



CITY OF YELLOWKNIFE

## Council Agenda

Wednesday, March 25, 2026 at 12:05 p.m.

Welcome to the

### REGULAR MEETING OF COUNCIL

Council Chamber, City Hall  
4807 - 52nd Street  
Yellowknife

All presentations pertaining to items on the Agenda for the meeting shall be heard under the “Delegations Pertaining to Items on the Agenda,” portion of the Order of Business. All presentations pertaining to items not on the Agenda shall be heard under the “Delegations Pertaining to Items Not on the Agenda” portion of the Order of Business.

The following procedures apply to all delegations before Council:

- a. all delegations shall address their remarks directly to the Presiding Officer and shall not pose questions to individual Members or Administration;
- b. each presenter shall be afforded five minutes to make their presentation;
- c. the time allowed to each presenter may be extended beyond five minutes by a resolution of Council;
- d. after a person has spoken, any Member may, through the Presiding Officer, ask that person or the City Administrator relevant questions; and
- e. no debate shall be permitted on any delegation to Council either between Members or with an individual making a presentation.

Please refer to By-law No. 5119, the Council Procedures By-law, for the rules respecting the procedures of Council.

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COUNCIL:

Mayor Ben Hendriksen

Councillor Stacie Arden-Smith  
Councillor Garrett Cochrane  
Councillor Ryan Fequet  
Councillor Rob Foote

Councillor Cat McGurk  
Councillor Tom McLennan  
Councillor Steve Payne  
Councillor Rob Warburton

All annexes to this agenda may be viewed on the City’s website [www.yellowknife.ca](http://www.yellowknife.ca) or by contacting the City Clerk’s Office at 920-5602.



**Item No.**

**Description**

**OPENING STATEMENT**

1. Councillor Cochrane will read the Opening Statement.

**The City of Yellowknife acknowledges that we are located in Chief Drygeese territory. From time immemorial, it has been the traditional land of the Yellowknives Dene First Nation. We respect the histories, languages, and cultures of all other Indigenous Peoples including the North Slave Métis, and all First Nations, Métis, and Inuit whose presence continues to enrich our vibrant community.**

**AWARDS, CEREMONIES AND PRESENTATIONS**

2. There were no awards, ceremonies or presentations for the agenda.

**ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)**

3. Minutes of Council for the regular meeting of Wednesday, February 25, 2026 are presented for adoption.

4. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the regular meeting of Wednesday, February 25, 2026 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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Previously  
Distributed

5. Minutes of Council for the special meeting of Wednesday, March 4, 2026 are presented for adoption.

6. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the special meeting of Wednesday, March 4, 2026 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

Previously  
Distributed

7. Minutes of Council for the special meeting of Wednesday, March 18, 2026 are presented for adoption.

8. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the special meeting of Wednesday, March 18, 2026 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF**

9. Does any Member have a conflict of interest in any matter before Council today?

**CORRESPONDENCE & PETITIONS**

10. There was no correspondence nor were there any petitions for the agenda.

**STATUTORY PUBLIC HEARINGS**

11. There were no Statutory Public Hearings for the agenda.

**DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA**

12. There were no delegations pertaining to items on the agenda.

**MEMBER STATEMENTS**

13. There were no statements for the agenda.

14. Are there any Member statements from the floor?

**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

Councillor Cochrane will introduce the following reports:

15. Governance and Priorities Committee Report for March 4, 2026.



**Item No.**

**Description**

16.

Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Council, pursuant to Section 74 of the *Property Assessment and Taxation Act (PATA)*; Section 15 of Tax Administration By-law No. 4207, as amended; and Council’s Property Tax Exemption Criteria for Societies Policy, deny the request from the Yellowknife Day Care Association for a property tax exemption for the land and improvements for Lot 25, Block 39, Plan 4689 (5121 52nd Street).**

Unanimous	In Favour	Opposed	Carried / Defeated
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17.

Governance and Priorities Committee Report for March 18, 2026.

18.

Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That, in accordance with the *Property Assessment and Taxation Act*, Council direct Administration to auction the properties listed in Appendix A at City Hall at 9:00 a.m. (MST) on Friday, June 5, 2026, and to set the minimum price for each property at 50% of the assessed value listed for that property.**



**Item No.**                      **Description**

Municipal Address	Legal Description			Tax Arrears as of Dec 31, 2024	2026 Assessment Value	Minimum Auction Price
	Lot	Block	Plan			
308 BELLANCA AVE	UNIT 201		4729	\$ 1,825.29	\$ 176,560	\$ 88,280
3 LAROCQUE CRES	4	566	3735	\$ 1,344.01	\$ 293,400	\$ 146,700
180 NIVEN DR #101	UNIT 101		4609	\$ 950.52	\$ 214,050	\$ 107,025
184 NIVEN DR #100	UNIT 106		4609	\$ 950.52	\$ 214,050	\$ 107,025
15 CORONATION DR	40	502	4016	\$ 47,363.27	\$ 2,475,020	\$ 1,237,510
150 DEMELT CRES	53	566	3826	\$ 3,503.39	\$ 313,760	\$ 156,880
5076 FINLAYSON DR	43	523	1704	\$ 1,017.22	\$ 376,050	\$ 188,025
452 NORSEMAN DR	UNIT 130		4729	\$ 6,932.84	\$ 207,690	\$ 103,845
4 LAMOUREUX RD	2	545	1665	\$ 593.40	\$ 294,250	\$ 147,125
549 CATALINA DR	UNIT 69		4729	\$ 380.71	\$ 196,430	\$ 98,215
45 MANDEVILLE DR	26	527	1978	\$ 2,401.13	\$ 315,420	\$ 157,710
106 TALTHEILEI DR	6	537	2094	\$ 10,666.11	\$ 928,690	\$ 464,345
5009R 44 ST #201	UNIT 99		4762	\$ 4,106.29	\$ 261,280	\$ 130,640
5016 50 AVE #A	27	24	1850	\$ 37,007.05	\$ 1,326,950	\$ 663,475
5009 48 ST	20 TO 22	28	65	\$ 42,636.75	\$ 1,767,540	\$ 883,770
5004 50 AVE	25	24	1850	\$ 93,124.64	\$ 3,502,080	\$ 1,751,040
19 WARD CRES	UNIT 30		2581	\$ 1,751.62	\$ 475,400	\$ 237,700
558 CATALINA DR	UNIT 92		4729	\$ 8,461.22	\$ 324,730	\$ 162,365
5105 54 ST	23	41	65	\$ 753.55	\$ 531,270	\$ 265,635
38 HORDAL RD	20	547	1852	\$ 940.21	\$ 333,590	\$ 166,795

Unanimous	In Favour	Opposed	Carried / Defeated
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19. Councillor Cochrane moves,  
 Councillor \_\_\_\_\_ seconds,

**That Council adopt the following recommendations presented by the Grant Review Committee to award the 2026 Grant Funding as follows:**





**Item No.**                      **Description**

Community Service	Purpose of Funding	2026
Black Advocacy Coalition upNorth (BACupNorth)	Black History Month Programs	\$8,000.00
Chickadee NEST	Programming	\$5,000.00
Ecology North	Public Environmental Events	\$4,000.00
Food Rescue Yellowknife	Food Rescue Program	\$10,000.00
MakeWay Charitable Society - Northern Birthwork Collective	Workshop	\$4,150.00
Music NWT	2026 Programming	\$4,000.00
The Northwest Territories Badminton Association	Programs and Tournaments	\$5,000.00
Northwest Territories Equitable Sports Access	20 Scholarships	\$3,000.00
NWT Judo Association	Judo Programming	\$7,225.00
NWT Literacy Council	Newcomer Programming	\$9,000.00
Yellowknife Choral Society	Multiple Concerts	\$7,500.00
Yellowknife Climbing Club	Outdoor Climbing Program	\$1,000.00
Yellowknife Community Foundation	Yellowknife Small Grants Program	\$5,000.00
Yellowknife Polar Bear Swim Club	Aquatic Programming	\$5,000.00
Yellowknife Search and Rescue	Training for Volunteers	\$5,000.00
Yellowknife Street Support Network	Food Support to Homeless	\$5,000.00
Yellowknife Ultimate Club	Annual Programming	\$2,500.00
<b>Subtotal C</b>		\$90,375.00

Unanimous	In Favour	Opposed	Carried / Defeated
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20. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Council appoint Ann Peters and Matthew Yap to serve, for a three (3) year term effective March 26, 2026 until March 25, 2029, on the City of Yellowknife Development Appeal Board.**

Unanimous	In Favour	Opposed	Carried / Defeated
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21.  
22. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Council appoint Nancy Lamb, Ben McDonald, Todd Slack and Christine Siu to the City of Yellowknife Board of Revision for a three (3) year term effective March 26, 2026 until March 25, 2029, and that an honorarium of \$500 per day be paid to all community board members.**



**Item No.**

**Description**

Unanimous	In Favour	Opposed	Carried / Defeated
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**NEW BUSINESS**

23.

Councillor McLennan moves,  
 Councillor \_\_\_\_\_ seconds,

**That the Property Tax Exemption Criteria for Societies Policy be amended by deleting Section 4.b.a which states: “Social and community services to the General Public; or”**

Unanimous	In Favour	Opposed	Carried / Defeated
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24.

Is there any new business from the floor?

**ENACTMENT OF BY-LAWS**

25.

By-law No. 5125 - A by-law amending By-law No. 5024 for the purpose of updating a legal description, is presented for Third Reading.

26.

Councillor Cochrane moves,  
 Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5125.**

Unanimous	In Favour	Opposed	Carried / Defeated
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27.

By-law No. 5126 - A by-law amending By-law No. 5056 for the purpose of updating a legal description for one of the laneways, is presented for Third Reading.

28.

Councillor Cochrane moves,  
 Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5126.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

29. By-law No. 5128 - A by-law to renew the existing electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 2035, is presented for First, Second and Third Reading.

30. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 5128.**

Unanimous	In Favour	Opposed	Carried / Defeated
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31. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**Second Reading of By-law No. 5128.**

Unanimous	In Favour	Opposed	Carried / Defeated
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32. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That By-law No. 5128 be presented for Third Reading.**

Unanimous	In Favour	Opposed	Carried / Defeated
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33. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5128.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**DEFERRED BUSINESS AND TABLED ITEMS**

34. There was no deferred business and there were no tabled items for the agenda.

35. Is there any deferred business or are there any tabled items from the floor?



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**Item No.**

**Description**

**OLD BUSINESS**

36. There was no old business for the agenda.
37. Is there any old business from the floor?

**NOTICES OF MOTION**

38. There were no notices of motion for the agenda.
39. Are there any notices of motion from the floor?

**DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA**

40. A presentation from Jeremy Flatt regarding a request that Yellowknife City Council endorse a resolution calling for Proportional Representation in Canada's Federal elections.

**ADMINISTRATIVE ENQUIRIES**

41. There were no administrative enquiries for the agenda.
42. Are there any administrative enquiries from the floor?

**ADJOURNMENT**



CITY OF YELLOWKNIFE

## DRAFT COUNCIL MINUTES

Wednesday, February 25, 2026 at 12:05 p.m.

**Present:** Deputy Mayor R. Warburton,  
Mayor B. Hendriksen, (via teleconference)  
Councillor S. Arden-Smith,  
Councillor G. Cochrane,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan, (via teleconference) and  
Councillor S. Payne.

**City Staff:** K. Thistle,  
C. Caljouw,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
C. White,  
G. White, and  
S. Jovic.

1. Councillor Payne read the Opening Statement.

### **AWARDS, CEREMONIES AND PRESENTATIONS**

2. There were no awards, ceremonies or presentations.

### **ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)**

- #0021-26
3. Councillor Payne moved,  
Councillor McGurk seconded,

**That the Minutes of Council for the regular meeting of Monday,  
January 26, 2026 be adopted.**

**MOTION CARRIED UNANIMOUSLY**



- #0022-26      4.      Councillor Payne moved,  
Councillor Arden-Smith seconded,

**That the Minutes of Council for the regular meeting of  
Wednesday, February 18, 2026 be adopted.**

**MOTION CARRIED UNANIMOUSLY**

**DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF**

5.      Councillor Payne declared a conflict of interest with Item 26, a motion to allocate Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years, as he is on the Board of Directors for Home Base.
6.      Councillor Warburton declared a conflict of interest with Item No. 41 on the agenda, By-law No. 5124, a by-law to amend Zoning By-law No. 5045, as amended, to rezone Lots 1 and 4, Block 157, Plan 1385, and Lot 5, Block 157, Plan 4884 (4002 49 Avenue) from Parks and Recreation (PR) to Old Town Mixed Use (OT), as he is part-owner of the Racquet Club.

**CORRESPONDENCE AND PETITIONS**

7.      There was no correspondence nor were there any petitions.

**STATUTORY PUBLIC HEARINGS**

8.      Deputy Mayor Warburton declared open a Statutory Public Hearing regarding By-law No. 5120, a by-law to amend the Zoning By-law No. 5045, as amended, to permit a 'Recycling Facility' on a portion of Lots 8, 9, Block 46, Plan 140 (5204 51 Street). There were two (2) written submissions received from Hannah Ascough and Emily Blake in favour; one (1) written submission received from Michael Gagnon in opposition and one (1) oral submission from Jane Swim in favour of the proposed by-law. As there were no further submissions Deputy Mayor Warburton declared the Public Hearing closed.
9.      Deputy Mayor Warburton declared open a Statutory Public Hearing regarding By-law No. 5121, a by-law to amend the Community Plan By-law No. 5007, as amended, to change the land use designation of portion of Lot 32, Block 568, Plan 4452, (adjacent to Deh Cho Boulevard and Utsingi Drive) from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007. There was one (1) written submission received from Dennis Nolting in opposition to the proposed by-



law. As there were no further submissions Deputy Mayor Warburton declared the Public Hearing closed.

10. Deputy Mayor Warburton welcomed students from William McDonald middle school, who are developing design concepts for City infill and growth properties. Deputy Mayor Warburton further noted that as part of their project, the students are learning about land use, planning principles, budgets, compatibility, GIS, and the development approval process, including public participation. He noted that they are attending the Council meeting to observe how Council operates, with particular interest in the public hearing and deliberation process.

- #0023-26      11. Councillor Arden-Smith moved,  
Councillor Foote seconded,

**That Council proceed with Second Reading of By-law No. 5120.**

**MOTION CARRIED UNANIMOUSLY**

- #0024-26      12. Councillor Arden-Smith moved,  
Councillor Cochrane seconded,

**That Council proceed with Second Reading of By-law No. 5121.**

**MOTION CARRIED UNANIMOUSLY**

**DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA**

13. There were no delegations pertaining to items on the agenda.

**MEMBER STATEMENTS**

14. Mayor Hendriksen welcomed students from William McDonald middle school.
15. Mayor Hendriksen noted that yesterday he signed an MOU with the Mayors of Whitehorse and Iqaluit on behalf of Council and the City Yellowknife. He noted that this is an MOU that was unanimously supported by every member of all three of our Capital City Councils. He further noted that the MOU advances shared priorities focused on investing in northern resilience and core infrastructure, strengthening federal-municipal collaboration, and supporting municipal capacity across the Arctic.



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**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

**Governance and Priorities Committee Report for January 26, 2026**

16. Councillor Payne read a report of a meeting held on Monday, January 26, 2026 at 12:05 p.m. in the City Hall Council Chamber.
17. There was no business arising from this meeting.

**Governance and Priorities Committee Report for February 4, 2026**

18. Councillor Payne read a report of a meeting held on Wednesday, February 4, 2026 at 12:05 p.m. in the City Hall Council Chamber.
- #0025-26 19. Councillor Payne moved,  
Councillor Arden-Smith seconded,

**That Council adopt for information the draft Climate Action Plan 2026-2036, as amended.**

**MOTION CARRIED UNANIMOUSLY**

- #0026-26 20. Councillor Payne moved,  
Councillor Foote seconded,

**That Council:**

- (i) **Adopt the Public Engagement Policy; and**
- (ii) **Direct Administration to implement the Public Engagement Framework and Internal Guidelines & Toolkit.**

**MOTION CARRIED UNANIMOUSLY**

**Governance and Priorities Committee Report for February 11, 2026**

21. Councillor Payne read a report of a meeting held on Wednesday, February 11, 2026 at 12:05 p.m. in the City Hall Council Chamber.
- #0027-26 22. Councillor Payne moved,  
Councillor Cochrane seconded,

**That the Mayor be authorized to travel to the Town of Inuvik, NT from June 16 – 18, 2026 to participate on the 2026 Arctic Development Expo panel.**

**MOTION CARRIED UNANIMOUSLY**



Governance and Priorities Committee Report for February 18, 2026

23. Councillor Payne declared a conflict and excused himself from the meeting at 12:18 p.m.
24. Councillor Cochrane read a report of a meeting held on Wednesday, February 18, 2026 at 12:05 p.m. in the City Hall Council Chamber.
- #0028-26 25. Councillor McGurk moved,  
Councillor Foote seconded,

**That Council approve recommendations from the City of Yellowknife Community Advisory Board on Homelessness to allocate Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years as follows:**

- 1. Continue Housing First at current funding levels of \$1,558,632 for the 2026-27 and 2027-28 fiscal year allocated as follows:**

- **Housing First for Youth** **\$393,893**
- **Housing First for Families** **\$594,893**
- **Housing First for Adults** **\$569,846**

- 2. Continue Prevention and Shelter Diversion funding levels of \$400,000 for the 2026-27 and 2027-28 fiscal year allocated as follows:**

- **Prevention and Shelter Diversion- Youth** **\$100,000**
- **Prevention and Shelter Diversion-Families** **\$100,000**
- **Prevention and Shelter Diversion-Adults** **\$100,000**
- **Prevention and Shelter Diversion-Seniors** **\$100,000**

- 3. Allocate \$600,000 to the City of Yellowknife Street Outreach Program for the 2026-27 and 2027-28 fiscal year.**

**MOTION CARRIED UNANIMOUSLY**

26. Councillor Payne returned to the meeting at 12:19 p.m.



- #0029-26      27.      Councillor Payne moved,  
                         Councillor McGurk seconded,

**That Council authorize the Mayor and City Manager to submit application(s) to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – P/T stream for improvements in the City’s drinking water distribution system.**

**MOTION CARRIED UNANIMOUSLY**

- #0030-26      28.      Councillor Payne moved,  
                         Councillor McGurk seconded,

**That Council appoint Mary Buckland and Lauren King, members at large, to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 26, 2026 and ending February 25, 2028.**

**MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS**

29.      Council read a proposed resolution regarding whether to rename Franklin Avenue.

- #0031-26      30.      Mayor Hendriksen moved,  
                         Councillor Foote seconded,

**WHEREAS Yellowknife City Council has committed to reconciliation; and**

**WHEREAS the City’s Reconciliation Action Plan says that the City will seek suggestions from Indigenous governments for street and park names; and**

**WHEREAS the Yellowknives Dene First Nation have requested the renaming of Franklin Avenue on several occasions; and**

**WHEREAS Yellowknife City Council passed a motion in March 2024 committing to a change by directing Administration to prepare the work required to rename Franklin Avenue; and**

**WHEREAS at a Council-to-Council meeting in May 2025, Yellowknife City Council members requested that the**



**Yellowknives Dene First Nation Council pass a resolution requesting a new name for Franklin Avenue; and**

**WHEREAS the Yellowknives Dene First Nation Council passed a resolution on September 15, 2025, requesting that the name of Franklin Avenue change to Wiilideh Avenue;**

**NOW THEREFORE BE IT RESOLVED that Yellowknife City Council direct Administration to bring forward a bylaw no later than the end of August 2026 to change the name of Franklin Avenue to Wiilideh Avenue.**

Those in favour of the motion expressed support for renaming Franklin Avenue to Wiilideh Avenue and moving ahead with the required steps. Those in favour highlighted the cultural significance of the change for the YKDFN. Questions were raised about potential impacts on businesses, with Administration noting that any required support could be considered through the budget process. Administration also advised that additional time will help clarify next steps and any budget implications. Mayor Hendriksen noted that, although the YKDFN Chiefs could not be in attendance today, they extended their thanks.

