



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE AGENDA

Wednesday, April 8, 2026 at 12:05 p.m.

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

<u>Item</u>	<u>Description</u>
1.	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.
2.	Approval of the agenda.
3.	Disclosure of conflict of interest and the general nature thereof.
ANNEX A	
4.	A presentation regarding Place Branding.
ANNEX B	
5.	A memorandum regarding whether to approve an Area Development Plan for the lands within Kam Lake South area.



Yellowknife Place Branding

**Building a Stronger Story
for Our Community**

Presented By:
Economic Opportunities, Investments & Partnerships
April 8, 2026



CITY OF YELLOWKNIFE

Purpose of Today

- Introduce place branding
- Share Yellowknife's proposed narrative
- Present a focused strategic direction
- Seek Council alignment





What is Place Branding?

Place Branding is not a logo or slogan.

Place Branding is:

- The story we tell about who we are
- The experience people have living here
- How we attract and retain people

Why this matters to Yellowknife?

Healthy community development needs effective resident recruitment and retention.

While the city successfully attracts transient residents, retaining individuals and families for the long term requires ongoing attention.

This impacts various sectors, including the local workforce, schools, and overall community vibrancy.

Without a clear and compelling story that articulates the unique value and long-term benefits of living in Yellowknife, efforts to sustain a thriving community are hindered.



This narrative -based
Place-branding will help us tell
the Story of “who” YK is to
attract people who will also love
this city (recruitment) and build
a sense of pride (retention).





4 Step process

Champions

We identified 15 diverse Yellowknifers who love this city and are good in articulating stories that make our place special.

Interviews

We ran 1:1 interviews to explore what makes Yellowknife special

Weaving

We developed a Master Story that weaved together interview themes, ideas and words.

Strategy

We developed a Strategic Framework inspired by our Master Story to guide future implementation



Master Story

What makes Yellowknife Special

This serves as the core narrative script

Welcome, with a twist



Yellowknife is a story still being written. In Yellowknife, time and convention operate on their own terms. It's a place that forces you to grow, for those who possess a sense of humour and openness to flexibility. It's a place where you can achieve in an afternoon what might take a lifetime elsewhere, a northern city where progress moves both at an accelerated and laid-back pace.

A community without walls



At its heart, Yellowknife is its people: warm, quirky, grounded, and resilient. The unspoken rule is simple: we are all in this together. Here, social strata dissolve; you'll find rugged boots and plaid shirts dancing the two-step alongside elegant sequin gowns. This blend of practical and polished is Yellowknife's undeniable charm.

Community isn't just a saying; it's a daily practice. It's a community that works together, whether it's to find a lost dog or to support each other through a city-wide evacuation. Friendships form instantly; it's not uncommon to meet someone and be invited into their home on the same day. It's this connection, like our trails, that keeps us here, the feeling that you can start something—a festival, an organization, a movement. This community will have your back

It's also a place where families grow, where children are raised with independence and connection to both community and land, and where young people can find their path, their voice, and their place in shaping what comes next.

You can't talk about Yellowknife without talking about the land: our doorstep is a rugged, beautiful backdrop to our lives. The transition from city life to wilderness is seamless. You can put a paddleboard or a canoe on your car and, within fifteen minutes, be on a lake surrounded by exactly nobody. The landscape itself is a character, from the vibrant autumn colours of the tamarack and birch to the vast, shifting personality of the Great Slave Lake, to the whitest of sparkling snow diamonds under the bluest of skies.

This connection to the land is palpable. This strong sense of place is the core of our sense of arctic sovereignty.

The Land Remembers





In Yellowknife, we celebrate the thousands of generations of First Peoples who have looked after and loved these lands. We still have work to do together, but there's a strong spirit of reconciliation here, and Indigenous knowledge and ways of knowing matter and are thriving.

Life is never boring on the land. There's a profound beauty in a dog walk at -30°C , when the air hurts your face but the sky above is a crystal-clear blue. In the deep winter, there is a sharp sound and clear light, and a good jacket turns the hoarfrost into a delight. There's the glorious, intoxicating summer, where the endless daylight gives you a feeling of freedom and you can fish under the midnight sun.

The Art of Living Northern



Because everything isn't available all the time, residents become adaptable and resourceful. There's a DIY culture where people just make things happen, often in a better, more communal fashion. You'll see a taxi pulling a boat on a trailer, because people just figure it out. The daily uniform is one of practicality and resilience: a big down jacket (with Tuck Tape) and well-worn mukluks.

It's a place where you can bring cross-country skis to the office for a lunchtime run and where dogs are so loved they're welcome at City Hall. It's a city that accepts its bumpy roads, both literally and figuratively, and wears its imperfections like a badge of honour.

We have deep roots of multi-generational Yellowknifers who have worked hard to build this city that we all love.

Yellowknife is a diamond in the rough, and it asks you to work a little harder to see its brilliance. At first glance, the utilitarian architecture, built in a race against the snow, might seem gritty. We live with the heavy legacy of Giant Mine and our broader history, and the responsibility that comes with it. And it's hard when friends move away.

These are the hard conversations, our unfinished business, and the work we need to do to build a better future. Yet these challenges, like the ever-present anxiety of summer fires, only seem to amplify the beauty and strengthen our collective resolve to be a diamond.

A diamond in the Rough



The Filter and the Call Home



Everyone comes for a year. After that, you either love it or you hate it, and both are perfectly acceptable outcomes. This community holds on to those who embrace its rawness, contribute to its fabric, and are willing to put themselves out there. It's a place that rewards grit and fosters a sense of capability and opportunity, a place to settle for those who don't like to settle.

