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February 25, 2026

File: MV2026S0001

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: Geotechnical Investigation for YWCA NWT Daycare Property – Notice of Preliminary Screening Determination – Land Use Permit MV2026S0001 – Geotechnical – Yellowknife, NT**

The Mackenzie Valley Land and Water Board (Board) met on February 19, 2026, and considered the Application Package from YWCA NWT for Land Use Permit (Permit) MV2026S0001 for the YWCA NWT Daycare Property Geotechnical Investigation (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 MV2026S0001 on **March 8, 2026**.

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

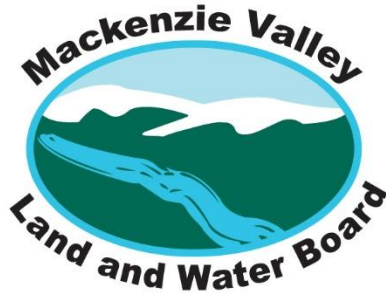
Yours sincerely,

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

Tanya MacIntosh  
Chair, Mackenzie Valley Land and Water Board

BCC'd to: Akaitcho Distribution List  
Hawa Dumbuya-Sesay – YWCA NWT Executive Director  
Rob Girvan – Tetra Tech Canada Inc.  
Clint Ambrose – GNWT Inspector  
Scott Stewart – Regional Superintendent, Land and Water – GNWT-ECC

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	MV2026S0001
Company	YWCA NWT
Project	Daycare Property Geotechnical Investigation
Location	Yellowknife, NT
Activity	Geotechnical
Date of Decision	February 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 February 19, 2026, to make a preliminary screening determination on the Application from YWCA NWT (Applicant) for Land Use Permit MV2026S0001 (Permit)<sup>1</sup> for the YWCA NWT Daycare Property Geotechnical Investigation (Project).<sup>2</sup>

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

<sup>1</sup>See MVLWB Online Registry [www.mvlwb.com](http://www.mvlwb.com) for [YWCA NWT – Daycare Property – Application – Jan7 26](#).

<sup>2</sup> The Project is the YWCA NWT – Daycare Property – Geotechnical Investigation, 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."

## 2.0 List of Defined Terms and Acronyms

Applicant	YWCA NWT
Application	The complete application package submitted by the Applicant for Land Use Permit MV2026S0001
Board	Mackenzie Valley Land and Water Board
CRP	Closure and Reclamation Plan
EA/EIR	Environmental Assessment/Environmental Impact Review
GNWT	Government of the Northwest Territories
GNWT-ECC	Government of the Northwest Territories – Environment and Climate Change
LWBs	Land and Water Boards of the Mackenzie Valley
MVLWB or Board	Mackenzie Valley Land and Water Board
MVRMA	<a href="#">Mackenzie Valley Resource Management Act</a>
Minister	Minister of the Government of the Northwest Territories – Environment and Climate Change
ORS	Online Review System ( <a href="http://www.new.onlinereviewssystem.ca">www.new.onlinereviewssystem.ca</a> )
Party	As per the LWB <a href="#">Rules of Procedure</a> , an applicant, a person, or an organization participating in the regulatory proceeding for the Application.
Permit	Land Use Permit MV2026S0001
Project	YWCA NWT Daycare Property Geotechnical Investigation which is the proposed development (as defined in Part 5 of the MVRMA). <sup>3</sup>
Review Board	Mackenzie Valley Environmental Impact Review Board
SCP	Spill Contingency Plan
Standard Permit Conditions	LWB <a href="#">Standard Land Use Permit Conditions Template</a>
WMP	Waste Management Plan

## 3.0 Background and Scope of Screening

On January 7, 2026, YWCA NWT submitted an application to conduct geotechnical investigation within the City of Yellowknife for a new 5-storey multiuse building (which will include a daycare). On January 13, 2026, the Application was deemed complete and the review commenced.

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.

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<sup>3</sup> “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.”

### 3.1 Scope of Screening:

Work will consist of drilling, collection of soil samples, and installation of monitoring wells in boreholes over the course of two days. Tetra Tech has been retained to lead the project. Underground infrastructure will be identified before drilling to prevent damage. Four to five boreholes will be drilled to 10 m depth, or refusal if encountered. Samples will be collected at 1.0 to 1.5 m intervals, or at changes in stratigraphy where warranted. The (3) monitoring wells will be installed to measure groundwater levels.

Before mobilizing, Tetra Tech will develop a project-specific safety plan, in consultation with the drilling contractor so that the safety features and any potential hazards of the equipment being used on the project are included in the Plan.

