



CITY OF YELLOWKNIFE

Council Agenda

Monday, January 26, 2026 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 Ben Hendriksen

Councillor Stacie Arden-Smith
Councillor Garrett Cochrane
Councillor Ryan Fequet
Councillor Rob Foote

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 Foote 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, January 12, 2026 are presented for adoption.

4. Councillor Foote moves,
Councillor _____ seconds,

That Minutes of Council for the regular meeting of Monday, January 12, 2026 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.

STATUTORY PUBLIC HEARINGS

7. There were no Statutory Public Hearings for the agenda.



<u>Item No.</u>	<u>Description</u>
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DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

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| 8. | There were no delegations pertaining to items on the agenda. |
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MEMBER STATEMENTS

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| 9. | There were no statements for the agenda. |
| 10. | Are there any Member statements from the floor? |

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

Councillor Foote will introduce the following reports:

- | | |
|-----|--|
| 11. | Governance and Priorities Committee Report for January 12, 2026. |
| 12. | Councillor Foote moves,
Councillor _____ seconds, |

That:

- The Mayor and Members of Council be authorized to attend the following conferences in 2026 that relate directly to the City's business:**

Conference/Event	Location	2025 Dates	# of Members
Arctic Summit	Whitehorse, YT	February 23 – February 25, 2026	Mayor
Northwest Territories Association of Communities (NWTAC) Annual General Meeting	Yellowknife, NT	February 26 – February 28, 2026	Mayor and Eight (8) Councillors
Federation of Canadian Municipalities (FCM) Annual Conference	Edmonton, AB	June 4 – June 7, 2026	Mayor and One (1) Councillor

- Other travel authorization be prioritized based on Council priorities and emerging opportunities and be approved by Council on a case-by-case basis in advance of each conference.**

Unanimous	In Favour	Opposed	Carried / Defeated
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Item No.

Description

13.

Councillor Foote moves,
Councillor _____ seconds,

That Council appoint the following as Deputy Mayor and Council representatives to the Special Committees of Council; and that these appointments be reviewed following the Municipal General Election:

Committee	Councillor
Deputy Mayor	Rob Warburton
Audit Committee	Ryan Fequet
Board of Revision	Primary Stacie Arden-Smith Alternate Cat McGurk
Community Advisory Board on Homelessness	Garett Cochrane
Development Appeal Board	Primary Rob Warburton Alternate Stacie Arden-Smith
Grant Review Committee (Two required)	Rob Foote Tom McLennan
Heritage Committee	Steve Payne
Human Resource and Compensation Committee (Two required)	Garett Cochrane Ryan Fequet
Mayor's Task Force on Economic Development	Rob Warburton

Unanimous	In Favour	Opposed	Carried / Defeated
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14.

Councillor Foote moves,
Councillor _____ seconds,

That Council appoint Sue McKinney, a lawyer, pursuant to Audit Committee By-law No. 4127, to serve on the City of Yellowknife (City) Audit Committee for a three-year term commencing January 27, 2026 and ending January 26, 2029.

Unanimous	In Favour	Opposed	Carried / Defeated
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Item No.

Description

15.

Governance and Priorities Committee Report for January 19, 2026.

16.

Councillor Foote moves,
Councillor _____ seconds,

That Council:

1. direct Administration to work in collaboration with Government of the Northwest Territories staff to investigate the feasibility of hosting 2035 Canada Winter Games; and

2. authorize Administration to establish an administrative working group to review, analyse and develop recommendations with respect to the advisability of hosting the 2035 Canada Winter Games.

Unanimous	In Favour	Opposed	Carried / Defeated
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17.

Councillor Foote moves,
Councillor _____ seconds,

That the Residential Intensification Tax Abatement under By-law No. 4534, as amended, for the property located at 4914 50 Street be approved for an additional 5 years at a declining increment basis (100%-80%-60%-40%-20%).

Unanimous	In Favour	Opposed	Carried / Defeated
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18.

Councillor Foote moves,
Councillor _____ seconds,

That Council approves the recommendation from the City of Yellowknife Community Advisory Board on Homelessness to allocate the remaining 2025-2026 Reaching Home Funding of \$78,000 to Yellowknife Women’s Society for the cultural resiliency and counselling supports to the resilience initiative.

Unanimous	In Favour	Opposed	Carried / Defeated
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Item No.

Description

NEW BUSINESS

19.

Councillor McLennan moves,
Councillor _____ seconds,

That Council direct Administration to bring forward the Council Remuneration By-law, including any recommended amendments, for Council's review and consideration and that this review include a specific analysis and recommendation regarding the Mayor's remuneration including comparable municipal benchmarks and any proposed adjustments by April 30, 2026.

Unanimous	In Favour	Opposed	Carried / Defeated
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20.

Is there any new business from the floor?

ENACTMENT OF BY-LAWS

21.

By-law No. 5120 - A by-law to amend the Zoning By-law No. 5045, as amended, to permit a 'Recycling Facility' on a portion of Lots 8, 9, Block 46, Plan 140 (5204 51 Street), is presented for First Reading.

22.

Councillor Foote moves,
Councillor _____ seconds,

First Reading of By-law No. 5120.

Unanimous	In Favour	Opposed	Carried / Defeated
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23.

By-law No. 5121 - A by-law to amend Community Plan By-law No. 5007, as amended, to change land use designation of portion of Lot 32, Block 568, Plan 4452, from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007, is presented for First Reading.



Item No.

Description

24. Councillor Foote moves,
Councillor _____ seconds,

First Reading of By-law No. 5121.

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

25. There was no deferred business and there were no tabled items for the agenda.
26. Is there any deferred business or are there any tabled items from the floor?

OLD BUSINESS

27. There was no old business for the agenda.
28. Is there any old business from the floor?

NOTICES OF MOTION

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

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

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

ADMINISTRATIVE ENQUIRIES

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

ADJOURNMENT



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, January 12, 2026 at 12:05 p.m.

Report of a meeting held on Monday, January 12, 2026 at 12:05 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Fequet,
Councillor R. Foote,
Councillor C. McGurk, (via teleconference)
Councillor T. McLennan,
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,
C. MacLean,
T. Morton,
K. Pandoo,
B. Sleem,
K. Thistle,
C. Tumoth,
C. White,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
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| 1. | (For Information Only)
Mayor Hendriksen read the Opening Statement. |
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- (For Information Only)

2. Committee agreed unanimously to amend the agenda to add an in camera personnel matter.
- (For Information Only)

3. There were no disclosures of conflict of interest.
- (For Information Only)

4. Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to permit a 'Recycling Facility' on a portion of Lots 8, 9, Block 46, Plan 140 (5204 51 Street).

Committee noted the City of Yellowknife has received an application from Housing NWT, in collaboration with GNWT's Department of Environment and Climate Change, to establish a Recycling Facility (Drop and Go Beverage Container Program) on a portion of Lots 8, 9, Block 46, Plan 140 (the subject property).

Under Zoning By-law No. 5045, as amended, the subject property is zoned RC – Residential Central, where a Recycling Facility is neither a permitted nor a discretionary use. As a result, a site-specific zoning by-law amendment is required to permit a Recycling Facility on a defined portion of the subject property (Figure 1).

Existing Use

The subject government-owned lots are located at 5204 51 Street, which is the location of Aspen Apartments, a 36-unit housing complex operated by Housing NWT.

