

**Property Information**

Location Description	A portion of Lot 84 Block 553 Plan 4657
City of Yellowknife Community Plan	Section 4.8 Kam Lake
City of Yellowknife Zoning By-law	Section 3. Roles and Responsibilities Section 5.2. By-law Amendments Section 12.1. KL – Kam Lake
Civic Address	Adjacent to 222 Utsingi Drive (rear)
Access	Utsingi Drive (after consolidation)
Municipal Services	Trucked water and sewer

**Recommendation:**

The Development Officer recommends that the proposed Zoning By-law amendment to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation Zone to KL – Kam Lake Zone be presented to Council for approval.

**Proposal:**

The applicant proposes to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation Zone to KL – Kam Lake Zone. The subject lot portion contains the entire depth of the lot and the same width as 222 Utsingi Drive, legally described Lot 22, Block 553, Plan 3870 and zoned KL – Kam Lake zone.

**Background:**

**GENERAL STATEMENT**

The Planning and Development Department received and reviewed this Zoning By-law amendment application that is deemed complete on January 30, 2026. The applicant seeks additional parking and storage space by acquiring the subject lot portion from the City in support of the business in the existing principal use at 222 Utsingi Drive.

As shown in the map below, the subject parcel starts behind 222 Utsingi Drive (Lot 22 Block 553 Plan 3870) and extends southeast along the industrial lots in Kam Lake. The subject portion of the lot is approximately 1,474 m<sup>2</sup> in area, which will take up the entire depth of the lot of approximately 20 metres and expand the same width as 222 Utsingi Drive of approximately 74 metres, as highlighted in purple slashes on the map. The subject portion will be subdivided, disposed of, and amalgamated with 222 Utsingi Drive once the rezoning application is approved by Council. The applicant has already submitted a Land Application PLLAND-2025-0124 for the aforementioned land transaction. The new consolidated lot will not border on any residential lots.

The entire parcel of the subject lot is owned by the City that acts as a buffer between Kam Lake and Frame Lake South with no direct street frontage and no direct bordering with residential lots. There is another larger City-owned parcel that is undeveloped and is directly

bordering the residential lots in Frame Lake South. This larger parcel has varying depth of at least 32.6 metres, which is functioning as the majority of the buffer.

Immediately surrounding the subject lot is some undeveloped land zoned NP – Nature Preservation and industrial properties zoned KL – Kam Lake. Further beyond, Spence Road Park is located to the west and the Frame Lake South (mainly zoned R1) is located to the northwest. Kam Lake (mainly zoned KL) is located to the southeast.



A similar rezoning and land disposal application was approved by Council in 2015, which permits 226 Utsingi Drive to expand to the back for roughly the same depth of 20 metres after acquiring a port of City-owned land. The land disposal by-law (No. 4876) and rezoning by-law (No. 4877) for the aforementioned project are provided in Appendix A for reference.

#### SUPPORTING STUDIES AND REPORTS

- Disposal By-law No. 4876 (Appendix A);
- By-law No. 4877 to amend the Zoning By-law No. 4404, as amended (Appendix A)

#### Assessment of the Application:

#### JUSTIFICATION

The subject lot is currently designated Kam Lake under the Community Plan No. 5007, as amended. No Community Plan amendment is required to rezone the subject lot portion to KL

Zone under the Zoning By-law. Council is the development authority for all by-law amendments (Section 3.2.1. of the Zoning By-law), so this application will be presented to Council for a decision following the established procedures in the *Cities, Towns and Villages Act*.

#### LEGISLATION

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

Section 3 of the Act states that 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.

Section 12 of the Act states that the purpose of a zoning by-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms with a community plan. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

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

Section 73 to 76 and 129 of Act state that Council may, by bylaw, amend a by-law and state the required procedures to approve by-laws. A by-law must have three readings and a public hearing to be effective.

- Community Plan No. 5007, as amended

The purpose of the Community Plan is to create a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality.

This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments. The Zoning By-law and all amendments shall conform to the Community Plan.

- Zoning By-law No. 5045, as amended

Regulations of the Zoning By-law apply to the use and development of land and buildings within the municipal boundary of the City.

Council is granted the authority to approve, add any specific provision(s), or deny all applications for an amendment to this By-law in accordance with Section 3.2.1 c) of the Zoning By-law.

Section 5.2 states the application and review process of a by-law amendment proposal. A proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

#### PLANNING ANALYSIS

##### Community Plan No. 5007, as amended

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable matter.

##### Section 4.8 Kam Lake

The subject lot is located within the Kam Lake Land Use Designation. Kam Lake is an area that supports the production and sale of goods and services in the City. Its primary land use activities include light industrial and commercial activities.

