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August 28, 2026

File: W2026J0004

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: The J Group Ltd. – Notice of Preliminary Screening Determination – Application for Land Use Permit – Camp – Deèzàatì (Point Lake), NT

The Wek'èezhì Land and Water Board (Board) met on August 27, 2026 and considered the Application Package from The J Group Ltd. for Land Use Permit (Permit) W2026J0004 for the Peterson's Point Lake Lodge (PPLL) at Deèzàatì (Point Lake), NT (Project) in accordance with the *Mackenzie Valley Resource Management Act* (MVRMA).

The Board conducted a preliminary screening based on the public record for the proceeding. Based on the evidence provided, the Board is satisfied the screening has been completed according to section 125 of the MVRMA and has decided **not to refer** the Project to environmental assessment. The Board's Preliminary Screening Determination and Reasons for Decision, as required by section 121 of the MVRMA, is attached.

If the Board does not receive notice of referral to environmental assessment, it can proceed with issuance of Permit W2026J0004 on **Monday, September 7, 2026**.

The Board and staff look forward to continued communications throughout the pause period. Please contact Ryan Fequet via [email](#) or at (867) 765-4589 with any questions or concerns regarding this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mason Mantla', with a stylized, cursive script.

Mason Mantla
Chair, Wek'èezhìi Land and Water Board

BCC'd to: Wek'èezhìi Distribution List
Amanda Peterson, The J Group Ltd.

Attached: Preliminary Screening Determination and Reasons for Decision

Preliminary Screening Determination and Reasons for Decision

Land Use Permit Application	
File Number	W2026J0004
Company	The J Group Ltd
Project	Peterson's Point Lake Lodge
Location	Deèzàatì (Point Lake), NT
Activity	Camp
Date of Decision	August 27, 2026

1.0 Decision

In accordance with subsection 124(1) of the [Mackenzie Valley Resource Management Act](#) (MVRMA), the Wek'èezhì Land and Water Board (WLWB or Board) met on August 27, 2026, to make a preliminary screening determination on the Application from The J Group Ltd (Applicant) for Land Use Permit W2026J0004 (Permit)¹ for the Peterson's Point Lake Lodge at Deèzàatì (Point Lake), NT (Project).²

The Board has decided not to refer the proposed Project to the Mackenzie Valley Environmental Impact Review Board (the Review Board) for Environmental Assessment because, based on the evidence, it is the Board's opinion that the proposed Project will not have a significant adverse impact on the environment or be a cause of public concern.

¹See WLWB Online Registry [www.wlwb.ca] for [PPLL – LUP Application – Jul 6, 26](#).

² The Project is the Peterson's Point 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 decision, are detailed in sections [3.0](#) and [4.0](#).

2.0 List of Defined Terms and Acronyms

Applicant	The J Group Ltd
Application	The complete application package submitted by the Applicant for Land Use Permit W2026J0004.
Board	Wek'èezhìi Land and Water Board
CRP	Closure and Reclamation Plan
EA	Environmental Assessment
GNWT	Government of the Northwest Territories
GNWT-ECC	Government of the Northwest Territories – Environment and Climate Change
IR	Information Request
Inspector	An Inspector designated under subsection 65(1) of the Waters Act
LWBs	Land and Water Boards of the Mackenzie Valley
MVRMA	Mackenzie Valley Resource Management Act
Minister	Minister of the Government of the Northwest Territories – Environment and Climate Change
OHWM	Ordinary High-Water Mark
ORS	Online Review System (www.new.onlinereviewsystem.ca)
Party	As per the LWB Rules of Procedure , an applicant, a person, or an organization participating in the regulatory proceeding for the Application.
Permit	Land Use Permit W2026J0004
Project	Peterson's Point Lake Lodge, which is the proposed development (as defined in Part 5 of the MVRMA). ³
Review Board	Mackenzie Valley Environmental Impact Review Board
SCP	Spill Contingency Plan
Standard Permit Conditions	LWB Standard Land Use Permit Conditions Template
TG	Tłıchǫ Government
TK	Traditional Knowledge
WLWB or Board	Wek'èezhìi Land and Water Board
WMP	Waste Management Plan

