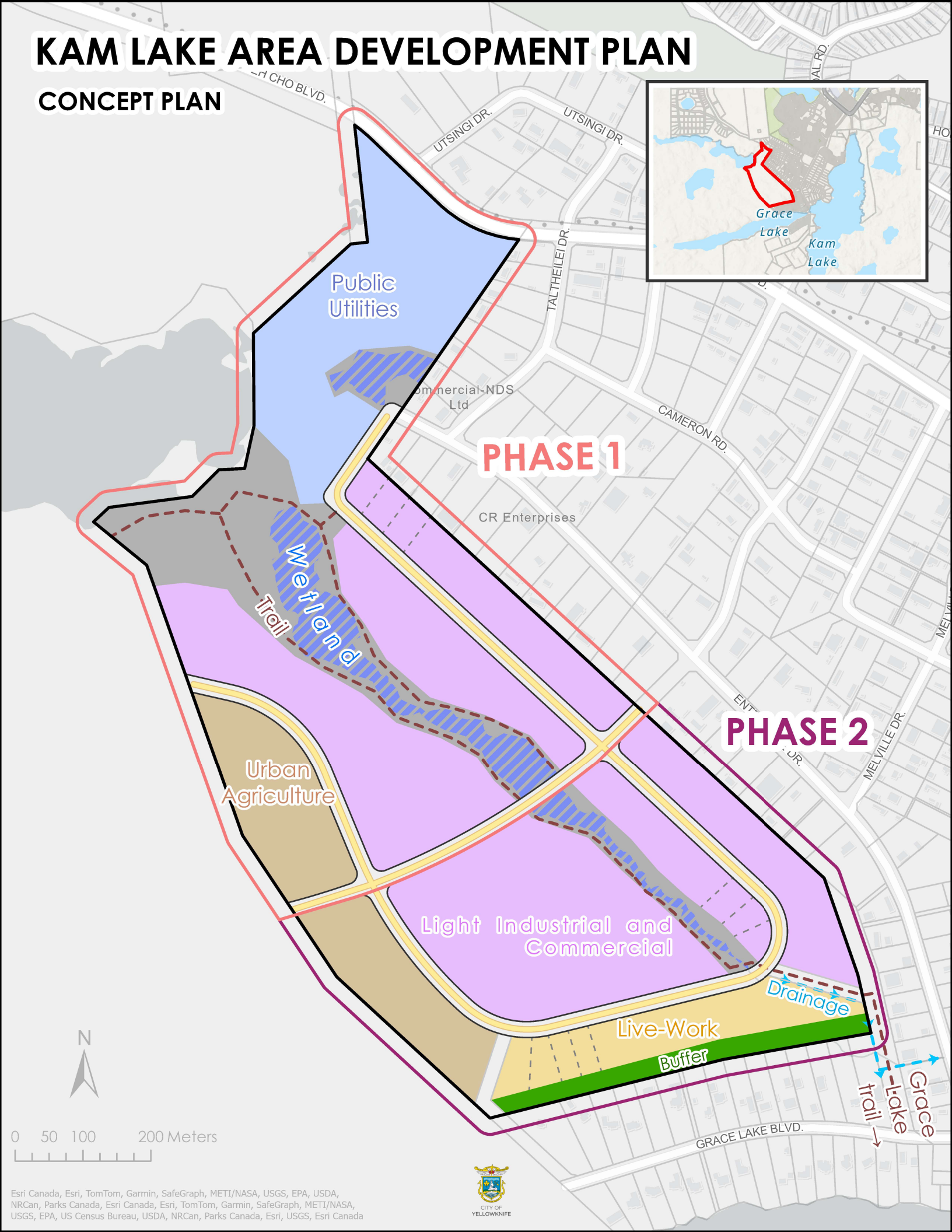
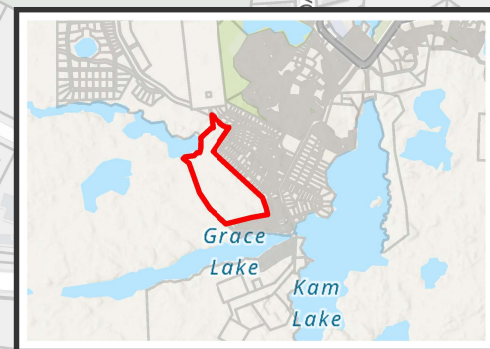


KAM LAKE AREA DEVELOPMENT PLAN

CONCEPT PLAN



0 50 100 200 Meters



KAM LAKE EXTENSION AREA DEVELOPMENT PLAN

Plan Area Boundaries

The Area Development Plan area is 68.1 hectares of municipally-owned vacant lot, legally described Lot 32, Block 568, Plan 4452, located south of the current Kam Lake neighbourhood, as shown on Schedule 1.

