



CITY OF YELLOWKNIFE

## **Council Agenda**

**Monday, May 12, 2025 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.

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#### **COUNCIL:**

Mayor Ben Hendriksen

Councillor S. Arden-Smith  
Councillor Garrett Cochrane  
Councillor Ryan Fequet  
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 <a href="http://www.yellowknife.ca">www.yellowknife.ca</a> or by contacting the City Clerk’s Office at 920-5602.
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**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, April 28, 2025 are presented for adoption.
4. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the regular meeting of Monday, April 28, 2025 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 Monday, May 5, 2025 are presented for adoption.
6. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the special meeting of Monday, May 5, 2025 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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<b><u>Item No.</u></b>	<b><u>Description</u></b>
	<b><u>DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF</u></b>
7.	Does any Member have a conflict of interest in any matter before Council today?
	<b><u>CORRESPONDENCE &amp; PETITIONS</u></b>
8.	There was no correspondence nor were there any petitions for the agenda.
	<b><u>STATUTORY PUBLIC HEARINGS</u></b>
9.	Statutory Public Hearing regarding By-law No. 5105, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street).
10.	A written submission from Janet Diveky, in opposition to By-law No. 5105, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street).
11.	A written submission from Diane Baldwin and Walt Humphries in opposition to By-law No. 5105, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street).
12.	A written submission from Louise Cumming in opposition to By-law No. 5105, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street).
	<b><u>DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA</u></b>
13.	There were no delegations pertaining to items on the agenda.
	<b><u>MEMBER STATEMENTS</u></b>
14.	There were no statements for the agenda.
15.	Are there any Member statements from the floor?

**Item No.**

**Description**

**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

Councillor McLennan will introduce the following reports:

16. Governance and Priorities Committee Report for April 28, 2025.

17. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That Council:**

**1. Direct Administration to:**

- a. Establish a Tourist Accommodation Tax Reserve;
- b. Direct Administration to enter into a three (3) year service contract with Northwest Territories Tourism (NWTT) for the provision of destination marketing services; and
- c. Direct Administration to maintain operation of the Visitor Information Center for the duration of the contract with Northwest Territories Tourism (NWTT); and

**2. Direct Administration to establish a Destination Marketing Advisory Committee.**

Unanimous	In Favour	Opposed	Carried / Defeated
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18. Governance and Priorities Committee Report for May 5, 2025.

19. There was no business arising from this meeting.

**NEW BUSINESS**

20. A memorandum regarding whether to appoint Gabriela Saatkamp as a Development Officer for the City of Yellowknife.

<u>Item No.</u>	<u>Description</u>
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21.	Councillor McLennan moves, Councillor _____ seconds,
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**That:**

- 1. pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Gabriela Saatkamp be appointed as a Development Officer for the City of Yellowknife; and**
- 2. the term of appointment shall expire upon termination of employment with the City of Yellowknife.**

Unanimous	In Favour	Opposed	Carried / Defeated
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22.	Is there any new business from the floor?
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**ENACTMENT OF BY-LAWS**

23.	By-law No. 5105	-	A by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street), is presented for Second and Third Reading.
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24.	Councillor McLennan moves, Councillor _____ seconds,
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**Second Reading of By-law No. 5105.**

Unanimous	In Favour	Opposed	Carried / Defeated
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25.	Councillor McLennan moves, Councillor _____ seconds,
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**Third Reading of By-law No. 5105.**

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Description</u>				
26.	By-law No. 5106 - A by-law to amend Financial Administration By-law No. 4206, as amended, to establish the Tourist Accommodation Tax Reserve, is presented for First Second and Third Reading.				
27.	Councillor McLennan moves, Councillor _____ seconds,  <b>First Reading of By-law No. 5106.</b>				
	<table><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
28.	Councillor McLennan moves, Councillor _____ seconds,  <b>Second Reading of By-law No. 5106.</b>				
	<table><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
29.	Councillor McLennan moves, Councillor _____ seconds,  <b>That By-law No. 5106 be presented for Third Reading.</b>				
	<table><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
30.	Councillor McLennan moves, Councillor _____ seconds,  <b>Third Reading of By-law No. 5106.</b>				
	<table><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
31.	By-law No. 5102 - A by-law to amend Community Plan By-law No. 5007 is presented for Third Reading.				
32.	Councillor McLennan moves, Councillor _____ seconds,  <b>Third Reading of By-law No. 5102.</b>				
	<table><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		

<u>Item No.</u>	<u>Description</u>
<b><u>DEFERRED BUSINESS AND TABLED ITEMS</u></b>	
33.	There was no deferred business and there were no tabled items for the agenda.
34.	Is there any deferred business or are there any tabled items from the floor?
<b><u>OLD BUSINESS</u></b>	
35.	There was no old business for the agenda.
36.	Is there any old business from the floor?
<b><u>NOTICES OF MOTION</u></b>	
37.	There were no notices of motion for the agenda.
38.	Are there any notices of motion from the floor?
<b><u>DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA</u></b>	
39.	There were no delegations pertaining to items not on the agenda.
<b><u>ADMINISTRATIVE ENQUIRIES</u></b>	
40.	There were no administrative enquiries for the agenda.
41.	Are there any administrative enquiries from the floor?
<b><u>ADJOURNMENT</u></b>	

**From:**  
**To:**  
**Subject:** Zoning bylaw#5105  
**Date:** May 6, 2025 8:00:04 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for submitting the public notice regarding the rezoning of the corner of Gitzel and Matonabee Streets. As a 47-year taxpayer and resident of Matonabee Street I responded previously to this proposal and received a reply assuring me that blasting of the site would be minimal.

The graphic representation on the reverse of the public notice fills me with alarm. In this neighborhood we have been fortunate to maintain a safe and quiet neighborhood. The only thing that disturbed us was the extensive blasting required for the building of the Avens Pavilion.

If you consider Lot 4 and 5, they are on flat ground. No problem except for the loss of an attractive green space. Lots 1, 2 and 3, however, comprise a slope of solid rock. To me as a taxpayer it makes absolutely no sense to build here. Either it has to be blasted right up to the boundary of the large house which is the first on the left hand side of Gitzel Street, or else buildings will have to be designed to accommodate the slope. These are both expensive alternatives. Surely there are less expensive properties to develop?

Thank you.