The subject property is situated within the Downtown Central Residential land use designation, an area that is primarily residential in character and intended to accommodate higher density development in proximity to the City Core. The site is fully serviced and benefits from access from both 51 Street and the rear laneway. The proposed recycling facility would occupy a portion of the subject site, as shown in Figure 1, and would be secondary to the existing residential use. The proposal would not alter the primary function of the property or interfere with the continued operation of Aspen Apartments (multi-unit residential permitted use).

Proposed Development

The proposed Recycling Facility, operating as part of the Drop and Go Beverage Container Program, consists of a modified, machine operated sea can, designed to function solely as a drop off and collection point for refundable beverage containers. No sorting or processing will occur on site, as all materials will be transported to an off-site facility for handling. The sea can is fully enclosed and automated, limiting noise, odor, and visual impacts on the surrounding area.

The site was selected for its central location and convenient walkable access for nearby residents and workers. Its proximity to downtown residential and commercial areas allows



the program to function as a low intensity, community serving facility that supports recycling without generating significant traffic or other impacts to the neighborhood.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1:	People First
Focus Area 1.3	<u>Liveable Community</u> Supporting all residents to participate in the social fabric and physical space of our community.
Key Initiatives	Working with all partners towards a safe, supportive and compassionate community for all.
Strategic Direction #3:	Sustainable Future
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.
Focus Area 3.3	<u>Robust Economy</u> Doing our part to stimulate and amplify economic development opportunities.

Applicable legislation, by-laws, studies, 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, as amended; and
4. Zoning By-law No. 5045, as amended.

Legislative

Sections 73 – 76 and 129 of *Cities, Towns and Villages Act* state that Council may, by bylaw, amend a bylaw and state the required procedures to adopt bylaws. A bylaw must have three readings and a public hearing to be effective.

Section 12 of the *Community Planning and Development Act* 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 3.2.1 (c) of the Zoning By-law specifies that Council may approve, add any specific provision(s), or deny applications for an amendment to this By-law.

Community Plan, By-law No. 5007, as amended

Section 4.1.2 of the Community Plan identifies the Downtown Central Residential Land Use designation as a zone intended primarily for residential uses and other compatible uses close to the downtown core, with pedestrian-friendly access and mixed-use potential. An amendment to the Community Plan is not required, as a Recycling Facility can meet the intent of the Downtown Central Residential designation as long as the scale and operation are secondary to the primary use of a multi-unit residential dwelling.



While the Central Residential designation is primarily intended to support residential development near the City Core, it also anticipates compatible, low-intensity uses that serve nearby residents and support walkability and complete neighbourhoods. The proposed facility will operate passively with no on-site processing, with controlled hours, and with minimal traffic, distinguishing it from a conventional industrial recycling facility.

Although a recycling facility is not explicitly identified within the Downtown Central Residential policies, the proposed Beverage Container Program does not alter the overall residential character or primary use of the area. Its small scale and purpose support broader Community Plan objectives related to environment, waste diversion, and reducing vehicle travel.

Zoning By-law, No. 5045, as amended

The purpose of the RC Zone is to support a transition to a mix of residential, commercial, institutional and other compatible uses through infill development and densification of existing developed lots in the areas closest to the city core. The proposed Recycling Facility is located within a developed site that is already serviced. This supports infill development and makes use of existing infrastructure and facilities without disrupting the surrounding residential neighbourhood. The proposed development is compatible with the intent of the RC – Residential Central Zone as set out in Zoning By-law No. 5045, as amended. Compatibility with the RC Zone will be further ensured through development permit conditions that regulate siting, access, landscaping and other site conditions, ensuring the use remains aligned with the zone's intent and compatible within its neighbourhood.

Internal/ External Consultation

The application was circulated to relevant City departments in accordance with Zoning By-law No. 5045, as amended, and no substantive concerns were identified. Public notice of the proposed zoning by-law amendment was provided in accordance with the Community Plan and Zoning By-law. No public comments were received as a result of the notification process. The City will notify the public of a public hearing if the proposed zoning by-law amendment receives first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council may then review public input from this meeting and by resolution, make a decision on the proposed zoning by-law amendment.

Committee noted that housing NWT proposed a zoning by-law amendment to permit a recycling facility as a site-specific use of land. Council is the approval authority to adopt the amendment by-law to the Zoning By-law, as per the *Cities, Towns and Villages Act* and *Community Planning and Development Act*.

It is determined that the proposed amendment conforms to policies and the intent of the Community Plan By-law No. 5007, as amended, and Zoning By-law No. 5045, as amended. It will also support Council's Strategic Initiative to work with all partners towards a safe, supportive and compassionate community for all. Administration recommends support of adopting By-law No. 5120 to amend Zoning By-law No. 5045, as amended. If approved, a



Development Permit and Development Agreement will be required, as well as a requirement to consolidate Lots 2 to 9, Block 46, Plan 140.

David Dahl, the Recycling Program Coordinator with GNWT's Environment and Climate Change Department (ECC), was in attendance to answer questions.

Committee recommended that By-law No. 5120, a by-law to amend the Zoning By-law No. 5045, as amended, to permit a 'Recycling Facility' on a portion of Lots 8, 9, Block 46, Plan 140, be presented for adoption.

5. **Committee read a memorandum regarding whether to authorize the Mayor and Members of Council to attend various conferences in 2026.**

Committee noted that Council determines and approves all the conferences that would be attended throughout the year at the beginning of the year, and submits for approval a request to travel for any conference above and beyond the initial list approved.

In 2025, approximately \$16,150.78 was spent from the allocated budget of \$30,757.00 on Mayor and Council travel. Travel costs were lower than expected due to some travel costs being covered by other funding sources.

Council Strategic Direction/Resolution/Policy include:

Motion #0223-25

It is the policy of the City of Yellowknife that Members of Council submit a written travel expense claim together with a travel report of activities while on City sponsored travel upon their return. Council must approve all City-sponsored travel and attendance at conferences, workshops, and seminars by a formal resolution of Council either prior to the commencement of travel or at the first regular Council meeting following the start of travel. Members will be reimbursed for reasonable expenses incurred for approved travel while representing the City in an official capacity.

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

1. Council Remuneration By-law No. 4982, and
2. Financial Administration By-law No. 4206, as amended.

Economic, Social and Sustainability Awareness

In addition to supporting municipal core business objectives, attendance at various conferences promotes Yellowknife and enhances its economic development through tourism and business promotion, and arms Council Members with information and municipal best practices regarding economic development, social and sustainability initiatives.



Budget

For 2026, \$30,729 has been allocated for Mayor and Council travel. The cost for travel per person ranges between \$350 to \$6,300 with factors like flights, location, accommodation rates and registration fees contributing to cost differentials. The Mayor or a Councillor in their place are often frequently called upon to represent the City at various conferences each year; therefore the suggested budget ensures representation at key conferences, as well ensuring flexibility to respond to requests for representation throughout the year.