Plan Objectives

The primary objective of Kam Lake Extension Area Development Plan is to provide a policy framework, including a conceptual map, land use, subdivision and development scheme, transportation network including trails, and open space planning within the Area.

The area is intended to be developed for accommodating future growth of light to medium industrial uses, commercial uses, accessory residential uses, urban agricultural uses along with open spaces and trails, while mitigating potential negative development impacts and ensuring orderly development.

Contextual Statement

The first planning exercise of the area was initiated in 2012 when the Plan area was acquired from the Government of Northwest Territories. However, the process discontinued for several years until it was reinitiated when the current Community Plan was adopted in 2020.

The new Community Plan designated the area as Growth Management Land Use area and zoned KL - Kam Lake zone, anticipating the area to be developed to accommodate light industrial and commercial activities. The new planning process after 2024 began with public engagement with residents and current business owners as well as those who have interests in the area in fall of 2024, followed by a Market Study (2025), Environment Site Assessment (2026), and Traffic Impact Assessment (2026). In early 2026, a portion of the land was redesignated from Engle Industrial Business District to Kam Lake as an initial administrative step toward an area development plan.

Vision

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

Planning 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

The Conceptual Plan

The Conceptual Plan indicates general future land use pattern of the Plan Area. It reflects what heard through public engagement sessions in 2024, and what the City has found in a market study conducted 2025, and an Environmental Site Assessment and Traffic Impact Assessment conducted in 2026. The Conceptual Plan is not intended to be an exact representation of future development form of the Plan Area, rather it gives general directions to subdivision plan and development permit process and it may change subject to outcomes of technical studies and future land demands.

Keeping the original intent of the Land Use Designation and Zone of Kam Lake, it essentially aims to support future growth of light industrial and commercial development in Yellowknife. At the same time, it intends to implement lower intensity industrial and commercial development focused area in between Grace Lake residential neighbourhood. Urban Agriculture area is envisioned within the Plan Area, since the market study indicates that demands for such Uses are expected to increase as our community expected to grow. Site assessment has revealed that wetlands and lower-lying natural areas in the center of the Plan Area is an opportunity to enhance potentials for creating public parks such as trails or multi-use pathways, while protecting them by designating as Natural Preservation zone.

Public Utility area along Deh Cho Boulevard will be reserved for the future location of a lift station, public work facility and protective service site.

Proposed road layout is aimed to provide most effective and efficient traffic circulation taking into considerations of existing road connection from Kam Lake, best use of developable lands, anticipated land demands for light industrial and commercial use, and natural features such as topography and wetlands.

Land Use

Objective

Development in the Plan Area properly responds to both market and community needs, while protecting and preserving the natural environment.

Policies

- All developments within the Plan Area shall comply with the objectives and policies established in Section 4.9 Kam Lake South in the City of Yellowknife Community Plan By-law No. 5007 or relevant sections of future Community Plan.
- Zoning classification in the Area remains as KL – Kam Lake zone and will be zoned to similar with the same intent, unless otherwise
- All developments within the Plan Area shall comply with the regulations established in the relevant section of Zoning By-law No. 5045, as amendment.
- Location specific zoning amendment for the Uses and variance requests may be supported if the amendment proposal meets the objectives and policies of this Plan and criteria set in the Zoning By-law.
- Urban Agriculture Uses are intended to cluster, where appropriate. The indicated area for such uses in the Conceptual Plan may change according to future market needs, topography, outcomes of technical studies such as geotechnical study or environmental site assessment.

