



CITY OF YELLOWKNIFE

## Council Agenda

Wednesday, February 25, 2026 at 12:05 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. 5119, the Council Procedures By-law, for the rules respecting the procedures of Council.

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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](http://www.yellowknife.ca) or by contacting the City Clerk’s Office at 920-5602.



**Item No.**

**Description**

**OPENING STATEMENT**

1. Councillor Payne 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 26, 2026 are presented for adoption.

4. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the regular meeting of Monday, January 26, 2026 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 Wednesday, February 18, 2026 are presented for adoption.

6. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the special meeting of Wednesday, February 18, 2026 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

**DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF**

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

**CORRESPONDENCE & PETITIONS**

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

**STATUTORY PUBLIC HEARINGS**

9. Statutory Public Hearing regarding 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).
10. A written submission from Michael Gagnon in opposition of 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).
11. A written submission from Hannah Ascough in favour of 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).
12. A written submission from Emily Blake in favour of 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).
13. Statutory Public Hearing regarding 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, (adjacent to Deh Cho Boulevard and Utsingi Drive) from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007.



**Item No.**

**Description**

14. A written submission from Dennis Nolting in opposition of 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, (adjacent to Deh Cho Boulevard and Utsingi Drive) from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of the Community Plan By-law No. 5007.

**DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA**

15. There were no delegations pertaining to items on the agenda.

**MEMBER STATEMENTS**

16. There were no statements for the agenda.
17. Are there any Member statements from the floor?

**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

Councillor Payne will introduce the following reports:

18. Governance and Priorities Committee Report for January 26, 2026.
19. There was no business arising from this meeting.
20. Governance and Priorities Committee Report for February 4, 2026.
21. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Council adopt for information the draft Climate Action Plan 2026-2036, as amended.**

Unanimous	In Favour	Opposed	Carried / Defeated
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22. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Council:**

- (i) Adopt the Public Engagement Policy; and**
- (ii) Direct Administration to implement the Public Engagement Framework and internal Guidelines & Toolkit.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**                      **Description**

23.                                      Governance and Priorities Committee Report for February 11, 2026.

24.                                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That the Mayor be authorized to travel to the Town of Inuvik, NT from June 16 – 18, 2026 to participate on the 2026 Arctic Development Expo panel.**

Unanimous	In Favour	Opposed	Carried / Defeated
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25.                                      Governance and Priorities Committee Report for February 18, 2026.

26.                                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Council approve recommendations from the City of Yellowknife Community Advisory Board on Homelessness to allocate Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years as follows:**

**1. Continue Housing First at current funding levels of \$1,558,632 for the 2026-27 and 2027-28 fiscal year allocated as follows:**

- **Housing First for Youth                                      \$393,893**
- **Housing First for Families                                      \$594,893**
- **Housing First for Adults                                      \$569,846**

**2. Continue Prevention and Shelter Diversion funding levels of \$400,000 for the 2026-27 and 2027-28 fiscal year allocated as follows:**

- **Prevention and Shelter Diversion- Youth      \$100,000**
- **Prevention and Shelter Diversion-Families      \$100,000**
- **Prevention and Shelter Diversion-Adults      \$100,000**
- **Prevention and Shelter Diversion-Seniors      \$100,000**

**3. Allocate \$600,000 to the City of Yellowknife Street Outreach Program for the 2026-27 and 2027-28 fiscal year.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

27.

Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Council authorize the Mayor and City Manager to submit application(s) to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – P/T stream for improvements in the City’s drinking water distribution system.**

Unanimous	In Favour	Opposed	Carried / Defeated
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28.

Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**That Council appoint Mary Buckland and Lauren King, members at large, to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 26, 2026 and ending February 25, 2028.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**NEW BUSINESS**

29.

A proposed resolution regarding whether to rename Franklin Avenue.

30.

Mayor Hendriksen moves,  
Councillor \_\_\_\_\_ seconds,

**WHEREAS Yellowknife City Council has committed to reconciliation; and**

**WHEREAS the City’s Reconciliation Action Plan says that the City will seek suggestions from Indigenous governments for street and park names; and**

**WHEREAS the Yellowknives Dene First Nation have requested the renaming of Franklin Avenue on several occasions; and**

**WHEREAS Yellowknife City Council passed a motion in March 2024 committing to a change by directing Administration to prepare the work required to rename Franklin Avenue; and**

**WHEREAS at a Council-to-Council meeting in May 2025, Yellowknife City Council members requested that the Yellowknives Dene First Nation Council pass a resolution requesting a new name for Franklin Avenue; and**



**Item No.**

**Description**

**WHEREAS the Yellowknives Dene First Nation Council passed a resolution on September 15, 2025, requesting that the name of Franklin Avenue change to Wiilideh Avenue;**

**NOW THEREFORE BE IT RESOLVED that Yellowknife City Council direct Administration to bring forward a bylaw no later than the end of August 2026 to change the name of Franklin Avenue to Wiilideh Avenue.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**ENACTMENT OF BY-LAWS**

31. By-law No. 5120 - A 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 Second and Third Reading.

32. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**Second Reading of By-law No. 5120.**

Unanimous	In Favour	Opposed	Carried / Defeated
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33. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5120.**

Unanimous	In Favour	Opposed	Carried / Defeated
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34. 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, is presented for Second and Third Reading.



**Item No.**                      **Description**

35.                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**Second Reading of By-law No. 5121.**

Unanimous	In Favour	Opposed	Carried / Defeated
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36.                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5121.**

Unanimous	In Favour	Opposed	Carried / Defeated
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37.                      By-law No. 5122        -        A by-law to amend the Community Plan By-law No. 5007, as amended, to redesignate a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from Niven Residential to Downtown Central Residential, as referenced on Maps 2, 4, and 8 of Community Plan By-law No. 5007, as amended, is presented for First Reading.

38.                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 5122.**

Unanimous	In Favour	Opposed	Carried / Defeated
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39.                      By-law No. 5123        -        A by-law to amend the Zoning By-law No. 5045, as amended, to rezone a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from NA – Natural Area to RC – Residential Central, is presented for First Reading.

40.                      Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 5123.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

48. Councillor Payne moves,  
Councillor \_\_\_\_\_ seconds,

**Second Reading of By-law No. 5126.**

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

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

**OLD BUSINESS**

51. There was no old business for the agenda.
52. Is there any old business from the floor?

**NOTICES OF MOTION**

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

**DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA**

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

**ADMINISTRATIVE ENQUIRIES**

56. There were no administrative enquiries for the agenda.
57. Are there any administrative enquiries from the floor?

**ADJOURNMENT**



CITY OF YELLOWKNIFE

## NOTICE OF PUBLIC HEARING

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The Council of the City of Yellowknife will hold a **PUBLIC HEARING** at twelve o'clock in the afternoon **(12:00 p.m.) on Wednesday, February 25, 2026**, in City Hall Council Chamber to hear any submissions to By-law No. 5120, a by-law to amend Zoning By-law No. 5045, as amended. The purpose of the Zoning By-law amendment is to authorize the Use of a 'Recycling Facility' at the above location for a beverage container 'Drop and Go' sea can.

Additional information and copies of By-law No. 5120 may be obtained from the Office of the City Clerk at City Hall or by phoning (867) 920-5646 or visiting [www.yellowknife.ca/publicnotices](http://www.yellowknife.ca/publicnotices).

Written submissions should be forwarded no later than 4:30 p.m. on Wednesday, February 18, 2026 to the City Clerk, Yellowknife City Hall, P.O. Box 580, Yellowknife, NT, X1A 2N4; e-mailed to [cityclerk@yellowknife.ca](mailto:cityclerk@yellowknife.ca); or faxed to (867) 920-5649.

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

Any person wishing to make a verbal submission at the Public Hearing is asked to contact the Office of the City Clerk at (867) 920-5646 before 12:00 noon on Wednesday, February 25, 2026, and whether they will be speaking in favour or against the proposed by-law.

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

### **ATTENTION:**

**Residents are advised that Council cannot consider any oral or written submissions received after the Public Hearing on Wednesday, February 25, 2026, has been declared closed.**

### **NOTE:**

For more information about Public Hearing please see Sections 38 to 46 of [Council Procedure By-law No. 5119](#), as amended or visit our website [www.yellowknife.ca/publicnotices](http://www.yellowknife.ca/publicnotices).

# By-law No. 5120 Schedule A



**CITY OF YELLOWKNIFE**  
Planning & Development

Project: Recycling Facility Site-Specific Zoning By-law Amendment  
Title: By-law No. 5120 Schedule A



A Recycling Facility is permitted within the area identified on Lots 8 and 9, Block 46, Plan 140



Lots 2 to 9, Block 46, Plan 140 to be consolidated

Created By: NK

12/30/25

**From:**  
**To:** [City Clerk Division](#)  
**Subject:** Recycling Kiosk  
**Date:** February 11, 2026 3:05:20 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.

I am concerned about this proposal. Some questions:

1. Will the City have live video monitoring to deter vandalism and theft?
2. Is this facility going to be fenced and include restricted hours for operation. Will this allow people to use the facility in the middle of the night?
3. Will Municipal enforcement monitor and deal with illegal dumping?
4. This initiative seems to be geared up for the income support or homeless residents in the area. We already have two locations for use which are staffed.
5. In what world does the city actually think someone won't climb into these bins to steal (especially if they can get out)?
6. If this goes ahead, it should be on set hours and be staffed. Lets be blunt. With the amount of issues in the downtown core, it seems to be a poorly thought out idea promoted by the GNWT. Just like shelters and homeless encampments.

Putting a recycle station, operated remotely, outside of Aspen Apartments is a terrible idea.

Thanks.

Michael Gagnon

**From:**  
**To:** [City Clerk Division](#)  
**Subject:** Beverage Recycling Drop-Off  
**Date:** February 12, 2026 9:20:57 AM

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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.

Hello,

I am writing to share my perspective on Housing NWT's proposed beverage recycling drop-off.

I think that the pop-up beverage recycling container is a great idea. The beverage recycling program is one of our most successful recycling initiatives. Moreover, it's an important income source for many of our city's more vulnerable populations. I think that making it more accessible would help increase recycling numbers, and make a difference in the lives of the people who depend on that income stream.

That being said, I take issue with this seemingly being the responsibility of Housing NWT. The GNWT Waste Division runs the Beverage Container Recycling Depot, and it is unclear to me why Housing NWT - which has a significant number of other, more important responsibilities - appears to be footing this bill. The GNWT Waste Division should unequivocally cover the costs of this initiative.

The initiative itself has my full support, but it needs to be clarified to the public which division of the GNWT is responsible.

Thank you so much for your time!

Best,  
Hannah

**From:**  
**To:** [City Clerk Division](#)  
**Subject:** Written submission By-law No. 5120  
**Date:** February 11, 2026 11:39:33 AM

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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.

Hello,

I am emailing to submit the following written submission in support of Yellowknife By-law No. 5120:

I am a Yellowknife resident that lives \_\_\_\_\_ near the proposed site of a drop-and-go beverage container project.

I am fully in support of this project as I believe it will encourage more people to recycle, reduce litter in the downtown, reduce pressure and wait times at the Bottle Shop on Old Airport Road, divert waste from the dump, and decrease the amount of people driving to the Bottle Shop leading to a reduction in greenhouse gas emissions.

This is a community-minded project that meets council's goals to address community needs and be environmentally responsible. It will benefit many residents and businesses in Yellowknife, especially those in the downtown and surrounding neighbourhoods. It is particularly beneficial for people living in apartments and underhoused people who have little to no storage for recyclables and who may not have their own vehicles, making travel to the Bottle Shop with recyclables challenging.

I like that the project has considered parking, site maintenance, safety with security cameras and an exit chute door, quiet hours, and environmental impact with the use of solar panels.

I hope that my neighbours and city councillors will support this initiative. I would love to see the future expansion of accessible recycling and composting options in the city.



CITY OF YELLOWKNIFE

## NOTICE OF PUBLIC HEARING

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Additional information and copies of By-law No. 5121 may be obtained from the Office of the City Clerk at City Hall or by phoning (867) 920-5646 or visiting [www.yellowknife.ca/publicnotices](http://www.yellowknife.ca/publicnotices).

Written submissions should be forwarded no later than 4:30 p.m. on Wednesday, February 18, 2026 to the City Clerk, Yellowknife City Hall, P.O. Box 580, Yellowknife, NT, X1A 2N4; e-mailed to [cityclerk@yellowknife.ca](mailto:cityclerk@yellowknife.ca); or faxed to (867) 920-5649.

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

Any person wishing to make a verbal submission at the Public Hearing is asked to contact the Office of the City Clerk at (867) 920-5646 before 12:00 noon on Wednesday, February 25, 2026, and whether they will be speaking in favour or against the proposed by-law.

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

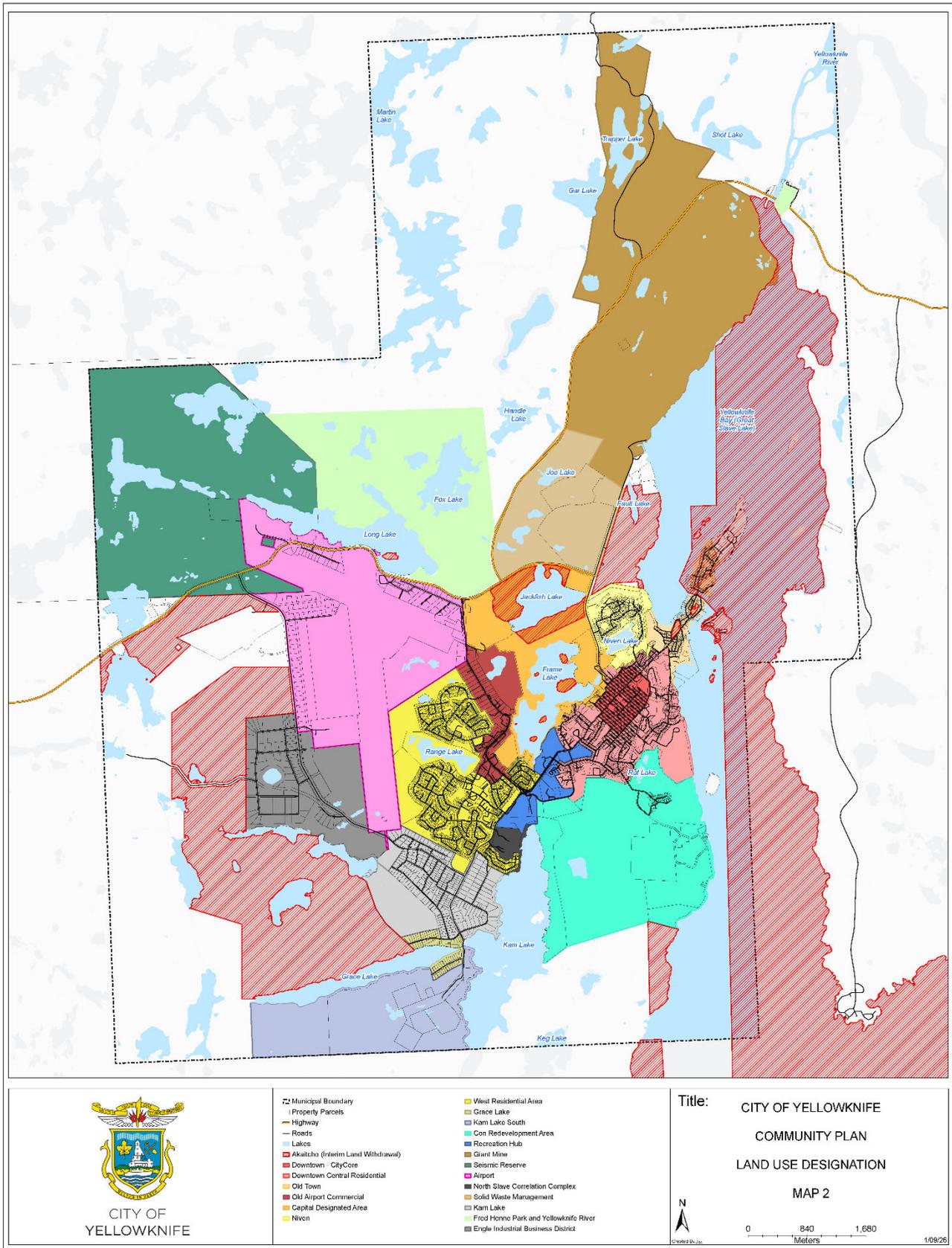
### **ATTENTION:**

**Residents are advised that Council cannot consider any oral or written submissions received after the Public Hearing on Wednesday, February 25, 2026, has been declared closed.**

### **NOTE:**

For more information about Public Hearing please see Sections 38 to 46 of [Council Procedure By-law No. 5199](#), as amended or visit our website [www.yellowknife.ca/publicnotices](http://www.yellowknife.ca/publicnotices).

