

Property Information/Details

Location Description	Lots 32, Block 568, Plan 4452 (City owned)
City of Yellowknife Community Plan By-law (2020) By-law No. 5007	Section 4.8 Kam Lake Section 4.10 Engle Industrial Business District
City of Yellowknife Zoning By-law No. 5045, as amended	Section 14.1 Growth Management
Civic Address:	N/A
Access:	Deh Cho Boulevard Enterprise Drive
Municipal Services	Currently no municipal services are provided to the site.

Recommendation:

The proposed amendment to Community Plan By-law No. 5007, to change the land use designation of the subject land, legally described as Lot 3, Block 568, Plan 4452, from Engle Industrial Business District to Kam Lake, is recommended.

The application is recommended to be presented to Council for decision. A statutory public hearing is required prior to the formal adoption of the amending by-law. The Minister Municipal and Community Affairs of the Government of Northwest Territories' review and approval is required before the Amending By-law is given third reading.

Proposal:

The City of Yellowknife Planning and Development Department is the applicant (the 'City'). The City proposes a change of land use designation for undeveloped land located between Engle Business Industrial and Kam Lake areas along Deh Cho Boulevard. It is approximately 8.8 hectares in size and located within the GM (Growth Management) zone. Small portion of the area along Deh Cho boulevard is used for the City's Public Works snow dump. The proposed land use designation change is to support the Kam Lake Area Development Plan development process. Additional applications are required after the amendment of the land use designation; including the adoption of an Area Development Plan, a rezoning application for the land (from GM – Growth Management to a new zone) and a subdivision.

Background:

The City adopted the current Community Plan (the 'Plan') By-law No. 5007 in 2020, which provides an overarching policy framework that sets out a vision for the future growth and development goals of Yellowknife over the next 20 years. The Plan recognises Kam Lake as an area that provides an opportunity to accommodate future light industrial demand, supports the production and sale of goods and services with accessory dwelling unit opportunities. Engle Business Industrial District is intended to accommodate a variety of heavy industrial and business industrial uses where any types of residential uses are prohibited.

In fall of 2024, the City undertook a market study for light industrial and commercial lands in Kam Lake area, including adjacent city-owned vacant land to the south of the established area. The study is a comprehensive market analysis of the local light industrial and commercial business environment with

consideration of future agricultural potential. It has identified that the demand for light industrial and commercial lands will continue as the City grows. The study has also identified that adequate supply of future light industrial and commercial lands would be important while accommodating the existing local business retention, expansion and attraction.

The subject land is part of Lot 32, Block 568, Plan 4452, which covers most of the market study area. In addition, from the perspective of its geographical proximity to Kam Lake neighbourhood and the current road network, the subject land is more suitable for light industrial and commercial uses and considered better and efficient use of the lands.

SUPPORTING STUDIES AND REPORTS

- Kam Lake Market Study, April 2025 (DM793176)

Assessment of the Application:

JUSTIFICATION

Community Plan By-law amendment (land designation change) process follows the same process as the bylaw adoption process, which requires the Minister review and approval 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 Act state that Council may, by bylaw, amend a by-law and state the required procedure to approve by-laws. A by-law amendment must have three readings and a statutory public hearing to be effective.

- *Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. 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 4 of the Act defines the requirements of the development of a community plan including series of maps showing the land that is affected by the plan and indicating future land. Section 5 of the Act states that a community plan has no effect unless it is approved by the Minister and adopted by Council bylaw.

- *Community Plan By-law No. 5007*

"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.

PLANNING ANALYSIS

Community Plan By-law No. 5007

The current land use designation of the subject land is Engle Industrial Business District. Section 4.10 of the Community Plan identifies the area to accommodate a variety of heavy industrial uses such as bulk fuel storage, construction and manufacturing, or warehousing. Due to the intent of the zone and potential conflicts when paired with human habitation, any types of accessory residential uses are unsuitable.

Section 4.8 of the Community Plan identifies Kam Lake Land Use Designation as intended primarily for the support of production and sale of goods and service in the City. Historically, Kam Lake was the primary industrial area of the City. It was not designed to accommodate residential amenities such as parks, sidewalks, or piped services; while the Zoning By-law permits accessory dwelling units that are intended to support the primary industrial and commercial uses. The Community Plan By-law defines the area development objectives and policies, as shown below:

4.8 Kam Lake Objectives and Policies	
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 that lot sizes, lot access, and municipal services are appropriate for the demands of high intensity commercial and light industrial activities.
2. To provide opportunities for residential uses as accessory to commercial operations (artisanal).	2-a. Residential land uses must be accessory to the primary land use.
3. To accommodate the flow of large motor vehicles that support the commercial and transportation activities in the area.	3-a. Transportation networks will be maintained to accommodate large motor vehicles, including turning radius, height clearance, provisions for loading areas, staging and off-street parking to support the nature of commercial and light industrial activities.
4. To increase artisanal manufacturing activity.	4-a. Allowances will be made for artisan workshops and other facilities that may require more space and could create dust, odour or noise such as carvers or carpenters (woodworking, cabinetry etc.).
5. To transition the area from heavy industrial to light industrial and higher intensity commercial activities.	5-a. As the area transitions from heavy industrial to light industrial or higher intensity commercial, non-conforming uses will be phased out over time.
6. To reduce heavy industrial activity.	6-a. New heavy industrial activities will not be permitted in Kam Lake. 6-b. Heavy industrial uses will be encouraged

