

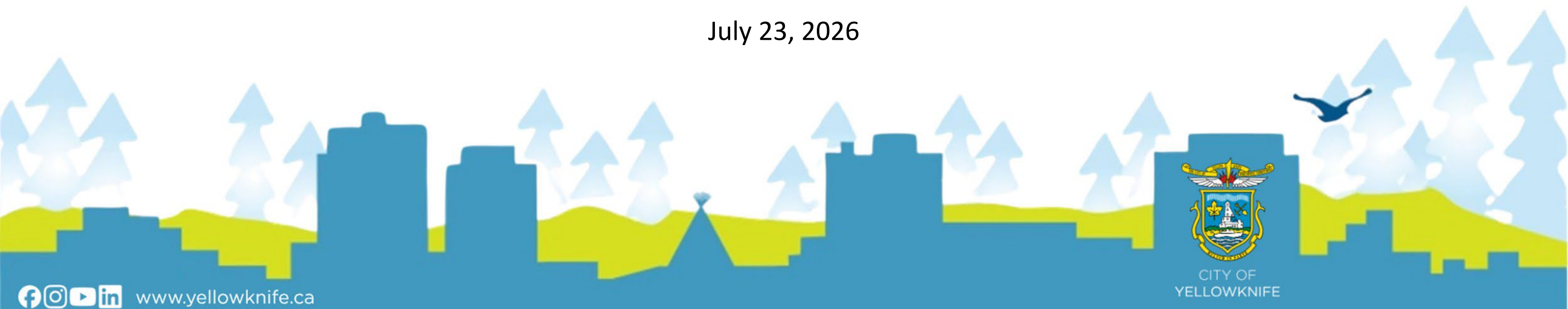
KAM LAKE EXTENSION

Area Development Plan + Zoning Amendment

Public Open House

Planning and Development Department
City of Yellowknife

July 23, 2026



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Table of Contents

- Land Acknowledgement
- Background
- Overview of the Plan Area and Area Development Plan
- Planning Timeline
- IAP2 Spectrum
- The Plan Area
- What We Found & Heard
- Planning Considerations & Analysis
- The Draft Concept Plan
- Next Steps
- Q & A



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Land Acknowledgement

The City of Yellowknife respectfully acknowledges that we gather, work, and govern within the homelands of the Yellowknives Dene First Nation, the Tłıchǫ, and the North Slave Métis.

We honour their enduring connection to this land and recognize the living laws, knowledge, and stewardship that continue to guide and protect this place. In our work, we commit to walking in partnership and respect, making decisions that honour Ancestors, uplift communities, and care for the generations yet to come.

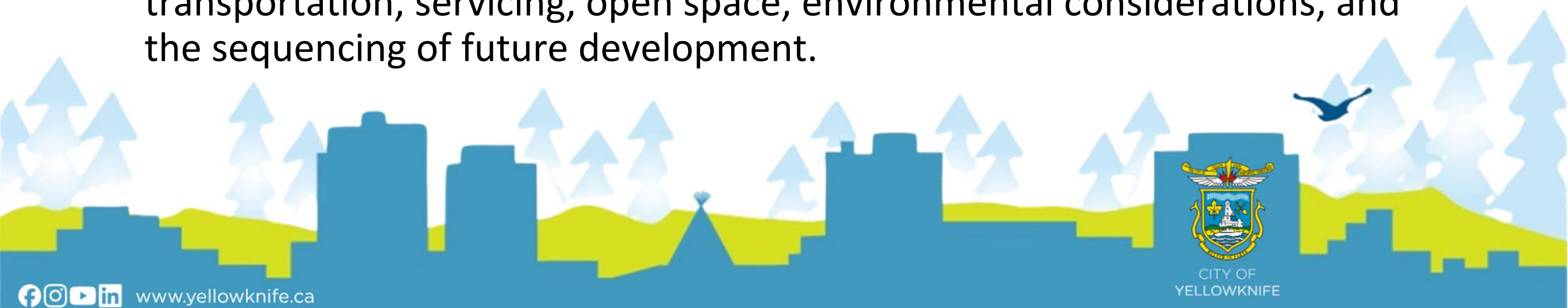
We recognize all First Nations, Métis, and Inuit who live, work, and contribute to the life of Yellowknife, alongside all residents who now call this city home. Together, we share responsibility for strengthening this community and caring for the land and one another.