# By-law No. 5121 Schedule A



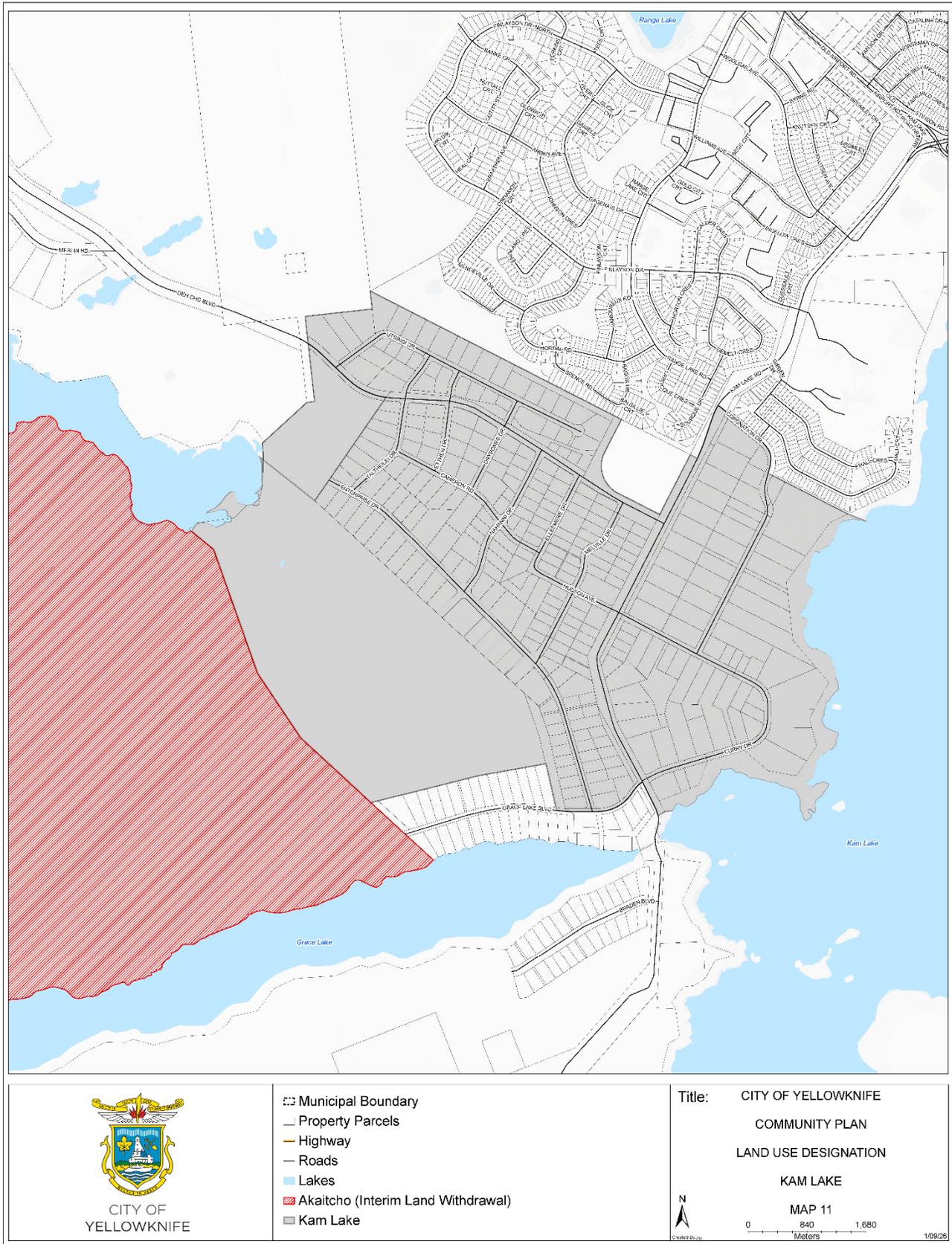
- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Akaitcho (Interim Land Withdrawal)
- Downtown - CityCore
- Downtown Central Residential
- Old Town
- Old Airport Commercial
- Capital Designated Area
- Nivcen
- West Residential Area
- Grace Lake
- Kam Lake South
- Con Redevelopment Area
- Recreation Hub
- Giant Mine
- Seismic Reserve
- Airport
- North Slave Correlation Complex
- Solid Waste Management
- Kam Lake
- Fred Homic Park and Yellowknife River
- Engele Industrial Business District

Title: CITY OF YELLOWKNIFE  
COMMUNITY PLAN  
LAND USE DESIGNATION  
MAP 2

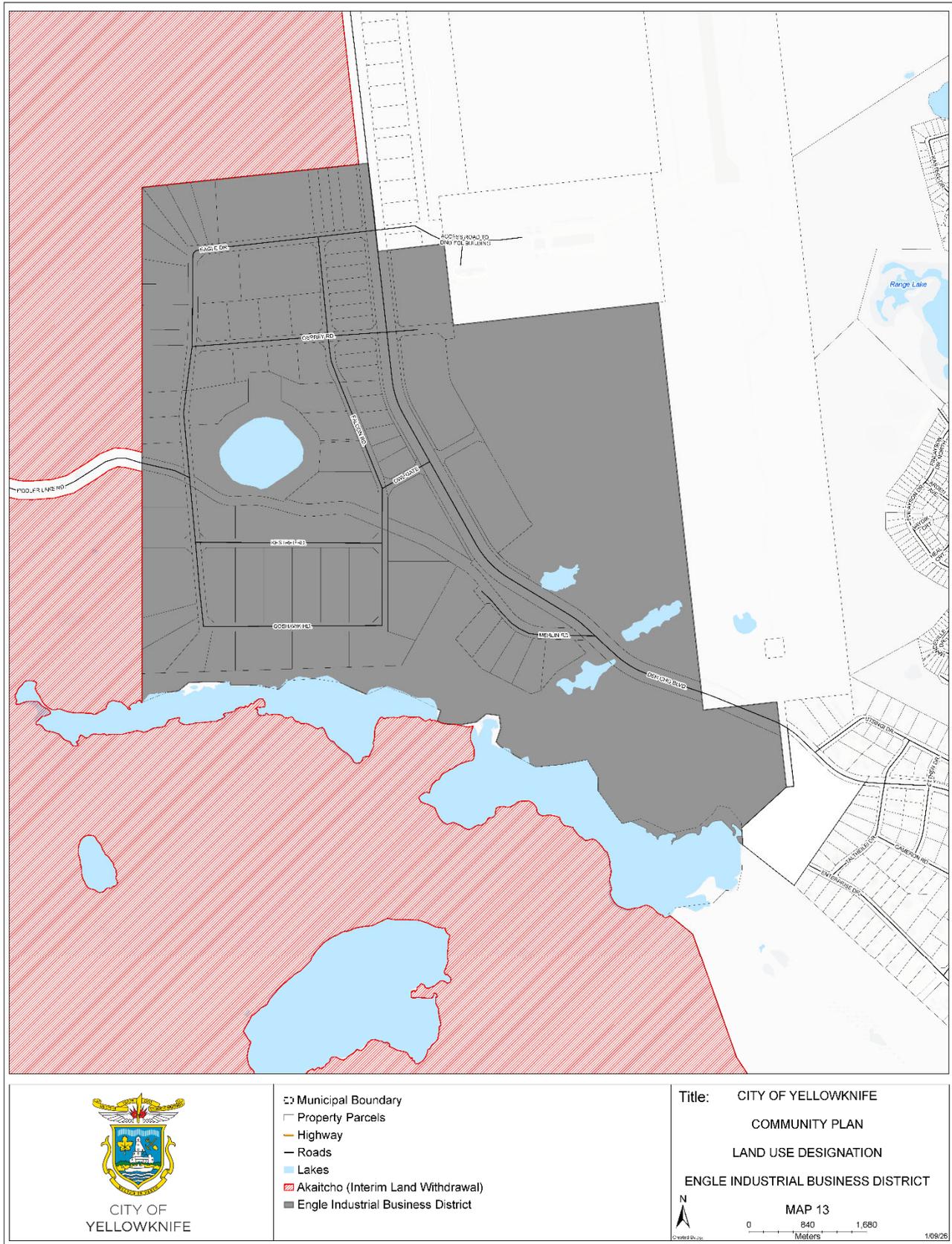


1/08/26

By-law No. 5121 Schedule B



By-law No. 5121 Schedule C



**From:**  
**To:** [City Clerk Division](#)  
**Cc:** [mayor@yellowknife.ca](mailto:mayor@yellowknife.ca); [Council](#); [Planning and Environment](#)  
**Subject:** Written Submission – By-law 5121 (PLDEV-2025-0126) – February 25 Public Hearing  
**Date:** February 17, 2026 11:14:05 AM  
**Attachments:** [WRITTEN SUBMISSION OPPOSING BY-LAW NO. 5121.pdf](#)  
**Importance:** High

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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.

Mayor and Council,  
c/o City Clerk,

Please find attached my written submission regarding By-law No. 5121 (File PLDEV-2025-0126), scheduled for Public Hearing on February 25, 2026.

As outlined in the attached submission, I respectfully request that Council deny or, at minimum, defer this amendment pending completion of the technical and environmental studies identified in the City's own Kam Lake Area Development Plan process.

I respectfully request confirmation that this submission will be included in the official public hearing record and circulated to all members of Council.

Thank you for your consideration.

Respectfully,  
Dennis Nolting  
Yellowknife, NT

## **WRITTEN SUBMISSION OPPOSING BY-LAW NO. 5121**

**File: PLDEV-2025-0126**

**Community Plan Amendment – Kam Lake**

*Public Hearing: February 25, 2026*

To: Mayor and Council

City of Yellowknife

4807 – 52 Street

P.O. Box 580

Yellowknife, NT X1A 2N4

I write to formally oppose By-law No. 5121 (File PLDEV-2025-0126), the proposed amendment to Community Plan By-law No. 5007 to redesignate a portion of Lot 32, Block 568 from “Engle Industrial Business District” to “Kam Lake.”

This application should be denied or, at minimum, deferred pending completion of the technical and environmental studies identified in the City’s own Kam Lake Area Development Plan (ADP) process. Approval at this stage would be premature and inconsistent with the planning framework set out in the Kam Lake Area Development Plan Public Engagement Summary Report (October 2024).

### **1. The ADP Is in 'Preliminary Stages'**

The Executive Summary of the October 2024 report states that the City is in the “preliminary stages of creating an Area Development Plan” for the subject lands.

Redesignating land use while the ADP remains in preliminary stages reverses the sequencing contemplated by the City’s own planning framework. Land use direction should follow completion of the evidence base, not precede it.

### **2. Wetlands, Marsh and Peat Soils Are Acknowledged**

The Public Engagement Summary identifies marsh lands, peat deposits, interconnected wetland systems, and habitat used by waterfowl and wading birds within the subject area. The report further indicates that wetland areas should be delineated and considered for Nature Preservation zoning. No formal wetland delineation or functional assessment has been presented in support of this redesignation.

### **3. Migratory Bird Habitat and Federal Protection**

I live immediately adjacent to the subject lands and have heard Sandhill Cranes calling during the spring and summer seasons over multiple years.

Following tree clearing in 2023, I, along with other nearby residents, was able to visually confirm the presence of Sandhill Cranes within the subject area.

Sandhill Cranes are protected under the Migratory Birds Convention Act, 1994 (S.C. 1994, c.22), which prohibits disturbance, destruction, or taking of migratory birds, their nests, or eggs without authorization.

No breeding bird survey or seasonal habitat assessment has been completed.

### **4. Technical Studies Identified but Not Completed**

The October 2024 Public Engagement Summary Report identifies the need for geotechnical investigation, drainage analysis, environmental and ecological review, and infrastructure considerations.

The March 2025 Kam Lake Market Study presents detailed development scenarios — including 110–113 acres of industrial land, infrastructure cost estimates of \$10.5–12 million, and phased timelines commencing within five years — without the completion of geotechnical, drainage, environmental, or ecological assessments. The existence of detailed development plans prior to completion of required studies demonstrates that land use outcomes are being predetermined rather than evidence based. Land use redesignation should be informed by these assessments, not precede them.

### **5. Cumulative Impact of Prior Amendments**

This proposal must be considered in the context of prior amendments affecting the Kam Lake area, including By-laws 4868, 5007, and 5102.

Collectively, these amendments represent progressive industrial expansion toward environmentally sensitive corridors.

### **6. Transparency Regarding Prior Site Alteration**

Tree clearing reportedly occurred in portions of the expansion area during the 2023 wildfire emergency.

Council should confirm authorization, scope of work, and compliance with applicable legislation before proceeding.

### **7. Clarity of Public Notice**

The Public Notice sign on Enterprise Drive identifies By-law No. 5121 in the body of the notice; however, the Additional Information section references By-law No. 5120.

Clarification should be provided to ensure that statutory notice requirements under the Community Planning and Development Act have been satisfied.

### **Requested Action**

I respectfully request that Council:

1. Deny or defer consideration of By-law No. 5121;
2. Complete the Kam Lake Area Development Plan process prior to redesignation;
3. Conduct and present a formal wetland delineation and functional assessment;
4. Conduct a qualified breeding bird survey during appropriate seasonal timing;
5. Evaluate cumulative zoning impacts across the Kam Lake corridor;
6. Confirm authorization and compliance related to 2023 site clearing;
7. Confirm that statutory notice requirements have been satisfied.

### **Conclusion**

The City's own October 2024 report acknowledges wetlands and bird habitat within the subject lands and identifies the need for further technical study.

Redesignating the land use before completing those steps is premature. Once wetlands are industrialized, they are permanently altered.

Respectfully submitted,

Dennis Nolting

Yellowknife, NT



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, January 26, 2026 at 12:05 p.m.**

Report of a meeting held on Monday, January 26, 2026 at 12:05 p.m. in the City Hall Council Chamber.  
The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

C. Greencorn,  
S. Van Dine, (via teleconference)  
D. Gillard,  
C. MacLean,  
K. Pandoo,  
K. Thistle,  
C. White,  
G. White, and  
B. Ly.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) 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 Jessica Hum, Talking Circle, and Terrilyn Kunopaski,



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Tante Consulting Inc., regarding the Community Plan Phase 2 Update. Committee noted the next steps and what processes will happen in the coming months. Committee noted the next discussion regarding the Community Plan will take place in April.

4. Committee recessed at 1:28 and reconvened at 1:38 p.m.
5. Committee continued a discussion regarding Community Plan Phase 2 Update.
6. The meeting adjourned at 1:57 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, February 4, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, February 4, 2026 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Deputy Mayor R. Warburton,  
Mayor B. Hendriksen, (via teleconference)  
Councillor G. Cochrane,  
Councillor R. Foote,  
Councillor C. McGurk, and  
Councillor S. Payne.

The following members of Administration staff were in attendance:

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

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Deputy Mayor Warburton read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	<b>Committee read a memorandum regarding a Response to Council's request made at the Governance and Priorities Committee meeting on November 10, 2025, regarding the draft Climate Action Plan 2026-2036 and implementation details for 2026 and 2027 actions.</b>



Committee noted that Administration presented the draft Climate Action Plan 2026-2036 (“the Plan”) to Council at the November 10, 2025 Governance and Priorities Committee (GPC) meeting accompanied by a staff memo. Minor amendments have been made to the Plan, per Council’s request, and a revised version was provided to committee. Notably, action 5.2 a) has been revised to eliminate the creation of a committee of council. Instead, implementation of the Plan will be guided by an implementation working group made up of representatives of local Indigenous governments, youth, environmental organizations, and private business. Other changes include minor adjustments to the implementation timeline.

In addition, further implementation details for actions to be taken in 2026 and 2027 are outlined in schedules A and B. To facilitate the budgeting and delegating of duties, the schedules include the lead department(s) and budget required for that year.