- As one local puts it, "I could not have been the person I am if I grew up anywhere else: Yellowknife wants me to succeed." Perhaps that's why so many people in Yellowknife can tell you the exact date they first arrived; it marks the beginning of an adventure, and the start of a life worth living.

The land remembers you, and if you let it, it will always call you home.



Focused Strategic Framework

Campaign Umbrella Message

Yellowknife is a place to settle for those who don't like to settle.

It's the start of a life worth living.

Target Audience

Purpose -driven, independent individuals seeking connection, meaning and balance (with a focus on builders, contributors, risk takers, adventurers and entrepreneurs).

Case Applications

WORK

The Accelerator



Theme:

Opportunity and Ambition

Headline:

Yellowknife wants you to succeed

Supporting Context:

Here, you can achieve in an afternoon what might take a lifetime elsewhere.

It promotes a sense of capability and opportunity.

I could not have been the person I am if I grew up anywhere else.

LIVE

The Filter



Theme:

Community & Belonging

Headline:

Take root and grow

Supporting Context:

This community holds on to those who embrace its rawness and contribute to its fabric.

The unspoken rule is simple: we are all in this together.

It's not for everyone, but for those willing to put themselves out there, friendships form instantly.

CONTRIBUTE

The Challenge



Theme :

Resilience and grit

Headline :

A place to settle for those who don't like to settle

Supporting Context:

Yellowknife is a diamond in the rough, and it asks you to work a little harder to see its brilliance.

It rewards grit.

It's a place that makes you grow.

SPIRIT

The adventure



Theme :

Connection to Land & Memory

Headline :

The start of a life worth living

Supporting Context:

Many people can tell you the exact date they first arrived; it marks the beginning of an adventure.

The land remembers you, and if you let it, it will always call you home.

A place where progress moves at an accelerated pace.



Next Steps

Council Support

Does this resonate?

Activate and Plan Phase 2

- Develop implementation plan
- Link to the new City Website
- Plan Assets
- Share with Beneficiaries
 - Engage with the likes of YK Chamber of Commerce, Extraordinary YK, NWT Medical Association, Aurora College, etc.
- Build partnerships
- Design workshops



Thank you



CITY OF YELLOWKNIFE



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: April 8, 2026

DEPARTMENT: Planning and Development

ISSUE: Whether to approve an Area Development Plan for the lands within Kam Lake South area.

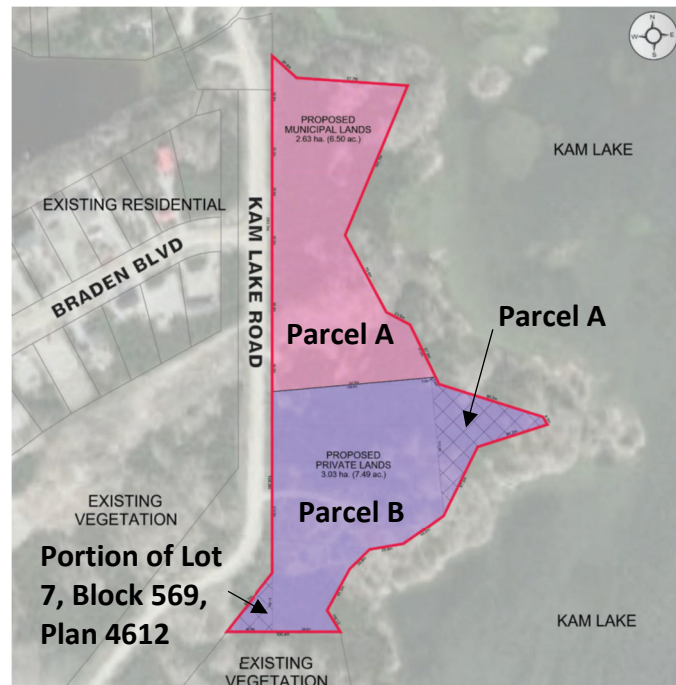
RECOMMENDATION:

That By-law No. XXXX, a by-law to create Area Development Plan Kam Lake South One, for the area of; Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, be presented for adoption.

BACKGROUND:

The land use designation of the subject land is Kam Lake South and it is zoned KLS 1 - Kam Lake South One. The plan area is undeveloped except for an area within Lot 1086, Block Quad 85J/ 8, Plan 2547 (parcel B) currently having large satellite foundations on site. The purpose of an area development plan is to guide the future development of the lands including future lot subdivision, public access, and vehicular access.

There are two primary parcels in the plan area: Parcel A plus a small portion of Lot 7, Block 569, Plan 4612 which are owned by the City of Yellowknife (the 'City') and Parcel B owned by Aurora Tracking Station Inc. The small portion of Lot 7, Block 569, Plan 4612 is included in the proposed Area Development Plan as it is proposed to be disposed of by the city and merged with Parcel B in the future.



Map 1. Location of the Plan Area

In November, 2022, Aurora Tracking Station Inc. purchased Parcel B from the City for the purpose of its future business growth through adoption of By-law No. 5069. A caveat was registered which requires an Area Development Plan for Parcel A and B. Dillon Consulting, acting for the applicants (City of Yellowknife and Aurora Tracking Station Inc.), was retained for the preparation of the Area Development Plan proposal. The purpose of utilizing a consultant by the City was to move the project forward in a timely manner given other municipal planning commitments. The application was deemed complete on January 5, 2026.

The proposed Area Development Plan fulfills the mandatory requirements established in section 8 and 9 of the *Community Planning and Development Act*. As presented, the proposed Area Development Plan aligns with objectives and policies of Kam Lake South Land Use Designation as well as other policies established in the Community Plan. According to the definition of an Area Development Plan, it includes specific policy considerations based on observation of the unique features of the location such as dark sky policies.

COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

Strategic Direction #3: Sustainable Future

Focus Area 3.3: Robust Economy
Doing our part to stimulate and amplify economic development opportunities.

Key Initiatives 3.3.3 Aligning with regional and territorial economic opportunities.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

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

CONSIDERATIONS:

Legislative

- *Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 8 and 9 of the *Act* establishes the mandatory requirements of an area development plan. A statutory public hearing and three distinct and separate readings are required for the formal adoption of the by-law.

- *Community Plan By-law No. 5007*

“The purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community”. (*Community Planning and Development Act*, Section 3 (1)).

Planning and development objectives and the policies of Kam Lake South are described in section 4.9 alongside land designation Map 12 in the Community Plan.

Zoning By-law No. 5045, as amended

The subject land is currently zoned KSL 1 – Kam Lake South One. The intent of the zone is to provide land for development of commercial recreation, dog lots and urban agriculture operation uses with accessory residential uses in an orderly and well-planned manner in keeping with the intent of the Community Plan.

The intent of the proposed area development plan is to be consistent with the current zoning classification. Change of zoning classification is not proposed at this time. No new development including zoning amendment, temporary uses nor land subdivision shall occur until an Area Development Plan By-law is officially adopted.

Departmental Consultation

No concerns identified with the ADP as presented.

Future land use changes (example discretionary uses like hotel) to ensure consideration of fire suppression needs of the proposed development and fire protection requirements.

Public Consultation

A Notice of Application for the Community Plan By-law Amendment was posted on-site at the subject property on January 16, 2026 for two weeks, as well as on the City’s website, as required by Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. Dillon Consulting held an open house on November 13, 2025. No public comments have been received.

ALTERNATIVES TO RECOMMENDATION:

That By-law No. XXXX, a by-law to create Area Development Plan Kam Lake South One, for the area of; Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, not be presented for adoption.

RATIONALE:

When Parcel B was disposed to Aurora Tracking Station Inc. and subsequently a purchase agreement was made, the initiation of an area development plan for the subject lands became one of the requirements of the purchaser. This is consistent with legislation and the Community Plan.

An area development plan provides the framework for the subdivision or development of an area of land within a municipality. It provides more detail than the Community Plan on the development of specific areas. Further, it may illustrate and provide policies regarding lot division, land uses, means of service, road layouts and circulation, pedestrian movements, greenspace, the phasing of development, as well as other elements.

This is to ensure orderly development in the plan area as well as surrounding areas, while supporting development objectives and policies set in the Community Plan.

ATTACHMENTS:

1. Planning Report (DM#818468);
2. Planning Justification Report (DM#818844);
3. By-law No. XXXX Draft Area Development Plan Kam Lake South One (DM#818552); and
4. Presentation (DM#819063).

Prepared: March 14, 2026; TS

Reviewed: March 22, 2026; CW

Property Information/Details

Location Description	Parcel A: Lots 6, Block 569, Plan 4612 (City owned) Parcel B: Lot 1086, Block Quad 85J/ 8, Plan 2547 (Privately owned land) Portion of Lot 7, Block 569, Plan 4612 (City Owned)
Community Planning and Development Act Cities, Towns and Villages Act	Part 2. Area Development Plan Section 129: Public Hearing
City of Yellowknife Community Plan By-law (2020) By-law No. 5007	Section 4.9 Kam Lake South Section 6.1 Area Development Plan Section 6.7 Public Engagement and Notice
City of Yellowknife Zoning By-law No. 5045, as amended	Section 12.1 Kam Lake South One
Civic Address:	Parcel A: N/A Parcel B: 181 Kam Lake Road Portion of City owned land: N/A
Access:	Kam Lake Road
Municipal Services	Currently no municipal services are provided to the sites.

Recommendation:

The proposed Area Development Plan By-law No. XXXX for the area, legally described as Lots 6, Block 569, Plan 4612; Lot 1086, Block Quad 85J, Plan 2547; and portion of Lot 7, Block 569, Plan 4612, is recommended for adoption.

The application is recommended to be presented to Council for decision. A statutory public hearing is required prior to the formal adoption of the Area Development Plan by-law. The Minister of Municipal and Community Affairs of the Government of Northwest Territories’ review and approval is not required before the By-law is given final reading.

Proposal:

Amanda-Brea Watson of Dillon Consulting (the ‘applicant’) on behalf of Aurora Tracking Station Inc. and the City of Yellowknife, has applied for an Area Development Plan for portion of lands (the ‘plan area’) within Kam Lake South area. The total area is approximately 6.0 hectares and located south end of the municipal boundary, between Kam Lake Road and Kam Lake. The buffer zone along Kam Lake zoned Natural Preservation area is Commissioners Land and not included in the proposed Area Development Plan.

There are two parcels in the area: Parcel A is owned by the City of Yellowknife (the ‘City’) and Parcel B owned by Aurora Tracking Station Inc. Small portion of Lot 7, Block 569, Plan 4612 is included in the proposed Area Development Plan as it has been requested to be disposed of by the city and merged with

Parcel B in the future. The proposed land use designation is Kam Lake South and zoned Kam Lake South One (KLS-1). No land use designation nor zoning amendment has been proposed at this time. The purpose of the proposed Area Development Plan is to guide the future development of the area including lot subdivision, public access, and vehicular access. All future development in the area may be subject to the development permit requirements including Zoning Amendment, or plan of subdivision according to Community Plan By-law No. 5007 or Zoning By-law No. 5045, as amended.