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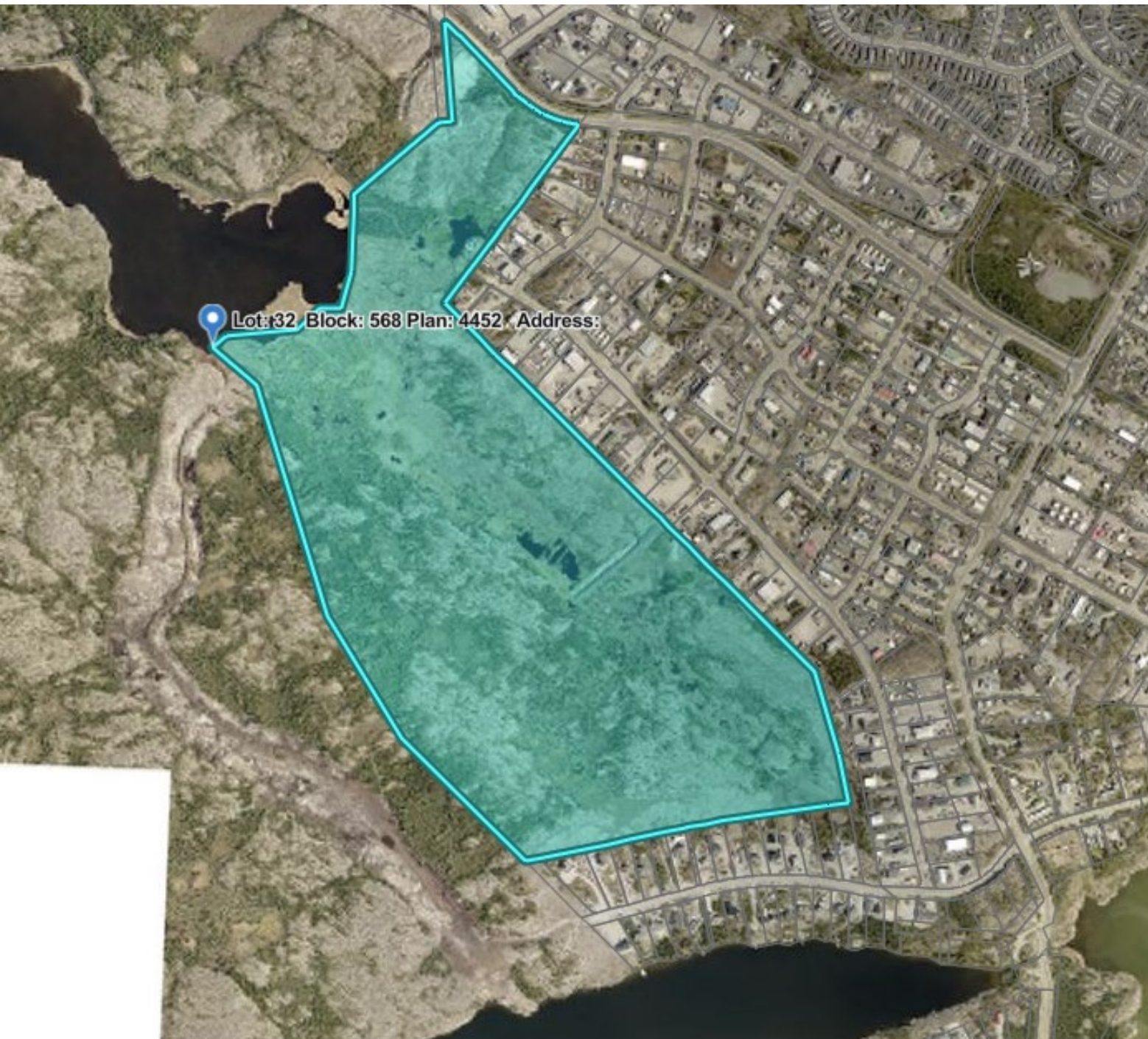
Background

- The City is preparing the Kam Lake extension Area Development Plan (**ADP**) for approximately 68 hectares of undeveloped, City-owned land adjacent to the existing Kam Lake employment area.
- The proposed plan establishes a long-term framework for future land uses, transportation, servicing, open space, environmental considerations, and the sequencing of future development.



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What is an Area Development Plan?



A strategic framework designed to guide the growth and development of a specific geographic area.



It guides future land uses, roads, utilities, parks, open spaces and environmental areas.

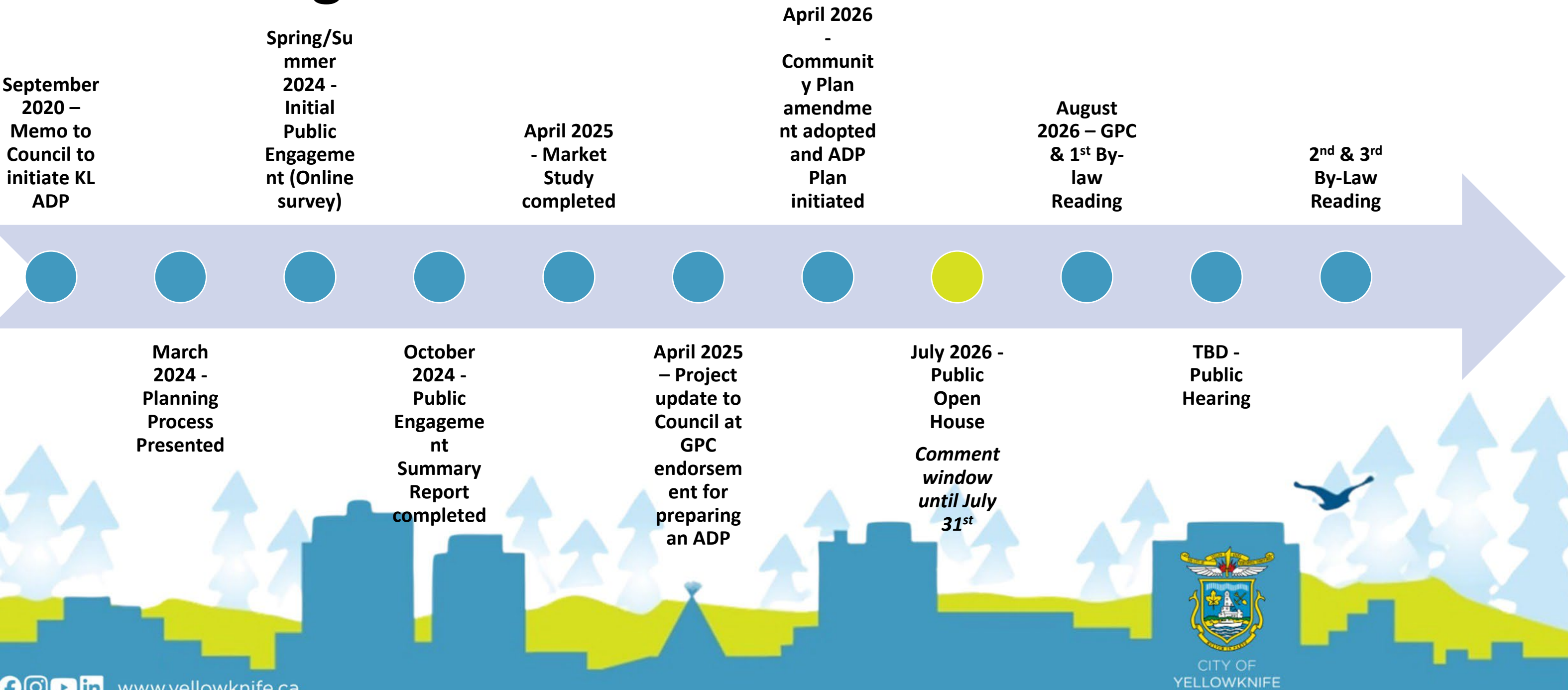


A City Council-approved framework for how a specific area will grow and develop over time.