Uses

PERMITTED USES	DISCRETINARY USES
Accessory Building Accessory Residential Dwelling • Single Detached • Detached Secondary • In-Home Secondary • Factory-Built Accessory Use Animal Services Automobile Sales Automobile Repair Automobile Service Station Automobile Wash Facility Brewing/Distilling Establishment Cannabis Production & Distribution Card Lock Facility	Automobile Wrecker Float Plane Base Food and Beverage Services Industrial, Heavy Kennels Similar Use Transportation Facility

Commercial Recreation Commercial Retail Sales and Service Contractor Services Convenience Store Equipment Rental & Repair Factory-Built Dwelling Sales and Storage Fleet Service Food Production Facility Home Based Business Industrial, Light Office (Accessory Use) Outdoor Storage Outdoor Storage Facility Public Utility Uses and Structures Recycling Facility Scientific Research and Development Facility/Laboratory Storage Facility Temporary Use Urban Agriculture, Commercial Urban Agriculture, Community Workers Accommodation	
--	--

Development Sequence

Objectives

Developments shall minimize fiscal impacts to the City, servicing capacity, and adverse effects to the natural environment through appropriate site and servicing planning.

Policies

- The Plan Area is divided into two primary development phases: Phase One and Two.
- Planned built-out period of each phase is 10 - 15 years, subject to municipal servicing capacity.
- Sub-phases may be added according to servicing plans.
- Leapfrog developments shall not be permitted to ensure coordinated development of the area and avoid increase of development costs.

Subdivision and Development

Objectives

All developments shall minimize adverse effects to the natural environment as well as neighbouring properties through appropriate site planning and servicing.

Policies

1) Subdivision

- Minimum Lot Width requirement in the zone of 30 meters to be reduced for accommodating lot affordability and supporting diverse business needs, provided that safe traffic access to the Lot and adjacent properties are secured through Development Permit.
- The City reviews reports completed in the past and conducts all necessary technical studies prior to completion of a Plan of Subdivision. These studies include, but not limited to, geotechnical studies, stormwater studies, and development cost analysis.
- Drainage and stormwater planning shall prioritize ecological functioning of wetlands by mirroring natural drainage patterns and reducing the risk of runoff contaminants from entering surrounding lower-lying natural areas.
- Flag lot may be permitted where Lot width is more than 30 meters.

2) Grading

- All development shall follow an approved Grading Plan/Subdivision Plan to maintain proper drainage and prevent related damage between adjacent properties including municipally owned properties.
- Submission of a Grading Plan is required as part of Development Permit and it must satisfy the City's Design and Development Standards as well as the requirements in the Zoning By-law No. 5045, as amended.
- The City may require a Drainage System Improvement Plan through Development Permit process.

3) Lot Design

- Developer must consider to incorporate natural terrain and topographic features into the site plans and building orientation.
- Natural drainage pattern not to be disturbed.
- In the case where there is doubt as to the significance of these natural areas, a Spices at Risk Assessment may be required prior to development.
- Development of lots shall consider sufficient clearance in the frontage to ensure safe and efficient mobility of large commercial vehicles.

- Notwithstanding the regulations set out in Section 12.1.2 c) and 12.1.3 a) of Zoning By-law No. 5045, as amended, Office Use and Residential Dwelling are allowed as long as they do not exceed 50% of the Gross Floor Area of the Principal Structure on a Site.

4) Landscaping

- Retention and preservation of existing natural vegetation and bedrock is encouraged.
- Site landscaping shall prioritize native, drought-tolerant and wildfire resistant plant materials.
- Outdoor storage areas and dog lots must be screened from public view by a solid fence or other similar screening.

5) Lighting

- Lighting shall be designed to not adversely impact natural areas, wildlife habitat, or water bodies.
- All permanent outdoor lighting must be fully shielded and direct 100% of the light beam towards the ground below the fixture.
- Property owners are encouraged to dim their outdoor lights between the hours of 10:00 PM and 6:00 AM or one hour after the close of any business operations, whichever is later.

6) Public Utility Site

- The area envisioned for Public Utilities in the Conceptual Plan is not to lease or dispose for other purposes than public utility related Uses, except right-of-way.

7) Live-Work Focus Area

- Small lot size that accommodates a wide range of business uses is encouraged.
 - a. The minimum Lot width requirement in the designated area can be varied to 15 m without a Variance.
 - b. Encourage larger minimum Rear Yard Setback requirement to provide sufficient buffer along the adjacent Grace Lake residential neighbourhood
- Lots in the designated area are to be permitted to accommodate a variety of small-scale services without a Zoning Amendment. These Uses may include:
 - a. Artisan Studio
 - b. Commercial Entertainment
 - c. Personal Services,
 - d. Medical and Health Services
 - e. Mixed Use

Utility Services

Objective

Safe, efficient, and effective utility service will be provided to businesses and users.