**MOTION CARRIED UNANIMOUSLY**

**ENACTMENT OF BY-LAWS**

31. By-law No. 5120 - A by-law to amend the Zoning By-law No. 5045, as amended, to permit a 'Recycling Facility' on a portion of Lots 8, 9, Block 46, Plan 140 (5204 51 Street), is presented for Second and Third Reading.

- #0032-26 32. Councillor Payne moved,  
Councillor McGurk seconded,

**Second Reading of By-law No. 5120.**

**MOTION CARRIED UNANIMOUSLY**

- #0033-26 33. Councillor Payne moved,  
Councillor Arden-Smith seconded,

**Third Reading of By-law No. 5120.**



**MOTION CARRIED UNANIMOUSLY**

34. By-law No. 5121 - A by-law to amend the Community Plan By-law No. 5007, as amended, to change the land use designation of portion of Lot 32, Block 568, Plan 4452, from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007, is presented for Second Reading.

- #0034-26 35. Councillor Payne moved,  
Councillor Cochrane seconded,

**Second Reading of By-law No. 5121.**

**MOTION CARRIED UNANIMOUSLY**

36. By-law No. 5122 - A by-law to amend the Community Plan By-law No. 5007, as amended, to redesignate a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from Niven Residential to Downtown Central Residential, as referenced on Maps 2, 4, and 8 of Community Plan By-law No. 5007, as amended, is presented for First Reading.

- #0035-26 37. Councillor Payne moved,  
Councillor Arden-Smith seconded,

**First Reading of By-law No. 5122.**

**MOTION CARRIED UNANIMOUSLY**

38. By-law No. 5123 - A by-law to amend the Zoning By-law No. 5045, as amended, to rezone a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from NA – Natural Area to RC – Residential Central, is presented for First Reading.

- #0036-26 39. Councillor Payne moved,  
Councillor Cochrane seconded,

**First Reading of By-law No. 5123.**



**MOTION CARRIED UNANIMOUSLY**

40. Deputy Mayor Warburton declared a conflict and excused himself from the meeting and Councillor Cochrane took the Chair at 12:30 p.m.

#0037-26 41. Councillor McGurk moved,  
Councillor Arden-Smith seconded,

**That, pursuant to s.5 of Council Procedures By-law No. 5119, Council set aside its rules to propose an amendment to correct the legal description in By-law No. 5124.**

**MOTION CARRIED UNANIMOUSLY**

#0038-26 42. Councillor McGurk moved,  
Councillor Foote seconded,

**That By-law No. 5124 be amended by deleting the legal description and replacing therewith:**

**Lots 1 and 4, Block 157, Plan 1385, and Lot 5, Block 157, Plan 4884**

**MOTION CARRIED UNANIMOUSLY**

43. By-law No. 5124 - A by-law to amend Zoning By-law No. 5045, as amended, to rezone Lots 1 and 4, Block 157, Plan 1385, and Lot 5, Block 157, Plan 4884, is presented for First Reading.

#0039-26 44. Councillor Payne moved,  
Councillor McGurk seconded,

**First Reading of By-law No. 5124.**

**MOTION CARRIED UNANIMOUSLY**

45. Deputy Mayor Warburton returned to the meeting at 12:39 p.m. and assumed the Chair.

46. By-law No. 5125 - A by-law to amend By-law No. 5024 for the purpose of updating a legal description, is presented for First and Second Reading.



- #0040-26      47.      Councillor Payne moved,  
                         Councillor McGurk seconded,

**First Reading of By-law No. 5125.**

**MOTION CARRIED UNANIMOUSLY**

- #0041-26      48.      Councillor Payne moved,  
                         Councillor Arden-Smith seconded,

**Second Reading of By-law No. 5125.**

**MOTION CARRIED UNANIMOUSLY**

49.      By-law No. 5126      -      A by-law to amend By-law No. 5056 for the purpose of updating a legal description for one of the laneways, is presented for First and Second Reading.

- #0042-26      50.      Councillor Payne moved,  
                         Councillor Foote seconded,

**First Reading of By-law No. 5126.**

**MOTION CARRIED UNANIMOUSLY**

- #0043-26      51.      Councillor Payne moved,  
                         Councillor Cochrane seconded,

**Second Reading of By-law No. 5126.**

**MOTION CARRIED UNANIMOUSLY**

**DEFERRED BUSINESS AND TABLED ITEMS**

52.      There was no deferred business and there were no tabled items.

**OLD BUSINESS**

53.      There was no old business.

**NOTICES OF MOTION**

54.      There were no notices of motion.



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**DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA**

55. There were no delegations pertaining to Items Not on the Agenda.

**ADMINISTRATIVE ENQUIRIES**

56. There were no Administrative Enquiries for the agenda.

**ADJOURNMENT**

- #0044-26 57. Councillor Foote moved,  
Councillor Cochrane seconded,

**That the Meeting be adjourned at 12:42 p.m.**

**MOTION CARRIED UNANIMOUSLY**

\_\_\_\_\_  
Mayor

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



CITY OF YELLOWKNIFE

## **DRAFT SPECIAL COUNCIL MINUTES**

**Wednesday, March 4, 2026 at 12:00 p.m.**

**Present:** Mayor B. Hendriksen,  
Councillor S. Arden-Smith,  
Councillor G. Cochrane, (via teleconference)  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk, (12:02 p.m.)  
Councillor T. McLennan,  
Councillor S. Payne, and  
Councillor R. Warburton.

**City Staff:** C. White,  
C. Caljouw,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
K. Thistle,  
G. White, and  
S. Jovic.

1. Councillor Warburton read the Opening Statement.

### **DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF**

2. There were no disclosures of conflict of interest.

### **NEW BUSINESS**

3. Council heard presentation from Administration and read a memorandum regarding whether to appoint a Registrar of Enumeration for the City of Yellowknife for the 2026 Municipal General Election.



- #0045-26 4. Councillor Warburton moved,  
Councillor McLennan seconded,

**That Council appoint Stephen Dunbar as Registrar of Enumeration for the City of Yellowknife for the 2026 Municipal General Election.**

**MOTION CARRIED UNANIMOUSLY**

(For Information Only)

5. Council accepted for information minutes of the Community Advisory Board on Homelessness meeting of February 19, 2026.
6. Council read a memorandum regarding whether to approve recommendations to allocate the Veterans Homelessness Program funding for the 2025-2026 fiscal year.

- #0046-26 7. Councillor Warburton moved,  
Councillor Arden-Smith seconded,

**That Council approve recommendations from the City of Yellowknife Community Advisory Board on Homelessness to allocate Veterans Homelessness Program funding for the 2025-26 fiscal year as follows:**

- 1. \$85,000 to the Tree of Peace Friendship – Veteran Wellness and Healing Initiative.**
- 2. \$85,000 to Yellowknife Street Support Network – Veteran Homelessness Program.**

**MOTION CARRIED UNANIMOUSLY**

8. Council read a memorandum regarding whether to appoint Moriah Harris and Riel Brouillette as Development Officers for the City of Yellowknife.

- #0047-26 9. Councillor Warburton moved,  
Councillor McGurk seconded,

**That:**

- 1. pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Moriah Harris and Riel Brouillette be appointed as Development Officers for the City of Yellowknife; and**



2. the term of appointment shall expire upon termination of employment with the City of Yellowknife.

**MOTION CARRIED UNANIMOUSLY**

**ADJOURNMENT**

- #0048-26      10.      Councillor Arden-Smith moved,  
Councillor McLennan seconded,

**That the Meeting be adjourned at 12:10 p.m.**

**MOTION CARRIED UNANIMOUSLY**

\_\_\_\_\_  
Mayor

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



CITY OF YELLOWKNIFE

## **DRAFT SPECIAL COUNCIL MINUTES**

**Wednesday, March 18, 2026 at 12:00 p.m.**

**Present:** Deputy Mayor R. Warburton,  
Mayor B. Hendriksen, (via teleconference)  
Councillor S. Arden-Smith,  
Councillor G. Cochrane,  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan, and  
Councillor S. Payne.

**City Staff:** S. Van Dine,  
C. Caljouw,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
T. Setta,  
R. Solatorio,  
G. White, and  
S. Jovic.

1. Councillor Arden Smith read the Opening Statement.
2. Deputy Mayor Warburton noted that, due to time sensitivity, a memorandum regarding whether to authorize the Mayor and City Manager to enter into contribution agreements with the Government of Canada for professional design services for the extension of water and sewer infrastructure to support Department of National Defence development in the Engle Business District will be added to the agenda.

### **DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF**

3. There were no disclosures of conflict of interest.



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**NEW BUSINESS**

4. Council read a memorandum regarding whether to present By-law No. 5127, a by-law to declare a one-half (1/2) day civic holiday on Friday, March 20, 2026, to enjoy the Yellowknives Dene First Nation Spring Carnival, for adoption.

**ENACTMENT OF BY-LAWS**

5. By-law No. 5127 - A by-law to declare a one-half (1/2) day civic holiday on Friday, March 20, 2026 to enjoy the Yellowknives Dene First Nation (YKDFN) Spring Carnival, was presented for First, Second and Third Reading.

