

Property Information/Details

Location Description	Lot 18, Block 28, Plan 65
City of Yellowknife Community Plan No. 5007, as amended	Section 4.1 – Downtown
City of Yellowknife Zoning By-law No. 5045, as amended	Section 3 - Roles and Responsibilities Section 4 - Development Permit Process Section 5 – Development Appeal Process Section 7 - General Development Regulations Applicable to all Zones Section 11.1 – Downtown
Civic Address:	5013 48 St (subject land)
Access:	48 St
Municipal Services:	Piped water and sewage service; external garbage pickup

Recommendation:

The Development Officer recommends that the Development Permit PLDEV-2026-0174 for the Change of Use from Office to Commercial Cannabis Retail be approved with the following conditions:

1. The development shall comply with the approved stamped drawings;
2. The development must comply with all applicable by-laws in effect for the City of Yellowknife and obtain all required permits for its operation.

Proposal:

The applicant is requesting approval for a Change of Use from Office to Commercial Cannabis Retail within the existing commercial building on the subject property. The proposed use would not involve a change to the existing building footprint and is intended to accommodate a retail operation within an established downtown commercial area. A cannabis retail store is considered a Commercial Retail Sales and Service, which is a permitted Use in the DT – Downtown Zone under Zoning By-law No. 5045, as amended. The proposed Change of Use is consistent with the range of commercial activities outlined for the Downtown Zone, subject to compliance with all applicable zoning, licensing, and development permit requirements.

Background:

On June 23, 2026, the City received Development Permit application PLDEV-2026-0174 from George Abraham for a proposed Change of Use from Office to Commercial Cannabis Retail. The subject property, municipally addressed as 5013 48 St, is located within the DT – Downtown Zone. The proposed development would be located on a lot containing an existing commercial building, which was originally approved under Building Permit No. 87-049 in 1987. Surrounding lands are developed with a mix of commercial buildings and residential dwellings.

Assessment of the Proposal:

JUSTIFICATION

The Development Officer shall approve or refuse, pursuant to the *Community Planning and Development Act* and the *Zoning By-law*, all development permit applications and state the terms and conditions as authorized by the *Zoning By-law*. Section 3.1.1 of the *Zoning By-law* authorizes the Development Officer to receive, process, and make decisions on all development permit applications.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Sections 16. (1) and 25. (1) of the *Act*, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Community Plan By-law No. 5007, as amended

Section 3(1) of the *Act* states that the purpose of a community plan (the “Plan”) is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

The Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The purpose of the *Zoning By-law* is to regulate the use and development of land and buildings within the City of Yellowknife in a balanced and responsible manner pursuant to the *Community Planning and Development Act* and the Plan.

Section 3 defines the roles and responsibilities of the Development Officer and Council.

Section 4 outlines the development permit process.

Section 5.1 outlines the appeal process for a development permit.

Section 7 outlines the general development regulations applicable in all zones.

Section 11.1 outlines specific requirements for the DT – Downtown Zone.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

Section 4.1 Downtown

The subject land is designated Downtown in the Community Plan. The area is recognized as the commercial, cultural, and administrative hub of the City and provides a variety of services to residents of

Yellowknife, residents throughout the Northwest Territories, and visitors. There are a variety of land uses in the area, including office buildings, retail and service commercial uses, restaurants, institutional uses, residential development, parks, and natural areas. Most of the development is characterized by a mix of commercial, institutional, and residential uses, including higher-density residential development that supports the downtown core and provides a transition to lower-density residential areas.

Zoning By-law No. 5045, as amended

City definitions and regulations: A zoning by-law regulates land uses through different zones. The subject land is zoned DT – Downtown which is to provide the office, commercial, and entertainment uses while also supporting medium and higher density residential areas. Permitted Uses in the DT Zone include commercial retail sales and services. A cannabis store is considered a Retail Use by definition and is a permitted use in the DT zone, which means it meets the intent and expected character of the DT zone. The proposed development aligns with the definition of Commercial retail Sales and Service which is “The use of a building for the purpose of providing retail service opportunities through the buying and selling of commodities and or supplying of services.” The Zoning By-law’s definition does not regulate the type of retail that can be established.

The regulation of cannabis retail stores, including potential separation distances and land use definitions, was considered by Council in 2019. During those discussions, Council reviewed the possibility of establishing buffer requirements and a specific land use definition for cannabis retail stores. However, Council Motion No. 0127-19 was subsequently withdrawn, and no cannabis-specific regulations were incorporated into the Zoning By-law at the time as well as the updated By-law No. 5045 adopted in March 2022

Section 4.6.1 of Zoning By-law No. 5045 states that “In making a decision for a Development Permit, the Development Officer shall approve, with or without conditions, the application if the proposed development conforms with this By-law.” Given that the proposed development complies with all regulations in Zoning By-law No. 5045 the Development Officer recommends the approval, with conditions, of the application.

Consideration of compatibility and proximity: Several public comments raised concerns regarding the proximity of the proposed cannabis retail store to the adjacent daycare facility and the compatibility of the two uses. Administration has considered these concerns as part of its review. However, under the City's current land use regulations, cannabis retail stores are regulated as a retail use and are not subject to separation distance requirements from daycare facilities or other sensitive land uses. The application has been evaluated against the applicable provisions of the Zoning By-law and other relevant regulatory requirements. The current framework is the existing Zoning By-law framework, with no cannabis-specific separation-distance regulations.

The Development Officer’s role is to assess the application submitted for the subject property against the applicable Community Plan, and Zoning By-law requirements. The development permit process does not

require the applicant to demonstrate that alternative locations were considered where the proposed use is permitted and the application otherwise complies with applicable regulations. The review is limited to whether the proposed development at 5013 48 Street satisfies the requirements for approval under Zoning By-law No. 5045.

Some public comments raised concerns about the behaviors of potential store patrons. Regulations in Zoning By-law do not assess or regulate potential patrons' behavior or character in the development permit process. Further, establishing new regulations beyond the Northwest Territories Liquor and Cannabis Commission already imposes without due process or simply making decisions based on assumptions that behaviors of potential store patrons may have negative impacts to neighboring properties will be considered arbitrary. The city reviews applications based on the documents submitted by the applicant and regulated land use planning practices. Any concerns regarding potential store operation such as noise or unsightly land use or by-law enforcement matters should be directed to the Municipal Enforcement Division.

Compliance: Historical permit documents show that the existing building was approved under a previous Zoning bylaw as a lawful development. The proposed development only proposes to change the use of the building and does not involve any physical changes to the site. As mentioned, the Development Officer reviews the proposed development against zoning regulations (such as section 7., section 8. and section 11.1.). The proposed development complies with the regulations with the following notes:

Vehicular Access, On-site Traffic and Parking (Section 7.4 and Section 7.8): Several public comments raised concerns regarding traffic and parking. However, the proposed Change of Use to a retail store is not of a scale that would warrant a traffic impact assessment. Furthermore, the development is not anticipated to result in adverse parking or access impacts. The DT Zone does not require the provision of off-street parking, and as such the proposed use complies with the applicable parking provisions of the Zoning By-law. In addition, primary vehicular access to the site is provided via 48 St.

Servicing:

The subject property is serviced by piped water and sewer. It is the applicant's responsibility to ensure that servicing is properly set up to the City's standards.

Land Use (Section 11.1):

The proposed Cannabis Retail Sales use is considered a permitted use within the DT (Downtown) Zone. The development is consistent with the intent of the downtown area by contributing to the range of commercial services available to residents and visitors. The primary customer access to the premises is provided from 48 St, supporting the pedestrian-oriented character of the downtown core.

Northwest Territories Liquor and Cannabis Commission Consultation

The City contacted the Northwest Territories Liquor and Cannabis Commission regarding territorial cannabis retail regulations. The following comments were provided:

“Cannabis retail in the Northwest Territories is governed by the Cannabis Products Act and its regulations. A cannabis retailer operates as a vendor designated by the Minister of Finance under subsection 5(1) of the Cannabis Products Act, on the recommendation of the NTLCC, and enters into a contract and wholesale purchase agreement with the NTLCC. Neither the Minister nor the NTLCC reviews or approves the location of a cannabis retail store relative to sensitive land uses. That determination rests with the community government through its zoning and development authority.”

“There are no territorial minimum separation distance requirements, policies, or guidelines governing the proximity of a cannabis retail store to a daycare, school, or other sensitive land use. The NTLCC has not set such requirements and does not intend to.”

The NTLCC provided the City with the following regulations that already apply to any designated cannabis vendor in the NWT:

- Cannabis products must not be visible from outside the premises, and product must be kept behind the counter in a secure, locked showcase.
- Only counter sales are permitted. Drive-through windows are prohibited.
- No consumption of cannabis of any kind is permitted on the premises, and samples may not be provided.
- Store names may not promote intoxication, may not be misleading, and must comply with federal advertising and promotion rules.
- Premises must have a separate entrance and exit, no internal access to or from another business, a secure storage room, monitored alarm coverage, and continuous video surveillance.
- Owners and employees must complete the mandatory CannSell server training program.
- Stores are inspected before opening and on an ongoing basis, and the NTLCC investigates complaints received

Applicant Response to Public Comments

The applicant submitted a written response addressing the concerns that arose during the notification period. The applicant identified several operational measures intended to mitigate potential impacts on the adjacent daycare and surrounding properties. In particular, the applicant proposes to reduce the visibility of the store from the public by masking the store windows so that cannabis products and interior operations are not visible from outside the premises. The applicant also proposes to provide additional on-site security and camera monitoring to support oversight of the premises and the immediately surrounding area. As part of this approach, security personnel would be expected to monitor activity near

the store and discourage cannabis consumption on or loitering near the premises. The applicant has also indicated that the store would not open until 11:00 a.m., which is after the typical morning daycare drop-off period. The applicant also stated that children and families would not be permitted inside the cannabis retail premises and that the store would comply with applicable advertising, security, and operational requirements as laid out by the NTLCC. The full letter provided by the applicant with can be viewed under stamped plans on the City's Application Decision portal under PLDEV-2026-0174.

Administration has considered the applicant's response as part of the overall review of the application. The applicant's proposed mitigation measures are operational in nature and are separate from the City's land use evaluation under the Community Plan and Zoning By-law. Any ongoing concerns related to nuisance, noise, loitering, unsightly conditions, or by-law enforcement would continue to be addressed through the Municipal Enforcement Division process.

City Departments Consultation

As directed in Section 4.5.1, 4.5.4. and 4.5.5. of Zoning By-law No. 5045, a request for comments was circulated to the following City departments on July 17, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	No comments were received.	None Required.
2.	Lands and Building Services	- The project constitutes a change of major occupancy from D to E but remains within the allowable footprint ($340.7 \text{ m}^2 < 600 \text{ m}^2$) and low hazard occupancies permitted in Part 9. - Both occupancies meet the requirements for a single exit - Maximum travel distance for un-sprinklered Part 9 buildings is met - Sprinklers are not required for Group E under Part 9 unless mandated by local bylaw - Fire alarm system not required	The Planner has relayed Building Services' comments to the applicant. A Building Permit will be required once this application has concluded the Development Permit process.

		- Fire department access remains unchanged; building is single story with direct exterior access. - Building permit required for change of occupancy classification Items of possible concern to address at Building permit stage - Mechanical room may require 1 hour fire resistance rating depending on type of equipment and cannot open directly into exit corridor unless sprinklered(NBC 9.10.10.3/NBC 9.9.5.9) - Barrier free access is required (NBC 9.5.2.1) - A barrier free path must be provided from the main entrance to service areas. - Washrooms intended for staff or public use must meet NBC 3.8.3 requirements (turning radius, grab bars, clearances).	
3.	Fire Services	No comments were received.	None required.

Public Consultation

Notice of Application for the development permit was circulated to neighboring residents within 30 m of the subject land as per Section 4.5.2 of Zoning By-law No. 5045 and section 6.7 of Community Plan By-law No. 5007 as well as section 23 (2)(b) of the *Act*.

