



CITY OF YELLOWKNIFE

Council Agenda

Monday, June 10, 2024 at 7:00 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. 4975, the Council Procedures By-law, for the rules respecting the procedures of Council.

COUNCIL:

Mayor Rebecca Alty

Councillor S. Arden-Smith
Councillor Garrett Cochrane
Councillor Ryan Fequet
Councillor Ben Hendriksen

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 or by contacting the City Clerk’s Office at 920-5602.



Item No.

Description

OPENING STATEMENT

1. Councillor McLennan 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)

Previously
Distributed

3. Minutes of Council for the regular meeting of Monday, May 27, 2024 are presented for adoption.

4. Councillor McLennan moves,
Councillor _____ seconds,

That Minutes of Council for the regular meeting of Monday, May 27, 2024 be presented for adoption.

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

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

CORRESPONDENCE & PETITIONS

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



Item No.

Description

STATUTORY PUBLIC HEARINGS

- 7. Statutory Public Hearing regarding By-law No. 5078, a by-law to repeal and replace Land Administration By-law No. 4596, as amended.
- 8. A written submission and a presentation from Adrian Bell, a representative of the Yellowknife Chamber of Commerce, in opposition to Land Administration By-law No. 5078, a by-law to repeal and replace Land Administration By-law No. 4596, as amended.

DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

- 9. There were no delegations pertaining to items on the agenda.

MEMBER STATEMENTS

- 10. There were no statements for the agenda.
- 11. Are there any Member statements from the floor?

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

- 12. Governance and Priorities Committee Report for June 3, 2024.
- 13. Councillor McLennan moves,
Councillor _____ seconds,

That Council:

- 1. **Deny the request to purchase municipal land known as Lot 1001 Quad 5J/8 (City Land); and**
- 2. **Deny Zoning By-law amendment application PL-2023-0033 to create a site specific zone on Lots 24, Block 13 (4702 Anderson-Thomson) and a portion of Lot 1001 Quad 85J/8 Plan 1334 (City land).**

Unanimous	In Favour	Opposed	Carried / Defeated
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Item No.

Description

14. Councillor McLennan moves,
Councillor _____ seconds,

That Council appoint Colleen Wellborn, a representative from a landlord associations and/or non-government housing sector, to serve on the Community Advisory Board on Homelessness (CAB) commencing June 10, 2024 and ending June 9, 2026.

Unanimous	In Favour	Opposed	Carried / Defeated
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NEW BUSINESS

15. There was no new business for the agenda.
16. Is there any new business from the floor?

ENACTMENT OF BY-LAWS

17. By-law No. 5078 - A by-law to repeal and replace Land Administration By-law No. 4596, is presented for Second and Third Reading.

18. Councillor McLennan moves,
Councillor _____ seconds,

Second Reading of By-law No. 5078.

Unanimous	In Favour	Opposed	Carried / Defeated
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19. Councillor McLennan moves,
Councillor _____ seconds,

Third Reading of By-law No. 5078.

Unanimous	In Favour	Opposed	Carried / Defeated
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20. By-law No. 5088 - A by-law to set the 2024 Municipal Tax Levy, is presented for First and Second Reading.



Item No.

Description

21. Councillor McLennan moves,
Councillor _____ seconds,

First Reading of By-law No. 5088.

Unanimous	In Favour	Opposed	Carried / Defeated
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22. Councillor McLennan moves,
Councillor _____ seconds,

Second Reading of By-law No. 5088.

Unanimous	In Favour	Opposed	Carried / Defeated
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23. By-law No. 5089 - A by-law to set the 2024 School Tax Levy, is presented for First and Second Reading.

24. Councillor McLennan moves,
Councillor _____ seconds,

First Reading of By-law No. 5089.

Unanimous	In Favour	Opposed	Carried / Defeated
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25. Councillor McLennan moves,
Councillor _____ seconds,

Second Reading of By-law No. 5089.

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

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

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

OLD BUSINESS

28. There was no old business for the agenda.

29. Is there any old business from the floor?



Item No.

Description

NOTICES OF MOTION

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

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

32. There were no delegations pertaining to items not on the agenda.

ADMINISTRATIVE ENQUIRIES

33. There were no administrative enquiries for the agenda.
34. Are there any administrative enquiries from the floor?

ADJOURNMENT



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, June 3, 2024 at 12:05 p.m.

Report of a meeting held on Monday, June 3, 2024 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

C. White,
C. Caljouw,
C. MacLean,
A. Morton,
W. Newton,
K. Pandoo,
T. Setta,
K. Thistle,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	Committee read a memorandum regarding whether to dispose of city land and amend the Zoning By-law to permit the creation of a site specific zone on Lots 24, Block 13 Plan 1244 and a portion of Lot 1001 Quad 85J/8.



Committee noted that the applicant, Catharine Allooloo (Narwal Northern Adventures), has submitted an application to amend Zoning Bylaw No. 5045, as amended, to create a site specific mixed-use residential and commercial zone on Lots 24, Block 13 and a portion of Lot 1001, Quad 85J/8, (subject lands). The proposal, if approved, would only be applied to the subject lands. The applicant has also applied to purchase a portion of city land adjacent to their property; the zoning would apply to that parcel as well if approved.

A land application to purchase the approx. 511m² portion of city-owned Lot 1001, Quad Q85J/8 was submitted concurrent with the Zoning By-law amendment application. It is the applicant's intent to amalgamate the portion Lot 1001 with their existing lot. Figure 1 provides a visual reference of the lands requested from the City, with the lands proposed to be rezoned, and Figure 2 shows the current zoning classifications.

Figure 1 -- Location Map -- Subject Lands

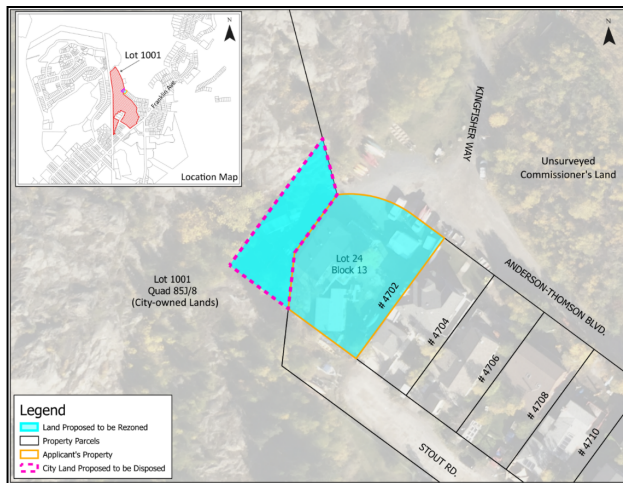
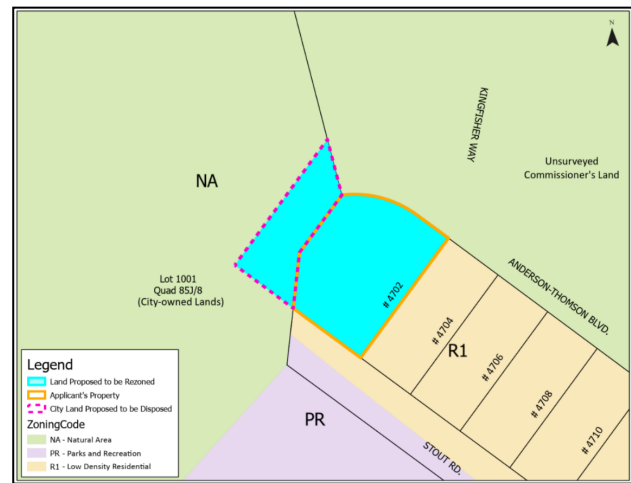