The following information reflects an approximate price per person to attend various conferences relating to the City's core business, and otherwise, in 2026:

Arctic Summit (Whitehorse, YT) February 23 – February 25, 2026

Registration	\$ 750.00	
Accommodation	\$ 1,000.00	(\$250.00 per night x 4 nights)
Airfare (Return)	\$ 1,200.00	
Meals and Incidentals	\$ 795.25	(\$159.05 per day x 5 days)
Approximate cost – Mayor	\$ 3,745.25	

NWTAC Annual General Meeting (Yellowknife, NT) February 26 – February 28, 2026

Registration	\$ 350.00	
Honorarium for Council member only	\$ 780.00	(\$260.00 per day x 3 days)
Approximate cost - Mayor	\$ 350.00	
Approximate cost – Eight (8) Councillors	\$ 9,040.00	

FCM Annual Conference (Edmonton, AB) June 4 – June 7, 2026

Registration	\$ 1,350.00	
Accommodation	\$ 1,500.00	(\$300.00 per night x 5 nights)
Airfare (Return)	\$ 900.00	
Meals and Incidentals	\$ 954.30	(\$159.05 per day x 6 days)
Honorarium for Councillor	\$ 1,560.00	(\$260.00 per day x 6 days)
Approximate cost - Councillor	\$ 6,264.30	
Approximate cost – Mayor	\$ 4,688.10	

Estimated Total for 2026 Opportunities: \$ 24,087.65

Committee noted that setting a framework for Council travel at the beginning of the year will contribute toward the advancement of the City's core business and Council's established priorities. Approving travel in advance will allow Council Members to plan for and coordinate their schedules appropriately, knowing which conferences or events they will be attending. Likewise, appropriate travel reservations can be made in a timely manner, as flight and hotel accommodations can often book up well in advance of conference dates, and early bird registration and seat sales can be taken advantage of.



Recognizing that Council priorities change and that various opportunities relating to municipal affairs present themselves over the course of the year, some flexibility for approving travel on a case-by-case basis is worth consideration.

Committee recommends that:

1. **The Mayor and Members of Council be authorized to attend the following conferences in 2026 that relate directly to the City's business:**

Conference/Event	Location	2025 Dates	# of Members
Arctic Summit	Whitehorse, YT	February 23 – February 25, 2026	Mayor
Northwest Territories Association of Communities (NWTAC) Annual General Meeting	Yellowknife, NT	February 26 – February 28, 2026	Mayor and Eight (8) Councillors
Federation of Canadian Municipalities (FCM) Annual Conference	Edmonton, AB	June 4 – June 7, 2026	Mayor and One (1) Councillor

2. **Other travel authorization be prioritized based on Council priorities and emerging opportunities and be approved by Council on a case-by-case basis in advance of each conference.**

MOVE APPROVAL

6. **Committee read a memorandum regarding whether to appoint a Deputy Mayor and whether to appoint Members of Council as representatives on the Special Committees of Council.**

Committee noted Section 7(3) of Council Procedures By-law No. 4975, as amended, states that the appointment of the Deputy Mayor shall be made, on the recommendation of the Mayor, at the first meeting of Council following a General Election. Council must also appoint Councillors to Special Committees of Council based on the best interests of the City and desires expressed by Councillors. These appointments will be reviewed annually.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

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

1. *Cities, Towns and Villages Act,*
2. Council Procedures By-law No. 4975, as amended;
3. Council Remuneration Review Report by Sainas Consult Inc.; and



4. Council Remuneration By-law No. 4982.

Legislation

Section 39 of the *Cities, Towns and Villages Act* states that Council, on the recommendation of the Mayor, may appoint a Councillor to be the Deputy Mayor.

Section 7(3) of Council Procedures By-law No. 4975, as amended, states that the appointment of the Deputy Mayor shall be made, on the recommendation of the Mayor, at the first meeting of Council following a General Election.

Past Practice

The past practice of Council has been to review the appointment of Deputy Mayor and Chairpersons and Members to Special Committees of Council on an annual basis and following a General Election.

Appointments to Special Committees shall be based on:

- a) the best interests of the City;
- b) the convenience of the Members;
- c) the competence of the Members;
- d) the willingness to serve; and
- e) the desires expressed by the Members.

Council Remuneration Review Report

In 2018, City engaged Sainas Consult Inc. to conduct an independent and arms-length review of the remuneration, allowances and benefits provided to the Mayor and Members of Council.

The report recommended that all Councillors be paid the same amount and that the role of Deputy Mayor be shared by all Councillors on a rotating or scheduled basis, however, Council of the day opted to maintain status quo and appoint a Deputy Mayor on an annual basis.

By-law No. 4982

In order to give effect to the recommendations arising from the Council Remuneration Review Report and Council's desire to maintain status quo, Council adopted By-law No. 4982, a by-law to establish the indemnities and allowances of Council members.

Review of Committees' Terms of Reference

The Mayor and Administration are currently reviewing the Terms of Reference for the committees of Council. The review is working to ensure continuity where appropriate across all Terms of Reference and to ensure that each committee has the necessary representation of Councillors to ensure their effective operation.

Work to review and present any draft changes to Council is not yet complete. Therefore, it is recommended that the appointments to committees proceed as planned, and that any



changes to committee membership which may arise from future changes to Terms of Reference can be dealt with at that time.

Committee noted that the Deputy Mayor performs the duties of the Mayor during absences and the Members of Council act as Chairpersons to the Committees they are appointed to. The appointment of a Deputy Mayor and Councillors to the Special Committees of Council will ensure that the Committees can continue to meet and conduct their business and that there is coverage during the Mayor's absences.

Committee recommends that Council appoint the following as Deputy Mayor and Council representatives to the Special Committees of Council; and that these appointments be reviewed following the Municipal General Election:

Committee	Councillor
Deputy Mayor	Rob Warburton
Audit Committee	Ryan Fequet
Board of Revision	Primary Stacie Arden-Smith Alternate Cat McGurk
Community Advisory Board on Homelessness	Garett Cochrane
Development Appeal Board	Primary Rob Warburton Alternate Stacie Arden-Smith
Grant Review Committee (Two required)	Rob Foote Tom McLennan
Heritage Committee	Steve Payne
Human Resource and Compensation Committee (Two required)	Garett Cochrane Ryan Fequet
Mayor's Task Force on Economic Development	Rob Warburton

MOVE APPROVAL

(For Information Only)

7. Committee accepted for information the Minutes of the Accessibility Advisory Committee meeting of November 4, 2024.

(For Information Only)

8. Committee accepted for information the Minutes of the Community Advisory Board on Homelessness meeting of November 6, 2025.

(For Information Only)

9. Committee accepted for information the Minutes of the Human Resource and Compensation Committee meeting of December 15, 2025.



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

That Committee move in camera at 12:35 p.m. to discuss a memorandum regarding whether to appoint someone to fill a vacant position on the Audit Committee and two (2) personnel matters.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
11. Committee discussed a memorandum regarding whether to appoint someone to fill a vacant position on the Audit Committee.

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

- (For Information Only)
13. Committee recessed at 1:16 p.m. and reconvened at 1:26 p.m.

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

- (For Information Only)
15. Councillor Cochrane moved,
Councillor Fequet seconded,

That Committee return to an open meeting at 2:07 p.m.

MOTION CARRIED UNANIMOUSLY

- (Business Arising from In Camera Session)
16. **Committee read a memorandum regarding whether to appoint someone to fill a vacant position on the Audit Committee.**

Committee noted that there is a vacancy on the Audit Committee for a lawyer.

It is the practice of the City to advertise all committee vacancies. The City advertised the vacancy, specifying that it be filled by a lawyer on the City's website and social media sites.

Council Strategic Direction/Resolution/Policy include:

Council Goal #1

People First.

Motion #0459-96:

"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.

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

1. *Cities, Towns and Villages Act*, and
2. Audit Committee By-law No. 4217, as amended.

Consistency

The Audit Committee has recommended staggered terms for Committee members.

Legislation

Audit Committee By-law No. 4127 requires outside members to reside in Yellowknife and be independent from City Council, management, auditors, legal counsel and major contractors. Section 4.a.ii(1) states that the currently vacant position must be filled by a lawyer.