No.	Public Comments	Consideration:
1.	We are writing on behalf of Northern Security Services Inc. and Nellie's Academy Day Centre to formally object to Development Permit Application PLDEV-2026-0174, which proposes changing the use of 5013 48 Street from office space to a commercial cannabis retail store.	The comment has been acknowledged and reviewed. Concerns regarding compatibility, proximity to the daycare, traffic, public safety, alternative locations,

	Our objection is based on sound planning principles, land-use compatibility, public safety, and the significant adverse impact this development would have on a licensed childcare facility located immediately adjacent to the proposed site. Nellie's Academy Day Centre is scheduled to open in September 2026 after several years of planning and nearly \$500,000 in renovations and upgrades to meet all Government of the Northwest Territories licensing requirements. The project has received substantial public funding through the Early Childhood Infrastructure Fund to help address the critical shortage of licensed childcare spaces in Yellowknife. The proposed cannabis retail store is located immediately beside Nellie's Academy. The daycare will provide care and early childhood education for children beginning at 24 months of age. Every weekday, toddlers, preschool-aged children, parents, caregivers, and staff will enter and leave the property throughout the day. While we recognize that cannabis retail is a lawful business, the issue before the City is not whether cannabis is legal. The issue is whether this is an appropriate location for that use. We respectfully submit that it is not. Our concerns are as follows: 1. Incompatible Land Use A commercial cannabis retail store is fundamentally incompatible with a licensed daycare serving children from 24 months of age. The City has a responsibility to ensure that neighbouring land uses are compatible and contribute positively to the surrounding community. An adult-oriented retail business immediately adjacent to a childcare facility creates an unnecessary and avoidable land-use conflict. 2. Impact on Children and Families Parents choose childcare based on safety, accessibility and the surrounding environment. Families should not have to walk their toddlers past a cannabis retail store every morning and afternoon as part of their daily routine. Regardless of differing opinions on cannabis, the perception created by locating a cannabis retailer immediately beside a daycare will influence parents'	and operational controls are addressed in the Planning Analysis. The application has been assessed against the applicable Community Plan and Zoning By-law provisions. The current Zoning By-law does not establish separation distances for cannabis retail stores and regulate the conduct of the business or its customers.
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	decisions and may discourage families from enrolling their children at Nellie’s Academy. The City’s planning decisions should strengthen confidence in childcare facilities, not create uncertainty. 3. Protection of Public Investment Nellie’s Academy represents a significant investment by both the private sector and the Government of the Northwest Territories. Hundreds of thousands of dollars have been invested to create much-needed licensed childcare spaces for Yellowknife families. The City should protect and support that investment by ensuring surrounding land uses are compatible with the intended purpose of the facility. Approving a cannabis retail store immediately adjacent to a publicly funded daycare would undermine the very objectives these government investments were intended to achieve. 4. Child Safety Children as young as two years old will arrive and depart from the daycare throughout the day. The operation of a cannabis retail business beside the daycare will increase vehicle movements, customer traffic, deliveries and pedestrian activity immediately adjacent to young children during peak drop-off and pick-up periods. The City should place the safety and wellbeing of children ahead of the convenience of locating this business at this particular site. 5. Community Character The surrounding area has evolved into a mixed commercial and community-oriented neighborhood that now includes a licensed daycare serving young families. The proposed cannabis retail store does not enhance that character and is inconsistent with the family-oriented environment the City has encouraged through its support of childcare infrastructure. 6. Better Alternative Locations We are not opposing the operation of a cannabis retail business in Yellowknife. We are opposing its location immediately beside a daycare.	
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	There are numerous commercial properties throughout the City where this business could operate successfully without creating a direct conflict with a childcare facility. Choosing a more appropriate location would allow both businesses to succeed while avoiding unnecessary impacts on children and families. The City has invested considerable effort, together with the Government of the Northwest Territories, to expand access to licensed childcare. Decisions affecting these facilities should reflect the importance of creating environments that support children's development and give parents confidence in the communities where they leave their children each day. For these reasons, we respectfully request that the City deny Development Permit Application PLDEV-2026-0174 or require the applicant to relocate the proposed cannabis retail store to a more suitable location. Should the City decide to proceed with the application despite these concerns, we respectfully request a detailed explanation of how the proposed development is considered compatible with an adjacent licensed daycare, what assessment has been undertaken regarding its impact on young children and families, and whether alternative locations were considered. We further request that this letter be included in the public record and considered as part of the City's review of this application. The wellbeing of children, the confidence of parents, and the protection of a significant public investment in early childhood education deserve careful consideration. We respectfully ask the City to place these interests at the forefront of its decision. Thank you for your attention to this matter.	
2.	I am writing to raise concerns regarding this Commercial Development Application for a retail cannabis store at 5013 48th Street. The Downtown Core, and 48th Street in particular, already has a well-documented, ongoing problem with loitering and intoxication. Every business along this stretch experiences it daily, and I have filed multiple complaints with the RCMP over loitering, intoxication,	The comment has been acknowledged and reviewed. Concerns regarding loitering, public safety, alternate locations, and operational controls are addressed in the Planning Analysis.

	vandalism, and attempted break-and-entries over my 25 years operating Great Slave Dental Clinic. This problem has been getting worse, not better. My core concern is a compounding effect: a second point of legal substance access on 48th Street, close to the existing liquor store on 49th Street, is likely to increase foot traffic from intoxicated individuals near the Clinic's entrances and parking lot. Retail cannabis operations, like liquor retail operations, tend to concentrate loitering near entrances - particularly covered ones - and this clustering is typically worst during a retailer's off-hours, when there is no supervision of the sidewalk or property. This is not a hypothetical risk for our property. We currently deal with regular congregation beside the Clinic during the day, in the Clinic's fire exit after hours, on the back stairs to the apartments above Creative Basics, and at the Creative Basics loading dock. Adding a new source of foot traffic in this immediate area raises real concerns for patient and staff safety. I would ask the City to address the following as part of its review: 1. What are the proposed hours of operation for the cannabis retail store? 2. How will the City ensure that approval of this application does not compound the existing loitering and intoxication problem on 48th Street and in the downtown core? Given these concerns, I request that the City either deny this application or, at minimum, impose conditions - s u c h as restricted hours, entrance monitoring, or a loitering mitigation plan - sufficient to prevent this development from worsening an already serious safety issue for neighboring businesses.	The application has been assessed against the applicable Community Plan and Zoning By-law provisions. The current Zoning By-law does not establish differentiation for cannabis retail or require the applicant to demonstrate alternative locations for a permitted use in the DT – Downtown Zone.
3.	Yellowknife's Zoning By-law requires the City to consider the impacts of development, including traffic, smoke, odor, parking, loading, signage and compatibility with surrounding properties. The following concerns speak directly to those	The comment has been acknowledged and reviewed. Concerns regarding land use compatibility, public safety, traffic

	requirements: • The proposed uses are incompatible in such close proximity. A daycare depends on a safe, stable and child-focused environment, whereas an age-restricted cannabis store generates customer traffic, deliveries, signage and activity beyond the premises. Without significant distance, physical or operational separation, placing these uses so close together creates foreseeable safety and operational conflicts. • The proposal creates a foreseeable and avoidable safety conflict. Daycare drop-off and pickup periods involve young children, parents, staff and vehicles moving through the immediate area. Cannabis customers and delivery vehicles would introduce additional short-term stopping, parking, turning and pedestrian activity. Young children are less visible to drivers and may move unpredictably. • The submitted plans do not establish that the site can support the proposed use. The available application materials appear to show the building layout and setbacks, but do not provide a traffic assessment, parking and loading plan, delivery schedule, operating hours, smoking and odor strategy, exterior security plan, signage details or complaint-management process. A floor plan does not prove land-use compatibility. Approval should not be based on the assumption that these impacts can be managed later. • Permit conditions would not eliminate the underlying conflict. Separate entrances alone do not separate the businesses' activities in the surrounding area. Conditions may regulate conduct on the cannabis store's property, but they cannot fully control customer behavior, nearby smoking, odor, litter, vehicle circulation or gathering	and parking impacts and operational impacts, are addressed in the Planning Analysis. The application has been assessed against the Zoning By-law provisions. The current Zoning By-law does not establish separation distances or location criteria for cannabis retail stores within the DT – Downtown Zone. The applicant is not required to demonstrate alternative locations for a permitted use.
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	immediately outside the premises. Complaint-based enforcement would also place the continuing burden on the daycare, its staff and parents instead of preventing the conflict through appropriate site selection. For these reasons, I respectfully request that the Development Permit PLDEV-2026-0174 be denied. Refusing this particular site would not prevent cannabis retail in Yellowknife; it would simply require the business to operate from a location where it does not create an avoidable conflict with childcare services. Land-use planning should prevent foreseeable conflicts before they occur. It should not approve an incompatible location and leave neighboring families and daycare operators to manage the consequences afterward.	
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A Notice of Decision will be posted to the site and property owners and residents within 30 m from the subject property will be notified . The application will be subject to a 14-day appeal period, commencing on the date of approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

1. The development shall comply with the approved stamped drawings;
2. The development must comply with all applicable by-laws in effect for the City of Yellowknife and obtain all required permits for its operation.

Conclusion:

In summary, Development Permit Application PLDEV-2026-0174 is recommended for approval, subject to the above-noted conditions, as the proposed development remains consistent with Community Plan By-law No. 5007, as amended, and complies with all applicable provisions of Zoning By-law No. 5045, as amended.



Moriah Harris
Planner I, Planning and Environment

9/21/26

Date

Concurrence by:



Tatsuyuki Setta, RPP, MCIP, ACIP
Manager, Planning and Environment

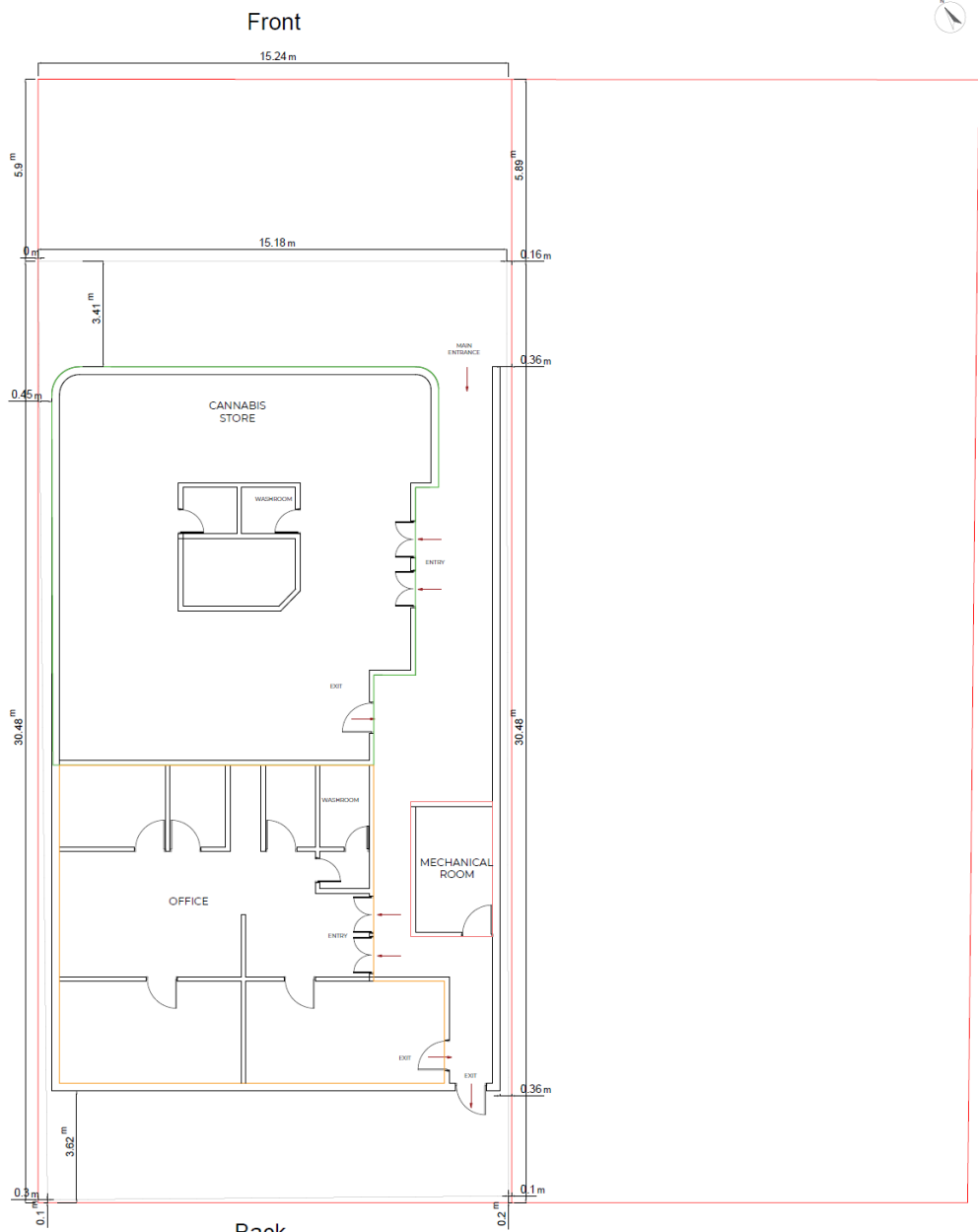
Sep 21, 2026

Date

Attachments

Appendix A: Stamped Site Plans

ALL DIMENSIONS IN METRES (m)



