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August 22, 2026

File: MV2026S0011

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: Phase III Environmental Site Assessment Yellowknife – Notice of Preliminary Screening Determination – Application for Land Use Permit – Geotechnical – Yellowknife, NT

The Mackenzie Valley Land and Water Board (Board) met on August 20, 2026, and considered the Application package from Dandy Leasing Ltd. (Dandy) for Land Use Permit (Permit) MV2026S0011 for the Phase III Environmental Site Assessment in Yellowknife, 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 MV2026S0011 on **Wednesday, September 2, 2026**.

The Board and staff look forward to continued communications throughout the pause period. Please contact Kathy Racher via [email](#) or at (867) 766-7457 with any questions or concerns regarding this letter.

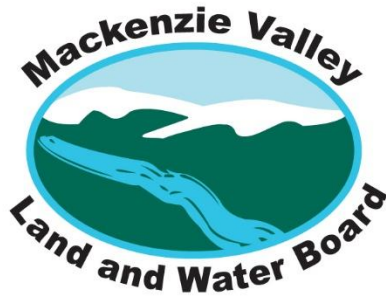
Yours sincerely,

A handwritten signature in blue ink that reads "Tanya MacIntosh". The signature is fluid and cursive, with the first name "Tanya" and last name "MacIntosh" clearly legible.

Tanya MacIntosh
Chair, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho ORS Distribution List
Danny Lipinski – Director, Dandy Leasing 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	MV2026S0011
Company	Dandy Leasing Inc.
Project	Phase III Environmental Site Assessment
Location	Yellowknife, NT
Activity	Geotechnical
Date of Decision	August 20, 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/Board) met on August 20, 2026, to make a preliminary screening determination on the Application from Dandy Leasing Inc. (Dandy) (Applicant) for Land Use Permit (Permit) MV2026S0011¹ for the Phase III Environmental Site Assessment in Yellowknife, NT (Project).

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.

The Board's determinations, including reasons for its decisions, are detailed in sections [3.0](#) and [4.0](#).

¹ See MVLWB Online Registry www.mvlwb.com for [Dandy Leasing Inc. - Phase III Environmental Site Assessment - Permit Application Form - Jun 11 26](#).

2.0 List of Defined Terms and Acronyms

Applicant	Dandy Leasing Inc.
Application	The complete application package submitted by the Applicant for Land Use Permit MV2026S0011
GNWT	Government of the Northwest Territories
GNWT-ECC	Government of the Northwest Territories – Environment and Climate Change
Inspector	An Inspector designated under subsection 84(1) of the Mackenzie Valley Resource Management 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
OAR	Old Airport Road
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
Project	Phase III Environmental Site Assessment, which is the proposed development (as defined in Part 5 of the MVRMA). ²
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 June 11, 2026, the Applicant submitted an application for a new Permit MV2026S0011, which was deemed incomplete on June 17, 2026. On July 5, 2026, the Applicant submitted a revised application, which was deemed complete on July 9, 2026 (the Application). The Application is to conduct a geotechnical investigation for a phase III environmental site assessment (Project). Proposed activities include drilling up to 17 boreholes, complete four boreholes as groundwater monitoring wells, and sampling of soil and groundwater. The location of the proposed activities is 324 Old Airport Road (OAR), in Yellowknife, NT, in the Akaitcho Region.

² “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.”

Prior to submission, Dandy engaged with potentially affected parties to ensure there were no objections to the proposed scale and nature of project activities. The identified parties in the Engagement Plan are the following:

- City of Yellowknife
- Matonabee Petroleum
- Bartle & Gibson
- 327 Old Airport Road Kid's Hub
- 321 OAR Yellowknife Coop
- 321 OAR Cooperators Insurance
- 321 OAR Northern Safety Association
- 325 OAR Tundra Coffee
- 326 OAR Nova Hotel Group
- 327 OAR A&A
- 327 OAR EMCO
- 327 OAR Indigenous Sports Circle O/A ARCAN Sports Centre
- Yellowknives Dene First Nation (YKDFN)
- North Slave Métis Alliance (NSMA)
- Tlicho Government (TG)
- Akaitcho Screening Committee

According to the Applicant's engagement records, Engagement occurred between May 22, 2026, and June 18, 2026, by email, fax, and fliers delivered by hand.

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.

3.1 Scope of Screening:

Dandy retained Stantec Consulting Ltd. to conduct a phase III Environmental Site Assessment and Break-Away Drilling & Blasting Ltd. is expected to complete the drilling.

Drilling will consist of 17 boreholes (approximately 6" diameter) to a target depth of approximately 6 metres below ground surface. Four boreholes will be used as groundwater monitoring wells consisting of a 50-millimeter diameter PVC pipe with a well screen. Soil samples will be collected at 0.75 metre intervals or at stratigraphic boundaries or where visual or olfactory evidence of contamination is observed.