Figure 2 Zoning Map



Existing Use

The lot contains an existing 2-story Single Detached Dwelling, an existing detached secondary dwelling unit, an accessory wall tent and an accessory shed.

Proposed Use

Future development is proposed to include the creation of a new 53.59m² structure to serve as an Artisan Studio and Commercial Recreation Facility. Based on the application, proposed Commercial Recreation and Artisan Studio aims to offer Indigenous-themed activities like sewing, arts, crafts, and land-based workshops. Led by Indigenous artisans and storytellers, these activities will engage both locals and visitors, with the space also serving as a hub for theory-based outdoor pursuits.

The applicant also requests the relocation of the accessory wall tent, the removal of an accessory shed, and the addition of signage related to the proposed commercial operation. The applicant proposes to continue the operations related to the existing home based



business located on site named “Narwal Northern Adventures” (approved via Development Permit PL-2002-0405).

Committee noted that Council’s policies, resolutions or goals include:
Council Motion #174-21

That an application to purchase a 567 sq. m. portion of Lot 1001, Quad 85J/8 by the owner of Lot 24, Block 13 (4702 Anderson-Thomson Boulevard), be referred back to Administration for further consultation and resolution with the proponent.

Committee noted that applicable legislation, by-laws, studies or plans include:

1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. *Community Planning and Development Act S.N.W.T. 2011, c.22;*
3. Community Plan By-law No. 5007; and
4. Zoning By-law No. 5045, as amended.

Legislative

Section 3 of the *Community Planning and Development Act* states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community. Section 12 states that the purpose of a zoning bylaw is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality.

Section 73 to 76 and 129 of the *Cities, Towns and Villages Act* state that Council may by by-law, amend a by-law and state the required procedure to approve by-laws. A by-law must have three readings and a public hearing to be effective.

Community Plan By-law No. 5007

The Community Plan provides Planning and Development Objectives and Policies for each land use designation in order to guide and develop the community. The Objectives and Policies provide direction for decision-making processes, and help ensure that development occurs in a coordinated, sustainable, and responsible manner. The subject lands are designated Old Town. As per section 4.2, Old Town is recognized as a historically and culturally significant area that contributes to a major part of the unique character and personality of the community. Old Town features a unique blend of residential, commercial, and mixed-uses which define its character.

The proposed use does not conform to Objective 10 the Planning and Development Objectives and Policies for Old Town which directs that commercial operations shall be concentrated along the main corridors of Old Town. Concentrating commercial development to the main corridors allows for higher levels of accessibility, with greater connectivity to transportation routes such as arterial roads and public transit lines. Concentrating commercial development also serves to make more efficient use of



infrastructure and public services, and preserves the character of established residential neighbourhoods, limiting the potential for incompatible uses.

The proposed use does not conform to Objective 16. Anderson-Thomson Boulevard is not designed to City Standards and is unsurveyed. Significant road improvements are required to ensure public health and safety related to access for emergency services. The City requested the applicant to submit traffic impact study to identify road conditions, risks, and recommendations for future improvements, however, applicant declined to undertake the requested traffic impact study as part of the application (see the Planning Justification Report for more details).

Objective 1 directs that the development of residential and commercial buildings that are not compatible with the shoreline or exposed rock settings should be limited. Objective 17 identifies that the recognized natural areas of Old Town are specifically intended to be maintained. Policy 3-1 of section 5.1 Environment and Climate Change directs that the City will prioritize development in the existing built footprint of the City before developing new greenfield areas. The portion of Lot 1001 intended to be purchased and developed is adjacent to the shoreline, is part of an exposed rock setting, and is currently zoned NA – Natural Area. Allowing for the land disposal, rezoning, and development of a portion of a contiguous piece of natural land deemed inappropriate for development directly contravenes Objectives and Policies of the Community Plan and therefore the Development Officer recommends refusal of the proposal.

Objective 3 directs that compact urban form will be encouraged. Objective 6 and Policy 6-a direct that the City's walking infrastructure shall be improved and that gaps in the City's accessible walking infrastructure will be filled. Anderson-Thomson is unsurveyed and does not have accessible walking infrastructure. The establishment of a mixed use area at the end of an unsurveyed road, lacking pedestrian infrastructure will increase traffic congestion. There are no identified plans from the applicant to address the situation.

The proposal does not conform to Objective 7 or Policy 7-a as it does not improve sustainable transportation networks from Old Town and has the potential to worsen the traffic congestion in the area as the proposal is located on a unsurveyed road that is not designed to City standards.

The proposal does not conform to Objective 13 or Policy 13-a as it will alter the landscape and disrupt the natural environment. The proposed structure is incompatible with a natural setting.

Zoning By-law, No. 5045, as amended

Regulations of Zoning By-law No. 5045 apply to the use and development of land and buildings within the municipal boundary of the City. Section 3.2.1 c) specifies that Council may approve or add any specific provision(s)/ or deny all applications for an amendment to this By-law. Section 5.2.6 states that an amendment to this By-law shall be consistent with



any existing or proposed Community Plan, Area Development Plan, and any Council approved plans or policies that affects or will affect the land.

Zoning Regulations Review

Based on the site plan and supporting documentation, the proposed Lot Coverage, Height, and Front, Side, and Rear Yard setbacks for the proposed site-specific zone are comparable to the regulations of the adjacent R1 zone, with the exception of the proposed commercial use regulation.

Section 7.1.6 states that lots shall be accessible by fire, police or other emergency personnel and equipment. Concerns were noted by the City of Yellowknife's Fire Division regarding the questionable Emergency Access (due the narrowness of Anderson-Thompson Boulevard), and no street parking restrictions (see Planning Report Appendix – F). Comments provided by the public also included concerns regarding impact from on street parking (see Planning Report Appendix – E).