Council Strategic Direction/Resolution/Policy include:

<b>Strategic Direction #1:</b>	<b>People First</b>
Focus Area 1.1	<u>Reconciliation</u> Continuing to nurture positive and respectful relations with Indigenous governments, organizations 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 1.3.3	Supporting design standards that are multi-modal including recognizing Yellowknife’s advantages as a winter city.
Key Initiative 1.3.4	Providing public transit that meets user needs.
Key Initiative 1.3.5	Advocating for enhanced outreach and social support services.
Key Initiative 1.3.6	Working with all partners towards a safe, supportive and compassionate community for all.
<b>Strategic Direction #2:</b>	<b>Service Excellence</b>
Focus Area 2.1	<u>Asset Management</u> Planning, implementing and maintaining assets to reliably, safely and cost effectively deliver services for current and future community needs.
<b>Strategic Direction #3:</b>	<b>Sustainable Future</b>



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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.
Key Initiative 3.1.1	Advancing energy initiatives, including district energy options to energy retrofits.
Key Initiative 3.1.2	Implementing the Solid Waste Management Plan.
Focus Area 3.2	<u>Growth Readiness</u> Ensuring land development supports economic readiness and community priorities.
Key Initiative 3.2.2	Completing land development tools and strategies that support growth readiness.
Key Initiative 3.2.4	Sustaining infrastructure capacity for future growth.
Focus Area 3.3	<u>Robust Economy</u> Doing our part to stimulate and amplify economic development opportunities.
Key Initiative 3.3.4	Implementing the Food and Agriculture Strategy.

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

1. *Canadian Net-Zero Emissions Accountability Act*;
2. *Cities, Towns and Villages Act SNWT 2003, c.22*;
3. *GNWT 2019-2023 Climate Change Action Plan*<sup>1</sup>;
4. *GNWT 2030 Energy Strategy*<sup>2</sup>;
5. Community Plan (2020), By-law No. 5007, as amended;
6. Corporate and Community Energy Plan 2015-2025; and
7. Draft Climate Action Plan 2026-2036 (DM#808057).

### **Plan Implementation**

Revised changes in the implementation section of the Plan will ensure long-term actions are initiated in the short-term, they are broken into feasible annual tasks, that budget is allocated where necessary, and that actions from the Plan make their way into the appropriate department work plans.

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<sup>1</sup> [https://www.gov.nt.ca/ecc/sites/ecc/files/resources/128-climate\\_change\\_ap\\_proof.pdf](https://www.gov.nt.ca/ecc/sites/ecc/files/resources/128-climate_change_ap_proof.pdf)

<sup>2</sup> [https://www.inf.gov.nt.ca/sites/inf/files/resources/gnwt\\_inf\\_7272\\_energy\\_strategy\\_web-eng.pdf](https://www.inf.gov.nt.ca/sites/inf/files/resources/gnwt_inf_7272_energy_strategy_web-eng.pdf)



Committee noted that the amendments to the Climate Action Plan and the provision of implementation details are at the request of Council. They will help ensure that the Climate Action Plan is successfully implemented and will improve transparency in the process.

Further, with the revised implementation details, the Plan will become a tool to implement impactful solutions that reduce our emissions while enhancing resilience to climate change to make Yellowknife a healthy, resilient community for all, now and into the future (Strategic Direction #3).

**Committee recommended that Council adopt for information the draft Climate Action Plan 2026-2036, as amended.**

### MOVE APPROVAL

4. **Committee read a memorandum regarding whether to adopt a Public Engagement Policy.** Committee noted that the City of Yellowknife recognizes public engagement as a core component of good governance and effective decision-making. While the City has a strong culture of engaging residents, it has not had the benefit of a formal, citywide Public Engagement Policy to ensure a consistent and predictable approach to public participation prior to major initiatives, policy discussions, and decision-making processes.

Creating and implementing a Public Engagement Policy will:

- Establish the City’s commitment to meaningful, inclusive, and transparent engagement.
- Provide a standardized framework for public participation across all departments.
- Strengthen trust between the City and the community by ensuring decisions reflect community values and priorities.
- Support informed decision-making and improve overall service delivery.

The Policy will be implemented through the City’s Public Engagement Framework, supported by internal Public Engagement Guidelines & Toolkit, which provide detailed operational guidance. Together, these tools will formalize and enhance the City’s existing engagement practices, ensuring consistency and accountability in how the City interacts with residents.

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.

Key Initiative 1.3.2

Pursuing diverse community engagement methods.



Council Motion#0063-21

That:

1. The Community Energy Plan Committee be dissolved and that the City conduct a Community Roundtable annually to report on implementation of the City's Community Energy Plan;
2. The University Post Secondary Advisory Committee be dissolved and that the City support a network of stakeholders;
3. The Terms of Reference for the Heritage Committee be amended to change frequency of meetings;
4. The City conduct a Community Roundtable annually with respect to Reconciliation; and
5. Council direct Administration to draft and bring forward a Framework for Public Engagement that utilizes various approaches to engagement.

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

*Cities, Towns and Villages Act SNWT 2003, c.22*

#### Strategic Alignment

Embeds engagement as a core governance practice, advancing Council's priorities for People First, Service Excellence, and Sustainable Future.

#### Operational Impacts

Provides clarity and consistency for staff, reducing duplication and improving efficiency.

#### Financial

Minimal cost to adopt; training and toolkit development can be phased within existing budgets.

#### Risk Management

Reduces risk of public dissatisfaction, project delays, and reputational harm by ensuring predictable and inclusive engagement processes.

#### Equity & Accessibility

Engagement activities must adhere to inclusive design standards: accessible venues and materials, plain-language summaries, translation/interpretation, culturally appropriate methods, and targeted outreach to underrepresented groups.

#### Public Input

Members of the public will be invited to provide feedback on the Public Engagement Policy and Framework in the weeks leading up to Council Meeting on February 25, 2026. Administration will compile and present a summary of all input received for Council's consideration prior to adoption.



Committee noted the recommendation to adopt a citywide Public Engagement Policy aligns with Council’s strategic commitment to transparency, trust-building, and inclusive governance under its People First and Liveable Community priorities. The need for a formalized approach has arisen because the City is managing increasingly complex initiatives—such as housing strategies, infrastructure planning, and reconciliation partnerships—that require standardized engagement practices to ensure meaningful participation. Currently, ad hoc approaches create inconsistency, reduce predictability, and risk excluding important voices. While the City has a strong culture of engagement, it lacks a formal framework, and best practices across municipalities emphasize the need for a policy to provide consistency and accountability. A citywide policy offers uniform standards and scalability, unlike department-specific or case-by-case approaches. Without this policy, the City risks continued inconsistency, diminished public trust, potential opposition to major projects, and misalignment with strategic objectives.

Committee suggested minor amendments to the Public Engagement Policy and Public Engagement Guidelines & Toolkit and left it with Administration to finalize.

**Committee recommends that Council:**

- (i) Adopt the Public Engagement Policy; and**
- (ii) Direct Administration to implement the Public Engagement Framework and internal Guidelines & Toolkit.**

**MOVE APPROVAL**

(For Information Only)

5. Committee discussed a City Facility Water Testing Update. Administration provided an update on water testing at City facilities following initial results indicating elevated lead levels in drinking water. Administration noted that the City notified the Office of the Chief Public Health Officer (OCPHO) and undertook corrective actions. Administration further noted that the City subsequently engaged additional technical support to re-test the affected facilities and all remaining City facilities, including two truck fill supply locations. OCPHO has now been provided with the testing results, with the exception of the Somba K’e washroom facility and the Precambrian Building office space, which are scheduled for testing later this week due to January weather conditions and ongoing renovations. Administration is proceeding to the next stage, including developing remediation plans in consultation with OCPHO and completing follow-up testing. The situation is considered well under control, and information on the City’s website is up to date.
6. The meeting adjourned at 1:12 p.m.



## CITY OF YELLOWKNIFE

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Policy Title: **PUBLIC ENGAGEMENT POLICY**  
Approved By: **Council Motion #00XX-XX**  
Effective Date: **Month XX, 2026**

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### 1 INTRODUCTION

The City of Yellowknife recognizes public engagement as a core component of good governance and effective decision-making. The City has a strong culture of engaging residents and having acitywide Public Engagement Policy helps ensure a consistent, predictable approach to public participation in major initiatives, policy discussions, and decision-making.

### 2 PURPOSE

The purpose of this Policy is to establish the City’s commitment to meaningful, inclusive, and transparent public participation in decisions that affect residents. This Policy supports consistent public engagement across the organization to inform decision-making, strengthen trust, and reflect community values and priorities.

This Policy is implemented through the City’s Public Engagement Framework, which outlines the City’s approach, principles, and processes for engaging the public, and is supported by internal Public Engagement Guidelines & Toolkit that provide detailed operational guidance.

### 3 DEFINITIONS

In this Policy:

**“Stakeholders”**

means people, groups, or organizations who are affected by, have an interest in, or can influence a City decision, policy, program, or project. This includes internal stakeholders, such as City staff and elected officials, and external stakeholders, such as residents, Indigenous governments and organizations, businesses, non-profits, and community partners;



<b>“Community”</b>	means individuals, groups, or organizations who live, work, study, operate a business, or have an interest in the City of Yellowknife. This includes residents, Indigenous governments and organizations, community groups, businesses, institutions, and visitors;
<b>“Public Engagement”</b>	means the process of involving the public in City decision-making through public participation opportunities that inform, consult, involve, collaborate with, or empower residents;
<b>“Public Engagement Framework”</b>	means the City’s public-facing document that defines the approach, principles, engagement levels, and engagement cycle to guide public participation;
<b>“Public Engagement Guidelines &amp; Toolkit”</b>	means internal resources that provide detailed processes, tools, templates, and best practices to support City staff and partners in planning and delivering public engagement activities; and
<b>“Public Engagement Plan”</b>	means a project-specific plan that outlines the objectives, scope, methods, timelines, and responsibilities for a public engagement initiative.

#### 4 POLICY

The City of Yellowknife is committed to engaging residents in a way that is purposeful, respectful, and transparent.

The City values diverse perspectives and seeks public input to inform municipal decisions, plans, policies, and services. Public engagement supports collaboration, shared stewardship, and sustainable choices that benefit both current and future generations.

The following principles will guide public engagement undertaken by the City:

- **Inclusive:** Welcoming diverse voices and reducing barriers to participation.
- **Clear:** Sharing information openly and explaining how public input is considered.
- **Respectful:** Encouraging constructive dialogue and listening to differing perspectives.
- **Responsible:** Demonstrating how engagement informs decision-making.
- **Purposeful:** Designing engagement with clear objectives and realistic outcomes.



Council, administration, and staff share responsibility for integrating public engagement into how the City plans, decides, and delivers services.

#### 4.1 Roles and Responsibilities

Public engagement is a shared responsibility between Council, administration, staff, and the community. The following roles outline accountability and expectations for public engagement undertaken by the City of Yellowknife.

##### *Council*

- Champions public engagement as a foundation of transparent, accountable, and inclusive governance.
- Considers public input when reviewing recommendations and making decisions.
- Supports early and appropriate public engagement on City initiatives.
- Demonstrates how community perspectives are considered in decision-making.
- Supports continuous improvement in public engagement practices across the organization.

##### *Administration and Departments*

- Integrate public engagement into planning and decision-making where appropriate.
- Allocate sufficient time, resources, and capacity to public engagement activities.
- Ensure engagement activities align with this Policy and the Public Engagement Framework.
- Work collaboratively with the Community Engagement Advisor on engagement planning and delivery.

##### *Community Engagement Advisor*

- Provides leadership and oversight to support consistent implementation of this Policy.
- Maintains and updates the Public Engagement Framework and internal Public Engagement Guidelines & Toolkit.
- Advises departments and project leads on engagement planning, methods, and levels of engagement.
- Supports quality, inclusive, and transparent engagement practices across the organization.

##### *Consultants and External Partners*

- Conduct public engagement activities in alignment with this Policy, the Public Engagement Framework, and City expectations.
- Coordinate with the Community Engagement Advisor and Department Project Lead when undertaking engagement on the City's behalf.



- Ensure engagement activities and reporting are accessible, unbiased, and transparent.

#### *Residents and Community Members*

- Participate in public engagement opportunities to share perspectives, lived experience, and local knowledge.
- Engage respectfully and constructively, recognizing diverse viewpoints.
- Understand that public input is one of several factors considered in City decision-making.
- Provide feedback on engagement processes to support continuous improvement.

#### 4.2 Implementation

This Policy is implemented through the City of Yellowknife's Public Engagement Framework, which establishes the City's approach to public participation, including guiding principles, engagement levels, and the public engagement cycle.

City departments and project teams are responsible for ensuring that public engagement activities align with this Policy and the Public Engagement Framework. Staff are supported by internal Public Engagement Guidelines & Toolkit, which provide detailed operational guidance, templates, and tools for planning, delivering, and evaluating engagement activities.

The City recognizes that public engagement activities will vary based on project scope, legislative requirements, timelines, resources, and community context. The application of this Policy and its supporting documents will be proportionate and appropriate to the nature of each initiative.

## 5 **APPLICATION**

This policy applies to:

- All City of Yellowknife departments and employees involved in engagement activities.
- Elected officials engaged in City projects.
- Consultants and external organizations that are conducting engagement on the City's behalf.

This policy complements, but does not replace or override, legislated consultation requirements by promoting broader community engagement and inclusiveness in the City's decisions.



## 6 REVIEW

The City of Yellowknife is committed to continuous improvement in public engagement practices.

This Policy will be reviewed at a minimum of every four (4) years, or as required, to ensure it remains relevant, effective, and aligned with Council priorities, organizational capacity, and community expectations.

The Public Engagement Framework and internal Public Engagement Guidelines & Toolkit may be updated as needed to reflect evolving best practices, lessons learned, and community feedback, without requiring formal amendments to this Policy.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Wednesday, February 11, 2026 at 12:05 p.m.**

Report of a meeting held on Wednesday, February 11, 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,  
K. Pandoo,  
K. Thistle,  
C. White,  
G. White, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
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|----|--|
| 1. | (For Information Only)<br>Mayor Hendriksen read the Opening Statement.   |
| 2. | (For Information Only)<br>Mayor Hendriksen offered his deepest condolences to the residents of Tumbler Ridge, British Columbia, following the tragic mass shooting on Tuesday, February 10, 2026, and noted that he will issue a statement on behalf of the City of Yellowknife. |



(For Information Only)

3. There were no disclosures of conflict of interest.

(For Information Only)

4. Committee read a memorandum regarding whether to authorize the Mayor to sign the Memorandum of Understanding between the City of Yellowknife, the City of Whitehorse, and the City of Iqaluit regarding arctic security and NORAD/CAF/DND Investments in northern municipalities.

Committee noted that as Canada advances defence modernization initiatives in the North, including NORAD modernization, and DND infrastructure upgrades, municipalities are increasingly required to respond to federal operational needs while also ensuring local infrastructure, services, and housing systems remain sustainable and resilient.

Yellowknife, Whitehorse, and Iqaluit share similar pressures and opportunities related to:

- (i) Infrastructure readiness and modernization;
- (ii) Housing demand and workforce needs;
- (iii) Climate resilience and vulnerability of core municipal systems;
- (iv) Municipal participation in Arctic sovereignty and security planning; and
- (v) The need for predictable, long-term federal investments that support both civilian and defence objectives

The proposed MOU formalizes inter-capital collaboration and supports a unified northern municipal voice when engaging with the Government of Canada, Canadian Armed Forces (CAF), NORAD, and other federal and territorial partners.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #3:**

**Sustainable Future**

Focus Area 3.2

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Key Initiative 3.2.4

Sustaining infrastructure capacity for future growth.

Focus Area 3.3

Robust Economy

Doing our part to stimulate and amplify economic development opportunities.

Key Initiative 3.3.2

Implementing and renewing strategic economic diversification options.

Key Initiative 3.3.3

Aligning with regional and territorial economic opportunities.



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

1. .... Economic Development Strategy 2020-2024; and
2. .... Economic Development Strategy 2020-2024 Implementation Plan

#### Legislative and Governance

The proposed MOU is non-binding and does not create legal, financial, or regulatory obligations for the City. It does not alter Council authorities or decision-making powers and is consistent with the City's role under territorial and municipal legislation. Any future agreements, funding commitments, or project approvals arising from this collaborative work would be brought forward to Council through established governance processes.

#### Financial and Infrastructure

Northern municipalities face a significant and growing infrastructure gap due to aging assets, climate impacts, population pressures, and the high cost of construction and operations. Increased federal defence activity further intensifies demand on municipal systems. The MOU does not impose direct financial costs on the City; rather, it is intended to improve access to predictable federal funding, capacity support, and coordinated investment to address infrastructure deficits and reduce long-term municipal risk.