SETBACK DRAWING

City of Yellowknife
Development Permit # PLDEV-2026-0174
Verified September 15, 2026
Development Officer Moriah Harris

Appendix B: Applicants Written Response to Public Concerns

Applicant's Written Response to Public Concerns

Date: 08/09/2026

To:

The Planning Officer / Development Officer
Planning & Development Department
City of Yellowknife
P.O. Box 580, 4807 52 Street
Yellowknife, NT, X1A 2N4

Email: planning@yellowknife.ca / permits@yellowknife.ca

Subject: Applicant's Formal Response to Public Concerns Regarding Development
Permit Application

Permit Application No: PLDEV-2026-0174

Project Location: Civic Address: 5013 48 Street, Yellowknife, NT, X1A 1N4
Legal Description: Lot: 18, Block 28, Plan 65

Applicant: George Abraham on behalf of Company Name 17221371 Canada
inc o/a Abrahams Cannabis

Purpose of This Submission

This submission is formally entered into the application record in response to the public feedback received during the notification period. As the applicant, the purpose of this letter is to address these concerns systematically.

At the very outset it is humbly submitted that the applicant is at present running 3 cannabis store in the Northwest Territories, at Inuvik, Fort Smith and Fort Simpson. The applicant has over 10 years of business experience in Canada. All businesses of the applicant in Northwest Territories are conducted in a lawful manner without any legal issues. The applicant has a clean track record in running the said cannabis retail store businesses in Northwest Territories and has not created or encountered any law-and-order issues till date.

Since the applicant is in the business of conducting Cannabis retail stores, in furtherance of desire to purchase a building for the purpose of starting a new Cannabis retail store at the city of Yellowknife, the applicant has enquired to the city of Yellowknife regarding property having legal description: LOT 18, Block 28, Plan 65, and the building situated therein as to whether the said building is suitable for running a Cannabis Retail Store. The applicant has received a reply from, the city of Yellow Knife, stating that the property having legal description: LOT 18, Block 28, Plan 65, and the building situated therein falls in DT, Downtown Zone. As per the Zoning By-Law No. 5045, the building of the applicant is in 5013 48 STREET which is located in the Zone DT, Downtown which is suitable for Cannabis Retail Store. Hence, it was informed that property legal description LOT 18, Block 28, Plan 65, is suitable for Cannabis retail store. The True copy of the email dated 11-12-2025 stating that the property is suitable for Cannabis Retail Store is produced herewith as **Exhibit A**.

The business of Cannabis retail store falls under commercial retail and services. As per Page No 117 of the Zoning By-Law No. 5045, commercial retail and services business is permissible in DT, Downtown Zone. Hence as per Zoning By-Law No. 5045, it is permissible to run Cannabis retail business in property having description LOT 18, Block 28, Plan 65, and the building situated therein. The true copy of the relevant page number 117 in Zoning By-Law No. 5045 is produced herewith as **Exhibit B**.

On the basis of the affirmative response vide Exhibit A email, from the side of the city of Yellowknife, the applicant has purchased property having description LOT 18, Block 28, Plan 65, and the building situated therein through his company 508460, Northwest Territories Limited, by spending an amount of CAD 1,250,000/-. Therefore, it is humbly submitted that the company has invested \$1.25 million specifically for starting a Cannabis Retail Store after an affirmative reply from the city for starting Cannabis retail store, in which it confirms that the building and the locality is suitable for starting Cannabis retail store. The true copy of the purchase agreement is produced herewith as **Exhibit C**.

Thereafter, the details of the property having description LOT 18, Block 28, Plan 65, and the building situated therein were provided to the Northwest Territories Liquor and

Cannabis Commission (NTLCC) in response to the request of the proposal submitted for event 0000008711 Retail Cannabis store, Yellowknife, for the purpose of obtaining a license for retail cannabis store. The True copy of response to the request of the proposal submitted to the Government of Northwest Territories is produced herewith as **Exhibit D**.

Accordingly on the basis of our experience and success in running retail business including cannabis retail stores in the Northwest Territories of Canada, after intense scrutiny and screening including that of the details of the building provided for running the Cannabis retail store, The Northwest Territories Liquor and Cannabis Commission (NTLCC), has given the applicant an affirmative intent to award retail cannabis store contract to 17221371 Canada INC. O/a Abraham's Cannabis, contingent on the inspection and approval of proposed retail space.

The building comprised in property having description LOT 18, Block 28, Plan 65 was previously used as an office, therefore the applicant has to renovate the building in accordance with the terms and conditions of the RFP to meet the requirement of Northwest Territories Liquor and Cannabis Commission (NTLCC). Hence an application for development permit was submitted for renovating the building for meeting the requirements of Northwest Territories Liquor and Cannabis Commission (NTLCC).

Thus, the application was made for a development permit. Initially application for development permit was submitted on 23/06/2026. The public notice period of the said application expired on 30/07/2026. However, vide 4/08/2026, it was informed by the city of Yellowknife that due to an administrative error from the side of the Planning and Development Office the public notice regarding the development permit has to be reissued. The True copy of the email dated 4/08/2026 is produced herewith as **Exhibit E**. Thereafter, it was informed vide email dated 18/08/2026 from the City of Yellowknife that the application has moved to next stage of the review process and the administration is currently reviewing the public comments received.

Thereafter, the applicant received an excerpt from the planning report with respect to the application submitted which contains two portions, namely, City Department Comments and the Public Comments.

The applicant respectfully requests the Planning Department to evaluate this response alongside the public comments to ensure a balanced, evidence-based assessment of our application.

Rebuttal of Public Concerns & Technical Context

We acknowledge the feedback from the community; however, concerns raised are untenable and do not align with the actual regulatory frameworks of the **City of Yellowknife Zoning By-law No: 5045**. Our specific responses are detailed below:

- **Concern From Nellie's Academy Day Care Centre:**

- **Applicant's Response:**

It is humbly submitted that the applicant has spent over more than \$ 1.25 million for purchasing the said building for the proposed use and has received an affirmative intend to award Cannabis Retail Store in Yellowknife from the Northwest Territories Liquor and Cannabis Commission.

The application for development permit was filed to renovate the building as per the requirements of Northwest Territories Liquor and Cannabis Commission. The investment of the applicant is two times more that of the investment claimed by the Nellies Academy Daycare Centre. The investment of the applicant is an outcome of prior affirmative communication from the city of Yellowknife for starting the cannabis Retail store in the proposed building, for which the development application is filed. Even though, it is stated that the Cannabis retail store is located immediately next to Nellies Academy Daycare Centre. It is only a mere objection that maybe only on the basis of assumption that the operations of the Cannabis retail store will adversely affect the health and well-being of the children.

Since the daycare timing in City of Yellowknife is generally from 7.30AM. The parents will drop their children to the daycare facility before 10.00AM. At the drop off time, the Cannabis Retail store will be closed as the operational time starts from 11.00AM. Hence, the children will not be exposed in any manner to the Cannabis Retail store when they enter the daycare facility with respect to its operations or functions.

However, concerns have been raised on the following grounds by Nellies Academy Daycare Centre:

1. Incompatible land use
2. Impact on children and families
3. Protection of public investment
4. Child safety
5. Community character
6. Better Alternative locations

The above said concerns are untenable due to the following reasons:

1. The concern regarding incompatible land use is fundamentally in contravention as per the Zoning Laws enshrined in the By-Law No. 5045, page no.117, which permits the operation of the Cannabis Retail Store in Downtown Zone. The building of the applicant for which the development application is filed falls under Downtown Zone. Page No.117 and Page No.9 of the Zoning By-Law No. 5045 are the relevant pages in By-Law that substantiate the submission of the applicant. The above said Zoning By-law does not prohibit a commercial retail and services in the Downtown Zone. The business of Cannabis Retail store is established as per the laws applicable and therefore, falls under commercial retail and services.
2. The concern regarding impact on children and families are untenable since the pupil who are admitted in the purported childcare facility will not be exposed to the operations or functions of the proposed Cannabis Retail Store. The Cannabis Retail store functions strictly in accordance with the laws applicable and under the supervision of Northwest Territories Liquor and Cannabis Commission which prohibits any exhibition or exposure of Cannabis Retail Store to the public except those individuals, who are more than 19 years of age and who are lawfully permitted to purchase Cannabis.

The entrance of the children or families are strictly prohibited in the premises of the Cannabis Retail Store. There will not be any advertisement or express indications perceivable to the toddlers that the Cannabis Retail Store is functioning adjacent to the purported Childcare facility. All the windows of the Cannabis Retail Store will be masked, ensuring that there will not be any visibility of the interiors of the proposed building.

Moreover, additional security will be deployed in and around the Cannabis Retail Store in a manner that there will not be any exposure or interference with the functioning of the childcare facility. The masking of the windows and additional security are the proposal from the side of the applicant in order to avoid any interference with the childcare facility.

Furthermore, the applicable laws do not permit any use of Cannabis inside the Cannabis Retail Store or in any other public spaces. The said law will be strictly adhered by the applicant and the applicant will install closed circuit camera facilities to ensure thorough monitoring of the Cannabis Retail Store to ascertain that the said space will not be used for consumption of Cannabis. The applicant also undertakes that the additional security personnel's will also be engaged with the duty to ensure that no individual is using Cannabis inside or outside the premises of the Cannabis Retail Store, so as to prohibit any interference with the functioning of the childcare facility.

Furthermore, the timing of the childcare facility starts from 7.30AM whereas the Cannabis Retail Store will only open by 11.00AM in the morning. Since the Cannabis Retail Store will be closed when the parents are dropping of their children in the purported childcare facility. The impact of the existence of Cannabis Retail Store near to the childcare facility will be far less significant. The contention that the families have to pass by the Cannabis Retail Store, every morning and afternoon as part of their daily routine will not have any impact since the existence of the Cannabis Retail Store itself will be per se incognito.

3. The concern regarding protection of public investment is not sustainable since the applicant has received an affirmative intend to award Cannabis Retail Store in

Yellowknife from the Northwest Territories Liquor and Cannabis Commission. The applicant has done extensive research and market studies and queries for the purpose of establishing the Cannabis Retail Store in the said building for which development application was filed. The building was purchased after enquiry with the City of Yellow Knife Administration on the basis of the affirmative response from the City of Yellow Knife that the building is suitable for operating Cannabis Retail Store. The applicant is paying applicable taxes and fees to the City of Yellowknife with respect to the said building. In fact, the applicant has brought in \$1.25 million of investment to the City of Yellowknife. All of which are private in nature and if the development permit is not approved the applicant will incur **loss for investing** millions of dollars.

