

Property Information/Details

Location Description	Portion of Lot 5, Block 301, Plan 2631 (subject area); and Lot 5, Block 70A, Plan 479
City of Yellowknife Community Plan No. 5007	Section 3.2 Context and Strategy for Area Designation Decisions Section 4.1.2 Downtown Central Residential Section 4.5 Niven Residential Section 5.3 Municipal Infrastructure Section 5.4 Subdivision and Land Development Sequencing Section 6.3 Subdivision of Land Section 6.7 Public Engagement and Notice Section 6.8 Adoptions and Amendments
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 Roles and Responsibilities Chapter 5 Appeals and Amendments Chapter 7 General Development Regulations Applicable to all Zones Chapter 8 General Development Regulations Applicable to Residential Zones Chapter 9 General Development Regulations Applicable to Non-Residential Zones Section 10.3 RC – Residential Central Section 13.3 NA – Natural Area
Civic Address:	Adjacent to 4302 49 Ave
Access:	49 Avenue (accessed through 4302 49 Ave)
Municipal Services	No changes proposed to alter the existing municipal services on-site. No additional municipal services proposed.

Recommendation:

PL-2025-0049 is an application for Community Plan and Zoning By-law Amendments. The Development Officer recommends that the proposed amendments to Community Plan By-law No. 5007 and Zoning By-law No. 5045, for a portion of Lot 5, Block 301, Plan 2631 to be re-designated, rezoned, and disposed for future development (Accessory Building) in support of expanding the applicant’s business operation in the adjacent property, be brought forward to Council for decision. A Land Application, Subdivision Application for consolidation, and Development and Building Permits will be required if these amendments are approved by Council. The following are recommended conditions of approval.

CONDITIONS OF APPROVAL

1. The developer shall apply for a subdivision and land acquisition application to consolidate a portion of Lot 5, Block 301, Plan 2631 (subject area) with Lot 5, Block 70A, Plan 479, upon Community Plan and Zoning By-Law Amendments adoption; and
2. The developer shall obtain a Development Permit and, within 12 months, enter into a Development Agreement with the City of Yellowknife.

Proposal:

The application proposes both Community Plan and Zoning By-law Amendments to redesignate and rezone a portion of Lot 5, Block 301, Plan 2631 with Lot 5, Block 70A, Plan 479 for the development of a small accessory storage shed associated with the existing use on Lot 5, Block 70A, Plan 479. The proposed amendments would redesignate the subject area from Niven Residential to Downtown Central Residential and rezone it from NA – Natural Area to RC – Residential Central, bringing it into alignment with the existing designation and zoning of the principal lot.

Background:

Jackpine Paddle, a locally-owned adventure tourism company specializing in canoeing, kayaking, and arctic paddling, applied to expand Lot 5, Block 70A, Plan 479, a developed residential property located along 49 Avenue within the Downtown Central Residential area, by acquiring a small portion of the adjacent land. The existing property currently functions as staff housing, as well as storage space for their canoes and other outdoor equipment. The adjacent Lot 5, Block 301, Plan 2631 is a large, undeveloped municipally owned parcel characterized by rocky outcrops, vegetation, informal footpaths, and a utility right-of-way associated with an overhead transmission line. The applicant seeks to acquire a small, irregularly shaped portion of this parcel, located between the utility right-of-way and the two roadways, Niven Drive and 49 Avenue, and consolidate it with their existing lot.

SUPPORTING STUDIES AND REPORTS

- Planning Justification Report, submitted by Dillon Consulting Limited
- [Memorandum to Governance and Priorities Committee, January 16, 2023](#)

Assessment of the Application:

JUSTIFICATION

The subject area is designated Niven Residential under Community Plan By-law No. 5007, which allows residential development, but is zoned NA – Natural Area under Zoning By-law No. 5045, which does not permit development. A Zoning By-law Amendment is therefore required to rezone the subject area to RC – Residential Central to allow for future development. A Community Plan Amendment is also required to redesignate the site. The proposed land use designation is Downtown Central Residential, which aligns with the adjacent property and provides clearer direction for developing the two lots.

The application is assessed according to the legislation, community plan policies, and zoning by-law.

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 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 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.

- 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)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Section 6.8 of the Community Plan By-law states the application and review process of a Community Plan By-law Amendment.

- 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 Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 of the By-law; whereas Council is directed to approve, add any specific provisions, or deny all applications for an amendment to the By-law as referred to in section 3.2.1 of the By-law.

Section 5.2 of the Zoning By-law states the application and review process of a Zoning By-law Amendment.

PLANNING ANALYSIS

Community Plan By-law No. 5007

The development proposal is consistent with the land use principles in Section 3.2 of the Community Plan, which promote efficient land use and orderly development within established neighbourhoods. The proposal makes use of a small portion of land and integrates it into an existing residential parcel, reducing fragmented land patterns and supporting efficient potential subdivision of land.

Section 4.1.2 of the Community Plan identifies the Downtown Central Residential Land Use Designation as a zone intended primarily for residential and compatible uses close to the downtown core, with pedestrian-friendly access and mixed-use potential. The land use of this area will continue to be predominantly residential that allows for medium and higher densities and supports easy access to the City Core and its amenities. The proposal does not introduce new residential density or built form beyond what is anticipated to facilitate an accessory structure that supports the continued use of the site.

Section 4.5 of the Community Plan supports a range of residential densities and future infill within the Niven area. The subject land is constrained by its irregular shape, adjacent roadways, and existing utility right-of-way. Given its location immediately adjacent to Downtown Central Residential areas and its intended use in support of an existing residential property, redesignating this portion to Downtown Central Residential represents a logical and contextual approach.

4.1.2 Downtown Central Residential Objectives and Policies			
Planning and Development Objectives:		Policies:	
6.	To increase mixed land uses that are compact and compliment land uses in the City Core.	6-a.	Accessory uses will be permitted such as home based businesses. Other permitted uses will include day cares and convenience stores that promote complete communities and reduce the need to use private motor vehicles to access services.

