



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 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 _____ day of _____, A.D. 2026

Mayor

City Manager

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

Mayor

City Manager

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

Minister
Municipal and Community Affairs

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

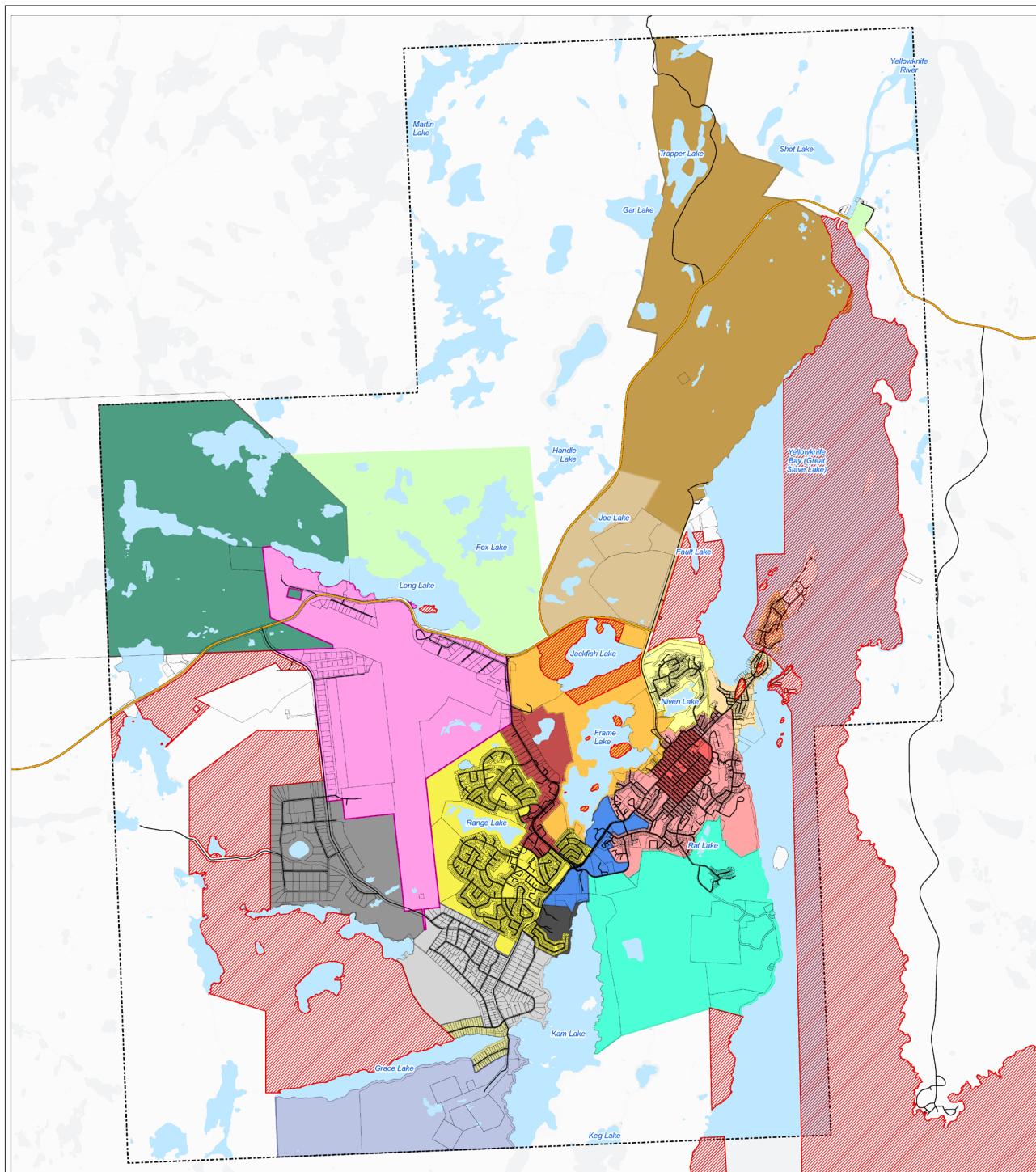
Mayor

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.