Policies

- Trucked water, sewer, and waste services shall be provided within the Area Development Plan area, unless otherwise approved by the City of Yellowknife.
- Electrical services shall be provided overhead, unless otherwise approved by the City of Yellowknife.

Natural Environment Protection and Preservation

Objective

The natural environment including key wetlands and species at risk within the Plan Area will be respected, protected and conserved.

Policies

- Development shall maintain or enhance ecological linkages between wetlands and other natural features to support wildlife movement and biodiversity.
- Development feasibility must be confirmed one of the following ways:
 - a) Submission of certificate that ensures no risk to Species at Risk¹; or
 - b) Submission of a Species at Risk Assessment Report by a certified professional.
- Where required, Developers implement mitigation measures satisfactory to the City to support wildlife movement and habitat protection.

Mobility and Traffic Circulation

Objective

Mobility and traffic circulation will maximize the development potential of the Area by providing key access to lots and safe and efficient route all users including protective services the fuel breaks located west of the plan area.

Policies

- Transportation network within the Area will follow the Conceptual Plan, as indicated in the Schedule of the Bylaw.
- Primary access to the Area from Deh Cho Boulevard is to be obtained from Nahanni Drive and Taltheilei Drive via Enterprise Drive.
- Future access from Grace Lake Boulevard be considered to ensure an appropriate provision of emergency vehicle access.
- All roads within the plan area will be designated as local roads.
- All lots in the Area shall have access to a public roadway.
- The Department of Public Works and Engineering shall review any proposed secondary road or access plans.
- All roads will incorporate appropriate street lighting, curbing, guttering, and other considerations in accordance with the City's Design and Development Standards.
- Installation of multi-use trail will be considered for the provision of better connectivity with open spaces/trails in the Area as well as neighbouring areas, according to the Transportation Master Plan and seek opportunities for these infrastructures.
- Safety measures such as speed limits, signage, and brush clearing should be used to maintain safety for pedestrians, dog mushers, snowmobilers, and motor vehicle traffic.

Open Space & Trails

Objective

Provision of open space and trail systems within the Area is to protect the existing natural assets while promoting their quality and providing new opportunities for users.

Policies

- An open space and trail system is designated around low-lying pond areas and wetlands of the Area at the time of Plan of Subdivision development stage.
- The natural vegetation within the open space shall be maintained by the City.
- The design of the trail system shall consider universal designs, the Crime Prevention Through Environmental Design (CPTED) principles as well as City's Design and Development Standards.
- The design of the trail system shall also consider better and effective connections with the current and future trails network.
- The trail shall have direct connection to Nahanni Drive extension.
- When subdivision is created, easements to be planned where appropriate, for addition connections to public roads shall planned for safety and efficiency.
- Direct private access to the trail systems shall not be permitted.

Wildfire Protection

Objective

The Kam Lake Extension Area Development Plan Area and Grace Lake neighbourhood are identified in the GNWT Wildfire Protection Plans² as “Priority A” (high priority) for fuel reduction, as part of the Plan area contains moderate to extreme wildfire behavior potential. As such, wildfire protection regulations in this area will be diligent to ensure development is not adversely impacted and does not adversely impact the surrounding areas and the city.

Policies

- The Natural Preservation (NP) zone will be considered and function as a natural fire break.
- No buildings or structure shall be permitted within the NP zone.
- Partner with the City in the effort of fuel reduction and vegetation management.

Suggested measures may include:

- Thinning spruce and pine to achieve 2-3 m crown spacing
 - Removing deciduous shrub understory
 - Removing all dead standing and dead & down coniferous and deciduous
 - Retaining all live deciduous overstory stems
 - Pruning limbs to 2.0 metres above ground-level
 - Disposing of all debris.
- Development shall demonstrate the availability of an emergency water supply adequate for fire suppression through one or more of the following:
 - Closer fill points
 - Static water sources
 - On-site water storage
 - Building low flow sprinkler systems supported by dedicated tanks
 - Additional mobile water supply apparatus and staffing.
- Developer(s) may be required to conduct a Wildfire Risk Assessment and, if the development is located in or adjacent to wildfire hazard areas and the development shall be supported by a Wildfire Mitigation Plan completed by a qualified professional.