Sections 4.1.2 and 4.5 of the Community Plan support the proposed redesignation by recognizing the site’s functional relationship to the Downtown Central Residential area and the City Core, which are intended to support compatible residential uses, including accessory uses that reinforce established neighbourhood patterns.

Sections 5.3 and 5.4 emphasize efficient use of existing municipal services and transportation networks. The proposal does not introduce new residential units, alter access, or generate additional traffic. Municipal servicing is already available to the existing residential lot, and the proposed accessory development will not result in increased demand on infrastructure or transportation systems.

5.3 Municipal Infrastructure Objectives and Policies			
Planning and Development Objectives:		Policies:	
3.	To concentrate commercial and residential development in areas serviced by piped water and sewer services.	3-a.	Commercial and residential development will be prioritized in areas with piped water and sewer services.

5.4 Subdivision and Land Development Sequencing Objectives and Policies			
Planning and Development Objectives:		Policies:	
1.	To utilize existing infrastructure for land development.	1-a.	Vacant lots, both City owned and private, within the built area of the City will be prioritized before greenfield development.

The City’s development goals support land use flexibility and intensification of existing developed areas. These goals can be achieved by prioritizing compact urban growth and infill opportunities. Although the Residential Central Downtown designation is primarily oriented toward residential development and compatible uses, the proposed land acquisition and consolidation support the continued residential use of the site by allowing a small accessory structure without adding density or changing neighbourhood character. Because the Community Plan encourages centrally located services that enhance walkability and support sustainable community infrastructure, the proposal is consistent with these objectives and

does not fundamentally alter the intent of the Residential Central Downtown area. This Community Plan amendment will provide the subject area stronger alignment with the surrounding designation.

Zoning By-law No. 5045

- NA – Natural Area (Section 13.3):

The portion of Lot 5, Block 301, Plan 2631 (subject area) is currently zoned NA – Natural Area. This zone is intended to preserve and maintain areas in their natural state by restricting development, while Urban Agriculture may be considered.

- RC – Residential Central (Section 10.3):

The general purpose of the RC – Residential Central Zone is “to provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core”.

The Residential Central zone is intended to accommodate residential development and accessory uses in areas transitioning from the downtown core. Rezoning the subject area to RC – Residential Central aligns the zoning with the existing residential lot and supports consistent land use across the consolidated parcel. The primary use of the site will remain residential, and the proposed development will maintain the character and function of surrounding properties.

Accessory buildings and accessory uses are permitted within the Residential Central zone. The proposed storage shed is clearly accessory to the existing single-detached dwelling and supports the continued use of the site. The proposal remains fully consistent with permitted uses under the RC Zone and is subject to its regulations to be further verified at the development permit stage.

- Drainage and Grading (Section 7.3):

The proposed development will maintain the natural contour of the land. The proposal does not change the existing grade of the property. Any minor grading required to support the accessory structure will be addressed at the development permit stage to ensure compliance with the Zoning By-law.

- Vehicular Access and On-site Traffic (Section 7.4):

Section 7.4 addresses vehicular access, circulation, and traffic impacts associated with development. The proposal does not introduce new dwelling units, additional access points, or changes to existing driveways. Vehicular access to the site will continue to occur via the existing residential property on 49 Avenue. Given the limited scope of the proposal, no increase in on-site traffic or changes to traffic patterns are anticipated.

- General Landscaping Regulations (Section 7.5):

According to the RC Zone regulations, a minimum of 100% of the Residual Area is required to be landscaped. The proposed consolidation and accessory structure do not result in the removal of significant landscaping features or changes to the overall landscaped character of the site. Any minor landscaping adjustments required to accommodate the accessory structure will be addressed through the development permit process. The proposal maintains the established residential character of the site and surrounding area and will not alter the line of trees along Niven Drive as part of this development.

- Parking and Driveways (Section 7.8):

As per Table 7-3 of the Zoning By-law, there are no parking requirements for accessory buildings. As such, the proposal does not increase parking demand, as it does not introduce additional residential units or new uses. No new driveways or parking areas are proposed, and existing on-site parking associated with the residential use will continue to meet Zoning By-law requirements.

Servicing/ Safety/ Park & Recreation/ Community/ Reconciliation

The proposed development lies within the City’s sewer and water piped serviceable area; however, no additional connections are proposed. The proposal does not introduce safety concerns related to traffic, visibility, or site access. The accessory structure will be located within a consolidated residential lot and designed to comply with setback and separation requirements, maintaining safe visibility and clear access around the site. The proposed shed is also setback 3.5m from the utility line, which NAKA Power Utilities identified no concerns with.

The proposal does not affect public parks, trails, or recreational spaces, and the consolidation will not impede access to Niven Lake or surrounding recreational amenities. Community garden beds currently exist on adjacent corners like 43 Street/ 49 Avenue and Niven Drive/ Trails End Crescent. The subject area could potentially present an opportunity to accommodate an additional, small community garden space at the corner of the consolidated lot to complement the other garden beds.

Residential Infill Considerations

At its January 16, 2023 meeting, Council identified Lot 5, Block 301, Plan 2631 as a potential candidate for future infill development as part of the City’s broader intensification strategy. The portion of land proposed to be acquired and consolidated forms a small portion of Lot 5, Block 301. The development proposes a small accessory structure that supports outdoor recreation and tourism-related activities, providing a community benefit while still maintaining long-term flexibility for future infill of the remaining lands. As such, the proposal does not limit future development opportunities for the remaining Lot 5, Block 301. A Land Acquisition and Subdivision Applications are required to allow development on the subject lands, and the City’s Lands Division identified no concerns with the proposed acquisition at the time of this application.