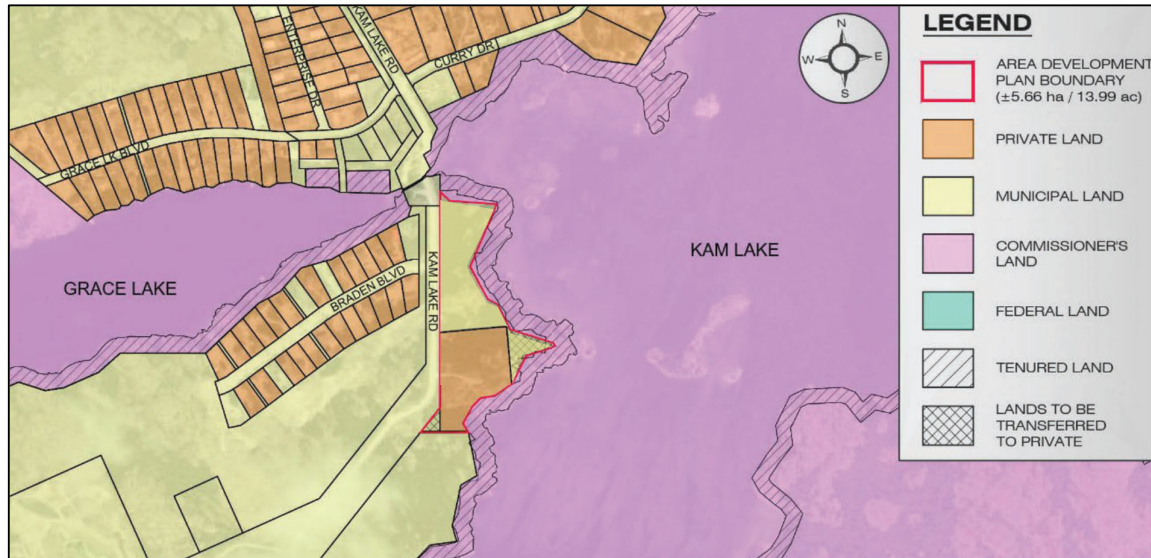


Figure 1. Location Map

Background:

The City had a lease agreement of Parcel B with Iridium Canada Gas Ltd and later sub-leased to Aurora Tracking Station Inc. In November, 2022, the City received a land acquisition application from Aurora Tracking Station Inc. (the ‘Purchaser’) to purchase the parcel for the purpose of its business growth. Subsequently, the City made a decision to dispose the parcel through adopting By-law No. 5069 and the Purchase Agreement was made between the City and the Purchaser in July 2024. Associated caveat was registered against the land title in January 2025. One of the requirements is that the purchase to initiate an Area Development Plan for Parcel A and B and complete to the satisfaction of the City.

The City and the Purchaser have agreed to share the cost of retaining a consultant for the preparation of an Area Development Plan as it deems expedient to do so based on the resources of both parties at this time to have a third party prepare an Area Development Plan for the two properties within the Kam Lake South designation.

Dillon Consulting, the applicant, was retained for the preparation of the Area Development Plan proposal. The City provided the applicant with information of all the legislative requirements as well as the City’s development permit application requirements. The application deemed complete on January 5, 2026.

SUPPORTING STUDIES AND REPORTS

- Planning Justification Report: Kam Lake South Area Development Plan, December 2025 (DM818844)

- Proposed Kam Lake South Area Development Plan Policies by Dillon Consulting (DM818845)
- Proposed Conceptual Plan (DM818846)
- Land Composition Summary Table (DM818847)

Assessment of the Application:

JUSTIFICATION

Area Development Plan By-laws adoption process follows the same process as other bylaw adoption process defined in the Territorial legislation as well as City’s by-law, which requires a statutory public hearing and readings prior to Council final adoption of the bylaw.

LEGISLATION

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

Sections 73 to 76 and Section 129 of the *Cities, Towns and Villages Act* set out the required procedure to approve by-laws. A by-law for an Area Development Plan must have three distinct and separate readings and a statutory public hearing to be effective.

Section 129 Public Hearings, subsection (c) includes: “a zoning bylaw or a bylaw to adopt a community plan or an area development plan under the Community Planning and Development Act.”

- *Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 8 of the *Act* states that the purpose of an area development plan is to provide a framework for the subdivision or development of an area of land within a municipality. Section 9 of the *Act* defines the requirements of the development of an area development plan including series of maps showing the land that is affected by the plan and indicating future land use plans. Section 10 of the *Act* states that an area development plan takes effect when the by-law adopting it takes effect, and all documents including maps that constitute the plan are deemed to be part of the by-law adopting the plan.

- *Community Plan By-law No. 5007*

The City adopted Community Plan By-law No. 5007 in July 2020. The Community Plan is the overarching development plan of the City that an area development plan must follow and comply with. “The purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community”. (*Community Planning and Development Act*, Section 3 (1)).

- *Zoning By-law No. 5045*

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City. The City adopted Zoning By-laws No. 5045 in March 2022. The proposed area development plan is assessed against the Zoning By-law in terms of land use alignment and associated condition of use.

PLANNING ANALYSIS

Community Planning and Development Act

Section 8 and 9 of the *Act* establish the mandatory requirements of an area development plan. It requires the area development plan fulfills the requirements by conducting an assessment of the current physical conditions of the plan area and existing City's development policies. The conceptual map indicates general land uses of the plan area including trail connection, green spaces, and natural preservation area. The proposed conceptual map will be part of the By-law, as required by the *Act*. Population density is not clearly defined. This is because proposed residential uses are all accessory to principal uses, thus population density is expected to be minimal. Although hotel and motel uses are listed as discretionary uses, development of these uses is subject to Council approval. Due to the service provision limitation and potential cost implications for the City, these uses are generally unachievable unless developers bear all the associated costs.