3.0 Background and Scope of Screening

The WLWB received a Land Use Permit Application (the Application) from the J Group Ltd. on July 6, 2026. The purpose of the Application is for the use of fuel, use and storage of vehicles and equipment, and the use of the Point Lake and Outpost camps at Deèzàatì (Point Lake), NT. The Applicant stated in the Application that the purpose of this Project is to expand the on-site fuel storage capacity at both the main

³ "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."

Lodge and the Outpost camps. This will support primary tourism activities and enable PPLL to provide logistical, accommodation and aviation fuel staging support to, governments, exploration companies, and other groups requiring helicopter or floatplane staging in the Point Lake area. The only way to the site is via a small-scale fly-in aircraft (float plane) and/or helicopter. The Applicant stated they will be using water from Point Lake for domestic use of up to <3 m³/day. The Applicant also stated they will be utilizing 6.786 hectares at the PPLL Lodge and 0.64 hectares at the Outpost camp. The Applicant noted in their application that the schedule for their typical operating season will be from June 25 to July 7 (Open-up the lodge and spring maintenance), and from July 8 to September 15 (Tourism Season with mid season break where there are no guests, core team is on site), and from September 16 to September 28 (Close up and maintenance. The max guest capacity will be 17 people (depending on sleeping arrangements) with an average of 8 guests and 6-7 staff (1 guide for every 2 guests, plus cook, housekeeper, and lodge helper)). The Person days per calendar year will be approximately 1000 days.

In accordance with paragraph 125(1)(a) of the [MVRMA](#), the Board must conduct a preliminary screening of the proposed Project to determine and report to the Review Board whether, in its opinion, the proposed Project might have a significant adverse impact on the environment, or might be a cause of public concern. The details of the Board's analysis are set out in section [4.0](#) below.

3.1 Scope of Screening:

The Project activities include:

- Use of fuel
- Use and storage of vehicles and equipment
- Use of the Point Lake and Outpost camps at Deèzàatì (Point Lake), NT

The Project is located in the Deèzàatì - Point Lake, NT area.

The coordinates are: Minimum Latitude: 65° 21' 06"N, Minimum Longitude: 114° 01'52"W, Maximum Latitude: 65° 21'31"N, and Maximum Longitude: 113° 23'20"W

3.2 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 Permit for public review on July 16, 2026, inviting reviewers to provide comments and recommendations on the Application and the preliminary screening (e.g., on impacts and mitigation measures) using the Online Review System (ORS). Comments were due August 6, 2026, with responses from the Applicant due August 13, 2026. The Board received comments and recommendations from North Slave Métis Alliance (NSMA), Government of the Northwest Territories Education, Culture and Employment, Prince of Wales Northern Heritage Centre (GNWT-ECE, PWNHC), Government of the Northwest Territories Environment and Climate Change (GNWT-ECC)-Inspector, Yellowknives Dene First

Nation (YKDFN), and Fisheries and Oceans Canada (DFO). Board staff also submitted comments and questions for the purposes of clarification.⁴

Since there were no requests to extend the reviewer comment deadline, 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 Tłıchq Government and that a reasonable period of time was provided for the Tłıchq Government to make representations to the Board in accordance with section 63 of the [MVRMA](#).

4.0 Potential Impacts and Proposed Mitigations

Table 1 below summarizes:

- the potential impacts of the proposed Project;
- the concerns that were identified during the regulatory proceeding and how the Applicant addressed those concerns;
- the proposed and potential mitigations for the potential impacts; and
- the Board's analysis of the potential impacts and proposed mitigations.

⁴ See WLWB Online Review System for [Peterson's Point Lake Lodge – Type A Land Use Permit Application – Jul 16 26](#).