4. The concern regarding child safety is untenable. During the opening time of the childcare facility which is around 7.30AM to 8.30 AM, the Cannabis Retail Store will be closed and there will not be any traffic congestion and safety issues. There are parking facilities within the premises of the applicant's building and that in the afternoon hours there will be additional security deployed to avoid any kind of congestion. Since there are already 2 existing Cannabis retail stores in Yellowknife, the proposed store is not expected to create any significant additional traffic in the area. The applicant will also ensure strict age verification and identification check in accordance with the applicable laws ensuring that anyone below the age of 19 are not permitted to enter or purchase Cannabis from the premises. A regulated Cannabis retail store does not itself create a child safety risk whereas it helps remove illegal activities, black market from the community. Thus, a regulated Cannabis Retail store provides a safer and more controlled environment.
5. The concern regarding the community character is untenable. The Cannabis stores are age-restricted businesses that follows Federal compliance, pay local taxes and reduce black market activities. The applicant ensures identification check that cannabis is sold only to legally permitted persons.

The proposed Cannabis Retail Store stay hidden in plain sight, the windows will be opaque, making it impossible to see the interiors of the store. The applicant undertakes that vestibules and false walls will be used to design the entrance in such a way to ensure that when a customer walks in or a passerby on the street can only see an empty barrier wall rather than actual sales floor. The Cannabis Retail Store will be operated with strict signage restrictions in compliance with the Federal Cannabis Act. Hence, the existence of the proposed Cannabis Retail Store will not have an adverse effect on a community character. There is no other complaint or opposition or concern from the community except for 2 business owners mentioned in this report.

The real concern to the community character is not the existence of a Cannabis Retail Store, but the stigma associated with cannabis, despite the fact that the proposed establishment will operate as a lawful Cannabis retail store. A regulated Cannabis Retail Store contributes safety, keeps economic activity and money within the community, by reducing black market activity. The opposed contentions towards the Cannabis retail store are on the basis of stigma which should not be treated as a disregard to the safeguards and benefits of a lawful and regulated establishment.

6. The concern regarding better alternative locations is untenable. The applicant has done extensive research and market studies for the purpose of establishing the Cannabis Retail Store in the said building for which development application was filed. Unlike the Applicant, the Opposition party could also get other alternative locations. The applicant has spent over more than \$ 1.25 million and the applicant continues to incur recurring payments and expenses including mortgage, insurance, taxes and other costs in relation to the said building. The applicant could only operate the Cannabis retail store under few zones like Downtown Zone and the building of the applicant for which the development application is filed falls under Downtown Zone. At the time, the proposed location was the only option available for the applicant. The applicant purchased the said building after enquiry with the City of YellowKnife Administration and on the basis of the affirmative

response from the City of Yellowknife that the building is suitable for operating Cannabis Retail Store.

The building of the applicant for which the development application is filed falls under Downtown Zone. Page No.117 and Page No.9 of the Zoning By-Law No. 5045 are the relevant pages in By-Law that substantiate the submission of the applicant. The above said Zoning By-law does not prohibit a commercial retail and services facility in the Downtown Zone. The business of Cannabis Retail store is established as per the laws applicable and therefore, falls under commercial retail and services.

Even though, it is stated that the Cannabis retail store is located immediately beside the childcare facility, there is no applicable zoning by-laws stating that a Cannabis store cannot be located near a daycare and no such law requires a Cannabis retail store to be located at a certain distance away from daycare facilities. The applicant has taken strict measures to ensure that the children will not be exposed in any manner to the operations or functioning of the Cannabis Retail store when they enter the daycare facility. The proposed Cannabis Retail store functions strictly in accordance with the laws applicable and under the supervision of Northwest Territories Liquor and Cannabis Commission which prohibits any exhibition or exposure of Cannabis Retail Store to the public except who are lawfully permitted to purchase Cannabis. The applicant has already invested substantial amounts in the proposed building after proper confirmation from City of Yellowknife that the building is suitable for the proposed Cannabis Retail store. Therefore, there is no reasonable requirement to shift the location.

- **Concern From Great Slave Dental Clinic**

- **Applicant's Response:**

It is pertinent to note that the Dental Clinic is not situated immediately beside or in close proximately distance to the proposed Cannabis Retail Store. Therefore, the concern that the proposed store would directly result in increased foot traffic, loitering

or congregation near the entrances or parking area of the Dental Clinic, does not have a direct connection with the proposed development.

The operation of the Cannabis Retail Store starts from 11.00AM – 10.00 PM, from Monday to Saturday and 11.00AM – 5.00PM on Sunday. The relevant portion of the terms and conditions which shows the hours of operation of Cannabis retail store is attached herewith as **Exhibit F**. The extended operating hours provide a sufficient window time for customers to visit the store and also regarding deliveries, we only have once a week. Therefore, there is no reason to expect a rush in any particular time period. Further, the Applicant has adequate parking facilities within the premises of the said building, and additional security personnel will be deployed during the operating hours to monitor the premises and avoid any congestion or disturbance.

The Applicant ensures that the authorized operating hours will be strictly maintained and that the Applicant will not operate beyond the hours permitted by the Northwest Territories Liquor and Cannabis Commission. Accordingly, the concern regarding the hours of operation cannot be considered for refusing the development application, as the proposed hours are within the maximum hours expressly authorized by the Northwest Territories Liquor and Cannabis Commission.

The existing incidents of loitering, intoxication, vandalism are general issues that exist in the Downtown Core. Such existing incidents cannot be used to conclude that the proposed store would cause an increased disturbance in such activities at the Dental Clinic. The proposed Cannabis Retail Store will operate as a strictly regulated establishment, with entry restricted to persons who are legally permitted to purchase cannabis. The Applicant will comply with all applicable laws, regulations and other requirements. The Applicant will also deploy additional security personnel during the operating hours of the store to monitor the premises and its immediate surroundings and to prevent loitering, misconduct or any activity that may cause disturbance to neighbouring businesses. The additional security personnel and CCTV surveillance will further assist in preventing and addressing any such activity.

The contention that the customers of the proposed Cannabis Retail Store would congregate near the Dental Clinic, use its fire exit, back stairs or loading areas, or

otherwise interfere with its operations, such activities cannot be linked with the proposed store. The Applicant has no control over general public but will take all reasonable measures to ensure that its own premises do not become a place for loitering or unlawful activity.

The proposed Cannabis Retail store will have controlled access, masked windows and no unnecessary advertising or display boards. The applicant ensures that there are parking facilities within the premises of the said building thereby reducing the obstruction caused to the surrounding businesses. The site plan provides full compliance with all municipal on-site parking quotas, ensuring no spillover onto public easements or neighbouring property lines. Vehicle turning radii and parking boundaries are clearly detailed in the engineered site layout attached as **Exhibit G**.

It is also pertinent to note that another Cannabis Retail Store is already operating in the nearby area. The existence of another store does not establish that the proposed store will create an additional safety risk to the Dental Clinic. The Applicant has already invested substantial amounts in the said premises after conducting extensive enquiries and has proceeded with the proposed location based upon the confirmation received from the City regarding the suitability of the building for the proposed use.

Accordingly, the concerns raised by the Dental Clinic are mostly based on the general incidents occurring in the Downtown Core rather than the impact that the proposed Cannabis Retail Store would have on the Clinic. Considering the distance between the proposed Cannabis Retail Store and the Dental Clinic, the controlled and regulated nature of the proposed Cannabis Retail Store and the security measures proposed by the Applicant, there is no reasonable basis to conclude that the proposed Cannabis retail store would interfere with the safety or functioning of the Dental Clinic.

- **Concerns corresponding to Serial No.3 of the Planning report**

- **Applicant's Response:**

The concern that the proposed uses are incompatible in such close proximity can be addressed by strictly running the proposed cannabis retail shop in accordance with

the laws applicable which ensures that the existence of cannabis shop in itself is hidden in plain sight.

As far as the Cannabis retail store is concerned, the entry is allowed only to individuals above 19 years of age and who are legally permitted to purchase cannabis. The relevant pages of the statute [section 27, 32 & 33 of Cannabis Products Act SNWT 2018 c.6] is attached herewith as **Exhibit H**.

As far as the Cannabis retail store is concerned use of cannabis products inside the premises and around its premises in the public is strictly prohibited by law. The relevant pages of the statute, [section 34 of the Cannabis Products Act SNWT 2018 c.6 & section 3 of Smoking Control and Reduction Act SNWT 2019 c.29] is attached herewith as **Exhibit I**.

Response is given regarding safety conflicts and other underlying conflicts as already elaborated in concern no 1. The concern that the submitted plans do not establish that the site can support the opposed use is untenable. The Zoning By-Law No.5045 permits for establishment of a Cannabis Retail Store in the building for which development permit is submitted. A confirmation from the city of Yellowknife for the proposed cannabis retail store location is suitable for Cannabis according to the By-laws. The applicant has spent more than \$ 1.25 million in purchasing the said building and the applicant is regularly paying taxes and other relevant fees with respect to the building. Since huge investments have been made for the purpose of running Cannabis Retail Store, denial of development permit would lead to huge loss in the business. On the other hand, the existence of a Cannabis retail store which runs in per se incognito will not affect the community in any adverse manner and in fact it will add to the revenue of the concerned City.

Hence, in the light of the aforementioned circumstances and proposed remedial measures, if the development permit is denied it would lead to huge loss for the applicant.

3. Conclusion

Considering the facts and circumstances, the Applicant submits that the proposed Cannabis Retail Store is a lawful, regulated and is suitable for running the Cannabis business. At the time of making the investment, the Applicant proceeded on the basis of the information and representations available to it regarding the suitability of the building for the proposed use. The building was purchased as a business investment and not for residential use. In the circumstances, any denial of the development permit would cause irreparable loss, injury and hardship to the Applicant.

The concerns regarding child safety are adequately addressed by the proposed operating hours, controlled access, strict age verification, on-site parking, masked windows, CCTV surveillance and additional security personnel. The Cannabis Retail Store will commence operations only from 11.00 AM, while the childcare facility commences its activities during the morning hours. The concerns regarding the Dental Clinic are also not directly connected with the proposed development, as the Dental Clinic is not situated immediately beside or in close proximity to the proposed Cannabis Retail Store. The existing general issues of loitering, intoxication or vandalism in the Downtown Core cannot be the reason for denying the functioning of the proposed store.

Considering that the concerns raised are untenable in nature, the development permit may kindly be granted in the interest of justice. The proposed development is compliant with applicable requirements and can be operated in a safe, controlled and responsible manner without causing any interference to the surrounding establishments as the public concerns raised are either mitigated by the measures proposed by the Applicant or fall outside the zoning criteria. The Applicant therefore humbly request that the Development Application may be considered favourably and that the Development Permit may be approved and issued.

