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March 24, 2026

File: MV2026S0003

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: Yellowknife Airport – VOR Site – Notice of Preliminary Screening Determination – Application for Land Use Permit – Yellowknife – Location, NT

The Mackenzie Valley Land and Water Board (Board) met on March 19, 2026, and considered the Application Package from TREK Engineering Inc. (TREK) for Land Use Permit (Permit) MV2026S0003 for the Yellowknife Airport – VOR Site (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 MV2026S0003 on **April 4, 2026**.

The Board and staff look forward to continued communications throughout the pause period. Please contact Kathy Racher via [email](#) or at (867) 766-7557 with any questions or concerns regarding this letter.

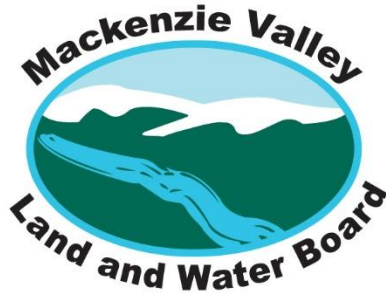
Yours sincerely,

A handwritten signature in blue ink that reads "Tanya MacIntosh". The signature is written in a cursive, flowing style.

Tanya MacIntosh
Chair, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho Distribution List
Brent Hay – TREK Engineering Inc.
Kia Cachero – TREK Engineering Inc.

Attached: Preliminary Screening Determination and Reasons for Decision



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Preliminary Screening Determination and Reasons for Decision

Land Use Permit Application	
File Number	MV2026S0003
Company	TREK Engineering Inc.
Project	Yellowknife VOR
Location	Yellowknife Airport, NT
Activity	Geotechnical Investigation
Date of Decision	March 19, 2026

1.0 Decision

In accordance with subsection 124(1) of the [Mackenzie Valley Resource Management Act](#) (MVRMA), the Mackenzie Valley Land and Water Board (MVLWB or Board) met on March 19, 2026, to make a preliminary screening determination on the Application from TREK Engineering Inc. (TREK) (Applicant) for Land Use Permit MV2026S0003 (Permit)¹ for the Yellowknife Airport VHF Omni-Range (VOR) (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 is not likely to have a significant adverse impact on air, water, and/or renewable resources, and will not be a cause of public concern.

¹ See MVLWB Online Registry www.mvlwb.com for [TREK Engineering Inc - Yellowknife Airport - VOR Site - Feb11 26](#).

² The Project is the Yellowknife Airport – VOR Site, 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	TREK Engineering Inc.
Application	The complete application package submitted by the Applicant for Land Use Permit MV2026S0003
GNWT	Government of the Northwest Territories
GNWT-ECC	Government of the Northwest Territories – Environment and Climate Change
Inspector	An Inspector designated under subsection 65(1) of the Waters Act
LWBs	Land and Water Boards of the Mackenzie Valley
MVLWB or Board	Mackenzie Valley Land and Water Board
MVRMA	Mackenzie Valley Resource Management Act
Minister	Minister of the Government of the Northwest Territories – Environment and Climate Change
ORS	Online Review System (www.new.onlinereviewssystem.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 MV2026S0003
Project	Yellowknife VOR, which is the proposed development (as defined in Part 5 of the MVRMA).
Review Board	Mackenzie Valley Environmental Impact Review Board
Standard Permit Conditions	LWB Standard Land Use Permit Conditions Template

3.0 **Background and Scope of Screening**

On January 22, 2026, the Applicant submitted an application for a new Permit MV2026S0003 (the Application). On February 11, 2026, additional information requested by Board staff, a site map³ and Engagement Plan and Record, were received⁴ and the Application was subsequently deemed complete and circulated to the Distribution List for public review on the Online Review System (ORS).⁵ Engagement started in November 2025 and continued up until submission of the application

In accordance with paragraph 125(2)(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 is likely to have a significant adverse impact on air, water, and/or renewable resources, or might be a cause of public concern. The details of the Board’s analysis are set out in section [4.0](#) below.

³ See MVLWB Online Registry for [TREK Engineering - Yellowknife VOR - Map 1 - Feb11 26](#).

⁴ See MVLWB Online Registry for [TREK Engineering - Yellowknife VOR - Engagement Plan V1.0 and Record - Feb 6 26](#).

⁵ See MVLWB Online Review System for [TREK Engineering Inc - Yellowknife Airport - VOR Site - Feb11 26](#).

3.1 Scope of Screening:

New Areas and/or Activities:

The Project to be conducted is a Geotechnical Investigation at the Yellowknife Airport VOR site at the Yellowknife Airport, entirely within the City of Yellowknife limits. The work will consist of:

- Drilling;
- Collection of soil samples; and
- Temporary installation of thermistor (temperature) monitoring equipment in the boreholes.

The Project will take place over the course of two days. No wells will be installed, and no groundwater use is required. Waste will be deposited at the City of Yellowknife facility, no camp is required, no fuel storage is required, and the equipment is limited to a drill.