Its goal is to support coordinated, long-term planning so future subdivision and development decisions follow one clear vision.

Planning Process to Date



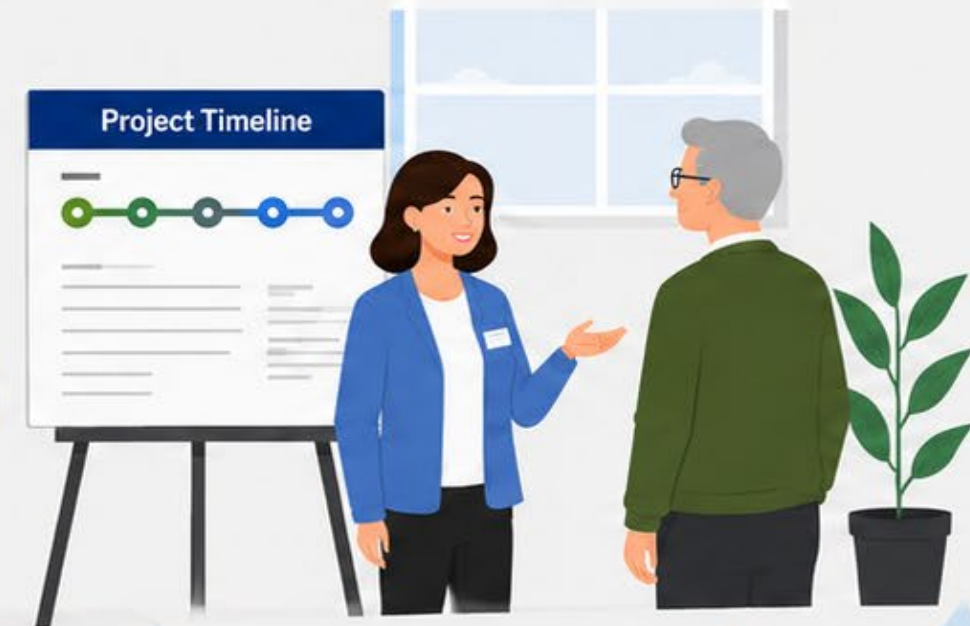
This Open House is at the **INFORM** Level of the Public Engagement IAP2 Spectrum

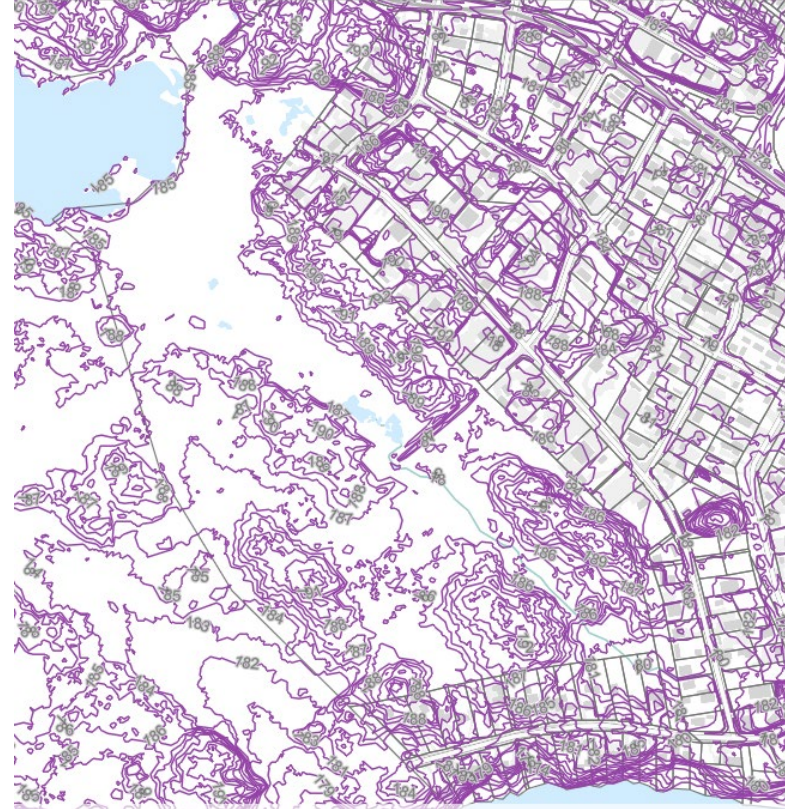
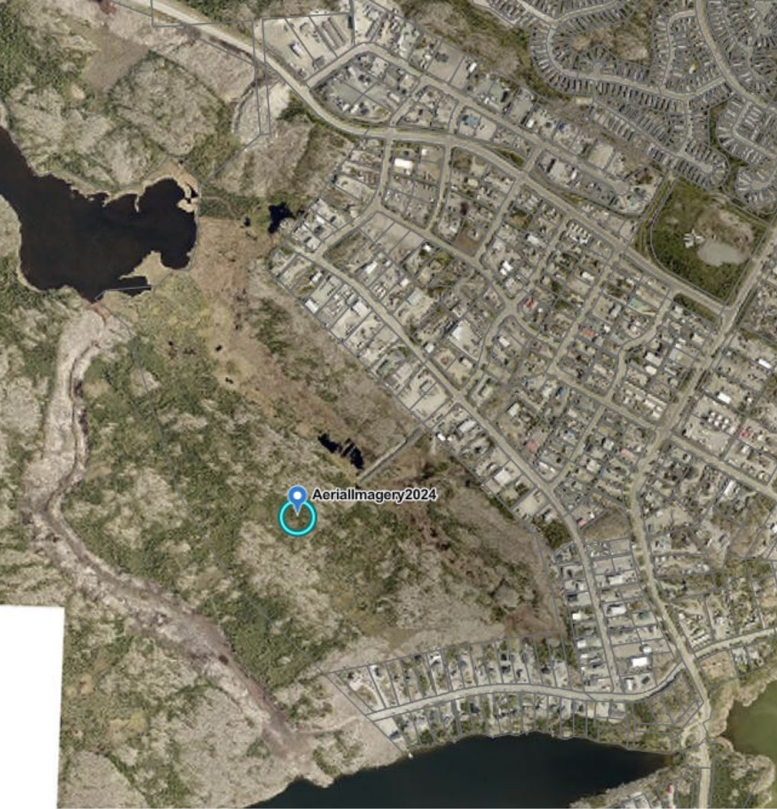
The purpose of tonight's event is to provide clear, timely, and accessible information about the proposed Kam Lake Area Development Plan, explain the work completed so far, and help residents understand what happens next.