Proposed landscaping includes one tree in the front yard with additional trees in the side and rear yards. A planter is provided but no other existing vegetation or natural landscape features are proposed to be maintained on site. The proposed landscaping does not meet the requirements of landscaping in either the R1 or OT.

A denial of the applications will result in Administration requiring the non-compliant structures, business equipment and materials to be removed from the adjacent City Land and municipal right of way. The use of the property currently exceeds the requirements of a Home Based Business defined in the Zoning By-law and will be required to cease. The property may return to a home based business in accordance with the requirements of the Zoning By-law.

Committee noted that the proposed zoning by-law amendment does not conform to the Objectives and Policies of Community Plan No. 5007 and does not comply with Zoning By-law No. 5045, as amended. Potential risks associated with emergency access have not been appropriately addressed. It is recommended that the proposed disposal of city land and Zoning By-law amendment, to create a site specific zone on Lots 24, Block 13 and a portion of Lot 1001, Quad 85J/8, be denied. The application as presented does not represent good land use planning.

Committee heard a presentation from Ms. Catharine Allooloo, the proponent. Ms. Allooloo noted that for her the last 35 years have been a lifestyle choice, not about empire building. Ms. Allooloo further noted that it has been an arrangement that allowed her to work from home as she raised her children and now her grandchildren, doing something she enjoys, passing on to youth valuable lifesaving and life-changing skills, and showcasing Indigenous culture. Ms. Allooloo stated that she would like to make sure Council understands the gravity of this decision. Ms. Allooloo further stated that it involves more than just whether or not the City sells her a sliver of land. Ms. Allooloo noted that if this application is denied, Administration will next be coming after her to close her business altogether, for being non-



compliant as a home-based business. Ms. Allooloo further noted that she would be open to a reasonable restriction placed on the number of clients serviced at any given time, if it would mean allaying some of the concerns raised and clearing the way for the proposal to move forward.

Committee recommends that Council:

- 1. Deny the request to purchase municipal land known as Lot 1001 Quad 5J/8 (City Land); and**
- 2. Deny Zoning By-law amendment application PL-2023-0033 to create a site specific zone on Lots 24, Block 13 (4702 Anderson-Thomson) and a portion of Lot 1001 Quad 85J/8 Plan 1334 (City land)**

MOVE APPROVAL

(For Information Only)

4. Committee read a memorandum regarding whether to adopt the 2024 Municipal Tax Levy and 2024 School Tax Levy by-laws.

Committee noted that Council sets municipal mill rates annually to generate property tax revenue in accordance with its adopted budget and sets school mill rates based upon revenue requisitions from the two school boards. Once final municipal and school mill rates are set, the City sends a final property tax bill to all property owners and ratepayers. The proposed municipal mill rates set out in this memorandum and the accompanying by-laws will result in sufficient tax revenues to fund the approved 2024 Budget.

When Council adopted Budget 2024, it required a municipal property tax increase of five percent (5%). A slight decrease in the City's assessment base subsequently increased the requirement to five decimal zero two percent (5.02%). However, as the extra zero point zero two percent (0.02%) is a negligible, Administration is recommending that the original planned increase of five percent (5%) be maintained.

Also note that on May 9, 2022, Council directed Administration to set mill rates to achieve a Commercial to Residential mill rate ratio of 2.13. As the recommended mill rates for 2024 maintain this ratio, the five percent (5%) tax increase will apply to all ratepayers.

Committee noted that Council's policies, resolutions or goals include:

Budget Policy (Council Motion

Balancing the Budget The budget shall be balanced except when reasonably unforeseeable circumstances occur. The Budget shall be considered balanced if:

1. fund balances are within the minimum and maximum limits prescribed in the Stabilization Funds policy statement; or



2. the change in balance of each fund meets or exceeds the plan to establish minimum fund balances as prescribed in the Stabilization Funds policy statement.

Stabilization Funds

Council shall establish and maintain fund balances as follows:

1. General Fund: no less than 10% and no more than 15% of budgeted expenditures.
2. Solid Waste Management Fund - no less than 5% of budgeted expenditures;
3. Water & Sewer Fund – no less than 5% of budgeted expenditures;
4. Land Development Fund – amount sufficient to fund future land development;
5. Service Connection Failure Assistance Fund - no less than Nil;
6. Capital Fund – amount sufficient to fund expenditures according to the Asset Management Plan; and
7. Reserve Fund - amount sufficient to fund expenditures according to the Long-Term Financial Plan and the Asset Management Plan.

Fund balances may be used at Council’s discretion for emergencies, unanticipated economic downturns, and one-time opportunities. Minimum fund balances shall be restored in the following year or according to Long-Term Financial Plan.

Asset Management

Asset Management shall be implemented according to the Asset Management Plan and the Ten-Year Capital Plan adopted by Council. The annual budget shall be prepared in accordance with these Plans, and shall include sustainable transfers from the General Fund, Water and Sewer Fund, and Solid Waste Management Fund to the Capital Fund.

Committee noted that applicable legislation, by-laws, studies or plans include:

1. *Cities, Towns and Villages Act S.N.W.T. 2003, c22;*
2. *Property Assessment and Taxation Act R.S.N.W.T. 1988, c.P-10;* and
3. *City of Yellowknife Tax Administration By-law No. 4207, as amended.*



Legislative

The *Cities, Towns and Villages Act* (CTV Act) stipulates that Council must adopt a balanced budget in advance of each fiscal year, and that the budget must include estimates of all anticipated expenditures and revenues. It further stipulates that if a municipality incurs a deficit, it must be eliminated by the end of the next fiscal year.

Section 76 of the Property Assessment and Taxation Act directs Council to establish a municipal mill rate, by by-law, for each property class in the municipal taxation area for the purpose of raising property tax revenue for use by the municipality. It also directs Council to establish an education mill rate based on the education district authorities' requests.

Procedural Considerations

In January 2024, the City sent an interim tax bill to property owners as per the *Property Assessment and Taxation Act*. The amount of the interim tax bill was 50% of the 2023 tax levy. In order to determine the final 2024 tax bill for City ratepayers, the final mill rates must be approved by Council prior to the issuance of the final tax bill in June. The interim tax bill amount will be deducted from the final tax bill to determine the balance amount each ratepayer will still owe for the year.

Financial Considerations

When Budget 2024 was adopted in February of 2024, Administration estimated that a tax increase of five percent (5%) would be needed to meet the tax revenue requirement of \$37,938,000. Since then, the Assessment Roll values have been finalized and some changes were made by the Board of Revision, resulting in a slight decrease in the assessed values. The decrease is primarily due to reassessment values for some appealed Commercial Properties and Residential Properties. As these changes resulted in only a minor decrease in tax revenue, the same tax increase of five percent (5%) remains necessary to meet the City's 2024 tax revenue requirement of \$37,938,000.