Community Plan By-law No. 5007

As described in section 6.1 of Community Plan, an Area Development Plan provides more detail than the Community Plan on the development of specific areas (such as designation areas addressed in the Plan). They illustrate and provide policies regarding lot division, land uses, densities, means of service, road layouts and circulation, pedestrian movements, greenspace, the phasing of development, as well as other elements as identified by the City. The proposed area development plan is required to follow the objectives and policies set out in section 12.1 of the plan.

The current land use designation is Kam Lale South. Section 4.9 of the Community Plan identifies the area is intended to be the home for the dog sledding community. The City recognizes the traditional and historical importance of dog sledding in the community and the access to trails and lakes that have been established because of a long-term tenure in this area of Yellowknife.

There is an active privately run quarry that has been operating for many years to the south. To reduce impacts to the Grace Lake South subdivision, a natural vegetation buffer has been and will be maintained between the quarries and residential properties.

Infrastructure (municipal road) is in place to support low impact tourism and commercial recreation activities at this location. These uses may include aurora viewing operations, snowmobile facilities, and the like. Recognizing the importance of access to the lake for many of these operators, development of these uses will be encouraged to begin near the western shore of Kam Lake, and push westward as infrastructure allows. To maintain public access to the shore of Kam Lake, the City in time connect to existing trail networks in the area. Light industrial activities, similar to those found in the Kam Lake designation will continue to be permitted in the area north of the causeway between Grace and Kam Lake, but will be restricted in the area south of the causeway. Future dog lots, tourism and recreational commercial operations, agriculture activities and the quarry will be the only activities south of the causeway.

The primary transportation mode in the area is motor vehicles. However, there is a network of trails that are used frequently by dog mushers, snowmobilers and other seasonal or recreational users. The connectivity and lake access of this trail network will be preserved. The road design accounts for activities associated with dog running, and speed limits and signage reflect this. The area will remain a low density area with wide streets as it is intended to support the safe movement of larger vehicles and equipment.

To support the orderly development of the area, the City will consider developing a subdivision plan for the land along the shore of Kam Lake.

By considering all these unique features, the Community Plan By-law defines the area development objectives and policies, as shown below:

12.1 Kam Lake South One Objectives and Policies	
Planning and Development Objectives:	Policies:
<p>1. To accommodate land for the purpose of boarding, breeding, raising, or training of animals, including Kennels and Animal Shelters.</p>	<p>1-a. The City will permit kennels in this area. 1-b. Easements will be identified to allow non-exclusive access to Kam Lake for kennel operators. 1-c. Public access to waterfront of Kam Lake will be maintained. 1-d. The dog mushing trail network will be preserved. 1-e. Kennels will not be permitted along the south shore of Grace lake and appropriate buffers will be established between dog lots and residential areas of Grace Lake South. Buffer requirements will be set in the zoning bylaw. 1-f. The City will permit Animal Shelters in this area but not Animal Services.</p>
<p>2. To accommodate tourism and commercial recreation operations.</p>	<p>2-a. Tourism operations and related uses will be permitted in this area. 2-b. Development that supports the staging or operations of tourism and commercial recreation operations should be accessible by existing City roads and infrastructure. 2-c. Public access to waterfront of Kam Lake will be maintained. 2-d. Land development should be concentrated along the western shore of Kam Lake and slowly develop westward as municipal infrastructure is developed.</p>
<p>3. To accommodate agricultural and horticultural uses.</p>	<p>3-a. Agricultural and horticultural uses will be permitted in this area. 3-b. Commercial agriculture and horticulture activities must occur on tenured property and should be accessible by existing City roads. 3-c. Appropriate buffers will be established between commercial agricultural and horticultural uses and residential areas in Grace Lake South. Buffer requirements will be set in the zoning bylaw. 3-d. The zoning bylaw will be updated to define appropriate agricultural and horticultural activities for this area.</p>

<p>4. To accommodate accessory dwelling units that support primary uses such as dog lots and kennels, tourism, commercial recreation and agriculture activities.</p>	<p>4-a. Dwelling units that are accessory uses to Kennels, Animal Shelters, tourism, commercial recreation or agriculture uses will be permitted.</p>
<p>5. To accommodate quarrying inside of the municipal boundary.</p>	<p>5-a. Quarry operations will be permitted in this area. 5-b. The City will lease or sell lots in fee simple to private companies planning to quarry this area.</p>
<p>6. To minimize land use conflicts between activities that create noise, dust, vibrations and other nuisances that may disturb residential use.</p>	<p>6-a. Subdivision of land for residential use will not be permitted in Kam Lake South. 6-b. Any land use requests in the area must consider the compatibility with quarrying and kennels. 6-c. Vegetation buffers will be maintained around the quarry sites to minimize disturbances. 6-d. Light industrial uses will be permitted in the area north of the causeway between Grace Lake and Kam Lake. 6-e. New industrial uses will not be permitted south of the causeway between Grace Lake and Kam Lake.</p>
<p>7. To sequence development in a way that minimizes strain on municipal infrastructure and resources.</p>	<p>7-a. Tourism and related operations will be encouraged to locate in the area near the west shore of Kam Lake. 7-b. All uses will be located along municipal roads. 7-c. Development will not proceed westward south of Grace Lake until municipal infrastructure is in place. 7-d. The City will apply to acquire the remaining Commissioner’s Land in the area from the GNWT.</p>
<p>8. To ensure road safety for all users.</p>	<p>8-a. Road design will accommodate all users in the area. 8-b. Signage and speed limits will be used to maintain safety for dog teams and motor vehicle traffic. 8-c. Clear sight lines on roads will be maintained to reduce blind spots or visually obstructed corners.</p>

Figure 2: Conceptual Plan of the Area Development Plan

The Draft Area Development Plan

Based on the policy analysis, the proposed area development plan policies align with the policies established in the Kam Lake South designation of the Community Plan By-law No. 5007. In terms of land use, proposed permitted uses and discretionary uses are identical to the uses established in the current Zoning By-law No. 5045. The planning justification report submitted by the applicant also confirms that the plan, properly addresses development considerations of Kam Lake South area, while ensuring the City’s planning policy framework is maintained.