What **INFORM** means

- Residents will receive clear information about the project.
- The City will explain what has been done so far.
- The focus is on helping people understand the proposed plan.
- Questions are welcome, and the statutory public hearing process will provide a formal opportunity for input.





The Plan Area at a Glance

- 68 hectares Lot in size
- Bounded by Enterprise Drive to the northeast, Grace Lake Boulevard to the south, Commissioner's Land (part of the Interim Land Withdrawal) to the west, and Deh Cho Boulevard to the north
- Never been developed except for a portion of the land along Deh Cho Blvd



What We Heard & Found

Public Engagement

- Land Demand Analysis is needed
- Transparency and Trust need to be rebuilt
- Bylaw Enforcement to ensure safety in the neighbourhood
- More engagement in planning process
- Appropriate mitigation and buffer against Residential zone

****Extracted from 2024 Kam Lake Area Development Plan Public Engagement***



What We Heard & Found

Technical Studies

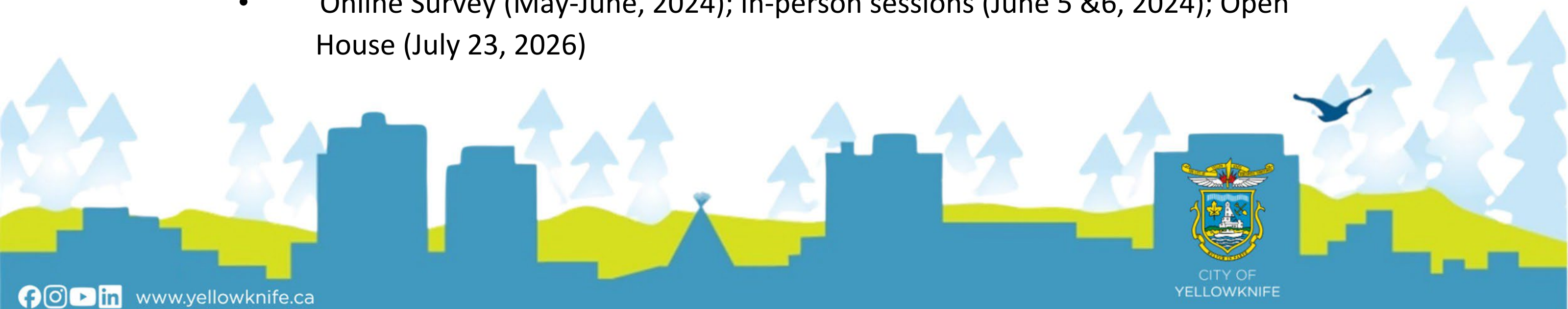
- Projected economic growth and job demand as the City grows
- Infrastructure and Housing Demand
- Economic Diversion (e.g. small-scale business, agriculture)
- Wildlife, wetlands
- Wildfire Protection
- Intersection Improvements

** Extracted from 2025 Kam Lake Market Study and 2026 Environment Site Assessment*



Planning Considerations – Legislation and Public Inputs

- **Community Plan By-law No. 5007**
 - Kam Lake – Kam Lake Land Use Designation
(Light industrial and commercial; Bylaw No. 5121 on April 2026)
- **Zoning By-law No. 5045**
 - GM – Growth Management (rezone from GM to Kam Lake upon ADP adoption)
- **City Departmental**
 - Lands and Building Services, Public Works and Engineering, Protective Services
- **Public Consultation**
 - Online Survey (May-June, 2024); In-person sessions (June 5 &6, 2024); Open House (July 23, 2026)



Planning Technical Considerations

- Topography of the Site
- Optimum land use allocation
- Buffer zone
- Open Space and Pedestrian linkage
- Small-scale mixed uses (accessory dwelling opportunity)
 - ✓ Low impact – site coverage, intensity, setback
 - ✓ Opportunities for new business
- Technical Studies
 - ✓ Market Study (2025)
 - ✓ Environmental Impact Assessment (2026)
 - ✓ Traffic Impact Study (2026)