As the geotechnical investigation will take place in Yellowknife, no camp will be required. A trailer will be onsite for the duration of the drilling program. No fuel transfer will occur during the drilling program. All daily site garbage generated by the Project personnel will be placed in garbage cans/ dumpsters for eventual transfer to the Yellowknife landfill. The garbage is anticipated to consist of food scraps and associated packing waste. The drill crew members will use locally available public washrooms or a porta-potty if provided. No trees or vegetation will be removed for this geotechnical investigation. The Geotechnical drilling program will be conducted with track-mounted drilling equipment. No overburden or organic soil will need to be removed. The boreholes will be backfilled with cuttings and/or gravel at completion. No further restoration is anticipated to be required.

The Applicant has asked for a two-year permit.

### 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 January 13, 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 February 3, with responses from the Applicant due February 6, 2026. The Board received comments and recommendations from the GNWT Inspector, GNWT-Prince of Wales Northern Heritage Centre (PWNHC), Department of Fisheries and Oceans, and West Point First Nation (attached).<sup>4</sup>

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](#),<sup>5</sup> the Board determined that written notice was given to the ATDFN and that

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<sup>4</sup> See MVLWB Online Registry for [YWCA – NWT – Daycare Property - Application – Review Comment Table – Feb25 26](#).

<sup>5</sup> See MVLWB Land Claims, IMAs, and Land Use Plans webpage to access the [Akaitcho Territory Dene First Nations Interim Measures Agreement](#).

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.

**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 fuel powered machinery has potential for hydrocarbon spills.	<ul style="list-style-type: none"> <li>• The Applicant indicated that soil contamination from fuel spills is a potential impact, given the use of fuel powered machinery onsite. To mitigate, the Applicant has noted spill containment and clean up measures will be in place – as per their Spill Contingency Plan.</li> <li>• The Board has a standard permit that is/are typically used to mitigate the identified potential impacts. These standard conditions include the SCP requirement, as well as:<sup>6</sup> <ul style="list-style-type: none"> <li>○ <b>REPAIR LEAKS</b></li> <li>○ <b>FUEL CONTAINMENT</b></li> <li>○ <b>SPILL RESPONSE</b></li> <li>○ <b>DRIP TRAYS</b></li> <li>○ <b>CLEAN UP SPILLS</b></li> <li>○ <b>REPORT SPILLS</b></li> </ul> </li> </ul>	<p>Based on the described mitigations, it is the Board’s opinion that the proposed activities are not likely to have significant adverse impact on the environment and/or will not be a cause of public concern.</p> <p>The proposed Project involves a small footprint and there will be no fuel transfer onsite; fuel storage will be limited to a built-in fuel tank – installed in mobile equipment.</p>
Soil Compaction	Use of heavy machinery	<ul style="list-style-type: none"> <li>• The applicant indicated although soil compaction from heavy machinery is a potential impact, tracked equipment will minimize this risk.</li> </ul>	<p>The proposed project involves a small footprint with a short duration. Based on the described Project, it is the Board’s opinion that the proposed activities are not likely to have significant adverse impact on the environment and/or will not be a cause of public concern.</p>

<sup>6</sup> See the MVLWB Policies and Resources webpage to access the MVLWB [Standard Land Use Permit Conditions Template](#).

<b>Potential Impact</b>	<b>Activity</b>	<b>Proposed Mitigations</b> <i>Description of measures to reduce potential impacts, including consideration of cumulative impacts and climate change.</i>	<b>Board Analysis and Determination</b>
Permafrost degradation – loss or change in extent.	Drilling	<ul style="list-style-type: none"> <li>Permafrost degradation is not anticipated but will be avoided by following best management practices, such as backfilling drillholes.</li> </ul>	Based on the described Project, it is the Board’s opinion that the proposed activities are not likely to have significant adverse impact on the environment and/or will not be a cause of public concern.
Changes in air quality	Fuel emissions from drilling equipment	<ul style="list-style-type: none"> <li>Anticipated fuel emissions will be temporary and localized. Hence, no significant mitigation measures are necessary.</li> </ul>	Based on the described Project, it is the Board’s opinion that the proposed activities are not likely to have significant adverse impact on the environment and/or will not be a cause of public concern.
Increased greenhouse gases	Fuel emissions from drilling equipment and other machinery	<ul style="list-style-type: none"> <li>Anticipated fuel emissions will be temporary and localized; hence, greenhouse gases are anticipated to be relatively insignificant.</li> </ul>	Based on the described Project, it is the Board’s opinion that the proposed activities are not likely to have significant adverse impact on the environment and/or 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 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 March 7, 2026, the Board can issue the Permit on March 8, 2026.

SIGNATURE



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**Tanya MacIntosh, Chair**  
**Mackenzie Valley Land and Water Board**

February 25, 2026

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**Date**