



CITY OF YELLOWKNIFE

BY-LAW NO. 5102**BZ 380**

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.

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; and

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

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, is hereby amended by:
 - a. amending policy section 4.6 West Residential, page 41, to redesignate approximately 5.18 ha of site specific, vacant land, to allow for residential development. The land legally described as Lot 1, Block 553, Plan 1907 (located at the corner of Deh Cho Boulevard and Kam Lake Road) is to be removed from the 'Kam Lake' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007. Lot 1, Block 553, Plan 1907, is hereby redesignated as 'West Residential' land use designation and is subject to the policies of section 4.6 West Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).
 - b. amending policy section 4.6 West Residential, page 41, to reflect the increase in land designated West Residential from "Total Area: 356.4 ha" to "Total Area: 361.6 ha".

- c. amending Map 2, page 20, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘A’, dated 2025/02/24 attached hereto and forming part of this by-law;
- d. amending Map 9, page 44, dated 10/03/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘B’, dated 2025/02/24 attached hereto and forming part of this by-law;
- e. amending Map 11, page 51, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘C’, dated 2025/02/24 attached hereto and forming part of this by-law;
- f. amending policy section 4.8, Kam Lake, page 48 to reflect the decrease in land designated Kam Lake from “Total Area: 193.2 ha” to “Total Area: 188 ha”.
- g. amending policy section 4.17 Special Management Zone, pages 78 and 79 by deleting the entire policy and replacing it with:
“4.17 Special Management Zone”
Total Area: 3266.2 ha

The Special Management Zone, as identified on the Land Use Designation Map (Map 2), is land that is not currently designated for a specific land use. However, this land may be used for a variety of uses in the future based on the needs of the City as it continues to grow and change. Council will consider the re-designation of Special Management lands to another designation, under the following conditions:

- a. The amendments are being considered in the context of the five-year review of the Community Plan, or, if prior to the five-year review, there is an acceptable assessment and justification of the need for the re-designation; and
- b. The development area has proximity to required infrastructure, including roads and municipal services.

Planning & Development Objectives	Policies
1. To ensure orderly and well-planned future development, permitted uses on lands designated Special Management will be limited.	1. a. Permitted uses will be limited to cultural uses, recreational uses, agriculture, temporary buildings or structures, utility infrastructure, natural resource extraction activities and associated uses.

AND adding a new page 79 that states “this page intentionally left blank”;

AND deleting Map 20: Mining Tenure, Page 80 and inserting a new page that states “Map 20: Mining Tenure deleted, this page intentionally left blank”; and

- h. amending policy section 7: Glossary of Terms (Definitions) by deleting the definition for "Work Camp".

EFFECT

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

Read a First time this _____ day of _____, A.D. 2025.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2025.

Mayor

City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this ___ day of _____, A.D. 20 ____

Minister
Municipal and Community Affairs

Read a Third Time and Finally Passed this _____ day of _____, A.D., 20__.