Janet Diveky, since 1977.



**Subject:** Comments on Zoning Bylaw 5105  
**Date:** May 7, 2025 2:27:41 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alam, City of Yellowknife, and City Councilors,

We know the City would like to intensify housing developments in Yellowknife. Nevertheless, there is still a strong desire for single family homes with little available land.

Where better to build single family homes than in an existing neighbourhood with existing infrastructure? The Gitzel-Matonabee area works well for up to five new single-family homes.

We ask City Councilors to make an amendment to their proposed Zoning Bylaw No. 5105 (to amend Bylaw No.5045 Section 10) to allow for the development of single-family homes (R-1) in addition to the proposed RI-1 duplexes only.

This allows a developer to build what the market demands and fits with the neighbourhood.

Our concerns with the re-zoning are focused on the level of intensification and the associated concerns like parking, safety, traffic already mentioned in our previous letter and by those of our neighbours.

It is very important to ensure 2 parking spaces per unit are planned onsite for vehicles. The one space per unit is unrealistic and the time to amend this deficiency is now at the planning stage.

The Map for Bylaw No 5105 Schedule A appears to be incorrect. The block for re-zoning takes in our neighbour's lot at Gitzel St. Check the alignment of Lot#1 with the Map for re-zoning for the discrepancy.

Amending the Bylaw to include the option for single-family homes and duplexes as a maximum level of intensification would keep the neighbourhood safety, parking and traffic within reasonable limits.

Thank-you for considering these comments towards an improvement to our city and an amendment to the Bylaw.

Sincerely,

Diane Baldwin  
Walt Humphries

**Subject:** Zoning Bylaw 5105  
**Date:** May 7, 2025 8:48:20 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Alam, City of Yellowknife, and City Councilors,

We are owners of a home on Gitzel street and will be affected by the proposed rezoning proposal. Several of our neighbours have brought many concerns with this proposed change to your attention, such as, increased traffic, shortage of parking, garbage, and safety concerns.

We live at Gitzel street, next to row housing. During the last 10 years we have seen the row housing deteriorate as the owners only motivation is profit. The tenants have gradually changed from families to multiple singles within each unit. This has caused huge problems in several areas. The number of dumpsters has not increased for the increased number of tenants. Dumpsters are regularly overflowing, and garbage is blowing into our yard on a regular basis. There are not enough parking stalls, so tenants park on what used to be green spaces, and both sides of the street are packed with cars. This has become very dangerous for young children. With the proposed changes to allow 4 or 6 plexes will create theses same problems.

Three of the lots proposed have rock outcroppings. This would require a lot of blasting to fit a 4 or 6 plex on the lots. There is no back-alley access to these lots, so any parking would have to be in the front yard. Where do you plan to park the 4 to 6 cars per lot? The proposed location for these units is at a high traffic area with multiple intersections.

I propose you change the zoning to allow single family homes with a revenue suite. This would fit with the current neighborhood and add to the current need for housing.

Thanks,  
Louise Cumming



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, April 28, 2025 at 12:05 p.m.**

Report of a meeting held on Monday, April 28, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

S. Van Dine,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
K. Thistle,  
C. White,  
G. White, and  
D. Gillard.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Deputy Mayor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee heard a presentation from Mr. Cory Strang, Mr. Paul Grant and Ms. Belinda Whitford, representatives from NTPC, regarding Yellowknife Electricity Distribution.

4. **Committee read a memorandum regarding whether to:**
- (i) **Establish a Tourist Accommodation Tax Reserve;**
  - (ii) **Amend Financial Administration By-law No. 4206, as amended;**
  - (iii) **Establish a Destination Marketing Advisory Committee;**
  - (iv) **Enter in to a contract with Northwest Territories Tourism (NWTT) for the provision of destination marketing services;**
  - (v) **Maintain operation of the Visitor Information Centre for the duration of the contract with NWTT.**

Committee noted that in 2018, the Government of the Northwest Territories adopted enabling legislation to allow municipalities to implement a tourist accommodation tax. In December 2024, the City adopted Tourist Accommodation Tax (TAT) By-law No. 5099 which required collection of a 4% levy as of April 1, 2025. The first quarterly remittance of the levy is not due until July 2025. While it was originally projected that a 4% levy could generate up to \$1.5 million dollars in revenue<sup>1</sup>, Administration cannot accurately determine the revenue that will actually be generated until at least a full year of funds have been remitted.

Funds generated by the TAT are required to be used to promote and develop tourism. It is crucial that the City maintains the funds in an accountable, transparent and responsible manner. It is also critical that the City establish a destination marketing organization that can carry out the duties as required.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3: Sustainable Future

Focus Area 3.3

**Robust Economy**

Doing our part to stimulate and amplify economic development opportunities.

Key Initiative 3.3.1

Supporting all aspects of tourism and visitor services, including the accommodation levy and creation of the destination marketing organization.

Council Motion #0128-23

iii. That in 2024, \$100,000 from the General Fund balance be withdrawn and allocated to the startup and initial funding for the Destination Market Organization (DMO); and that once established, the Hotel Levy fees pay back the \$100,000 to the General Fund. If the Hotel Levy By-law and DMO do not receive Council approval, the \$100,000 remains in the General Fund balance.

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<sup>1</sup> See <https://www.yktourism.ca/frequently-asked-questions#n-33>

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

1. *Cities, Towns and Villages Act* S.N.W.T. 2003, c.22;
2. Tourist Accommodation Tax By-law No. 5099;
3. Financial Administration By-law No. 4206, as amended; and
4. Economic Development Strategy 2020-2024.

### Territorial Legislation

#### (i) Levy

Section 70.3 of the *Cities, Towns and Villages Act* requires that the revenue collected from a tourist accommodation is only used for the purposes of supporting tourism initiatives, including the provision of visitor services and the promotion of the City as a tourist destination. Section 70.3(2) also permits the City to enter into an agreement with a non-profit organization for the exclusive purpose of promoting the municipality as a tourist destination.

#### (ii) Reserve

The *Cities, Towns and Villages Act* also requires that Reserves be established through by-law.

### Financial Considerations

#### (i) DMO

Initial annual revenue projections were developed for the new accommodation levy and predicted revenue in the amount of \$1.5 million dollars annually. However, the first remittance is not due until July 2025 and Administration will not know the annual revenue generated by the levy until at least one year of remittance has concluded. Establishing a new non-profit society<sup>2</sup> that requires staff and office space will incur costs that will impact the levy revenue.