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 February 11, 2026, inviting reviewers to provide comments and recommendations on the Applications and the preliminary screening (e.g., on impacts and mitigation measures) using the ORS. Comments were due March 4, 2026, with responses from the Applicant due March 11, 2026. The Board received comments and recommendations from the Government of the Northwest Territories – Environment and Climate Change (GNWT-ECC) Inspectors and Government of the Northwest Territories – Education Culture and Employment – Prince of Wales Northern Heritage Centre.⁶

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](#).

Pursuant to Schedule 4.1 of [Northwest Territory Métis Nation \(NWTMN\) Interim Measures Agreement](#),⁷ the Board determined that written notice was given to the NWTMN and that a reasonable period of time was allowed for NWTMN to make representations with respect to the Application.

Pursuant to subsection 1.6, paragraphs (a) and (b) of the [Akaitcho Territory Dene First Nations \(ATDFN\) Interim Measures Agreement](#),⁸ the Board determined that written notice was given to the ATDFN and that a reasonable period of time was allowed for ATDFN to make representations with respect to the Application.

⁶ See MVLWB Online Registry for [TREK Engineering - Yellowknife VOR - Application - Review Comment Table - Mar24 26](#).

⁷ See MVLWB Land Claims, IMAs, and Land Use Plans webpage to access the [Northwest Territory Métis Nation Interim Measures Agreement](#).

⁸ See MVLWB Land Claims, IMAs, and Land Use Plans webpage to access the [Akaitcho Territory Dene First Nations Interim Measures Agreement](#).

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.

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

Potential Impact	Activity	<p align="center">Proposed Mitigations</p> <p align="center"><i>Description of measures to reduce potential impacts, including consideration of cumulative impacts and climate change.</i></p>	Board Analysis and Determination
Soil Contamination	Drilling	<ul style="list-style-type: none"> • The Applicant proposed the following mitigations in the Application: <ul style="list-style-type: none"> ○ Drill rig will be cleaned and disinfected prior to arrival on site. ○ Any spills from vehicles or machinery will be addressed according to the spill response plan. ○ Vehicles will remain only on the existing access roads and/or granular areas to minimise disturbance to vegetation and surrounding land. • The Board has standard permit conditions that are typically used to mitigate the identified potential impacts. These standard conditions include:⁹ <ul style="list-style-type: none"> ○ DRILLING WASTE ○ DRILLING WASTE DISPOSAL ○ DRILLING WASTE CONTAINMENT ○ WASTE CHEMICAL DISPOSAL ○ WASTE PETROALEUM DISPOSAL ○ FUEL CONTAINMENT ○ SECONDARY CONTAINMENT – REFUELING ○ SPILL RESPONSE ○ DRIP TRAYS ○ CLEAN UP SPILLS ○ REPORT SPILLS 	<p>No concerns were brought to the Board’s attention during the application public review period.</p> <p>Based on the described mitigations, it is the Board’s opinion that the proposed activities are not likely to have a significant adverse impact on air, water, and/or renewable resources, and/or will not be a cause of public concern.</p>

⁹ See the MVLWB Policies and Resources webpage to access the LWB [Standard Land Use Permit Conditions Template](#).

Groundwater - Other	Drilling	<ul style="list-style-type: none"> • The Applicant proposed the following mitigations in the Application: <ul style="list-style-type: none"> ○ No groundwater samples or wells are to be installed. ○ The test holes will only be temporarily open for no more than a day at a time and are to be immediately backfilled. • The Board has a standard permit condition that are typically used to mitigate the identified potential impacts. This standard condition include: <ul style="list-style-type: none"> ○ FLOWING ARTESIAN WELL 	<p>No concerns were brought to the Board’s attention during the application public review period.</p> <p>Based on the described mitigations, it is the Board’s opinion that the proposed activities are not likely to have a significant adverse impact on air, water, and/or renewable resources, and/or will not be a cause of public concern.</p>
Permafrost - Other	Drilling	<ul style="list-style-type: none"> • Permafrost degradation is not anticipated but will be avoided by following best management practices (e.g. drill holes will be backfilled with the drill cuttings). • The Board has a standard permit condition that are typically used to mitigate the identified potential impacts. This standard condition include: <ul style="list-style-type: none"> ○ DRILLING WASTE ○ DRILLING WASTE DISPOSAL ○ DRILLING WASTE CONTAINMENT 	<p>No concerns were brought to the Board’s attention during the application public review period.</p> <p>Based on the described mitigations, it is the Board’s opinion that the proposed activities are not likely to have a significant adverse impact on air, water, and/or renewable resources, and/or will not be a cause of public concern.</p>

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 is likely to have a significant adverse impact on air, water, and/or renewable resources. In general, impacts of the Project on the air, water, and/or renewable resources 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 is not likely to have a significant adverse impact on air, water, and/or renewable resources, and will not be a cause of public concern, as set out in paragraph 125(2)(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 April 3, 2026, the Board can issue the Permit on April 4, 2026.

SIGNATURE



Tanya MacIntosh, Chair
Mackenzie Valley, Land and Water Board

March 24, 2026

Date