- #0049-26 6. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

**First Reading of By-law No. 5127.**

**MOTION CARRIED UNANIMOUSLY**

- #0050-26 7. Councillor Arden-Smith moved,  
Councillor Cochrane seconded,

**Second Reading of By-law No. 5127.**

**MOTION CARRIED UNANIMOUSLY**

- #0051-26 8. Councillor Arden-Smith moved,  
Councillor Foote seconded,

**That By-law No. 5127 be presented for Third Reading.**

**MOTION CARRIED UNANIMOUSLY**

- #0052-26 9. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

**Third Reading of By-law No. 5127.**

**MOTION CARRIED UNANIMOUSLY**



- #0053-26      10.      Councillor Fequet moved,  
Councillor Arden-Smith seconded,

**That Council, pursuant to Section 5 of Council Procedure By-law No. 5119, suspend the requirements to provide notice and amend the agenda to include a memorandum regarding whether to authorize the Mayor and City Manager to enter into contribution agreements with the Government of Canada for professional design services for the extension of water and sewer infrastructure to support Department of National Defence development in the Engle Business District.**

**MOTION CARRIED UNANIMOUSLY**

11.      Council read a memorandum a memorandum regarding whether to authorize the Mayor and City Manager to enter into contribution agreements with the Government of Canada for professional design services for the extension of water and sewer infrastructure to support Department of National Defence development in the Engle Business District.

- #0054-26      12.      Councillor Arden-Smith moved,  
Councillor Fequet seconded,

**That Council authorize the Mayor and City Manager to enter into contribution agreements with the Government of Canada for professional design services for the extension of water and sewer infrastructure to support Department of National Defence development in the Engle Business District.**

**MOTION CARRIED UNANIMOUSLY**





CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, March 4, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, March 4, 2026 at 12:05 p.m. in the City Hall Council Chamber.  
The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,  
Councillor S. Arden-Smith,  
Councillor G. Cochrane, (via teleconference)  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan,  
Councillor S. Payne, and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

C. White,  
S. Van Dine, (via teleconference)  
C. Caljouw,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
K. Thistle,  
G. White, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Warburton read the Opening Statement at the Special Council meeting held immediately preceding this meeting.
2.	(For Information Only) There were no disclosures of conflict of interest.



3. **Committee read a memorandum regarding whether to amend Tax Administration By-law No. 4207, as amended, to exempt the Yellowknife Day Care Association’s property at 5121 52<sup>nd</sup> Street (Lot 25, Block 39, Plan 4689) from property taxation.**

Committee noted that on January 8, 2025, the Yellowknife Day Care Association (YKDCA) submitted a tax exemption request for Lot 25, Block 39, Plan 4689.

The YKDCA is incorporated under the *Societies Act of the Northwest Territories* as a not-for-profit organization. It is also a registered charitable organization with the Canada Revenue Agency. It has been providing early childhood education to Yellowknife families with full time daycare services as well as after school care and summer camps since February 2, 1990.

The YKDCA used to run its services at 5019 51<sup>st</sup> Street, which was loaned to the organization by the Government of the Northwest Territories. In 2017, the organization purchased the lot at 5121 52<sup>nd</sup> Street, and since 2018 it has been providing services from this location. The organization employs 36 staff, of which 31 are full-time and 5 are casual employees either on-call or for summer camps and winter breaks.

The YKDCA is authorized by the Government of the Northwest Territories under the *Child Day Care Act* to provide 104 child spaces. However, it serves about 206 children per year when all programs are added together and registration turnover is factored in. In 2024, Yellowknife’s pre-school population (four years old or under) was 1,202, so the YKDCA provides services to about 8.65% of the community’s pre-school population, on a user-pay basis.

Due to increased demand for its services, in 2019 the organization expanded operations to leased space at St. Patrick Catholic Church at 5206 52<sup>nd</sup> Street and offered after-school and full-day summer camp, March Break care, and winter/Christmas break programs at this location. It is licensed to accommodate up to 30 children between the ages of four to eight, representing approximately 2.16% of the city's population in this age group (1,388 children).

The application included the organization’s financial data; it is summarized in Table 1:

	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24
<b>Cash and short-term investments</b>	\$340,665	\$342,639	\$515,454	\$710,861	\$433,130	\$788,862
<b>Long-term investments</b>						
<b>Land, building and others</b>	\$4,052,188	\$3,971,889	\$3,849,278	\$3,724,301	\$3,612,841	\$3,497,114
<b>Revenue</b>						
Day care fees and camps	\$1,163,352	\$1,109,987	\$1,312,037	\$914,393	\$747,439	\$649,992
GNWT contributions	\$636,564	\$751,036	\$766,827	\$1,597,741	\$1,923,530	\$2,108,936
Government of Canada contributions		\$188,909	\$10,000	\$14,592	\$2,183	\$9,422
Fundraising	\$21,758	\$4,438	\$193	\$14	\$8,852	\$32,250



Other	\$7,171	\$6,173	\$5,418	\$4,417	\$3,608	\$2,954
<b>Total Revenue</b>	\$1,828,845	\$2,060,543	\$2,094,475	\$2,531,157	\$2,685,612	\$2,803,554
Fundraising / Total Revenue	1.19%	0.22%	0.01%	0.00%	0.33%	1.15%
GNWT contributions/ Total Revenue	34.81%	36.45%	36.61%	63.12%	71.62%	75.22%
<b>Net Income</b>	\$100,478	\$26,782	(\$8,977)	\$48,551	\$77,357	\$89,657
<b>Net Assets</b>	\$1,016,764	\$1,043,546	\$1,034,569	\$1,083,120	\$1,160,477	\$1,250,128

Table 1: YKDCA's Financial Data

The YKDCA's Financial Statements show a cash balance of \$788,862 at the end of 2024 and surpluses in the years 2022 through 2024; and a small deficit in 2021. By the end of 2024, it had accumulated surplus of \$1.25M.

Until 2021, most of the organization's funds came from daycare fees, which made up about 64% of its total revenue. Funding from the Government of the Northwest Territories (GNWT) made up the remaining 36%.

In 2022, this changed. The organization began relying more on GNWT funding. That year, GNWT support increased to 63% of total revenue, while daycare fees dropped to 34%. The shift continued in 2023, with GNWT funding rising to 72% and daycare fees falling to 28%. This happened because the GNWT introduced new child care regulations in 2022 that capped daycare fees to make child care more affordable, while providing more direct funding to licensed daycares.

Even though fee revenue went down, the organization's total revenue grew — increasing by 20% in 2022, 6% in 2023 and 4% in 2024 — mainly because the extra GNWT funding more than made up for the lower fees. Fundraising remained very small, averaging only 1% of total revenue over the past six years.

The Yellowknife Daycare Association (YKDCA) also applied for a tax exemption on the land and improvements in 2020. Council considered the request on July 27, 2020, and ultimately denied it. (Council Motion # 0116-20).

Administration is upholding the same recommendation in 2026.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #2**                      **Service Excellence**

**Strategic Direction #3:**                      **Sustainable Future**

Council Motion #0116-20                      That Council, pursuant to Section 74 of the Property Assessment and Taxation Act (PATA); Section 15 of Tax Administration By-law No. 4207, as amended; and Council's Property Tax Exemption Criteria for Societies Policy, deny the request from the Yellowknife Day Care



Association for a property tax exemption for the land and improvements for Lot 25, Block 39, Plan 4689 (5121 52nd Street).

Property Tax Exemption Criteria for Societies Policy (Council Motion # 0073-18)

Applicable legislation, by-laws, studies, plans include:

1. *Property Assessment and Taxation Act*; and
2. Tax Administration By-law No. 4207, as amended.

#### Legislative

Property Tax exemptions are governed by the *Property Assessment and Taxation Act (PATA)*, the City's Tax Administration By-law No. 4207, as amended, and Council's Property Tax Exemption Criteria for Societies Policy).

Section 4 of PATA identifies several types of properties exempted from taxation by virtue of ownership and/or land use. Section 74(1) grants Council the right to enact a By-law to exempt other properties that meet the criteria identified in Section 74(2); these criteria include land used by societies incorporated under the *Societies Act*. The City enacted Tax Administration By-law No. 4207 for this purpose and the By-law, as amended, lists organizations that are currently exempt from paying property taxes. Initially these exemptions were granted on a case-by-case basis without a standard set of criteria on which to base the evaluation, so in 2018 the Property Tax Exemption Criteria for Societies Policy was developed to improve transparency by establishing a set of common standards for evaluating tax exemption requests; it was adopted by Council in March of 2018.

#### Financial Considerations

The Property's current assessed value is \$2,186,520 (2025) with an assessment class of 103, Commercial. Based on the final 2025 mill rates and including a 3.7% property tax increase from Budget 2026, the estimated 2026 tax levy for the Property is \$33,671 in municipal taxes and \$7,215 in school taxes, for a total of \$40,887.

If the requested tax exemption is granted, in 2026 the City will forgo \$33,671 in municipal tax revenue from this property, adding to the \$365,712 in estimated exemptions already authorized for 2026 in the Tax Administration By-law and bringing the municipal tax exemption total to \$399,383 which represents 0.95% of the City's total tax revenue of \$42,216,000.

There are currently three other child and day care centers operating as registered societies, paying a total of about \$24,150 in property taxes each year, and 41 day homes that pay about \$111,029 in annual total taxes.

Committee noted that based on their application, the YKDCA meets the criteria set out in the Section 74(2) of *PATA* and included in the Property Tax Exemption Criteria for Societies Policy:



a. *The organization must be a society incorporated under the Societies Act.*  
The YKDCA is an incorporated society under the *Societies Act*.

b. *The property must not be used as a residence.*  
The YKDCA does not use the property as a residence.