#### (ii) Reserve

Creating a separate reserve will provide more clarity on the revenue generation and disbursement of funds and does not impact operating and capital budgets.

#### (iii) Visitor Information Centre

The Visitor Information Centre receives funding through an annual budgetary allocation from Council and through a contribution agreement with the Government of the Northwest Territories.

### Consultation

Administration has consulted with various stakeholders since adoption of the Tourist Accommodation Tax By-law regarding establishment of a DMO and operation of the VIC. Administration was encouraged to engage NWTT to act as the destination marketing organization for Yellowknife to reduce costs and leverage existing resources. Discussions regarding continued operation of the VIC by the City in the short-term were also supported.

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<sup>2</sup> See [Organizing for Destination Marketing](#) (August 9, 2017)

### 'Big Picture' Considerations

To optimize the economic activity generated by the tourism accommodation tax, Administration considered the following items in making the above-noted recommendations:

#### (i) DMO

DMO's have become the standard and best practice for promoting the tourism industry. DMOs provide a comprehensive approach to marketing, promotion, and destination development. DMOs take a leadership role in engaging with stakeholders to align on community-wide tourism goals and priorities that support economic and business strength and resilience, community values, and cultural depth and representation. Examples of activities undertaken by DMOs include:

- Attraction of meetings, conferences, and business events during spring and fall
- Marketing and sales partnerships with relevant Travel Trade partners to support in-market promotion in overseas markets
- Packaging and promotion of destination recreation, sports, arts, culture, culinary, wellness, learning & educational experiences
- Hosting of global media and social influencers in-market and in-destination
- Data and insights-driven digital marketing targeting leisure visitors with personalized messages matching customer interests with destination values and experiences during need periods
- Creation of original content, and sharing of user-generated content, through web, blog, social channels
- Collaboration and information sharing with tourism stakeholders and industry partners to grow knowledge and expertise; and engagement and advocacy with all levels of government to support tourism businesses and destination success

There are a number of viable options that could be used to create a DMO to develop and promote tourism in Yellowknife<sup>3</sup>:

- (a) Create a Not-for-Profit Society - The City could incorporate a not-for profit Society with its own mandate, Board of Directors and staff.
- (b) Existing Not-for-Profit Society - The City can enter into an agreement with an existing not-for-profit Society that has an established office and staff.

The need for strong, stable and secure funding to support consistent destination and market development is critical to a DMOs success. The visitor-generated tourist accommodation tax will provide funding to support investments into tourism programs and marketing of Yellowknife. However, the initial revenue generation won't be realized until July 2025, and the annual revenue generation won't be known until July 2026. To establish a

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<sup>3</sup> See [Canadian Destination Marketing Organizations – Focus, Governance, Activities and Funding](#)

new Not-for-Profit Society, there will be costs to hire staff and establish office space, enter markets, and develop partnerships. NWTT, the territorial DMO, is an existing Not-for-Profit that has existing staff and resources. They currently promote the Northwest Territories as a spectacular destination to visit, in partnership with Destination Canada, industry members, and other partners. They promote tourism locally, nationally and internationally and the City regularly partners with NWTT on initiatives that advance visitation. As such, Administration is recommending that the City enter into a three year contract with NWTT, a DMO with a proven track record, to perform the duties of a municipal DMO.

Similar to the manner in which the Tourism Marketing Advisory Committee provided strategic marketing direction to the GNWT and NWTT, the DMAC will provide strategic marketing advice to Council and NWTT on promoting Yellowknife as a destination. At the conclusion of the three year period, both the City and NWTT will be able to assess the effectiveness of the relationship and Administration can provide recommendations to Council on future operations.

(ii) VIC

The City has been operating the VIC since the Northern Frontier Visitors Association ceased operations in 2018. The VIC's current location brings thousands of visitors to the downtown. The VIC space is secured by a five year lease with an option to renew for a further five years. Currently, the City is looking at its assets overall and the most effective way to align corporate and resident needs. As such, Administration recommends maintaining operations in the current location. Furthermore, at the conclusion of the three year contract with NWTT, once the revenue generating potential of the tourist accommodation tax is known, it may be possible to combine the operations of a DMO and the VIC.

Timeline and Next Steps

- |                     |   |
|---------------------|---|
| (i) April 1, 2025   | Tourist Accommodation Tax By-law requires collection of 4% levy |
| (ii) April/May 2025 | DMAC created; Contract with NWTT                                |
| (iii) June 2025     | First meeting of DMAC   |
| (iv) July 2025      | First levy remittance   |

Committee noted that in 2018, the GNWT adopted enabling legislation to provide authority under the *Cities, Towns and Villages Act* to permit municipalities to establish and collect a Tourist Accommodation Tax. The revenue generated must be used to promote and develop tourism.

Ms. Donna Lee Demarcke, a representative of NWT Tourism, was in attendance to answer questions from Committee. Committee expressed concern with establishing such a large committee and requested that the Timeline specified in s.14 of the Terms of Reference be amended from "this is an ongoing Committee with no identified timeline for completion at this time" to "will be reviewed in three (3) years", so that it is inline with the three-year contract with NWT Tourism.

Committee recommended that Council adopt By-law No. 5106, a by-law to amend Financial Administration By-law No. 4206, as amended.

1. **Committee recommends that Council direct Administration to:**
  - a. **Establish a Tourist Accommodation Tax Reserve;**
  - b. **Direct Administration to enter into a three (3) year service contract with Northwest Territories Tourism (NWTT) for the provision of destination marketing services; and**
  - c. **Direct Administration to maintain operation of the Visitor Information Center for the duration of the contract with Northwest Territories Tourism (NWTT); and**
2. **Direct Administration to establish a Destination Marketing Advisory Committee.**

#### **MOVE APPROVAL**

(For Information Only)

5. Committee recessed at 1:58 p.m. and reconvened at 2:08 p.m.

(For Information Only)

6. A discussion regarding vacant land took place. Councillor McLennan stated that he would like to put forward a motion for Council's consideration to direct staff to bring forward a by-law creating a new property tax class for vacant lots or increasing fees for holding such lots, for consideration by Council for Budget 2026. The design of the tax or fee would be to push those holding vacant land to develop it or sell it to someone who will. This tax or fee could be focused or city wide, depending on the will of Council and advice from staff. Committee agreed there is merit in discussing this item during the Work Plan discussion scheduled for the May 5, 2025 Governance and Priorities Committee meeting.