City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments and external agencies were contacted and advised to provide comments. The request for comments was sent as part of the application process. 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	No concerns were identified.	No consideration is required.
2.	YKFD (Fire), Municipal Enforcement	No concerns were identified.	No consideration is required.

3.	Public Works and Engineering	No concerns were identified.	No consideration is required.
4.	NAKA Power Utilities (NWT)	NAKA will require an easement established and registered on the title for the existing powerline before the property is disposed.	Requirement of an easement will be considered and applied during the Land Application stage. No further consideration is required.

Public Consultation

A Notice of Application for the zoning by-law amendment and development permit was posted on-site at the subject property, as well on the City’s website, on November 6, 2025, per section 4.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. As a result, the following comments were received from the public:

No.	Public Comments	Consideration
1.	<p>We are writing to express our full support for the proposed development at the property adjacent to 4304 49th Avenue. As the owner of the property at this address, I believe that the development aligns well with the aesthetic character of our neighborhood and will enhance its overall appearance.</p> <p>Additionally, we are pleased to see that the project site preparation includes fire-smarting initiatives, which will significantly benefit the safety of our community. We feel that supporting such developments that prioritize safety and visual harmony is important for maintaining the quality of life in our neighborhood. (November 9, 2025)</p>	Comment acknowledged, and no consideration is required.
2.	<p>I am writing in support of the application and rezoning of land adjacent to 4302 49th Avenue in Yellowknife. The land is a portion of lot 5, block 301, plan 2631 to be used for equipment storage by Jackpine Paddle.</p> <p>I am a Yellowknife resident and have been on 4 guided trips with Jackpine Paddle in remote areas of the NWT. I truly value the fact that we have a local business offering world class wilderness canoe adventures. It is crucial to support locally owned and operated tourism operators like Jackpine Paddle rather than relying on outside companies to provide guided canoe trips in the NWT.</p>	Comment acknowledged, and no consideration is required.

	<p>The additional space requested is important for Jackpine’s continued high standard of operations. I fully support this land use designation and zoning amendment. (November 13, 2025)</p>	
3.	<p>I support the proposal by Dan Wong to purchase the subdivided section of land shown on the Notice of Application PL-2025-0049. Dan Wong’s business, Jackpine Paddle, is a valuable addition to Yellowknife, and the NWT in general. For him to be able to properly operate, and to add to his wilderness offerings, having storage for his canoes and gear makes sense. As noted in his application, this small piece of land is not useful for other types of development, but suitable to his needs, which are very low impact.</p> <p>I have one caveat: that approximately 5 metres along the road remain undeveloped. This means not all the trees are cut, and it keeps a natural border natural for those out walking or driving. (November 13, 2025)</p>	<p>Comment acknowledged. The proposal will not alter the line of trees along Niven Drive as part of this proposal. Any future development on the site will have to comply with the RC – Residential Central Zone landscaping requirement.</p>
4.	<p>Please find letter of attached for Jackpine Paddle’s land application, file #: PL-2025-0049. (November 14, 2025)</p>	<p>Comment acknowledged, and no consideration is required.</p> <p>Letter from NWT Tourism can be found under Appendix B.</p>
5.	<p>I am writing to you in support of Jackpine Paddle's application to purchase city-owned land on 49th Avenue.</p> <p>Jackpine Paddle is a northern-owned business that employs Yellowknife resident and Northerners and purchases goods and services from Yellowknife and Northern businesses.</p> <p>I have known Dan Wong for a number of years and have been impressed with his talent for establishing and growing his business. I believe it is important to support Yellowknife and Northern businesses as much as possible and the purchase of this land will allow Jackpine to grow its business and continue contributing to the Yellowknife economy. I know that Jackpine is currently challenged to find space to store its canoes, camping equipment and outfitting gear.</p>	<p>Comment acknowledged, and no consideration is required.</p>

	<p>As a Northerner, I am strongly in support of this application. (November 15, 2025)</p>	
6.	<p>I'm sending a quick email to say that I approve of Jack Pine Paddle's application to purchase a small piece of land next to their property on 49th Street . They are an important local business that I have used often and I know being able to have a bit of extra space to build a storage shed for their gear would be of immense value to them. I live at [REDACTED] just across the road and it's a small piece of land I pass most days. (November 17, 2025)</p>	<p>Comment acknowledged, and no consideration is required.</p>
7.	<p>We would like to send our keen support for the development proposal by Jackpine Paddle to use the lot adjacent for much needed expansion of their business.</p> <p>Over the past decade, we have watched Jackpine grow into a very respectable Northern Canoe Guiding company - of a calibre equal to or greater than Southern outfits such as Black Feather and Canoe North. Jackpine provides water and wilderness education to locals, visitors, and schools in Yellowknife and smaller communities; and they train local youth to be highly competent canoe guides. They provide local employment and bring tourist dollars into Yellowknife and smaller communities. Jackpine is precisely the type of small business that the North needs and can be proud of. We strongly support the City of Yellowknife's approval of their application for more land to build a canoe and equipment storage building. (November 17, 2025)</p>	<p>Comment acknowledged, and no consideration is required.</p>
8.	<p>Please see the attached letter of support for Dan Wong of Jackpine Paddle's application on behalf of our business. (November 17, 2025)</p>	<p>Comment acknowledged, and no consideration is required.</p> <p>Letter from Peterson's Point Lake Lodge can be found under Appendix C.</p>
9.	<p>I am writing in support of Jackpine Paddle's application file number is PL-2025-0049 to purchase a triangular piece of city owned land next to their current property.</p> <p>Jackpine Paddle is an important business in our community, bringing in tourists from around the world but also supporting our local community to get</p>	<p>Comment acknowledged, and no consideration is required.</p>