Procedural Considerations

The Audit Committee helps to enhance the auditor's real and perceived independence by providing an intermediary link between the auditor and Council. The Audit Committee limits the reliance Council must place on the technical expertise of the independent auditor.

Committee noted the Audit Committee is intended to function with a full complement of six members. Having the term of a new member expire in three years will conform to the staggered term recommendation.



Committee recommends that Council appoint Sue McKinney, a lawyer, pursuant to Audit Committee By-law No. 4127, to serve on the City of Yellowknife (City) Audit Committee for a three-year term commencing January 27, 2026 and ending January 26, 2029.

MOVE APPROVAL

17. The meeting adjourned at 2:09 p.m.



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, January 19, 2026 at 12:05 p.m.

Report of a meeting held on Monday, January 19, 2026 at 12:05 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,
Councillor G. Cochrane,
Councillor R. Fequet,
Councillor R. Foote,
Councillor T. McLennan, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

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

<u>Item</u>	<u>Description</u>
	(For Information Only)
1.	Mayor Hendriksen read the Opening Statement.
	(For Information Only)
2.	There were no disclosures of conflict of interest.
	(For Information Only)
3.	Committee heard a presentation from Deputy Premier Wawzonek; Mike Auge, Director Strategic Infrastructure; and Andrew Stewart, Director, Strategic Energy Initiatives regarding an update on Major Projects.



4. **Committee read a memorandum regarding whether to:**
 1. **collaborate with the GNWT to investigate the feasibility of hosting 2035 Canada Winter Games; and**
 2. **direct Administration to establish an administrative working group to review, analyse and develop recommendations with respect to the advisability of hosting the 2035 Canada Winter Games.**

Committee noted that the City of Yellowknife has been advised by the Department of Municipal and Community Affairs (MACA) of the Government of the Northwest Territories (GNWT) that the Canada Winter Games Committee (CWGC) is considering the City of Yellowknife as a host for the 2035 Winter Games. This is very similar to the opportunity that was presented to the City in late 2014/early 2015, at which time a Canada Winter Games Working Committee was established by Council.

Administration has been directed by Council to proceed with the development of the Terms of Reference for a 2035 Canada Winter Games Exploratory Committee for Council's consideration. However, in discussions with the GNWT it was determined that to move the exploration along in an expedient manner a City staff member would attend the meetings of the GNWT as they deliberate on the possibility of hosting the Games. The City staff would then report back to a City working group comprised of staff from key Departments.

The establishment of a City working group for the purpose of investigating the feasibility of hosting the Games in Yellowknife will commit the City's Senior Leadership Team and several Management staff from each City department to a thorough review of past reports as well as a forward look to what is required from the CWGC.

The working group will be assisting in the investigation all aspects of the Games including analyzing and comparing City facilities and their ability to meet the various standards as identified by the CWGC as well as determining any venue upgrades/development that may be required; the possibility of partnerships to host within and external to the Territories; the availability of hotels, vacation rentals, short term rentals, homestays; transportation services for athletes/coaches; adequate athlete services including food, accommodation and medical needs; preparing a Games budget; assessing the financial impact to hosting the Games on the City and the community; identifying the required fundraising to host; the need and likelihood of attracting the required number of volunteers to be successful in hosting the Games; exploring the possibility of what legacy the Games will bring to the community; carrying out a risk assessment if the City were to host; and the benefit to local, regional and national businesses. Much of this work may be carried out in consultation with the many external organizations, businesses and other levels of government.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First



Focus Area 1.1	<u>Reconciliation</u> Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples.
Key Initiative 1.1.1	Continuing to strengthen relations with Indigenous governments and peoples.
Focus Area 1.3	<u>Liveable Community</u> Supporting all residents to participate in the social fabric and physical space of our community.
Key Initiative 1.3.1	Providing affordable and diverse recreation and arts opportunities for residents.
Key Initiative 1.3.2	Pursuing diverse community engagement methods.
Strategic Direction #2:	Service Excellence
Focus Area 2.2	<u>Capacity</u> Balancing service levels with human and fiscal resources.
Key Initiative 2.2.2	Aligning organizational service capacity with service levels.
Strategic Direction #3:	Sustainable Future
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.
Focus Area 3.2	<u>Growth Readiness</u> Ensuring land development supports economic readiness and community priorities.
Focus Area 3.3	<u>Robust Economy</u> 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.
Key Initiative 3.3.2	Implementing and renewing strategic economic diversification options.



Key Initiative 3.3.3

Aligning with regional and territorial economic opportunities.

Motion #0229-25

That Council directs Administration to develop the Terms of Reference for Council's consideration to establish a 2035 Canada Winter Games Exploratory Committee.

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

1. 2023 Canada Winter Games Working Committee Task Group Reports; and
2. Canada Games 2023 Northwest Territories Report.

Corporate Impact

The administrative working group will consist of several City of Yellowknife Management staff and other staff within each represented department. The working group will largely be responsible for reviewing and updating various past reports to ensure they represent the current and future picture of what the City can offer in regards to hosting the Games.

Committee noted that collaborating with the GNWT in an exploratory nature to determine the feasibility of whether or not the City of Yellowknife should host the 2035 CWG will provide for a more streamlined and efficient process. The GNWT staff currently consults with members if the CWGC which provides key information related to all aspects of hosting the Games which will be beneficial in gathering all the necessary information related to hosting.

The establishment of a City of Yellowknife administrative working group will provide for the gathering and analysis of the required information that the CWGC will require. The working group consisting of many from the management team will be tasks with assembling information related to budget & fundraising, athletes care & comfort, volunteers etc. as previously mentioned.

Gary Brennan, Deputy Minister MACA, was in attendance to answer questions.

Committee recommends that Council:

1. **direct Administration to work in collaboration with Government of the Northwest Territories staff to investigate the feasibility of hosting 2035 Canada Winter Games; and**
2. **authorize Administration to establish an administrative working group to review, analyse and develop recommendations with respect to the advisability of hosting the 2035 Canada Winter Games.**

MOVE APPROVAL

5. **Committee read memorandum regarding whether to extend Residential Intensification Tax Abatement for an additional five years for the property located at 4914 50th Street, in accordance with the Development Incentive Program By-law No. 4534, as amended.**



Committee noted that in 2022, the owner of the development known as ‘the Nest’, located at 4914 50 Street, applied for a tax abatement under the former Development Incentive Program By-law No. 4534, as amended. The application was reviewed for eligibility under that by-law and preliminarily approved.

The project has received its final occupancy permit, the applicant has recently requested that the tax abatement application be finalized. Although Development Incentives By-law No. 5097 has since replaced By-law No. 4534, the applicant was permitted to proceed under the previous by-law. The applicant has chosen to exercise the option for an additional five years of tax abatement as provided under By-law No. 4534, as amended.

