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Sahtu Land Use Planning Board
Box 235
Fort Good Hope, NT
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March 28th, 2011

RE: NWLC response to letter from SLUPB, dated January 20, 2011

Dear Sir / Madame:

This letter responds to a letter sent to the Norman Wells Land Corporation (NWLC) from the Sahtu Land Use Planning Board, dated January 20, 2011 and attached as Appendix "A".

On January 22nd and 26th, 2011 the NWLC held meetings with its Membership to address the questions raised in the January 20th, 2011 letter from the SLUPB. At the meetings, the Membership addressed each Map (1-16) in order and each question in order, as raised in the January 20th letter. The following important comment and chart summarizes the NWLC Membership's answers and recommendations to the questions raised:

COMMENT

The fundamental recommendation being made by the NWLC is to have an adequate buffer zone around **all** key lakes and rivers in the Tulita District. Preferably, the buffer zone shall be zoned Conservation pursuant to the definition used in the Sahtu Land Use Plan. However, if Conservation zoning is impossible in certain locations, the NWLC would accept a Special Management Zoning in the buffer areas around the key lakes and rivers as a concession.

Also, in areas that have been traditionally used by the people of Tulita, the NWLC is prepared to support the zoning recommendations of the Tulita Elders', Tulita Land Corporation (TLC) and Fort Norman Metis Land Corporation (FNMLC), but maintains recommends strongly that all key lakes and rivers in the Tulita District be protected by applying an adequate buffer zone.

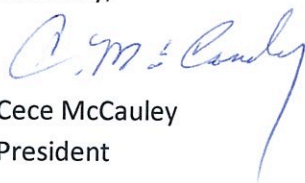
CHART SUMMARIZING NWLC RESPONSES TO TDLC RE-ZONING RECOMMENDATIONS

Map	Parcel	Answer to Question	Additional Comments
1	32	Return to original Draft #3 zoning	
1	33	Return to original Draft #3 zoning	
1	94	Return to original Draft #3 zoning	
1	95	Return to original Draft #3 zoning	
2	99	Return to original Draft #3 zoning	
3	M33	TDLC recommendation confirmed	
3&4	100	1)Return to original Draft #3 zoning 2)Return to original Draft #3 zoning 3)Return to original Draft #3 zoning 4)Return to original Draft #3 zoning 5)Return to original Draft #3 zoning	Need to Support Deline Will support TLC and FNMLC position
5	M30	TDLC recommendation confirmed	
	M31	TDLC recommendation confirmed	
	95, 106	Return to original Draft #3 zoning	Maintain CZ around Oscar Lake (95)
	108	TDLC recommendation confirmed	Maintain slight SMZ buffer along river
6	105	Entire block should be re-zoned CZ	
6	106	Re-zone to CZ	
	107	Re-zone to CZ	
	108	Return to original Draft #3 zoning	
7	BLT		Will support TLC and FNMLC position
7	122		Will support TLC and FNMLC position
7&10	134		Will support TLC and FNMLC position
7	135		Will support TLC and FNMLC position
7	136		Will support TLC and FNMLC position
8	113		Will support TLC and FNMLC position
8	52		Will support TLC and FNMLC position
9	134,137 140		Will support TLC and FNMLC position

Map	Parcel	Answer to Question	Additional Comments
9	144		Will support TLC and FNMLC position
9	145-147		Will support TLC and FNMLC position
11	148-153		Will support TLC and FNMLC position
11	157-167		Will support TLC and FNMLC position
12	168-172		Will support TLC and FNMLC position
13	127	Return to original Draft #3 zoning	
13	128		Will support Tulita Elders' position
13	129	Return to original Draft #3 zoning	
14	130		Will support Tulita Elders' position
14	131		Will support Tulita Elders' position
14	133		Will support Tulita Elders' position
15	114		Will support TLC and FNMLC position
15	114-118		Will support TLC and FNMLC position
	122-126		Will support TLC and FNMLC position
16	119-121		Will support Tulita Elders' position

If you have any further questions or concerns, please feel free to contact me.