	<p>outdoors. They have also provided amazing mentorship to my own kids, one of whom apprenticed with them to become a guide, and the others having attending camps that fostered a love for outdoor adventure.</p> <p>Jackine Paddle needs space for gear storage and organization. Being able to purchase this parcel of land would support them in their business growth. (November 17, 2025)</p>	
<p>10.</p>	<p>Jackpine Paddle through Dillon Consulting has submitted an application and planning justification report for the proposed land acquisition and redesignation and rezoning of a portion of Lot 5, Block 301, Plan 2631, and subsequent consolidation with Lot 5, Block 70A, Plan 479 in the City of Yellowknife (City). The purpose of this land acquisition is for Jackpine Paddle to build a storage shed.</p> <p>The existing zoning of the land proposed to be rezoned (Lot 5, Block 301, Plan 2631) is Natural Area and it is proposed that the whole area (about 5.9 ha) be rezoned to Residential Central so that a very small portion of that land (roughly 0.1ha) can be acquired by Jackpine Paddle to construct a shed. I completely support Jackpine Paddle’s intent to construct a shed as they currently store their canoes and kayaks in the backyard of the land owned by Jackpine (Lot 5, Block 70A, Plan 479).</p> <p>What I don’t understand is why the entire Natural Area needs to be rezoned in order to subdivide the very small portion of land that the applicant is wanting to acquire. Please explain to me: Is it not possible to subdivide the land that the proponent is asking to acquire and rezone only that small portion of land? And leave the remainder of the Natural Area zoned as Natural Area? Much as I support Jackpine Paddle’s intent to acquire that small piece of land I do not support rezoning the entire Natural Area to Residential Central.</p> <p>It has always been my understanding that when City rezones an area – particularly an area zoned as Natural Area or as Park and Protected Area – community</p>	<p>Comment acknowledged, and no consideration is required.</p> <p>Development Officer clarified that this application to rezone and acquire land is only for a portion of Lot 5 Block 301, as illustrated in the Notice and Planning Justification Report. It is not for the entire Lot.</p> <p>The resident then acknowledged this clarification and their misunderstanding of the Notice and extent of the subject area.</p> <p>No further consideration is required.</p>

<p>consultation is required. Please correct me if I'm wrong. For Jackpine Paddle's application to acquire the small piece of currently zoned Natural Area there was only one sign posted that made the public aware of Jackpine's intent. And the first time I spotted that sign it was half hidden in the bushes along the Niven Drive sidewalk. A few days later it was more visible and close to the lot currently owned by Jackpine Paddle. If indeed the whole area currently zoned as Natural Area needs to be rezoned to allow for the extraction of the tiny piece of land that Jackpine wants to acquire, and the remainder of that Natural Area is then intended to remain rezoned as Residential Central would that then not require more to inform the public than one small sign next to a side walk that is not very heavily frequented? Would City not need to at least put up a sign along Niven Lake trail which is much heavier frequented to inform the public?</p> <p>While the proposal in question states under "Other Policy Considerations" that "In the January 16th 2023 City Council meeting, Lot 5, Block 301, Plan 2631 was included in a list of potential lands for infill development and an area for future consideration by the City as a priority infill area" I want to remind City that there was considerable opposition to the concept of infilling inner-city green spaces which City conveniently appears to have ignored. I for one have repeatedly voiced my opposition to infilling inner-city green spaces. These green spaces are immensely important for the overall well-being of Yellowknife residents. Particularly if these green spaces border on the only two inner-city walking trails in this town that are both designated as so-called nature trails. Such trails should be kept as natural as possible. The Niven Lake trail has already lost much of its naturalness due to the construction of housing along the trail. The few areas of naturalness that remain should be left untouched for residents' current and future enjoyment. And that will only happen if the rezoning of the current Natural Area is limited to the area that Jackpine Paddle wishes to acquire and the remainder of the current Natural Area remains zoned as Natural Area. (November 20, 2025)</p>	
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Next Steps

A statutory public hearing will be held once the proposed by-law amendments have 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 by-law amendments after all due procedures and consultations are complete, including Ministerial approval for the Community Plan By-law Amendment. Council decision on these By-laws is final.

The applicant may apply for a Development Permit after the By-law amendments are approved. A Notice of Decision for development permit will be posted at the site, as required by law. The Notice will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

In parallel, a Land Application will be submitted to acquire the subject lands, and a Subdivision Application will be submitted to the GNWT to consolidate the lots. The development, as well as any future proposals, will remain subject to all applicable approvals, permits, or conditions.

Conditions of Approval:

1. The developer shall apply for a subdivision and land acquisition application to consolidate a portion of Lot 5, Block 301, Plan 2631 (subject area) with Lot 5, Block 70A, Plan 479, upon Community Plan and Zoning By-Law Amendments adoption; and
2. The developer shall obtain a Development Permit and, within 12 months, enter into a Development Agreement with the City of Yellowknife.

In conclusion, the proposed Community Plan By-law and Zoning By-law Amendments support an appropriate adjustment to existing land to facilitate continued and efficient use of the site. The proposal is consistent with the intent of the Community Plan, aligns with surrounding land use designations and zoning, does not compromise future infill opportunities, and can be accommodated without adverse impacts on servicing, transportation, or neighbourhood character. For these reasons, the proposed amendments, to re-designate and rezone a portion of Lot 5, Block 301, Plan 2631, and acquire it for future development (Accessory Building) in support of expanding Jackpine Paddle, are recommended to be brought forward to Council for decision following the corresponding procedures established in the regulations, and subject to any conditions required by the City and applicable approving authorities.