#### Economic Development

Defence and Arctic security investments present opportunities for local employment, business development, workforce training, and long-term economic diversification. The MOU supports a coordinated approach to ensure these investments contribute to community-wide economic benefits, local procurement opportunities, and labour force development, while mitigating unintended cost pressures such as housing and service shortages.

#### Indigenous Relations

The MOU acknowledges the importance of Indigenous participation in northern planning and development. Each Party retains responsibility for engaging with relevant Indigenous governments and organizations consistent with territorial protocols and best practices. Coordinated, early-stage municipal involvement in federal planning supports improved alignment with Indigenous priorities, reconciliation efforts, and shared regional outcomes.

#### Intergovernmental and Strategic Considerations

A coordinated approach among northern capitals strengthens municipal credibility and influence with federal and territorial partners. It supports earlier engagement, clearer communication, and better alignment between national security objectives and local infrastructure, housing, and service capacity.

Committee noted that the proposed Memorandum of Understanding (MOU) supports Council's strategic priorities related to infrastructure resilience, economic opportunity, intergovernmental collaboration, and positioning Yellowknife as a leading northern capital. As federal attention and investment in Arctic security, NORAD modernization, and CAF/DND



operations increase, northern municipalities are facing growing pressures on housing, infrastructure, services, and municipal capacity. The MOU provides a coordinated framework for Yellowknife, Whitehorse, and Iqaluit to collectively advocate for sustained, climate resilient, dual-use infrastructure and for meaningful municipal participation in federal planning and investment decisions.

Authorizing the Mayor to sign the MOU strengthens Yellowknife's ability to influence federal and territorial partners while preserving municipal autonomy and flexibility. The non-binding agreement formalizes collaboration among northern capitals, enhances the credibility of joint advocacy, and improves alignment between defence investments and community needs. Not proceeding would risk reduced influence, fragmented engagement, and missed opportunities to secure capacity funding and infrastructure investments that benefit both national security objectives and local quality of life. The collaborative approach reflected in the MOU is supported by northern municipalities and aligns with the interests of federal, territorial, and Indigenous partners seeking coordinated, effective Arctic planning and development.

Committee recommended that Council authorize the Mayor to sign the Memorandum of Understanding between the City of Yellowknife, the City of Whitehorse, and the City of Iqaluit regarding arctic security and NORAD/CAF/DND investments in northern municipalities.

Committee noted that this matter will be considered under New Business at the Special Council meeting on February 18, 2026.

5. **Committee read a memorandum regarding whether to authorize the Mayor to travel to the Town of Inuvik, NT from June 16 – 18, 2026 to participate on the 2026 Arctic Development Expo panel.**

Committee noted that Mayor Ben Hendriksen has been invited to participate as a speaker at the Arctic Development Expo, taking place from June 16 – 18, 2026. This invitation was received after the memorandum authorizing the Mayor and Members of Council to attend various conferences was submitted in early January.

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.

Committee noted that Travel authorizations should align with Council priorities and respond to emerging opportunities and must be considered and approved by Council on a case-by-case basis in advance of each conference.

The cost estimate for attendance at the 2026 Arctic Development Expo is as follows:

**Arctic Development Expo (June 16 – 18, 2026)**

Accommodation	\$ 1,000.00	(x 4 Nights)
Flights	\$ 850.00	(Return Flight)
Meals and Incidentals	<u>\$ 795.25</u>	(\$159.05 per day x 5 day)
<b>Total</b>	<b>\$ 2,645.25</b>	

An additional consideration is the reduced number of Councillors able to attend the NWTAC Annual General Meeting in Yellowknife, NT due to availability constraints. This has resulted in a surplus of \$5,650 that may be allocated to additional travel.

Committee noted that participating in the Arctic Development Expo panel will enable Mayor Hendriksen to further advance Council’s goals and priorities for our community.

**Committee recommended that the Mayor be authorized to travel to the Town of Inuvik, NT from June 16 – 18, 2026 to participate on the 2026 Arctic Development Expo panel.**

**MOVE APPROVAL**

(For Information Only)

6. Committee accepted for information a memorandum regarding Planning and Development Department Service Level Standards and Housing Accelerator Fund Statistics.

**Service Level Standards**

Committee noted that the Planning and Development Department continues to support smart growth permitting services and launched standards tracking in March 2024. The implementation of department service standards supports new growth and development across the city. Council has updated by-laws, that are now in effect and regulate services or processes provided to the public.

- City of Yellowknife Zoning By-law was approved March 14, 2022;
- City of Yellowknife Building By-law was approved May 30, 2022;
- Land Administration By-law was approved June 24, 2024; and
- Development Incentives By-law was approved December 9, 2024.



In 2025, the total estimated construction value was \$149.3 million dollars; up from \$62.9 million in 2024. These values represent \$55.4 million in residential investment and \$93.9 million in non-residential (commercial, industrial) investment. A total of 502 building permits were issued in 2025; up from 332 building permits in 2024.

Planning applications submitted as complete and processed in 2025 totalled 102; up from 41 planning applications in 2024.

The Service Standard Timelines were established based on appropriate staffing levels and are counted from the submission of a Complete Application to the Planning and Development Department.

<b>Planning and Development Service Standard Timelines:</b>				
	Standard Days	2025 Actual Days(avg)	% Standard Met	Number of Applications
Pre-Development Meeting (an appointment with admin)	15	1	100%	52
Complete Application Review (written response)	15	12	78%	90
File Information Request, Planning	30	27	73%	11
File Information Request, Building	30	5	98%	84
<b>Building Permits</b>				
Part 9 Residential (to decision)	10	3	95%	191
Part 9 Complex (to decision)	20	3	100%	81
Part 3 (to decision)	30	4	100%	36
Water and Sewer Connect / Disconnect	15	3	100%	10
<b>Lands Permits</b>				
Land Lease Application (decision)	60	35	100%	3
Land Purchase Application	60	44	75%	4
License Of Occupation	60	11	100%	2
Encroachments	60	n/a	n/a	0
Grading Permit (DP required > 0.6 m average across the lot)	45	27	100%	2
<b>Development Permits</b>				
Residential Parking Permit	20	n/a	n/a	0
Sign Permit	20	7	100%	6
Development Permit - Variance	90	50	88%	12
Development Permit - Other	90	n/a	n/a	0
Residential less than 5 units and Change of use	90	20	94%	16
Recreation, Commercial, Industrial and other uses	90	60	80%	5
Residential more than 5 units and all DP requiring Development Agreement	120	112	100%	1



<b>Heritage Applications</b>				
Heritage Designation	60	n/a	n/a	0
Heritage Restoration	90	n/a	n/a	0
Heritage Alteration	60	72	0%	1
90 days to decision by Council (when the Committee recommends Council approval)	90	n/a	n/a	0
<b>Development Incentives</b>				
Preliminary decision for tax incentives	30	30	100%	2
to GPC for review for up front grants	60	n/a	n/a	0
to preliminary decision for all other applications	60	55	71%	25
<b>Zoning Amendment</b>				
to GPC for consideration	120	89	80%	5
<b>Community Plan Amendment</b>				
to GPC for consideration	120	104	100%	1
<b>Development Agreement</b>				
Draft Agreement to applicant prior to DP Decision	n/a	0	100%	9

### Housing

The final dwelling unit numbers for 2025 have been confirmed as:

- 3 dwelling units lost (demolition and not yet rebuilt);
- 124 total new dwelling units completed;
- 2 multi-unit dwellings completed;
- 10 secondary suites completed; and
- 47 affordable dwelling units were added to the market, which exceeds the city requirement for 6.37% (24) of units to be affordable.

Anticipated completion/start in 2026 (existing permits):

- 90+ units in permitted multi-unit dwellings; and 6 single detached dwellings;
- 50+ affordable dwelling units; and
- 52 predevelopment consultations complete, awaiting permit applications.

There has been strong interest, with 25 applications submitted, under the Development Incentives By-law No. 5097. It is anticipated that the City of Yellowknife will surpass 2025 in both applications and grants provided for the year 2026. The total amount of Development Incentives distributed to 9 residential applicants in 2025 = \$210,000.

Tracking of dwelling statistics began in 2023, with specific, though not exclusive, attention to Housing Accelerator Fund (HAF) commitments to ensure measurement and tracking of the identified need and actual development. The dwelling unit numbers provided below represent final permitted; if a building permit or development permit is still open, it is not included below:

Requirements identified in Housing Needs Assessment:



- New units – 1059
- Affordable units – 846

City of Yellowknife Completed Dwelling Units since 2023 (the date HAF was signed):

- 2023 = 91 multi-unit dwellings, 12 SDD and 1 secondary unit
- 2024 = 250 multi-unit dwellings, 15 SDD and 6 secondary units
- 2025 = 108 multi-unit, 2 duplex (4), 2 SDD, 10 secondary units
- Total = 449 multi-unit dwelling units, 29 SDD and 17 secondary dwelling units
- = 495 – 17 (units lost) = **478 units added to the inventory**

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.

Focus Area 1.3                      Liveable Community  
Supporting all residents to participate in the social fabric and physical space of our community.

Key Initiative 1.3.2                Pursuing diverse community engagement methods.

Key Initiative 1.3.3                Supporting design standards that are multi-modal including recognizing Yellowknife’s advantages as a winter city.

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

**Strategic Direction #2: Service Excellence**

Focus Area 2.1                      Asset Management  
Planning, implementing and maintaining assets to reliably, safely and cost effectively deliver services for current and future community needs.

Key Initiative 2.1.1                Advancing the asset management framework, including long term funding strategies.



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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.
<b>Strategic Direction #3:</b>	<b>Sustainable Future</b>
Focus Area 3.2	<u>Growth Readiness</u> Ensuring land development supports economic readiness and community priorities.
Key Initiative 3.2.2	Completing land development tools and strategies that support growth readiness.
Key Initiative 3.2.3	Modernizing development incentive options.
Motion #0129-23	That in 2024, service level standards are developed for Planning and Development.

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;
4. Zoning By-law No. 5045, as amended;
5. Building By-law No. 5058;
6. Land Administration By-law No. 5078;
7. Development Incentive By-law No. 5097; and
8. Asset Management Roadmap (2022).

7. The meeting adjourned at 12:46 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, February 18, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, February 18, 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. Foote,  
Councillor C. McGurk, (12:06 p.m.)  
Councillor T. McLennan,  
Councillor S. Payne, and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

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

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Cochrane read the Opening Statement at the Special Council meeting held immediately preceding this meeting.
2.	(For Information Only) Councillor Warburton declared a conflict of interest with Item No.6 on the agenda, a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from Parks and Recreation (PR) to Old Town Mixed Use (OT), as he is part-owner of the Racquet Club.



(For Information Only)

3. Committee noted that representatives of NAKA were not present at the meeting and deferred a memorandum regarding whether to authorize the Mayor and City Manager to enter into an agreement to renew the electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 31, 2035, to an upcoming Governance and Priorities Committee meeting.

(For Information Only)

4. Committee recessed at 12:15 p.m. and reconvened at 12:20 p.m.

(For Information Only)

5. Committee read a memorandum regarding whether to adopt Community Plan and Zoning By-law amendments to redesignate and rezone a small portion of City-owned land for acquisition and consolidation with the adjacent lot (4302 49 Avenue) to develop an accessory storage shed for Jackpine Paddle.

Committee noted Jackpine Paddle, a locally owned adventure tourism company operating on Lot 5, Block 70A, Plan 479, applied to amend the Community Plan and Zoning By-law for a developed residential property at 4302 49 Avenue within the Downtown Central Residential area. The subject property functions as staff housing and provides storage for canoes and other outdoor equipment. The adjacent Lot 5, Block 301, Plan 2631 is a large, undeveloped municipally owned parcel characterized by rocky outcrops and vegetation. The applicant seeks to acquire and consolidate a small portion of this parcel with their residential property to construct an accessory storage structure.

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 #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.

Focus Area 3.3

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

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.

Sections 3, 5, 7, and 12 of the *Community Planning and Development Act* establish that a community plan provides a policy framework to guide physical development, that Council may adopt and amend a community plan by by-law subject to Ministerial approval, that Council may adopt and amend zoning by-laws to regulate land use and development, and that zoning by-laws must conform to the Community Plan.

Section 3.2.1 (c) of Zoning By-law No. 5045 specifies that Council may approve, add any specific provision(s), or deny applications for an amendment to the Zoning By-law.

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

The proposal supports efficient land use and orderly development by consolidating a small portion of land with an existing developed lot. The Downtown Central Residential designation supports residential and compatible uses near the City Core, and the proposal facilitates an accessory structure without introducing new residential density. Although the subject area is currently designated Niven Residential, its immediate adjacency and functional relationship to Downtown Central Residential lands support redesignation. The proposal also conforms with Community Plan objectives for compact development by prioritizing the use of existing infrastructure and does not introduce additional municipal servicing demands or traffic impacts.

#### Zoning By-law, No. 5045, as amended

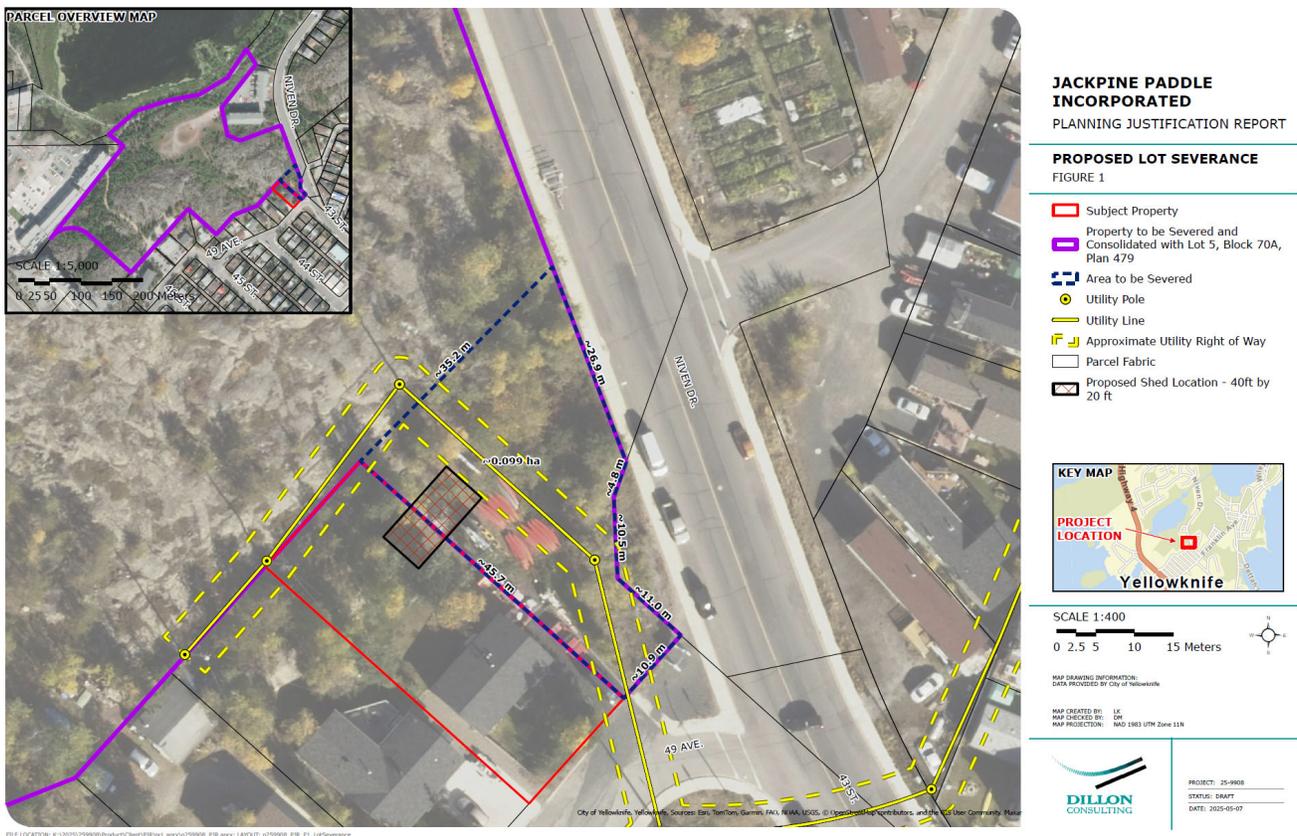
The subject area is currently zoned NA – Natural Area, which does not support the proposed accessory development. Rezoning to RC – Residential Central is required to enable development consistent with the existing lot. The RC Zone is intended to support a mix of compatible uses through infill and densification near the City Core. Accessory buildings like the proposed storage shed are permitted in this zone. The proposal does not introduce new dwelling units, additional access points, parking requirements, or changes to existing traffic patterns. The site is within the piped serviceable area and does not require new municipal connections. Compliance with applicable RC zone regulations will be further confirmed at the Development Permit stage. The proposal does not affect public parks and is not proposed within the existing utility powerline's right of way.