Sincerely,



Cece McCauley
President

APPENDIX "A"



Sahtu Land Use Planning Board

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January 20, 2011

Rocky Norwegian, President
Tulita District Land Corporation
P.O. Box 108
Tulita, NT X0E 0K0

Re: Follow-up Questions from January 6-7, 2011 Consultation on Zoning of Settlement Lands

Dear Mr. Norwegian,

At the follow-up consultation that the Sahtu Land Use Planning Board (SLUPB) held in Tulita on January 6-7, 2011 the Board committed to sending a list of questions regarding the TDLC's previous requested zone changes for settlement lands (comments submitted by Richard Hardy on October 21st, 2010), for which we require further clarification. We have attached a list of detailed questions to this letter. **We are asking for a written response on these questions by February 25th, 2011.**

We understand that Richard Hardy has arranged follow-up meetings with the District and the various organizations from both Tulita and Norman Wells between January 20th and 25th to seek resolution to these and other questions regarding zoning in the Mackenzie Mountains. Sixteen detailed maps were provided to participants at the January 6-7th meeting to assist with discussions on settlement lands as well as larger wall maps showing the proposed changes. The attached questions reference these 16 maps and break the questions down for each parcel. Each detailed map has an inset map in the upper corner to help you identify the area you are looking at. You can consult the larger wall maps to assist you as well. The third map in each set clearly identifies the parcels. Refer to the parcel number referenced in each question. Additional hard copies of the maps can be provided upon request.

To assist you in answering the detailed questions, please also give consideration to the following broad questions regarding your priorities for these lands.

- What are your goals for each parcel of settlement land?
- Why were those lands selected and how do you intend to use them in the future?
- In delineating Conservation Zones and Special Management Zones, the Board uses a 500 m buffer around lakes and a 1 km buffer around most rivers (except the Mackenzie, Great Bear and Mountain Rivers which currently have a 5 km buffer on each side). Where there is overlap between a parcel of settlement land and a buffer (for either a Conservation Zone or Special Management Zone), in general, is it more important to you to maintain the buffer for the river or lake, or to allow development in that portion of the parcel?



- In making decisions for each parcel, keep in mind your overall goals for the Mackenzie Mountains and valley as a whole. The most significant result of the proposed zone changes is the gradual erosion of the Mackenzie River, Carcajou River and Great Bear River Special Management Zones. Refer to the large wall map to see the cumulative effects of all the individual zone changes. Consider whether you intended to do this and what this means for the management of your lands. To this end, I've included a statement next to many of the proposed changes alerting you to broader planning considerations.
- Once you have decided what the new boundaries for Shuhtagot'ine Nene will look like, consider how you intend to manage settlement parcels that are located within or immediately adjacent to a National Wildlife Area. If a parcel falls within the new boundaries, do you intend to allow development there? If not, you may want to consider alternative designations – either Special Management or Conservation.

The Board will carefully consider your direction for the zoning of your settlement lands, and will be especially cautious to avoid blocking development opportunities for subsurface parcels. The Board also has a broader responsibility to ensure that the final zoning makes sense from a planning perspective, accurately reflects the values and goals for those areas, and is integrated with zoning for adjacent areas. Understanding the reasons for your direction for certain parcels will help us to meet those objectives when we make our final decisions on the Plan. As such, we encourage you to include a statement of rationale or explanation for requesting a given zone designation for your parcels in your response, especially where the direction may conflict with the zoning for surrounding areas.

Should you have any questions or need assistance from us in any way in working through these questions, please contact me at (403) 984-3916 or Heidi.wiebe@shaw.ca. We look forward to receiving your comments and working with you to complete the Sahtu Land Use Plan.

Respectfully,

Heidi Wiebe
Plan Development Lead
Sahtu Land Use Planning Board

CC: Cece Hodgson-McCauley, President – Norman Wells Land Corporation
Gordon Yakeleya, President – Tulita Land Corporation
Eddie McPherson Jr., President – Fort Norman Metis Nation Local 60 Land Corporation
Richard Hardy