Under Development Incentive Program By-law No. 4534, as amended, the application is eligible for receiving the following incentives:

ELIGIBLE INCENTIVES	INCENTIVE DETAILS	APPROVAL STATUS
4. a. Residential intensification:	i. Full Five-Year Abatement - The full tax abatement (100% over five years) is only available for property in the Primary Area of the Residential Intensification incentive which includes the Downtown (“DT” – Downtown Zone).	<p>The property tax assessment has been completed, and a final estimate of the tax abatement is calculated (Attachment-2)</p> <p>The final approval for the first 5-year tax abatement is issued (Attachment-3).</p> <p>The abatement will be implemented once a Property Tax Abatement Agreement is executed.</p>
	ii) Additional 5-year Abatement - Council may, at its sole discretion, extend the five-year tax abatement for Primary and Secondary Area Residential Intensification projects up to an additional five-year period (at full or declining increment basis) based on the revitalization merits of the project which may be measured based on alignment with Smart Growth principles.	The Governance and Priorities Committee will direct Staff as per recommended option or any alternatives

In accordance with the Development Incentive Program By-law No. 4534, as amended, the Applicant fulfilled the following required criteria:



SECTIONS OF BY-LAW NO. 4534	DESCRIPTION	COMMENTS
11. A. Residential intensification:	i. Abatements shall apply to new residential construction or adaptive re-use of existing buildings. Any ground floor commercial improvement or development of an eligible Residential Intensification project shall be eligible for tax abatement.	The proposed development involves the adaptive reuse of an existing building that has been vacant since 2012. The ground floor will be occupied by commercial uses while the upper floors will be used as rental residential units. The project is eligible for the full Residential Intensification Tax Abatement. The estimated value of the tax abatement for the first five years is provided in Attachment 2.
	iii. In accordance with this section, applications for residential intensification which include ten (10) or more units shall include a minimum 10% dedication of units to affordable housing. Such units shall be available for purchase by NWT Housing Corporation or YK Housing Authority, for dedicated rental units or purchased by an Affordable Housing Corporation designated by the City for sale as non-market housing. This requirement may be waived subject to the owner/developer providing a letter from the NWT Housing Corporation or the City of Yellowknife indicating there is no interest in either party purchasing or assigning residential units.	Northwest Territories Housing Corporation has confirmed that it does not currently require one- and two-bedroom units and will not be purchasing any non-market units within this development (Attachment 4). The City does not acquire or manage affordable housing units. Notwithstanding this, the applicant remains committed to affordability and has expressed interest in dedicating 10% of the units as affordable housing. The applicant is currently working with the YWCA to rent these units at affordable rates.

Council Strategic Direction/Resolution/Policy include:

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.

Key Initiative 1.2.1

Setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation.

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.

Applicable legislation, by-laws, studies, 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, as amended; and
4. Development Incentive Program By-law No. 4534, as amended.

The project supports downtown revitalization and Smart Growth objectives in the following ways:

Brings a long-vacant building back to life: The project transforms a deteriorated and vacant downtown building into much-needed housing, removes a public safety concern, and adds permanent residents and everyday activity to the City Core.

Uses land and infrastructure efficiently: By adding housing within an already serviced area, the project makes better use of existing roads, utilities, and services, helps limit urban sprawl, and supports a more compact and walkable downtown.

Adds much-needed rental and affordable housing: The development provides 72 new rentals, including 8 affordable units, helping to relieve housing shortages and supports a diverse and inclusive downtown community.

Shows private-sector commitment and risk-taking: The developer noted that the project involved significant financial risk over several years, during which property taxes and maintenance costs were incurred without any rental income and with limited public funding. The development has relied primarily on private financing, and the tax abatement is considered a critical form of assistance to support the project's financial feasibility.

The Applicant provided a rationale letter (Attachment 1) in support of a full additional 5-year abatement.

Financial Considerations

The property is eligible for tax abatement under the Development Incentive Program By-law No. 4534, as amended. The abatement is calculated based on the increased property assessment value resulting from the redevelopment and applies to both land and building improvements but does not apply to school taxes. Please note that the figures are rounded and actual amounts may vary slightly. The preliminary estimated value of the property tax abatement is \$103,409 for the first year - 2026. Detailed calculations and the updated property assessment report are provided in Attachment 2.



1. The following provides an approximate estimate of the **first five-year tax abatement** approved by the administration:
 - a. $\$103,409 \text{ annually} \times 5 \text{ years} = \$517,045$
2. The following provides an approximate estimate of the additional five-year tax abatement under both a full abatement and a declining incremental abatement approach:
 - a. Additional Five-Year Abatement (Full):
 $\$103,409 \text{ annually} \times 5 \text{ years} = \$517,045$
or
 - b. Additional Five-Year Abatement (Declining Incremental):
 $(\$103,409 \times 100\%) + (\$103,409 \times 80\%) + (\$103,409 \times 60\%) + (\$103,409 \times 40\%) + (\$103,409 \times 20\%) = \$310,227$

Please note that these estimates are based on the current mill rate only and do not reflect any changes to the annual mill rate during the initial five-year abatement period or the subsequent five-year extension.

Committee noted the 72-unit residential development known as 'Nest' will contribute to the City's housing supply and help address key housing needs in the Downtown Core, including the need for affordable rental units.

Approving the extension of the tax abatement would demonstrate the City's commitment to revitalizing the downtown and may encourage other developers to undertake similar revitalization and intensification projects that align with City goals.

Afzal Suri was, a representative of Borealis Development Inc., was in attendance to answer questions.

Committee recommends that the Residential Intensification Tax Abatement under By-law No. 4534, as amended, for the property located at 4914 50 Street be approved for an additional 5 years at a declining increment basis (100%-80%-60%-40%-20%).

MOVE APPROVAL

(For Information Only)

6. Committee recessed at 1:39 p.m. and reconvened at 1:49 p.m.

(For Information Only)

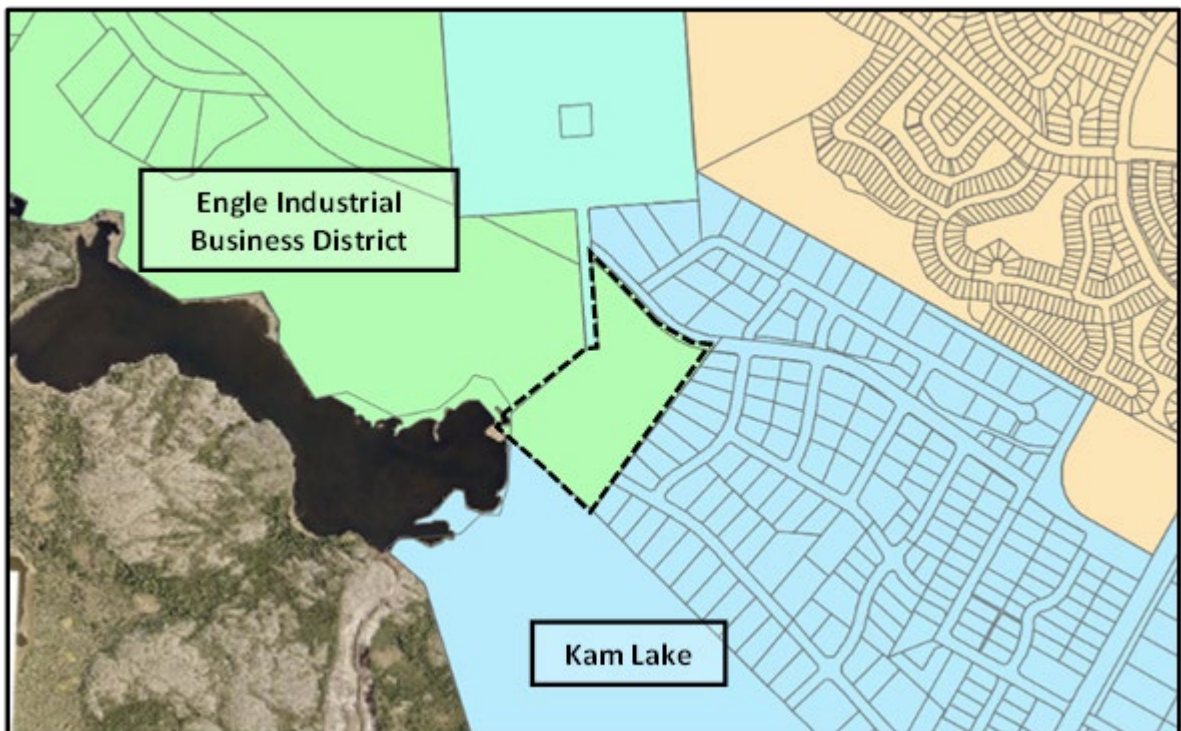
7. Committee read memorandum regarding whether to approve a Community Plan Amendment to change the land use designation of portion of Lot 32, Block 568 and Plan 4452 from Engle Industrial Business District to Kam Lake.



