meters from any body of water. There are 23 structures of with either rolled roves or tarp frames on site. ***Please see the attached document following this to break down the structures, they usage, and square footages.

There are on average 12 personnel stationed in camp for 10 months of the year, and on average 4 personnel stationed for the remaining two months. Given that info the number of person days required to complete the operation per calendar year is 3900. The water is sourced and pumped in from Blachford Lake with a maximum of 2000 liters per day.

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

Blachford Lake Lodge is fly in access only.

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:	Shipped Off Site
Sewage (Sanitary and greywater):	Processed to a Black Water Sump
Brush and trees:	Burned in small scale campfire
Overburden (Organic soils, waste material, etc.):	Composted or Shipped Off Site

Other (describe):

Please see Waste Management Plan Attached

*Please refer to Blachford’s waste management plan for full details.

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.

Please note that the YK SWDF does not provide written confirmation for us as a user of their site. We are a residential user, not a contractor account holder. Blachford does an excellent job at reducing its refuse with composting and environmental initiatives. There are only a few garbage and recycle bags, and a couple food waste buckets sent back on a monthly basis. These are transferred to the YK SWDF in the van by our expeditor. We pay for a vehicle load per trip. Please reference the following information from their website: <https://www.yellowknife.ca/en/living-here/garbage.aspx#Commercial-Contractor-Access-Hours-to-the-Solid-Waste-Facility-SWF->

Residential Public Access to the Solid Waste Facility

Monday: Closed

Tuesday to Sunday: 11:00 a.m. to 4:15 p.m.

Closed: Holidays

Any vehicle that accesses the site for disposal must ensure they are off site for closure at 4:15 p.m.

To ensure this takes place, large loads (such as a full truck load, a trailer, etc.) will not be accepted during the last 15 minutes of operation time or after 4:00 p.m.

Tipping Fees	Effective as of March 1, 2024	Effective as of June 1, 2024
Vehicle Charge for the disposal of residential waste and other waste such as yard waste and construction waste, good clean scrap wood	\$16.50 per vehicle	\$16.50 per vehicle
Organics, Grass Clippings and Leaves	No charge	No charge
Unsecured Load (at the discretion of Gatehouse Attendant)	\$82.25 additional charge	\$82.25 additional charge

12. EQUIPMENT

Identify the types of equipment proposed to be used.

The breakdown for the equipment onsite is as follows:

Quantity and Type	Size	Proposed Use
8 x Chainsaw	6 kg each	Cutting Fire Wood
9 x Snowmobile	320 kg each	Moving Supplies / Tours
1 x Snowblower	80 kg	Making Camp Trails

2 x Quad	200 kg	Moving Supplies
12 x Outboards	50 kg each	Moving Supplies / Tours
1 x Ice Auger	9 kg	Winter Water Access
4 x Generators	2 x 15 kg / 2 x 350 kg	Backup Power
2 x Brushcutters	7kg each	Maintaining Camp Trails
4 x Pumps	18kg each	Pumping Water / Fire Backup

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:	Please see the spill contingency plan for fuels and their details on site.			
Gasoline:				
Aviation Fuel:				
Propane:				
Other: (describe)				

Insert from SPC:

The breakdown of fuels onsite is as follows:

Fuel Type	Capacity of Container	Number Onsite and Location
Diesel	Barrel of 205 L	35 @ Gen/Basement/Helipad
Jet B	Barrel of 205 L	9 @ Helipad
Gas	Barrel of 205 L	8 @ Gastown
Propane	Bottle of 108L	16 @ Gen Deck

14. METHODS OF FUEL TRANSFER

Describe the proposed methods to transfer fuel.

3 locations of fuel transfer that are set up with pumps and hoses, and all spill prevention required.

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](#).

Attached with application package.

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:	October 2024	Completion Date:	October 2029
Annual Schedule is as follows: December 21 – April 15: Winter Tourism April 16 – June 4: Breakup/Spring Maintenance/Potential Groups as required June 5 – August 12: Summer Tourism August 13 – October 12: Fall Tourism October 13 – December 20: Freeze Up/Winter Maintenance/Potential Groups as required			
Term of Permit Requested:	Maximum Possible (5 year)		

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.

There are no Environmental and or Resource Impacts on:

- Groundwater or surface water
- Land, including geological structure change, contamination, alteration of permafrost etc.
- Vegetation, including species, nonnative species, or accumulation of toxins
- Fauna, including all kinds of wildlife, their population abundance and diversity and all factors

Even though Blachford systems produce no impacts we still have active management and monitoring systems to ensure that no impacts develop and that the health of the land and water systems continue to be unchanged. We continuously monitor all the resources above with sight, testing, monitoring, etc. There are no Archaeological resources that are impacted.