Kam Lake South Area One Development Plan Policies (Draft)

1. Purpose

To establish a development framework, including a conceptual lot and road layout for the Kam Lake South land development.

2. Development Scheme Boundaries

- a. The area intended for the Kam Lake South Area One Development Plan is located at the south end of the City of Yellowknife along the western shore of Kam Lake. The plan includes Lots 6, Block 569, Plan 4612; Lot 1086, Block Quad 85J/ 8, Plan 2547; and a Portion of Lot 7, Block 569, Plan 4612 shown on Schedule 1.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the development area will be established and determined by engineering design and final plans of survey.
- c. Future subdivision of the lands is permitted where the lots meet the requirements of the Zoning By-law in effect at the time of decision.

3. Phasing

- a. The initial phase of the Kam Lake South Area One Development Plan (ADP) proposes two parcels, shown in Schedule 1. A land composition summary table is provided in the Schedule of the By-law (Land Composition).
- b. Parcel A may be disposed of and transferred to fee simple ownership and developed in future development phases, as determined by the City of Yellowknife.
- c. Future development of the area must consider orderly development and impacts public infrastructure and general service provisions.
- d. Additional phases of development may be considered depending on the timing of future development applications proposed in the ADP Area.

4. Land Use

- a. All development within the ADP Area shall comply with Section 4.9 Kam Lake South in the City of Yellowknife Community Plan By-law No. 5007 (or successor plan).

Permitted Uses	Discretionary Uses
Accessory Building	Float Plane Base
Accessory Residential Dwelling	Food and Beverage Services
Accessory Use	Hotel
Commercial Recreational	Motel
Communication Tower	Similar Use
Dog Lot	
Home Based Business	
Public Utility Uses and Structures	
Short-Term Rental Accommodation	
Temporary Use	
Urban Agriculture, Commercial	
Urban Agriculture, Community	

5. Trail Connection

- a. Trail development along the 100' Ordinary High Water Mark reserve shall not be disturbed and maintained for public use.
- b. Private access or use of the 100' Ordinary High Water Mark reserve zone shall not be permitted.
- c. A direct trail connection will in future be provided between Kam Lake and Braden Boulevard, as identified in the Schedule of the By-law (Conceptual Plan).

6. Road Network

- a. Kam Lake Road design must accommodate a wide range of users, including industrial traffic servicing the nearby quarry, dog mushers, snowmobiles, and wide shoulders to provide sufficient space for these users to travel safely.
- b. A multi-use trail along the west side of Kam Lake Road may be provided in the municipal right-of-way. Speed limits, signage, and brush clearing should be used to maintain safety for both dog mushers, snowmobilers, pedestrians, and motor vehicle traffic.
- c. Every lot must have access to a public roadway. Development lots are to be structures along the existing Kam Lake Road.
- d. The Department of Public Works and Engineering shall review any proposed new road, entrance or trail connection.
- e. Gates to properties shall be setback 15m from the Kam Lake Road right-of-way to provide sufficient space for vehicles to pull off Kam Lake Road.

7. Lighting (Dark Sky) policies

- a. All permanent outdoor lighting must be fully shielded and direct 100% of the light beam towards the ground below the fixture.
- b. Property owners are encouraged to dim their outdoor lights between the hours of 10:00 PM and 6:00 AM or one hour after the close of any business operations, whichever is later.
- c. All illuminated signs shall use warm-toned lighting of 3,000K or less, incorporate dimming controls or timers and be turned off when businesses are closed to minimize glare and skyglow.

8. Landscaping/Fencing

- a. A buffer of natural vegetation along all property lines including Kam Lake Road shall be maintained, as shown in the Schedule.
- b. Property owners and developers must incorporate natural terrain and topographic features into the design of site plans and building orientation.
- c. The retention and preservation of existing natural vegetation and bedrock is encouraged.
- d. Outdoor storage areas and dog lots must be screened from public view by continuous solid fence or other similar screening.

9. Utility Services

- a. Trucked water, sewer, and waste services shall be provided within the Area Development Plan area, unless otherwise approved by the City of Yellowknife.
- b. Electrical services shall be provided overhead, unless otherwise approved by the City of Yellowknife.

- c. The fire protection plan and design of the Kam Lake commercial recreation lots shall be developed in consultation with the Department of Protective Services. Fire protection measures shall be subject to feasibility, review by Public Works and Engineering Department and other appropriate regulatory bodies' approvals as required.

