

Property Information/Details

Location Description	Parcel A: Lots 6, Block 569, Plan 4612 (City owned) Parcel B: Lot 1086, Block Quad 85J/ 8, Plan 2547 (Privately owned land) Portion of Lot 7, Block 569, Plan 4612 (City Owned)
Community Planning and Development Act Cities, Towns and Villages Act City of Yellowknife Community Plan By-law (2020) By-law No. 5007	Part 2. Area Development Plan Section 129: Public Hearing Section 4.9 Kam Lake South Section 6.1 Area Development Plan Section 6.7 Public Engagement and Notice
City of Yellowknife Zoning By-law No. 5045, as amended	Section 12.1 Kam Lake South One
Civic Address:	Parcel A: N/A Parcel B: 181 Kam Lake Road Portion of City owned land: N/A
Access:	Kam Lake Road
Municipal Services	Currently no municipal services are provided to the sites.

Recommendation:

The proposed Area Development Plan By-law No. XXXX for the area, legally described as Lots 6, Block 569, Plan 4612; Lot 1086, Block Quad 85J, Plan 2547; and portion of Lot 7, Block 569, Plan 4612, is recommended for adoption.

The application is recommended to be presented to Council for decision. A statutory public hearing is required prior to the formal adoption of the Area Development Plan by-law. The Minister of Municipal and Community Affairs of the Government of Northwest Territories' review and approval is not required before the By-law is given final reading.

Proposal:

Amanda-Brea Watson of Dillon Consulting (the 'applicant') on behalf of Aurora Tracking Station Inc. and the City of Yellowknife, has applied for an Area Development Plan for portion of lands (the 'plan area') within Kam Lake South area. The total area is approximately 6.0 hectares and located south end of the municipal boundary, between Kam Lake Road and Kam Lake. The buffer zone along Kam Lake zoned Natural Preservation area is Commissioners Land and not included in the proposed Area Development Plan.

There are two parcels in the area: Parcel A is owned by the City of Yellowknife (the 'City') and Parcel B owned by Aurora Tracking Station Inc. Small portion of Lot 7, Block 569, Plan 4612 is included in the proposed Area Development Plan as it has been requested to be disposed of by the city and merged with

Parcel B in the future. The proposed land use designation is Kam Lake South and zoned Kam Lake South One (KLS-1). No land use designation nor zoning amendment has been proposed at this time. The purpose of the proposed Area Development Plan is to guide the future development of the area including lot subdivision, public access, and vehicular access. All future development in the area may be subject to the development permit requirements including Zoning Amendment, or plan of subdivision according to Community Plan By-law No. 5007 or Zoning By-law No. 5045, as amended.

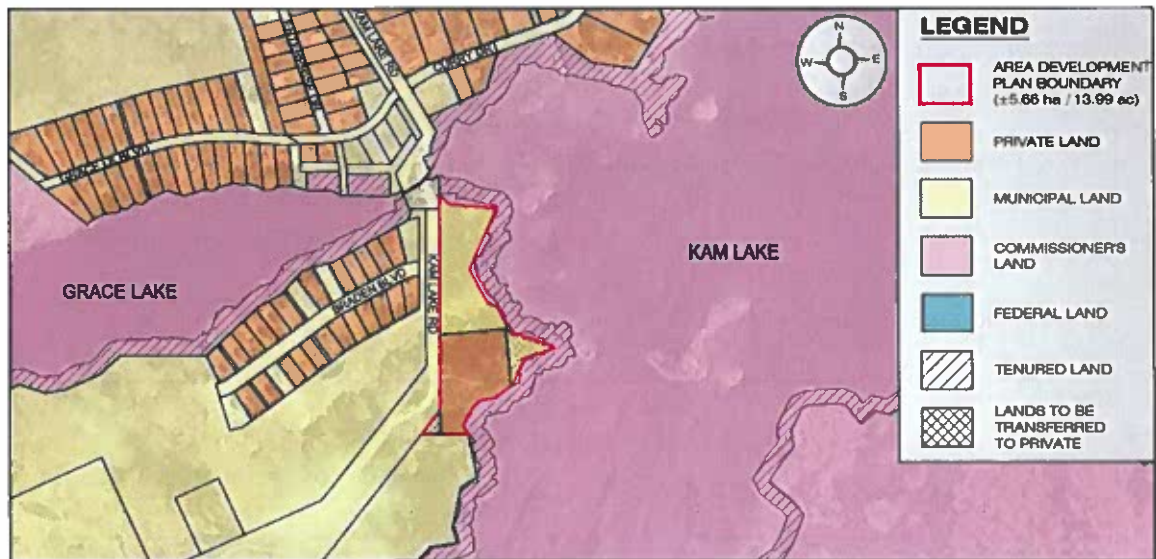


Figure 1. Location Map

Background:

The City had a lease agreement of Parcel B with Iridium Canada Gas Ltd and later sub-leased to Aurora Tracking Station Inc. In November, 2022, the City received a land acquisition application from Aurora Tracking Station Inc. (the 'Purchaser') to purchase the parcel for the purpose of its business growth. Subsequently, the City made a decision to dispose the parcel through adopting By-law No. 5069 and the Purchase Agreement was made between the City and the Purchaser in July 2024. Associated caveat was registered against the land title in January 2025. One of the requirements is that the purchase to initiate an Area Development Plan for Parcel A and B and complete to the satisfaction of the City.

The City and the Purchaser have agreed to share the cost of retaining a consultant for the preparation of an Area Development Plan as it deems expedient to do so based on the resources of both parties at this time to have a third party prepare an Area Development Plan for the two properties within the Kam Lake South designation.

Dillon Consulting, the applicant, was retained for the preparation of the Area Development Plan proposal. The City provided the applicant with information of all the legislative requirements as well as the City's development permit application requirements. The application deemed complete on January 5, 2026.

SUPPORTING STUDIES AND REPORTS

- Planning Justification Report: Kam Lake South Area Development Plan, December 2025 (DM818844)

- Proposed Kam Lake South Area Development Plan Policies by Dillon Consulting (DM818845)
- Proposed Conceptual Plan (DM818846)
- Land Composition Summary Table (DM818847)

Assessment of the Application:

JUSTIFICATION

Area Development Plan By-laws adoption process follows the same process as other bylaw adoption process defined in the Territorial legislation as well as City's by-law, which requires a statutory public hearing and readings prior to Council final adoption of the bylaw.

LEGISLATION

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Sections 73 to 76 and Section 129 of the *Cities, Towns and Villages Act* set out the required procedure to approve by-laws. A by-law for an Area Development Plan must have three distinct and separate readings and a statutory public hearing to be effective.

Section 129 Public Hearings, subsection (c) includes: "a zoning bylaw or a bylaw to adopt a community plan or an area development plan under the Community Planning and Development Act."

- *Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 8 of the *Act* states that the purpose of an area development plan is to provide a framework for the subdivision or development of an area of land within a municipality. Section 9 of the *Act* defines the requirements of the development of an area development plan including series of maps showing the land that is affected by the plan and indicating future land use plans. Section 10 of the *Act* states that an area development plan takes effect when the by-law adopting it takes effect, and all documents including maps that constitute the plan are deemed to be part of the by-law adopting the plan.

- *Community Plan By-law No. 5007*

The City adopted Community Plan By-law No. 5007 in July 2020. The Community Plan is the overarching development plan of the City that an area development plan must follow and comply with. "The purpose of a community 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". (*Community Planning and Development Act*, Section 3 (1)).

- *Zoning By-law No. 5045*

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City. The City adopted Zoning By-laws No. 5045 in March 2022. The proposed area development plan is assessed against the Zoning By-law in terms of land use alignment and associated condition of use.

PLANNING ANALYSIS

Community Planning and Development Act

Section 8 and 9 of the Act establish the mandatory requirements of an area development plan. It requires the area development plan fulfills the requirements by conducting an assessment of the current physical conditions of the plan area and existing City's development policies. The conceptual map indicates general land uses of the plan area including trail connection, green spaces, and natural preservation area. The proposed conceptual map will be part of the By-law, as required by the Act. Population density is not clearly defined. This is because proposed residential uses are all accessory to principal uses, thus population density is expected to be minimal. Although hotel and motel uses are listed as discretionary uses, development of these uses is subject to Council approval. Due to the service provision limitation and potential cost implications for the City, these uses are generally unachievable unless developers bear all the associated costs.

Community Plan By-law No. 5007

As described in section 6.1 of Community Plan, an Area Development Plan provides more detail than the Community Plan on the development of specific areas (such as designation areas addressed in the Plan). They illustrate and provide policies regarding lot division, land uses, densities, means of service, road layouts and circulation, pedestrian movements, greenspace, the phasing of development, as well as other elements as identified by the City. The proposed area development plan is required to follow the objectives and policies set out in section 12.1 of the plan.