(For Information Only)

7. Committee read a memorandum regarding whether to award the contract to construct Landfill Cell 3 to NWT Construction Ltd. in the amount \$8,090,917.00 (excluding GST).

Committee noted that the City places municipal solid waste in engineered lined cells. To date, two (2) cells have been constructed and are referred to as Cells 1 and 2. These cells are reaching their initial capacity, thus the City has been working with a consultant on the design of Landfill Cell 3, which will need to be constructed in 2025 in order to ensure continued disposal of municipal solid waste in accordance with the City's Water Licence Requirements.

Council Strategic Direction/Resolution/Policy include:  
Council Goal #3: Sustainable Future

Applicable legislation, by-laws, studies, plans include:  
1. Budget 2025 – Capital Fund Projects – Page 135



## 2. Solid Waste Management Plan (2018 – updated 2023)

### Tender Process

The Landfill Cell 3 Construction tender closed on Monday, April 7, 2025. Submissions were received from the following companies:

- NWT Construction Ltd.
- NWT Ltd. Rowe's Construction
- Infracon Construction Inc./Khione Solutions
- Duz Cho Construction Limited Partnership

All bids were received online via the City's Bids and Tenders webpage. The procurement website requires that all mandatory documents be submitted including a 10% bid bond or certified cheque, a Consent of Surety, liability insurance and a Letter of Good Standing from the Workers' Safety and Compensation Commission (WSCC). All submissions included the mandatory documents. Table 1 contains a summary of the tender pricing.

**Table 1: Landfill Cell 3 Construction – Tender Summary**

Company	Total Costs (Excl. GST)
NWT Construction Ltd.	\$8,090,917.00
NWT Ltd. Rowe's Construction	\$11,813,925.80
Infracon Construction Inc./Khione Solutions	\$12,382,247.00
Duz Cho Construction Limited Partnership	\$13,515,000.00
<i>Engineer's Estimate</i>	<i>\$7,555,537.38</i>

Tetra Tech, the City's Engineering Consultant for the Landfill Cell 3 project, reviewed the bids and recommends awarding the Landfill Cell 3 Construction contract (RFT #25-022) to NWT Construction Ltd.

### Budget Summary

The Public Works & Engineering - Engineering Division has reviewed the consultant's bid analysis, along with the tenders, and recommends proceeding with award of the contract to NWT Construction Ltd. Table 2 below summarizes the Landfill Cell 3 project compared to the approved budget.

**Table 2: Landfill Cell 3 – Budget Summary**

<b>Capital Expenses</b>	
Engineering Contract Costs Remaining	\$ 406,416.91
<u>Construction Contract</u>	
NWT Construction Bid	\$ 8,090,917.00
Anticipated Change Orders (based on contracts for	\$ 100,000.00

Cells 1 and 2)	
<u>Other Expenses</u>	
NWT Construction PAG Quarry Rock for use in Cell 3	
Construction	\$ 683,827.31
<b>Subtotal Expenses</b>	<b>\$ 9,281,161.22</b>
<b>City Budget</b>	
2025 Budget	\$ 4,500,000.00
2024 Anticipated Carry Forward	\$ 2,382,105.00
<b>Subtotal Budget</b>	<b>\$ 6,882,105.00</b>
<b>Difference</b>	<b>(\$2,399,056.22)</b>

As shown in Table 2, the project has come in over budget by \$2,399,056.22, based on an anticipated 2024 project carry forward of \$2,382,105.00. Public Works in conjunction with Corporate Services have reviewed the City's Capital Fund and have determined that the City can accommodate this overage. It is not recommended to defer this project to an upcoming budget cycle due to the potential impacts on operations as Cells 1 and 2 are nearing capacity.

Committee noted that this project is necessary to establish the next area of landfill space for municipal solid waste operations. Both Cells 1 and 2 are reaching capacity and the construction of the new cell will allow staff to conduct landfilling operations in accordance with our Design-Operations-Closure-Plan (DOCP).

Committee recommended that Council authorize the Mayor and City Manager to enter a contract with NWT Construction Ltd. for \$8,090,917.00 (excluding GST) for the construction of Landfill Cell 3 as detailed on page 135 of the 2025 Capital Budget.

Committee noted that this would be discussed under new business at this evening's Council meeting.

- (For Information Only)
8. Councillor McGurk moved,  
Councillor Cochrane seconded,

That Committee move in camera at 2:31 p.m. to discuss a personnel matter.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
9. Committee discussed a personnel matter.

- 
- (For Information Only)
10. Councillor Cochrane moved,  
Councillor Warburton seconded,

That Committee return to an open meeting at 3:13 p.m.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
11. There was no business arising from the in camera session.
12. The meeting adjourned at 3:13 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, May 5, 2025 at 12:05 p.m.**

Report of a meeting held on Monday, May 5, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

S. Van Dine,  
 C. Caljouw,  
 D. Gillard,  
 C. Greencorn,  
 S. Kean,  
 C. MacLean,  
 K. Pandoo,  
 E. Thompson,  
 C. White,  
 G. White, and  
 S. Jovic.

---

<u>Item</u>	<u>Description</u>
	(For Information Only)
1.	Deputy Mayor Hendriksen read the Opening Statement.
	(For Information Only)
2.	Deputy Mayor Hendriksen acknowledged Red Dress Day a National Day of Awareness for missing and murdered Indigenous women and girls.

- 
- (For Information Only)
  3. Committee recessed at 12:01 p.m. and reconvened at 1:21 p.m.
  - (For Information Only)
  4. Councillor Arden-Smith left the meeting at 1:21 p.m.
  - (For Information Only)
  5. Committee agreed unanimously to amend the agenda and move Item No. 4 on the agenda, a memorandum regarding whether to adopt the 2025-2026 Revised Work Plan, after Item No. 6.
  - (For Information Only)
  6. There were no disclosures of conflict of interest.
  - (For Information Only)
  7. Committee accepted for information a memorandum regarding the 2025 Community Wildfire Protection Plan.