Sincerely,

George Abraham

INDEX OF EXHIBITS

Exhibit Letter	Document Title/Description	Page Count	Purpose of Evidence
Exhibit A	True copy of email dated 11-12-2025	2	States that building of the applicant is suitable for running Cannabis Retail Store.
Exhibit B	True copy of Page 117, Table 11.1 of Zoning By Law 5045	1	Confirms that building located in DT- downtown zone is suitable for running cannabis retail store as it falls under commercial recreation
Exhibit C	True copy of the Purchase Agreement	6	Confirms that the applicant invested CAD 1.25 million to purchase the building.
Exhibit D	True copy of the technical submission	15	Confirms the submission of business proposal to Government of the NWT Department of Finance Procurement Shared Services
Exhibit E	True copy of the Email dated 4-08-2026	1	Inform the reissue of notice for the development permit due to an administrative error identified by a city of Yellowknife's planning and development office.
Exhibit F	True copy of the Terms and conditions agreed between vendor and NTLCC	1	Establishes the hours of operation of Cannabis retail store
Exhibit G	True copy of the Engineered site layout		Illustrating vehicle turning radius and parking boundaries
Exhibit H	True copy of the Section 27,32 & 33 of Cannabis Products Act SNWT 2018 c.6	2	Affirms restriction on Minors for use of cannabis
Exhibit I	True copy of the Section 34 of the Cannabis Products Act SNWT 2018 c.6 & section 3 of Smoking Control and Reduction Act SNWT 2019 c.29	2	Affirming restriction on public use of cannabis



George Abraham <george@gkholdings.ca>

Zoning Inquiry

Heather Murray <hmurray@yellowknife.ca>
To: abrahamgk91@gmail.com <abrahamgk91@gmail.com>

Thu, Dec 11, 2025 at 3:34 AM

Hi George,

Thank you for your inquiry. Here is a link to the City of Yellowknife Zoning by-law [5045 - Zoning By-law](#) (click Download Consolidation). The permitted uses for each zone are listed in tables starting on page 96 (page number in the document heading). Cannabis retail store would be Commercial Retail Sales and Service which is a permitted use in the following Zones: RC-Residential Central (p.105), RC-1 (p.111), DT-Downtown (p.123), CS-Commercial Service (p.135), OT-Old Town Mixed Use (p.139), KL-Kam Lake (p.145) and PS-Public Service (p.161).

The Zoning Map is on page 177.

5013 48 Street is located in the zone DT - Downtown.

Please note the link to the Government of the Northwest Territories regulations is [Become a Retailer | Northwest Territories Liquor and Cannabis Commission](#)

Please let me know any questions.

Mársi | Kinanāskomitin | Thank you | Merci | Hq̃i' | Quana | ᑭᓄᓐᓄᓐᓄᓐ Quyanainni | Máhsı | Máhsı | Mahsi

Heather Murray

Planning Coordinator

Planning & Development

City of Yellowknife

Tel: 867-920-5627

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yellowknife.ca

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I acknowledge that I reside and work in Chief Drygeese territory.

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11. Commercial Mixed Use Zones and Zone Regulations

11.1. DT – Downtown

11.1.1. Purpose

To define the downtown area and recognize this as a unique area within the City as the Principal office, commercial and entertainment district, while providing for supportive medium and higher Density residential Uses.

Table 11-1: DT Permitted and Discretionary Uses

Permitted	Discretionary
Accessory Building	Dwelling: • Single Detached • Duplex
Accessory Use	Motel
Animal Services	Parking Structure
Artisan Studio	Planned Development
Automobile Service Station	Similar Use
Brewing/Distilling Establishment & Brewpub	
Commercial Entertainment	
Commercial Recreation	
Commercial Retail Sales and Service	
Community Resource Centre	
Convenience Store	
Convention Centre	
Day Care Facility	
Dwelling: • Detached Secondary • In-Home Secondary • Townhouse • Multi-Unit • Special Care Residence	
Food and Beverage Services	
Food Production Facility	
Government Office	
Home Based Business	
Hotel	
Institutional • Religious & Education Institutions • Recreation Facility • Special Care Facility	

Zoning By-law 5045| March 14, 2022

11 Commercial Mixed Use Zones and Zone Regulations | 124

Permitted	Discretionary
Mixed Use	
Medical and Health Services	
Medical Research and Development Facility/Laboratory	
Office	
Personal Services	
Public Park	
Public Utility Uses and Structures	
Short-Term Rental Accommodation	
Storage Facility	
Temporary Use	
Urban Agriculture, Community	

This is 'Exhibit D' referred in the applicants response to public concern, submitted to yellowknife planning department on 2026/09/07

Business Proposal (Technical Submission)

Project Title: Private Cannabis Retail Store – Yellowknife

Event ID: EV8711

Submitted By: George Abraham, Managing Director

17221371 Canada Inc.

o/a Abraham's Cannabis & Design

5013 48 Street

Yellowknife, NT, Canada X1A 1N4

Email: george@gkholdings.ca

Date: February 10, 2026

Submitted To:

Government of the Northwest Territories Department of Finance Procurement Shared Services

5009 49th Street (1st Floor, Stuart M. Hodgson Building) Yellowknife, NT X1A 2L9

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1. BUSINESS PLAN

Part 1A. BUSINESS DESCRIPTION

The cannabis industry in the Northwest Territories (NWT) operates within the framework of Canada's nationwide legalization, with the territory adopting a hybrid retail model i.e. the government controls online sales and wholesale distribution, while private companies can manage physical stores for retail. The market in NWT is less saturated than major urban centres, offering viable opportunities for new entrants, especially for those focused on innovation and promises a seamless experience to the customers.

Current Trends in the industry:

- **Consumer Experience:** There is an increasing emphasis on creating a welcoming, educational, and safe environment for consumers. Retailers are differentiating themselves through knowledgeable staff, curated product selections, and unique store designs.
- **Product Diversification:** Retail stores are expanding offerings beyond dried flower to include edibles, beverages, vapes, topicals, and accessories, responding to evolving consumer preferences.
- **Local Sourcing and Community Engagement:** Retailers that prioritize local hiring, community partnerships, and Indigenous engagement are gaining trust and loyalty in the NWT market.
- **Regulatory Compliance:** Adherence to strict territorial and federal regulations regarding advertising, age verification, and product safety remains a top priority for all retailers.

The future looks bright for cannabis retail as:

- **Market Growth:** As stigma continues to decline and more consumers seek legal, safe access, retail sales in the NWT are expected to grow, particularly in underserved communities.
- **Experience-Driven Retail:** The future of cannabis retail will be shaped by stores that offer educational experiences, events, and personalized service, setting them apart from government-run online channels.
- **Sustainability and Social Responsibility:** Retailers who demonstrate environmental stewardship and social responsibility (e.g., waste reduction, community programs) will be better positioned for long-term success.

- **Integration of Technology:** Adoption of digital tools for inventory management, compliance tracking, and customer engagement will streamline operations and enhance the customer experience.

Proponent Profile and Resume: George Abraham, Managing Director of 17221371 Canada Inc. , is a dynamic entrepreneur currently operating multiple successful ventures including:

- Abraham's Cannabis & Design – Inuvik, Northwest Territories
- Abraham's Cannabis & Design – Fort Smith, Northwest Territories
- 10 Lil Ava's Pizza outlets
- 4 The Vape Club outlets
- Lil Adam's Fish & Chips
- GK Transports
- KL-59 Properties, including properties in NWT

17221371 Canada Inc., operating as Abraham's Cannabis & Design, and part of the GK holdings group of companies, is an experienced and compliant operator within Canada's regulated cannabis retail sector. The company currently owns and operates private cannabis retail stores in Inuvik and Fortsmith, Northwest territories, in full compliance with all applicable territorial and federal regulations. This proposal is submitted by 17221371 Canada Inc. for the establishment and operation of a private cannabis retail store in Yellowknife, Northwest Territories.

Through the GK Holdings group, the proponent has overseen long-standing food service operations, demonstrating experience in multi-location retail management, operational discipline, and compliance across diverse business sectors.

Beyond its food service operations, the GK Holdings group has diversified into other regulated retail ventures, including the management of the Inuvik Liquor Store under a GNWT contract.

The cannabis retail operations described in this proposal are owned and operated exclusively by 17221371 Canada Inc., with centralized administrative, compliance, and financial support provided through the GK Holdings group. This structure ensures regulatory clarity, operational efficiency, and long-term sustainability.

Key Differentiators:

- Over 15 years of retail and hospitality experience
- Deep knowledge of regulated environments (liquor, vape)
- Proven capacity to scale operations in Northern Canada
- Robust financial base and skilled support team

Permanent Residence: Inuvik, Northwest Territories

Part 1B. MARKET ANALYSIS

The Yellowknife region represents a stable and underserved market for cannabis retail. Historical sales data demonstrates consistent year-on-year growth, indicating increasing acceptance of legal cannabis products and a preference for in-store retail experiences over online purchasing.

Market Size & Demographics:

- Population base primarily adult, with demand concentrated among residents aged 25-60.
- Estimated annual Historical cannabis Sales value are as follows

Year	NWT Total	Yellowknife Share	% to total sales
2024-25	\$ 1,08,00,000	\$ 5.9 Million	54.63%
2023-24	\$ 84,37,000	\$ 4.85 Million	57.48%
2022-23	\$ 75,66,092	\$ 4.30 Million	56.83%
2021-22	\$ 74,47,321	\$ 4.30 Million	57.74%
2020-21	\$ 51,41,254	\$ 2.80 Million	54.46%
2019-20	\$ 32,46,000	\$ 1.80 Million	55.45%

Source: <https://www.ntlcc.ca/en/reports>

- From the Data we can see that Cannabis sales in Yellowknife have demonstrated consistent year-on-year growth, with total annual sales rising from \$ 1.8 Million in 2019-2020 to \$ 5.9 Million in 2024-2025. This reflects a 227% growth over five years, with sales in Yellowknife consistently contributing to 54% to 57% of total sales in NWT. This sustained upward trend indicates a growing acceptance of legal cannabis, rising consumer demand, and a stable, underserved market—making Yellowknife a strategically viable location for a dedicated private retail store.

Growth Prospects:

- Expected moderate to high growth as stigma decreases.
- Growing preference for in-store experiences over online purchases.

Sales Potential & Frequency:

- Weekly or bi-weekly purchases are common for regular users.
- Supplementary sales from accessories, branded merchandise, and non-cannabis items.

Part 1C. OPERATIONAL PLAN

Store Management:

- George Abraham will serve as the principal license holder.
- A full-time, RCMP-cleared store manager will oversee daily operations.

Store Hours:

- Proposed hours of Operation are

Monday Through Saturday 11:00 AM to 10:00 PM

Sunday 11:00 AM to 5:00 PM

Staffing & Training:

- 3-5 full-time employees
- CannSafe or equivalent training
- Continuous learning on product knowledge, compliance, and customer service

Inventory Control & Compliance:

- Secure storage room, POS-integrated inventory systems
- Monthly reconciliations and Federal sales reporting

Technology Integration:

- Advanced POS (with ID verification)
- Camera surveillance and alarm systems

Part 1D. Support and Backup

To ensure continuity of operations, 17221371 Canada Inc. maintains a robust support and back up structure through the GK Holdings group. Centralized administration, accounting, legal oversight and compliance systems ensure uninterrupted operations in the absence of key personnel.

Backup Personnel:

Managing Director- George Abraham (Inuvik, NWT)

George Abraham, the visionary founder, and owner of 17221371 Canada Inc. has established himself as a dynamic entrepreneur with a diverse portfolio of successful ventures. Under his leadership GK Holdings group has grown to encompass multiple thriving businesses, including Lil Ava's Pizza, Liquor shop, The Vape Club, Lil Adams Fish and Chips, GK Transports, KL-59 Properties, Abraham's Cannabis and several other enterprises. 

HR Administrator- Veena James, BBA, MSW

Veena James, passionate young social work post graduate with a proven track record in administration, effective people management and social work practice in cross cultural settings. Responsible in record keeping, documentation, payroll, employee inquiries, training and updating databases.

Accounting/Finance - Shilpi Gupthaa, CPA (Edmonton, AB)

Shilpi Gupthaa, experienced senior financial accountant with solid knowledge of Canadian accounting systems. Proactive in identifying problems and implementing solutions.

Legal Advisor- Anupama Nair, LL.M (Vancouver, BC)

Anupama Nair, highly driven and proactive solicitor experienced in Corporate, Commercial & Immigration law. Excels in providing clients with concrete solutions and clear expertise.

Marketing & I.T – Shoan Abraham (Beaverlodge, AB)

Shoan Abraham, skilled individual in digital marketing, designing, analysing data, social media and email marketing.