However, based on their application, Administration's conclusion is that the YKDCA still does not meet all the criteria identified by the City of Yellowknife and included in the Property Tax Exemption Criteria for Societies Policy:

a. *The organization must be a non-profit organization in good standing with the Registrar of Societies and the City.*

The YKDCA's application states that it is a non-profit organization. The YKDCA is in good standing with the Registrar of Societies, and is a registered charitable organization with the Canada Revenue Agency. As of May 9, 2025, its account with the City was current.

b. *The organization must support a municipal purpose by providing:*  
a. *Social and community services to the General Public; or*

The YKDCA provides child day care services, which do not support a municipal purpose as these services are within the Government of the Northwest Territories' jurisdiction, not that of the municipality.

b. *Arts and cultural activities of demonstrable benefit to the General Public and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or*

c. *Recreational services to the General Public that can reasonably be considered an extension of municipal recreational services.*

c. *The organization's use of the property must provide services for and/or support to City residents without restriction.*

The YKDCA does not impose any restrictions on the City residents in registering their children for their services.

d. *The organization's use of the property must be consistent with municipal policies, plans, by-laws, codes and regulations.*

The City is not aware of any property use by YKDCA that is inconsistent with municipal policies, plans, by-laws, codes and regulations.

e. *The organization must not disparage others.*

The YKDCA application states that "the YKDCA does not disparage others".

f. *The organization must show evidence of ongoing, active volunteer involvement.*



The YKDCA application states that “the YKDCA asks their members to volunteer to keep the cost down and hold fundraising events to raise money for ongoing activities and for projects to improve their facility”. Over the past five years, fund raising has provided an average of 0.66% of the organization’s revenues.

- g. The organization must present proof of financial responsibility and accountability.*

The YKDCA application included the Audited Financial Statements for 2020 through 2024, and its file with the Canada Revenue Agency is current as of May 9, 2025.

- h. The organization must own the property it is applying for property tax exemption on and operate on that property.*

The YKDCA owns the property it is applying for property tax exemption on and operates the day care services on that property.

While the YKDCA’s application meets many of the criteria specified in the territorial legislation and the City’s by-laws and policies, it does not conform to key requirements, notably:

- *The organization must support a municipal purpose*

The YKDCA’s services do not support a municipal purpose. Child care services are within the mandate of the territorial government, not that of the municipal government.

- *The services must be provided to the General Public*

The YKDCA has the capacity to provide a service for 5.67% of the community’s eight and under population (0.62% of total Yellowknife population), and user fees have comprised an average of 64% of its revenues from 2019-2021 and average 33% in 2022 & 2023. Part of the recent two years day care costs are majority subsidized through GNWT contribution, as per attendance. Therefore, the services are available only to that portion of the population, and to those who pay the fees.

The above observations and conclusions align with those presented in the Memorandum to Committee dated July 13, 2020, which was provided to Committee.

Committee spoke in favour of adding the Tax Administration By-law and Property Tax Exemption Criteria for Societies Policy to the Work Plan Garden Plot for review during the next Council term.



Committee recommended that Council, pursuant to Section 74 of the Property Assessment and Taxation Act (PATA); Section 15 of Tax Administration By-law No. 4207, as amended; and Council's Property Tax Exemption Criteria for Societies Policy, deny the request from the Yellowknife Day Care Association for a property tax exemption for the land and improvements for Lot 25, Block 39, Plan 4689 (5121 52nd Street).

#### MOVE APPROVAL

(For Information Only)

4. Councillor McGurk moved,  
Councillor Arden-Smith seconded,

That Committee move in camera at 12:44 p.m. to discuss a matter still under consideration.

#### MOTION CARRIED UNANIMOUSLY

(For Information Only)

5. Committee discussed a matter still under consideration.

(For Information Only)

6. Councillor McLennan moved,  
Councillor Payne seconded,

That Committee return to an open meeting at 2:08 p.m.

#### MOTION CARRIED UNANIMOUSLY

(For Information Only)

7. There was no business arising from the in camera session.
8. The meeting adjourned at 2:08 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Wednesday, March 18, 2026 at 12:05 p.m.**

Report of a meeting held on Wednesday, March 18, 2026 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Deputy Mayor R. Warburton,  
Mayor B. Hendriksen, (via teleconference)  
Councillor G. Cochrane,  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan,  
Councillor S. Payne.

The following members of Administration staff were in attendance:

S. Van Dine,  
C. Caljouw,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
T. Setta,  
R. Solatorio,  
G. White, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Arden-Smith read the Opening Statement at the Special Council meeting held immediately preceding this meeting.
2.	(For Information Only) Councillor Cochrane declared a conflict of interest with Item No. 4 on the Agenda, a presentation regarding the Giant Mine Remediation Project Annual Update, due to his employment with Parsons Inc. as the Community Relations Officer for the Giant Mine Remediation Project and excused himself from the meeting at 12:15 p.m.



(For Information Only)

3. Committee heard a presentation from Candace Ross, Andrei Torianski and Geneva Irwin, representatives of the Giant Mine Remediation Project, regarding the Annual Project Update.

(For Information Only)

4. Councillor Cochrane returned to the meeting at 12:45 p.m.

(For Information Only)

5. Committee read a memorandum regarding whether to authorize the Mayor and City Manager to enter into an agreement to renew the electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 31, 2035.

Committee heard a presentation from Vic Barr, Cathy MacDonald and Darrell Beaulieu, representatives of Naka Power Utilities (NWT) Ltd. regarding the proposed renewal.

Committee noted that the current franchise agreement for electrical energy distribution within the City of Yellowknife expired on December 31, 2025 but continues to operate while City Administration explored options for Council's consideration.

### **Brief History of Electricity Distribution in Yellowknife**

The four key components to electricity in Yellowknife and the Northwest Territories (NWT) are generation, transmission, distribution, and pricing. The Northwest Territories Power Corporation (NTPC) is the primary generator of electricity in the NWT and also the primary operator of electricity transmission infrastructure and services throughout the territory. In Yellowknife, electricity is distributed by Naka Power Utilities (NWT) Ltd. (Naka)<sup>1</sup>, under the terms of the current electricity distribution franchise agreement. Finally, pricing is determined by the Northwest Territories Public Utilities Board (PUB), an independent, quasi-judicial body that sets rates in the absence of competition.

An electricity distribution franchise agreement does not prescribe the costs of electricity for customers served by the agreement because electricity rates throughout the NWT are determined by the PUB.

The City has entered into franchise agreements since at least 1941, when By-law No. 15 authorized the City to enter into an agreement with Harry Ingraham for light and power. The agreement has been transferred to several companies as ownerships and operating arrangements changed, including a ten-year renewal of the electricity distribution franchise agreement with NUL in 2010. That agreement expired December 31, 2020, when a further 5-year renewal continued NUL's exclusive right to distribute electricity within the City and granted the company access to City lands to construct, maintain, and operate related

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<sup>1</sup> Previously, Northland Utilities (Yellowknife) Limited (NUL).



electricity distribution assets, in return for an annual franchise fee; that agreement expired December 31, 2025. Thus, a new by-law is required to authorize the recommended renewal with Naka.

### **Options for Electricity Distribution in Yellowknife & Previous Agreement Extension**

The City has three options relating to electricity distribution within the City: renew the existing agreement, enter into a new agreement, and solicit competitive proposals.

The previous renewal of the franchise agreement was informed by an external consultant that evaluated these options from both a short-term and a long-term perspective, and taking into consideration overall benefits, cost of living, City revenues, effective production and transmission, and productive relationships. The conclusion of that analysis was that the most prudent approach for the City was a two-phased approach, the first phase being a five-year renewal of the current electricity distribution franchise and the second being a review and re-evaluation of the electricity distribution franchise as that renewal neared its expiry date.

That strategy provided continuity and certainty while awaiting resolution to electricity distribution situations in other NWT municipalities, and possibly time for more clarity around the potential of the Taltson project and other innovative approaches to electricity generation and distribution. It also intended to provide time for proper budgeting for the significant administrative and legal resources required for a competitive franchise opportunity, should one be required in the future.

### **Approach to Current Proposed Agreement Renewal**

Since the previous agreement extension, the territorial and municipal context for considerations relating to electricity distribution has changed in several ways. Impacts to community and residents with respect to electricity distribution situations in other NWT municipalities are still being assessed. In addition, PUB proceedings continue regarding the 2025 GNWT policy direction for power utility providers to develop an Integrated Power Systems Plan (IPSP), which is intended serve as the basis for long-term electricity systems goals of achieving reliability, affordability, and decarbonization.<sup>2</sup> Moreover, the GNWT's Taltson Expansion project with a vision of providing access to cleaner, affordable, and reliable energy sources for NWT residents is in design phase, with construction anticipated in the next 5-8 years.<sup>3</sup>

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<sup>2</sup> Northwest Territories Public Utilities Board Letter Dated July 7, 2025 Re. Proceeding 2025-04.  
<https://nwtpublicutilitiesboard.ca:81/Documents/Board%20Letter%20dated%20Jul%207,%202025%20Proceeding%202025-04.pdf>.

<sup>3</sup> Building the North: Unlocking Canada's Future Through the NWT's Major Projects (GNWT) January 2026.  
<https://events.yellowknife.ca/meetings/Detail/2026-01-19-1205-Governance-and-Priorities-Committee/038a7c44-7432-48b9-be11-b3d40118412f>.



In this context, and in anticipation of a proposed renewal, Administration worked with Naka to review and negotiate the terms of the existing electricity distribution franchise agreement and identified the opportunity for some improvements and clarifications. These include: flat fee franchise fee to help improve rate and revenue certainty (replacing the declining franchise fee per increasing gross revenue rate); regular quarterly franchise revenue payments (instead of the one annual payment in previous agreements); clarifications of the notice provisions for franchise renewal, extension, or termination; additional annual reporting from Naka with respect to emergency management; commitment for the City and Naka to meet regularly to facilitate increased coordination and collaboration; and minor edits for consistency.

The new agreement will be executed immediately following third reading of the By-law and thereafter submitted to the PUB for approval.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #3: Sustainable Future**

Focus Area 3.1

Resilient Future

Enhancing Yellowknife as a great place to live, visit, work and play now and into the future.

Focus Area 3.2

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Key Initiative 3.2.4

Sustaining infrastructure capacity for future growth.

Applicable legislation, by-laws, studies, plans include:

1. *Cities, Towns and Villages Act* SNWT 2003,c.22;
2. *Public Utilities Act* SNWT 1988,c.24(Supp.);
3. City of Yellowknife Franchise By-law No. 5029; and
4. City of Yellowknife Franchise By-law No. XXXX.