Internal/ External Consultation

In accordance with the *Community Planning and Development Act*, the Community Plan, and Zoning By-law, City Departments, external agencies, and the public were circulated a notice of the application. Lands, Building Services, Fire Division, Municipal Enforcement, and Engineering reported no concerns. NAKA will require an easement for the existing powerline, which will be considered during the land application stage. Public Notice was posted on-site at the subject property, on the City website, as well as mailed to adjacent properties within a 30m distance. A total of 10 comments were received, expressing support for the proposal, primarily citing the importance of supporting a locally owned business and the low-impact nature of the development.

Committee noted that the proposed Community Plan and Zoning By-law amendments represent a minor, site-specific adjustment to align land use designation and zoning with the adjacent developed lot and to facilitate a low-intensity accessory structure that supports an existing local business. The proposal conforms to policies and the intent of the Community Plan By-law No. 5007, as amended, Zoning By-law No. 5045, as amended, and



does not compromise long-term infill potential for the remainder of the municipal parcel. Administration recommends support of adopting the two by-laws to amend Zoning By-law No. 5045, as amended, and Community Plan By-law No. 5007, as amended.

(For Information Only)

- Councillor Foote left the meeting at 12:23 p.m.



Committee recommends that Council adopt:

1. By-law No. 5122, to amend the Community Plan By-law No. 5007, as amended, to redesignate a portion of Lot 5, Block 301, Plan 2631 from Niven Residential to Downtown Central Residential, as referenced on Maps 2, 4, and 8 of Community Plan By-law No. 5007, as amended; and
2. By-law No. 5123, to amend the Zoning By-law No. 5045, as amended, to rezone a portion of Lot 5, Block 301, Plan 2631 from NA – Natural Area to RC – Residential Central.

(For Information Only)

7. Councillor Warburton declared a conflict of interest and excused himself from the meeting at 12:42 p.m.

(For Information Only)

8. Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from Parks and Recreation (PR) to Old Town Mixed Use (OT).

Committee noted that in October 2025, the City received a complete Zoning By-law Amendment Application PLZON-2025-0115 from the Yellowknife Racquet Club Ltd. to rezone the subject lots to OT - Old Town Mixed Use to support potential future development. The four subject lots are privately owned. There is no specific development proposal being proposed at this time.

The existing Commercial Recreation building is located on Lot 1 and 4. An unofficial pathway that crosses Lot 2(U) and 3 connects the Niven Lake area with the Fritz Theil Ball Diamonds and beyond. The City does not maintain this pathway. The subject lots are located in close proximity to 50 Avenue (Franklin Avenue) and are surrounded by residential uses, institutional uses, and undeveloped land. Neighbouring zones within 100 metres of the lot boundaries include Residential Central (RC-1), Parks and Recreation (PR), and Natural Area (NA).

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #3:**  
Focus Area 3.2

**Sustainable Future**  
Growth Readiness

Ensuring land development supports economic readiness and community priorities.

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;
4. Zoning By-law No. 5045, as amended;
5. Economic Development Strategy 2020-2024 – City of Yellowknife; and
6. Planning Justification Report PLZON-2025-0115 – Dillon Consulting.

### Legislative

The Cities, Towns and Villages Act and Community Planning and Development Act provides Council with the authority to, amend the Zoning By-law following the procedures established in the regulations.

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. Section 5.2.6. of the Zoning By-law states that an amendment shall be consistent with any existing or proposed Community Plan, Area Development Plan, and any Council approved plans or policies that affect or will affect the land.

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

The Community Plan provides policies that set out a vision for the future growth and development of the city and guide the zoning by-law in terms of the use and development of land and buildings. The land use designation of the subject lots is “Old Town”, which is an area of unique and historic built forms that accommodate a mix of land uses. This rezoning application conforms to the policies and objectives of the Old Town Land Use Designation and is compatible with the surrounding area. This rezoning application also aligns with the general development plan goals, climate change policies, and municipal infrastructure policies to better utilize existing infrastructure.

### Zoning By-law No. 5045, as amended

The Zoning By-law regulates the use and development of land and buildings within the city in a balanced and responsible manner. The subject lots are currently zoned PR – Parks and Recreation, which is to provide parks, recreation uses, undeveloped land for public use, and opportunities for commercial activities. Commercial Recreation is a discretionary use in PR Zone.

The proposed OT Zone includes most permitted and discretionary uses of the PR Zone, except Campground and Cemetery. Commercial Recreation is a permitted use in the OT, so this rezoning application will not create a non-conforming use. The OT Zone provides more permitted uses of residential, commercial, and institutional nature.

The proposed OT Zone is considered compatible with the surrounding area. Any future development is subject to a development approval process, which is separate from the rezoning application. The development approval process will assess the potential impact and compatibility of a specific development proposal. Public concerns about potential traffic and parking violations, road conditions, behaviours of users of facilities in the area, and



potential crime-related incidents are beyond the scope of this rezoning application and should be addressed through other appropriate means.

Committee noted that the applicant, Yellowknife Racquet Club Ltd., proposes to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from PR – Parks and Recreation to OT – Old Town Mixed Use. The land use designation of the subject lots is “Old Town” under the Community Plan. The proposed amendment is in conformity with the policies of the Community Plan and Zoning By-law, and is compatible with the surroundings. Any future development is subject to a development approval process to evaluate specific impacts. The proposed amendment supports growth readiness as stated in Council’s Strategic Direction #3 Focus Area 3.2; and the City’s Economic Development Strategy 2020-2024. Council is the approval authority to adopt the amendment by-law for rezoning, as per the *Cities, Towns and Villages Act* and *Community Planning and Development Act*.

Mr. Avery Parle, the applicant, was in attendance to answer questions from the Committee.

Committee recommends that By-law No. 5124, a by-law to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Ave) from Parks and Recreation (PR) to Old Town Mixed Use (OT), be presented for adoption.

(For Information Only)

9. Councillor Warburton returned to the meeting at 12:57 p.m.

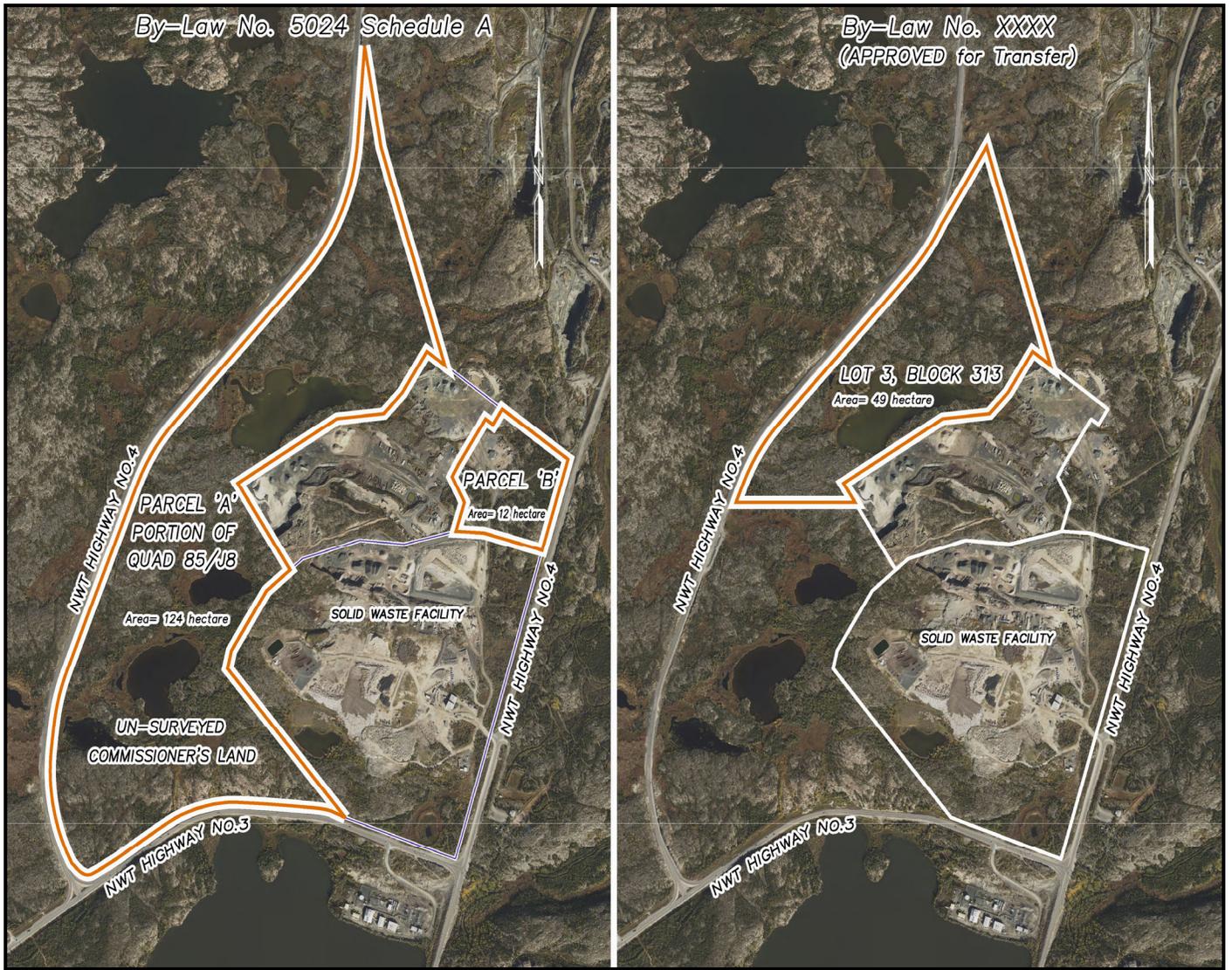
(For Information Only)

10. Committee read a memorandum regarding whether to amend By-law No. 5024 and By-law No. 5056 with the correct legal descriptions.

Committee noted that By-law No. 5024, adopted on August 24, 2020, authorized the acquisition of Solid Waste Facility Parcels A and B, portions of Quad 85 J/8 as shown in Figure 1. The GNWT Department of Environment and Climate Change – Lands Management and Administration (GNWT-ECC-LMA) has confirmed that they can proceed with the land transfer for Parcel A (reduced area), provided an updated by-law reflects the legal description of the parcel based on a legal survey plan. The legal survey is currently underway, and the City’s Surveyor has provided the updated legal description for the parcel as follows: Lot 3, Block 313, Surveyor General Branch Project No. 202518027, Yellowknife, NT. To date, Parcel B has not been processed by GNWT-ECC-LMA due to an assumed covenant on the lands. The City maintains that, if such a covenant does exist, it is no longer relevant. In 2021, the City provided a letter to GNWT-ECC-LMA outlining the rationale for transferring Parcel B to the City.



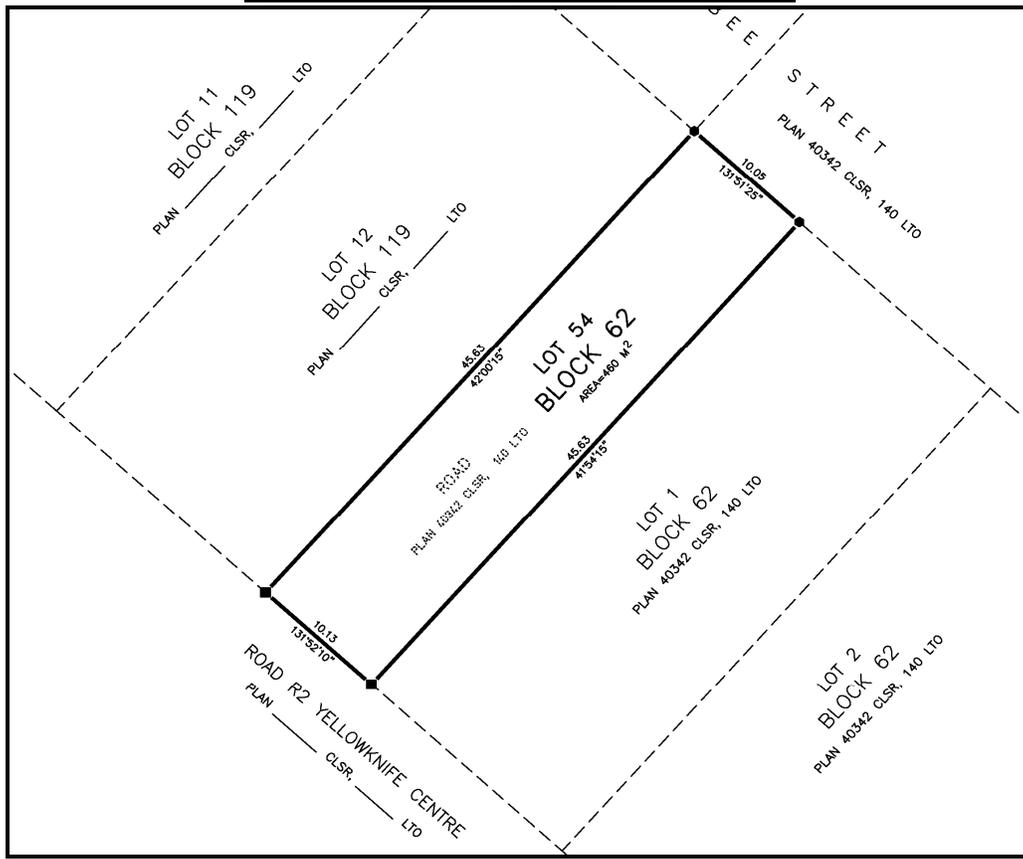
Figure 1: Context Map for By-law No. 5125



By-law No. 5056, which received Third Reading on May 24, 2022, authorized the acquisition of various unsurveyed roads. The GNWT-ECC-LMA has confirmed that they can proceed with the initial transfer for one of the laneways in Area A2 as shown in Figure 2, and in Schedule A of By-law No. 5056. To complete the transfer, an updated by-law reflecting the legal description of the parcel is required. The legal survey plan registration is currently in progress, and the City's Surveyor has provided the updated legal description of the laneway as follows: Lot 54, Block 62, Surveyor General Branch Project No. 202518016, Yellowknife, NT.



Figure 2: Context Map for By-law No. 5126



Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #3:**

Focus Area 3.2

Key Initiative 3.2.1

**Sustainable Future**

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Advocating for the transfer of vacant commissioner's land for growth.

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

1. *Cities, Towns and Villages Act S.N.W.T. 2003*; and
2. Land Administration By-law No. 5078, as amended.

Legislative

Pursuant to Section 53(1)(a) of the *Cities, Towns and Villages Act*, a municipal corporation may, for a municipal purpose, acquire real property.

Land Administration By-law

Pursuant to Section 2(1) and 2(5) of Land Administration By-law No. 5078, as amended: The City shall acquire a fee simple or leasehold interest, as applicable, in all Commissioner's or Territorial lands required for municipal purposes; and all land acquisitions shall be



authorized by by-law, in accordance with this by-law and the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22.

Committee noted that the amendment to the by-laws is required to conform to the Land Administration By-law No. 5078, as amended, and to complete the land acquisition process between the GNWT-ECC-LMA and the City.

Committee recommended that:

1. By-law No. 5125, a by-law amending By-law No. 5024 for the purpose of updating a legal description, be presented for adoption.
2. By-law No. 5126, a by-law amending By-law No. 5056 for the purpose of updating a legal description for one of the laneways, be presented for adoption.

11. **Committee read a memorandum regarding whether to approve recommendations to allocate the Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years.**

Committee noted that Reaching Home – Canada’s Strategy to End Homelessness is a federal program aimed at preventing and reducing homelessness by providing direct support and funding to designated communities (urban centres), Indigenous communities, territorial communities and rural and remote communities across Canada.

