



CITY OF YELLOWKNIFE

BY-LAW NO. 5122

BZ 386

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Community Plan By-law No. 5007, as amended.

PURSUANT TO

- a) Part 2, Sections 3 to 7 inclusive of the *Community Planning and Development Act* S.N. W. T. 2011, c.22; and
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Community Plan By-law No. 5007, as amended; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Community Plan By-law No. 5007, as amended;

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

APPLICATION

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

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

EFFECT

2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this 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 March, A.D. 2026.

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 7
 day of April, A.D. 2026.

<Original Signed by the Minister>

Minister
Municipal and Community Affairs

Read a Third Time and Finally Passed this 22 day of April, A.D., 2026.

<Original Signed by the Mayor>

Mayor

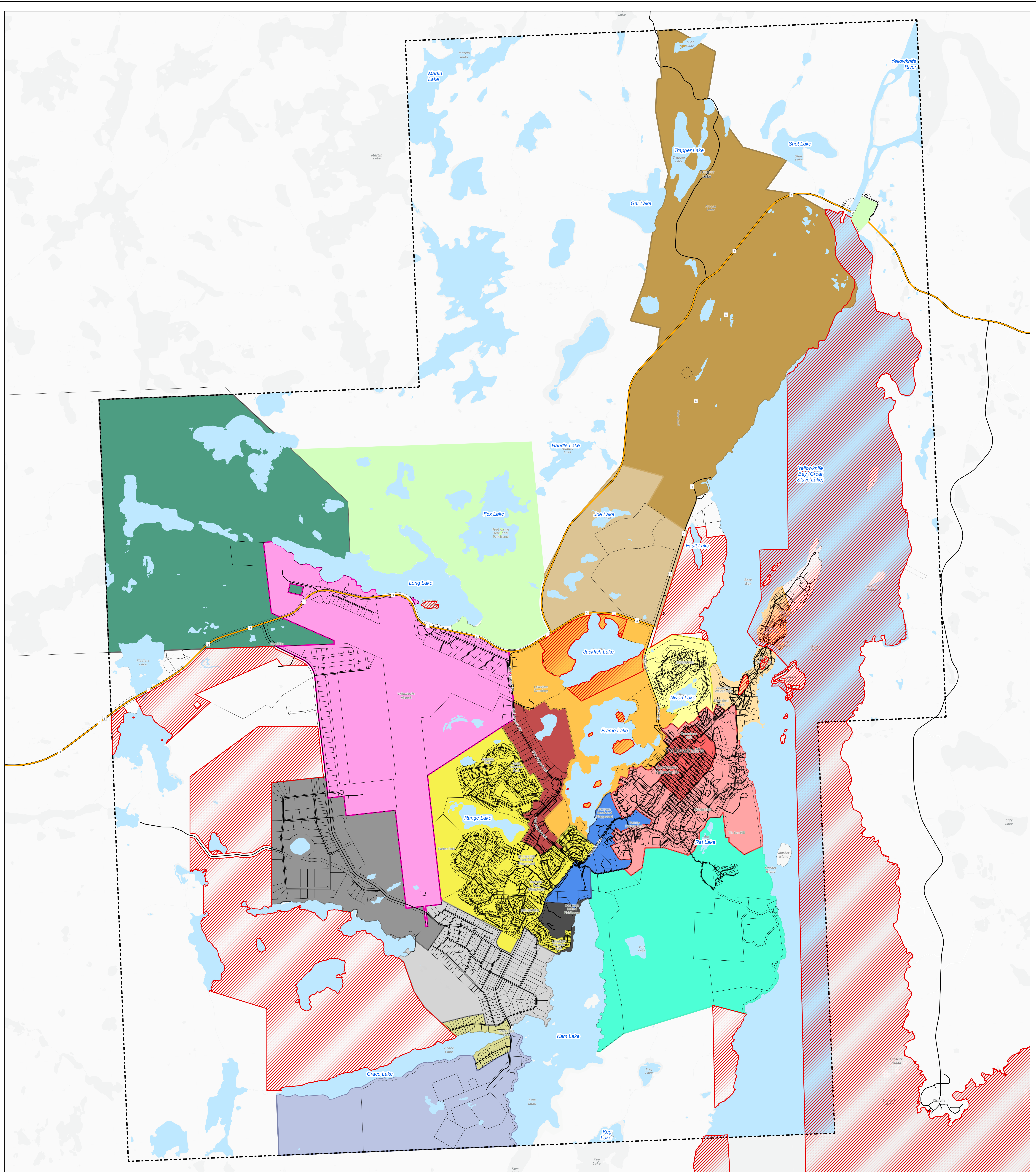
<Original Signed by the City Manager>

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.