	to locate in Engle Business District.
7. To ensure safety of all land users in area.	7-a. Site design shall consider adequate response times and on-site mitigation to the existing level of fire and emergency services.
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.
9. To improve drainage of runoff and surface water.	9-a. Site design must include storm water management and proper drainage in accordance with the Zoning Bylaw requirements.
10. To allow for an area where interior landscaping design is less restrictive, but buffering and visual barriers are key.	10-a. Buffering and visual separation between parcels will be required. 10-b. Separation shall be done in a manner that allows for new uses without creating conflicts or safety issues. 10-c. Landscaping will support Fire Smart principles.
11. To support tourism operations.	11-a. Permitted activities supporting tourism in Kam Lake will include staging, storage warehousing for the operations of tourism related businesses.
12. To support commercial horticulture and agriculture.	12-a. Staging support, plant growing facilities, and logistics related activity for agricultural and horticultural businesses will be permitted.
13. To ensure a phased and orderly approach to subdivision of new lots for development.	13-a. Subdivision of new lots, when required, will be contiguous to existing developed lots.
14. To encourage the relocation of community use and commercial activities to the City Core or Old Airport Road.	14-a. The City will continue to incentivize community or commercial activities to re-locate to the City Core or other appropriate locations to provide space for light industrial activities.
15. To accommodate land for the purpose of treatment, grooming, temporary shelter of animals, retail sales of associated products as well as facilities that provide short-term shelter and care of homeless, lost or abandoned animals.	15-a. Permitted activities will include support for veterinary clinics, pet grooming, dog daycares, animal shelters and animal services but will not include kennels.

Zoning By-law No. 5045

Section 14.1 GM – Growth Management:

The subject land is currently zoned GM – Growth Management and undeveloped (except for use as Public Work's snow dump site). Change of the current zoning classification is not proposed as part of this application. The current zoning classification will remain the same until the change of land use designation application and an Area Development Plan are in effect. No new development including temporary uses shall occur until new zone classification is assigned and lands in the area are subdivided for development.

Servicing/ Safety/ Park & Recreation/ Community/ Reconciliation

The proposed development lies outside the City's sewer and water piped serviceable area.

City Departmental Consultation

Multiple City Departments were circulated and requested to provide comments on December 18, 2025. 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	None	N/A
2.	Public Works and Engineering	No concerns. However, the current location of the Deh Cho snow dump should be acknowledged.	The current zoning permits Public Utility. Therefore, it can remain and be operated. Snow dump to be included in future planning considerations.
3.	Public Safety	No Issue. Detail of fire protection for potential permitted uses to be considered throughout the Kam Lake Area Development Plan process	N/A
4.	Dire Division	None	N/A

Public Consultation

A Notice of Application for the Community Plan By-law Amendment was posted on-site at the subject property on November 11, 2025 for two weeks, as well as on the City's website listing, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*.

As a result, one comment was received from the public (**Appendix 2**).

Next Steps

The City will hold a statutory public hearing should the proposed by-law amendment receive first reading, as per section 129 of the *Cities, Towns and Villages Act*. Prior to the third and final reading, the Minister is to review and approves the proposed amendment, before it is brought back to Council.

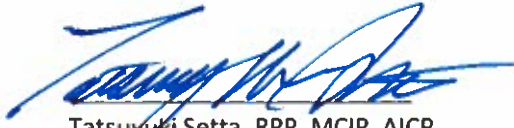
Once the Community Plan Amendment bylaw is approved by Council, the bylaw becomes effective immediately. A Notice of Decision will be posted at the site, as well as on the City's website.

Conclusion:

The intent of the land use designation change is to support the development of an Area Development Plan for the broader lands to the west of Kam Lake. The proposed land use designation change from Engle Industrial Business District to Kam Lake is required to provide a consistent planning and development policy designation and alignment. The proposed land use designation will have no immediate impacts on the growth and development in the City, because all future developments must follow policies and regulations (i.e. Area Development Plan and new zoning classification) that are yet to be determined. To support the future Area Development Plan, the proposed land use designation change is appropriate for better and efficient use of lands in the vicinity considering characteristics of the land.

It is recommended that the proposed change of land use designation of Lots 32, Block 568, Plan 4452 from Engle Industrial Business District to Kam Lake be brought forward to Council for decision.

