



CITY OF YELLOWKNIFE

BY-LAW NO. 5102

BZ 380

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Community Plan By-law No. 5007.

PURSUANT TO

- a) Part 2, Sections 3 to 7 inclusive of the *Community Planning and Development Act S.N.W.T. 2011, c.22*; and
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Community Plan By-law No. 5007; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Community Plan By-law No. 5007.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

APPLICATION

1. That Community Plan By-law No. 5007, is hereby amended by:
 - a. amending policy section 4.6 West Residential, page 41, to redesignate approximately 5.18 ha of site specific, vacant land, to allow for residential development. The land legally described as Lot 1, Block 553, Plan 1907 (located at the corner of Deh Cho Boulevard and Kam Lake Road) is to be removed from the 'Kam Lake' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007. Lot 1, Block 553, Plan 1907, is hereby redesignated as 'West Residential' land use designation and is subject to the policies of section 4.6 West Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).
 - b. amending policy section 4.6 West Residential, page 41, to reflect the increase in land designated West Residential from "Total Area: 356.4 ha" to "Total Area: 361.6 ha".

- c. amending Map 2, page 20, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule 'A', dated 2025/02/24 attached hereto and forming part of this by-law;
- d. amending Map 9, page 44, dated 10/03/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule 'B', dated 2025/02/24 attached hereto and forming part of this by-law;
- e. amending Map 11, page 51, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule 'C', dated 2025/02/24 attached hereto and forming part of this by-law;
- f. amending policy section 4.8, Kam Lake, page 48 to reflect the decrease in land designated Kam Lake from "Total Area: 193.2 ha" to "Total Area: 188 ha".
- g. amending policy section 4.17 Special Management Zone, pages 78 and 79 by deleting the entire policy and replacing it with:
"4.17 Special Management Zone"
Total Area: 3266.2 ha

The Special Management Zone, as identified on the Land Use Designation Map (Map 2), is land that is not currently designated for a specific land use. However, this land may be used for a variety of uses in the future based on the needs of the City as it continues to grow and change. Council will consider the re-designation of Special Management lands to another designation, under the following conditions:

- a. The amendments are being considered in the context of the five-year review of the Community Plan, or, if prior to the five-year review, there is an acceptable assessment and justification of the need for the re-designation; and
- b. The development area has proximity to required infrastructure, including roads and municipal services.

Planning & Development Objectives	Policies
1. To ensure orderly and well-planned future development, permitted uses on lands designated Special Management will be limited.	1. a. Permitted uses will be limited to cultural uses, recreational uses, agriculture, temporary buildings or structures, utility infrastructure, natural resource extraction activities and associated uses.

AND adding a new page 79 that states "this page intentionally left blank";

AND deleting Map 20: Mining Tenure, Page 80 and inserting a new page that states "Map 20: Mining Tenure deleted, this page intentionally left blank"; and

- h. amending policy section 7: Glossary of Terms (Definitions) by deleting the definition for "Work Camp".

EFFECT

2. That this By-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this 24 day of February, A.D. 2025.

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

City Manager

Read a Second Time this 10 day of March, A.D. 2025.

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 2 day
of
May, A.D. 2025.

<Original Signed by the Minister
Municipal and Community Affairs >

Minister
Municipal and Community Affairs

Read a Third Time and Finally Passed this May day of 12, A.D., 2025.