Attch: Follow-up Questions

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 1	32	the only SMZ should be around the lake	1) Deletes Conservation Zone around Florence Lake and replaces it with a smaller Special Management Zone; 2) Deletes SMZ around Carcajou River	Please confirm	Contributes to significant cuts to Carcajou River SMZ - see wall map
Map 1	33	make all parcels general use	Deletes parts of Carcajou River SMZ and Mackenzie River SMZ	Please confirm	Contributes to significant cuts to SMZs around Carcajou and Mackenzie Rivers
Map 1	94	make all parcels general use	Deletes part of Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 1	95	make all parcels general use	Deletes part of Mackenzie River SMZ and Norman Range SMZ	Please confirm	Contributes to significant cuts to Mackenzie River and Norman Wells SMZs
Map 2	99	should be zoned SMZ with no CZ	Removes CZ around southern end of Turton Lake and adds the area into the surrounding Norman Range SMZ	Please confirm	
Map 3	M33	make all parcels general use	Deletes part of Norman Range SMZ	Please confirm	
Maps 3 & 4	100	the only CZ should be around the massacre site (map 4); the only SMZ should be around the shores of Brackett (Willow) Lake and the small lakes south of Brackett (Willow) Lake (map 4)	1) Removes parts of the Norman Range SMZ (map 3); 2) Deletes CZ around Lennie Lake and eliminates CZ buffer around Kelly Lake (map 3); 3) Reduces CZ around Mahoney Lake and Massacre Site to a 500 m buffer around the Massacre Site only (map 4); 4) Removes parts of the Great Bear Lake Watershed SMZ (map 4); 5) Deletes CZ around Willow Lake, Stone Lake and surrounding water bodies and replaces it with general use north of Willow Lake, and SMZ around Willow Lake and the small lakes south of Willow Lake (map 4)	1) Was the intent to completely delete the Kelly Lake-Lennie Lake CZ or should the lakes themselves still be protected and only the buffer eliminated? 2) Please consider maintaining the Great Bear Lake Watershed SMZ - this is important to Deline and does not restrict development. 3) Please confirm appropriate buffers and delineation of other changes.	1) Contributes to significant cuts to Mackenzie River and Norman Wells SMZs; 2) GLW SMZ currently includes the entire watershed and is meant to manage the entire watershed so it should be left intact.

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 5	M30, M31, 95, 106, 108	Any lands in the Block Land Transfer that are not in the boundaries of the Town of Norman Wells must be zoned G.U.Z.	Removed parts of the Mackenzie River SMZ on each of these parcels	Please confirm	
Map 6	105	The only CZ should be around the shores of 3 Day Lake	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 6	106, 107, 108	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 7	Tulita BLT			Should all areas in BLT outside the municipal boundary except Bear Rock be made General Use ?	
Map 7	112	the only CZ should be around Bear Rock	Removes part of the Mackenzie River SMZ	Bear Rock CZ includes Trout Lake at the northern edge based on previous community direction. Should it still be included in the CZ?	
Map 7 & 10	134	CZ should remain as proposed	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 7	135	make all parcels general use	Removes parts of the Mackenzie River SMZ and Great Bear River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River and Great Bear River SMZ
Map 7	136	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 8	113	make all parcels general use	Removes part of the Great Bear River SMZ	Please confirm	Contributes to significant cuts to Great Bear River SMZ
Map 8	52	make all parcels general use	Changes an island in the Mackenzie River SMZ to General Use	You directed us to keep other islands in the Mackenzie River as SMZ. Was this one overlooked or should it be General Use? Please confirm.	

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 9	134, 137-140	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 9	144	make all parcels general use	1) Removes part of the Mackenzie River SMZ; 2) Would delete north section of buffer from Mio Lake CZ	1) Confirm changes to Mackenzie River SMZ; 2) Do you want the north section of buffer deleted from Mio Lake CZ or should it remain CZ?	Contributes to significant cuts to Mackenzie River SMZ
Map 9	145-147	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 11	148-153	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 11	157-167	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 12	168-172	make all parcels general use	Removes part of the Mackenzie River SMZ	Please confirm	Contributes to significant cuts to Mackenzie River SMZ
Map 13	127	the SMZ should be around the licks only	Deletes Mountain Lakes CZ (Carcajou Lake). The Board deleted the entire CZ polygon (including areas outside the settlement land parcel) as it didn't make sense to leave the outer buffer behind once the core was deleted. The outer area was added to the Mackenzie Mountain SMZ. The parcel was made General Use.	The Board has no data indicating a mineral lick in this settlement parcel. Please identify for us on the map where the mineral lick in this parcel is and where the SMZ should be or if the entire parcel should be added to the Mackenzie Mountains SMZ.	Contributes to significant cuts to SMZs around Carcajou and Mackenzie Rivers
Map 13	128	make all parcels general use	Removes parts of the Mackenzie Mountain SMZ and Carcajou River SMZ	Please confirm	Contributes to significant cuts to Mackenzie Rivers