Table 1: Potential Impacts and Proposed Mitigations for the Proposed Project

Potential Impact	Activity	Proposed Mitigations <i>Description of measures to reduce potential impacts, including consideration of cumulative impacts and climate change.</i>	Board Analysis and Determination
Soil contamination	Spills of deleterious substances (e.g., petroleum) during fuel transfer, equipment malfunction, storage, equipment maintenance, and leaks from stationary equipment	• The Applicant proposed the following mitigations in the Application. There is potential for fuel spills to contaminated underlying soils, but this can be mitigated with proper transfer protocol, use of drip trays at all re-fueling points, and spill response materials kept on hand at all times. • The Board has standard permit conditions that are typically used to mitigate the identified potential impacts. These standard conditions include: ○ Waste Chemical Disposal ○ Waste Petroleum Disposal ○ Waste Management Plan ○ Repair Leaks ○ Fuel Storage Setback ○ Fuel Cache Secondary Containment ○ Secondary Containment – Refueling ○ Fuel Containment ○ Mark Containers and Tanks ○ Mark Fuel Location ○ Maximum Fuel On-Site ○ Report Fuel Location ○ Seal Outlet ○ Spill Contingency Plan ○ Spill Response ○ Drip Trays ○ Clean Up Spills ○ Report Spills	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact on the environment and will not be a cause of public concern.

Changes in water quality	Water flow or level changes (permanent, temporary, seasonal), Temperature changes	• The Applicant proposed the following mitigations in the Application. Hydrocarbons can impact watercourses from spillage. Proper setbacks, storage, handline, and use of containment structures will drastically reduce the likelihood of water quality changes from occurring. Lodge conducts water sampling as does the GNWT which samples lakes along the Coppermine River including Point Lake 2-3 times per year. The Government of Canada, Water Surveys department also monitors water on Point Lake near the outlet and Coppermine River at outlet of Point Lake. Data available on government websites. • The Board has standard permit conditions that are typically used to mitigate the identified potential impacts. These standard conditions include: ○ Sump Setback ○ Clean Work Area ○ Natural Drainage ○ Reclaim Non-Oil and Gas Sumps	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact on the environment and will not be a cause of public concern.
Direct loss of vegetation	Compaction of vegetation	• The Applicant proposed the following mitigations in the Application: Hydrocarbons can impact soil. Proper storage, handling, use of containment structures and spill pads/supplies drastically reduce the likelihood of impacting vegetation. • The Board has standard permit conditions that are typically used to mitigate the identified potential impacts. These standard conditions include: ○ Waste Chemical Disposal ○ Waste Petroleum Disposal ○ Waste Management Plan ○ Spill Contingency Plan	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact on the environment and will not be a cause of public concern.