Purchasing/Logistics– Abin Johnson (Edmonton, AB)

Abin Johnson, manages wholesale and retail trade, he contacts the vendors to improve billing efficiency.

These professionals form a multidisciplinary team already supporting George Abraham's other regulated ventures. (Resumes Attached Separately) Above mentioned personnel in the key member management team will ensure that the retail cannabis store operates smoothly and efficiently, even in the absence of primary team members. Each backup individual is highly qualified and experienced, with a proven track record in their respective fields. Some of them having their residences in northern communities further enhance their understanding of the unique challenges and needs of the project, always ensuring continuity and progress.

Facilities: The location at 5013 48 Street complies with the legal standards prescribed for cannabis store

Location: Following rules with property location has been met, outlining property description other than blueprint (parking space 4000 sq. Ft)

Part 1E: Proposed Specifications:

a. Security

1.5mm (16 gauge) hollow metal doors with 1.9mm (14 gauge) metal frame and tamper-proof hinges at all entry points other than the customer entrance. Eight cameras will be installed on the premises, ensuring both exterior and interior areas are monitored. These cameras will provide 24-hour surveillance of activities within the premises, and all footage will be recorded and retained for 45 days by a recording system located in a secure area within the premises.

Camera spec: Camera System with 4TB NVR – 16 Channel PoE Wired Home Security 7 Bullet

IP Cameras – Smart Security Lighting & Motion Detection, Active Deterrence, Color Night Vision

Brand: Lorex

Connectivity technology: Wired

Special feature: Wireless, Night Vision

Power source: Corded Electric

Video capture resolution: 4k

Number of channels: 16

Frame rate: 30 fps

Item dimensions L x W x H: 40.6 x 35.6 x 30.5 Centimetres

For additional security, the store will also be equipped with door sensors, glass break sensors, and motion sensors to detect unauthorized access or suspicious activity.

b. Storage Description

Storage Rack:

- The 8x8 storage rack is constructed from sturdy materials, such as steel, and is resistant to tampering or forced entry.
- The rack is securely anchored to the floor or walls to prevent unauthorized removal.
- Mount steel on the outside of the room that is supported at all sides by anti-spread bracing, aligns sheet edges at every vertical and horizontal seam on the centre-line of the steel stud or anti-spread bracing, and that is secured properly with screws, welds or rivets.

Layout:

- Sales area with counters
- Customer entrance and secure backdoor receiving area
- Camera coverage across store and exterior
- Display shelving secured behind the counter

Part 1F: Design Features

- Window coverings to prevent product visibility from the exterior
- Modern racking and anti-theft shelving
- Barrier-free, wheelchair-accessible entrance

Part 1G: Zoning Compliance

The proposed cannabis retail store is planned to operate at 5013 48 Street, Yellowknife, NT, Canada X1A 1N4. The property is owned by 15452635 Canada Inc., a related entity within the GK Holdings group of companies. 17221371 Canada Inc., operating as Abraham's Cannabis & Design, will be the licensed operator of the cannabis retail store, subject to all applicable regulatory approvals. This structure supports long-term site availability and facilitates compliance with zoning, security, and regulatory requirements.

2. PAST RELEVANT EXPERIENCE

Part 2A. General Experience Relevancy

George Abraham, founder and chairman of GK Holdings, possesses extensive experience in operating retail businesses in northern and remote communities.

His career has been marked by an ability to thrive in environments characterized by challenging climatic conditions, complex logistics, and unique economic and regulatory frameworks.

A key example of his operational expertise is the Inuvik Liquor Store that serves as a vital retail hub in the Northwest Territories, offering a curated selection of alcoholic beverages to the local community and surrounding areas with a turnover of \$10 - \$12 million per year. As the sole liquor outlet within several hundred kilometres, it plays a crucial role in ensuring responsible access to alcohol in this region. The company has been instrumental in maintaining the store's operations, focusing on community service and adherence to territorial regulations.

He also runs a dedicated venture into the rapidly evolving cannabis industry, Abraham's Cannabis & Design, which is committed to deliver high-quality, lab-tested cannabis products for both medicinal and recreational use. Emphasizing innovation, safety, and education, Abraham's Cannabis & Design aims to provide accessible and responsible cannabis solutions. With a focus on compliance and customer care, the company ensures all products meet stringent regulatory standards. Abraham's Cannabis & Design also supports efforts to destigmatize cannabis use by promoting transparency, awareness, and wellness-based consumption.

Currently the store has two outlets at Inuvik and Fort Smith. The Inuvik store does a business of \$ 2.4 million a year and the Fort Smith store raised with \$ 1.44 million a year.

Mr. George has successfully operated businesses in other northern Canadian locations, including Grande Prairie, Beaverlodge, Wembley, Fort Saint John, Mackenzie, Houston, Prince George, Inuvik, Fortsmith etc. These experiences have sharpened his ability to navigate local regulations, manage workforce and inventory challenges, and maintain service consistency despite environmental and infrastructural constraints.

Mr. George's track record reflects a hands-on, strategic approach and a strong capacity for resilience and compliance. His proven success across multiple northern markets and experience of running Abraham's Cannabis & Design helps to manage and operate a retail cannabis store in the proposed municipality. He brings not only a nuanced understanding of the retail sector but also a solid foundation in adapting business models to meet the specific needs of northern communities.

Mr. George Abraham is an entrepreneur who has over 15 years of experience is owning and operating numerous successful retail ventures including regulated sectors as given below:

1. Abrahams's Cannabis & Design - Inuvik, Northwest Territories
2. Abrahams's Cannabis & Design - Fort Smith, Northwest Territories
3. Inuvik Liquor Store (under GNWT license)
4. Lil Ava's Pizza & Pasta, Inuvik, NWT
5. Lil Ava's Pizza & Pasta, Grande Prairie South, Alberta
6. Lil Ava's Pizza & Pasta, Grande Prairie Downtown, Alberta
7. Lil Ava's Pizza & Pasta, Wembley, Alberta
8. Lil Ava's Pizza & Pasta, Beaver lodge, British Columbia
9. Lil Ava's Pizza & Pasta, Fort St. John, British Columbia
10. Lil Ava's Pizza & Pasta, Mackenzie, British Columbia
11. Lil Ava's Pizza & Pasta, Prince George, British Columbia
12. Lil Ava's Pizza & Pasta, Houston, British Columbia
13. Lil Ava's Pizza, Spruce Grove, AB
14. The Vape Club, Beaver lodge, Alberta
15. The Vape Club, Peace River, Alberta
16. The Vape Club, Kitimat, British Columbia
17. The Vape Club, Terrace, British Columbia

17. GK Transports, Grande Prairie, AB

18. KL-59 Properties, NWT, British Columbia and Alberta

Both locations of Abraham's Cannabis and Design operate under 17221371 Canada Inc and are fully GNWT-compliant, demonstrating experience in regulated inventory control, security, staffing, and reporting.

Part 2B. Northern Experience

George Abraham brings over a decade of operational experience in Northern regions through the successful management of 10 Lil Ava's Pizza outlets and several properties located across Alberta and the Northwest Territories.

George Abraham has operated businesses in:

- Inuvik, NWT (Lil Ava's Pizza, Inuvik Liquor Store)
- Beaverlodge, AB
- Grande Prairie, AB
- Fort St. John, BC and more

Notably, George has been operating Lil Ava's Pizza & Pasta in Inuvik, NWT, for over two years. Moreover, 15452635 Liquor Store has also been successfully operating since its formation, demonstrating his capability to manage businesses in a northern environment. With these successful accomplishments, he has also been actively participating in the Inuvik community.

Abraham's Cannabis & Design stores are run successfully in Inuvik and Fort Smith, navigating a highly regulated market with professionalism and care. Through strong compliance practices, strategic sourcing and a focus on quality, the business has achieved consistent growth and solid reputation among customers. By staying ahead of regulatory requirements and market trends, he was able to scale operations, maintain reliable distribution and deliver products that meet the country's strict standards while remaining commercially competitive. Strategic decision making,

brand positioning and customer trust have played a key role in driving growth, allowing to compete effectively while upholding the strict legal, ethical and operational requirements.

Operational experience in Inuvik and Fort Smith demonstrates proven readiness to operate in Yellowknife. These locations present comparable operational conditions, including northern logistics constraints, supply chain management, workforce recruitment and retention challenges, stringent security requirements, and full compliance with the Northwest Territories' cannabis regulatory framework. Successful operation within these environments confirms their capacity to meet the operational, security, and compliance expectations required for a Yellowknife location under the same territorial legislation and oversight.

He has demonstrated:

- Adaptability to remote and challenging environments
- Deep understanding of Northern infrastructure and supply chain constraints
- Community integration through local hiring and vendor sourcing

Community engagement

Local Labour Recruitment and Utilization

1. Recruitment Strategy: We plan to hire residents for some positions within the cannabis store, that might include management, sales, and support roles. Job fairs and partnerships with local employment agencies will be utilized to attract qualified candidates.

2. Utilization of Local Labour: By employing residents, the cannabis store will contribute to the local economy and provide job opportunities for community members. This approach ensures that the store is staffed by individuals who understand the local culture and customer preferences.

Utilization of Local or NWT Businesses

1. Local Suppliers and Vendors: George will source products and services from local or NWT businesses whenever possible. This includes partnering with local suppliers for office inventory,

contracting local service providers for maintenance, and utilizing local marketing agencies for promotional activities.

2. Economic Impact: By supporting local businesses, the store will stimulate economic growth within the municipality and foster strong business relationships within the community. As part of its ongoing commitment to community development and engagement, Lil Ava's has actively supported a variety of local events and organizations. These include sponsorships for the

- Inuvik Dart Club
- Inuvik Fireball Curling Club (Kids Cup)
- the Legion Jamboree Skidoo Race, and
- the Inuvik Baseball Competition.

These partnerships not only reflect our dedication to local culture and recreation but also demonstrate a long-standing and meaningful connection to the Inuvik community. This same community-centred approach will be extended to Fort Smith, ensuring the cannabis retail operation contributes positively to the town's social fabric.

This is 'Exhibit E' referred in the applicants response to public concern, submitted to yellowknife planning department on 2026/09/07



Follow-Up: Development Permit Application PLDEV-2026-0174

1 message

Moriah Harris <mharris@yellowknife.ca>
To: John Sebastian <john@gkholdings.ca>

Tue, 4 Aug 2026 at 12:55 pm

Hello John,

Thank you, and the same to you.

I do have an update regarding the application. It was brought to staff's attention that an administrative error was made on the Notice of Application sign, as it referenced the previous year for the submission of comments. As a result, Planning Management has directed that the Notice of Application period be reissued. New signs and notification letters are scheduled to be posted tomorrow.

I apologize for any inconvenience this may cause. Should you wish to discuss the matter further, we would be happy to meet with you.

Best regards,

Moriah

Mársi | Kinanāskomitin | Thank you | Merci | Haq' | Quana | ᑭᓄᓐᓇᓂᓐ | Quyanainni | Máhsi | Máhsi | Mahsi

Moriah Harris

Planner I, Planning and Environment

Planning and Development

City of Yellowknife

T: 867-669-3428

yellowknife.ca



I acknowledge that I reside and work in Chief Drygeese territory.

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Please consider the environment before printing this e-mail and/or attachments

From: John Sebastian <john@gkholdings.ca>

Sent: August 4, 2026 10:47 AM

To: Moriah Harris <mharris@yellowknife.ca>

Subject: Follow-Up: Development Permit Application PLDEV-2026-0174

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Quoted text hidden

sale of cannabis in the City of Yellowknife.