Education Mill Rate

For the 2024/2025 school year, Yellowknife Education District No. 1 requested \$7,005,779 in tax revenues, compared to the \$6,880,000 they requested for the 2023/2024 school year.

On the other hand, the Yellowknife Catholic School Board (YCS) requested \$4,613,000 in tax revenues for 2024/2025, compared to their request of \$4,637,000 for the 2023/2024 school year.

Consistency

It has been Council's practice, as agreed to by the school districts, to set the same mill rates for both school districts.

Department Consultation

Consultation on the revenue requirements for the City is conducted amongst all departments when the budget is developed.

Council's Direction

On December 12th, 2022, Council directed Administration to develop a Mill Rate Policy. This initiative is on Administration's 2024 Work Plan.



Committee noted that on May 9, 2022, Council directed Administration to set 2022 mill rates to achieve a Commercial to Residential mill rate ratio of 2.13. The proposed 2024 mill rates maintain this ratio and will enable the City to meet its tax requirement of \$ 37,938,000.

The following table summarizes the 2023 and 2024 assessment and taxation distributions between Non-Residential and Residential properties under the recommended mill rates:

Assessment and Tax Distribution					
	Total Assessment		Tax Responsibility		Mill Rate Ratio
	Non-Residential	Residential	Non-Residential	Residential	
2023	38.28%	61.72%	56.47%	43.53%	2.13
2024	38.14%	61.86%	56.31%	43.69%	2.13
% change	-0.35%	0.22%	-0.28%	0.36%	0%

The school mill rates have been calculated to raise the amounts specified in the school boards' requisitions; they are the same as the 2023 mill rates.

Committee recommends that Council:

1. Adopt By-law No. 5088, a by-law to set the 2024 Municipal Tax Levy by applying mill rates as follows:

Residential	6.60 mills
Multi-Residential	7.20 mills
Commercial and Industrial	14.03 mills
Mining and Quarrying	17.71 mills
High Density Parking	8.15 mills
Agricultural	6.42 mills; and

2. Adopt By-law No. 5089, a by-law to set the 2024 School Tax Levy by applying mill rates as follows:

Residential	2.96 mills
Multi-Residential	2.96 mills
Commercial and Industrial	2.96 mills
Mining and Quarrying	4.19 mills
High Density Parking	2.96 mills
Agricultural	2.96 mills

(For Information Only)

5. Councillor Cochrane moved,
Councillor Fequet seconded,



That Committee move in camera at 1:10 p.m. to discuss a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

6. Committee discussed a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness.

(For Information Only)

7. Councillor Fequet moved,
Councillor Payne seconded,

That Committee return to an open meeting at 1:13 p.m.

MOTION CARRIED UNANIMOUSLY

(Business arising from in camera session)

8. **Committee read a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness.**

Committee noted that there is a vacancy on the Community Advisory Board (CAB) on Homelessness.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised a vacancy on the Community Advisory Board (CAB) on Homelessness in the Capital Update, the City's website and social media sites.

Committee noted that Council's policies, resolutions or goals include:

Council Goal #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.

Committee noted that applicable legislation, by-laws, studies or plans include: Council Procedures By-law No. 4975, as amended.

Legislation

Section 122 of Council Procedures By-law No. 4975 states:

Special Committees of Council

122. Where Council deems it necessary to establish a special committee to investigate and consider any matter, Council shall:

- (1) name the committee;
- (2) establish terms of reference;
- (3) appoint members to it;
- (4) establish the term of appointment of members;
- (5) establish requirements for reporting to Council or a standing committee; and
- (6) allocate any necessary budget or other resources to it.

Procedural Considerations

All appointments to Special Committees must be approved by Council.

The composition of the Committee was structured so that various segments of the community are represented.

Committee noted that the Committee members will assist the City in an advisory capacity regarding homelessness issues within the municipal boundaries of the City of Yellowknife. Appointing a full complement of Members will ensure that the work of the committee is completed in a timely fashion.

Committee recommended that Council appoint Colleen Wellborn, a representative from a landlord associations and/or non-government housing sector to serve on the Community Advisory Board on Homelessness (CAB) commencing June 10, 2024 and ending June 9, 2026.

MOVE APPROVAL

- 8. The meeting adjourned at 1:14 p.m.



CITY OF YELLOWKNIFE

PUBLIC NOTICE

The Council of the City of Yellowknife will hold a PUBLIC HEARING at seven o'clock in the evening (19:00 p.m.) on Monday, June 10, 2024, in the City Hall Council Chamber to hear any submissions to By-law No. 5078.

Additional information and copies of By-law No. 5078 may be obtained from the Office of the City Clerk at City Hall or by phoning (867) 920-5646 or visiting www.yellowknife.ca/PublicNotices.

Written submissions should be forwarded not later than 16:30 p.m. on Wednesday, June 5, 2024, to the City Clerk, Yellowknife City Hall, P.O. Box 580, Yellowknife, NT, X1A 2N4; e-mailed to cityclerk@yellowknife.ca; or faxed to (867) 920-5649.

Written submissions filed for consideration at the Public Hearing may be inspected by the public at the Office of the City Clerk at City Hall during regular office hours.

Any person wishing to make a verbal submission at the Public Hearing is asked to contact the Office of the City Clerk at (867) 920-5646 before 12:00 noon on June 10, 2024, and provide their name and whether they will be speaking in favour or against the proposed by-law.

If a person is unable to attend the Public Hearing, they may authorize another person to attend and speak on their behalf. There are specific requirements for this authorization available on www.yellowknife.ca/publicnotices.

ATTENTION:

Council cannot consider oral or written submissions received after the Public Hearing on Monday, June 10, 2024 is declared closed.

NOTE:

For more information about Public Hearing, please see Sections 38 to 46 of [Council Procedure By-law No. 4975](#), as amended, or visit our website www.yellowknife.ca/publicnotices.



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Mayor Rebecca Alty and Members of Yellowknife City Council
PO Box 580
Yellowknife, NT
X1A 2N4

June 3, 2024

Re: Follow up to feedback provided to the Draft Land Administration By-law to replace By-law No. 4596

Dear Mayor Alty and Members of Yellowknife City Council,

In follow up to our letter sent to you February 29, 2024, we thank Administration for taking the time to respond in detail to the questions we posed regarding the draft Land Administration By-law. We also appreciate the time Administration took to provide a clause-by-clause review of proposed changes as presented at the Governance and Priorities Committee meeting (GPC) on May 21. We were not made aware of the formal answers to our questions provided by Administration ahead of the presentation at GPC and were not asked for comment on changes made since our February communication. We will therefore provide our response now, ahead of the second and third reading of the By-law.

