



CITY OF YELLOWKNIFE
BALLOT DRAW PROCEDURES
NIVEN LAKE RESIDENTIAL SUBDIVISION

THE BALLOT DRAW FOR FOUR NIVEN LAKE RESIDENTIAL LOTS WILL BE HELD AT 2:00 p.m. THURSDAY, MAY 30TH, 2024, IN THE COUNCIL CHAMBER, LOCATED AT CITY HALL.

The Ballot Draw process shall be subject to the following terms and conditions:

1. Applications for a Ballot may be obtained:
 - a. Online: www.yellowknife.ca/landforsale
 - b. E-mail: landforsale@yellowknife.ca
 - c. In person: Customer Service, City of Yellowknife
2. Completed Ballot Draw Application, along with the \$1,000 Deposit, must be submitted to: Kristine Cook, Planning Coordinator, no later than **4:00 p.m. on Friday, May 24, 2024.**
3. Applicant means the individual or company who will enter into a Purchase Agreement with the City and to whom the lot will eventually be titled after satisfactory completion of the terms and conditions of said agreement.
4. If an Applicant cannot attend the Ballot Draw, an Agent may attend on their behalf. In these instances, both the Applicant and the Agent must sign the Ballot Draw Application.
5. Each applicant or agent on behalf of an applicant shall attend City Hall during the specified time of draw.
6. All Applicants and Agents must be nineteen years of age and older.
7. Each Applicant is entitled to ONE Ballot only.
8. Applicants, or their Agents, must submit a deposit of ONE THOUSAND DOLLARS (\$1,000) (the "Deposit") at the same time as submitting their Ballot. The Deposit shall be in the form of cash, a certified cheque, money order, or bank draft made payable to the City of Yellowknife. The Deposit will be credited toward the land purchase. Personal cheques will not be accepted.



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9. Each Agent may only represent one Applicant.
10. In addition to the aforementioned terms and conditions, applications for Ballots from companies will be accepted based upon the following criteria:
 - a. a valid City of Yellowknife Business License;
 - b. proof of registration with Corporate Registries, Government of the Northwest Territories, and in good standing at the time of the application; and
 - c. the company must also submit, at the time of application, the names of the registered Directors for the company.

PROCEDURE

1. A Ballot is required to participate in the ballot draw and to have an opportunity to purchase a Lot.
2. A Lot means a single parcel of land identified in the Niven Lake Residential Subdivision Development Plan as shown below, highlighted in dark purple:





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3. Ballots will be selected at random by a member of the City's Administration.
4. Applicants will confirm the selection of a Lot on a prescribed form provided by the City of Yellowknife. At this time, they will receive a Purchase Agreement to review and sign.
5. Any ballot which, in the sole opinion of the City Manager, is illegible or includes erroneous legal descriptions shall not be accepted, and the bid deposit shall be refunded to the applicant or agent. The decision of the City Manager shall be final.
6. Applicants who have submitted a Ballot must be present or have their authorized Agent present at the time of the Ballot Draw. Should an Applicant or their authorized Agent not be present when their Ballot is drawn, the affected Ballot will be deemed invalid, and the Deposit shall be returned to the Applicant.
7. Should a conflict arise whereby:
 - a. The Director of a company and the company, or an Agent of either, both hold a Ballot; or
 - b. An Applicant and/or Agent acting on their behalf hold more than one BallotAll affected Ballots shall be deemed to be invalid and voided, and the Deposit shall be refunded.
8. Applicants who are not selected, as well as 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.
9. 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 prior to 4:00 p.m. Friday, May 31, 2024.
10. In the event that 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 Item #19, the Deposit shall be forfeited absolutely to the City as liquidated damages and not as a penalty.
11. Applicants who were selected for a residential lot in the Grace Lake South Residential Ballot Draw are not eligible to be awarded a lot in the Niven Lake Residential Ballot Draw, taking place on May 30th, 2024, at 2:00 p.m. As such, their ballot will be removed from the Niven Lake Residential Ballot Draw.