Prepared [and reviewed] by:

Bassel Sleem
Planner II, Planning and Environment

Date

Concurrence by:

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

Date

Appendix A: Application PL-2025-0049 and Submitted Planning Justification Report

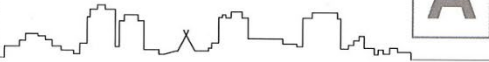
Appendix B: Letter of Support from NWT Tourism

Appendix C: Letter of Support from Peterson's Point Lake Lodge

Appendix A:



**Planning and
 Development
 Department**
 CITY OF YELLOWKNIFE



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Fee Paid:

Email: permits@yellowknife.ca in a PDF format.
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,
 NT, X1A 2N4
 Phone: 867-920-5600

General Information Form

Property Information			
Property Owner Name: <small>(List all current Property Owners)</small>	[REDACTED]		
Telephone:	[REDACTED]	[REDACTED]	
Civic Address:	4302 49th Ave		
Legal Description	Lot: 5	Block: 70A	Plan: 479

Applicant Information	
Applicant Name:	Dustin Martin
Company Name (if applicable):	Dillon Consulting
Telephone:	[REDACTED]
Mailing Address:	[REDACTED]
Authorization of Agent/ Applicant	<small>If Property Owner is different from Agent/Applicant, please fill out and attach the "Authorization of Agent/Applicant" form A1, to be signed by the Property Owner.</small>

Important Note:

In accordance with the provisions of the *Community Planning and Development Act* (for Planning applications) and the provisions of the *Cities, Towns and Villages Act* (for Lands and Building applications), the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

Declaration of Property Owner:

I, [REDACTED], the Property Owner(s) for this subject Lot(s), certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

[REDACTED] Signature Date: May 6, 2025

Signature Date

Application Guide

**Planning and Development
 Department**

- Form A - General Information Form** (Form A is required to be filled out and attached to all applications across both divisions)
- Form A1 - Authorization of Agent/Applicant** (When Property Owner is different from Applicant/Agent, Form A1 is required to be filled out, signed by the Property Owner, and included in the application package)
- Form A2 - Development Incentives Application** (For all tax abatements and grants, as outlined in the Development Incentives By-law No. 5097)



**Planning and Environment
 Division**

- Form P - Development Permit Application / Development Permit Amendment Application / Change of Use Application**
- Form P1 - Variance Request Application**
- Form P2 - Zoning By-law and/or Community Plan Amendment**
- Form P3 - Heritage Application**
- Form P4 - File Information Letter Request / Certificate of Compliance Letter Request**

**Lands and Building Services
 Division**

- Form B - Building Permit**
- Form B - Mechanical Permit**
- Form B - Water/Sewer - Connect/Disconnect**
- Form B - File Information Letter Request**
- Form L1 - Land Application**
- Form L2 - Encroachment on Municipal Land**
- Form L3 - Geotechnical Testing on Municipal Land**



Application Forms

Each application must be filled out completely and clearly, and must be accompanied by a development sketch with all relevant information. Incomplete applications and sketches will be returned without further processing until the corrected material is filed. At minimum, development sketches shall include all abutting lands and property lines, all existing and proposed structures (labeled) including any natural and artificial features, location and nature of any restrictive covenant or easement affecting the subject lands. Dimensions and measurements shall be expressed in metric units. Applications are encouraged to be made online, through our City of Yellowknife Portal: <https://cityview.yellowknife.ca/Portal>

Application Fee

The fee for processing an application or permit shall be paid to the City in accordance with the [Fees and Charges By-law No. 4436](#), as amended. Where the application involves more than one type of development or service, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled. Where a demolition application is separate from an application for construction on the same site, the demolition permit application shall be based on the type of building/structure to be demolished. Where more than one variance is requested, one application is to be made per property and may include more than one variance.



Planning and
Development
Department

CITY OF YELLOWKNIFE

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Email: permits@yellowknife.ca in a PDF format.
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Phone: 867-920-5600

Authorization of Agent/Applicant

Authorization of Agent / Applicant

I/We, [REDACTED], print name(s), am/are the registered owner(s)
of the property described as Lot 5, Block 70A, Plan 479, print address (civic or legal)

and hereby authorize the Agents/Applicants listed below to submit information in regards to this permit and/
or application. From the date of signature, and until such time as the Owner provides written revocation of the
Agent's appointment to the City of Yellowknife, the Owner:

1. Consents to the Agent(s) accessing information related to this application and the property that may be in the custody or control of the Department of Planning and Development, of the City of Yellowknife;

Authorizes the Agent(s) to act in accordance with the City of Yellowknife's Building and Zoning By-laws, including to endorse applications, documents, and/or permits related to this application on behalf of the Owner;
2. Accepts and understands that the Owner is fully responsible for the Agent(s)' acts or omissions related to this application, the City of Yellowknife's Zoning By-law, Building By-law, and all other enactments;
3. Accepts and understands that the Appointment of an Agent(s) in no way alters or diminishes the Owner's responsibilities as expressed in the City of Yellowknife's Zoning and Building By-laws, or any other enactment and in no way modifies any waiver, indemnification, or release provided by the Owner to the City of Yellowknife or its authorized Agent(s).

List of Authorized Agent/Applicant (s) and their role in regard to this application :

<u>Dustin Martin</u> <small>print name</small>	<u>RPP</u> <small>role</small>
<u>Margaret Kralt</u> <small>print name</small>	<u>RPP</u> <small>role</small>
_____ <small>print name</small>	_____ <small>role</small>

[REDACTED]
Property Owner Signature

May 6, 2025
Date

Property Owner Signature

Date



P2

PL-
Fee Paid:

CITY OF YELLOWKNIFE

Email: permits@yellowknife.ca in a PDF format.
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,
 NT, X1A 2N4
 Phone: 867-920-5600

Zoning By-law and/or Community Plan Amendment Application

Proposed Amendment	
Existing Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map	Existing Zoning: Natural Area Existing Land Use Designation: Niven Residential
Proposed Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map	Proposed Zoning: Residential Central Proposed Land Use Designation: Downtown - Central Residential

Describe the requested amendment, and the rationale for the request, in detail:
 See attached Planning Justification Report