Committee noted the proposed amendment is the first administrative step of the future Kam Lake Area Development Plan work. The proposed land use designation change from Engle Industrial Business District to Kam Lake is required to advance planning for an area development plan, zoning, infrastructure and subdivision.

The City of Yellowknife (the 'City') is the owner and applicant. The City proposes a change of the land use designation of undeveloped land located along Deh Cho Boulevard near the northwestern end of Kam Lake area. The land is approximately 8.8 hectares in size and zoned GM (Growth Management) (Map 1). The proposed land use designation change is to support the Kam Lake Area Development Plan development process.

In fall of 2024, the City undertook a market study for light industrial and commercial lands in Kam Lake area including adjacent city-owned vacant land to the south of the established area. The study is a comprehensive market analysis of the local light industrial and commercial business environment with consideration for future agricultural potential. It has identified that the demand for light industrial and commercial lands will continue as the City grows. The study has also identified that adequate supply of future light industrial and commercial lands would be important while accommodating the existing local business retention, expansion and attraction.



Map 1. Location of the Subject Land and Land Use Designation

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3:

Sustainable Future



Focus Area 3.3:	<u>Robust Economy</u> Doing our part to stimulate and amplify economic development opportunities.
Key Initiatives 3.3.3	Aligning with regional and territorial economic opportunities.
Council Motion 0072-25	That Council direct Administration to: <ol style="list-style-type: none">1. Amend Community Plan By-law No. 5007, to redesignate a portion of Lot 32, Block 568 from Engle Industrial Business District to Kam Lake; and2. Design a new area development plan for Lot 32, Block 568, Plan 4452 in Kam Lake.

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

1. *Community Planning and Development Act S.N.W.T. 2011, c.22;*
2. Community Plan By-law No. 5007, as amended; and
3. Market Study Report, April 2025.

Legislative

- Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 5 of the *Act* states that a community plan has no effect unless it is approved by the Minister and adopted by Council by bylaw.

- Community Plan By-law No. 5007

"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". (*Community Planning and Development Act*, Section 3 (1)).

Planning and development objectives and policies of Engle Industrial Business District (s. 4.10) and Kam Lake (s.4.8) are described alongside land designation map 11 and 13 in the Community Plan.

Zoning By-law No. 5045, as amended

The subject land is currently zoned GM. The intent of the zone is to control and regulate land uses so that the future development may proceed in an orderly and well-planned manner in keeping with the intent of the Community Plan and any applicable Area Development Plan.



Change of the current zoning classification is not proposed at this time. No development shall occur until new zone classification is assigned and lands in the area are subdivided for development.

Departmental Consultation

No concerns identified.

Public Consultation

A Notice of Application for the Community Plan By-law Amendment was posted on-site at the subject property on November 11, 2025 for two weeks, as well as on the City's website, as required by Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. One comment has been received via email. The comment relates to implications to the existing adjacent property as the result of the land use designation change.

Committee noted that the subject land lies within Lot 32, Block 568 and Plan 4452, which covers much of the Kam Lake Market Study area. Given its close geographical proximity to the Kam Lake neighbourhood and the existing road network, the subject land is suitable for light industrial and commercial uses and is recommended to be included for the future Area Development Plan consideration.

The proposed change of the land use designation of the subject land will have no immediate impacts on the growth and development in the City, because all future developments must follow policies and regulations (i.e. Area Development Plan, new zoning and subdivision) that are to be determined. To support the future Area Development Plan, the proposed land use designation change is appropriate for better and efficient use of the lands and other properties in the vicinity.

Committee recommended that Council approve By-law No. 5121, a by-law to amend the Community Plan By-law No. 5007, as amended, to change the land use designation of portion of Lot 32, Block 568, Plan 4452, from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007.

8. **Committee read memorandum regarding whether to approve the recommendations for funding by the Community Advisory Board on Homelessness (CAB).**

Committee noted the \$78,000 was previously allocated to the Yellowknife Women's Society to hire a cook to support the Street Outreach Program. In April 2025, the Street Outreach Program moved to Home Base YK. The change in organization for the Street Outreach Program rendered the funding no longer applicable to Yellowknife Women's Society. At the November 6th, 2025, CAB meeting there was an opportunity again for some organizations to present a new idea to receive this \$78,000. The Yellowknife Women's Society ended up being the only applicant to present for the \$78,000. The organization presented a new proposal focusing on safe spaces, wellness, and employment training for unhoused



individuals in Yellowknife. The organization has partnered with Aspire Training Academy to deliver pre-employment training programs that prepare participants for local job opportunities and help them develop the confidence and skills to pursue meaningful work.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

Focus Area 1.3 Liveable Community

Supporting all residents to participate in the social fabric and physical space of our community.

Strategic Direction #2: Service Excellence

Focus Area 2.2 Capacity

Balancing service levels with human and fiscal resources.

Key Initiative 2.2.2 Aligning organizational service capacity with service levels.

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

Reaching Home: City of Yellowknife Community Plan, 2024-2028.

Budget/Spending

The current 2025-2026 fiscal year is year 2 of 4 Reaching Home Funding. The four-year funding ends on March 31st, 2028. The \$78,000 is the remaining funding for this fiscal year. If the money is not spent by March 31st, 2026, the City will have to return the remaining \$78,000.

Reaching Home Funding: 2024-2028

2024-2025 Fiscal Year: \$3,366,269

2025-2026 Fiscal Year: \$3,366,269

2026-2027 Fiscal Year: \$3,366,269

2027-2028 Fiscal Year: \$3,366,269

TOTAL: \$13,465,076

Committee noted that the Yellowknife Women's Society was chosen through a structured review process. The organization submitted a written proposal and delivered a presentation outlining the project's goals, feasibility, and anticipated impact. The project was evaluated against established criteria, including alignment with priorities of Reaching Home, cost effectiveness, and readiness to expend the \$78,000 budget. Established partnerships with Aspire Academy are already in place to support implementation. Based on this review, the project was determined to be the most suitable for the remaining Reaching Home funding. CAB members highlighted the project's significant role in delivering pre-employment training programs that prepare participants for local job opportunities and help them develop the confidence and skills to pursue meaningful work. The new Bowling Green



training space and Prospector's Tent circle now offer calm, purpose-built environments where participants can step away from the daily chaos of survival, connect culturally, and engage in structures learning. In addition to serving unhoused participants, this initiative will deliver a slate of mandatory and optional training for frontline workers across the housing, shelter, and auxiliary care sectors. These sessions—covering topics such as cultural safety, trauma-informed care, non-violent crisis intervention, and mental-health first aid—will strengthen the entire local support system, ensuring staff are equipped to work safely and compassionately alongside residents. Together, these learning streams will build a continuum of training and wellness, empowering both participants and frontline workers to create safer, healthier housing environments throughout Yellowknife.