One of our biggest objections (voiced in February) to the proposed Land Administration By-law remains that it allows the City to dispose of land without going through the land disposal by-law process, with all of its corresponding public input and Council oversight. A good example of this is the current process by which the city is disposing of eight or ten lots at Grace Lake South and Niven. Before the ballot draw could go ahead, it required a discussion and debate at a City GPC meeting and three readings at City Council meetings. We view the discussion and debate surrounding disposal of land as a crucial part of the process and are concerned that without this requirement the city will be able to sell land without the public or Council's input. Our concern is we will soon see controversial portions of land coming up for sale without an opportunity for the public or, crucially, Council to give feedback.

Administration's response to the above concern is, as we understand it, that essentially the Cities, Towns and Villages Act does not technically require that they dispose of land through a disposal bylaw for a specific piece of land or group of lots and therefore the extra layer of oversight is not required. We respond that the Cities, Towns and Villages Act sets the bar too low with respect to oversight of the disposal of land and past City Councils rightly imposed a higher standard.

We understand that the argument in favour of proposed changes, specifically with respect to the disposal of land, is that these changes will streamline the process, and potentially lead to more land becoming available more quickly. The YK Chamber is a proud proponent of increasing efficiencies and getting more land available for development more quickly. However, we do not believe that oversight



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and transparency should be sacrificed in the name of possible efficiencies. Furthermore, we have not heard members of the development community, nor the of the community at large, lament the current process as overly inefficient.

This is the second instance in the last year where we have seen the trend of Council removing itself from important processes, seemingly in the interests of streamlining processes. This is a troubling trend and one we do not support. We understand there is much work to be done and resources are limited. However, we believe that Council plays an important role in terms of oversight and that cutting out council or public input is not where efficiency should be gained.

The YK Chamber values transparency and inclusivity in decision-making processes. We urge Council to once again carefully consider whether genuine community engagement will occur given the proposed changes to the Land Administration By-law.

For your consideration.

Melissa Syer, Executive Director
Yellowknife Chamber of Commerce

Adrian Bell, President
Yellowknife Chamber of Commerce

Distributed via email to:

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lands@yellowknife.ca

THE CITY OF YELLOWKNIFE

NORTHWEST TERRITORIES



LAND ADMINISTRATION BY-LAW NO. 5078

Adopted Month, XX, 2024

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CITY OF YELLOWKNIFE

BY-LAW NO. 5078

BG 79

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories authorizing the Municipal Corporation of the City of Yellowknife to repeal and replace City of Yellowknife Land Administration By-law No. 4596.

PURSUANT TO:

- a. Sections 53, 54 and 55 of the Cities, Towns and Villages Act S.N.W.T. 2003. C.22, as amended;
- b. Due notice to the public, provision for inspection of the by-law and due opportunity for objections thereto to be heard, considered and determined;

WHEREAS the Municipal Corporation of the City of Yellowknife deems it desirable to adopt a Land Administration By-law;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to repeal and replace Land Administration By-law No. 4596.

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

PART 1 - GENERAL

SHORT TITLE

1. This by-law may be cited as the "**The Land Administration By-law**".

APPLICATION

2. This By-law shall, except as otherwise expressly authorized by herein, apply to all Acquisitions, Disposals, licences, or other Land dispositions by the City.

DEFINITIONS

“Acquisition or Acquire”	means the purchase, lease or expropriation of land;
“Adjacent Property”	means the property, land, or lot adjoining the property in question along a lot line or separated only by an alley, easement, roadway or highway;
“Appraised Value”	means the most probable price, determined by a professional real estate appraiser, which a property should bring in a competitive and open market as of a specified date under all conditions requisite to a fair disposal, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimuli.
“City”	means the Municipal Corporation of the City of Yellowknife in the Northwest Territories established pursuant to the <i>Cities, Towns and Villages Act</i> , S.N.W.T. 2003, c22;
“City Manager”	means the Senior Administrative Officer of the City of Yellowknife or their designate appointed pursuant to the <i>Cities, Towns and Villages Act</i> , S.N.W.T. 2003, c22 as amended from time to time;
“City Standard”	means the rules, regulations, practices and codes of the City, including but not limited to development and design standards, plans, specifications, general provisions or processes that are documented in writing or have previously been implemented;
“Council”	means the Council of a Municipal Corporation and includes the Mayor and/or Councilor (s);
“Development Cost”	means the City's direct and indirect costs incurred in developing land, which may include, but are not limited to: (a) land acquisition and disposal costs; (b) environmental studies and/or clean up;

- (c) planning, engineering, legal surveying, appraisal, and project management;
- (d) roadways, lanes, parking areas, curbs, sidewalks, walkways, boulevards, street names, signage, lighting, furniture and all necessary appurtenances to City Standards;
- (e) water, sanitary, drainage, fire suppression or Municipal Infrastructure services;
- (f) utilities (e.g. communication, electrical, etc.);
- (g) parks and recreational improvements;
- (h) salaries and benefits of municipal administrators; and
- (i) financing charges, including interest and legal costs for any loans incurred in developing the Land.

“Disposal or Dispose”	means the sale or lease of land;
“Easement”	means permission to use a portion of someone’s land through an agreement for a specific purpose and can be registered in the Land Titles Office;
“Encroachment”	means when an adjacent property owner builds or extends a portion of a building, structure, or architectural feature on or over or through other or City-owned property;
“Fee Simple”	means freehold ownership of real property.
“Habitat for Humanity NWT”	means the registered society under the <i>Society Act R.S.N.W.T.</i> of the Northwest Territories;
“Land”	means real property or an interest therein, other than an easement or restrictive covenant;
“Lease”	means leasehold interest of real property that provides exclusive rights of occupation and use of the land through a contract for a stated period of time;

- “Licence Agreement” means an agreement granting occupation or Encroachment to use a portion of City land in a non-exclusive possession and not creating any estate or interest;
- “Lot” means an area of land, the boundaries of which are filed on a plan registered at the Land Titles Office for the Northwest Territories;
- “Municipal Infrastructure” means those facilities or amenities normally put in place on developed or undeveloped lands to allow improvements to be built or installed and which may include all or one of the following but not limited to:
- (a) roadways, lanes, parking areas, curbs, sidewalks, walkways, boulevards and all necessary appurtenances;
 - (b) water, sanitary and storm sewer systems, including service connections and all necessary appurtenances;
 - (c) parks and recreational improvements; and
 - (d) land required for, or in connection with, any of the facilities described in the definition of this by-Law or any other facilities deemed desirable by Council.
- “Off-Site Levy” means a surcharge levied by the City against the purchaser of land from the City or against a tenant leasing land from the City. The City uses this levy to pay for all or part of the capital cost of all or any Municipal infrastructure located outside the land being purchased or leased but which is of direct, though not exclusive, benefit to the purchaser or lessee and which may include but is not limited to:
- (a) new or expanded facilities for the storage, transmission, or supply of water;
 - (b) new or expanded facilities for the treatment or disposal of sewage;

- (c) new or expanded storm sewer drainage facilities;
- (d) new or expanded roadways and sidewalks;
- (e) new or expanded facilities for the upgraded electrical or cable systems; and
- (f) new or expanded facilities for community or protective services; and required for, or in connection with any of the facilities described in the points above.