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

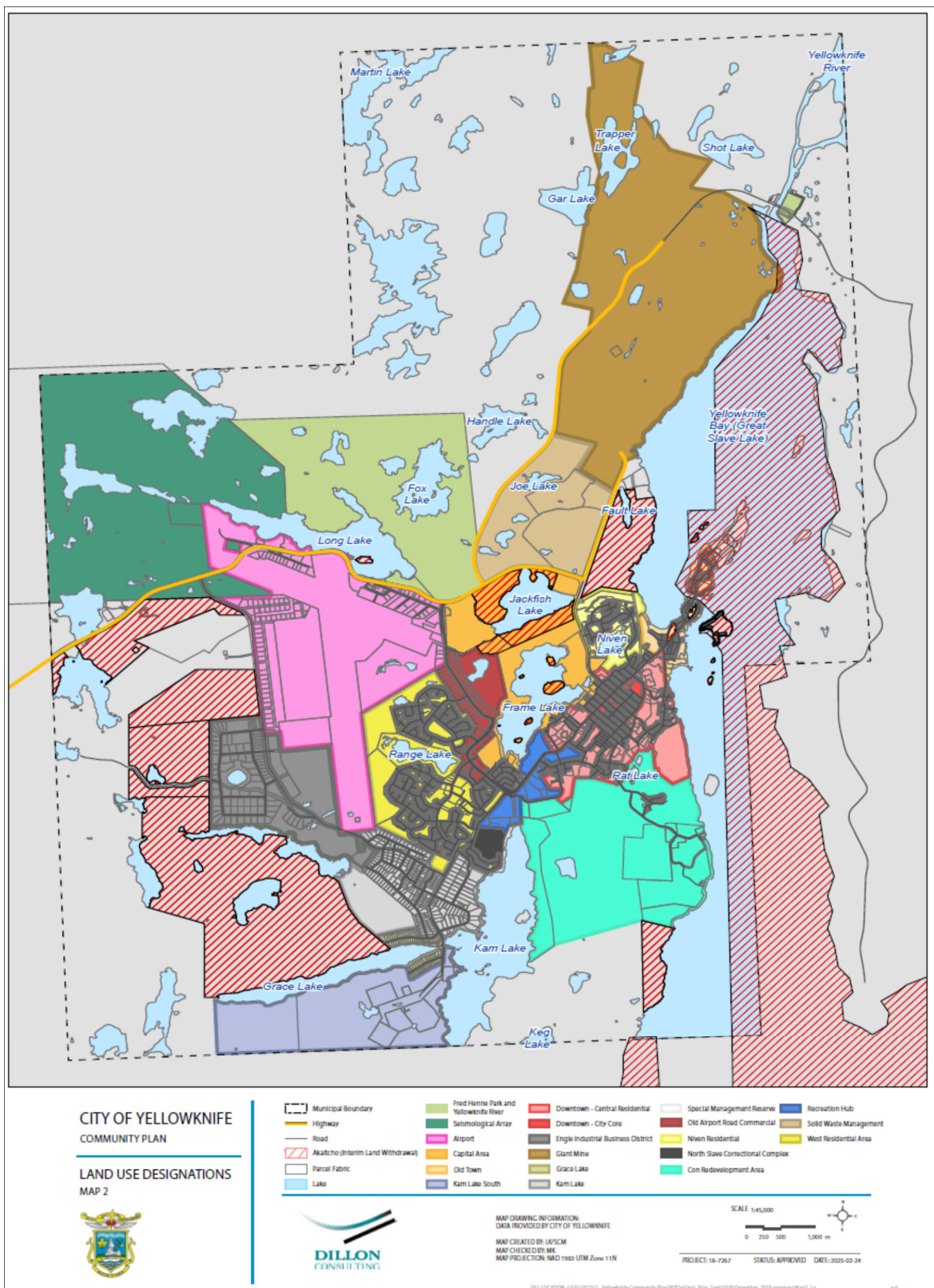
City Manager

I hereby certify that this By-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the By-laws of the Municipal Corporation of the City of Yellowknife.