Legislative

Section 91 of the *Cities, Towns, and Villages Act* (CTV Act) addresses public utilities, including electric power. It enables the City to grant a public utility franchise for term of up to 20 years, and to renew a franchise for further terms not exceeding 10 years each. The section further provides that if the City does not renew the franchise it may seek to purchase the related assets and retain them, or sell them to a new franchise holder.

The *Public Utilities Act* applies to any public utility involved in the supply and sale of energy in the Northwest Territories, where energy includes electricity. It establishes the PUB to administer the Act and regulate public utilities. As such, the PUB has regulatory jurisdiction over electricity rates in Yellowknife.



Financial Considerations

The Northwest Territories Power Corporation is the primary generator and transporter of electricity in the Northwest Territories. Naka buys power from NTPC and distributes it to customers in Yellowknife. Power generation costs represent about 79.6% of a Yellowknife consumer’s power bill, while distribution costs account for the remaining 20.4%;<sup>4</sup> the City’s franchise agreement relates to this distribution component.

Under the terms of the current franchise agreement, the City charges Naka franchise fees for the exclusive right to provide electricity within the city and for access to City lands to construct, maintain, and operate related assets. Naka in turn charges these costs to their customers; they appear as a line item on monthly bills.

The fees received by the City under the terms of the previous and current electricity distribution franchise agreements are shown in the table below:

<i>Franchise Agreement By-law</i>	<i>Year</i>	<i>Franchise Fees</i>
No. 4579	2011	\$865,382
	2012	\$904,383
	2013	\$955,451
	2014	\$1,066,881
	2015	\$1,106,321
	2016	\$1,023,681
	2017	\$1,047,634
	2018	\$1,054,742
	2019	\$1,130,966
	2020	\$1,129,743
No. 5029	2021	\$1,130,226
	2022	\$1,091,640
	2023	\$1,085,989
	2024	\$1,208,634
	2025	\$1,374,723

Committee noted that recommended extension is within the parameters established in the *CTV Act*. It will provide continuity and certainty, and allow time for proper planning and budgeting for the significant administrative and legal re

Committee recommended that By-law No. 5128 to renew the existing electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 31, 2035 be presented for adoption.

<sup>4</sup> NAKA Power Utility’s (YK) presentation to the Governance and Priorities Committee February 24, 2025. [Feb 24, 2025 Governance & Priorities Committee - Yellowknife, NT.](#)



(For Information Only)

6. Committee recessed at 1:47 p.m. and reconvened at 1:57 p.m.
7. **Committee read a memorandum regarding whether to select properties to auction for tax arrears, when to hold the auction, and what minimum price to establish for each property.**

Committee noted that the *Property Assessment and Taxation Act (PATA)* states that properties on the Tax Arrears List may be offered for sale at a public auction, and that the auction date and minimum sale prices must be set by Council.

Council Motions #0091-00, #0039-02, and #0161-02 established the City's Tax Auction policy, which further stipulates that the City will sell property at public auction when taxes are two years in arrears and if auctioning maximizes the amount of taxes the City is able to collect, and that the City will bid the minimum price on property offered at a tax auction if the property remains unsold after a previous auction.

When property taxes are in arrears, the assessed owners of these properties are notified of the balance of taxes owing on the Interim Tax Notices sent each January, the Final Tax Notices sent each June, and Statements of Account sent throughout the year.

Based on the *PATA* provisions and City policy, properties with tax arrears for the 2024 taxation year are now subject to auction.

The City followed the notification procedures specified in *PATA* to ensure assessed owners of these properties are advised of the arrears status and tax sale provisions by:

- Posting the 2024 tax arrears list at City Hall on March 31, 2025;
- Sending a registered letter notifying the assessed owner(s) of the arrears and tax sale provisions on May 9, 2025;
- Posting the tax arrears list at City Hall, Yellowknife Community Arena, Multiplex, Fieldhouse and Pool on May 31, 2025;
- Publishing the tax arrears list in the *Yellowknifer* on July 25, 2025; and
- Notifying parties with an interest registered against the property on July 31, 2025.

Assessed owners who remained in arrears were offered installment payment plans on April 5, 2025, and reminded of the offer on subsequent notices. If they did not enter into a payment plan, the property was added to the Tax Auction List.

A property can be removed from the Tax Auction List if the City receives payment of the property tax arrears and related expenses or if the assessed owner enters into a payment plan with the City before the public auction.

Council Strategic Direction/Resolution/Policy include:



On March 27, 2000, Council adopted the following policy:

Motion #0091-00 That the City sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when taxes are two years in arrears.

On January 28, 2002, Council adopted the following policy:

Motion #0039-02 That the City bid the minimum price on property offered at a tax auction if the property remained unsold after a previous auction.

On April 8, 2002, Council amended the above policy to state:

Motion #0161-02 That the City sells property at the public auction, in accordance with the *Property Assessment and Taxation Act*, when the taxes are two years in arrears and if auctioning of the property maximizes the amount of taxes the City is able to collect.

Applicable legislation, by-laws, studies, plans include:

1. *Property Assessment and Taxation Act*, R.S.N.W.T. 1988, cP-10; and
2. *Cities, Towns, and Villages Act*, S.N.W.T. 2003, c22.

#### Legislative

The *Property Assessment and Taxation Act* prescribes the tax auction process, including notification, conduct of the auction, and transfer of the property. The City has followed the notice requirements and the City's solicitor conducts the auction and property transfers.

Council decides, by resolution, which properties, if any, it wishes to offer for sale at public auction. Council sets, by resolution, the date of the auction and the minimum sale price of each property.

#### Procedural Considerations

It is Council policy to sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when the taxes are two years in arrears. Taxpayers with arrears less than \$100 have not been included.

Under section 97.3(3) and (4) of the *Property Assessment and Taxation Act*, after entering into an installment payment agreement, the City is authorized to proceed with the sale of the taxable property if the assessed owner fails to comply with the terms of the agreement.

As part of the tax auction process, the taxpayer can redeem the property within 30 days of the auction by paying the tax arrears.

The City may bid on and purchase a property that is offered for sale so long as the purchase falls within the circumstances that the City is able to acquire property under the *Cities, Towns and Villages Act*.

No municipal council member, officer, or employee may purchase taxable property offered for sale on their own behalf unless approval is (1) given by council to the purchase through a



resolution, and (2) recorded in the minutes of the meeting at which the approval was made pursuant to Section 97.81. (1) of the *Property Assessment and Taxation Act*

Committee noted that the City adheres strictly to *PATA* provisions in respect to all taxation practices, including the tax arrears collection process. This helps minimize tax arrears, reduces the City's provision for bad debts, and works towards ensuring the tax burden is borne as equitably as possible.

The recommendation follows the same principles as applied in previous years: when taxpayers know the exact conditions under which a tax auction will be held, property taxes are more likely to be paid and/or arrears payment plans to be signed before the tax auction process starts. This is evident in the numbers from the last five years:

<i>Tax Year</i>	2021	2022	2023	2024	2025
# of Properties on the Initial Tax Auction List	37	16	22	22	19
# of Properties on the Tax Auction List on the Auction Date	10	2	1	1	6
# of Properties Auctioned and Sold	7	1	0	0	3

In response to a question from Councillor Warburton, Administration undertook to confirm whether properties in tax arrears are eligible to obtain building and development permits and proceed with work associated with those permits.

**Committee recommended that, in accordance with the *Property Assessment and Taxation Act*, Council direct Administration to auction the properties listed below at City Hall at 9:00 a.m. (MST) on Friday, June 5, 2026, and to set the minimum price for each property at 50% of the assessed value listed for that property.**



Municipal Address	Legal Description			Tax Arrears as of Dec 31, 2024	2026 Assessment Value	Minimum Auction Price
	Lot	Block	Plan			
308 BELLANCA AVE	UNIT 201		4729	\$ 1,825.29	\$ 176,560	\$ 88,280
3 LAROCQUE CRES	4	566	3735	\$ 1,344.01	\$ 293,400	\$ 146,700
180 NIVEN DR #101	UNIT 101		4609	\$ 950.52	\$ 214,050	\$ 107,025
184 NIVEN DR #100	UNIT 106		4609	\$ 950.52	\$ 214,050	\$ 107,025
15 CORONATION DR	40	502	4016	\$ 47,363.27	\$ 2,475,020	\$ 1,237,510
150 DEMELT CRES	53	566	3826	\$ 3,503.39	\$ 313,760	\$ 156,880
5076 FINLAYSON DR	43	523	1704	\$ 1,017.22	\$ 376,050	\$ 188,025
452 NORSEMAN DR	UNIT 130		4729	\$ 6,932.84	\$ 207,690	\$ 103,845
4 LAMOUREUX RD	2	545	1665	\$ 593.40	\$ 294,250	\$ 147,125
549 CATALINA DR	UNIT 69		4729	\$ 380.71	\$ 196,430	\$ 98,215
45 MANDEVILLE DR	26	527	1978	\$ 2,401.13	\$ 315,420	\$ 157,710
106 TALTHEILEI DR	6	537	2094	\$ 10,666.11	\$ 928,690	\$ 464,345
5009R 44 ST #201	UNIT 99		4762	\$ 4,106.29	\$ 261,280	\$ 130,640
5016 50 AVE #A	27	24	1850	\$ 37,007.05	\$ 1,326,950	\$ 663,475
5009 48 ST	20 TO 22	28	65	\$ 42,636.75	\$ 1,767,540	\$ 883,770
5004 50 AVE	25	24	1850	\$ 93,124.64	\$ 3,502,080	\$ 1,751,040
19 WARD CRES	UNIT 30		2581	\$ 1,751.62	\$ 475,400	\$ 237,700
558 CATALINA DR	UNIT 92		4729	\$ 8,461.22	\$ 324,730	\$ 162,365
5105 54 ST	23	41	65	\$ 753.55	\$ 531,270	\$ 265,635
38 HORDAL RD	20	547	1852	\$ 940.21	\$ 333,590	\$ 166,795

**MOVE APPROVAL**

- Committee read a memorandum regarding whether to adopt the recommendations set forth by the Grant Review Committee for the awarding of the 2026 Grant Funding and consideration for the 2026 - 2028 Multi-Year Funding Recipients.