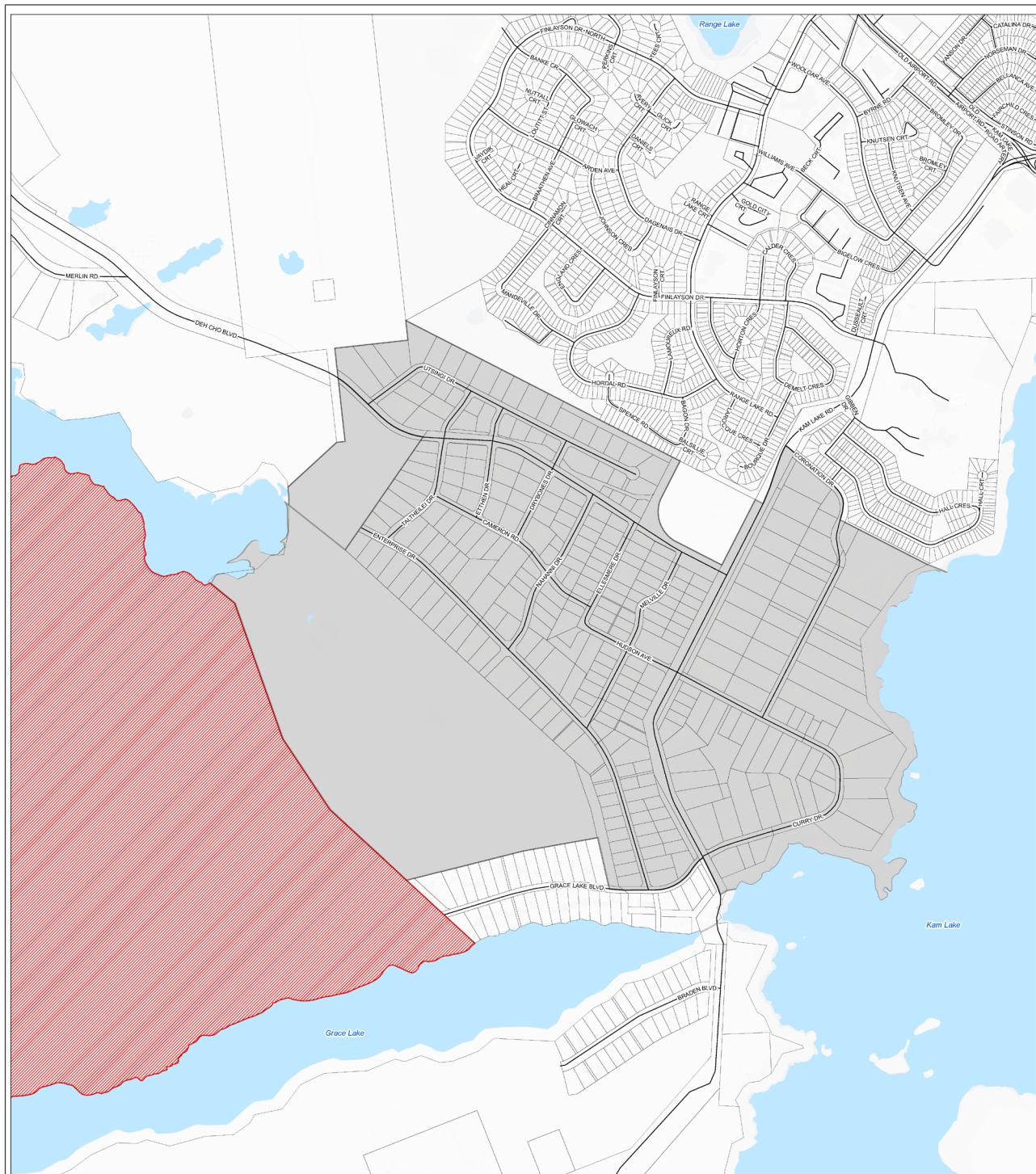
City Manager

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



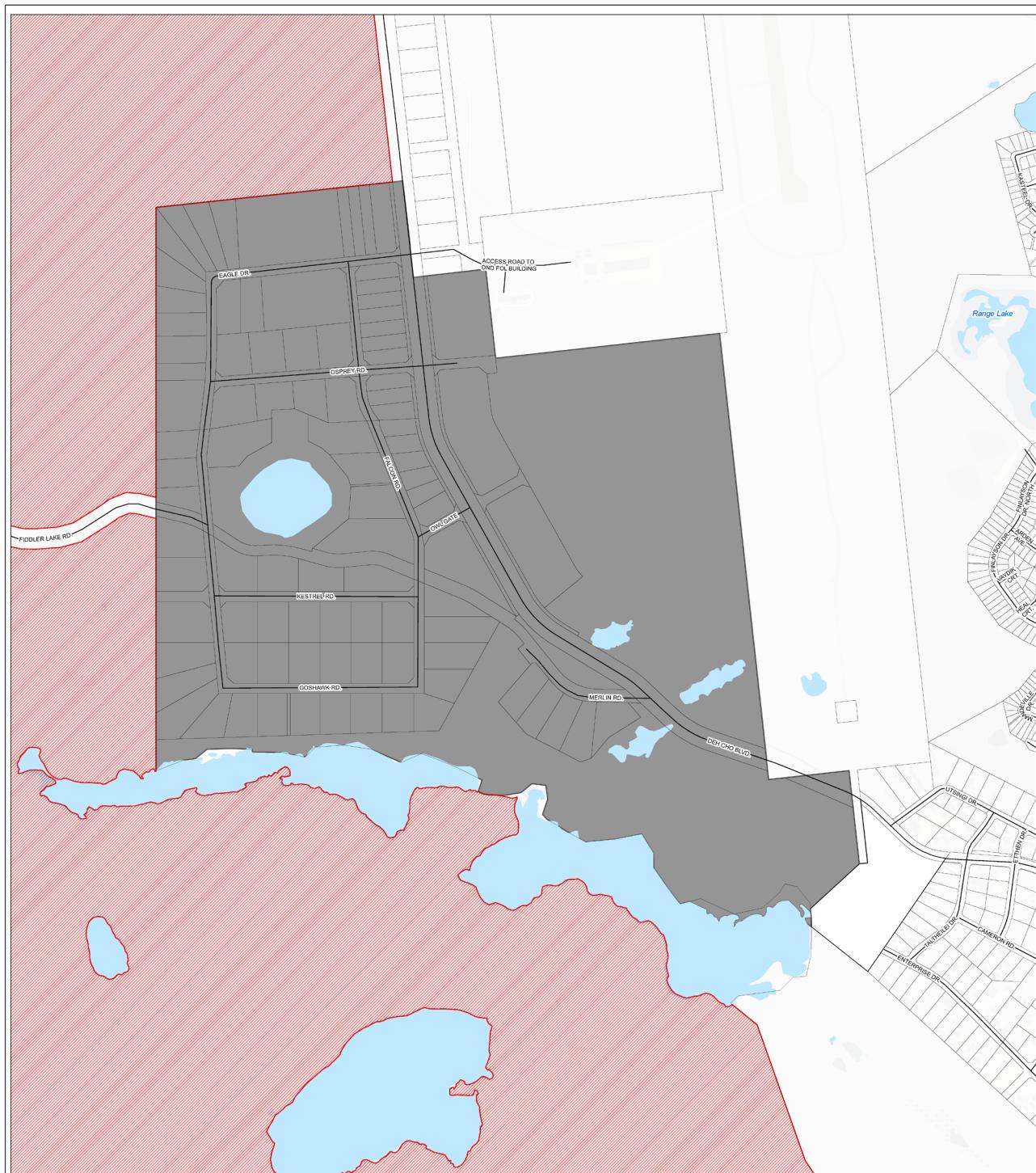
 CITY OF YELLOWKNIFE	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Municipal Boundary <input type="checkbox"/> Property Parcels <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Roads <input type="checkbox"/> Lakes <input checked="" type="checkbox"/> Akaitcho (Interim Land Withdrawal) <input checked="" type="checkbox"/> Downtown - CityCore <input checked="" type="checkbox"/> Downtown Central Residential <input checked="" type="checkbox"/> Old Town <input checked="" type="checkbox"/> Old Airport Commercial <input checked="" type="checkbox"/> Capital Designated Area <input checked="" type="checkbox"/> Niven <ul style="list-style-type: none"> <input checked="" type="checkbox"/> West Residential Area <input checked="" type="checkbox"/> Grace Lake <input checked="" type="checkbox"/> Kam Lake South <input checked="" type="checkbox"/> Con Redevelopment Area <input checked="" type="checkbox"/> Recreation Hub <input checked="" type="checkbox"/> Giant Mine <input checked="" type="checkbox"/> Seismic Reserve <input checked="" type="checkbox"/> Airport <input checked="" type="checkbox"/> North Slave Correlation Complex <input checked="" type="checkbox"/> Solid Waste Management <input checked="" type="checkbox"/> Kam Lake <input checked="" type="checkbox"/> Fred Henne Park and Yellowknife River <input checked="" type="checkbox"/> Engle Industrial Business District 	<p style="text-align: center;">Title:</p> <p style="text-align: center;">CITY OF YELLOWKNIFE</p> <p style="text-align: center;">COMMUNITY PLAN</p> <p style="text-align: center;">LAND USE DESIGNATION</p> <p style="text-align: center;">MAP 2</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0 840 1,680 Meters</p> <p style="text-align: center;">Created By: jyc 1/09/26</p>