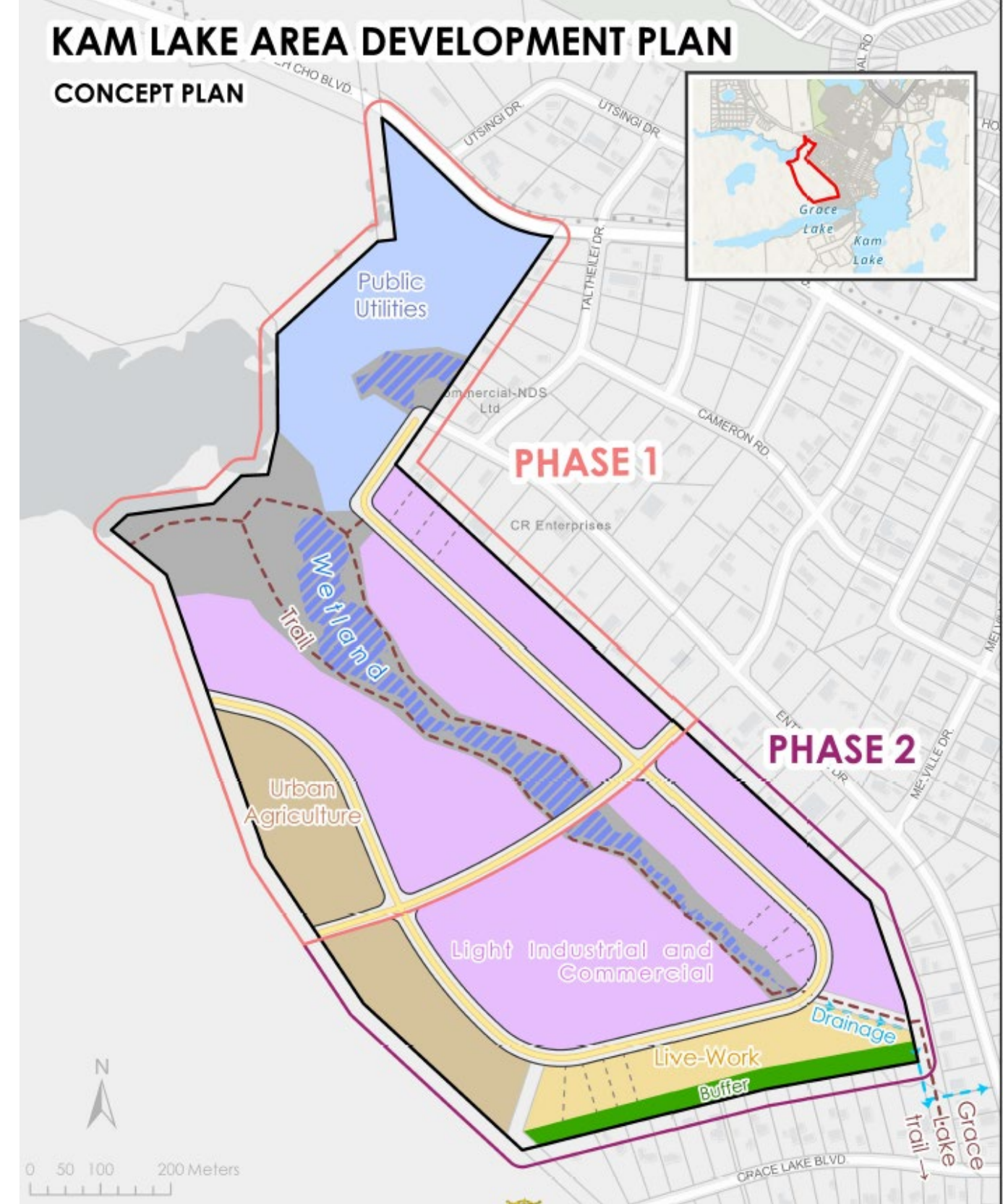
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Vision

Coexisting with its natural landscapes, this new Kam Lake Extension Area will host future light industrial and commercial sectors while welcoming residents and visitors.

Goals

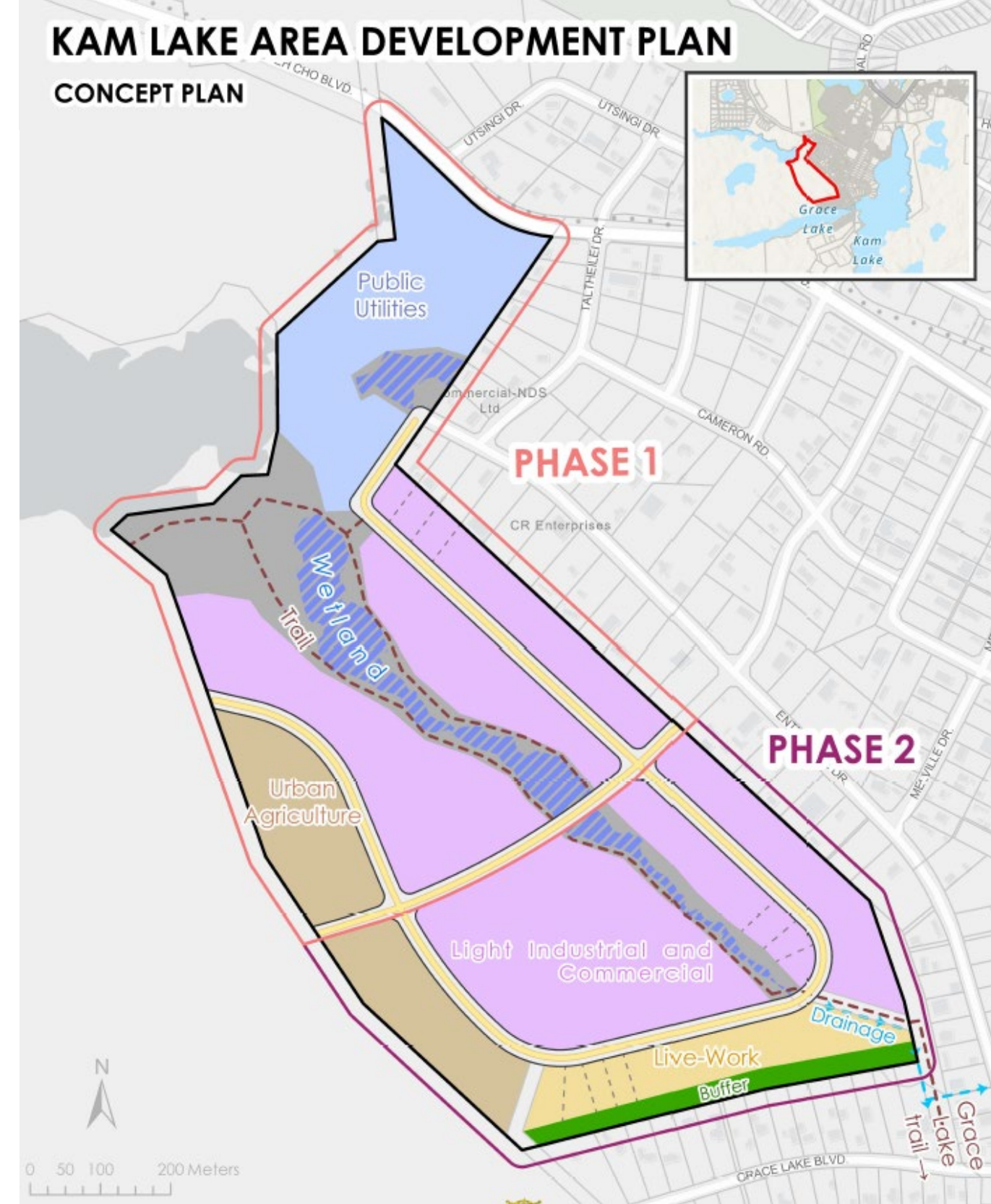
- To meet the future needs of light industrial and commercial lands
- To protect existing natural environment and maximize the opportunities
- To mitigate unexpected impacts while providing adequate buffer to adjacent properties
- To establish appropriate fire breaks while maximizing open space and trail network opportunities for residents and visitors