The current land use designation is Kam Lake South. Section 4.9 of the Community Plan identifies the area is intended to be the home for the dog sledding community. The City recognizes the traditional and historical importance of dog sledding in the community and the access to trails and lakes that have been established because of a long-term tenure in this area of Yellowknife.

There is an active privately run quarry that has been operating for many years to the south. To reduce impacts to the Grace Lake South subdivision, a natural vegetation buffer has been and will be maintained between the quarries and residential properties.

Infrastructure (municipal road) is in place to support low impact tourism and commercial recreation activities at this location. These uses may include aurora viewing operations, snowmobile facilities, and the like. Recognizing the importance of access to the lake for many of these operators, development of these uses will be encouraged to begin near the western shore of Kam Lake, and push westward as infrastructure allows. To maintain public access to the shore of Kam Lake, the City in time connect to existing trail networks in the area. Light industrial activities, similar to those found in the Kam Lake designation will continue to be permitted in the area north of the causeway between Grace and Kam Lake, but will be restricted in the area south of the causeway. Future dog lots, tourism and recreational commercial operations, agriculture activities and the quarry will be the only activities south of the causeway.

The primary transportation mode in the area is motor vehicles. However, there is a network of trails that are used frequently by dog mushers, snowmobilers and other seasonal or recreational users. The connectivity and lake access of this trail network will be preserved. The road design accounts for activities associated with dog running, and speed limits and signage reflect this. The area will remain a low density area with wide streets as it is intended to support the safe movement of larger vehicles and equipment.

To support the orderly development of the area, the City will consider developing a subdivision plan for the land along the shore of Kam Lake.

By considering all these unique features, the Community Plan By-law defines the area development objectives and policies, as shown below:

12.1 Kam Lake South One Objectives and Policies	
Planning and Development Objectives:	Policies:
1. To accommodate land for the purpose of boarding, breeding, raising, or training of animals, including Kennels and Animal Shelters.	1-a. The City will permit kennels in this area. 1-b. Easements will be identified to allow non-exclusive access to Kam Lake for kennel operators. 1-c. Public access to waterfront of Kam Lake will be maintained. 1-d. The dog mushing trail network will be preserved. 1-e. Kennels will not be permitted along the south shore of Grace lake and appropriate buffers will be established between dog lots and residential areas of Grace Lake South. Buffer requirements will be set in the zoning bylaw. 1-f. The City will permit Animal Shelters in this area but not Animal Services.
2. To accommodate tourism and commercial recreation operations.	2-a. Tourism operations and related uses will be permitted in this area. 2-b. Development that supports the staging or operations of tourism and commercial recreation operations should be accessible by existing City roads and infrastructure. 2-c. Public access to waterfront of Kam Lake will be maintained. 2-d. Land development should be concentrated along the western shore of Kam Lake and slowly develop westward as municipal infrastructure is developed.
3. To accommodate agricultural and horticultural uses.	3-a. Agricultural and horticultural uses will be permitted in this area. 3-b. Commercial agriculture and horticulture activities must occur on tenured property and should be accessible by existing City roads. 3-c. Appropriate buffers will be established between commercial agricultural and horticultural uses and residential areas in Grace Lake South. Buffer requirements will be set in the zoning bylaw. 3-d. The zoning bylaw will be updated to define appropriate agricultural and horticultural activities for this area.

4. To accommodate accessory dwelling units that support primary uses such as dog lots and kennels, tourism, commercial recreation and agriculture activities.	4-a. Dwelling units that are accessory uses to Kennels, Animal Shelters, tourism, commercial recreation or agriculture uses will be permitted.
5. To accommodate quarrying inside of the municipal boundary.	5-a. Quarry operations will be permitted in this area. 5-b. The City will lease or sell lots in fee simple to private companies planning to quarry this area.
6. To minimize land use conflicts between activities that create noise, dust, vibrations and other nuisances that may disturb residential use.	6-a. Subdivision of land for residential use will not be permitted in Kam Lake South. 6-b. Any land use requests in the area must consider the compatibility with quarrying and kennels. 6-c. Vegetation buffers will be maintained around the quarry sites to minimize disturbances. 6-d. Light industrial uses will be permitted in the area north of the causeway between Grace Lake and Kam Lake. 6-e. New industrial uses will not be permitted south of the causeway between Grace Lake and Kam Lake.
7. To sequence development in a way that minimizes strain on municipal infrastructure and resources.	7-a. Tourism and related operations will be encouraged to locate in the area near the west shore of Kam Lake. 7-b. All uses will be located along municipal roads. 7-c. Development will not proceed westward south of Grace Lake until municipal infrastructure is in place. 7-d. The City will apply to acquire the remaining Commissioner's Land in the area from the GNWT.
8. To ensure road safety for all users.	8-a. Road design will accommodate all users in the area. 8-b. Signage and speed limits will be used to maintain safety for dog teams and motor vehicle traffic. 8-c. Clear sight lines on roads will be maintained to reduce blind spots or visually obstructed corners.

