

Chair, Sahtu Land Use Planning Board

From: Allan Châtenay <al@explor.net>
Sent: January-30-18 10:10 AM
To: Sahtu Land Use Planning Board; Chair, Sahtu Land Use Planning Board
Subject: RE: Sahtu Land Use Plan 5-Year Review

Good morning;

Thank you for the opportunity to review and comment on the Sahtu Land Use Plan.

As your Board is aware, I am a Calgary-based businessman who has been active in the NWT since 1989 and in the Sahtu since 2003.

I fundamentally respect the Sahtu people's right to determine the best use of their land and the best pathways forward for their people.

Having said this, as a businessman who understands the value of resource development and the potential that it holds for the Sahtu people and their prosperity, what has been tragic for me to observe is that despite the land holding resources that are worth many billions of dollars, the people of the Sahtu continue to struggle economically. I believe that the Sahtu Land Use Plan is part of the regulatory system that serves to stand as an obstacle between the Sahtu people's present state and their future potential. What I have also observed is that generally speaking, land is valued based on surface valuations, and less on subsurface valuations, which are often poorly understood when it comes to decision making. This tends to push people towards protecting based on surface values without properly informed consideration of the lost potential. The outcome is simply a lack of activity and a lack of opportunity and a continued dependence on government support – exactly the current state of affairs in the Sahtu.

I will not get into detailed comment about the plan itself. That is for the Sahtu people to do.

What I would simply encourage you to ask yourselves as you review the plan is the following:

- Has the Sahtu Land Use Plan contributed to our well-being as a community?
- Will the updated Sahtu Land Use Plan help or hinder our future prosperity?
- Do we have all the geological and geophysical data to make informed decisions about lost potential for areas under protection?
- Have new technologies in resource development changed the values of subsurface resources?
- Are there areas we are protecting that could unleash economic prosperity if we instead opened them to responsible development under the watchful eye of the Sahtu Land and Water Board?
- What can we change in the plan that will drive prosperity and well-being?

I wish you the best of luck as you move forward with this review. I encourage you to think carefully about the consequences of land use planning as it relates to economic development. Finally, I remain available to provide additional support and input as you may deem appropriate.

Best Regards,

Allan Châtenay



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