10. Drainage and Wetlands

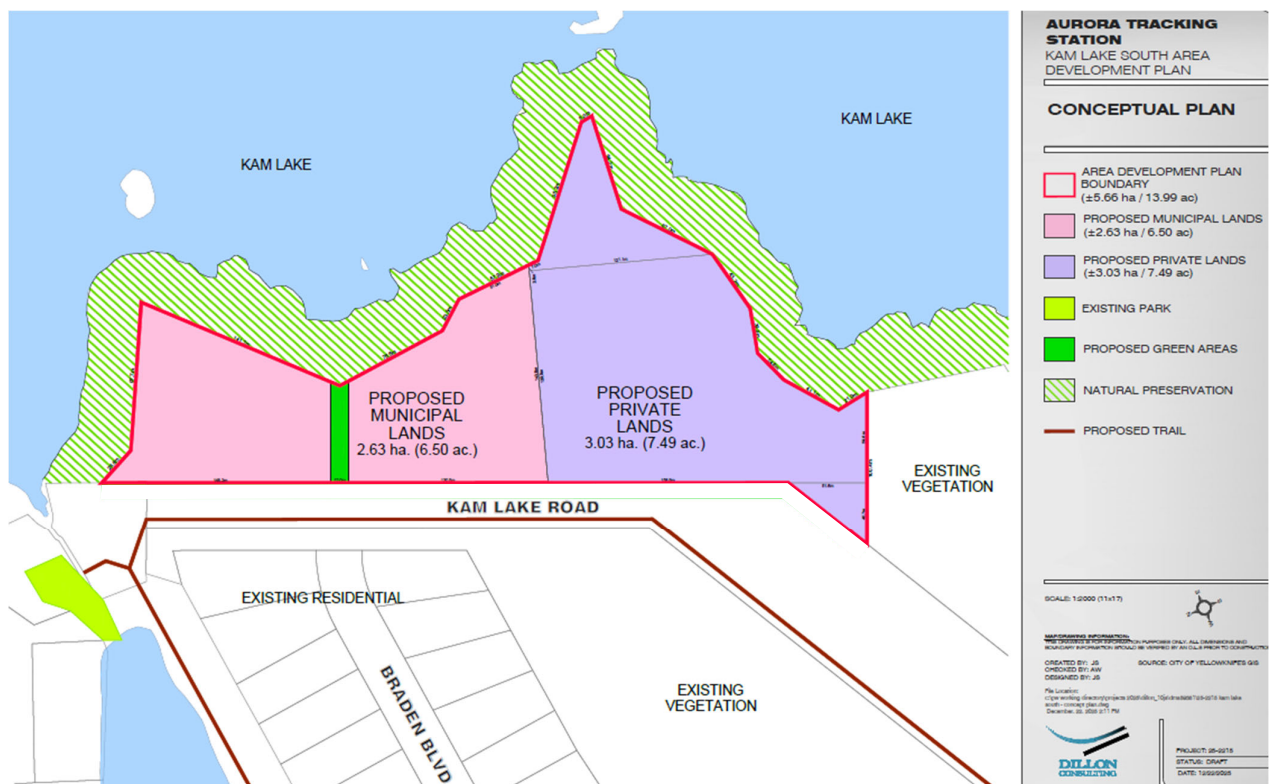
- a. Existing natural drainage patterns and wetlands shall be considered in the final plan of survey and maintained. The existing natural drainage includes the one between Parcel A and B and a minimum 6-meter utility easement shall be established in this location.
- b. A Grading Plan that maintains existing drainage as practically as possible shall be provided to the satisfaction of the Department of Public Works at the time of the Development Permit.

11. Quarry and Surrounding Land Uses

- a. Quarry operations will not be permitted in the Kam Lake South ADP area.
- b. Vegetation buffers will be maintained along Kam Lake Road to mitigate traffic and transportation-related nuisances.

Proposed Schedules (Draft)

Schedule A – Conceptual Plan



Schedule B – Land Composition Summary

Parcel	Zoning	Area (ha)	Frontage (m)
Parcel A Municipal Lands	KLS 1	2.63	293.7
Parcel B Private Lands*	KLS 1	3.03	224.0
East Lands to be Transferred	KLS 1	0.45	0
Southwest Lands to be Transferred	KLS 1	0.11	65.7

* Includes Lands to be Transferred

Zoning By-law No. 5045

Section 12.2 KLS 1 – Kam Lake South One:

The proposed Area Development Policy well aligns with the conditions of the Use listed in the current zone. Change of zoning classification is not proposed as part of this application. The current zoning will remain. No new development including zoning amendment, temporary uses and land subdivision shall occur until an Area Development Plan By-law is officially adopted. Further, all future development proposal may be subject to development permit requirements, pursuant to the Zoning By-law in effect at the time of decision. The subdivision of land is to be approved through the authority having jurisdiction.

Municipal Servicing

The proposed development lies outside the City’s sewer and water-piped serviceable area. Service provision to the area is not planned at this time.

City Departmental Consultation

Multiple City Departments were circulated and requested to provide comments. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	Item no. 5 of the draft policy should be reworded to reflect that the City has already acquired the 100’ reserve through a long-term Headlease with the GNWT.	Considered and incorporated.

2.	Public Works and Engineering	<p>1. There needs to be a utility easement between the existing lot and the neighbouring lot as, based on information provided, there is a drainage path directly through this area. The easement would need to be a minimum of 6m wide.</p> <p>2. The plan for the lots shows greenspace along Kam Lake Road Right of Way (ROW). This should not be noted in the ADP. A road ROW, depending on how it's developed, cannot guarantee that greenspace will always be available. Shifting demand for roadway infrastructure (i.e. the multi-use path from GLS towards downtown) will require full use of the entire ROW.</p> <p>3. If there is intent to add a trail to the identified area between the two new lots noted as NP, Community Services should be notified and consulted on this due to capital and ongoing costs to build and maintain a new trail.</p> <p>4. PW&E has no concerns with the new lots being proposed, but notes that any access point must meet City Standards for distance from an intersection.</p>	<p>1. Considered and addressed in the proposed policy s.10 Drainage and Wetland</p> <p>2. Proposed greenspace is deleted from the proposed Bylaw schedule.</p> <p>3. Exact location of the proposed trail may change depending on future feasibility study. The intent of the plan is to have a trail within the area. Community Services will be consulted.</p>
3.	Protective Services/Fire Division	<p>Fire Division has no concerns currently for the proposed Kam Lake South area development plan at this stage.</p> <p>Moving forward with development of this property we will investigate further into fire smart safety as well as water supply for any buildings, structures, or residential occupancies.</p>	No action taken at this time.