How Public Feedback Shaped the Draft Concept Plan

Environmental and Recreational Concerns

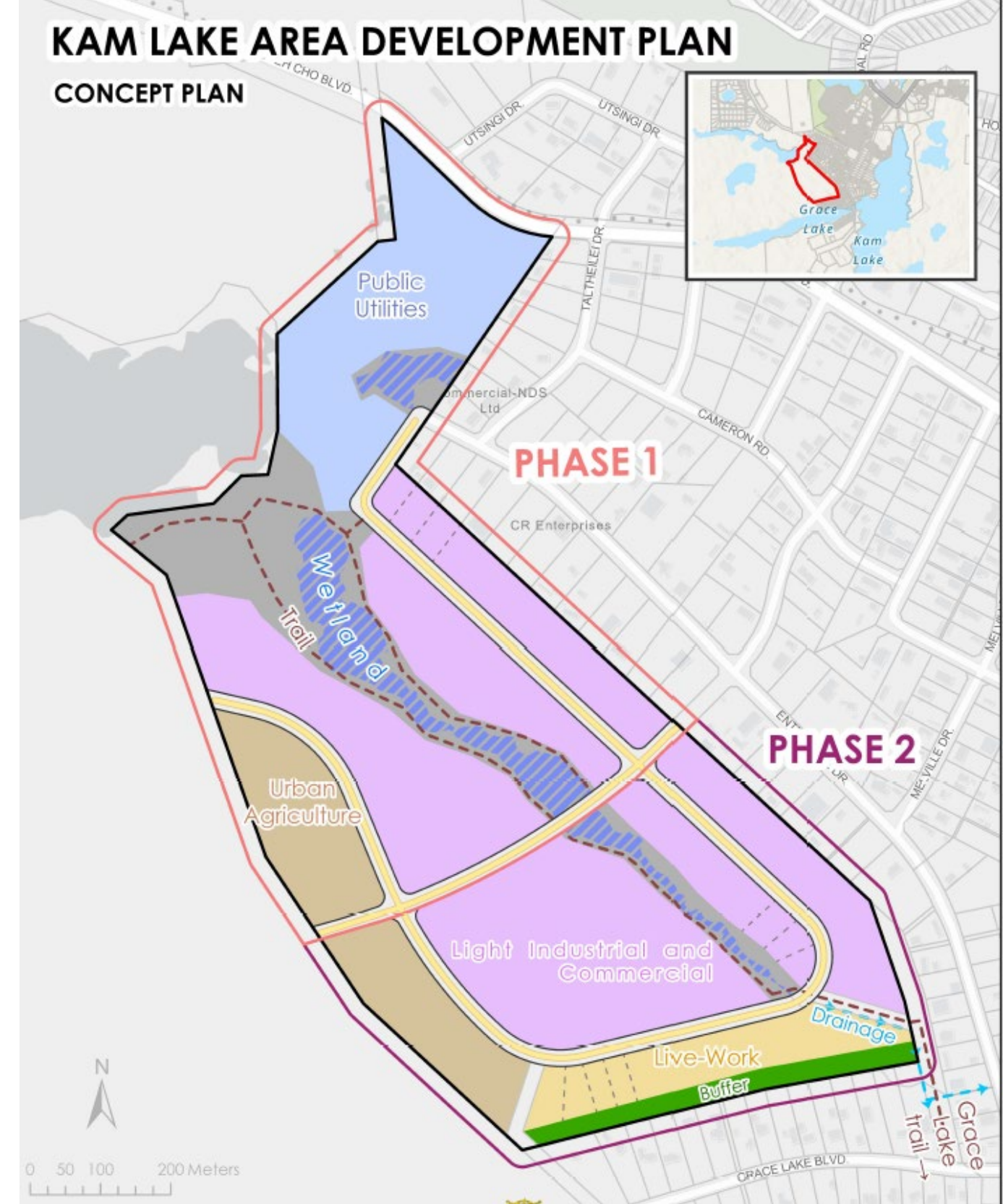
- Trail retained through the wetland corridor to support recreation opportunities.
- Natural buffer added along the Grace Lake neighbourhood to separate new development from the Grace Lake neighbourhood.
- Live-work area placed beside the buffer as a transition to commercial and industrial lands.