Committee noted that the Community Wildfire Protection Plan (CWPP) is an evergreen document for steering the necessary foundation activities to support the City of Yellowknife for wildfire preparedness and resiliency. CWPPs are becoming a national standard for agencies and communities responsible for wildland fire management. The process is recognized as a crucial first step in better preparing homeowners and communities to reduce the risk of loss. The plan is reviewed at five-year intervals to ensure it is based on current conditions.

The purpose of the 2025 plan is to update and understand the current wildfire hazard and risk. The plan expands and prioritizes recommendations to reduce the threat of wildfire to development in the community planning area. The community planning area includes all lands within the City of Yellowknife boundary. Recommendations and mitigation measures were developed using standardized FireSmart hazard assessment protocols based on the FireSmart seven disciplines of the wildland urban interface approach and current research with knowledge in interface community protection. GNWT Environment and Climate Change (ECC) - Forest Management is a key partner for the City, not only for technical expertise, but also funding the Community Wildfire Protection Plan development and reviews.

In 2012, the City, in conjunction with ECC – Forest Management (Environment and Natural Resources at that time) conducted the first Yellowknife Community Wildfire Protection Plan. The plan was developed by Montane Forest Management Ltd. Proposed vegetation modification at that time looked at several areas for vegetation thinning and removal. Completed locations in the wildland interface zone were Matonabee Street fuel reduction (2015), Parker Park fuel reduction (2016), and Range Lake South fuel reduction (2018), all of which were in alignment with the 2012 plan recommendations.

In 2019, the plan was updated as part of the evergreen review with Montane Forest Management Ltd. and ECC. As part of the plan the City completed 68 hectares of vegetation thinning and removal from 2019 to 2022. The primary location was in the Parker Park wildland urban interface zone.

In 2023, in anticipation of possible wildfire impingement on the City, significant vegetation thinning and removal was completed. This was comprised of 94 hectares of vegetation thinning and 880 hectares of vegetation removal to create fuelbreaks. A large portion of the vegetation debris, 514 hectares, was treated with remaining vegetation slash piles left in situ.

In 2024, the City finalized the 2023 fuelbreak work by treating and processing all remaining vegetation material and debris over 16 separate locations of fuelbreak creation in 2023. These 460 hectares were assessed by Montane Forest Management Ltd. during the community field assessment in 2024 as part of the preparation for the plan review. The wildland urban interface in the planning area was analyzed, classified, and prioritized for either fuel reduction, fuel removal, or prescribed burning. Any prescribed burning will be planned out and executed by ECC as the subject matter experts.

Montane Forest Management Ltd. has developed the 2025 plan as an update to the 2019 plan. The 2025 plan information will provide the direction for the City to action wildland urban interface prevention and mitigation, and preparedness over the next five years. It considers practical and operational wildland urban interface risk mitigation strategies to reduce the threat of wildfire to development in the City of Yellowknife. The Public Safety Department is proceeding on the recommendations from the updated 2025 Community Wildfire Protection Plan.

This memo provides Council with an overview of completed wildfire prevention and mitigation strategies, the recommendations provided in the plan update, and the requirements as we proceed to increase the community resiliency to wildfire.

Council Strategic Direction/Resolution/Policy include:

<b>Strategic Direction #1:</b>	<b>People First</b>
Focus Area 1.3	<u>Liveable Community</u>
Key Initiative 1.3.6	Working with all partners towards a safe, supportive, and compassionate community for all.
<b>Strategic Direction #3:</b>	<b>Sustainable Future</b>
Focus Area 3.1	<u>Resilient Future</u>
	Enhancing Yellowknife as a great place to live, visit, work, and play now and into the future.


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




1. *Emergency Management Act*, SNWT, 2018, c.17;
2. Community Plan By-law No. 5007;
3. Zoning By-law No. 5045;
4. 2012 City of Yellowknife Community Wildfire Protection Plan (CWPP);
5. 2019 City of Yellowknife Community Wildfire Protection Plan (CWPP); and
6. 2025 City of Yellowknife Community Wildfire Protection Plan (CWPP).

- (For Information Only)
8. Councillor McLennan left the meeting at 1:41 p.m.
- (For Information Only)
9. Committee continued its discussion regarding a memorandum regarding the 2025 Community Wildfire Protection Plan.
- (For Information Only)
10. Committee accepted for information a memorandum regarding an update on the City of Yellowknife After Action Assessment: 2023 North Slave Complex Wildfires Recommendations.

Committee noted that in December 2023, the City retained KPMG to complete an After-Action Assessment (AAA) of the 2023 North Slave Complex Wildfires Emergency Response. The independent final report was presented to Council by KPMG in July 2024. The report identified 26 recommended follow-up actions for the City. The 26 recommendations were sorted into categories of Quick Wins, Major Projects, Incremental Tasks, and Future Opportunities. Administration initiated many of the recommendations prior to receipt of the final AAA report.

To date, 25 out of 26 recommendations have been started. As demonstrated below, 10 recommendations are complete, 8 are evergreen/ongoing, 7 are in progress, and 1 is not started. A phased approach of further implementing viable recommendations from the final AAA report is on Administration's 2024 – 2026 Work Plan, with an estimated completion time of Q2 2025.

	6	Complete	Recommendation #6, 8, 9, 13, 17, 25
	1	Evergreen/ongoing	Recommendation #14
	4	In-progress	Recommendation #3, 5, 12, 19
	1	Not yet started	Recommendation #20 – Establish and maintain a continuity management program for the City. <i><b>Note</b> - Business Continuity Planning is on the Work Plan as a future initiative, and will involve all departments.</i>

	4	Evergreen/ongoing	Recommendation #10, 11, 16, 18
	4	Complete	Recommendation #7, 22, 23, 24
	3	Evergreen/ongoing	Recommendation #1, 4, 15
	2	In-progress	Recommendation #2, 21
	1	In-progress	Recommendation #26
	1	In-progress	Recommendation #26

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #1:** People First

Focus Area 1.3 Liveable Community

Key Initiative 1.3.6 Working with all partners towards a safe, supportive and compassionate community for all.

**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.

Motion #0124-23 That Council direct Administration to seek external expertise to complete an After-Action Assessment (AAA): 2023 North Slave Complex Wildfires Emergency Response.