<Original Signed by the City Manager>

City Manager



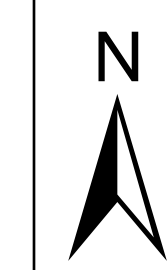
CITY OF YELLOWKNIFE

- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Fred Henne Park and Yellowknife River
- Akaitcho (Interim Land Withdrawal)
- Downtown - CityCore
- Downtown Central Residential
- Niven
- Old Town
- Old Airport Commercial
- Capital Designated Area
- West Residential Area
- Grace Lake
- Kam Lake
- Kam Lake South
- Engle Industrial Business District
- Con Redevelopment Area
- Recreation Hub
- Giant Mine
- Seismic Reserve
- Airport
- North Slave Correlation Complex
- Solid Waste Management

Title:

CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATIONS

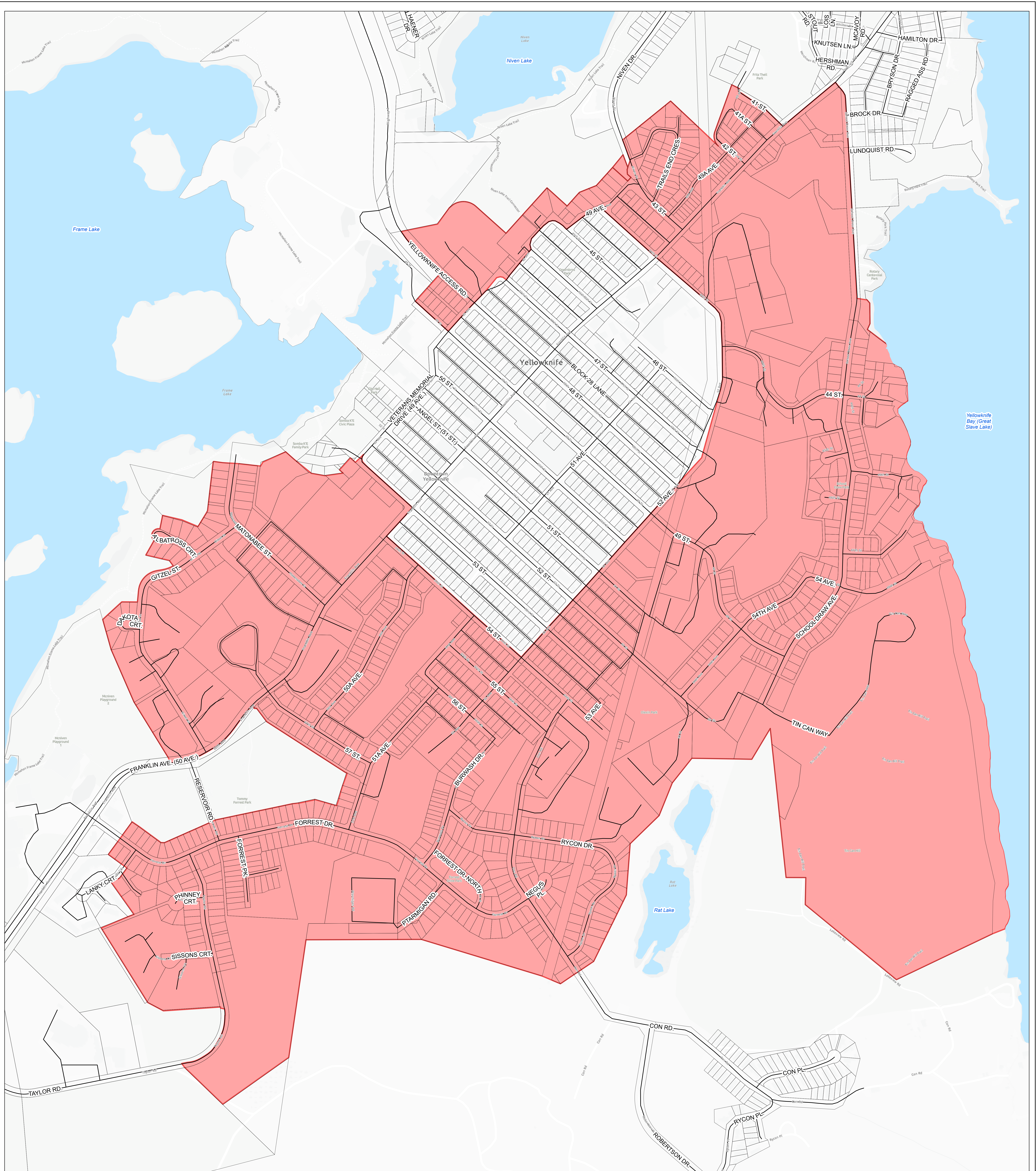
MAP 2



0 850 1,700
Meters

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By-law No. 5122 Schedule 'B' Map 4 - dated February 18, 2026