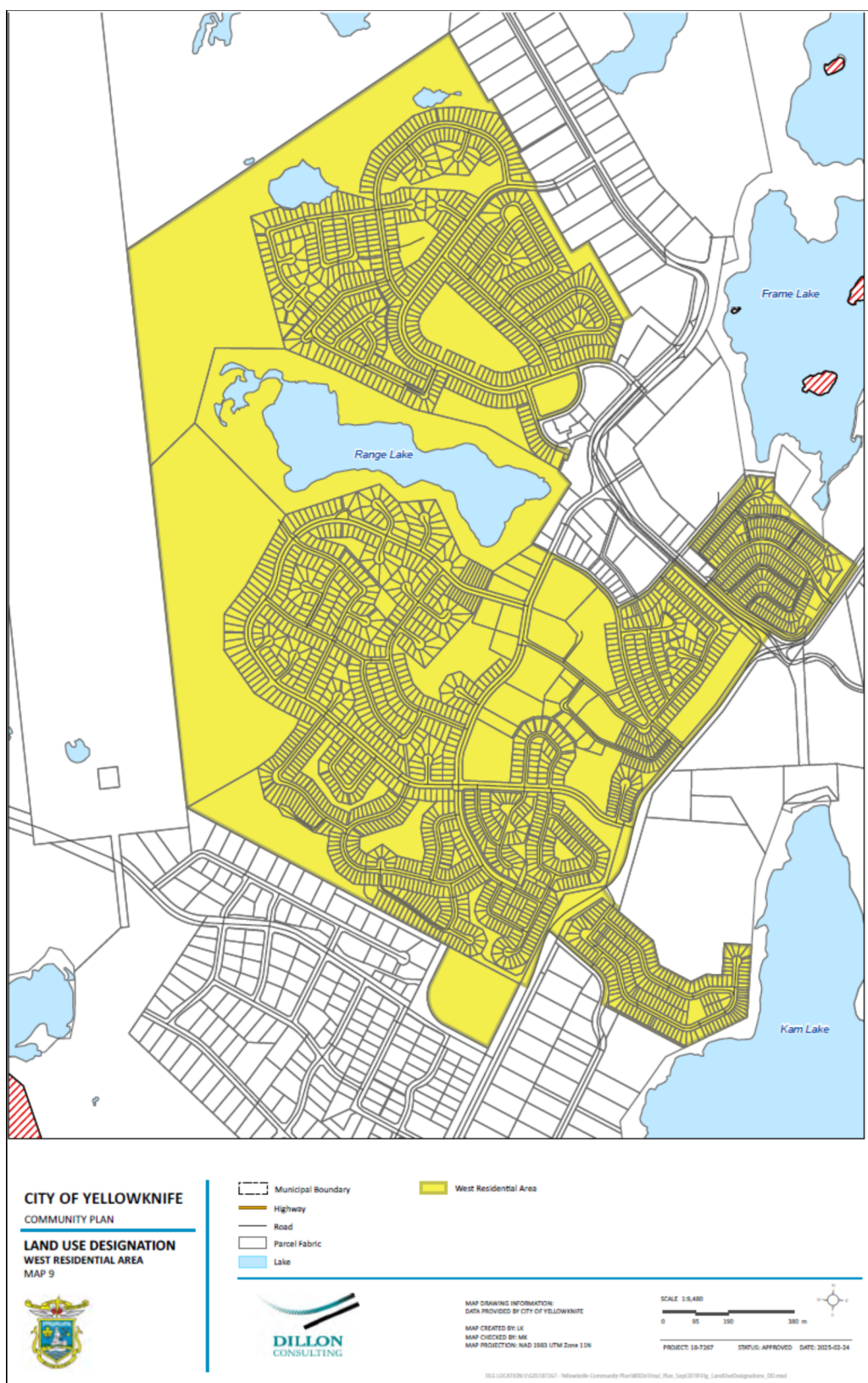
<Original Signed by the City Manager>

City Manager

Schedule 'A'
Map 2 – dated February 24, 2025



Schedule 'B'
Map 9 – dated February 24, 2025



CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATION
KAM LAKE
MAP 11

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY CITY OF YELLOWKNIFE
MAP CREATED BY LK
MAP CHECKED BY ME
MAP PROJECT ID: NAD 1983 UTM Zone 11N

SCALE 1:10,000
0 50 100 200 m

PROJECT: 16-7567 STATUS: APPROVED DATE: 2023-03-24

FILE LOCATION: I:\GIS\167567 - Yellowknife Community Plan\167567 Map Plans_167567\December 2020\167567_Map 11.dwg

2/4