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

- 2024 City of Yellowknife Community Emergency Plan (CEP); and
- 2025 City of Yellowknife Community Wildfire Protection Plan (CWPP).



Emergency planning, preparedness, and mitigation work has been ongoing since an update on the AAA report recommendations was last presented to Council.

The Community Emergency Plan (CEP), which was released in September 2024, is undergoing annual review and update. As a living document, the CEP will continue to be reviewed regularly. This is an emergency management best practice. Internal emergency management processes and procedures are also being revised and updated as required.

The City has a new alerting program, Voyent Alert! (Voyent), which will be used to notify residents of emergencies. There are a number of other communities within Canada who are already using this program. Voyent has the ability to send emergency alerts via mobile app notifications, email, text message, and voice call (recorded message). Users of Voyent set one or more location pins within the municipal boundary and receive alerts in their chosen medium(s) when one or more of their location pins is impacted by an emergency. Alerts will only be issued in emergency situations. This system replaces the Emergency Email Notification system. Residents who are signed up for the Emergency Email Notification system will continue to receive email alerts throughout 2025, after which time the system will be discontinued.

A set of personal preparedness materials have been developed to encourage individual and family preparedness. The City of Yellowknife Personal Preparedness Guide and the City of Yellowknife Home Emergency Plan Workbook can be used by residents to help create their own emergency plans and build individual level resilience. These items also contain important considerations to contemplate when building an emergency kit and/or emergency 'go-bag.' Additionally, the personal preparedness campaign contains three brochures with information specific to unique planning considerations. The City will use Emergency Preparedness Week to help promote personal level preparedness. Emergency Preparedness Week 2025 runs from May 4 – May 10, 2025.

The 2025 Community Wildfire Protection Plan (CWPP) is an update from the 2019 CWPP. The purpose of the plan is to understand the current wildfire hazard and risk. The CWPP provides practical and operational wildland urban interface risk mitigation strategies to reduce the threat of wildfire to development in the City of Yellowknife. Recommendations include mitigation of wildland fuels through reduction, removal, and prescribed burn treatment, in addition to prevention actions through planning, development, training, and FireSmart programming.

Internal emergency management training and exercising continues to be on-going, as does engagement with response partners in the community. In addition to Emergency Operations Centre (EOC) and Incident Command System (ICS) training, enhanced and position specific training is also contemplated. Trained staff are given the opportunity to practice their response capabilities through planned exercises. Conversations with response partners and stakeholders continue to improve future coordination and clarify a shared understanding of roles and responsibilities during emergency events. This work of developing and confirming capacity and roles allows the City to validate emergency processes and prepare anticipated requests for assistance in advance of emergencies.

- (For Information Only)

11. Committee heard a presentation regarding the 2025-2026 Revised Work Plan.
- (For Information Only)

12. Committee deferred a memorandum regarding whether to adopt the 2025-2026 Revised Work Plan to an upcoming Governance and Priorities Committee Meeting.
13. The meeting adjourned at 2:44 p.m.



## CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**

**COMMITTEE:** Council

**DATE:** May 12, 2025

**DEPARTMENT:** Planning and Development

**ISSUE:** Whether to appoint Gabriela Saatkamp as a Development Officer for the City of Yellowknife.

**RECOMMENDATION:**

That:

1. pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Gabriela Saatkamp be appointed as a Development Officer for the City of Yellowknife; and
2. the term of appointment shall expire upon termination of employment with the City of Yellowknife.

**BACKGROUND:**

Under Section 3.1 of Zoning By-law No. 5045, as amended, the office of the Development Officer is established in accordance with Section 52 of the *Community Planning and Development Act*, S.N.W.T. 2001, c.22. (the "Act"). Section 52 of the Act states that Council may appoint one or more development officers for the administration and enforcement of the Act, the zoning by-law and if applicable, the subdivision by-law.

Gabriela Saatkamp is a Development & Lands Officer for the City of Yellowknife, thus necessitating a resolution to appoint her as a Development Officer.

**COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:**

**Strategic Direction #1: People First**

Focus Area 1.2

Housing for All

Doing our part to create the context for diverse housing and accommodation options.

**Strategic Direction #2: Service Excellence**

Focus Area 2.2                      Capacity  
Balancing service levels with human and fiscal resources.

**Strategic Direction #3: Sustainable Future**

Focus Area 3.2                      Growth Readiness  
Ensuring land development supports economic readiness and community priorities.

**APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:**

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

**CONSIDERATIONS:**Legislation

Pursuant to the Section 52 of the *Act*, Development Officers must be appointed by resolution of Council.

Public Service

The timely appointment of Development Officers helps ensure that proper levels of staffing and resources are achieved.

**ALTERNATIVES TO RECOMMENDATION:**

No viable alternative has been identified.

**RATIONALE:**

The timely appointment of Development Officers helps ensure that proper levels of staffing and resources are achieved.

**ATTACHMENTS:**

N/A

Prepared:        May 7, 2025; NC



## CITY OF YELLOWKNIFE

**BY-LAW NO. 5105****BZ 381**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Zoning By-law No. 5045, as amended.

## PURSUANT TO

- a) Sections 12, 14, 15, 18 of the Community Planning and Development Act S.N. W. T. 2011, c.22;
- 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.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 5045, as amended;

AND WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 5045, 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 Zoning By-law No. 5045 be amended as follows:
  - a. Rezoning Lots 1, Block 119, Plan 634, Lots 2, Block 119, Plan 634, Part of Lot 1-1 Block 119, Plan 1192 and a Part of Lane (Road Plan 85), from PR – Parks and Recreation to RI-1 – Residential Intensification.
  - b. Amending schedule No. 1 to Zoning By-law 5045, as amended, in accordance with Schedule A 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 28 day of April, A.D. 2025.

