

Engle Industrial Business District

Presented to: Governance and Priorities Committee
November 21, 2022



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OVERVIEW

- **Land Administration;**
- **Planning Policy; and**
- **Development**

Land Administration

Legislative Authority – Cities, Towns, and Villages Act

1. City of Yellowknife Land Administration By-law No. 4596
 - i. Disposal
 - Fee Simple
 - Lease

Land Administration By-law

1. Price of Land - Lease
2. Price of Land – Fee Simple
3. Development Costs
4. Land Development Fund



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Land Fund

- **Purpose:** purchase and service lands to be developed by the City for market
- **Current State:**

Land Development Fund	\$ millions
Current balance	\$ 11.0
Sum of all City lands inventory currently for sale	\$ 9.5
Committed costs to existing subdivisions (paving, trail development, fire suppression)	(\$ 6.8)

Planning Policy

- i. **Cities, Towns and Villages Act – Sections 53, 54 and 55**
- ii. **Community Planning and Development Act**
- iii. **Land Administration By-law No. 4596 (as amended)**
- iv. **Community Plan By-law No. 5007 – July 2020**
- v. **Zoning By-Law No. 5045 – March 2022**

Development

- ADP and zoning
- Plan of subdivision
- Engineering plan
- Sale of vacant City owned Land
- Economic Development Opportunities



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ENGLE INDUSTRIAL BUSINESS PARK



Next Steps

- ✓ Final Engineering Design - in process
- ✓ Land Appraisal – in process
- ✓ Marketing and Sales Plan – Q1 2023
- ✓ Tender and construction – Spring 2023 - 2024



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Questions?



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