“Parcel” means unsurveyed land with specific boundaries and corners, which can be leased;

“Planning Administrator” means the City employee holding the Director of Planning & Development position, or their designate, for the City of Yellowknife as amended from time to time;

“Quarry” means any work or undertaking in which granular materials are removed from the ground or the land by any method and includes all ways, works, stockpiles, machinery, plant, buildings and premises belonging to or used in connection with the site;

“Substandard Sized Lands” Those lots or parcels that do not meet the minimum requirements defined by the City’s Zoning By-law, as amended or are landlocked and not required for municipal purposes;

PART 2 – LAND ACQUISITION & DISPOSAL

1 REQUEST FOR LAND WITHIN THE MUNICIPAL BOUNDARY

- 1) A request to acquire City land shall be a complete application that may include all or some of the following:
 - a. be made using the form specified by the Planning Administrator, as amended, from time to time;
 - b. include such information as the Planning Administrator may deem necessary or appropriate to consider the request, including but not limited to a sketch delineating the area to be acquired and a detailed development proposal; and
 - c. include the application fee, if any, pursuant to the City’s Fees and Charges By-law, as

amended.

- 2) Any request to acquire Territorial or Commissioner's land shall be completed by the City following the Government of the Northwest Territories Municipal Lands [Policy](#).
- 3) The Government of the Northwest Territories shall not dispose of Territorial or Commissioner's land within the City of Yellowknife Municipal boundaries to the public without the agreement of the City. Public requests to acquire Territorial or Commissioner's land will be transferred through the City of Yellowknife, not directly to a third party.
- 4) Upon receipt of an application to acquire land, the Planning Administrator shall review the request for compliance with this by-law and any other applicable by-law or legislation and may:
 - a. approve a lease without a by-law if the term is less than three years less a day or a month-to-month tenancy;
 - b. refer any disposals, including all waterfront land requests, to Council, or if the Planning Administrator otherwise deems the approval of Council to be desirable; or
 - c. refuse the land application if the proposed use is prohibited and contradicts relevant policies and regulations.

2 ACQUISITION BY THE CITY

- 1) The City shall acquire fee simple or leasehold interest, as applicable, on all Commissioner's or Territorial Land required for municipal purposes.
- 2) The City shall obtain a non-possessory right or easement to use or enter onto real property without a by-law, to permit the passage of people or vehicles and to construct, maintain, operate, generate, transmit and supply utilities, including, but not limited to fire suppression, horizontal infrastructure and other related Municipal infrastructure.
- 3) The City shall acquire land for municipal purposes or for disposal.
- 4) The City shall acquire real property by expropriation pursuant to the provision of the *Expropriation Act* and *Community Planning and Development Act* and through the tax recovery process by the *Property Assessment and Taxation Act*.
- 5) The acquisition of land shall be by by-law in accordance with this by-law and the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c22.

3 DISPOSAL BY THE CITY

- 1) The City may dispose of land where the land is not required for municipal purposes and where the

intended land use conforms to and is not prohibited by the City's Community Plan, Area Development Plan (where applicable); Zoning By-law, and/or any other relevant by-laws, plans and studies.

- 2) The City may, where appropriate, offer the first right of refusal to lease or purchase lands to current leaseholders and/or Adjacent Property owners.
- 3) The Planning Administrator may grant a non-possessory right or easement to use or enter onto land without a by-law to permit the passage of people or vehicles, horizontal infrastructure and other related Municipal infrastructure.
- 4) In the absence of any requirements for municipal purposes, and by all relevant regulations and legislation, the City may issue leases on public lands to:
 - a. adjacent property owners in residential and non-residential zoned areas.
 - b. individuals, groups or businesses where there are no adjacent property owners.
- 5) The disposal of fee simple or leasehold interest in any real property shall be done in accordance with this By-law and the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c22.
- 6) Before the City authorizes the disposal of land to a business, corporation or society, the entity must provide proof of being in good standing by the provisions of the *Societies Act*, *Business Corporations Act*, or other relevant Act, by-law or policy.
- 7) Before the City authorizes land disposal to a business or corporation, they must obtain a City business licence.
- 8) Any individual, business, corporation or society acquiring a leasehold interest in land shall maintain public liability insurance, with a company licensed and registered to do business in the Northwest Territories, for the land and any improvements to it for not less than \$2,000,000.00, or such other amount as reasonably directed by the City from time to time. The individual, business, corporation or society shall provide the City with documentary evidence of such insurance in a form satisfactory to the City, which names the City as an insured party.
- 9) Where the City disposes of land to a tax-exempt institution, another order of government or a non-profit organization, the City may require the purchaser or lessee to enter into an agreement which gives the City the right of first refusal to reacquire the land and any improvements placed thereon should the purchaser or lessee cease to operate or no longer require the property for its intended purpose.
- 10) Land disposals by the City will be subject to the terms and conditions of a purchase or lease agreement as determined by the Planning Administrator.
- 11) Land may be leased where it is not available in fee simple title to the City or where there is benefit

to the City in retaining land for municipal purposes.

- 12) All lease agreements shall incorporate clauses relative to the remediation of potential environmental damage, including the requirements for remediation, at the lessee's expense. The lessee shall be required to deposit security with the City to the noted remediation requirements, pursuant to the Fees and Charges By-law, as amended. The security shall consist of a Bond, Certified Cheque or Irrevocable Letter of Credit issued by a Chartered Bank or Surety Company.
- 13) The disposition of land in fee simple or leasehold interest shall be made in accordance with this By-law or may be specifically authorized or approved by a By-law.
- 14) Acquisition or disposal of land shall include the legal description of the land to be acquired or, in the case of a lease of unsurveyed lands, a description of the parcel and sketch sufficient to identify the property to be leased.

4 ESTABLISHING THE PRICE OF LAND – LEASE RATES

- 1) The annual lease rate for land disposed of by the City shall be charged as defined in the City's Fees and Charges By-law, as amended, and all uses shall be categorized pursuant to the definitions therein.
- 2) For greater certainty, Goods and Services Tax or other taxes payable by a lessee, if any, shall be in addition to the total lease costs determined under this By-law.