Figure 2: Conceptual Plan of the Area Development Plan

The Draft Area Development Plan

Based on the policy analysis, the proposed area development plan policies align with the policies established in the Kam Lake South designation of the Community Plan By-law No. 5007. In terms of land use, proposed permitted uses and discretionary uses are identical to the uses established in the current Zoning By-law No. 5045. The planning justification report submitted by the applicant also confirms that the plan, properly addresses development considerations of Kam Lake South area, while ensuring the City's planning policy framework is maintained.

Kam Lake South Area One Development Plan Policies (Draft)

1. Purpose

To establish a development framework, including a conceptual lot and road layout for the Kam Lake South land development.

2. Development Scheme Boundaries

- a. The area intended for the Kam Lake South Area One Development Plan is located at the south end of the City of Yellowknife along the western shore of Kam Lake. The plan includes Lots 6, Block 569, Plan 4612; Lot 1086, Block Quad 85J/ 8, Plan 2547; and a Portion of Lot 7, Block 569, Plan 4612 shown on Schedule 1.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the development area will be established and determined by engineering design and final plans of survey.
- c. Future subdivision of the lands is permitted where the lots meet the requirements of the Zoning By-law in effect at the time of decision.

3. Phasing

- a. The initial phase of the Kam Lake South Area One Development Plan (ADP) proposes two parcels, shown in Schedule 1. A land composition summary table is provided in the Schedule of the By-law (Land Composition).
- b. Parcel A may be disposed of and transferred to fee simple ownership and developed in future development phases, as determined by the City of Yellowknife.
- c. Future development of the area must consider orderly development and impacts public infrastructure and general service provisions.
- d. Additional phases of development may be considered depending on the timing of future development applications proposed in the ADP Area.

4. Land Use

- a. All development within the ADP Area shall comply with Section 4.9 Kam Lake South in the City of Yellowknife Community Plan By-law No. 5007 (or successor plan).

Permitted Uses	Discretionary Uses
Accessory Building	Float Plane Base
Accessory Residential Dwelling	Food and Beverage Services
Accessory Use	Hotel
Commercial Recreational	Motel
Communication Tower	Similar Use
Dog Lot	
Home Based Business	
Public Utility Uses and Structures	
Short-Term Rental Accommodation	
Temporary Use	
Urban Agriculture, Commercial	
Urban Agriculture, Community	

5. Trail Connection

- a. Trail development along the 100' Ordinary High Water Mark reserve shall not be disturbed and maintained for public use.
- b. Private access or use of the 100' Ordinary High Water Mark reserve zone shall not be permitted.
- c. A direct trail connection will in future be provided between Kam Lake and Braden Boulevard, as identified in the Schedule of the By-law (Conceptual Plan).

6. Road Network

- a. Kam Lake Road design must accommodate a wide range of users, including industrial traffic servicing the nearby quarry, dog mushers, snowmobiles, and wide shoulders to provide sufficient space for these users to travel safely.
- b. A multi-use trail along the west side of Kam Lake Road may be provided in the municipal right-of-way. Speed limits, signage, and brush clearing should be used to maintain safety for both dog mushers, snowmobilers, pedestrians, and motor vehicle traffic.
- c. Every lot must have access to a public roadway. Development lots are to be structures along the existing Kam Lake Road.
- d. The Department of Public Works and Engineering shall review any proposed new road, entrance or trail connection.
- e. Gates to properties shall be setback 15m from the Kam Lake Road right-of-way to provide sufficient space for vehicles to pull off Kam Lake Road.

7. Lighting (Dark Sky) policies

- a. All permanent outdoor lighting must be fully shielded and direct 100% of the light beam towards the ground below the fixture.
- b. Property owners are encouraged to dim their outdoor lights between the hours of 10:00 PM and 6:00 AM or one hour after the close of any business operations, whichever is later.
- c. All illuminated signs shall use warm-toned lighting of 3,000K or less, incorporate dimming controls or timers and be turned off when businesses are closed to minimize glare and skyglow.