How Public Feedback Shaped the Draft Concept Plan

Demand for Light Industrial and Commercial Land

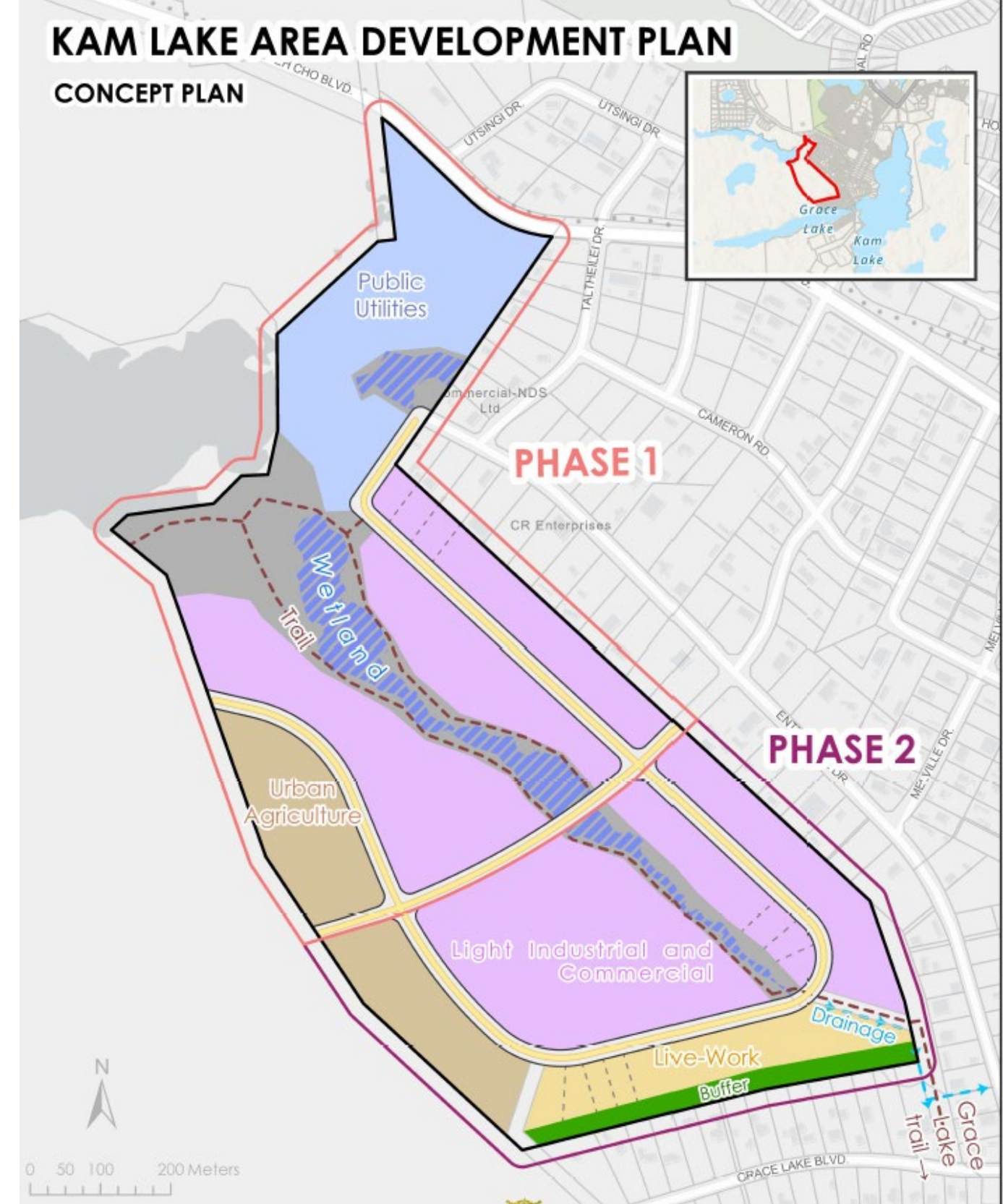
- Light industrial and commercial uses remain the focus, reflecting the Market Study's finding that Yellowknife will need more range of commercial businesses and industrial land over the long term.