5 ESTABLISHING THE PRICE OF LAND – FEE SIMPLE DISPOSAL

- 1) The price of the land must be equivalent to its appraised value or the development costs, whichever is higher.

6 DEVELOPMENT COSTS & OFF-SITE LEVIES

- 1) Development costs & off-site levies will be recovered in accordance to the Financial Administration by-law, as amended.

7 LAND DEVELOPMENT FUND MANAGEMENT AND OPERATION

- 1) All revenues from the disposal of land shall be deposited in the Land Development Fund in accordance with the Financial Administration By-Law, as amended.
- 2) Off-site levy charges shall be allocated as part of the development costs in accordance with the Financial Administration By-law, as amended.

- 3) All revenues from leases, quarries, and off-site levies are to be deposited into the Land Development Fund.

8 COUNCIL DISCRETION TO A DEVELOPMENT CONTRIBUTION

- 1) Notwithstanding Sections 5, 6, 7, & 8 Council may, at its sole discretion, provide residential land disposal by fee simple to the Habitat for Humanity NWT regardless of the value of the land for development.

9 METHODS AND TERMS OF LAND DISPOSITION BY THE CITY

- 1) In disposing of land for fee simple, the Planning Administrator shall initiate one of the following methods:
 - a. ballot draw;
 - b. call for development proposals;
 - c. public advertisement;
 - d. a bidding process;
 - e. an auction; or
 - f. public tender.
- 2) If there are no acceptable offers as a result of a ballot draw, call for proposal, bidding process, auction, or public tender, the Planning Administrator may dispose of the land to a specific intended purchaser in accordance with the terms of this by-law.
- 3) The Planning Administrator may sell or market land approved for disposal either independently or through a qualified real estate agent licensed in the Northwest Territories.
- 4) The provisions of Section 9(1) shall not apply to the disposal of land to be used for the purpose of:
 - a. the Federal or the Territorial Government;
 - b. the installation of electrical power, telephone or other communication utilities if the utility company is a crown corporation or a government-regulated monopoly;
 - c. consolidation with adjoining land, when the land being disposed of is a substandard sized lands;
 - d. special and unique activities which serve the public interests of the City; or
 - e. disposing of land to a specific intended purchaser or lessee.
- 5) Substandard-sized lands that cannot be developed independently and are not required for municipal

purposes may be offered directly for disposal to adjacent property owners. Appropriate zoning and roadway closure by-laws, where required, must be adopted before any commitment is made to dispose of the lands. The criteria for determining those properties that cannot be developed on their own shall include, but are not limited to, the following factors:

- a. lot configuration;
 - b. lack of, or barriers to providing street access, water/sewer services, or other municipal services;
 - c. not meeting the minimum lot and site area requirements pursuant to the City's Zoning By-law, as amended; or
 - d. physical limitations related to the natural topography of the site.
- 6) Anyone who acquires land from the City, excluding substandard-sized lands, shall be required to develop, add a specific amount of value to, or quarry the land within a specified period of time. The specific conditions of which will be determined by the Planning Administrator. The disposition agreement shall entitle the City to reacquire the land if the purchaser fails to develop, add a specific amount of value to, or quarry the land within a specified period of time.
- 7) If the disposition of land is to a private developer who is required to build or install municipal infrastructure to develop the land, then, before the disposal, the City shall:
- a. require the developer to provide a letter from a financial institution confirming that the developer has sufficient financial resources to complete the development of the subject land;
 - b. require the developer to enter into a development agreement with the City for the provision of municipal infrastructure and supply of serviced land within a reasonable period; and
 - c. specify, by agreement with the developer, any requirements for the development of the land pursuant to Section 20 of the *Community Planning and Development Act*, including any restrictions on the use of the land.

10 PUBLIC NOTICE OF THE DISPOSAL OF CITY OWNED LAND

- 1) Before disposing of land to the public by ballot draw or call for development proposals, the City shall provide public notice in at least one of the following ways:
 - a. advertising in two consecutive issues of a local newspaper;
 - b. advertising in two consecutive issues of the City's weekly newsletter; or
 - c. advertising for three weeks on the City's website and social media platforms.

- 2) Each advertisement shall include:
 - a. a map or survey/sketch, drawn to scale, identifying the size and location of the land or lot;
 - b. the legal description, if any;
 - c. the purchase price, if applicable;
 - d. the process by which the disposal of the land will occur as outlined in section 10; and
 - e. the location and time at which applicants for the land may participate in the process.
- 3) After the public notice and the first offering, the Planning Administrator may dispose of the land without further advertisement at the sole discretion of the Planning Administrator.

11 LICENCE AGREEMENTS

- 1) The Planning Administrator may enter into licence agreements, subject to conditions as may be necessary or appropriate, without obtaining a by-law to authorize the particular licence agreement if the encroachment is related to one of the following:
 - a. a sign, canopy, or other architectural features for an existing or proposed development in those areas of the City where there is no setback requirement, provided that:
 - i. the encroachment is 2.5 meters or more above the average ground level where the encroachment occurs;
 - ii. the encroachment is part of or attached to the principal building;
 - iii. the encroachment is not over and above a utility easement; and
 - iv. all provisions of the Zoning By-law, as amended have otherwise been met and adhered to.
 - b. any portion of the roadways closed by By-law No. 2891, as amended;
 - c. an existing or proposed wheelchair ramp or other feature intended to improve access for persons with disabilities to any building provided that, in the opinion of the Planning Administrator, such encroachment will not materially interfere with the use of the City's land by the City or the public; or
 - d. an existing or proposed encroachment, such as a sidewalk patio, which is, in the opinion of the Planning Administrator, similar to the types of encroachments referred to above.
- 2) A licence agreement to be executed without Council approval must terminate:
 - a. upon the permanent removal or destruction of the encroachment; or
 - b. upon such earlier date or event as specified in the licence agreement.

- 3) A licence agreement shall not:
 - a. convey a fee simple interest in;
 - b. grant a fixed-term leasehold interest in; or
 - c. grant an option to purchase or right of first refusal to purchase City-owned land to a property owner.

- 4) A request for a licence agreement shall:
 - a. be made using the form specified by the Planning Administrator, as amended from time to time;
 - b. include such information as the Planning Administrator may deem necessary or appropriate to consider the request, including, but not limited to, a current real property report or site plan showing the location and extent of the existing or proposed encroachment; and
 - c. include a non-refundable application fee, as established (or pursuant to) in the City's Fees and Charges By-law, as amended.