CITY OF YELLOWKNIFE

- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Downtown Central Residential

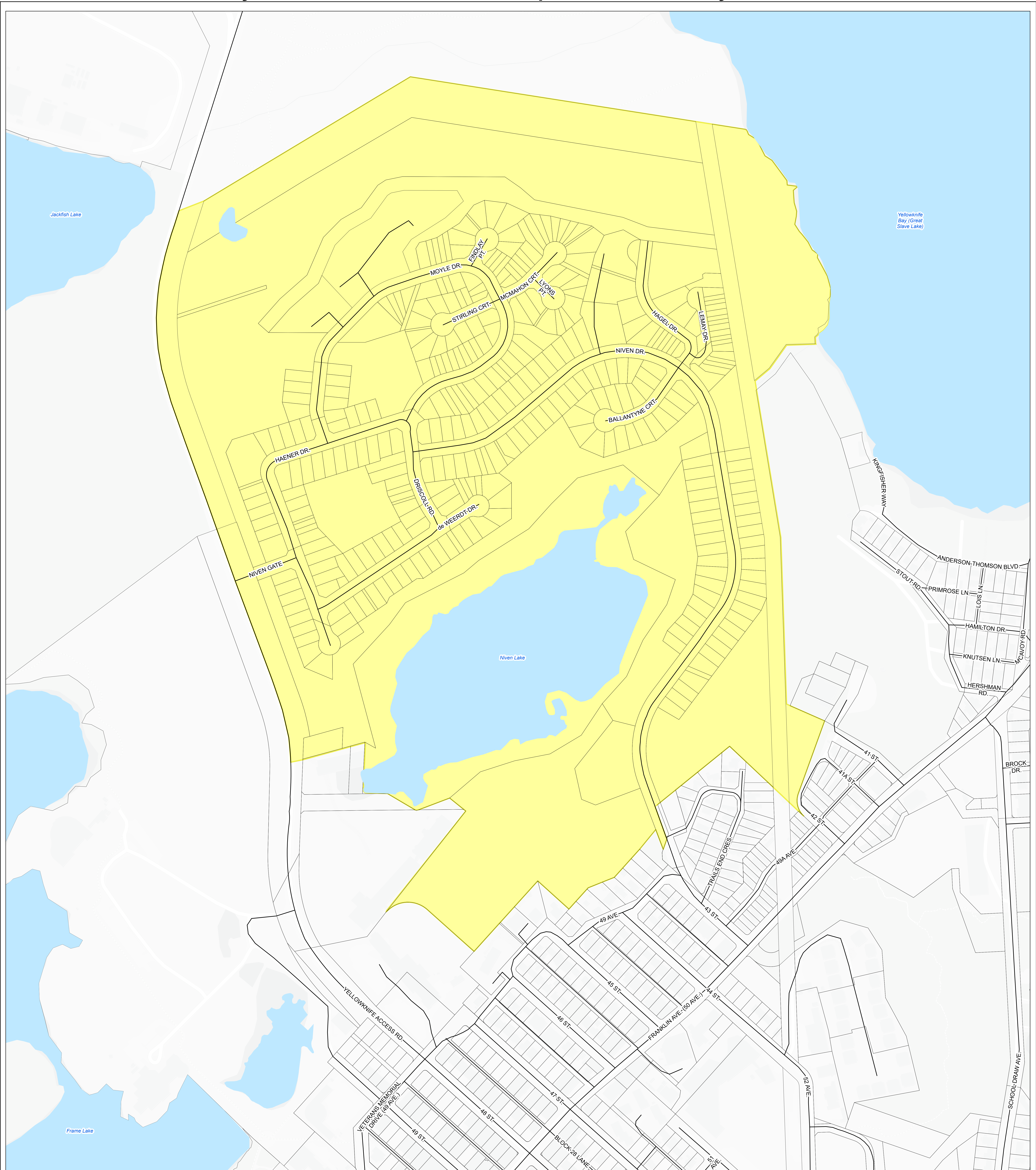
Title: CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATION
Downtown Central Residential



MAP 4
0 850 1,700
Meters

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1/21/26

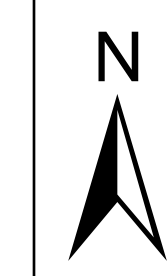


CITY OF YELLOWKNIFE

- Municipal Boundary
- Highway
- Roads
- Lakes
- Property Parcels
- Niven

Title:

CITY OF YELLOWKNIFE
 COMMUNITY PLAN
 LAND USE DESIGNATION
 NIVEN
 MAP 8



0 850 1,700
 Meters

Created By: JJK

1/20/26