7. Hours of Operation

7.1. The Vendor and the NTLCC agree that:

- (a) The maximum authorized hours of operation for Cannabis sales of the Facility ("authorized hours") are as follows:

Cannabis Retail Store – Yellowknife

SC-FIN01-XXXX

Monday:	11:00AM–10:00 PM	Tuesday:	11:00AM–10:00 PM
Wednesday:	11:00AM–10:00 PM	Thursday:	11:00AM–10:00 PM
Friday:	11:00AM–10:00 PM	Saturday:	11:00AM–10:00 PM
Sunday:	11:00AM–5:00 PM		

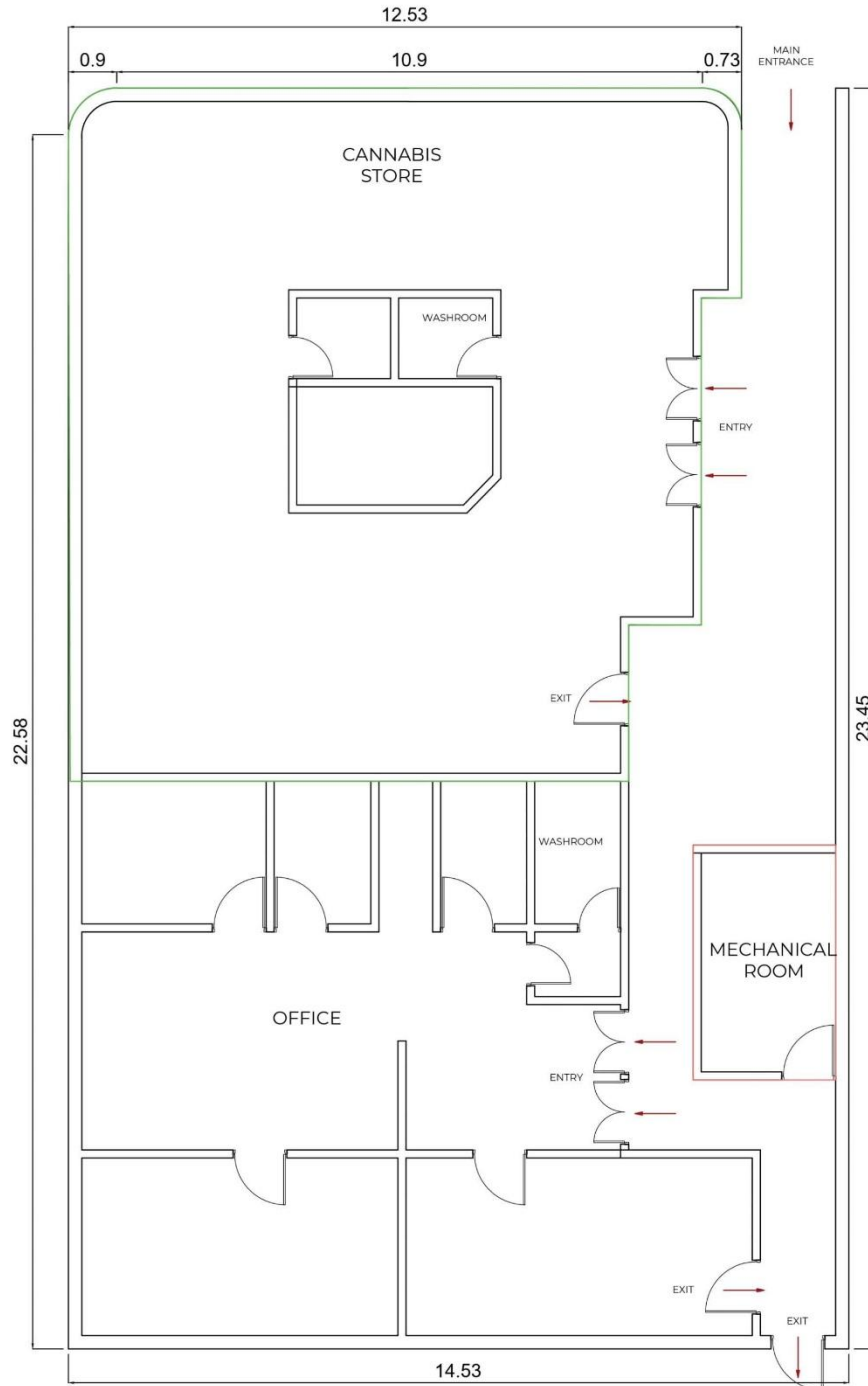
The Vendor may choose to open for a shorter number of hours within these maximum authorized hours of operation and may choose to open outside of these hours for sales of non-Cannabis products. However, if municipal bylaws provide for shorter opening hours, the Vendor must comply with those reduced hours.

(b) The Facility will not be operated for business on the following holidays:

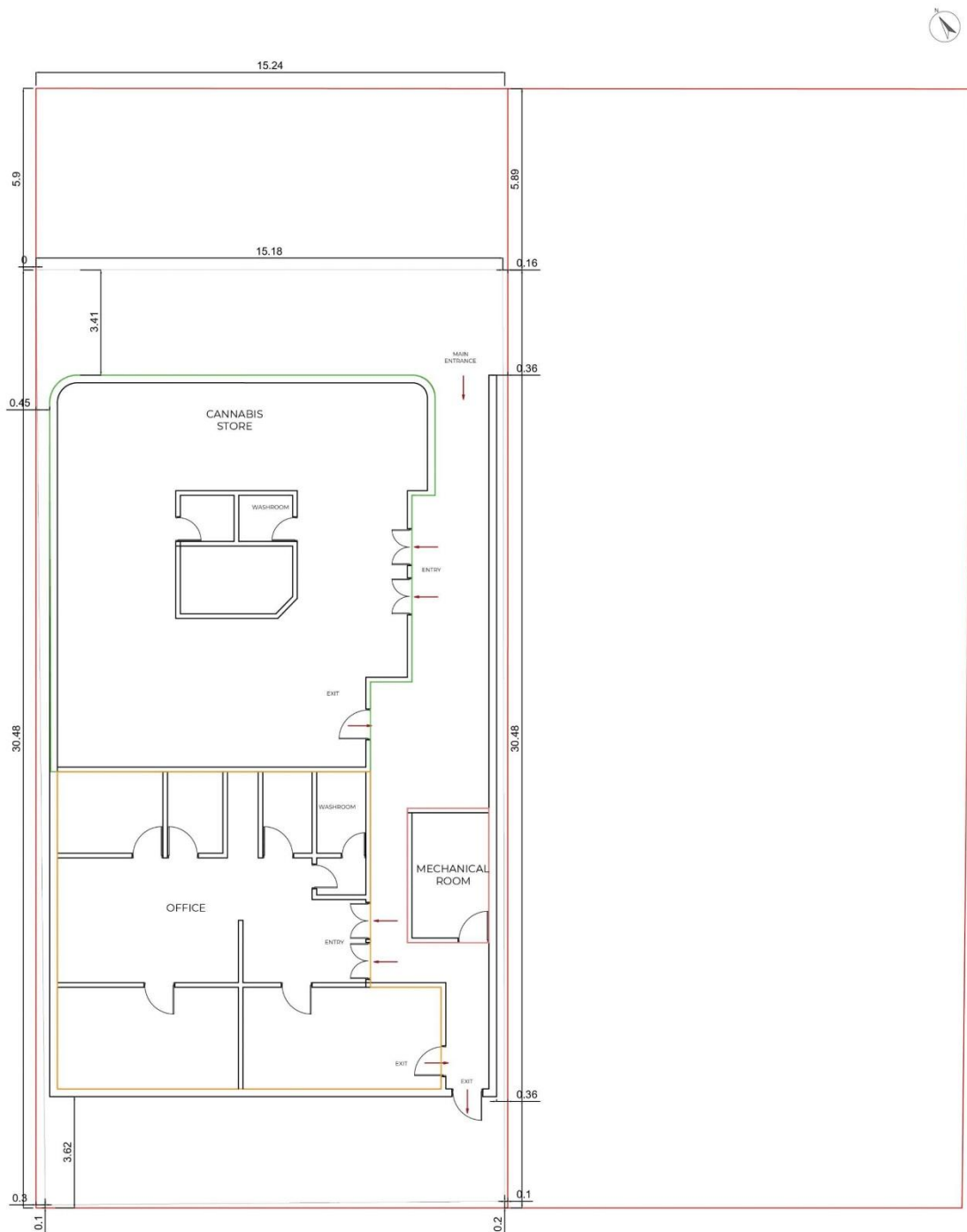
- Good Friday
- National Aboriginal Day
- Christmas Day
- Boxing Day
- After 6:00PM Christmas Eve and New Year's Eve
- Such other days or parts of days as the NTLCC may direct
- Election days during the time polls are open for municipal, territorial or federal elections.

The NTLCC reserves the sole right to negotiate additional hours or days of operation.

- 7.2. The Vendor shall maintain the Facility, and carry on the operations of the Facility in a manner satisfactory to the NTLCC.
- 7.3. Any advertisement of Cannabis must be approved in advance by the NTLCC and be in compliance with all Applicable Laws.
- 7.4. All Cannabis offered for sale by the Vendor shall be supplied only by NTLCC. The delivery of Cannabis from the NTLCC to the City of Yellowknife is the responsibility of the NTLCC.
- 7.5. The Vendor shall order Cannabis in accordance with the procedures and protocols established by the NTLCC. Where possible the NTLCC will deliver to the facility.
- 7.6. The Vendor shall be responsible for all in-store breakage and shortage in inventories, except for defective or missing product reported to the NTLCC within forty eight (48) hours of product delivery.



FLOOR PLAN



SETBACK DRAWING

PART 6 GENERAL PROHIBITIONS		INTERDICTIONS	
Obstruction prohibited	24. (1) No person shall obstruct or hinder an inspector or peace officer who is acting under the authority of this Act or the regulations.	24. (1) Nul ne peut entraver l'action d'un inspecteur ou d'un agent de la paix dans l'exercice de ses pouvoirs au titre de la présente loi ou de ses règlements.	Entrave interdite
False statement prohibited	(2) No person shall knowingly (a) make a false or misleading statement to an inspector or peace officer; or (b) produce a false document, record or item to an inspector or peace officer.	(2) Nul ne peut sciemment : a) faire une déclaration fausse ou trompeuse à un inspecteur ou un agent de la paix; b) fournir un faux document, registre ou article à un inspecteur ou un agent de la paix.	Fausse déclaration interdite
Sale of cannabis	25. Except as provided in this Act or the regulations, no person shall (a) expose cannabis for sale; (b) keep cannabis for sale; or (c) sell or offer to sell cannabis.	25. Sauf disposition contraire de la présente loi, des règlements ou des conditions d'un permis de circonstance, nul ne peut : a) exposer du cannabis pour la vente; b) garder du cannabis pour la vente; c) vendre ou offrir de vendre du cannabis.	Vente de cannabis
Prohibition on sale to intoxicated person	26. No person shall sell or supply cannabis to an intoxicated person.	26. Nul ne peut vendre ou fournir du cannabis à une personne en état d'ébriété.	Vente interdite à une personne en état d'ébriété
Selling or supplying to minor	27. (1) No person shall (a) sell cannabis to a minor; or (b) supply cannabis to a minor.	27. (1) Nul ne peut : a) vendre du cannabis à un mineur; b) fournir du cannabis à un mineur.	Vente ou fourniture à un mineur
Exception	(2) This section does not apply to the selling or supplying of cannabis to a minor for medical purposes under the authority of applicable federal law.	(2) Le présent article ne s'applique pas à la vente ou à la fourniture de cannabis à un mineur à des fins thérapeutiques sous le régime de la législation fédérale applicable.	Exception
Unlawfully cultivated cannabis	28. No person shall grow, cultivate, propagate or harvest cannabis except in accordance with the <i>Cannabis Act</i> (Canada), and any regulations made under this Act.	28. Nul ne peut faire pousser, cultiver, multiplier ou récolter du cannabis, sauf conformément à la <i>Loi sur le cannabis</i> (Canada) et aux règlements pris en vertu de la présente loi.	Cannabis cultivé illégalement
Unlawful purchase	29. No person shall purchase or attempt to purchase cannabis from a person who is not authorized to sell cannabis under this Act and the regulations.	29. Nul ne peut acheter ou tenter d'acheter du cannabis d'une personne qui n'est pas autorisée à en vendre sous le régime de la présente loi ou des règlements.	Achat illégal
False information on cannabis order	30. No person shall knowingly supply false information when ordering cannabis or completing any form relating to the acquisition of cannabis.	30. Nul ne peut sciemment fournir de faux renseignements dans une commande de cannabis ou sur une formule relative à l'acquisition de cannabis.	Faux renseignements dans une commande de cannabis
False identification: minor	31. No minor shall, for the purpose of purchasing cannabis, produce identification that is false or that has been altered.	31. Il est interdit au mineur, lors de l'achat de cannabis, de présenter de fausses pièces d'identité ou des pièces d'identité modifiées.	Fausse pièce d'identité : mineur
Minor in cannabis store	32. No minor shall enter or remain in a cannabis store unless he or she is accompanied by his or her parent or by an eligible person authorized by his or her parent.	32. Il est interdit au mineur d'entrer dans un magasin de cannabis ou d'y demeurer s'il n'est pas accompagné d'un parent ou d'une personne autorisée par son parent.	Mineur dans un magasin de cannabis