Committee recommends that Council approves the recommendation from the City of Yellowknife Community Advisory Board on Homelessness to allocate the remaining 2025-2026 Reaching Home Funding of \$78,000 to Yellowknife Women's Society for the cultural resiliency and counselling supports to the resilience initiative.

MOVE APPROVAL

(For Information Only)

9. Administration provided an update regarding water testing at City facilities following initial testing that indicated higher levels of lead in drinking water. Administration noted that they have successfully completed Phase 1 and they are now moving into Phase 2 with an expanded scope. Administration further noted that external expertise has been engaged to help expedite the process. Administration noted that following their meeting with the Chief Public Health Officer (CPHO) last week, an approved testing protocol is in place. Administration further noted that testing will be conducted at 80 locations, with two samples and two rounds of lab testing per location to ensure timely results. Administration noted that results will be posted on the City's website, and any required remediation will be addressed in a planned manner.
10. The meeting adjourned at 1:57 p.m.



CITY OF YELLOWKNIFE

BY-LAW NO. 5120

BZ 384

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

That Zoning By-law No. 5045 be amended as follows:

1. Adding Section 10.3.1 a) as follows:

A 'Recycling Facility' shall be permitted on a portion of Lot 8 and Lot 9, Block 46, Plan 140 as identified in Schedule "A" attached hereto and forming part of this by-law.

EFFECT

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

Read a First time this _____ day of _____, A.D. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

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

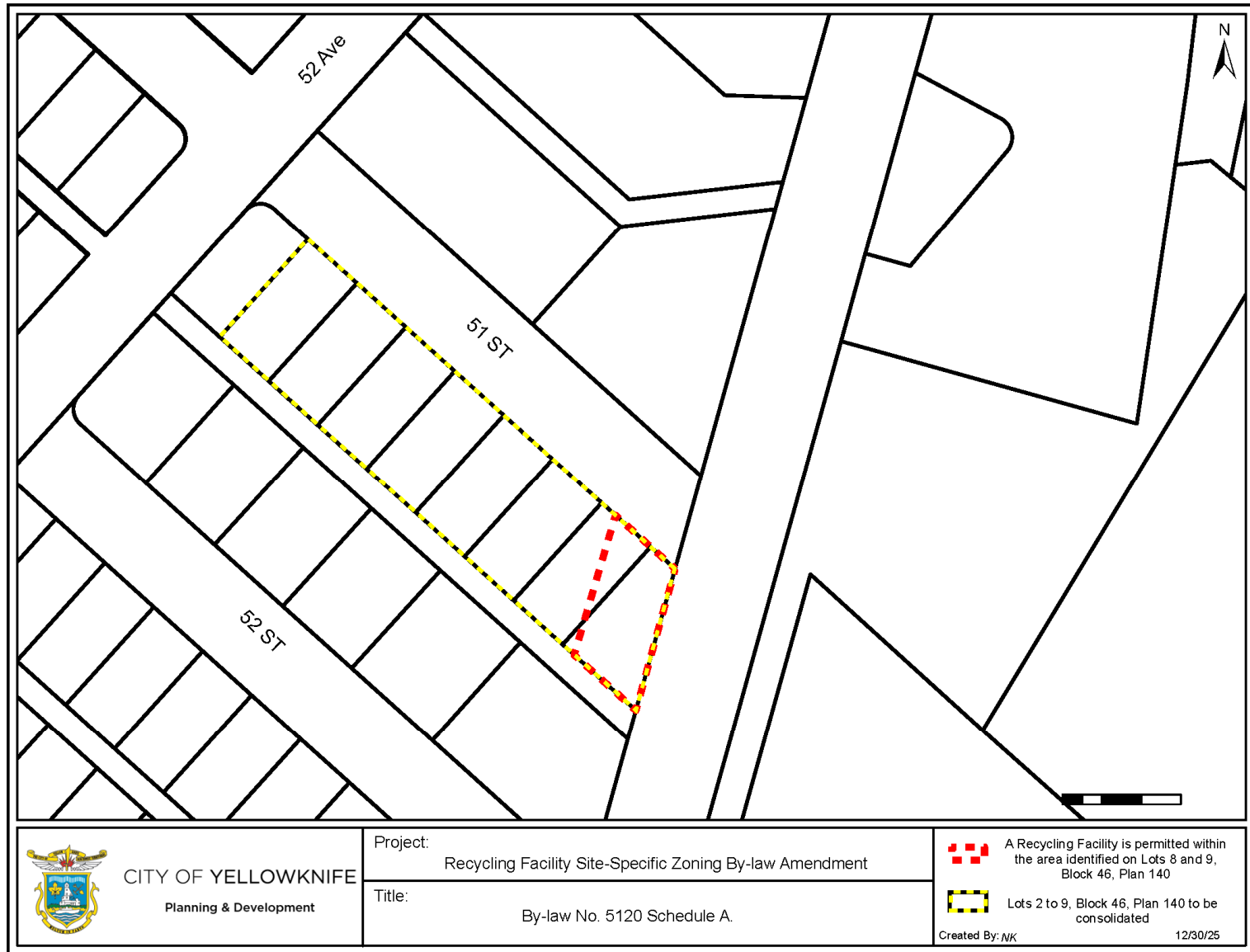
Mayor

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. 5120
Schedule A





CITY OF YELLOWKNIFE

BY-LAW NO. 5121

BZ 385

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

PURSUANT TO

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

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

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

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

APPLICATION

1. That Community Plan By-law No. 5007, as amended, be amended as follows:

- a. amending Policy Section 4.8, Kam Lake, page 48, to redesignate approximately 8.8 ha of site specific, vacant land, to allow for development. The land legally described as a portion of Lot 32, Block 568, Plan 4452 (located adjacent to Deh Cho Boulevard) is to be removed from the 'Engle Industrial Business District' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007, and is hereby redesignated as 'Kam Lake' land use designation, subject to the policies of section 4.8 Kam Lake, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).
- b. amending Policy Section 4.8, Kam Lake, page 48, to reflect the increase in land designated Kam Lake from "Total Are: 188 ha" to "Total Area: 196.8 ha".

- c. amending Policy Section 4.10, Engle Industrial Business District, page 57, to reflect the decrease in land designated Engle Industrial Business District from “Total Are: 289.2 ha” to “Total Area: 280.4 ha”.
- d. amending Map 2, page 20, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule ‘A’, dated 2026/1/19 attached hereto and forming part of this by-law.
- e. amending Map 11, page 51, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule ‘B’, dated 2026/1/19 attached hereto and forming part of this by-law.
- f. amending Map 13, page 60, dated 2019/09/04, to reflect the change in land use designation of a portion of Lot 32, Block 568, Plan 4452, in accordance with Schedule ‘C’, dated 2026/1/19 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 _____ day of _____, A.D. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