Committee noted that October 20, 2004, Council established the Grant Review Committee with a mandate to review and make recommendations to Council regarding the annual distribution of the Grant Funding.

The purpose of the Grant Review Committee is to assist the City of Yellowknife in an advisory capacity by making recommendations annually to Council through the Governance and Priorities Committee on which groups will receive Grant Funding and the amount of funding each group should receive.



The closing balance of the Community Grant Reserve for 2025 was \$0 .

2026	Budget
Budget	<b>\$514,000.00</b>
Multi Year Grant	\$361,000.00
Sponsorship Grant	\$62,625.00
Community Service Grant	\$90,375.00
<b>Total</b>	<b>\$514,000.00</b>

If funding is approved as recommended by the Grant Review Committee, there will be \$361,000.00 committed to Multi-Year Funding and \$153,000.00 committed to one-time funding.

Council Strategic Direction/Resolution/Policy include:  
 Grant Funding Policy.

Applicable legislation, by-laws, studies, plans include:  
*Cities, Towns and Villages Act.*

Procedural Considerations

The Community Services Department prepares written notices for the submission of applications sixty days prior to the deadline. These notices are advertised in on the City of Yellowknife’s webpage, social media and on the electronic billboards located by the Multiplex and the intersection of Range Lake Road and Old Airport Road. In January of 2026, Administration reviewed each application to ensure that criteria were met and provided that information to the Grant Review Committee.

Legislative

Section 123 of the *Cities, Towns and Villages Act* S.N.W.T., 2003 c.22 allows Council to authorize grants for purposes it considers will benefit residents of the municipality, this allocation cannot exceed 2% of total annual expenditures as set out in its annual budget.

Committee noted that during the 2026 budget deliberations, Council identified \$514,000.00 in funding for the Community Grant process. The Grant Review Committee received thirty four (34) applications with a total funding request of \$656,032.41. The Grant Review Committee met March 4, 2026 to review and deliberate on the applications and arrived at the recommendation presented to Council for considerations.

**Committee recommends that Council adopt the following recommendations presented by the Grant Review Committee to award the 2026 Grant Funding as follows:**



Multi Year	Purpose of Funding	2026	2027	2028
Aurora Fiddle Society	Programs and Workshops	\$10,000.00	\$10,000.00	\$10,000.00
Folk On The Rocks	Folk on the Rocks Music Festival	\$20,000.00	\$20,000.00	\$20,000.00
Hockey NWT	Operational and Program Delivery	\$12,500.00	\$12,500.00	\$12,500.00
Makerspace YK	Operational and Program Delivery	\$30,000.00	\$30,000.00	\$30,000.00
Multicultural Community of Yellowknife	Multicultural Day and Gala	\$9,000.00	\$9,000.00	\$9,000.00
NorthWords NWT	Programming	\$20,000.00	\$20,000.00	\$20,000.00
NWT SPCA	Operational and Program Delivery	\$10,000.00	\$10,000.00	\$10,000.00
Ragged Riders Snowsports Society	Operational and Program Delivery	\$10,000.00	\$10,000.00	\$10,000.00
Western Arctic Moving Pictures	Programs and Workshop	\$12,500.00	\$12,500.00	\$12,500.00
Yellowknife Ukrainian Association	Studio/Art Space	\$10,000.00	\$10,000.00	\$10,000.00
YK Seniors Society	Programs for Seniors	\$30,000.00	\$30,000.00	\$30,000.00
<b>Previous Funding Groups</b>		\$187,000.00	\$131,000.00	\$-
<b>Subtotal A</b>		\$361,000.00	\$275,000.00	\$144,000.00

Sponsorship	Purpose of Funding	2026
Old Town Community Association	Old Town Ramble & Ride Festival	\$15,000.00
Ptarmicon	Ptarmicon 2026	\$10,000.00
Steadily Deadly Society	Steadily Deadly Fest	\$5,400.00
Territorial Agrifood Association	Culinary Festival	\$12,500.00
Yellowknife Community Festivals Organization (formerly Yellowknife Munch Sip & Paint Carnival)	Yellowknife Color Run and Colour Festival	\$7,500.00
Yellowknife Fastball Association	Northern Invitational Fastball Championships	\$7,225.00
YWCA NWT	Community Celebration & Family Picnic for YWCA NWT's 60 <sup>th</sup> Anniversary	\$5,000.00
<b>Subtotal B</b>		\$62,625.00



Community Service	Purpose of Funding	2026
Black Advocacy Coalition upNorth (BACupNorth)	Black History Month Programs	\$8,000.00
Chickadee NEST	Programming	\$5,000.00
Ecology North	Public Environmental Events	\$4,000.00
Food Rescue Yellowknife	Food Rescue Program	\$10,000.00
MakeWay Charitable Society - Northern Birthwork Collective	Workshop	\$4,150.00
Music NWT	2026 Programming	\$4,000.00
The Northwest Territories Badminton Association	Programs and Tournaments	\$5,000.00
Northwest Territories Equitable Sports Access	20 Scholarships	\$3,000.00
NWT Judo Association	Judo Programming	\$7,225.00
NWT Literacy Council	Newcomer Programming	\$9,000.00
Yellowknife Choral Society	Multiple Concerts	\$7,500.00
Yellowknife Climbing Club	Outdoor Climbing Program	\$1,000.00
Yellowknife Community Foundation	Yellowknife Small Grants Program	\$5,000.00
Yellowknife Polar Bear Swim Club	Aquatic Programming	\$5,000.00
Yellowknife Search and Rescue	Training for Volunteers	\$5,000.00
Yellowknife Street Support Network	Food Support to Homeless	\$5,000.00
Yellowknife Ultimate Club	Annual Programming	\$2,500.00
<b>Subtotal C</b>		<b>\$90,375.00</b>

**MOVE APPROVAL**

(For Information Only)

9. Committee accepted for information Minutes of the Heritage Committee meeting of March 3, 2026.
10. In response to a question from Councillor Cochrane, Administration undertook to provide information regarding the Historical Sites Inventory work being undertaken and when an updated policy - reflecting the Committee’s recommendations on follow-up reporting and the consideration of past funding - will be brought forward.

(For Information Only)

11. Committee read a memorandum regarding a report regarding Mayor Hendriksen’s travel to the Arctic Summit, Whitehorse, YT, from February 22 – February 25, 2026 and attendance at the Northwest Territories Association of Communities (NWTAC) Annual General Meeting, Yellowknife, NT from February 26 – February 28, 2026.



- (For Information Only)
12. Councillor Fequet moved,  
Councillor McLennan seconded,

That Committee move in camera at 2:32 p.m. to discuss a memorandum regarding whether to appoint members to serve on the City of Yellowknife Development Appeal Board, a memorandum regarding whether to appoint members to serve on the City of Yellowknife Board of Revision and a matter still under consideration.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
13. Mayor Hendriksen and Councillor Fequet left the meeting at 2:32 p.m.

- (For Information Only)
14. Committee discussed a memorandum regarding whether to appoint members to serve on the City of Yellowknife Development Appeal Board.

- (For Information Only)
15. Committee discussed a memorandum regarding whether to appoint members to serve on the City of Yellowknife Board of Revision.

- (For Information Only)
16. Committee discussed a matter still under consideration.

- (For Information Only)
17. Councillor Foote moved,  
Councillor McGurk seconded,

That Committee return to an open meeting at 3:14 p.m.

MOTION CARRIED UNANIMOUSLY

18. **Committee read a memorandum regarding whether to appoint members to serve on the City of Yellowknife Development Appeal Board.**

Committee noted that there are two vacancies on the Development Appeal Board.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised the vacancy on the Development Appeal Board on the City's website and social media sites.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #1: People First**



Motion #0459-96, as amended by #0460-96, #0462-96 and #0273-09:

“The following policy be adopted with respect to appointments to municipal boards and committees:

- i) The maximum consecutive years that an individual may serve on any one board or committee is six.
- ii) Individuals who have served the maximum six-year period on one municipal board or committee shall be eligible to be appointed to another board or committee.
- iii) No individual shall be precluded from serving concurrent terms on more than one municipal board or committee.
- iv) Notwithstanding that an individual appointee has served less than six years on a particular board or committee, Council may, after the expiration of the first or subsequent terms of that appointee, advertise for applicants to fill a vacancy on that board or committee.
- v) Notwithstanding clause (i.) of this policy, should the City receive no applications to fill a vacancy on any particular board or committee, the six year maximum limitation may, at the discretion of City Council, be waived.
- vi) Should the City receive no applications to fill a vacancy on any particular board or committee, City Council may appoint a member of the public at their discretion.

Applicable legislation, by-laws, studies, plans include:

1. *Community Planning and Development Act*; and
2. Zoning By-law No. 5045.

#### Legislative

In accordance with the *Community Planning and Development Act*, Zoning By-law No. 5045 establishes the City of Yellowknife Development Appeal Board.

Pursuant to Section 30(1) of the *Community Planning and Development Act*, the minimum number of members that Council may appoint to the Development Appeal Board is three. Section 30(1) also states that members hold office for three year terms. Appointments must be made by resolution of Council.

#### Consistency

Historically, Council has appointed one member of Council and six members of the public to the Development Appeal Board.

When assigning Council Member portfolios, Councillor Rob Warburton was named as the City’s representative on the Development Appeal Board.

Committee noted that the appointment of members will ensure that the Development Appeal Board has a full complement of members. A full complement of Board Members will ensure that hearings can be held in a timely manner.