The existing principal use of 222 Utsingi Drive is a light industrial use, which conforms to the intent of the Kam Lake Land Use Designation. The proposed rezoning expands the footprint of the existing use and is supported by several key objectives and policies as follows:

4.2 Old Town			
Planning and Development Objectives:		Policies:	
1.	To accommodate larger scale commercial and light industrial operations such as warehouses, large commercial show rooms, outdoor storage, and agriculture activities that require more land than commercial activities typically found in the City Core or commercial areas.	1-a.	The City will ensure lot sizes, lot access, and municipal services are appropriate for the demands of high-intensity commercial and light industrial activities.
8.	To incentivize new land uses that require larger land parcels, such as commercial agriculture and horticulture activities, by creating flexibility to support the growth of these enterprises.	8-a.	Consolidation of smaller land parcels into large land parcels will be permitted for commercial purposes.

#### **Zoning:**

Zoning By-law No. 5045, as amended

#### **Current and New Zone**

The subject lot portion is currently zoned NP – Nature Preservation. The proposed new zone for the subject lot portion is KL – Kam Lake, which is to “provide an area for commercial, light industrial and compatible uses with accessory residential use”. This is the same zone as 222 Utsingi Drive to which the subject lot portion will be consolidated. The rest of the subject lot will remain as NP – Nature Preservation Zone and should not be further subdivided.

A minimum of 15-m buffer is required between light industrial lots and residential lots, as per section 12.1.2 of the Zoning By-law. If rezoned and amalgamated with 222 Utsingi Drive, the closest point to the nearby residential lots is approximately 32.6 metres, which consists of undeveloped land as buffer that meets the Zoning By-law requirements. In other words, even though the rezoning will shorten the distance to nearby residential lots, it remains compliant to the requirements and does not encroach onto the required 15-m setback. Therefore, there is no major concern about this proposal.

#### Conformity to Other Plans and Policies

All Zoning By-law amendments shall conform to the Community Plan, Area Development Plan, and any Council approved plans or policies that affect or will affect the land according to section 5.2.6. of the Zoning By-law.

A rezoning from NP Zone to KL Zone under the Zoning By-law aligns with polices of the Community Plan and is generally compatible with the surrounding areas. There is no area development plan or other Council approved plans or policies in effect in this area.

#### Consultation with City Departments:

The Lands and Building Services Division has no comment about this rezoning application. The Lands Officer has advised on the pending land application, which will proceed upon Council’s decision on this rezoning application.

The Public Works and Engineering Department has no concerns about this rezoning application.

The Public Safety Department did not provide any comment about this rezoning application.

#### Public Comments:

The City initiated a 2-week public comment period to gather input on the proposed rezoning application. On February 2<sup>nd</sup>, 2025, a Notice of Application sign was posted at 222 Utsingi Drive, since the subject lot does not have any street frontage or direct access from a public street. Notice of Application letters were circulated to the neighboring residents and landowners within 60 metres of the subject lot portion. The City published all application documents that are public record on the website for public inspection. The applicant has also been encouraged to host a neighbourhood information session to inform the community about the proposal. The planning regulations do not mandate such information session, and

no information session was in place to the publish date of this report. The City did not receive any public comments until the publishing of this report.

The City will notify the public of a public hearing session if the proposed rezoning has received first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed rezoning after all due procedures and consultations are complete.

**Next Steps:**

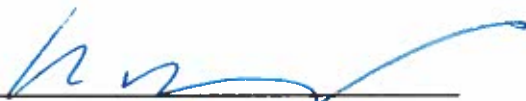
Council may accept Administration's recommendation and conduct first reading of the proposed rezoning (a by-law to amend the Zoning By-law), after which a public hearing is required to be held. Public Hearing will be advertised in accordance with regulatory requirements as stated above. The by-law will become effective after receiving second and third reading from Council, and the Land Application will be processed subsequently.

Alternatively, Council has the authority to implement any changes to the recommendation, or deny the application as per section 3.2 of the Zoning By-law. Should Council deny this application, it cannot be re-considered within 12 months unless Council otherwise directs by resolution, according to section 5.2.3 of the Zoning By-law.

**Conclusion:**

The proposed rezoning conforms to the policies of the Community Plan No. 5007, as amended, and the Zoning By-law No. 5045, as amended. It is recommended that the proposed by-law to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation to KL – Kam Lake be adopted.

Reviewed [and Approved] by:

  
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Qi (Vivian) Peng, RPP, MCIP, MEM  
Planner II, Planning and Environment

Apr. 21, 2026  
Date

Concurrence by

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

Apr. 21, 2026  
Date