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

Minister
Municipal and Community Affairs

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

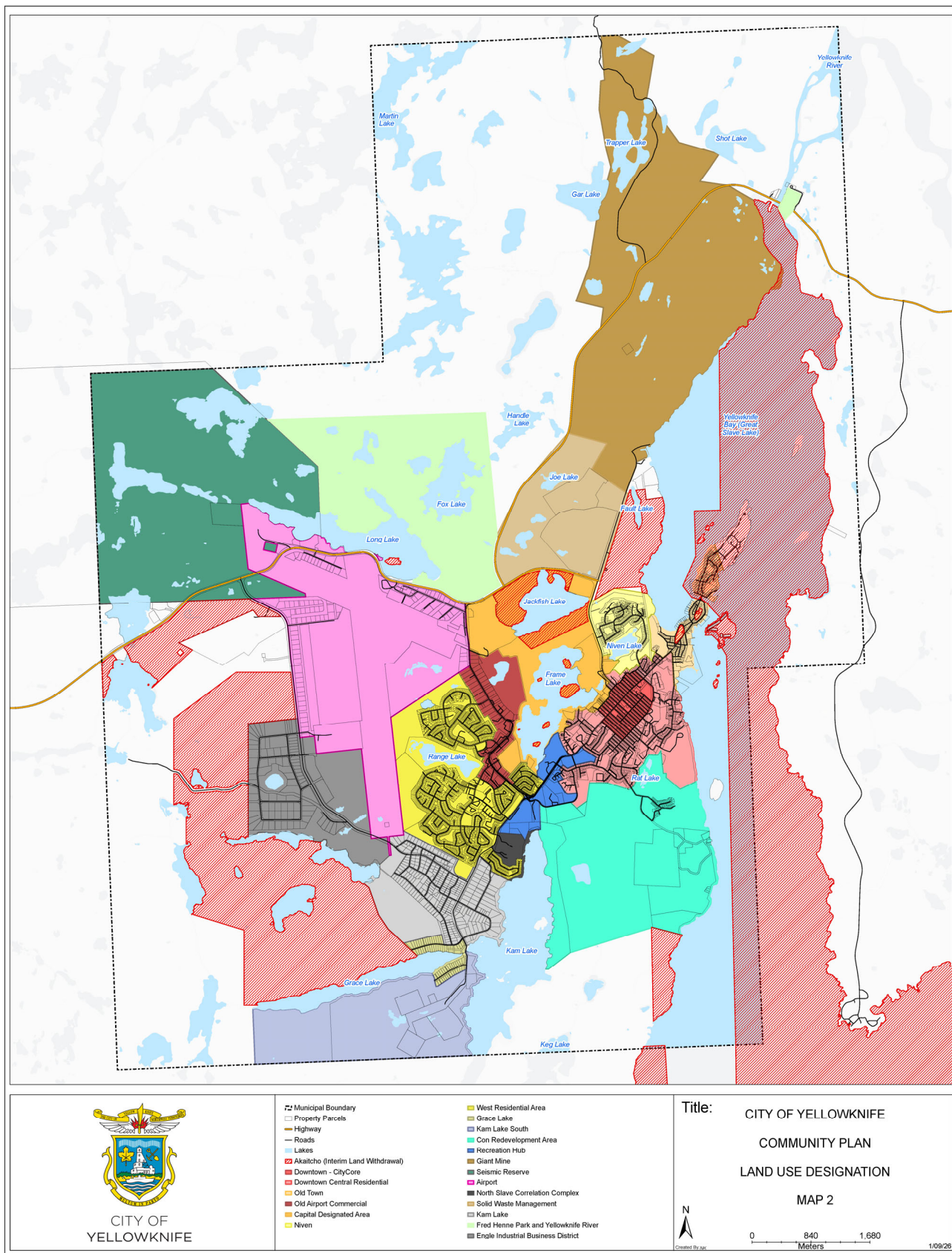
Mayor

City Manager

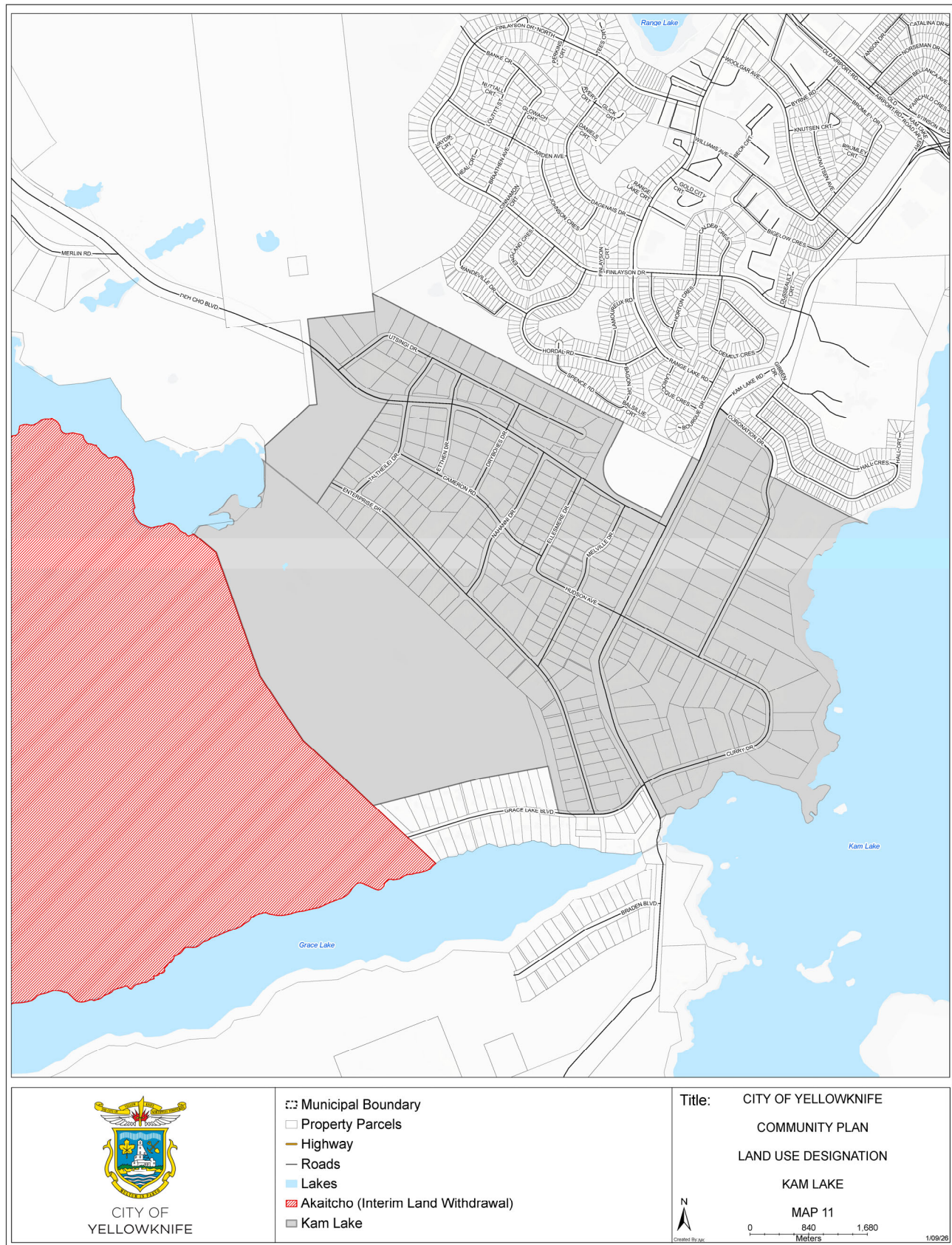
I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.

City Manager

Schedule 'A'
Map 2 – dated January 19, 2026



Schedule 'B'
Map 11 – dated January 19, 2026



Schedule 'C'
Map 13 – dated January 19, 2026

