



CITY OF YELLOWKNIFE

BY-LAW NO. 5121

BZ 385

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, as amended.

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, as amended; and

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

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, as amended, be amended as follows:
 - a. amending Policy Section 4.8, Kam Lake, page 48, to redesignate approximately 8.8 ha of site specific, vacant land, to allow for development. The land legally described as a portion of Lot 32, Block 568, Plan 4452 (located adjacent to Deh Cho Boulevard) is to be removed from the 'Engle Industrial Business District' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007, and is hereby redesignated as 'Kam Lake' land use designation, subject to the policies of section 4.8 Kam Lake, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).
 - b. amending Policy Section 4.8, Kam Lake, page 48, to reflect the increase in land designated Kam Lake from "Total Are: 188 ha" to "Total Area: 196.8 ha".

- c. amending Policy Section 4.10, Engle Industrial Business District, page 57, to reflect the decrease in land designated Engle Industrial Business District from "Total Are: 289.2 ha" to "Total Area: 280.4 ha".
- d. amending Map 2, page 20, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule 'A', dated 2026/1/19 attached hereto and forming part of this by-law.
- e. amending Map 11, page 51, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule 'B', dated 2026/1/19 attached hereto and forming part of this by-law.
- f. amending Map 13, page 60, dated 2019/09/04, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule 'C', dated 2026/1/19 attached hereto and forming part of this by-law.

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 26 day of JANUARY, A.D. 2026.



Mayor



City Manager

Read a Second Time this 25 day of FEBRUARY, A.D. 2026.



Mayor



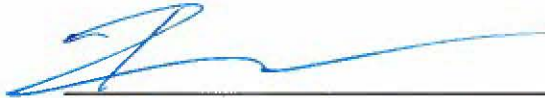
City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this _____
27 day of March, A.D. 2026.



Minister
Municipal and Community Affairs

Read a Third Time and Finally Passed this 22 day of APRIL, A.D., 2026.



Mayor



City Manager

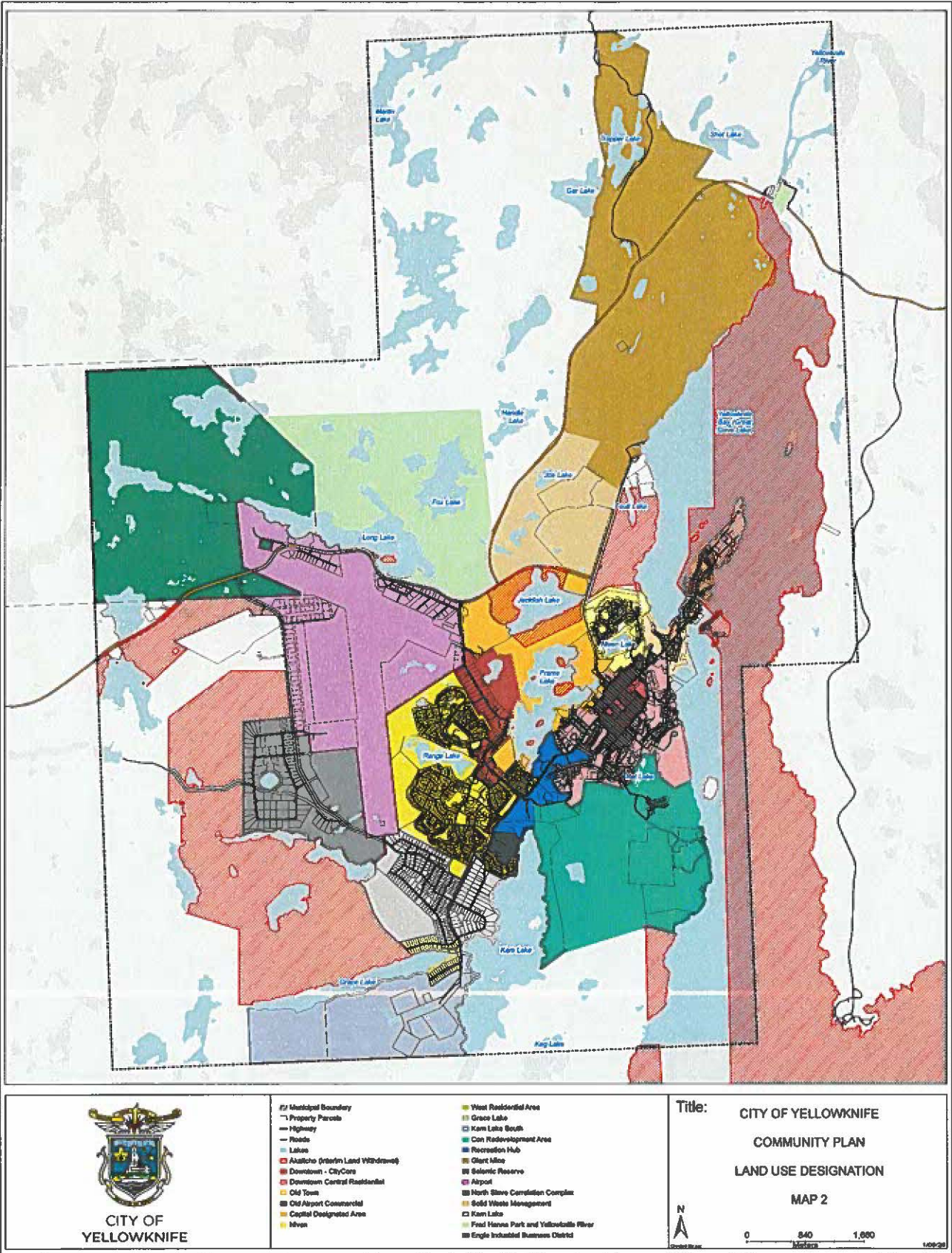
I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.