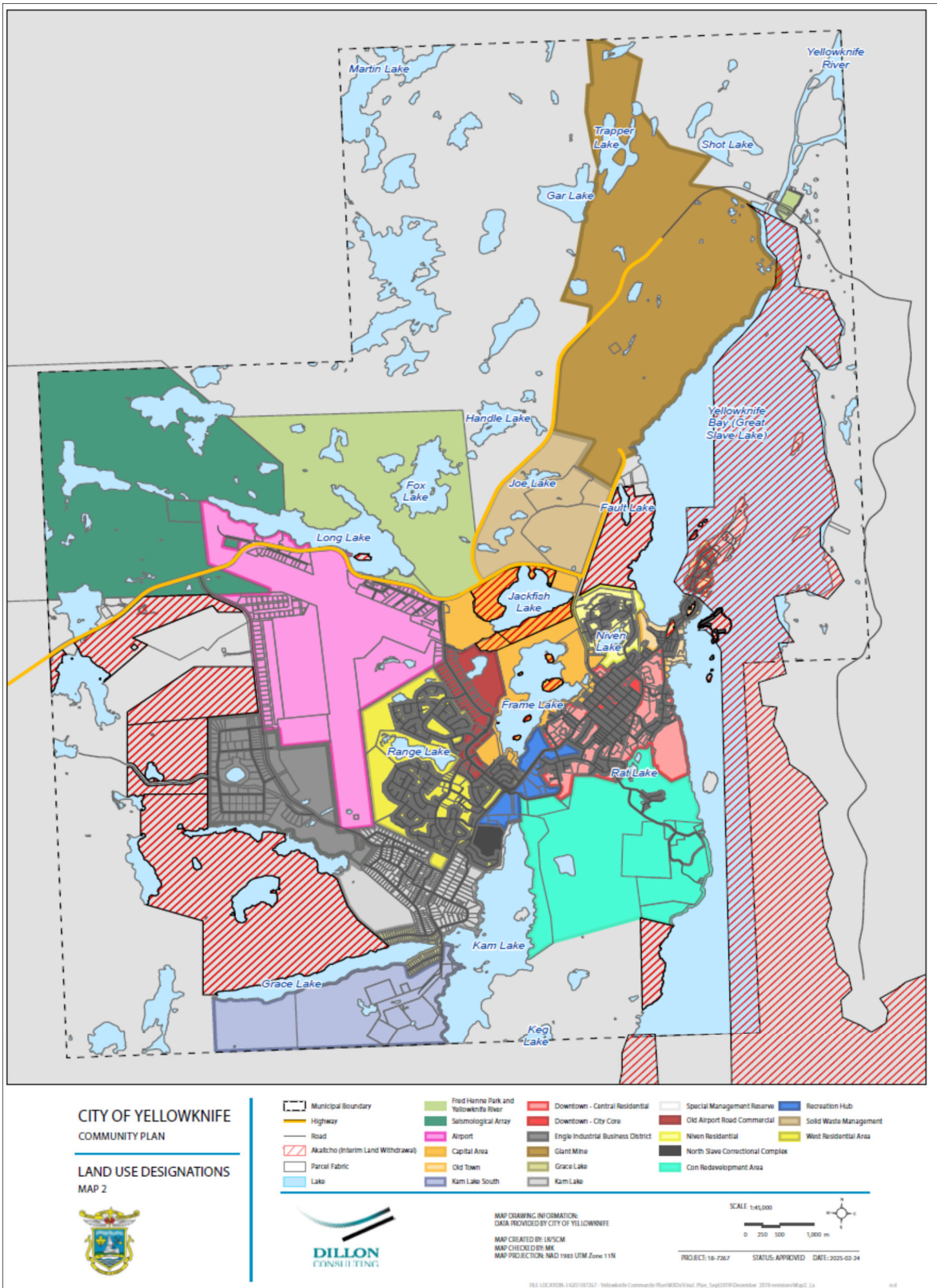
Mayor

City Manager

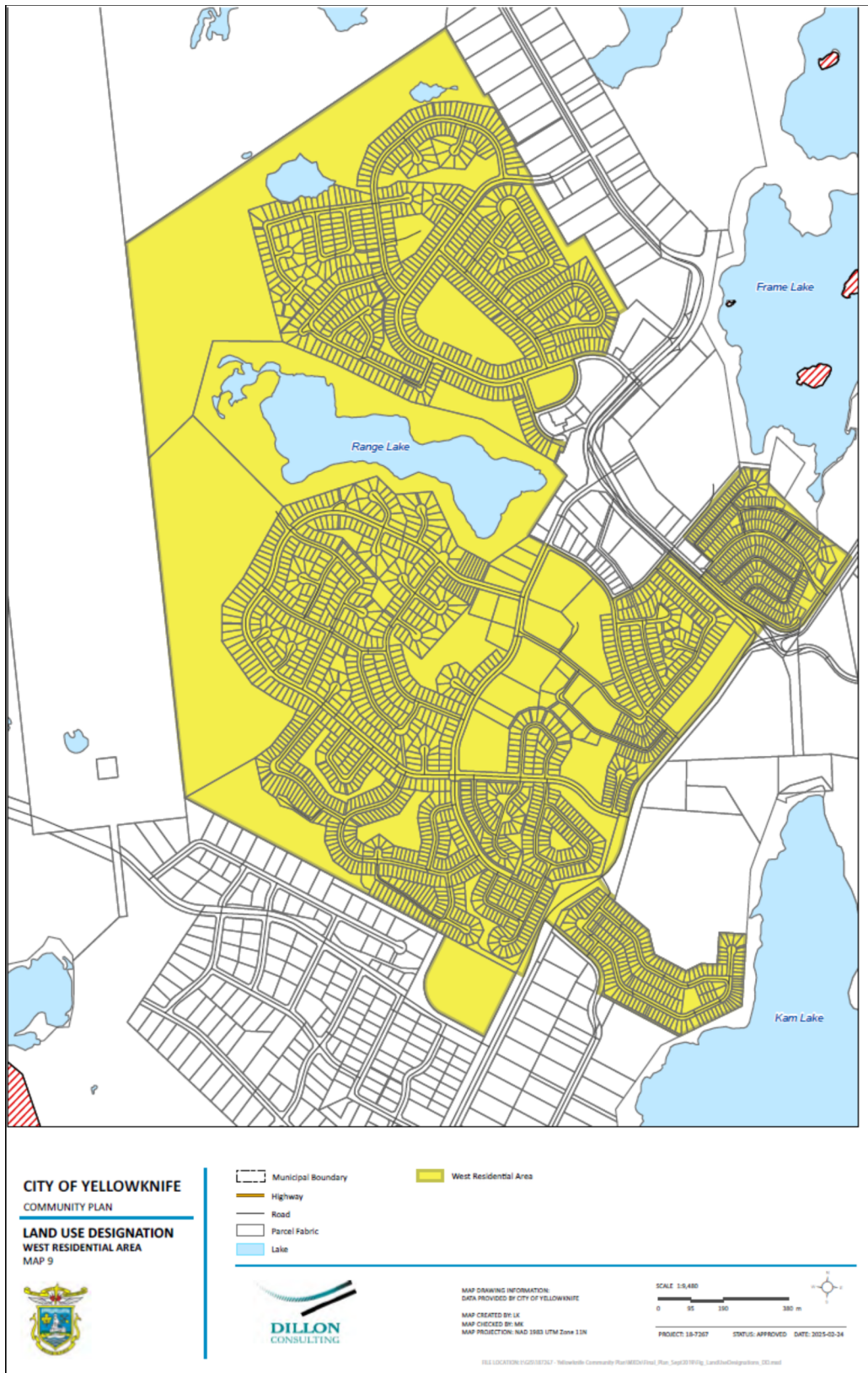
I hereby certify that this By-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the By-laws of the Municipal Corporation of the City of Yellowknife.

City Manager

Schedule 'A'
Map 2 – dated February 24, 2025



Schedule 'B'
Map 9 – dated February 24, 2025



Schedule 'C'
Map 11 – dated February 24, 2025