As a Community Entity for this program, the City of Yellowknife holds a four-year funding agreement with Housing, Infrastructure and Communities Canada and has received the following amounts in funding for this four-year agreement.

*Reaching Home Funding by Year*

2024-2025	\$3,366,269
2025-2026	\$3,366,269
2026-2027	\$3,366,269
2027-2028	\$3,366,269

**Proposed Funding Amounts for 2026-2027 Fiscal Year and 2027-2028 Fiscal Year**

Reaching Home Directive	2026-2027 fiscal year	2027-2028 fiscal year
Housing First for Youth	\$ 393,893	\$ 393,893
Housing First for Adults	\$ 569,846	\$ 569,846
Housing First for Families	\$ 594,893	\$ 594,893
Prevention and Shelter Diversion – Youth	\$ 100,000	\$ 100,000
Prevention and Shelter Diversion – Adults	\$ 100,000	\$ 100,000
Prevention and Shelter Diversion – Families	\$ 100,000	\$ 100,000



<b>Prevention and Shelter Diversion – Seniors</b>	\$ 100,000	\$ 100,000
<b>Street Outreach</b>	\$ 600,000	\$ 600,000
<b>Administrative funds-</b> As per the funding Agreement, the City withholds 15% of the Reaching Home funds to offset costs of the salary of the Funding Supervisor – Homelessness, the Homelessness Resource Coordinator in addition training and professional development.	\$ 504,940	\$ 504,940
<b>Special Projects-</b> Remaining Funding	\$ 302, 697	\$ 302, 697

All new sub-project agreements—each established as two-year commitments—will conclude on March 31, 2028.

***Housing First Funding Amounts 2024-25 and 2025-26***

<b>Service Provider</b>	<b>2024-2025 fiscal year</b>	<b>2024-2025 Additional Funding</b>	<b>Total for 2024-2025</b>	<b>2025-2026 fiscal year</b>
<b>Home Base- Youth</b>	\$ 393,893	\$ 102,554	\$ 496,447	\$ 393,893
<b>YKWS- Adults</b>	\$ 569,846	\$ 148,365	\$ 718,211	\$ 569,846
<b>YWCA- Families</b>	\$ 594,893	\$ 154,886	\$ 749,779	\$ 594,893

***Prevention and Shelter Diversion Amounts 2024-25 and 2025-26***

<b>Service Provider</b>	<b>2024-2025 fiscal year</b>	<b>2024-2025 Additional Funding</b>	<b>Total for 2024-2025</b>	<b>2025-2026 fiscal year</b>
<b>Home Base- Youth</b>	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
<b>Salvation Army- Adults</b>	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
<b>YWCA- Families</b>	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
<b>NWT-ICS- Seniors</b>	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000

Council Strategic Direction/Resolution/Policy include:



**Strategic Direction#1:**

Focus Area 1.2

Key Initiative 1.2.1

Key Initiative 1.3.6

**People First**

Housing for All

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

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

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

**Strategic Direction #2:**

Focus Area 2.2

Key Initiative 2.2.1

**Service Excellence**

Capacity

Balancing service levels with human and fiscal resources.

Advocating for a City Act to address community needs.

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

Community Homelessness Report: 2024-2025

Existing Programs/Services

Under Reaching Home: Canada's Strategy to End Homelessness, the City of Yellowknife has allocated funding to the services identified for the previous seven years of the nine-year funding agreement.

Multi-year Funding

The City of Yellowknife's Community Advisory Board on Homelessness (CAB) has most recently allocated \$3,366,269 of the 2024/2025 funding and \$3,366,269 of the 2025/2026 funding.

There should be a consideration to view each allocated project (with the exception of Capital Projects) as multi-year. Whereas each awarded project contract would continue from the fiscal year 2026 – 2027 into 2027 – 2028.

Committee noted that the Support for the recommendation of the CAB will provide the opportunity for various organizations to provide key services and programs to individuals and families experiencing homelessness or at risk of homelessness. Approving these listed recommendations will provide multi-year contracts, which will reduce administrative tasks and provide stability for those serving people experiencing or at risk of homelessness.

**Committee recommends that Council approve recommendations from the City of Yellowknife Community Advisory Board on Homelessness to allocate Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years as follows:**



1. **Continue Housing First at current funding levels of \$1,558,632 for the 2026-27 and 2027-28 fiscal year allocated as follows:**
  - **Housing First for Youth** **\$393,893**
  - **Housing First for Families** **\$594,893**
  - **Housing First for Adults** **\$569,846**
  
2. **Continue Prevention and Shelter Diversion funding levels of \$400,000 for the 2026-27 and 2027-28 fiscal year allocated as follows:**
  - **Prevention and Shelter Diversion- Youth** **\$100,000**
  - **Prevention and Shelter Diversion-Families** **\$100,000**
  - **Prevention and Shelter Diversion-Adults** **\$100,000**
  - **Prevention and Shelter Diversion-Seniors** **\$100,000**
  
3. **Allocate \$600,000 to the City of Yellowknife Street Outreach Program for the 2026-27 and 2027-28 fiscal year.**

#### MOVE APPROVAL

(For Information Only)

12. Committee accepted for information the Minutes of the Community Advisory Board on Homelessness meeting of January 15, 2026.
  
13. **Committee read a memorandum regarding whether to apply to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – Provincial/Territorial stream for improvements in the City’s drinking water distribution system.**

Committee noted that the Government of the Northwest Territories via the department of Municipal and Community Affairs (MACA) is accepting applications for the provincial/territorial (P/T) funding stream available through Canada Housing and Infrastructure (CHIF) for capital projects starting in 2026 and 2027.

The funding is similar to other federal funding agreements in that the City is required to provide 25% of total project costs while the funding stream provides the other 75%. The project stream is allocated for water, wastewater and solid waste projects that preserve or increase the municipalities housing stock.

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.



**Strategic Direction #2:**

**Service Excellence**

Focus Area 2.1

Asset Management

Planning, implementing and maintaining assets to reliably, safely and cost effectively deliver services for current and future community needs.

**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.

Focus Area 3.2

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Technical Considerations

In 2025, the City of Yellowknife completed a capacity assessment of the Pump House #4 pressure zone within the City's drinking water distribution system. This technical memorandum will form part of the City's current work on a water master plan document. Due to operational and development considerations, staff wanted a high-level assessment of this pressure zone prior to a final water master plan document.

The assessment showed that the PH#4 pressure zone is approaching capacity due the ability to fill the water reservoir at PH#4. There is only a single feeder main that replenishes the reservoir at PH#4. This feeder main also has several significant water services branching off it. This provides challenges to replenish the reservoir at PH#4 when there are large water draws from facilities such as the Aquatic Center, Yellowknife Community Arena, William Macdonald School, Multiplex and/or Fieldhouse.

These challenges are also limiting the City's ability to further develop land that would be serviced from this pressure zone. These areas would be potential Frame Lake development or Kam Lake development potential.

The City is developing projects that will augment the distribution system to solve this flow and storage challenge so that further land development projects can be completed in a safe and sustainable manner.

Water Master Plan

The City is also nearing completion of a comprehensive water master plan document which the projects in this memo are derived from. However, given the timelines of the CHIF intake period, the final report would not be complete in time, so a technical memo was provided outlining immediate priorities in the water master plan. Administration expects the water



master plan to be delivered in Q2 2026. This document will be incorporated and form part of the City’s overall asset management plan for potable water infrastructure section.

Financial Considerations

This funding opportunity will provide further relief in the City’s capital fund as the entire cost of these projects would have otherwise been funded solely by the City of Yellowknife.

The projects listed below are necessary to increase the capacity of the Pump House #4 pressure zone. Increasing the capacity of this pressure zone will also facilitate further development in this area of Yellowknife.

Component	Total Estimated Cost
Pumphouse 3	\$ 8,000,000
Pumphouse 4	\$ 7,000,000
Pumphouse 4 Reservoir	\$ 7,000,000
General Requirements (10%)	\$ 2,200,000
<b>Construction Sub-Total</b>	<b>\$ 24,200,000</b>
Soft Costs (Permits, Bonding, Mob/Demob. etc.)	\$ 1,800,000
<b>Subtotal</b>	<b>\$ 26,000,000</b>
Contingency (30%)	\$ 7,500,000
<b>Total Opinion of Cost</b>	<b>\$ 33,500,000</b>

These estimates were prepared by applying the Association for the Advancement of Cost Engineering (AACE) International Recommended Practice No. 18R-97 “Cost Estimate Classification System – As Applied in Engineering, Procurement and Construction for Process Industries” Cost Estimate Classification Matrix. The estimates were based on a Class 4 (Class D) estimate.



Estimate Class	Primary Characteristic	Secondary Characteristics		
	Maturity Level of Project Definition Deliverables Expressed as % of Complete Definition	End Usage Typical Purpose of Estimate	Methodology Typical Estimating Method	Expected Accuracy Range Typical Variation in Low and High Ranges <sup>1</sup>
Class 5	0% to 2%	Functional area of concept screening	SF or m2 factoring, parametric models, judgment, or analogy	Low: -20% to -30% High: +30% to +50%
Class 4	1% to 15%	Schematic design or concept study	Parametric models, assembly driven models	Low: -10% to -20% High: +20% to +30%
Class 3	10% to 40%	Design development, budget authorization, feasibility	Semi-detailed unit costs with assembly level line items	Low: -5% to -15% High: +10% to +20%
Class 2	30% to 75%	Control or bid/tender, semi-detailed	Detailed unit cost with forced detailed take-off	Low: -5% to -10% High: +5% to +15%
Class 1	65% to 100%	Check estimate or pre-bid/tender, change order	Detailed unit cost with detailed take-off	Low: -3% to -5% High: +3% to +10%

Notes:

- 1) The state of construction complexity and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual cost from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.

Similarly to other federal funding applications, the CHIF funding is a 75/25 agreement. With the federal government providing 75% of the overall project costs and the applicant providing the remaining 25%. In this scenario, the City of Yellowknife would be committing to a contribution amount of \$8,375,000 over the life of the agreement which is expected to be approximately 2026 through 2031.

If approved, the City of Yellowknife's 25% share under the CHIF agreement will be financed through the Community Public Infrastructure (CPI) Fund, which is identified as an eligible funding source in the CHIF Program Guide. The City receives \$5.6 million annually through the CPI Fund.

Committee noted that this project is part of the City's due diligence in assessing the current state of municipal infrastructure and directly aligns with Council's goals and objectives as identified in this memo. Receiving federal funding at a rate of 75% is very beneficial to the City of Yellowknife, and allows the savings to be reallocated to other priorities that require funding.

**Committee recommends that Council authorize the Mayor and City Manager to submit application(s) to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – P/T stream for improvements in the City's drinking water distribution system.**

**MOVE APPROVAL**



(For Information Only)

14. Committee accepted for information a report regarding Mayor Hendriksen's travel to AME Roundup, Vancouver B.C. from January 25 – January 28, 2026 and Arctic Frontiers, Tromsø, Norway from February 1 – February 6, 2026.

(For Information Only)

15. Councillor McGurk moved,  
Councillor Warburton seconded,

That Committee move in camera at 1:20 p.m. to discuss a memorandum regarding whether to appoint members to serve on the Heritage Committee.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

16. Committee discussed a memorandum regarding whether to appoint members to serve on the Heritage Committee.

(For Information Only)

17. Councillor McGurk moved,  
Councillor Warburton seconded,

That Committee return to an open meeting at 1:22 p.m.

MOTION CARRIED UNANIMOUSLY

18. **Committee read a memorandum regarding whether to appoint members to serve on the Heritage Committee.**

Committee noted that there are vacancies on the Heritage Committee.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised vacancies on the Heritage Committee on the City's website and social media sites.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #1: People First**

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

1. Council Procedures By-law No.5119;
2. Heritage Committee Terms of Reference; and
3. *Cities, Towns and Villages Act.*

Legislation



---

Section 114 of Council Procedures By-law No. 5119 states:

Special Committees of Council

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

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

Procedural Considerations

All appointments to Special Committees and Subcommittees must be approved by Council.

Committee noted that appointing a full complement of members to the Yellowknife Heritage Committee will ensure that the Committee's projects are not unduly delayed.

**Committee recommends that Council appoint Mary Buckland and Lauren King, members at large, to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 26, 2026 and ending February 25, 2028.**

**MOVE APPROVAL**

19. The meeting adjourned at 1:22 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 26 day of January, A.D. 2026.

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

\_\_\_\_\_  
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 Planning & Development	Project: Recycling Facility Site-Specific Zoning By-law Amendment	 A Recycling Facility is permitted within the area identified on Lots 8 and 9, Block 46, Plan 140  Lots 2 to 9, Block 46, Plan 140 to be consolidated Created By: <i>NK</i> 12/30/25
	Title: 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 26 day of January, A.D. 2026

<Original Signed by the Mayor>

\_\_\_\_\_  
Mayor

<Original Signed by the City Manager>

\_\_\_\_\_  
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.