Human-wildlife conflicts	Disturbances to key lifecycle stages: breeding, feeding, nesting, staging, Changes to migratory movement patterns	• The Applicant proposed the following mitigations in the Application: Mitigated with education of wildlife. Respectful and safe distance. Use of bear bangers and scare tactics are used to avoid conflict with predators. Operations are small seasonal footprint with no road construction or ground clearing. Following Waste Management Plan which includes, backhauling waste to Yellowknife for proper disposal greatly reduce human-wildlife conflict. • During the public review, YKDFN raised a concern that the application did not provide sufficient information on Indigenous land use, harvesting activities, cultural values, wildlife baseline conditions, or Traditional Knowledge integration. In response, the Applicant indicated that it respected all Indigenous rights including the YKDFN, cultural values, traditional land use, harvesting activities, and Treaty rights within Akaitcho territory. They explained their reasons for being at Point Lake and the work that was put in to date. They also explained there are other groups that visit the site, Tłıchq Government, GNWT, Water Surveys all working on building data of the area. They stated they remain committed to ongoing engagement and welcomes any additional TK or harvesting information YKDFN wishes to share during the life of the Permit. • Mitigated by following Waste Management and Spill Contingency Plans maintaining a seasonal, low impact footprint and applying wildlife and safety protocols (guide escorts, respectful viewing distances). Wildlife baselines and Traditional Knowledge (TK) are available from both the GNWT ECC and annual reports from the Tłıchq Ekwò Nàxoèhdee K'è: Boots on the Ground projects at Deèzàati for insights on barrenground caribou, predator and habitat conditions as well as cultural values, indigenous land use and TK. The Applicant indicated that the value past informal visits with Boots on the Ground	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact on the environment and will not be a cause of public concern.
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		participants over the years and welcomes ongoing dialogue and knowledge sharing with all Indigenous groups. • Possible fish mortality during water withdrawal activities. Eliminated impact with use of end of pipe fish screens to prevent fish entrainment/impingement. Domestic water intake low volume and no in-water construction or physical bed disturbance. • The Board has a standard permit conditions that is/are typically used to mitigate the identified potential impacts. These standard conditions include: ○ Waste Management Plan ○ Spill Contingency Plan ○ Habitat Damage	
Wildlife harvesting, social and economical wellbeing	Loss or reduction in game species populations, Effects on traditional land use, subsistence, and harvesting rights, Economic opportunities or losses (employment, training)	• The Applicant proposed the following mitigations in the Application. Although an outfitting license is maintained, no big game commercial harvesting occurs. Sport fishing is non-consumptive except for onsite meals (shore lunches or other meals). • Seasonal tourism operations are low-impact and do not disrupt traditional land use or subsistence harvesting. The Applicant stated it would maintain an open-door approach to communications with Indigenous groups regarding traditional land use, harvesting rights and cultural practices. • Local employment opportunities offered. • The Board has a standard permit condition that is typically used to mitigate the identified potential impacts. These standard conditions include: ○ Habitat Damage	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact on the environment and will not be a cause of public concern.
Cultural integrity and	Change to or loss of cultural integrity,	• The Applicant proposed the following mitigations in the Application. Potential accidental disturbance of archaeological or historical sites. No ground disturbance as part of project.	Based on the described mitigations, it is the Board's opinion that the proposed activities will not have a significant adverse impact

heritage resources	change to or loss of heritage resource	Implementation of the PWNHC Chance Find Protocol for staff, contractors and guests. • The PWNHC during the public review stated that the PWNHC informed the proponent about the required avoidance of the archaeological site near the lodge. Since there has been very minimal archaeological work conducted near the lodge and no archaeological work near the outpost, the PWNHC also provided the Applicant with the Archaeological Chance Find Protocol document, which outlines the requirements of not collecting suspected archaeological remains and to contact the PWNHC office immediately, if suspected archaeological material is encountered. The PWNHC recommend that the Applicant and all visitors to the lodge and/or outpost, review the Archaeological Chance Find Protocol document to understand everyone's responsibilities when encountering suspected archaeological material on the land in the NWT. The Applicant responded it supported the PWNHC's recommendation and would commit to implementing the PWNHC Archaeological Chance Find Protocol and ensure all the staff, contractors, and lodge guests are briefed on the protocol. • The Board has standard permit conditions that are typically used to mitigate the identified potential impacts. These standard conditions include: ○ Archaeological Buffer ○ Site Disturbance ○ Site Discovery and Notification	on the environment and will not be a cause of public concern.
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4.1 Consideration of Potential Impacts

Based on the potential impacts and proposed mitigations identified above in Table 1, 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 standard permit conditions and/or project-specific conditions 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 Permit 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.

4.2 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.

5.0 Conclusion

The Board has reviewed all the evidence received during the regulatory process with respect to the Preliminary Screening of the proposed Project. Based on the evidence, it is the Board's opinion that the proposed Project will not have a significant adverse impact on the environment or be a cause of public concern, as set out in paragraph 125(1)(a) of the [MVRMA](#). The Board has therefore decided not to refer the proposed Project to Environmental Assessment. If the Board does not receive a notice of referral to environmental assessment by September 6, 2026, the Board can issue the Permit on September 7, 2026.

SIGNATURE



Mason Mantla, Chair
Wek'èezhì Land and Water Board

August 27, 2026

Date