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		
Soil compaction		

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>
Destabilization/erosion		
Change in soil structure		
Inability to support vegetation		
Other		
Water		
Groundwater		
Water table alteration		
Infiltration changes		
Changes in water quality		
Temperature changes		
Other		
Permafrost		
Loss or change in extent		
Changes in seasonal fluctuations		
Change in persistence		
Other		
Surface Water		
Water flow or level changes (permanent, temporary, seasonal)		
Drainage pattern changes		
Temperature changes		
Changes in water quality		
Wetland impairment		
Changes to aquatic habitat (see Biotic section below)		
Other		
Air		
Changes in air quality		
Harm to living things		
Increased greenhouse gases		
Other		
BIOTIC COMPONENTS		
Vegetation		
Direct loss of vegetation		
Loss of Species at Risk or may-be-at-risk plants		
Change in species composition		
Introduction of non-native (invasive) species		
Effects on plant health (dust, metals, toxins)		
Increased risk of fire		
Compaction of vegetation		
Other		
Terrestrial Wildlife Habitat		
Direct loss or removal of habitat, dens, or nests		

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>
Loss or removal of keystone species and/or Species at Risk habitat		
Fragmentation of wildlife corridor		
Direct injury or mortality		
Disturbances to key lifecycle stages: breeding, feeding, nesting, staging		
Effects on population abundance		
Change in species diversity		
Effects on wildlife health (toxins, metals, etc.)		
Changes to migratory movement patterns		
Changes to predator-prey relationships		
Human-wildlife conflicts	x	Mitigated with education of wildlife and safe exposure. Mostly bear encounters where bangers and scare tactics are used to avoid conflict.
Other		
Aquatic Habitat		
Breeding disturbances		
Change in species diversity		
Effects on health (toxins, metals, sediment, etc.)		
Changes to migratory movement patterns		
Changes to predator-prey relationships		
Effects on population abundance		
Change in species diversity		
Other		
CULTURAL COMPONENTS		
Wildlife Harvesting		
Loss or reduction in game species populations		
Effects on traditional land use, subsistence, and harvesting rights		
Other		
Cultural Integrity and Heritage Resources		
Change to or loss of cultural integrity		
Change to or loss of traditional lifestyle		
Change to or loss of heritage resource		
Other		
Social and Economic Well-being		
Increased human health hazard and risk		
Economic opportunities or losses (employment, training)	x	Local employment opportunities offered.
Change in ecological, cultural, social, or economic values identified for protection in approved Land Use Plans		
Impairment of the recreational or traditional uses of the land or water		

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>
Impairment of the aesthetic quality of the land or water		
Changes to the use of the area by other non-Indigenous people (e.g., trappers, outfitters, residents, hunters, forest harvesters, other authorized projects)		
Other		

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.

Please see the Closure Cost Estimate and Security letter included with the application package. There are currently no activities, or proposed activities for the area to be reclaimed. Should there ever be a need for restoration of the land the plan would be as simple as to remove all structures, materials, and everything that is currently located on site, which was not there in its natural existence. We are not able to quote an estimate of time that this would take, but it would be possible for the reclamation to happen without any environmental, land or resource impact. We are fortunate enough to have no impacts while carrying out our existence and operation, but we would ensure to strictly follow the guidelines and regulations for reclamation.

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 Tłı̨chǫ 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.

Please see all supporting documents including the Engagement Plan.
 Since the first issue of Water Licence for Blachford Lake Lodge we have actively carried out surveillance network programming and environmental water sampling. While this isn't a registered study it is a record of volumes, discharges, water quality, and environmental monitoring showing our existence and impact of operating at the location.

20. FEES

Refer to the Guide for assistance in determining relevant fees.


Type of Fee	Amount (\$)
Application fee (if applicable):	\$150
Land-use fees (for federal areas only):	\$
Total Fees:	\$

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

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21. SIGNATURE

Arctic Kingdom Wilderness Lodge Holdings	Amy Isaikina – Manager
Amy Isaikina	Blachford Manager

	July 7th, 2024
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).

Blachford's Structures Breakdown

#	Building	Floor Size (Meters)	Area (m2)	Heating Source
1	Main Lodge	21.65 x 11.30	245	Diesel Boiler / Wood
2	Generator Shed	4.6 x 3.4	15.64	Propane
3	Gizzerville	4.65 x 4.65	21.6225	N/A
4	Snowmobile Barn	14.4 x 4.05	58.32	Diesel
5	Gastown	4.9 x 4.15	20.335	N/A
6	Kodiak	4.7 x 4.2	19.74	N/A
7	Eagles and Ravens	5.56 x 4.55 (x 2)	50.596	Pellet x 2
8	Point	4.4 x 4.5	19.8	Wood
9	Trappers	6.05 x 4.75	28.7375	Wood
10	Beaver	4.4 x 4.45	19.58	Wood
11	Kids U	14.7 x 5.7	83.79	Wood
12	Alder	4.75 x 3.53	16.7675	N/A
13	Mahsi Hall	3.9 x 3.3	12.87	Wood
14	Sauna	5.5 x 2.55	14.025	Wood
15	Juniper	4.65 x 4.05	18.8325	Wood
16	Staff House	9.5 x 4.65	44.175	Wood
17	Birch	4.1 x 3.5	14.35	Wood
18	Diamond Willow	4.65 x 4.15	19.2975	Wood
19	Pellet Tent	4.65 x 4.1	19.065	N/A
20	Tamarack	4.6 x 4.05	18.63	Wood
21	Spruce	4.7 x 3.5	16.45	Wood
22	Pine	4.12 x 3.33	13.7196	Wood
23	Poplar	3.9 x 3.3	12.87	Wood