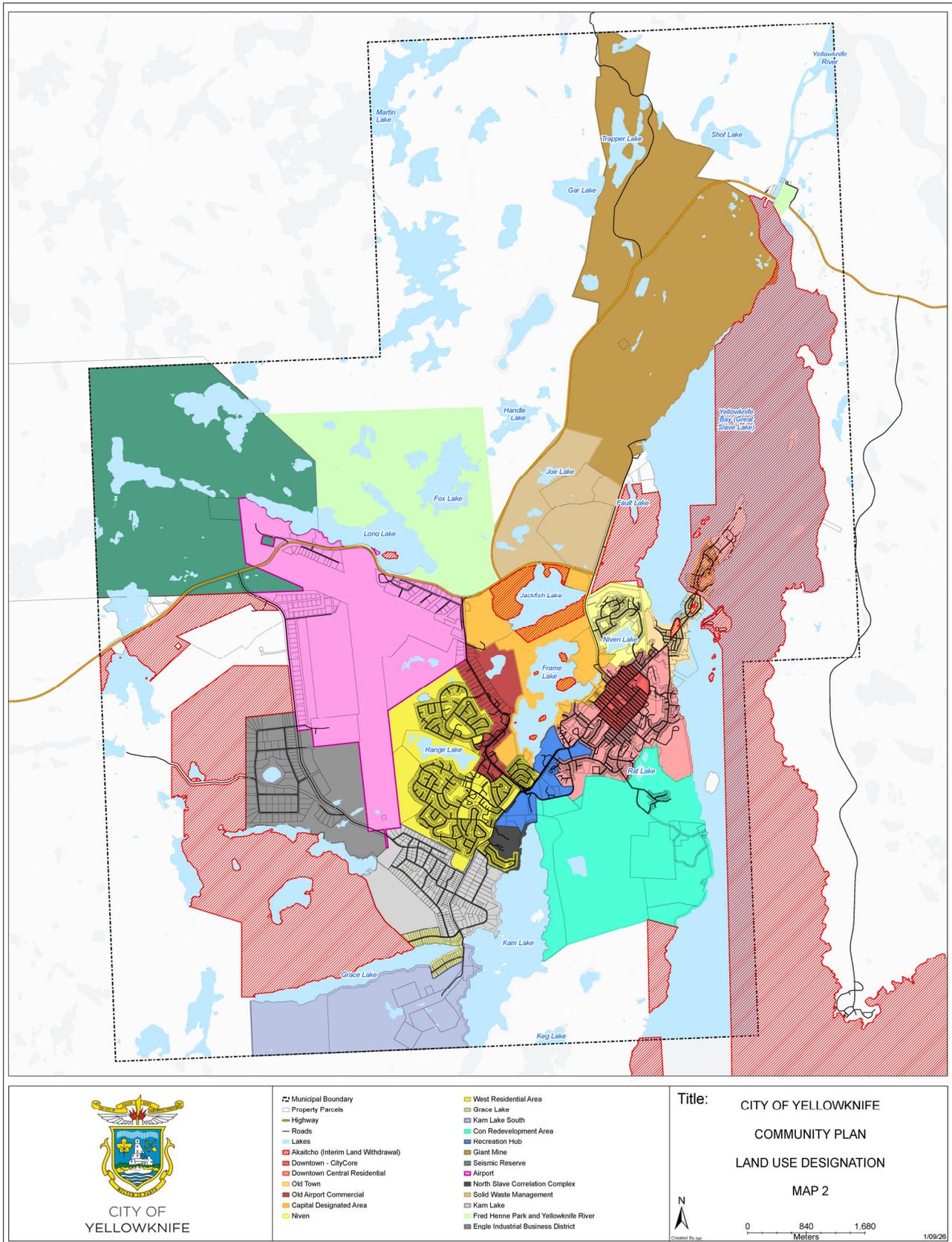
\_\_\_\_\_  
Mayor

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

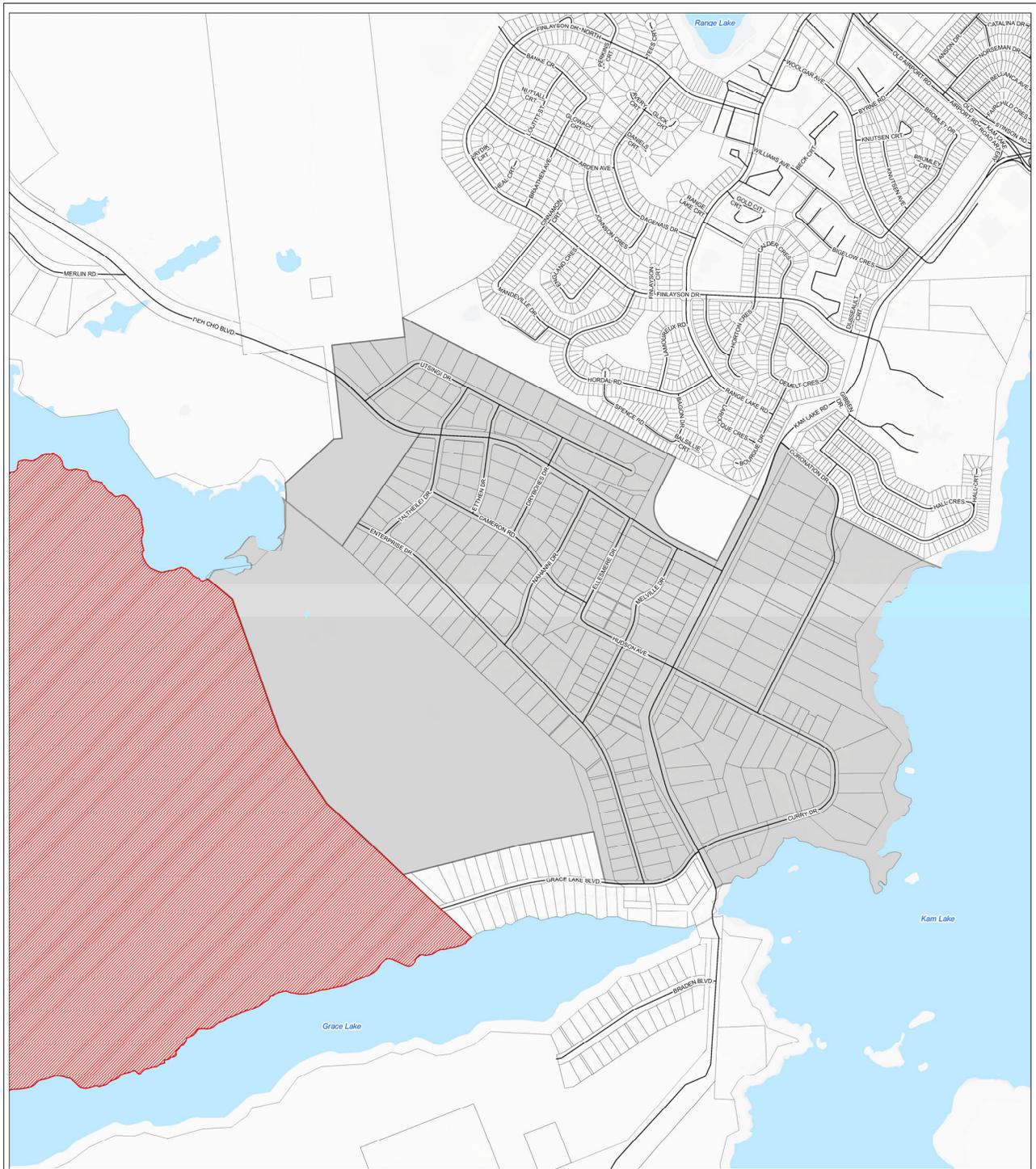
I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.

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

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

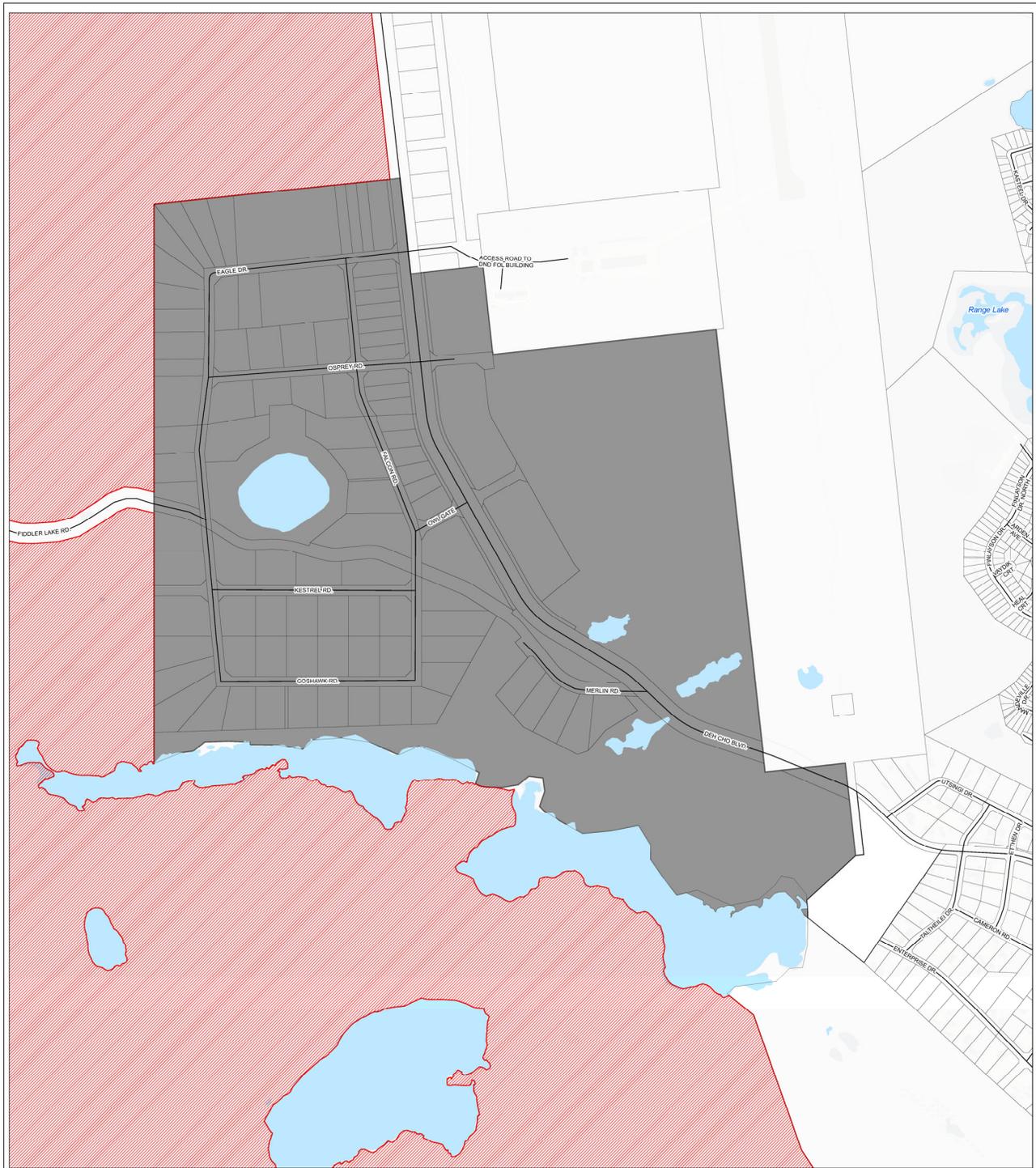


Schedule 'B'  
Map 11 – dated January 19, 2026



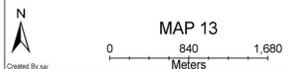
 <p>CITY OF YELLOWKNIFE</p>	<ul style="list-style-type: none"> <li> Municipal Boundary</li> <li> Property Parcels</li> <li> Highway</li> <li> Roads</li> <li> Lakes</li> <li> Akaitcho (Interim Land Withdrawal)</li> <li> Kam Lake</li> </ul>	<p>Title: CITY OF YELLOWKNIFE COMMUNITY PLAN LAND USE DESIGNATION KAM LAKE MAP 11</p> <p> N</p> <p>0 840 1,680 Meters</p> <p>1/09/26</p>
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Schedule 'C'  
Map 13 – dated January 19, 2026



- ⬮ Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- ▨ Akaitcho (Interim Land Withdrawal)
- Engle Industrial Business District

Title: CITY OF YELLOWKNIFE  
COMMUNITY PLAN  
LAND USE DESIGNATION  
ENGLE INDUSTRIAL BUSINESS DISTRICT



Created By: jgc

1/09/26



CITY OF YELLOWKNIFE

**BY-LAW NO. 5122**

**BZ 386**

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 4.1.2, Downtown Central Residential, page 25, to redesignate approximately 0.099 ha of site specific, vacant land, to allow for development. The land legally described as a portion of Lot 5, Block 301, Plan 2631 (located adjacent to 4302 49 Avenue) is to be removed from the 'Niven Residential' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007, and is hereby redesignated as 'Downtown Central Residential' land use designation, subject to the policies of section 4.1.2 Downtown Central Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).

- b. amending Policy Section 4.1.2, Downtown Central Residential, page 25, to reflect the increase in land designated Downtown Central Residential from “Total Area: 215.5 ha” to “Total Area: 215.599 ha”.
- c. amending Policy Section 4.5, Niven Residential, page 39, to reflect the decrease in land designated Niven Residential from “Total Area: 86 ha” to “Total Area: 85.901 ha”.
- d. amending Map 2, page 20, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘A’, dated 2026/2/18 attached hereto and forming part of this by-law.
- e. amending Map 4, page 27, dated 2019/10/03, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘B’, dated 2026/2/18 attached hereto and forming part of this by-law.
- f. amending Map 8, page 40, dated 2019/10/03 to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘C’, dated 2026/2/18 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

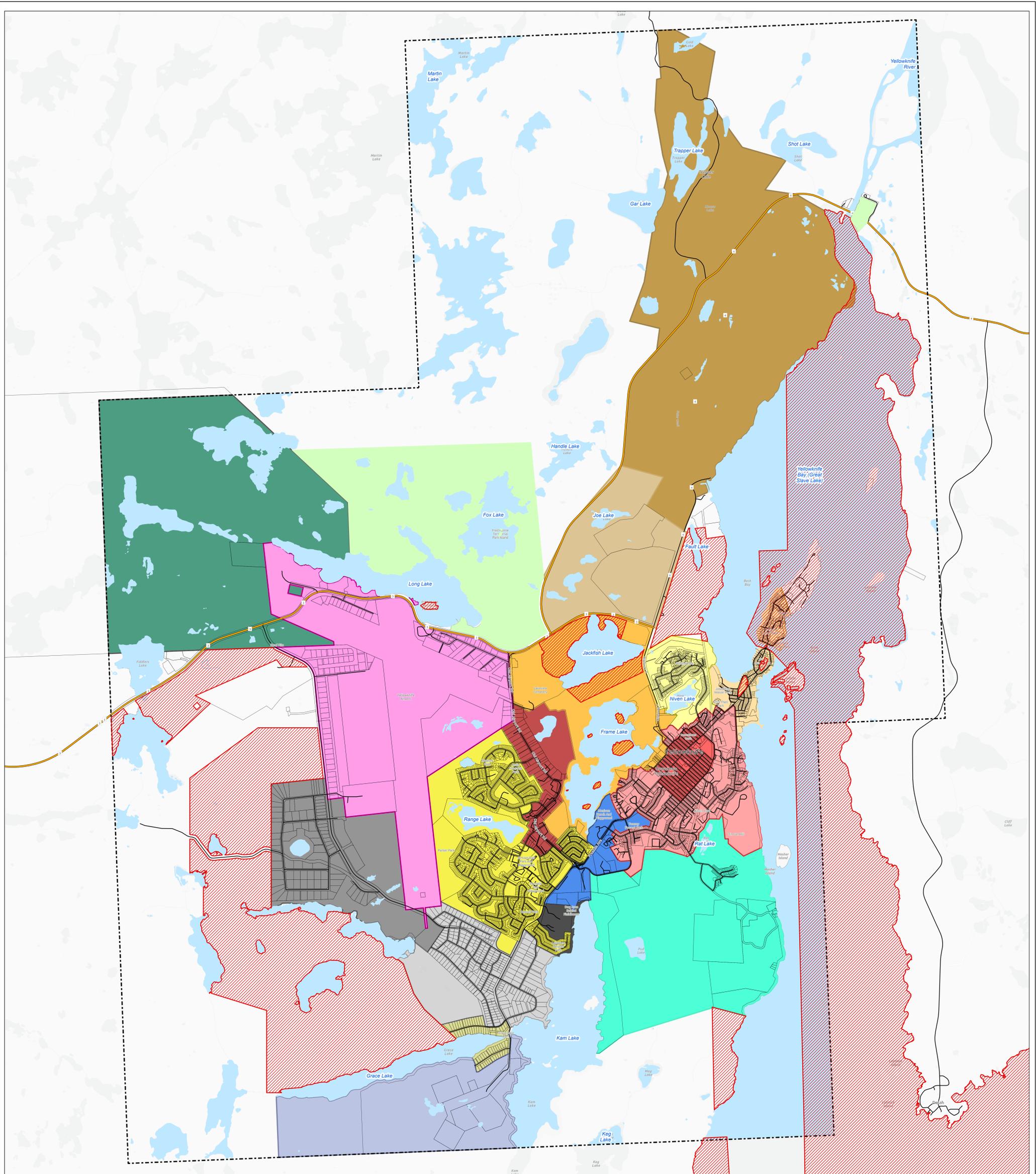
Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
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



- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Fred Henne Park and Yellowknife River
- Akaitcho (Interim Land Withdrawal)
- Downtown - CityCore
- Downtown Central Residential
- Niven
- Old Town
- Old Airport Commercial
- Capital Designated Area
- West Residential Area
- Grace Lake
- Kam Lake
- Kam Lake South
- Engle Industrial Business District
- Con Redevelopment Area
- Recreation Hub
- Giant Mine
- Seismic Reserve
- North Slave Correlation Complex
- Solid Waste Management