- 5) Upon receipt of an application for a licence agreement, the Planning Administrator shall review the request for compliance with this by-law and any other applicable by-law or legislation and shall:
 - a. approve the use of a licence agreement, without a by-law, if the encroachment is of a type referred to in Section 11(1) of this by-law and the creation or continuation of the encroachment is necessary or desirable, in the opinion of the Planning Administrator; or
 - b. refer the request to Council if the type of encroachment or form of the agreement would require the approval of Council under this by-law or if the Planning Administrator otherwise deems the approval of Council to be desirable.

12 QUARRY LEASE AND ADMINISTRATIVE MANAGEMENT

- 1) The City shall manage and regulate quarries on Commissioner's Land and Municipal Land in accordance with the applicable statutes of the Government of the Northwest Territories, the City's Zoning By-law, as amended and the Development and Design Standards.
- 2) The acquisition and disposal of land for quarry purposes shall be subject to the requirements of this by-law.
- 3) Any agreement executed by the City to sublease, lease or sell land for quarry purposes shall require the purchaser or lessee to develop, operate and restore the land in accordance with the policies and guidelines established by the Government of the Northwest Territories, e.g. the

Northern Land Use Guidelines for Pits and Quarries, in addition to any City By-laws and any other requirements of the City.

- 4) Before executing a lease agreement or transfer for quarry lands, the City shall require the purchaser or lessee to obtain an approved development permit and provide an environmental security deposit with the City to ensure proper development and restoration of the site. The terms and amount of this security shall be in accordance with the Fees and Charges By-law, as amended. In addition to the environmental security deposit, the City may require additional security deposit following the Zoning By-law, as amended, requirements. The security shall consist of a Bond, Certified Cheque or Irrevocable Letter of Credit issued by a Chartered Bank or Surety Company.
- 5) The fees for Commissioner's Land and Municipal Owned Land quarries shall be charged pursuant to the City's Fees and Charges By-law, as amended. Fees collected for a quarry on Commissioner's Land shall be remitted to the Government of the Northwest Territories, and fees collected for a quarry on Municipal Owned land shall be retained by the City and allocated to the appropriate fund.

13 EXECUTION OF AGREEMENTS

- 1) All agreements shall be duly executed and sealed by the Planning Administrator upon the property Owner's payment of the fee, if required, for execution of the agreement, as set by by-law from time to time.

14 STANDARD FORM OF AGREEMENTS

- 1) The Planning Administrator may approve standard forms of agreement for the acquisition or disposal of land and may authorize administration to make such minor amendments to any such standard form agreement as may be necessary to adapt the agreement to the requirements of any particular transaction.

15 AMENDING LAND AGREEMENTS

- 1) Planning Administrator may amend any agreement's terms for the acquisition and disposal of land where the terms of the agreement conform to City polices and directives.

16 BY-LAW ADMINISTRATION

- 1) The forms, procedures and agreements required for the administration of this by-law shall be as determined from time to time by the Planning Administrator.

17 SEVERABILITY

- 1) Each provision of this by-law is independent of all other provisions. If a Court of competent jurisdiction declares any provision invalid for any reason, all other provisions of this by-law shall remain valid and enforceable, and the by-law shall be interpreted as such.

PART 3 – REPEALS AND EFFECT


REPEALS

3. By-law No. 4596, as amended, is hereby repealed.

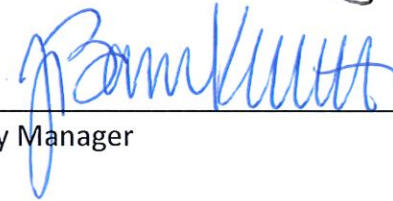
EFFECT

4. 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 27 day of MAY, A.D. 2024.



Mayor



City Manager

Read a Second Time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2024.

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. 5088

BM 448

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife, in the Northwest Territories, providing for the final levy of taxes to raise revenue to meet the estimated expenditures of the City, for the year 2024.

PURSUANT to Section 76, 77, 78, 79, 80, 83 and 84 of the *Property Assessment and Taxation Act*, R.S.N.W.T., 1988(1V), c. P-10;

WHEREAS Council has approved the 2024 Budget which requires the City to raise property taxes of \$37,938,000;

AND WHEREAS the following sums are necessary, on the basis of the said budget, estimates and demands, after taking into account the anticipated revenue and estimate of unpaid taxes;

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE 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 2024 Municipal Tax Levy By-law.

INTERPRETATION

2. Except as herein specifically defined and as the context may otherwise require, the words and expressions used in this By-law mean the same as provided by the *Interpretation Act*; the *Cities, Towns and Villages Act*; and the *Property Assessment and Taxation Act*; as the case may be.

LEVY

3. Municipal taxes for the year 2024 are hereby levied against all lands in the City area liable to taxation.
4. Municipal taxes shall be levied by applying the following mill rates to each specific classification:

Residential	6.60 mills
Multi-Residential	7.20 mills
Commercial and Industrial	14.03 mills
Mining and Quarrying	17.71 mills
High-Density Parking	8.15 mills
Agricultural	6.42 mills

EFFECT

- 5. This by-law will come into effect upon receiving Third and Final Reading by Council and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Third Time and Finally Passed this _____ day of _____, A.D. 2024.

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. 5089

BM 449

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife, in the Northwest Territories, providing for the levy of taxes to raise revenue to meet the requisitions of the two School Districts within the City of Yellowknife, for the school year 2024/2025.

PURSUANT to Section 76, 77, 78, 79, 80, 83 and 84 of the *Property Assessment and Taxation Act*, R.S.N.W.T., 1988(1V), C. P-10 and to the *Education Act* SNWT 1995, c 28;

WHEREAS the Council has received requisitions from Yellowknife Education District No. 1 in the amount of \$7,005,779; and from the Yellowknife Catholic School Board in the amount of \$4,613,000 for the year 2024/2025;

AND WHEREAS the following sums are necessary, on the basis of the said estimates and demands, after taking into account the said anticipated revenue and estimate of unpaid taxes;

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE 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 2024 School Tax Levy By-law.

INTERPRETATION

2. Except as herein specifically defined and as the context may otherwise require, the words and expressions used in this By-law mean the same as provided by the *Interpretation Act*; the *Cities, Towns and Villages Act*; and the *Property Assessment and Taxation Act*; and *Education Act*; as the case may be.

LEVY

3. Education taxes for the year 2024 are hereby levied against all lands in the City area liable to taxation.
4. Education taxes shall be levied by applying the following education mill rates to each specific classification:

Residential	2.96 mills
Multi-Residential	2.96 mills
Commercial and Industrial	2.96 mills
Mining and Quarrying	4.19 mills
High-Density Parking	2.96 mills
Agricultural	2.96 mills

EFFECT

5. This by-law will come into effect upon receiving Third and Final Reading by Council and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Third Time and Finally Passed this _____ day of _____, A.D. 2024.

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