Important Note:

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

1. Attach any documents, studies or reports that support your reasons for this request,
2. Additional information may be attached to this application. Additional information may be requested by the Development Officer of the City of Yellowknife in support of this application.
3. Notwithstanding anything contained in Zoning By-law No. 5045 or the 2020 Community Plan, a proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

Declaration of Applicant:

I, [Redacted Name], the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

[Redacted Signature]
 Signature

May 6, 2025
 Date



PL-
GL #: 6100-1-4400
Fee Paid:

Email: permits@yellowknife.ca in a PDF format.
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,
 NT, X1A 2N4
 Phone: 867-920-5600

Land Application Form

Land Information	
Purpose of Application:	<input type="checkbox"/> Lease <input checked="" type="checkbox"/> Purchase
Area of Land (in square metres)	988 square metres
Description of Land (attach a map)	If the land you are applying for is un-surveyed, describe the location and attach a map.

Describe your proposed development in detail, including current conditions of the site:

The applicant is seeking to acquire a portion of Lot 5, Block 301, Plan 263 as illustrated in Appendix A. It is their intent to consolidate this portion of land Lot 5, Block 70A, Plan 479 and redesignate to Residential Central (RC).

This consolidation and redesignation will support the development of a storage shed. It is the intent of the applicant to use the shed for the storage of canoes and other equipment associated with their business, Jackpine Paddle.

See attached Planning Justification Report for additional information.

Important Note:

In accordance with the provisions of the *Cities, Towns and Villages Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

1. An application fee, the value of which is listed in the Fees and Charges By-law No. 4436, as amended, must be submitted with this application. In the event that a Land Application is not processed, 60% of the Land Application Fee shall be refunded.
2. This application must be attached to Form A - General Information. Any application which does not include the required information will be held until all information has been received.
3. All applications will be reviewed pursuant to the Land Administration By-law, and any other relevant City By-laws.

Declaration of Applicant:

I, [Redacted Name], the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

[Redacted Signature]
 Signature

May 6, 2025
 Date



JACKPINE PADDLE

Planning Justification Report

Community Plan and Zoning Bylaw Amendment

May 2025 – 25-9908

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1.0 Introduction

Dillon Consulting Limited (Dillon) has been retained by Dan Wong (the Applicant), owner of Jackpine Paddle, to act as Professional Planners for the proposed land acquisition and redesignation and rezoning of a portion of Lot 5, Block 301, Plan 2631, and subsequent consolidation with Lot 5, Block 70A, Plan 479 in the City of Yellowknife (City).

The Applicant proposes to acquire and consolidate this land so that they can construct a storage shed on the consolidated lot. **Table 1** below details the proposed redesignation and rezoning.

Table 1: Existing and Proposed Designations and Zones

Property	Existing Designation and Zone	Proposed Designation and Zone
Legal Description: *Lot 5, Block 301, Plan 2631	Community Plan By-Law 5007 Designation: Niven Residential Zoning By-Law 5045 Zone: Natural Area	Community Plan By-Law 5007 Designation: Downtown – Central Residential Zoning By-Law 5045 Zone: Residential Central
Legal Description: Lot 5, Block 70A, Plan 479 Civic Address: 4302 49 Ave	Community Plan By-Law 5007 Designation: Downtown – Central Residential Zoning By-Law 5045 Zone: Residential Central	Community Plan By-Law 5007 Designation: Downtown – Central Residential (no change) Zoning By-Law 5045 Zone: Residential Central (no change)

*Only a portion of Lot 5, Block 301, Plan 2631 is planned to be redesignated, rezoned, and consolidated with Lot 5, Block 70A, Plan 479. A detailed map with the proposed area is appended to this report in **Appendix A**.

This Planning Justification Report has been prepared to support the submission of the Land Application (Form L1) and the Zoning By-Law and Community Plan Amendment Application (Form P2).

2.0 Subject Lands

This section of the report describes the subject lands. It is separated into two parts. The first part describes the lot currently owned by the applicant (Lot 5, Block 70A, Plan 479). The second part describes the portion of the lot that the applicant wishes to purchase, redesignate/rezone, and consolidate (Lot 5, Block 301, Plan 2631).

2.1 Lot 5, Block 70A, Plan 479

The municipal address of this lot is 4302 49 Avenue. The lot is rectangular in shape and fronts 49 Avenue near the intersection of 49 Avenue and 43 Street. The lot is situated in a northwest (rear) to southeast (front) orientation. The lot has an area of approximately 835 m² or 0.0835 ha. The approximate lot frontage is 18.3 m in width and the approximate lot length is 45.7 m. The lot is currently developed with a single storey single detached dwelling.

Adjacent Land Uses are described below:

Northeast: The subject lot is bounded on the northeast by Lot 5, Block 301, Plan 2631. Lot 5, Block 301, Plan 2631 forms an irregular triangle shape between 43 Street, 49th Avenue and the subject lot.

Southeast: The subject lot is bounded on the southeast by 49th Avenue for the entire boundary of the lot frontage.

Southwest: The lot immediately adjacent to the subject lot to the southwest is a developed residential lot with a single storey single detached dwelling. This lot is also zoned Residential Central in Zoning By-Law 5045 and is designated Downtown-Central Residential in Community Plan By-Law 5007.

Northwest: The subject lot is bounded on the northwest by Lot 5, Block 301, Plan 2631. This lot is described in more detail in **Section 2.2** of this report.

2.2 Lot 5, Block 301, Plan 2631

The entirety of Lot 5, Block 301, and Plan 2631 is an undeveloped municipally owned lot. It is characterized by rocky outcroppings, trees and bushes, some informal footpaths, and a portion of the Niven Lake Trail on the northern portion of the lot near Lake Niven. The lot has an area of approximately 59,282 m² or 5.92 ha. However, the portion of this lot that the applicant wishes to acquire is approximately 988 m² or 0.0988 ha. A power line crosses the parcel from the southeast corner of the lot and rounds behind the existing homes along 49th Ave. A Caveat is registered on the Certificate of Title (COT) for a right of way for a surveyed transmission line which is marked on the Canada Lands Survey (CLS) record 78125.

