



CITY OF YELLOWKNIFE

Frequently Asked Questions – Ballot Draw Process and Rules

1. What is the Ballot Draw?

The Ballot Draw is a fair and transparent process used by the City of Yellowknife to allocate residential lots for sale in designated subdivisions.

2. Which lots are available?

Lots are available in the following subdivisions:

- **Gitzel Residential Subdivision**
- **Grace Lake South**
- **Niven Lake**

Each lot varies in size and price. Full details are provided in the information package.

3. How do I apply?

You must:

- Complete the **Ballot Draw Application Form**
- Submit a **\$1,000 deposit** (cash, certified cheque, money order, or bank draft)
- Deliver the application to **Heather Murray, Planning Coordinator**
- Submit by **October 20, 2025 at 4:00 p.m.**

4. When is the Ballot Draw?

The draw will take place on:

- **October 23, 2025 at 10:00 a.m.**
- Location: **Council Chamber, City Hall.**

Applicants or their authorized agents must be present.

5. Can someone attend on my behalf?

Yes. An **Agent** may attend if:

- Both the Applicant and Agent sign the application
- The Agent represents only one Applicant

6. What happens during the draw?

- Ballots are drawn randomly by City staff.
- If your ballot is selected, you choose a lot and receive a **Purchase Agreement**.
- You must sign the agreement and pay the remaining **15% non-refundable deposit** by **Friday October 24, 2025 at 4:00 p.m.**

7. What if I'm not selected?

Your **\$1,000 deposit will be refunded** as soon as practical after the draw.

8. What are the development requirements?

- Authorized development must be physically established **within 2 years**.
- Development permit (if required) must be obtained **within 1 year**.
- No site work may begin without an approved permit.
- Building must comply with **Building By-law No. 5058** and the **2020 National Building Code**, including enhanced energy efficiency standards.

9. Where can I find zoning and development regulations?

- **Zoning By-law No. 5045**

10. Can I submit more than one ballot?

No. Each applicant (individual or company) may submit **only one ballot**. Submitting multiple ballots will result in all ballots being voided.

11. What if I change my mind after selecting a lot?

If you choose not to proceed with the purchase after your ballot is drawn, your **initial deposit will be refunded**.



12. What forms of payment are accepted for the deposit?

Accepted forms:

- Cash
- Certified cheque
- Money order
- Bank draft

Personal cheques are not accepted.

13. Can I view the lots before the draw?

Yes. You can do so. If you require assistance, contact the City

- Email: landforsale@yellowknife.ca
- Phone: (867) 920-5627

14. Where can I get more information?

Contact:

- **Email:** landforsale@yellowknife.ca
- **Phone:** (867) 920-5627
- **Website:** www.yellowknife.ca/landforsale