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 13	129	the SMZ should be around the licks only	1) Deletes Mountain Lake CZ; 2) Removes parts of the Carcajou River SMZ and Mackenzie Mountains SMZ. Kept part of the Mackenzie Mountains SMZ where we have generalized data indicating a mineral lick and where the NTS maps indicated "Sheep Mountain" (see direction for parcel 131). 3) The mountain area immediately south of the parcel was also removed as it was only there previously to capture the entire range which is no longer being protected.	1) Confirm that the intent is to remove the Mountain Lake CZ. 2) Please clearly identify where the mineral licks are in this area based on your knowledge and the boundaries you would like for the SMZ. 3) Please confirm whether you agree with the changes to the lands immediately south of the parcel or whether those should continue to be included in the Mackenzie Mountains SMZ.	Contributes to significant cuts to Carcajou River SMZ. Need to ensure outer edge of Mackenzie Mountain SMZ makes sense
Map 14	130	make all parcels general use	Removes the entire parcel from the Shuhtagot'ine Nene PCI and makes it general use	How does the District envision using these lands if Shuhtagot'ine Nene still covers this area? Will you allow development on these lands? Is General Use really the most appropriate designation here? How does the District envision using these lands if Shuhtagot'ine Nene still covers this area? Will you allow development on these lands? Is General Use really the most appropriate designation here? If you maintain your current direction, please identify the extent of the area known as "Sheep Mountain" and where you would like the SMZ.	The zoning must make sense with surrounding areas. Unless you expect to develop parcels in the middle of a National Wildlife Area, consider zoning this parcel CZ or SMZ.
Map 14	131	the only SMZ should be around Sheep Mountain	Removes the parcel from the Shuhtagot'ine Nene PCI and makes it general use other than a small polygon. We do not know which part of the range the community refers to as "Sheep Mountain" so we had to guess.	How does the District envision using these lands if Shuhtagot'ine Nene still covers this area? Will you allow development on these lands? Is General Use really the most appropriate designation here? If you maintain your current direction, please identify the extent of the area known as "Sheep Mountain" and where you would like the SMZ.	The zoning must make sense with surrounding areas. Unless you expect to develop parcels in the middle of a National Wildlife Area, consider zoning this parcel CZ or SMZ.

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 14	133	the only CZ should be around the lake	Results in a CZ around Drum Lake with a 500 m buffer, inside a parcel of General Use, inside the larger Shuhtagot'ine Nene PCI. This nested zoning is problematic from a planning perspective.	It is ok to have a CZ (Drum Lake) inside a General Use Zone (parcel 133). We question the need to retain the broader Shuhtagot'ine Nene PCI around this parcel. Consider cutting off the PCI south of this parcel. Determine what it is you are trying to protect and apply the designation or combination of designations that gives you the appropriate level of protection. Consider whether it wouldn't be better to make parcel 133 Special Management to harmonize with the broader Mackenzie Mountain SMZ. You could still retain an inner CZ around Drum Lake if desired.	
Map 15	114	the only CZ should be around the hot springs	1) We made no change to the CZ - we kept the larger block identified 30 years ago by the International Biological Programme. 2) Removed sections of the Mackenzie Mountains SMZ and changed it to General Use.	1) Should the CZ shrink to a smaller area around the actual site of the hot spring? If so, please delineate the area you would like. 2) Confirm change to Mackenzie Mountains SMZ.	

Map #	Parcel	Direction	Resulting Zone Change	Question	Planning Concern
Map 15	114-118, 122-126	make all parcels general use	<p>1) Removed sections of the Shuhtagot'ine Nene PCI and Canol Trail PCI and changed them to General Use.</p> <p>2) Parcels 117 and 118 also removed parts of the Mackenzie Mountains SMZ and changed those areas to General Use.</p>	<p>1) How does the District envision using these lands if Shuhtagot'ine Nene still covers this area? Do you intend to allow development on your parcels within these broader protected areas? How will your lands work together with Crown lands in these protected areas to achieve the goals identified for the protected areas? Perhaps CZ or SMZ would be a better fit? Please confirm your final decision. 2) Confirm changes to Mackenzie Mountains SMZ.</p>	<p>The zoning must make sense with surrounding areas. Unless you expect to develop parcels in the middle of a National Wildlife Area, consider zoning these parcels CZ or SMZ.</p>
Map 16	119-121	make all parcels general use	<p>1) Removed sections of the Shuhtagot'ine Nene PCI and Canol Trail PCI and changed them to General Use.</p>	<p>Same question as above. Reconsider alternative zone designations if the revised SGN boundaries still encompass these areas based on how you would expect to manage these areas in conjunction with a protected area. 2) If a General Use designation is still desired, we would likely make the two small blocks of land outside the parcels General Use as well to harmonize the zoning. Please confirm acceptance of this approach.</p>	<p>The zoning must make sense with surrounding areas. Unless you expect to develop parcels in the middle of a National Wildlife Area, consider zoning these parcels CZ or SMZ.</p>