It is anticipated that soil sampling will consist of grab samples directly off solid stem auger. Continuous logging of soil encountered during borehole drilling and the texture and composition of materials, or other indications of potential contamination will be recorded. Soil samples will also be submitted for analysis.

Following completion of drilling activities, it is anticipated that 13 of the 17 boreholes will be backfilled with a combination of auger cuttings and bentonite and the four groundwater monitoring wells will remain in place within the property boundaries. Excess auger cuttings will be temporarily stored in a plastic-lined metre bag onsite prior to disposal. Purge water generated will be temporarily stored onsite in a 45-gallon drum prior to disposal. No drilling fluids or water sources are required for the drilling.

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 9, 2026, inviting reviewers to provide comments and recommendations on the Applications and the preliminary screening (e.g., on impacts and mitigation measures) using the Online Review System (ORS). Comments were due July 30, 2026, with responses from the Applicant due August 6, 2026. The Board received comments and recommendations from 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 – Inspectors (GNWT-ECC-Inspectors), North Slave Metis Alliance (NSMA), Yellowknives Dene First Nation (YKDFN), and Fisheries and Oceans Canada (DFO) (attached).³

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 subsection 1.6, paragraphs (a) and (b) of the [Akaitcho Territory Dene First Nations \(ATDFN\) Interim Measures Agreement](#),⁴ 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.

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.

³ See MVLWB Online Registry for [Phase III Environmental Site Assessment – Yellowknife – New Type A Land Use Permit – Jul 9 26](#).

⁴ See MVLWB Land Claims, IMAs, and Land Use Plans webpage to access the [Akaitcho Territory Dene First Nations Interim Measures Agreement](#).

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	Use of Equipment	• The Applicant proposed the following mitigations in the Application: ○ Any such spills will be immediately contained and cleaned up as per the Project Spill Contingency Plan. • The Board has Standard Permit Conditions that are typically used to mitigate the identified potential impact. These Standard Permit Conditions include: ○ WASTE PETROLEUM DISPOSAL ○ FUEL CONTAINMENT ○ 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 are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern. The project location is already highly disturbed. The proposed activities are short term. Any accidents should be mitigated through Permit conditions and protocols identified in the Spill Contingency Plan
Soil Compaction	Use of Equipment	• The Applicant noted this potential impact and further indicated that soil compaction is unlikely to occur as the site will be accessed via an existing roadway and operating on a constructed gravel pad and asphalt driveway.	Based on the described project, it is the Board's opinion that the proposed activities are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern.
Groundwater infiltration changes and changes in water quality	Drilling	• The Applicant noted these potential impacts and further indicated that it's not anticipated to occur. The Applicant proposed the following mitigations in the Application: ○ Use of bentonite to seal the monitoring wells to mitigate infiltration changes. ○ Plug boreholes with bentonite if groundwater is encountered during drilling.	Based on the described project, it is the Board's opinion that the proposed activities are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern.

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
		- The Board has Standard Permit Conditions that are typically used to mitigate the identified potential impact. These Standard Permit Conditions include: ○ FLOWING ARTISAN WELL ○ DRILLING NEAR WATER	
Changes in air quality and increase in greenhouse gases	Project activities	- The Applicant noted these potential impacts and proposed the following mitigations in the Application: ○ Temporary, localized activities. - The Board has Standard Permit Conditions that are typically used to mitigate the identified potential impact. These Standard Permit Conditions include: ○ USE APPROVED EQUIPMENT	Based on the described project, it is the Board's opinion that the proposed activities are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern.
Vegetation, introduction of non-native (invasive) species	Equipment	- The Applicant noted this potential impact and proposed the following mitigations in the Application: ○ Equipment used during the drilling investigation will arrive on site in clean condition, free of dirt and debris on tracks/undercarriage, thereby minimizing the potential introduction of invasive species. - The Board has Standard Permit Conditions that are typically used to mitigate the identified potential impact. These Standard Permit Conditions include: ○ USE APPROVED EQUIPMENT	Based on the described project, it is the Board's opinion that the proposed activities are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern.
Terrestrial wildlife habitat, direct injury or mortality		- The Applicant noted this potential impact and proposed the following mitigations in the Application: ○ Proper waste management practices will be employed to prevent wildlife attraction and potential wildlife conflict.	Based on the described project, it is the Board's opinion that the proposed activities are not likely to have a significant adverse impact on air, water, renewable resources, and will not be a cause of public concern.

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 Tuesday, September 1, 2026, the Board can issue the Permit on Wednesday, September 2, 2026.

SIGNATURE



Tanya MacIntosh, Chair
Mackenzie Valley Land and Water Board

August 22, 2026

Date