Prepared by:


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

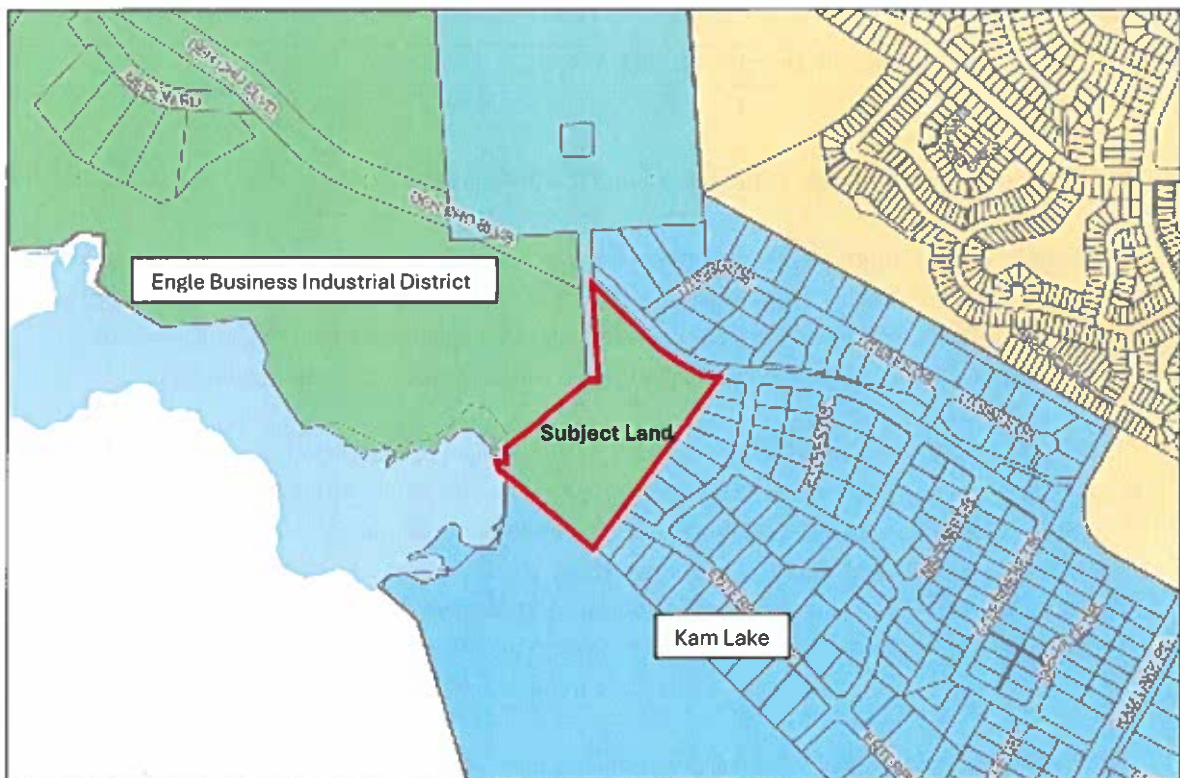
Dec. 19, 2025
Date

Concurrence by:


Charley White, MCIP, RPP
Director, Planning and Development

Dec 30, 2025
Date

Appendix 1: Site Area Map



Appendix 2: Public Comment

Public comment received via email (November 17, 2025)

Hello,

I'd like to inquire as to what the implication of the application to change the land use designation is for part of Lot 32 from Engle Industrial Business District to Kam Lake will be.

There has been no official update on what this land will be used for other than the concepts in the Area Development Plan.

Additionally, if this land use designation changes, does it prevent any future public input into the use of that portion of Lot 32. Will the storage of vehicles and equipment in lot 32, in this area, by adjacent property owners continue to be allowed?

Thank you,

City's response via email (November 18, 2025)

Good morning,

Thank you for your message. I appreciate you for your question.

The intent of the Community Plan amendment is to re-designate the land use classification from Engle Industrial Business District to Kam Lake. This process is an administrative step. In other words, Community Plan amendment is a change of the overarching land use planning policies before amending the City's Zoning By-law which provides more detailed land use regulations.

The part of Lot 32 is currently owned by the City and designated as Engle Business Industrial District, zoned 'Growth Management'. As you see, there is an inconsistency within the land use classification system. So, the intent of this Community Plan amendment is to make the land use classification be in alignment with adjacent lands. To your knowledge, the City is not processing any development permits. There will be no implications to your property and you will continue to be able to operate your current business as regulated. However, please make sure there is no encroachment to Lot 32. Any unauthorized uses of the land is subject to municipal enforcement.

City administration, through Council direction, has been working toward a new area development plan for the area in southwest of the Kam Lake neighbourhood, where currently vacant since spring of 2024. To date, the City has conducted a market study and public engagement and identified that Yellowknife is/ will be in need for light industrial lands as city continues to grow. Based on information collected, the City is envisioning the area as somewhat similar land use as the current Kam Lake neighbourhood, but also the area will need to accommodate new market demands. To date, the detailed plan has not yet been materialized. More work to come to ensure orderly development of the area. For your interest, the City website (<https://www.yellowknife.ca/en/doing->

[business/planning-and-development-initiatives.aspx#New-Area-Development-Plan-Kam-Lake-\)](#)
provides you with background information of the works that have been undertaken.

With respect to future engagement, there will be a number of opportunities as the work progresses. There will be a statutory public hearing when the by-law is brought forward to Council. Also, I will be available for any questions regarding the process and the plan. You have my contact information, so please feel free to reach out.

Regards,