The existing power line within the right of way limits potential development on the site. These utility poles and approximate utility right of way are identified on **Figure 1** in **Appendix A**.

Adjacent land uses for the portion of the lot that the applicant wishes to acquire are described below:

North: The lots immediately north of the subject lot are zoned Medium Density Residential (R2) and Natural Area (NA) for Niven Lake.

East: The lot portion is bounded to the east by 43rd Street/Niven Drive. On the east side of 43rd Street/Niven Drive is zoned Low Density Residential (R1).

South: The subject lot is bounded on the south by a Residential Central (RC) zone, which includes Lot 5, Block 302, Plan 2631.

West: The subject lot portion is bounded on the west by the Residential Central (RC) zone. The lot directly adjacent on the west side is Lot 5, Block 70A, Plan 479.

3.0 Proposed Development

The applicant is seeking to acquire a portion of Lot 5, Block 301, Plan 263 as illustrated in **Appendix A**. It is their intent to consolidate this portion of land with Lot 5, Block 70A, Plan 479, and redesignate it Residential Central (RC).

This consolidation and redesignation will support the development of a shed. **Figure 1 in Appendix A** shows the proposed location of the shed. The dimensions of the shed would be approximately 12 m (40 ft) in width and 6 m (20 ft) in length. The proposed location of the shed complies with the required setbacks of the Residential Central zone, and it is also complies with the recommended 3.5 m setback from the utility line.

3.1 Required Applications

To support the proposed development, multiple applications are required. These include:

- Land Application:
 - To request acquisition of City owned land.
- Community Plan Amendment and Zoning Bylaw Amendment:
 - To request amendment to City plans to update maps; and,
 - To change the zoning of the subject site from Natural Area to Residential Central.
- Subdivision Application:
 - To request subdividing a portion of Lot 5 Block 301, Plan 2631 and consolidate the subdivided portion with Lot 5, Block 70A, Plan 479 through the Minister.
- Building Permit:
 - To request a building permit through the City of Yellowknife's online permitting system with the proposed Site Plan, Floor Plans, Elevation Drawings, and all applicable Structural drawings.

It is anticipated that the proposed development will not require a Development Permit if the Land Application, Community Plan Amendment, Zoning Bylaw Amendment, and Subdivision Application are accepted as proposed. The proposed shed will be less than 75 m² and it will comply with all setback and height regulations for accessory structures in the Residential Central Zone. Therefore, a Development Permit will not be required as detailed in 4.2.1 f) of Zoning Bylaw 5045.

4.0 Policy Analysis

4.1 Community Planning and Development Act

The *Community Planning and Development Act* provides guidance on land use processes within the Northwest Territories and must be considered when reviewing development. Consolidation of lots is considered a subdivision under the Act. Part 3 of the Act provides guidance on subdivisions including applications. Subdivision authority rests with the Government of the Northwest Territories Minister of Municipal and Community Affairs, unless designated by order to a municipality. In the case of the City of Yellowknife, the Minister is the subdivision authority.

Applications for subdivision must conform with the Act, Community Plan, and the regulations of any applicable Bylaws.

4.2 City of Yellowknife Community Plan

The subject sites are located within the Downtown Central and Niven Residential land use designations in the City of Yellowknife's Community Plan. The development was reviewed based on the City of Yellowknife's Community Plan Bylaw No. 5007 with the relevant policies identified in Section 4.1.2 - Downtown Central Residential and Section 4.5 – Niven Residential.

Based on our review of the proposed development, the development is in alignment with the City of Yellowknife Community Plan and meets the intent of the Downtown Central Residential land use designation.

4.2.1 Downtown Central Residential

The Community Plan identifies the Downtown Central Residential as areas surrounding the Downtown Core and allows for low density residential and compact low-rise residential development. This designation allows for a variety of building types and is described as a transition area that encourages adaptive re-use of existing sites. The following objectives and policies for the Downtown Central Residential designation in the Community Plan support this development:

Planning and Development Objective 3 - *To intensify land use through higher density development, starting in the areas that are adjacent to the city core and moving outwards. High density development adjacent to the City core stepping down to medium density.*

Planning and Development Objective 6 - *To increase mixed land uses that are compact and compliment land uses in the City Core.*

The redesignation, subdivision, and proposed development is of a scale that matches the intent of Downtown Central Residential and it does not conflict with the planning objectives in this designation.

4.2.2 Niven Residential

Section 4.5 of the Community Plan describes the plan for the lands surrounding Niven Lake which includes the site proposed for consolidation. Niven Residential describes serving a mix of residential densities and mixed-use activities. The Community Plan describes new residential lots to be developed on vacant parcels in the short-term future (20 years) while preserving the natural rock cliff feature within this area.

In our opinion, Section 4.5 does not contain policies that directly support or oppose the proposed redesignation, subdivision, and proposed development.

4.3 City of Yellowknife Zoning Bylaw

The site proposed to be consolidated is currently zoned as Natural Area (NA). As part of the consolidation, this site is proposed to be rezoned to Residential Central (RC).

The RC zone encourages a mix of residential and commercial uses for this transition space bordering the City core. The current primary use of Lot 5, Block 70A, Plan 479 is residential. The proposed rezoning will not substantially alter the use and built form of the area, especially given the development constraints detailed in Section 2 of this report such as the utility right of way and the irregular shape of the parcel. The primary use of the lot after the proposed rezoning and lot consolidation will remain residential.

Under Table 10-5 (RC Permitted and Discretionary Uses) Accessory Buildings and Accessory Uses are listed as permitted within the RC zone.