8. Landscaping/Fencing

- a. A buffer of natural vegetation along all property lines including Kam Lake Road shall be maintained, as shown in the Schedule.
- b. Property owners and developers must incorporate natural terrain and topographic features into the design of site plans and building orientation.
- c. The retention and preservation of existing natural vegetation and bedrock is encouraged.
- d. Outdoor storage areas and dog lots must be screened from public view by continuous solid fence or other similar screening.

9. Utility Services

- a. Trucked water, sewer, and waste services shall be provided within the Area Development Plan area, unless otherwise approved by the City of Yellowknife.
- b. Electrical services shall be provided overhead, unless otherwise approved by the City of Yellowknife.

- c. The fire protection plan and design of the Kam Lake commercial recreation lots shall be developed in consultation with the Department of Protective Services. Fire protection measures shall be subject to feasibility, review by Public Works and Engineering Department and other appropriate regulatory bodies' approvals as required.

10. Drainage and Wetlands

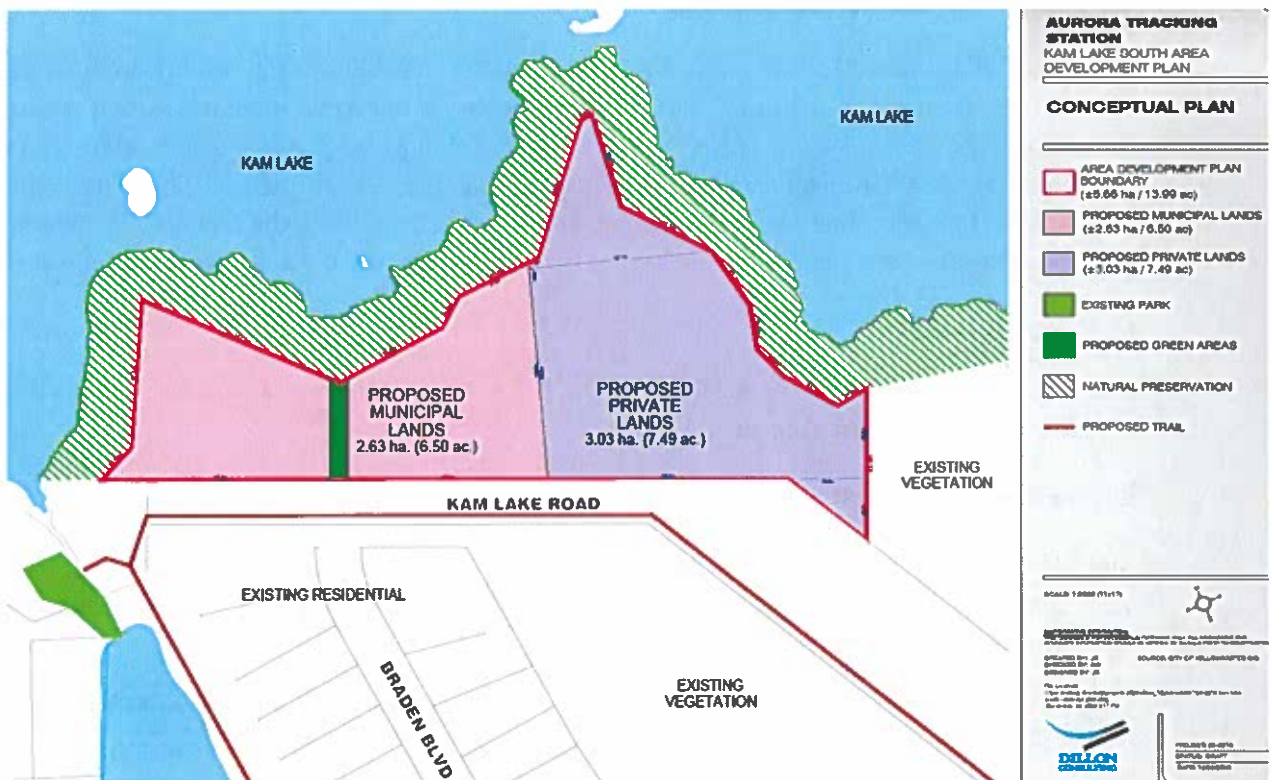
- a. Existing natural drainage patterns and wetlands shall be considered in the final plan of survey and maintained. The existing natural drainage includes the one between Parcel A and B and a minimum 6-meter utility easement shall be established in this location.
- b. A Grading Plan that maintains existing drainage as practically as possible shall be provided to the satisfaction of the Department of Public Works at the time of the Development Permit.