<Original Signed by the Deputy Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

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

\_\_\_\_\_  
Mayor

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

Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

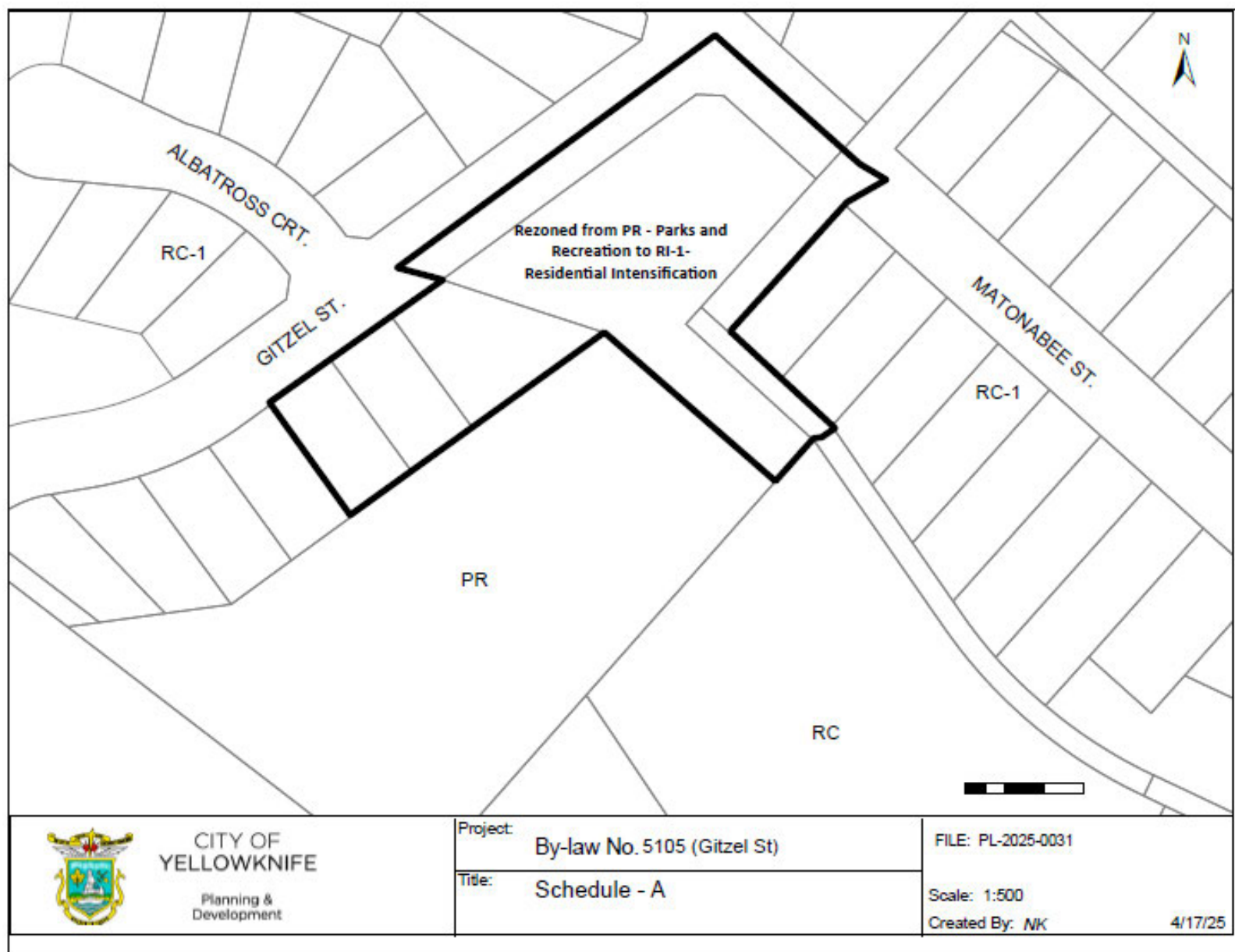
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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. 5105  
Schedule A**





## CITY OF YELLOWKNIFE

**BY-LAW NO. 5106**

BM 456

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Financial Administration By-law No. 4206, as amended;

PURSUANT TO Section 101 (4) and Sections 70.1, 70.3 and 70.4 of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22;

WHEREAS the City passed Tourist Accommodation Tax By-law No. 5099 that requires the collection of a 4% levy on Tourist accommodation facilities in the city;

AND WHEREAS the revenue collected from the tourist accommodation tax is intended to be used solely for tourism promotion and development;

AND WHEREAS the City wishes to add an additional reserve for the purpose of ensuring that the revenue collected through the Tourist Accommodation Tax is directed to support tourism development and promotion in a transparent manner;

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

**APPLICATION**

1. That By-law No. 4206, Financial Administration By-law, as amended, is hereby amended by adding a new subsection (j) to Section 13 as follows:
  - (j) "Tourist Accommodation Tax Reserve" to ensure that the revenue collected through the Tourist Accommodation Tax is collected and directed to support tourism development and promotion.

**EFFECT**

2. 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

Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
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. 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 24 day of February, A.D. 2025.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

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

Read a Second Time this 10 day of March, A.D. 2025.

<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 2 day  
of May, A.D. 2025.