How Public Feedback Shaped the Draft Concept Plan

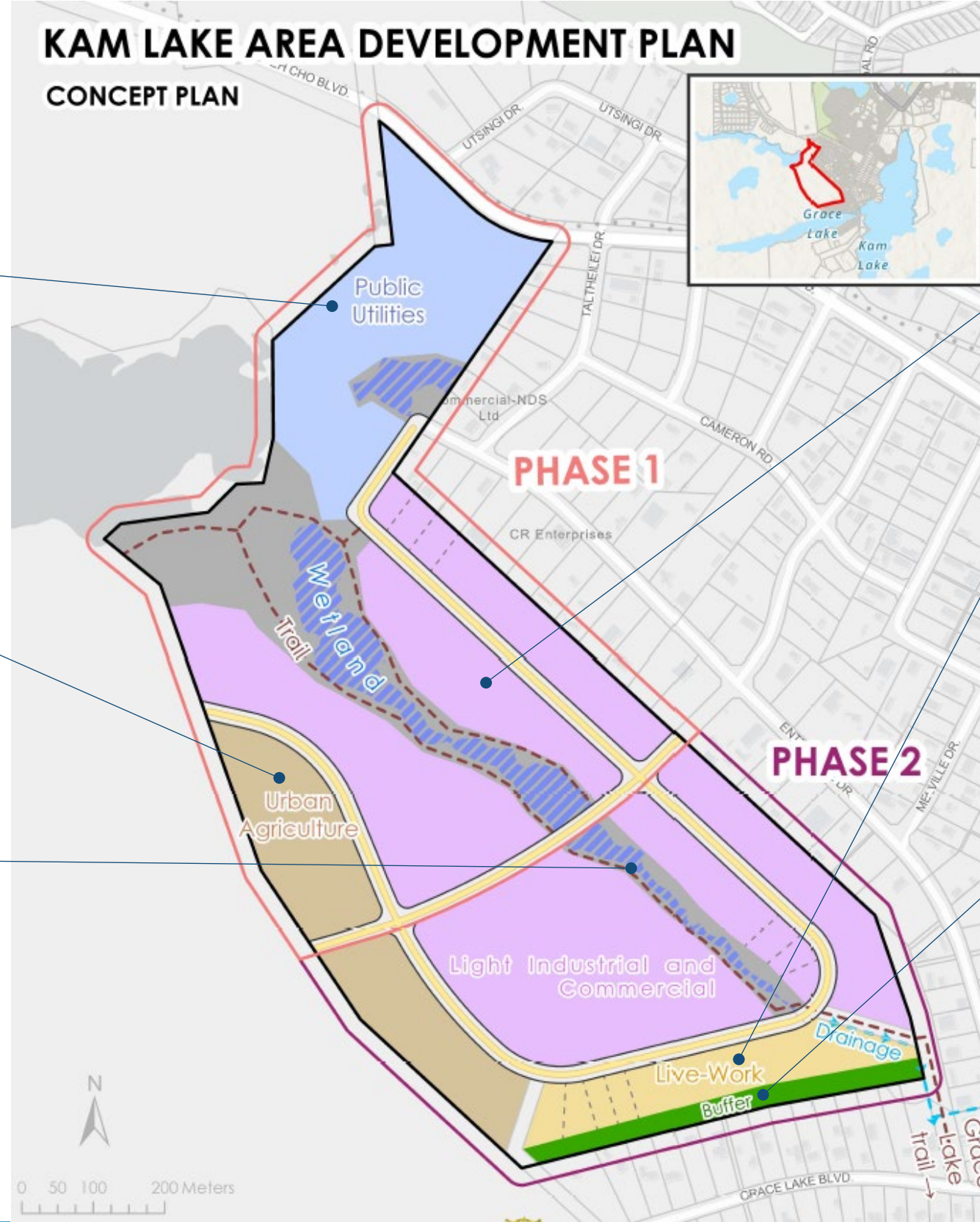
Wetland and Drainage Protection

- Road layout designed to avoid much of the wetland corridor.
- Drainage identified in the concept plan to address water flow and wetland concerns.



KAM LAKE AREA DEVELOPMENT PLAN

CONCEPT PLAN



Public Utilities

Public Works Facility, Lift Station, Protective Services Facilities

Urban Agricultural

Urban Agriculture, Commercial and Community (Permitted in most zones in the City)

Open Space & Trails

Natural preservation area, fire breaks, and parks and trails

Light Industrial and Commercial

Uses permitted or discretionary in the KL - Kam Lake zone

Live-Work Development

A mixed-used development consists of low impact industrial and commercial uses with residential components within the development

Buffer

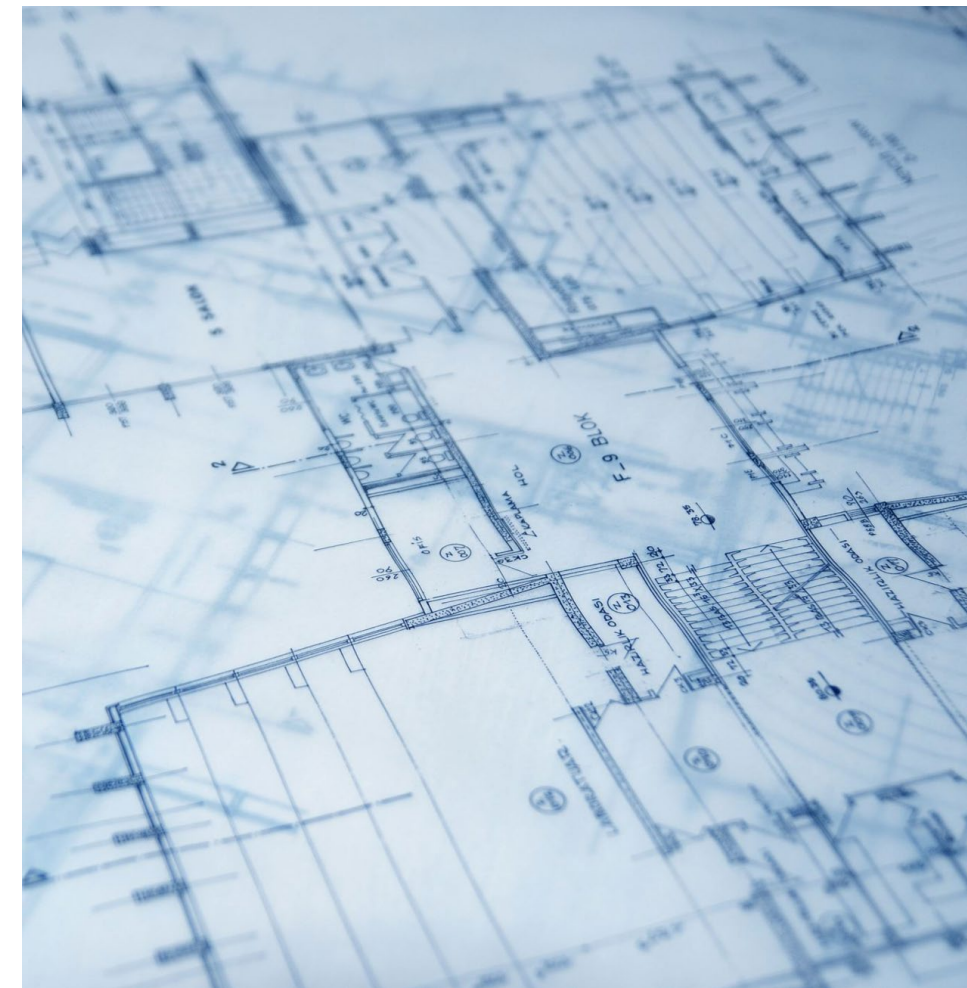
Natural open space provides buffer between Grace Lake neighbourhood and Kam Lake Area

Next Administrative Steps

- **Finalize the draft of the Kam Lake Extension Area Development Plan Policy and Zoning**
Send your comments to: PlanningandEnvironment@yellowknife.ca by July 31, 2026
- **Governance and Priority Committee on August 19, 2026**
Recommend: 1st Reading / Public Hearing / 2nd Reading / 3rd Reading = Adoption of By-law for Kam Lake Area Development Plan
- **Concurrent Zoning Amendment Application**
Recommend: Rezoning from GM-Growth Management to KL-Kam Lake
 - **Public Hearing (TBD at the 1st Bylaw Reading)** – Check: www.yellowknife.ca/publicnotices
- **Area Development Plan Bylaw and Zoning Amendment Bylaw for final consideration on September 23, 2026**
Area Development Plan Bylaw and Zoning Amendment Bylaw final consideration by Council

Next Development Steps

- Draft Subdivision Plan by the City
- Approval of the Subdivision Plan by GNWT
- Road plan, design, and development by the City
- Servicing Plan and Infrastructure Improvement
- Phase 1 Development (land sale)
- Construction
- Phase 2



Questions & Answer



Thank you for your participation

Email Us

PlanningandEnvironment@yellowknife.ca

Subject: Kam Lake Extension ADP

