



CITY OF YELLOWKNIFE

**BY-LAW NO. 5122**

**BZ 386**

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 4.1.2, Downtown Central Residential, page 25, to redesignate approximately 0.099 ha of site specific, vacant land, to allow for development. The land legally described as a portion of Lot 5, Block 301, Plan 2631 (located adjacent to 4302 49 Avenue) is to be removed from the 'Niven Residential' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007, and is hereby redesignated as 'Downtown Central Residential' land use designation, subject to the policies of section 4.1.2 Downtown Central Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).

- b. amending Policy Section 4.1.2, Downtown Central Residential, page 25, to reflect the increase in land designated Downtown Central Residential from “Total Area: 215.5 ha” to “Total Area: 215.599 ha”.
- c. amending Policy Section 4.5, Niven Residential, page 39, to reflect the decrease in land designated Niven Residential from “Total Area: 86 ha” to “Total Area: 85.901 ha”.
- d. amending Map 2, page 20, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘A’, dated 2026/2/18 attached hereto and forming part of this by-law.
- e. amending Map 4, page 27, dated 2019/10/03, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘B’, dated 2026/2/18 attached hereto and forming part of this by-law.
- f. amending Map 8, page 40, dated 2019/10/03 to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘C’, dated 2026/2/18 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.

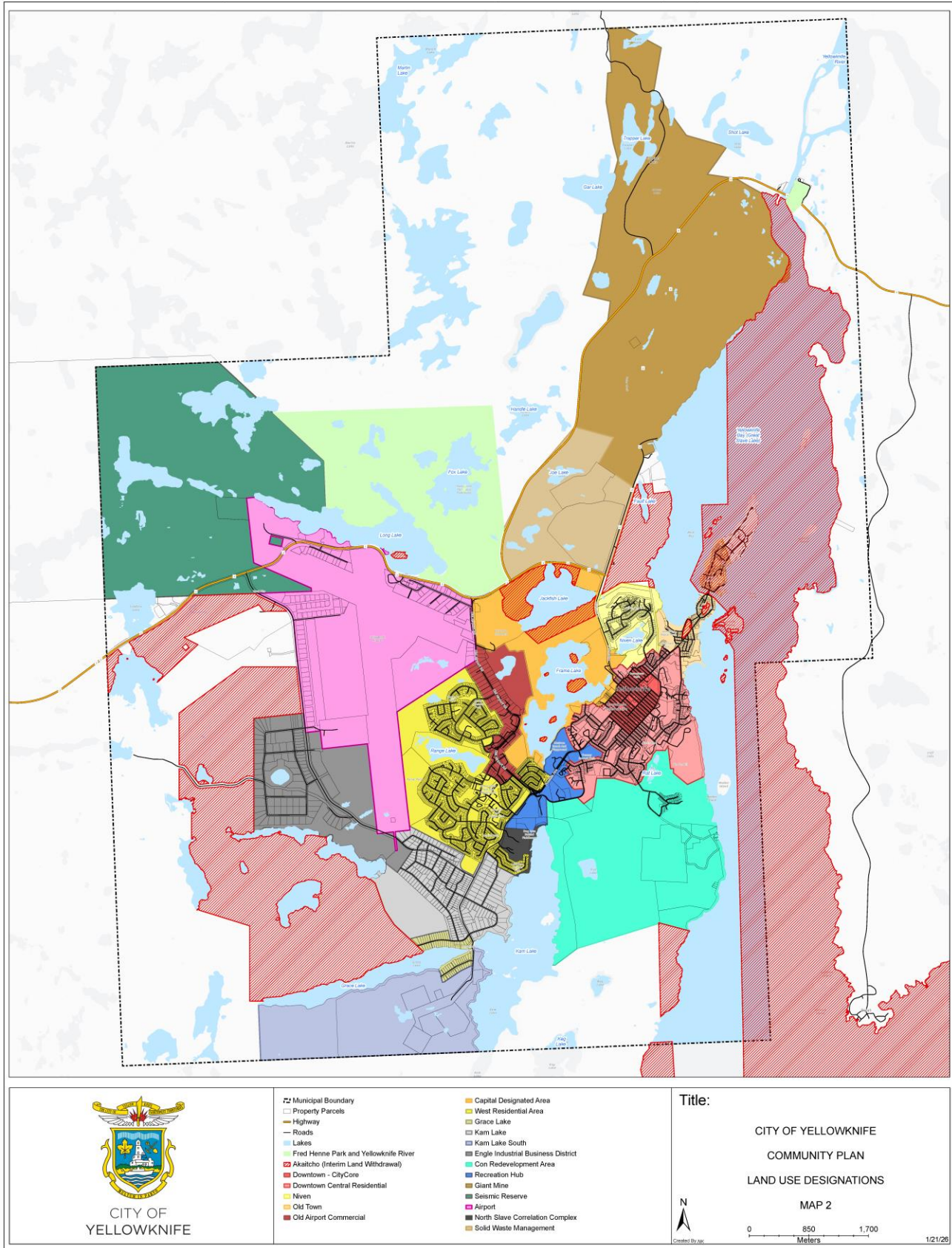
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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.