**Committee recommends that Council appoint Ann Peters and Matthew Yap to serve, for a three (3) year term effective March 26, 2026 until March 25, 2029, on the City of Yellowknife Development Appeal Board.**

#### **MOVE APPROVAL**

19. **Committee read a memorandum regarding whether to appoint members to serve on the City of Yellowknife Board of Revision.**

Committee noted that in accordance with the *Property Assessment and Taxation Act*, provisions are made for assessment complaints and appeals to be heard. Under Section 30(2) of the *Act*, City Council is authorized and responsible for the appointment of the members of the municipal Board of Revision.

The 2026 Board of Revision is scheduled to hear complaints on April 13 and 14, 2026.

The City of Yellowknife (City) has advertised for members to sit on the Board of Revision on the City's website and social media sites.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #1: People First**

Motion #0459-96, as amended by #0460-96, #0462-96 and #0273-09:

"The following policy be adopted with respect to appointments to municipal boards and committees:

- i) The maximum consecutive years that an individual may serve on any one board or committee is six.
- ii) Individuals who have served the maximum six-year period on one municipal board or committee shall be eligible to be appointed to another board or committee.
- vii) No individual shall be precluded from serving concurrent terms on more than one municipal board or committee.
- viii) Notwithstanding that an individual appointee has served less than six years on a particular board or committee, Council may, after the expiration of the first or subsequent terms of that appointee, advertise for applicants to fill a vacancy on that board or committee.
- ix) Notwithstanding clause (i.) of this policy, should the City receive no applications to fill a vacancy on any particular board or committee, the six year maximum limitation may, at the discretion of City Council, be waived.
- x) Should the City receive no applications to fill a vacancy on any particular board or committee, City Council may appoint a member of the public at their discretion.



Motion #0285-04 That the City amend its Appointments to Municipal Boards and Committees Policy by adding the following under the Policy heading:

5. Appointments to administrative tribunals (i.e. the Development Appeal Board and Board of Revision) should be based on merit, experience and expertise, rather than representation of a specific interest or organization. Advertisements for vacant positions should note the nature of the service and the appointment qualifications.

Applicable legislation, by-laws, studies, plans include:  
*Property Assessment and Taxation Act.*

#### Legislation

Pursuant to Section 30 of the *Property Assessment and Taxation Act*, the minimum number of members that Council may appoint to the Board of Revision is three (3). Section 31 states that a member of the Municipal Board of Revision holds office for not more than three years and that a person may be reappointed in subsequent years.

#### Consistency

Historically, Council has appointed one (1) member of Council and four (4) members of the public to the Board. A person appointed to a Municipal Board of Revision holds office for not more than three (3) years.

In assigning Council Member portfolios, Councillor Stacie Arden-Smith was named as the City's representative on the Board of Revision.

#### Procedural Considerations

City Council establishes the honoraria which would be provided for the performance of the duties of the Board chairperson and the community members of the Board of Revision. The Honorarium for 2025 was \$500 per day for community members. The Chairperson is selected by the Members of the Board of Revision.

Committee noted that a delay in appointing members to the Board of Revision will delay the hearing dates. The certified assessment roll (Second Revision) cannot be finalized until the Board of Revision has heard all appeals and rendered its decisions. If there is a substantial delay in finalizing the Second Revision, tax bills will be delayed, which will have a significant impact on cash flow and debt servicing cost.

Deputy Mayor Warburton acknowledged Dave Nickerson and his years of service on the Board of Revision.



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**Committee recommends that Council appoint Nancy Lamb, Ben McDonald, Todd Slack and Christine Siu to the City of Yellowknife Board of Revision for a three (3) year term effective March 26, 2026 until March 25, 2029, and that an honorarium of \$500 per day be paid to all community board members.**

**MOVE APPROVAL**

20. The meeting adjourned at 3:16 p.m.



## CITY OF YELLOWKNIFE

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Policy Title: **Property Tax Exemption Criteria for Societies**  
Approved By: **Council Motion # 0073-18**  
Effective Date: **March 13, 2018**

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### 1 INTRODUCTION

The City of Yellowknife promotes fairness, transparency, and equity. To ensure that all society applications for property tax exemption are reviewed objectively, it is desirable to have specific criteria for evaluating the applications.

### 2 PURPOSE

The purpose of this policy (the “Policy”) is to establish criteria for evaluating applications for property tax exemptions made by societies incorporated under the *Societies Act*.

### 3 DEFINITIONS

In this Policy:

- “Non-Profit Organization”** means an organization that operates for the common good, uses any money it earns for the core missions of the organization, and does not distribute its profits to individuals.
- “General Public”** means the general community of the City of Yellowknife.
- “Restriction”** means a limitation based on age, gender, race, culture, ethnic origin, religious belief, property ownership, unreasonable fees, or other membership requirements.
- “Municipal Purpose”** means the services align with the City of Yellowknife’s municipal services and/or support the City’s municipal outcomes.



#### 4 POLICY

To be considered, an application for property tax exemption under Section 74(2) (h) of the *Property Assessment and Taxation Act* must meet the following requirements identified in the *Act*:

- a. The organization must be a society incorporated under the *Societies Act*.
- b. The property must not be used as a residence.

In addition, the application must meet the following criteria identified by the City of Yellowknife:

- a. The organization must be a non-profit organization in good standing with the Registrar of Societies and the City.
- b. The organization must support a municipal purpose by providing:
  - a. Social and community services to the General Public; or
  - b. Arts and cultural activities of demonstrable benefit to the General Public and that can be reasonably considered to provide a unique extension of municipal arts and cultural services; or
  - c. Recreational services to the General Public that can reasonably be considered an extension of municipal recreational services.
- c. The organization's use of the property must provide services for and/or support to City residents without restriction.
- d. The organization's use of the property must be consistent with municipal policies, plans, by-laws, codes and regulations.
- e. The organization must not disparage others.
- f. The organization must show evidence of ongoing, active volunteer involvement.
- g. The organization must present proof of financial responsibility and accountability.
- h. The organization must own the property it is applying for property tax exemption on and operate on that property.

#### 5 APPLICATION

This Policy applies to applications for property tax exemption received from societies registered under the *Societies Act*.



CITY OF YELLOWKNIFE

**BY-LAW NO. 5125**

**BA 340**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

**APPLICATION**

1. That By-law No. 5024 of the Municipal Corporation of the City of Yellowknife is hereby amended by changing the legal description of Parcel A, as shown on Schedule "A", attached hereto and forming part of this by-law and replacing it with the following: "Lot 3, Block 313, Surveyor General Branch Project No. 202518027, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

**EFFECT**

3. 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 25 day of February, A.D. 2026.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

Read a Second Time this 25 day of February, A.D. 2026.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

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



CITY OF YELLOWKNIFE

**BY-LAW NO. 5126**

**BA 341**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

**APPLICATION**

1. That By-law No. 5056 of the Municipal Corporation of the City of Yellowknife is hereby amended by adding a legal description to one of the laneways in Area A2, as shown on Schedule "A" attached hereto and forming part of this by-law, and by replacing it with the following: "Lot 54, Block 62, Surveyor General Branch Project No. 202518016, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

**EFFECT**

3. 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 25 day of February, A.D. 2026.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

Read a Second Time this 25 day of February, A.D. 2026.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

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



CITY OF YELLOWKNIFE

**BY-LAW NO. 5128**

**BF 276**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, providing for the extension of an agreement between the City of Yellowknife and Naka Power Utilities (NWT) Ltd., whereby the franchise for the distribution of electrical energy within the municipality is renewed for a period of ten years.

PURSUANT TO Section 91 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003 c.22.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to renew the franchise with Naka Power Utilities (NWT) Ltd. for the distribution of electrical energy for a period of ten years ending December 31, 2035;

AND WHEREAS the City and Naka Power Utilities (NWT) Ltd. have reached agreement on terms and conditions under which the renewal will be carried out and the contract operated.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

**SHORT TITLE**

1. This By-law may be cited as the Naka Power Utilities Electrical Distribution Franchise By-law.

**APPLICATION**

2. The City of Yellowknife hereby renews the franchise with Naka Power Utilities (NWT) Ltd. for the distribution of electrical energy within the municipality of Yellowknife for a period of ten years, ending December 31, 2035.
3. The Mayor and City Administrator are hereby authorized to endorse the Franchise Agreement on behalf of the Municipal Corporation of the City of Yellowknife.

**EFFECT**

4. This by-law shall come into effect upon receiving Third Reading and meeting 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

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

## **Notice of Motion that the City of Yellowknife endorse a system of Proportional Representation in Canada's Federal elections**

Whereas Canadian Governments at all levels are structured by and derive their legitimacy from democratic principles, practices, and norms;

And whereas, partisanship increasingly defines the political sphere in Canada, particularly in our federal system;

And whereas partisanship works against the key democratic principal of representative accountability, reduces pragmatism in government, and fosters a hostile and combative political culture;

And whereas these factors work against democratic participation by undermining trust in government, reducing voter turnout, and limiting the number and diversity of political candidates, leading to a lopsided and unhealthy democracy;

And whereas poor political health undermines the ability of democratic institutions to exercise effective leadership and overcome the pressing challenges of the 21st century;

And whereas elections are one of the most central and participatory parts of our democratic systems;

And whereas numerous studies, including those by parliamentary committees, have identified our First-Past-the-Post electoral system as driving and exacerbating polarization and declines in voter participation, and have recommended some form of Proportional Representation;

And whereas the principle of Proportional Representation enjoys broad public support, with a majority of polling respondents who identify with every major party supporting a change in the way that they vote;

And whereas Proportional Representation has been shown to facilitate the kind of pragmatic government by collaboration and consensus that we in Yellowknife value;

Therefore, Be it Resolved that the City of Yellowknife call upon the federal government to enact electoral reform, adopting a system of Proportional Representation in which every vote counts and which diminishes polarization, to safeguard and empower Canadian democracy

And be it further resolved that this motion be circulated to the Hon. Rebecca Alty, former Mayor of Yellowknife and now Federal Minister of Crown Indigenous Relations, and to our Fort Smith-born Prime Minister, the Hon. Mark Carney.