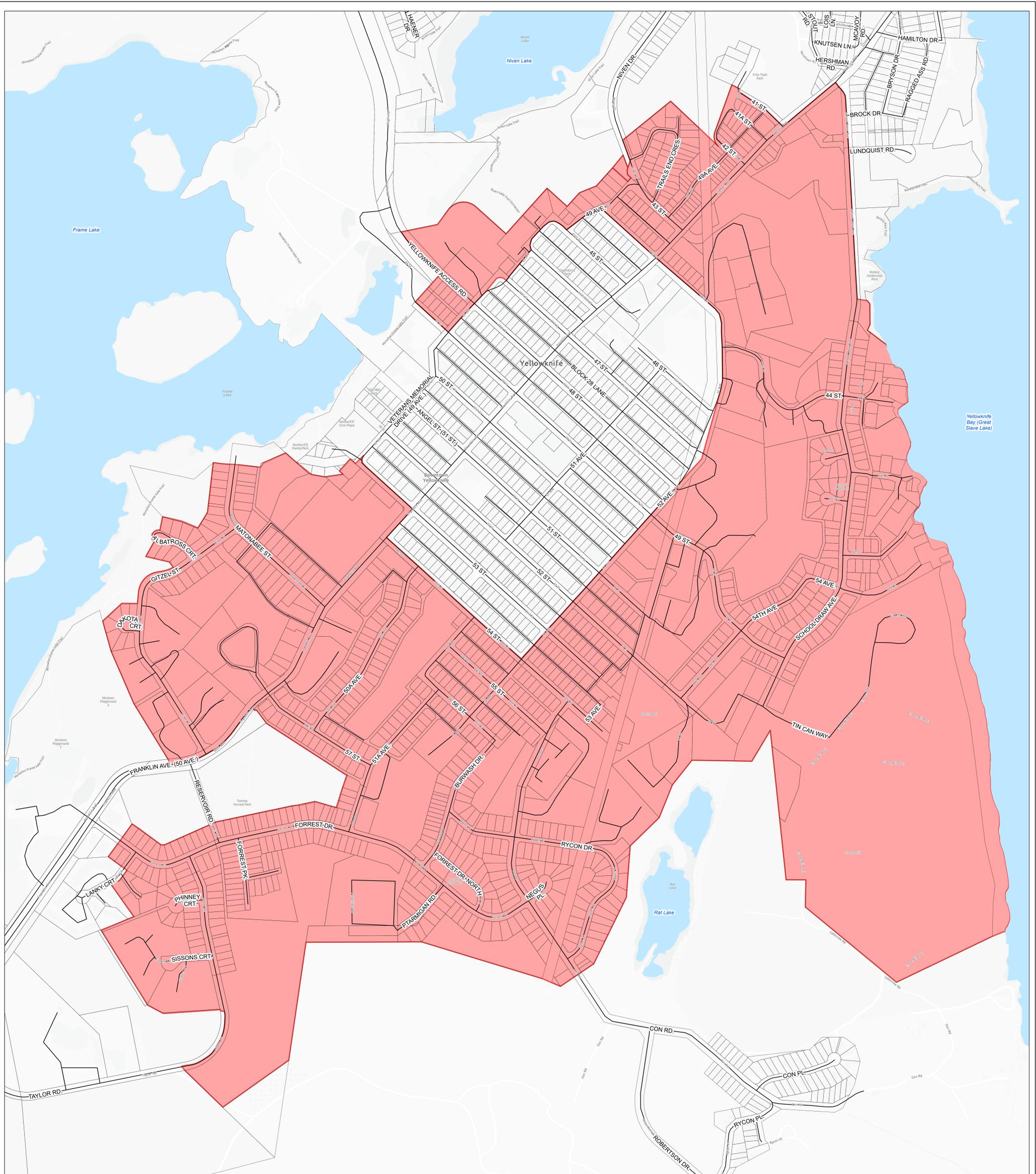
Title:  
 CITY OF YELLOWKNIFE  
 COMMUNITY PLAN  
 LAND USE DESIGNATIONS  
 MAP 2

0 850 1,700  
 Meters

Created By: JAK

1/21/26

By-law No. 5122 Schedule 'B' Map 4 - dated February 18, 2026



CITY OF  
YELLOWKNIFE

- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Downtown Central Residential

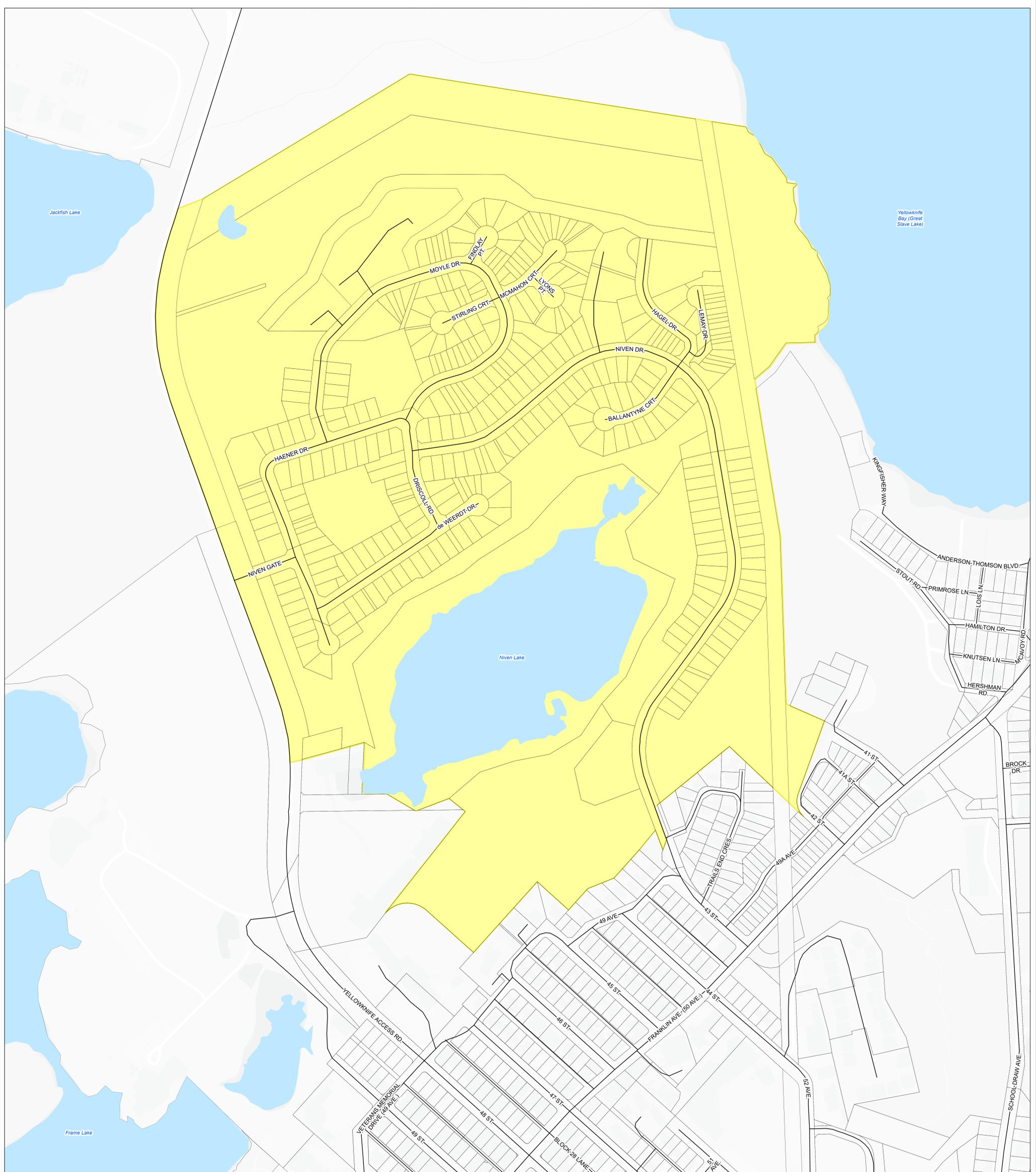
Title: CITY OF YELLOWKNIFE  
COMMUNITY PLAN  
LAND USE DESIGNATION  
Downtown Central Residential



MAP 4  
0 850 1,700  
Meters

Created By: JAK

1/21/26



CITY OF YELLOWKNIFE

- Municipal Boundary
- Highway
- Roads
- Lakes
- Property Parcels
- Niven

Title: CITY OF YELLOWKNIFE  
COMMUNITY PLAN  
LAND USE DESIGNATION  
NIVEN  
MAP 8



0 850 1,700  
Meters

Created By: JJK

1/20/26



CITY OF YELLOWKNIFE

## **BY-LAW NO. 5123**

**BZ 387**

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. Rezoning a Portion of Lot 5, Block 301, Plan 2631 from NA – Natural Area to RC – Residential Central.
2. Amending Schedule No. 1 of Zoning By-law No. 5045, as amended, in accordance with 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

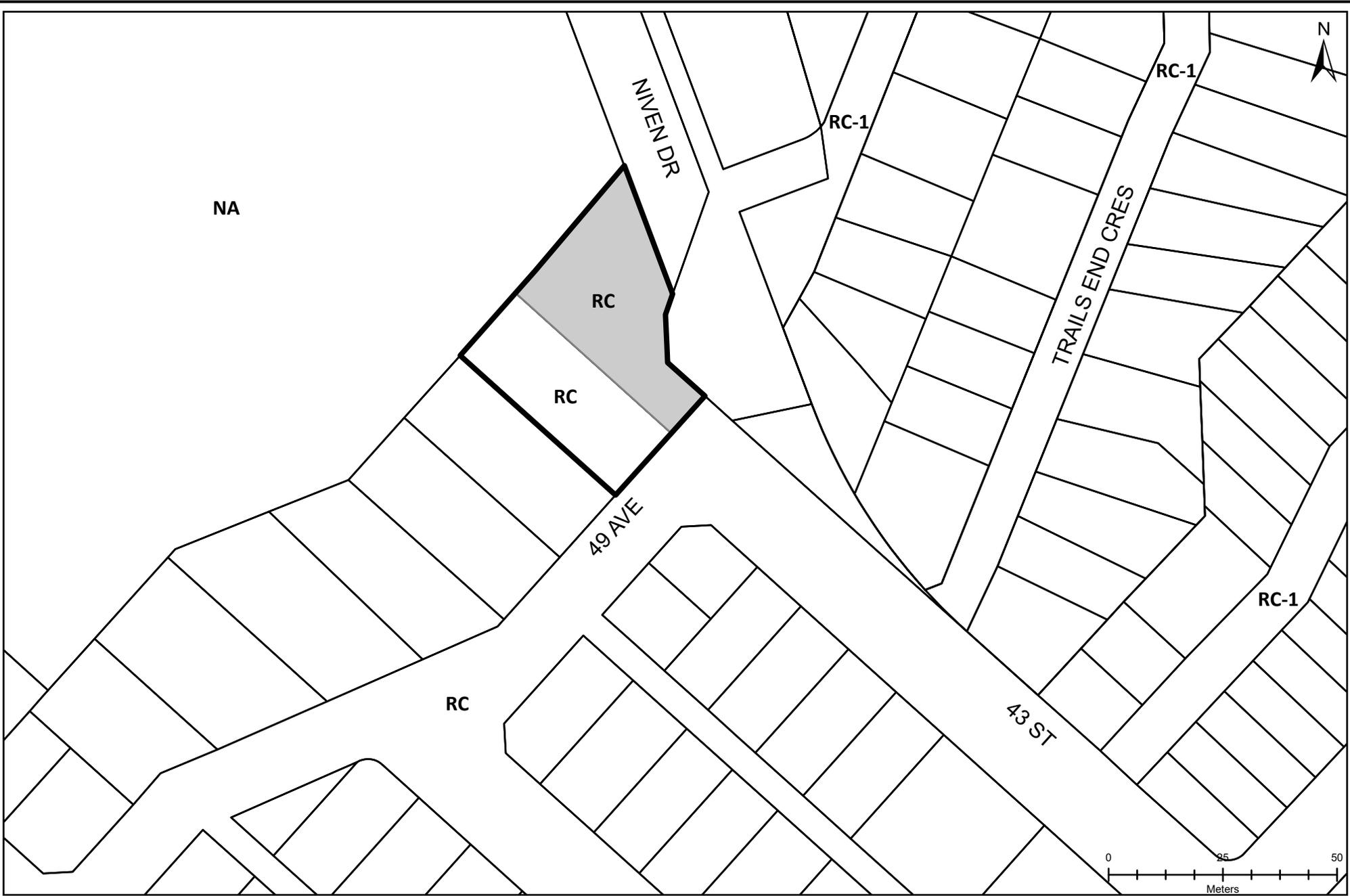
Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
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

Planning & Development

Project:

4302 49 Avenue Rezoning

Title:

By-law No. 5123 Schedule A

-  Rezoned from NA - Natural Area to RC - Residential Central
-  Portion of Lot 5, Block 301, Plan 2631 and Lot 5, Block 70A, Plan 479 to be consolidated

Created By: NK

1/20/26



CITY OF YELLOWKNIFE

**BY-LAW NO. 5124**

**BZ 388**

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, as amended, be amended as follows:
  - A. Rezoning Lots 1, 2(U), 3, and 4, Block 157, Plan 1385 (4002 49 Avenue), from PR – Parks and Recreation to OT – Old Town Mixed Use.
  - B. Amending Schedule No. 1 to Zoning By-law No. 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
Mayor

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

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

\_\_\_\_\_  
Mayor

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

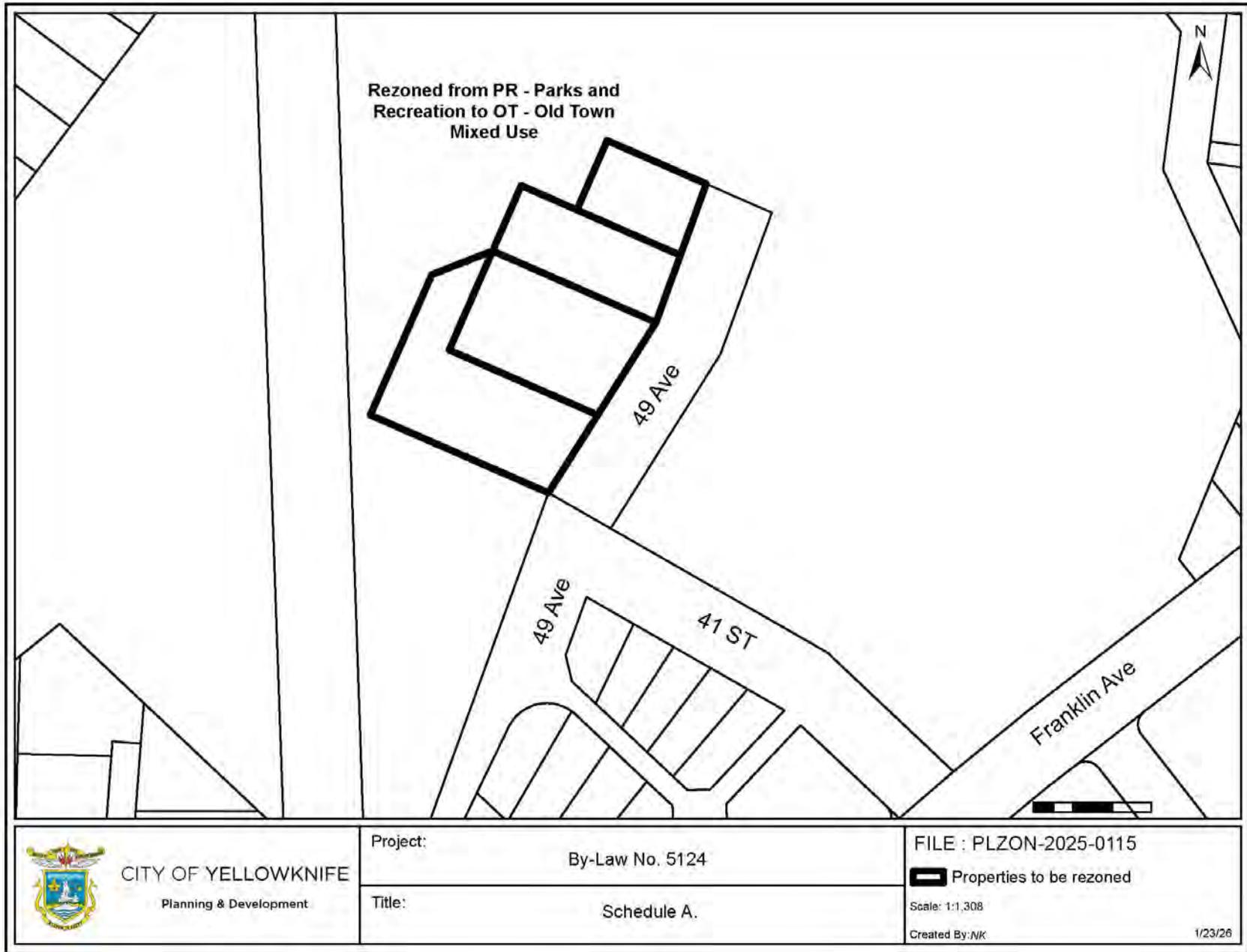
Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
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  
Planning & Development

Project: By-Law No. 5124  
Title: Schedule A.

FILE : PLZON-2025-0115



CITY OF YELLOWKNIFE

**BY-LAW NO. 5125**

**BA 340**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

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

**APPLICATION**

1. That By-law No. 5024 of the Municipal Corporation of the City of Yellowknife is hereby amended by changing the legal description of Parcel A, as shown on Schedule "A", attached hereto and forming part of this by-law and replacing it with the following: "Lot 3, Block 313, Surveyor General Branch Project No. 202518027, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

**EFFECT**

3. 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. 5126**

**BA 341**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

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

**APPLICATION**

341

1. That By-law No. 5056 of the Municipal Corporation of the City of Yellowknife is hereby amended by adding a legal description to one of the laneways in Area A2, as shown on Schedule "A" attached hereto and forming part of this by-law, and by replacing it with the following: "Lot 54, Block 62, Surveyor General Branch Project No. 202518016, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

**EFFECT**

3. 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