Purchase and possession by minor	33. (1) No minor shall (a) purchase or attempt to purchase cannabis; or (b) have cannabis in his or her possession.	33. (1) Il est interdit au mineur : a) d'acheter ou de tenter d'acheter du cannabis; b) d'avoir du cannabis en sa possession.	Achat et possession par un mineur
Exception: enforcement purpose	(2) This section does not apply to the purchase or attempted purchase of cannabis by a minor, if the purchase or attempted purchase (a) is made for the purpose of enforcing, or ensuring compliance with, any provision of this Act prohibiting the sale of cannabis to minors; and (b) is authorized by a person whose duty it is to enforce or to ensure compliance with a provision referred to in paragraph (a).	(2) L'achat ou la tentative d'achat de cannabis par un mineur ne contrevient pas à ce paragraphe si : a) d'une part, il est fait aux fins d'exécution ou de respect des dispositions de la présente loi interdisant la vente de cannabis aux mineurs; b) d'autre part, il est autorisé par une personne chargée de l'exécution ou du respect d'une disposition visée à l'alinéa a).	Exception : fins d'exécutions
Exception: medical purpose	(3) This section does not apply to the purchase, attempted purchase or possession of cannabis by a minor if the purchase, attempted purchase or possession is for medical purposes under the authority of applicable federal law.	(3) Le présent article ne s'applique pas à l'achat, la tentative d'achat ou la possession de cannabis par un mineur lorsqu'accompli à des fins thérapeutiques sous le régime de la législation fédérale applicable.	Exception : fins thérapeutiques
Unlawful consumption	34. No person shall consume cannabis in any place where the smoking of cannabis is prohibited under the <i>Smoking Control and Reduction Act</i> . SNWT 2019,c.29,s.30.	34. Nul ne peut consommer du cannabis dans un lieu où il est interdit de fumer du cannabis en vertu de la <i>Loi sur le contrôle et la réduction de la consommation par inhalation</i> . LTN-O 2019, ch. 29, art. 30.	Consommation illégale
Consumption by minor	35. No minor shall consume cannabis except for medical purposes under the authority of applicable federal law.	35. Il est interdit au mineur de consommer du cannabis, sauf à des fins thérapeutiques sous le régime de la législation fédérale applicable.	Consommation par un mineur
Inducements to vendors	36. (1) No person shall, either directly or indirectly, offer or give any financial or material inducement to a vendor or an employee or representative of a vendor for the purpose of increasing the sale or distribution of any brand of cannabis, unless the inducement is of a nature permitted in the regulations.	36. (1) Nul ne peut, même indirectement, offrir ou donner un incitatif financier ou réel à un vendeur ou à un employé ou un représentant de celui-ci dans le but d'augmenter la vente ou la distribution d'une marque donnée de cannabis, sauf si l'incitatif est d'une nature que permettent les règlements.	Incitatifs aux vendeurs
Prohibition against taking inducements	(2) No vendor or employee or representative of a vendor shall, either directly or indirectly, request or receive any financial or material inducement referred to in subsection (1).	(2) Il est interdit au vendeur ou à un employé ou un représentant de celui-ci de demander ou de recevoir, même indirectement, tout incitatif financier ou réel visé au paragraphe (1).	Interdiction d'accepter des incitatifs
PART 7 ENFORCEMENT		PARTIE 7 EXÉCUTION	
Definition: "regulated premises"	37. In this Part, "regulated premises" means (a) a cannabis store; (b) any premises or facility described in an application for a special occasion permit; (c) any premises or facility where cannabis is consumed, possessed or used at a function under the authority of a special occasion permit; and (d) any premises or facility in respect of	37. La définition qui suit s'applique à la présente partie. «établissement réglementé» S'entend : a) d'un magasin de cannabis; b) d'un établissement ou d'une installation mentionnée dans une demande de permis de circonstance; c) d'un établissement ou d'une installation	Définition : «établissement réglementé»

This is 'Exhibit I' referred in the applicants response to public concern, submitted to yellowknife planning department on 2026/09/07.

Purchase and possession by minor	33. (1) No minor shall (a) purchase or attempt to purchase cannabis; or (b) have cannabis in his or her possession.	33. (1) Il est interdit au mineur : a) d'acheter ou de tenter d'acheter du cannabis; b) d'avoir du cannabis en sa possession.	Achat et possession par un mineur
Exception: enforcement purpose	(2) This section does not apply to the purchase or attempted purchase of cannabis by a minor, if the purchase or attempted purchase (a) is made for the purpose of enforcing, or ensuring compliance with, any provision of this Act prohibiting the sale of cannabis to minors; and (b) is authorized by a person whose duty it is to enforce or to ensure compliance with a provision referred to in paragraph (a).	(2) L'achat ou la tentative d'achat de cannabis par un mineur ne contrevient pas à ce paragraphe si : a) d'une part, il est fait aux fins d'exécution ou de respect des dispositions de la présente loi interdisant la vente de cannabis aux mineurs; b) d'autre part, il est autorisé par une personne chargée de l'exécution ou du respect d'une disposition visée à l'alinéa a).	Exception : fins d'exécutions
Exception: medical purpose	(3) This section does not apply to the purchase, attempted purchase or possession of cannabis by a minor if the purchase, attempted purchase or possession is for medical purposes under the authority of applicable federal law.	(3) Le présent article ne s'applique pas à l'achat, la tentative d'achat ou la possession de cannabis par un mineur lorsqu'accompli à des fins thérapeutiques sous le régime de la législation fédérale applicable.	Exception : fins thérapeutiques
Unlawful consumption	34. No person shall consume cannabis in any place where the smoking of cannabis is prohibited under the <i>Smoking Control and Reduction Act</i> . SNWT 2019,c.29,s.30.	34. Nul ne peut consommer du cannabis dans un lieu où il est interdit de fumer du cannabis en vertu de la <i>Loi sur le contrôle et la réduction de la consommation par inhalation</i> . LTN-O 2019, ch. 29, art. 30.	Consommation illégale
Consumption by minor	35. No minor shall consume cannabis except for medical purposes under the authority of applicable federal law.	35. Il est interdit au mineur de consommer du cannabis, sauf à des fins thérapeutiques sous le régime de la législation fédérale applicable.	Consommation par un mineur
Inducements to vendors	36. (1) No person shall, either directly or indirectly, offer or give any financial or material inducement to a vendor or an employee or representative of a vendor for the purpose of increasing the sale or distribution of any brand of cannabis, unless the inducement is of a nature permitted in the regulations.	36. (1) Nul ne peut, même indirectement, offrir ou donner un incitatif financier ou réel à un vendeur ou à un employé ou un représentant de celui-ci dans le but d'augmenter la vente ou la distribution d'une marque donnée de cannabis, sauf si l'incitatif est d'une nature que permettent les règlements.	Incitatifs aux vendeurs
Prohibition against taking inducements	(2) No vendor or employee or representative of a vendor shall, either directly or indirectly, request or receive any financial or material inducement referred to in subsection (1).	(2) Il est interdit au vendeur ou à un employé ou un représentant de celui-ci de demander ou de recevoir, même indirectement, tout incitatif financier ou réel visé au paragraphe (1).	Interdiction d'accepter des incitatifs

PART 7
ENFORCEMENT

Definition: "regulated premises"	37. In this Part, "regulated premises" means (a) a cannabis store; (b) any premises or facility described in an application for a special occasion permit; (c) any premises or facility where cannabis is consumed, possessed or used at a function under the authority of a special occasion permit; and (d) any premises or facility in respect of
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PARTIE 7
EXÉCUTION

37. La définition qui suit s'applique à la présente partie.	Définition : «établissement réglementé»
«établissement réglementé» S'entend : a) d'un magasin de cannabis; b) d'un établissement ou d'une installation mentionnée dans une demande de permis de circonstance; c) d'un établissement ou d'une installation	

	PROTECTION AGAINST ENVIRONMENTAL SMOKE AND EXPOSURE TO TOBACCO USE	PROTECTION CONTRE LA FUMÉE SECONDAIRE ET L'EXPOSITION À L'USAGE DU TABAC	
Smoking prohibited	3. (1) Subject to subsection (2) and the regulations, no person shall smoke in (a) a public place; or (b) a motor vehicle while another person who is a minor is present in the motor vehicle.	3. (1) Sous réserve du paragraphe (2) et des règlements, nul ne peut fumer : a) dans un lieu public; b) dans un véhicule automobile à bord duquel se trouve un mineur.	Interdiction de fumer
Exceptions	(2) Subsection (1) does not apply to (a) smoking in a public place during any period when the public place is being used, with the consent of the manager, for traditional Indigenous spiritual or cultural practices or ceremonies, if the smoking is an integral part of those practices or ceremonies; (b) a home-based facility when early learning and child care is not being provided in the facility; (c) a room in a continuing care facility that meets the prescribed requirements; (d) a guest room in a hotel if the room is, at the time it is rented, designated and specifically set aside as a room in which smoking is permitted; (e) a person who is smoking cannabis in a public place if the smoking is permitted under a special occasion permit issued under section 23 of the <i>Cannabis Products Act</i> ; or (f) a public place that is exempted from the application of subsection (1) by regulation.	(2) Le paragraphe (1) ne vise pas : a) fumer dans un lieu public pendant toute période où il est utilisé, avec le consentement du gestionnaire, pour des pratiques ou des cérémonies traditionnelles autochtones de nature spirituelle ou culturelle, si fumer fait partie intégrante de celles-ci; b) les garderies à domicile pendant une période où aucun service de garderie n'y est offert; c) les chambres d'un établissement de soins continus qui satisfont aux exigences réglementaires; d) les chambres d'hôtel si, au moment où elles sont louées, elles sont désignées chambres pour fumeurs et expressément réservées à cette fin; e) les personnes qui fument du cannabis dans un lieu public, s'il est permis d'en fumer en vertu d'un permis de circonstance délivré en application de l'article 23 de la <i>Loi sur les produits du cannabis</i> ; f) les lieux publics qui sont soustraits à l'application du paragraphe (1) par règlement.	Exceptions
Use of tobacco products may be prohibited	(3) The Minister may, by regulation, prohibit or restrict the use of tobacco products in a public place. SNWT 2024,c.9,s.28(3).	(3) Le ministre peut, par règlement, interdire ou restreindre l'usage des produits du tabac dans un lieu public. LTNO 2024, ch. 9, art. 28(3).	Interdiction possible de l'usage des produits du tabac
Municipal bylaws	4. A municipal council may make a bylaw governing smoking if the bylaw is more restrictive in respect of the places where a person may smoke than the prohibition set out in subsection 3(1).	4. Tout conseil municipal peut, par règlement municipal, régir la consommation par inhalation, si le règlement municipal est plus restrictif quant aux lieux où il est permis de fumer que l'interdiction prévue au paragraphe 3(1).	Règlements municipaux