



CITY OF YELLOWKNIFE

Frequently Asked Questions – Ballot Draw Process and Rules Niven Lake

Lot 80 & 77 BLOCK 308, Plan 4204 & Lot 32 Block 309, Plan 4204
(5 & 2 Findlay Point and 142 Moyle Drive)

1. What land will be available for sale?

There will be three (3) lots available for purchase: Lot 77 & 80 Block 308, Plan 4204 (2 & 5 Findlay Point) and Lot 32, Block 209, Plan 4204 (142 Moyle Drive). The lots are zoned R1 – Low-Density Residential.

2. How and when will the lot be available for purchase?

Available Lots, as specified in 1. Above, will be sold through a Ballot Draw process held at City Hall. The Ballot Draw will take place on Thursday, May 30, 2024, at 2:00 p.m. If the Lots are not sold through the Ballot Draw process, they will be made available for sale **four (4) business days following the Ballot Draw and notification process** on a first-come-first-serve basis (see point 6 – Remaining Lands).

3. What is a Ballot Draw process?

A Ballot Draw is a process of land disposal in which applicants enter a lottery at a particular time and place to determine, by luck of the draw, the successful applicants for the parcels available for disposal in the lottery.

The City holds Ballot Draw to ensure potential purchasers have a fair chance at obtaining developable residential parcels.

4. Rules for Ballot Draw

- (a) The standard developable parcel shall be sold individually according to the Land Administration By-law No. 4596, as amended.
- (b) A completed Ballot Draw Application and the \$1,000 Deposit must be submitted to Kristine Cook, Planning Coordinator, no later than 4:00 p.m. on Friday, May 24, 2024.
- (c) The Ballot Draw will commence at 2:00 p.m. on Thursday, May 30, 2024, at City Hall.
- (d) If an Applicant cannot attend the Ballot Draw, an Agent may participate on their behalf. In these instances, the Applicant and the Agent must sign the Ballot Draw Application.

- (e) Each applicant, or agent on behalf of an applicant, shall attend City Hall during the specified time identified according to subsection (b). An Agent may represent only one applicant.
- (f) All Applicants and Agents must be nineteen years of age and older.
- (g) Each Applicant is entitled to ONE ballot only.
- (h) Any draw deposit paid by an applicant who is successful in the draw shall be credited against the 15% non-refundable deposit required according to the Purchase Agreement.
- (i) Any ballot which, in the sole opinion of the City Manager, is illegible or includes erroneous legal descriptions shall not be accepted, and the draw deposit shall be refunded to the applicant or agent. The decision of the City Manager shall be final.
- (j) Applicants who are not selected and those who are selected but choose not to select a Lot at the time of the Ballot Draw shall have their Deposit refunded as soon as is practical after the Ballot Draw.
- (k) After the Applicant selects a Lot in the Ballot Draw, the Applicant shall be required to pay the balance of the 15% non-refundable deposit in secure funds (cash, bank draft, money order, or certified cheque) made payable to the City of Yellowknife and to sign a Purchase Agreement with the City of Yellowknife for the selected lot before 4:00 p.m. Friday, May 31, 2023. A personal cheque will not be acceptable.
- (l) If a successful Applicant selects a Lot at the time of the Ballot Draw but fails to enter into a Purchase Agreement within the time period specified in point 4 (k), the Deposit shall be forfeited absolutely to the City as liquidated damages and not as a penalty.

5. Are there any development obligations?

- (a) The Purchaser agrees to obtain an Approved Development Permit for a Permitted Use or Discretionary Use (if required) for applicable zoning based on the development plan for the Property within twelve (12) months of the Possession Date.
- (b) The Purchaser agrees to complete construction of the development on the Property within twenty-four (24) months from the Possession Date.
- (c) The Purchaser further acknowledges, covenants and agrees that if the Purchaser fails to satisfy these requirements, the City shall have the option to repurchase the Property by the Purchase Agreement, Schedule "B" - Option Agreement.
- (d) Concurrently with this Agreement, the Purchaser shall execute and deliver the Option Agreement to the City, and the City shall be entitled to register the Option Agreement against the title of the Property by way of a caveat.



6. Remaining Lands

- (a) Remaining Lands will be available **four (4) business days following the Ballot Draw and notification process.**
- (b) Where Remaining Lands are placed back in the City Land Inventory, lot prices may be adjusted annually.
- (c) Remaining Lands will be considered purchased once an applicant has paid the 15% non-refundable deposit and signed a Purchase Agreement with the City.
- (d) If an applicant fails to return the executed agreements and the remainder of the 15% non-refundable deposit within the allotted time specified in point 4 (k), the affected Remaining Lands shall be made available for sale on a first-come, first-serve basis.

7. Why is the City Conducting two ballot draws on the same day?

Grace Lake South and Niven Residential Subdivisions are two different neighborhoods where development must comply with the zoning by-law and subdivision features. For example, Grace Lake South is trucked water, and Niven is full municipal services. There are different considerations for development and building. The lots in each ballot draw are grouped by subdivision to identify the land, development and building differences within each ballot draw information package so that applicants can make informed decisions prior to entering the ballot draw.

8. Can I bid on both residential ballot draws taking place on May 30th?

Yes, when submitting your Ballot Draw Application to City Hall, you have the option to mark your Ballot Draw Application for both the Grace Lake South and Niven Lake draw happening at 10:00 am and 2:00 p.m. You will be required to submit the \$1000.00 application fee per the Ballot Draw Procedure, but your application will be entered into both draws. You or a designated agent must be present at both draws if you wish to participate in both.

9. Can I win two lots on the same day?

No, to align with the *GNWT Municipal Lands Policy 21.02*, The City will ensure that prospective private homeowners have preference during the sale of residential lands over buyers who wish to acquire or develop more than one lot at a time.

10. What happens if I win a lot in the first Ballot Draw but have a ballot in the second as well?

City Staff will advise any ballot draw applicants who have been awarded a lot in the Grace Lake South Ballot Draw that they their application for the Niven Residential Ballot Draw will be withdrawn.