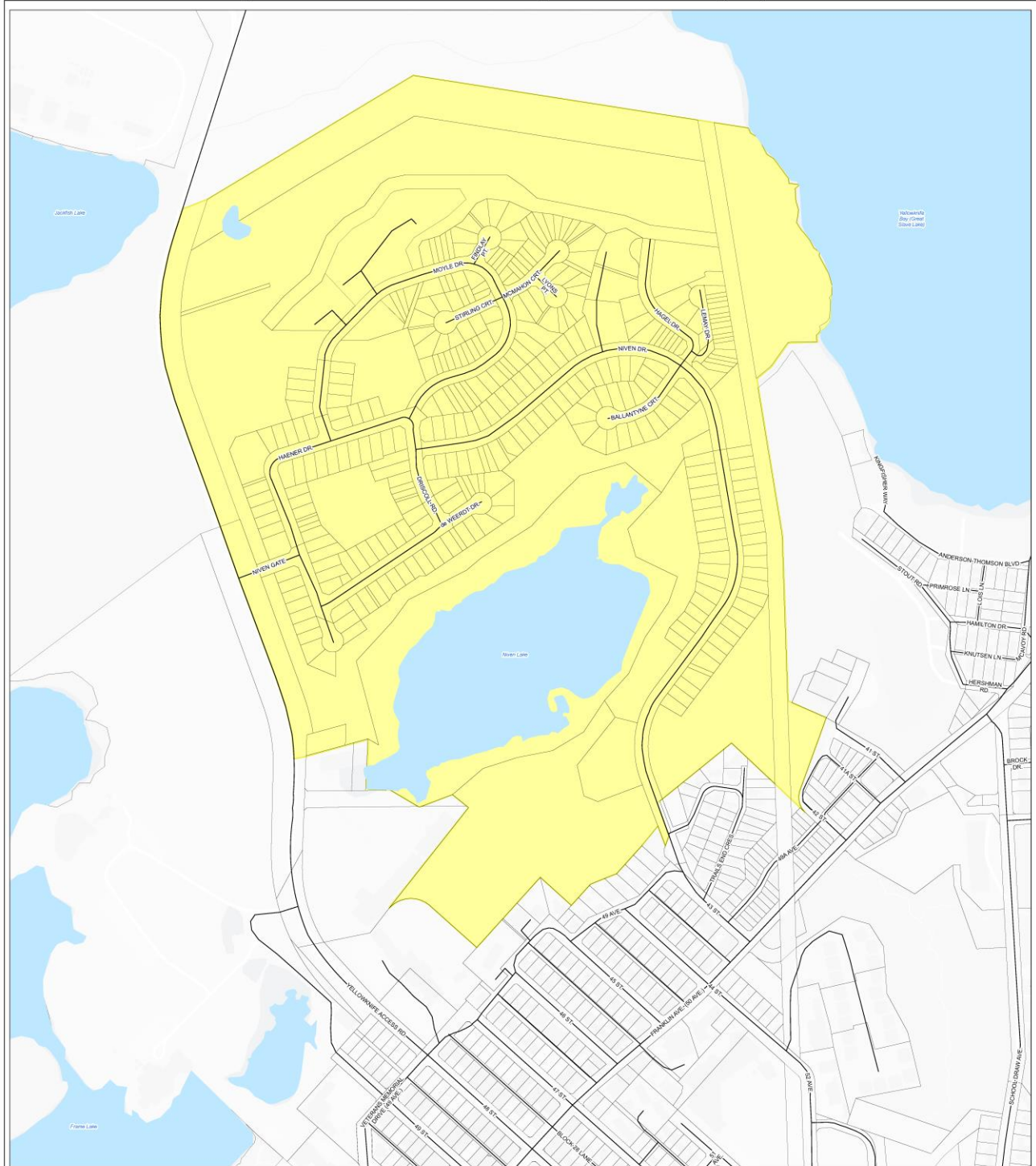
\_\_\_\_\_  
City Manager









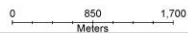
By-law No. 5122 Schedule 'A' Map 2 - dated February 18, 2026





By-law No. 5122 Schedule 'C' Map 8 - dated February 18, 2026



 <p>CITY OF YELLOWKNIFE</p>	<ul style="list-style-type: none"> <li> Municipal Boundary</li> <li> Highway</li> <li> Roads</li> <li> Lakes</li> <li> Property Parcels</li> <li> Niven</li> </ul>	<p><b>Title:</b> CITY OF YELLOWKNIFE COMMUNITY PLAN LAND USE DESIGNATION NIVEN MAP 8</p> <p> N</p> <p> 0 850 1,700 Meters</p> <p>1/20/26</p>
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