<Original Signed by the Minister  
Municipal and Community Affairs >

\_\_\_\_\_  
Minister  
Municipal and Community Affairs

Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

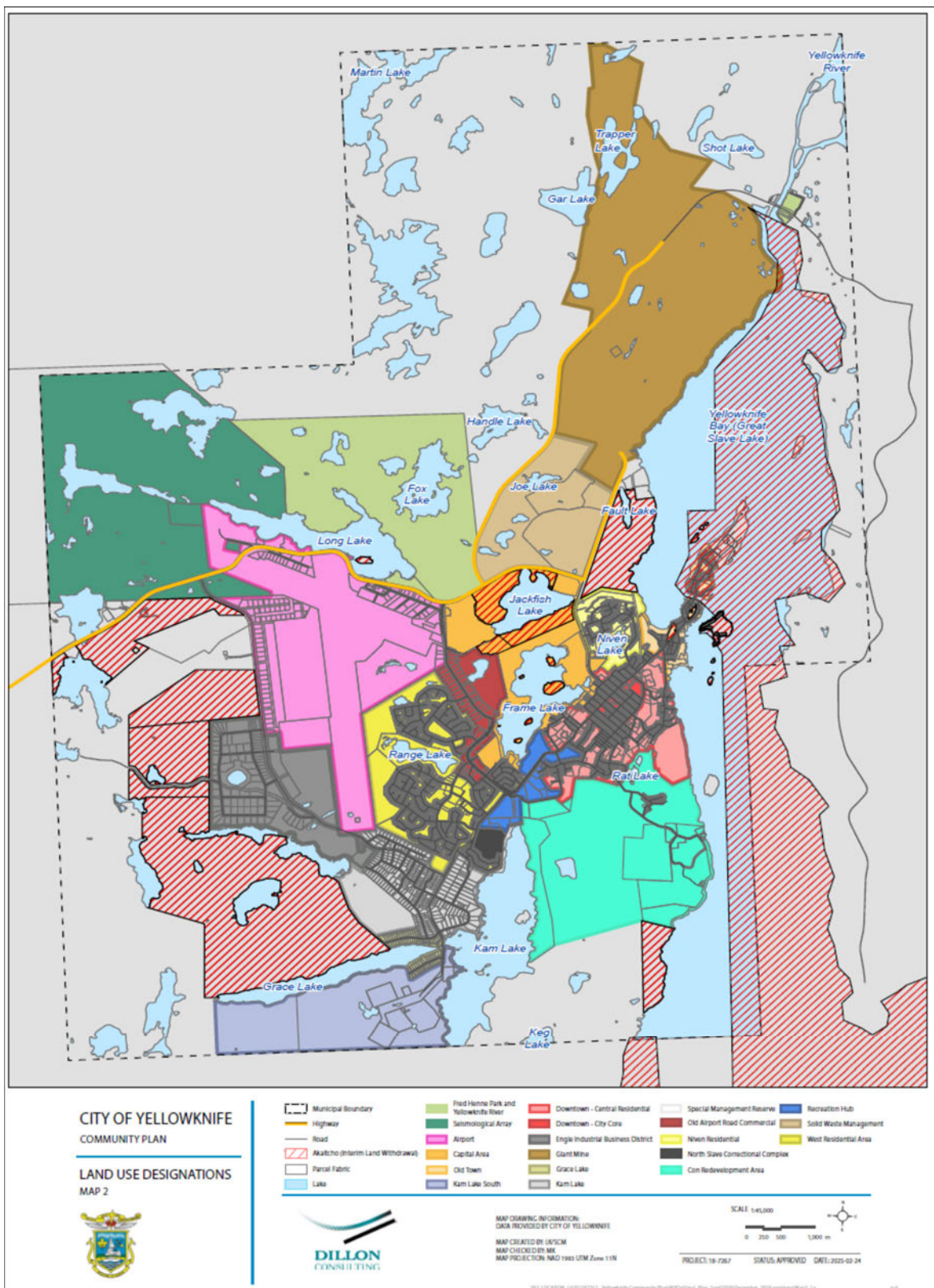
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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.

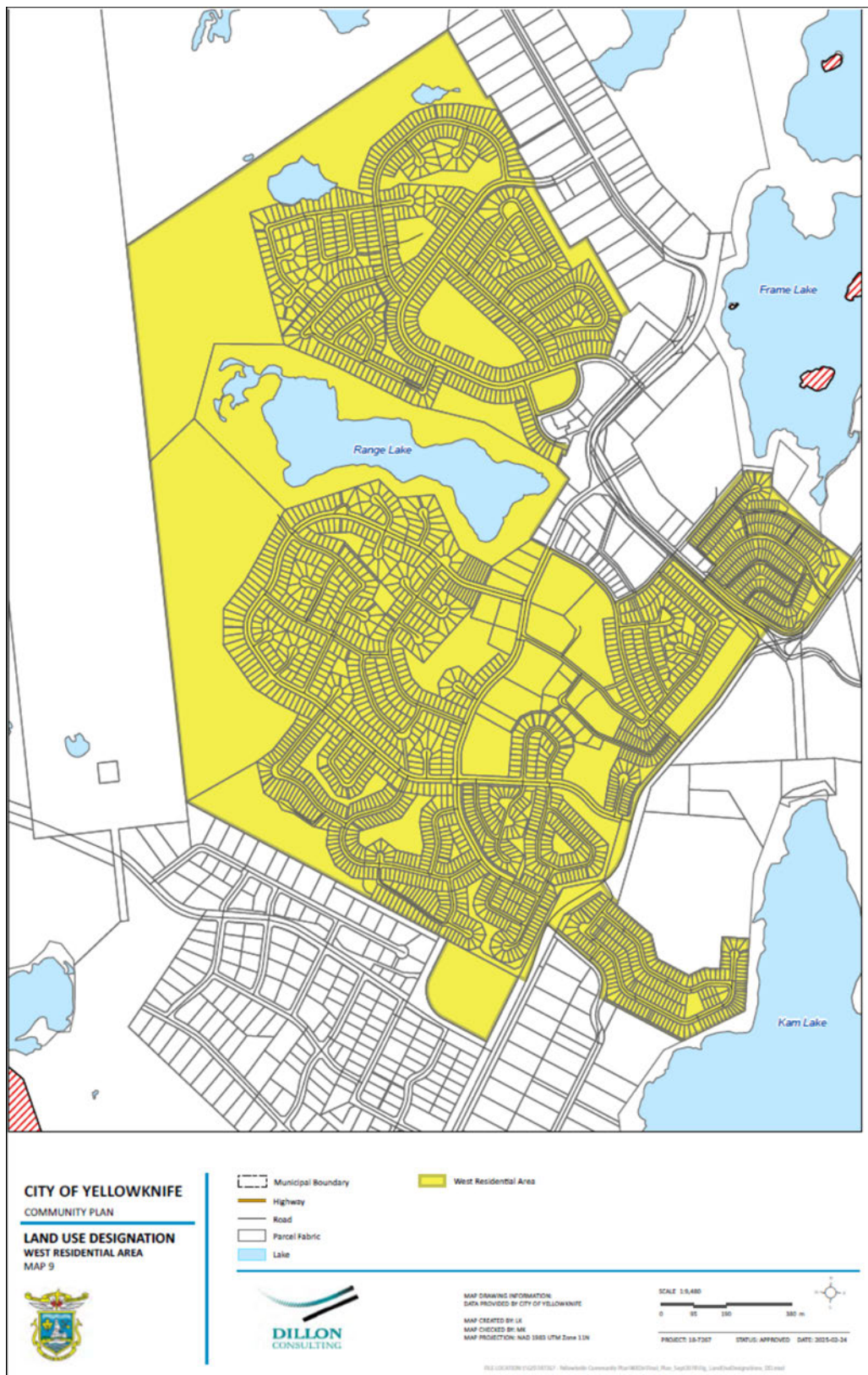
\_\_\_\_\_  
City Manager

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





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



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