Table 10-6 (RC Residential Central Regulations) describes the development regulations for residential uses within the RC zone.

- Minimum Lot Width – 15.0 m
- Maximum Height (Accessory Buildings) – Less than the height of the principal dwelling (12.0 m)
- Minimum Side Yard Setback (Accessory Buildings) – 1.0 m (interior), 2.0m (Corner)
- Minimum Rear Yard Setback (Accessory Buildings) – 1.0 m
- Minimum Distance between Principal Building and Accessory Building – 1.0 m

Additional detail on the design of the accessory building is required to ensure compliance with the Zoning Bylaw. However, based on the preliminary design of the shed and proposed location on the consolidated parcels, the proposed use meets the requirements of the Zoning Bylaw.

5.0 Other Policy Considerations

It is understood that the City of Yellowknife is actively exploring options to support infill and increase land supply for residential development throughout the City. In the January 16th 2023 City Council meeting, Lot 5, Block 301, Plan 2631 was included in a list of potential lands for infill development and an area for future consideration by the City as a priority infill area.

However, currently the plan for residential development of Lot 5, Block 301, Plan 2631 remains at a conceptual stage and no official plans, such as a subdivision plan or area development plan, have been created to support further development on this site.

Should more detailed planning continue on this site for infill development, the severance and consolidation of the portion of Lot 5, Block 301, Plan 2631 that the Applicant proposes should not meaningfully hinder proposed development of this site. The irregular shape of the portion of the lot that the Applicant wishes to acquire in addition to the utility right of way and the adjacent roadway limit its development potential. It is also unlikely that the type of development that the Applicant proposes on this portion of the lot will impede future access or development in the area given to the lot constraints and surrounding land use.

6.0 Conclusion

The proposed land acquisition, redesignation, rezoning, and consolidation of a portion of Lot 5, Block 301, Plan 2631 with Lot 5, Block 70A, Plan 479 is intended to facilitate the development of a storage shed by the Applicant.

The proposal aligns with the City of Yellowknife's Community Plan, specifically the Downtown Central Residential land use designation, which supports intensification of land use and mixed-use development. Although Lot 5, Block 301, Plan 2631 was identified by the City for potential future infill development, the proposed severance and consolidation are not expected to hinder such development due to the lot's constraints, including its irregular shape and a utility right-of-way.

DILLON CONSULTING LIMITED



Dustin Martin
RPP, MCIP

Appendix A

Figures

Jackpine paddle
Planning Justification Report
May 2025 – 25-9908



Appendix B:



November 13, 2025

City of Yellowknife,
4807 - 52 Street, P.O. Box 580,
Yellowknife, NT, X1A 2N4

Re: Letter of Support for Jackpine Paddle Inc.

To Whom It May Concern,

Northwest Territories Tourism would like to extend our support to Jackpine Paddle in their application to acquire a portion of land that is adjacent to their property at 4302 49 Avenue and is currently owned by the City of Yellowknife.

Throughout the years, Jackpine Paddle, a valuable and engaged member of NWT Tourism, has continued to provide memorable paddling experiences on Great Slave Lake and many waterways across the Northwest Territories, showcasing the pristine lakes and rivers of the North to guests from all over the world.

As a consistent and reliable tourism operator in the NWT, Jackpine Paddle has garnered a very positive reputation and assisted with the growth of tourism in the NWT; the Jackpine Paddle team, led by owner [REDACTED], always demonstrate great dedication to customer service, as well as professionalism and responsiveness.

The acquisition of the adjacent lot would allow the operator to construct a much-needed new outfitting shed for gear storage, which considering the increased volume of visitors they have been receiving over the past few years, is pivotal to their continued growth and operations.

Considering the dedication demonstrated by Jackpine Paddle towards growing their business and contributing to the wellbeing of the tourism industry in the NWT, we hope they will be granted the land to build the infrastructure that is required to successfully operate and expand an adventure tourism business in the North.

Should you require anything further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, which appears to read "Donna Lee Demarcke", is written over a black rectangular redaction box.

Donna Lee Demarcke
Chief Executive Officer
NWT Tourism

Northwest Territories Tourism · [REDACTED]

Appendix C:



The J Group Ltd
Peterson's Point Lake Lodge
[REDACTED] Yellowknife, NT
[REDACTED]

Attn: Bassel Sleem
Development Officer
City of Yellowknife, NT

November 17, 2025

Re: Letter of Support for Jackpine Paddle's Storage Shed

Application File Number: PL-2025-0049

Hello Mr. Bassel Sleem,

Peterson's Point Lake Lodge's would like to extend our support for Jackpine Paddle's proposed bylaw amendment to purchase a parcel of land on 49th Ave so that they can build a storage shed for their business.

This request is particularly fitting given that they own the land next to the requested parcel of land where they both house their staff and store their canoes. The acquisition would significantly benefit Jackpine Paddle by providing the necessary space to help organize their operations and support business growth.

Tourism is a vital sector within our local economy; bringing in visitors to Yellowknife and broader Territory, creates jobs, and supports local businesses. Facilitating the growth of established operators like [REDACTED] is crucial to maintaining and increasing the vibrancy of our tourism industry.

We have worked with Jackpine Paddle in a variety of capacities, including:

- developing a travel trade partnership
- investigating new opportunities for business growth
- exploring ways to partner to increase efficiencies
- working together as members of NWT Tourism

We have consistently found them to be professional and a forward-thinking operator who understands the unique challenges and opportunities of northern tourism.

We support this initiative and encourage the City of Yellowknife to approve the amendment and purchase, which will undoubtedly add value to a local outdoor adventure company and broader tourism industry.

Sincerely,

[REDACTED]

Margaret Peterson
Owner and President

Email: [REDACTED]

Ph./Fax: [REDACTED] | petersonspointlake.com