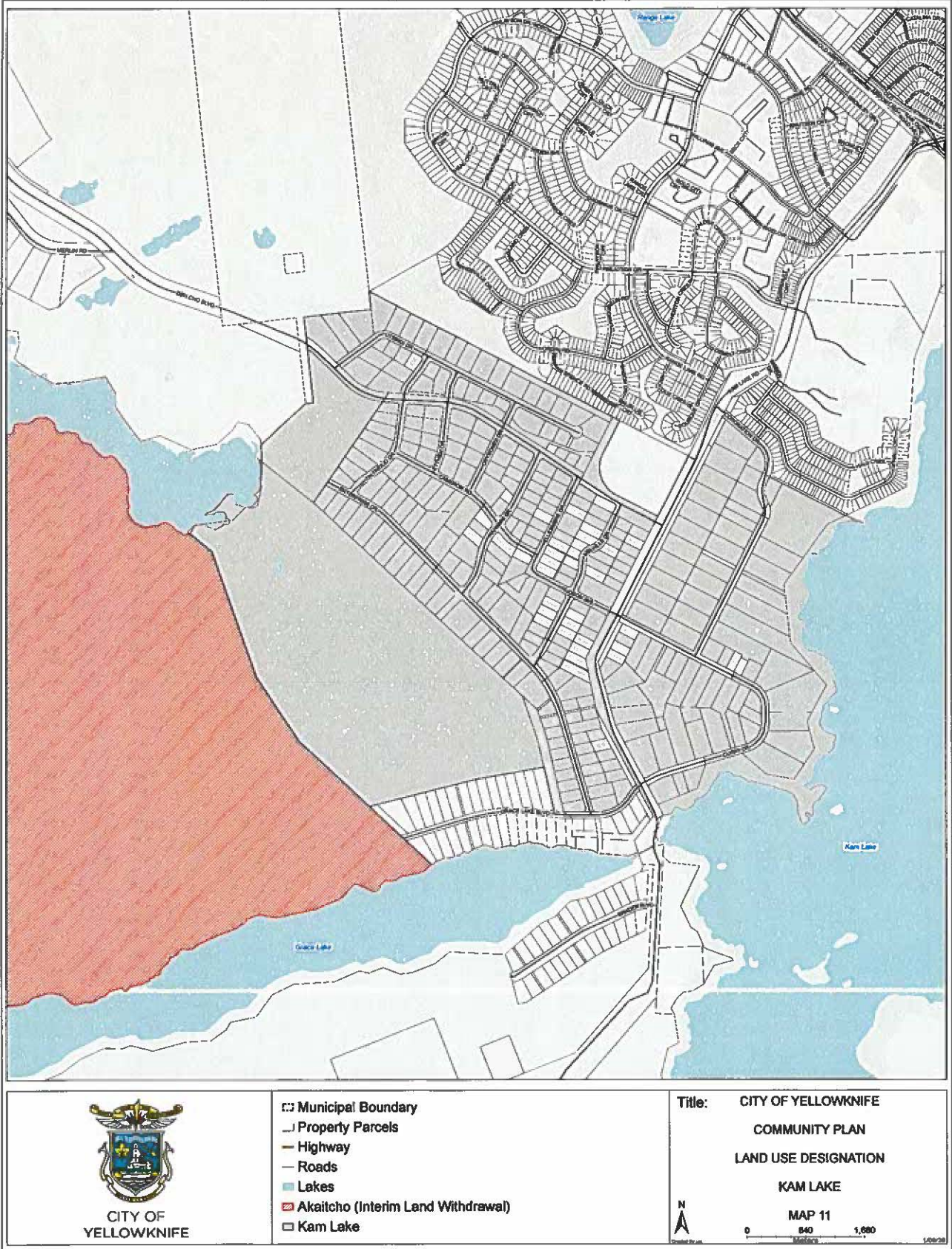
City Manager



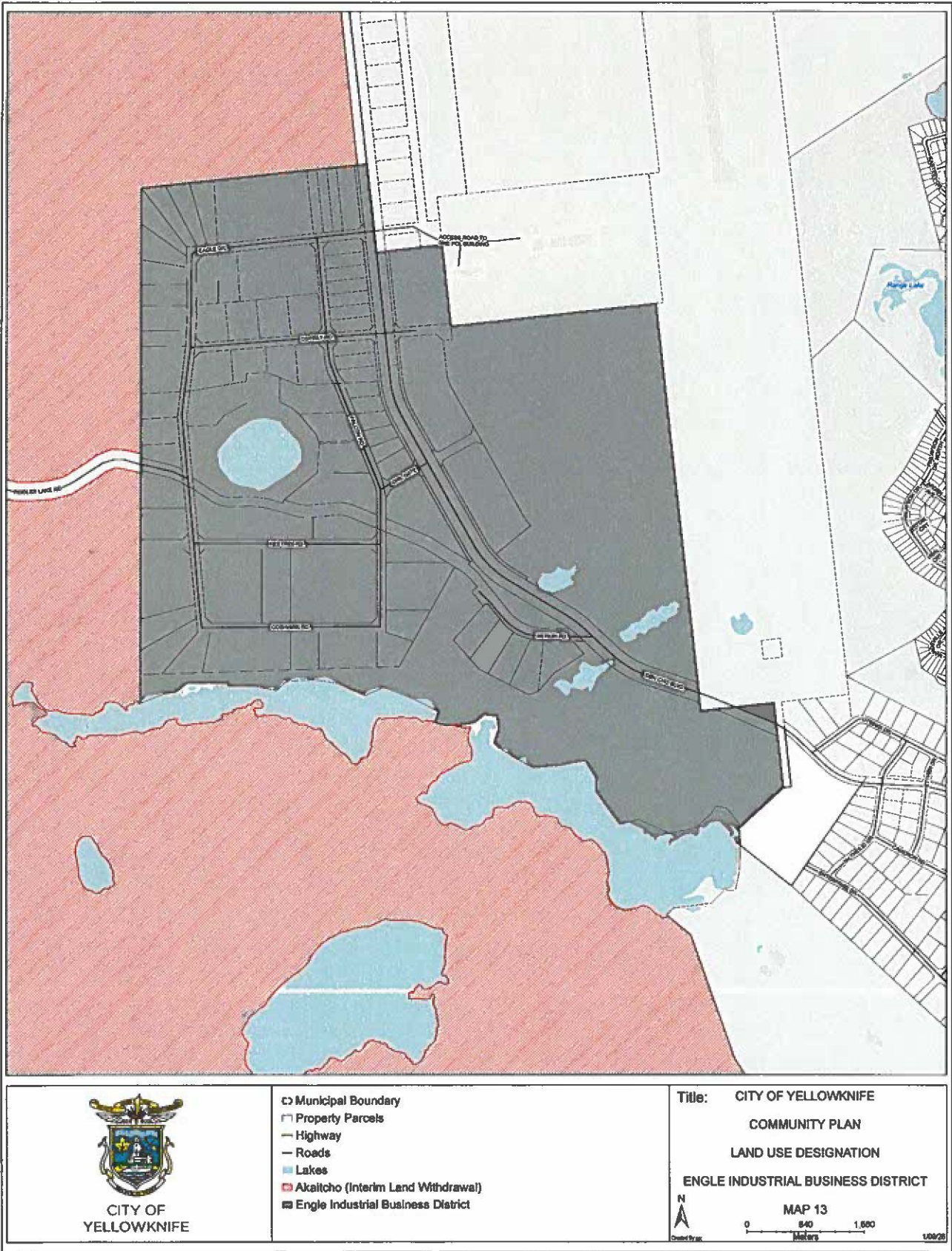
Schedule 'A'
Map 2 – dated January 19, 2026



Schedule 'B'
Map 11 – dated January 19, 2026



Schedule 'C'
Map 13 – dated January 19, 2026





Hand Delivered (March 30, 2026)

Ms. Debbie Gillard
City Clerk
City of Yellowknife
Box 580,
4807 52nd Street
YELLOWKNIFE NT X1A 2N4

Dear Ms. Gillard:

Bylaw No. 1521 Community Plan Amendment

Please find attached, the bylaw signature page, and original signed bylaw including Minister of Municipal and Community Affairs (MACA) signed portion for the approval of Bylaw No.1521, being an amendment to Community Plan Bylaw No. 5007 for the City of Yellowknife which may now be given Third Reading by Council.

Following Third Reading, please forward a copy of the Bylaw to the MACA north slave regional office for our records or advise of any alternative action taken by Council to dispose of the bylaw.

Sincerely,

Chris Hewitt,
Manager, Community Planning
Community Governance Division
Municipal and Community Affairs

Attachment (1)

c: Ms. Tara Naugler
Regional Superintendent
North Slave Regional Office