11. Quarry and Surrounding Land Uses

- a. Quarry operations will not be permitted in the Kam Lake South ADP area.
- b. Vegetation buffers will be maintained along Kam Lake Road to mitigate traffic and transportation-related nuisances.

Proposed Schedules (Draft)

Schedule A – Conceptual Plan



Schedule B – Land Composition Summary

Parcel	Zoning	Area (ha)	Frontage (m)
Parcel A Municipal Lands	KLS 1	2.63	293.7
Parcel B Private Lands*	KLS 1	3.03	224.0
East Lands to be Transferred	KLS 1	0.45	0
Southwest Lands to be Transferred	KLS 1	0.11	65.7

* Includes Lands to be Transferred

Zoning By-law No. 5045

Section 12.2 KLS 1 – Kam Lake South One:

The proposed Area Development Policy well aligns with the conditions of the Use listed in the current zone. Change of zoning classification is not proposed as part of this application. The current zoning will remain. No new development including zoning amendment, temporary uses and land subdivision shall occur until an Area Development Plan By-law is officially adopted. Further, all future development proposal may be subject to development permit requirements, pursuant to the Zoning By-law in effect at the time of decision. The subdivision of land is to be approved through the authority having jurisdiction.

Municipal Servicing

The proposed development lies outside the City's sewer and water-piped serviceable area. Service provision to the area is not planned at this time.

City Departmental Consultation

Multiple City Departments were circulated and requested to provide comments. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	Item no. 5 of the draft policy should be reworded to reflect that the City has already acquired the 100' reserve through a long-term Headlease with the GNWT.	Considered and incorporated.

2.	Public Works and Engineering	1. There needs to be a utility easement between the existing lot and the neighbouring lot as, based on information provided, there is a drainage path directly through this area. The easement would need to be a minimum of 6m wide. 2. The plan for the lots shows greenspace along Kam Lake Road Right of Way (ROW). This should not be noted in the ADP. A road ROW, depending on how it's developed, cannot guarantee that greenspace will always be available. Shifting demand for roadway infrastructure (i.e. the multi-use path from GLS towards downtown) will require full use of the entire ROW. 3. If there is intent to add a trail to the identified area between the two new lots noted as NP, Community Services should be notified and consulted on this due to capital and ongoing costs to build and maintain a new trail. 4. PW&E has no concerns with the new lots being proposed, but notes that any access point must meet City Standards for distance from an intersection.	1. Considered and addressed in the proposed policy s.10 Drainage and Wetland 2. Proposed greenspace is deleted from the proposed Bylaw schedule. 3. Exact location of the proposed trail may change depending on future feasibility study. The intent of the plan is to have a trail within the area. Community Services will be consulted.
3.	Protective Services/Fire Division	Fire Division has no concerns currently for the proposed Kam Lake South area development plan at this stage. Moving forward with development of this property we will investigate further into fire smart safety as well as water supply for any buildings, structures, or residential occupancies.	No action taken at this time.

Public Consultation

After the application deemed complete, the applicant was informed of the process and a Notice of Application for the Area Development Plan By-law was posted on-site at the plan area on January 12, 2026 for two weeks, pursuant to section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*.

No comment was received from the public.

The applicant hosted an open house on November 13, 2025 at 207 Kestrel Road (Berst Movers Office).

No one from general public showed up at the open house.

Next Steps

The City will hold a statutory public hearing should the proposed by-law receive first reading, in accordance with section 129 of the *Cities, Towns and Villages Act*. Prior to the third and final reading.

Where the Area Development Plan Bylaw is approved by Council, the bylaw becomes effective immediately. A Notice of Decision will be posted at the site and on the City's website.

Conclusion:

It is recommended that the proposed Area Development Plan By-law be brought forward to Council for decision as it aligns with the objectives and policies of Kam Lake South Land Use Designation area as well as other policies established in the Community Plan. The proposed Area Development Plan also includes specific policy consideration based on the uniqueness of the location such as dark sky policies. The proposed area development plan will ensure orderly development of the area and help achieve the development goals and objectives.


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

Nov 14, 2026
Date

Concurrence by:


Charley White, MCIP, RPP
Director, Planning and Development

Nov 27, 2026
Date