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Schedule 'B'
Map 11 – dated January 19, 2026



 CITY OF YELLOKNIFE	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Municipal Boundary <input type="checkbox"/> Property Parcels <input type="checkbox"/> Highway <input type="checkbox"/> Roads <input type="checkbox"/> Lakes <input checked="" type="checkbox"/> Akaaitcho (Interim Land Withdrawal) <input type="checkbox"/> Kam Lake 	<p style="text-align: center;">Title: CITY OF YELLOKNIFE COMMUNITY PLAN LAND USE DESIGNATION KAM LAKE</p> <p style="text-align: center;">MAP 11</p> <p style="text-align: center;">Created By: [Redacted]</p> <p style="text-align: center;">0 840 1,680 Meters</p> <p style="text-align: center;">1/09/28</p>
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Schedule 'C'
Map 13 – dated January 19, 2026



 CITY OF YELLOWKNIFE	<ul style="list-style-type: none"> □ Municipal Boundary □ Property Parcels — Highway — Roads ■ Lakes ■ Akaitcho (Interim Land Withdrawal) ■ Engle Industrial Business District 	<p style="text-align: center;">Title: CITY OF YELLOWKNIFE COMMUNITY PLAN LAND USE DESIGNATION ENGLE INDUSTRIAL BUSINESS DISTRICT</p> <p style="text-align: center;">N</p> <p style="text-align: center;">MAP 13</p> <p style="text-align: center;">0 840 1,680 Meters</p> <p style="text-align: center;">Created By: [Redacted] 1/09/28</p>
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