Public Consultation

After the application deemed complete, the applicant was informed of the process and a Notice of Application for the Area Development Plan By-law was posted on-site at the plan area on January 12, 2026 for two weeks, pursuant to section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*.

No comment was received from the public.

The applicant hosted an open house on November 13, 2025 at 207 Kestrel Road (Berst Movers Office).

No one from general public showed up at the open house.

Next Steps

The City will hold a statutory public hearing should the proposed by-law receive first reading, in accordance with section 129 of the *Cities, Towns and Villages Act*. Prior to the third and final reading.

Where the Area Development Plan Bylaw is approved by Council, the bylaw becomes effective immediately. A Notice of Decision will be posted at the site and on the City’s website.

Conclusion:

It is recommended that the proposed Area Development Plan By-law be brought forward to Council for decision as it aligns with the objectives and policies of Kam Lake South Land Use Designation area as well as other policies established in the Community Plan. The proposed Area Development Plan also includes specific policy consideration based on the uniqueness of the location such as dark sky policies. The proposed area development plan will ensure orderly development of the area and help achieve the development goals and objectives.

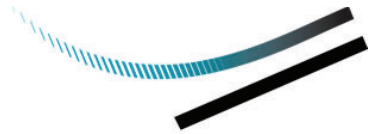
Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment

Date

Concurrence by:

Charlsey White, MCIP, RPP
Director, Planning and Development

Date



DILLON
CONSULTING

AURORA TRACKING STATION INC.

Planning Justification Report

Kam Lake South Area Development Plan

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Introduction

This Planning Justification Report (PJR) has been prepared by Dillon Consulting Limited (Dillon) on behalf of Aurora Tracking Station (Aurora), regarding the proposed preparation and adoption of the Kam Lake South Area Development Plan (ADP).

Aurora is currently leasing its property from the City of Yellowknife and is interested in purchasing its portion of its property at 181 Kam Lake Road in fee simple title from the City of Yellowknife to grow its business independently. However, the adoption of a comprehensive ADP for the broader Kam Lake South area is a mandatory condition required by the City to proceed with the sale of 181 Kam Lake Road.

This report serves to achieve the following objectives:

- To justify the need for the Area Development Plan based on specific City policies and requirements; and
- To ensure the proposed ADP, and the subsequent development it enables, aligns with and conforms to the City of Yellowknife Community Plan By-law No. 5007 and Zoning By-law No. 5045.

2.0 Subject Lands

The properties subject to this Area Development Plan (ADP) are located within the Kam Lake South designation of the City's Community Plan, situated along the western edge of this designation. The ADP area, identified in **Figure 1**, comprises the Applicant's property and an adjacent municipal parcel.

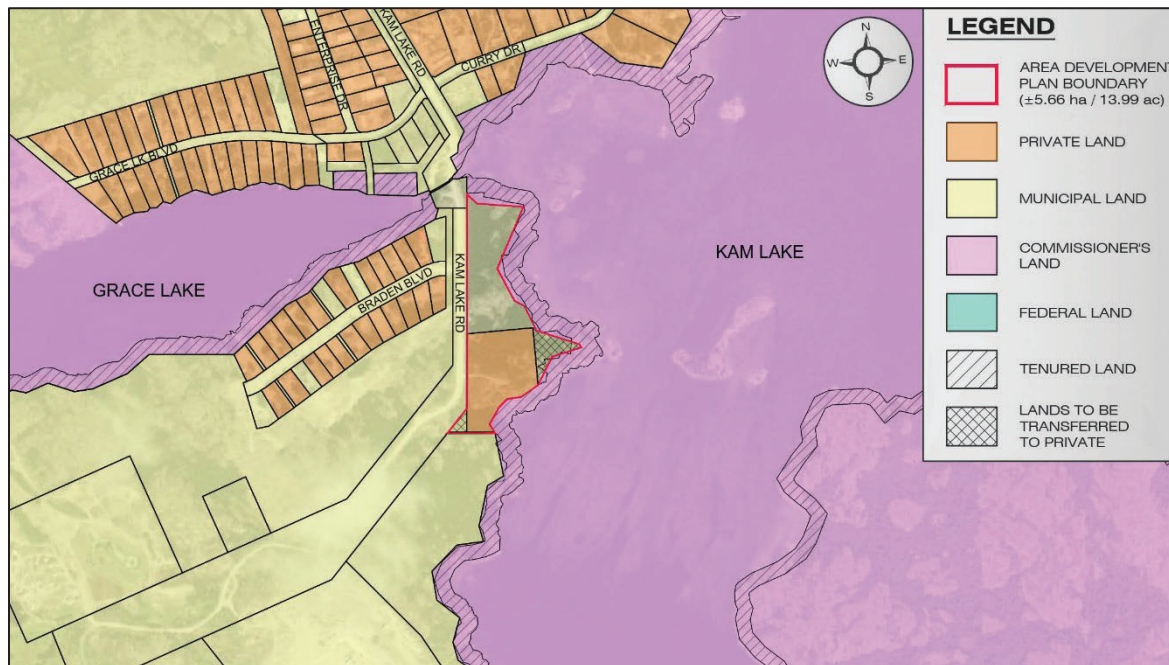


Figure 1: Proposed ADP Lands outlined in red.

Both lots included in the ADP Area boundary, listed in **Table 1**, have direct and dedicated frontage and access onto Kam Lake Road which is located to the west. The boundary is defined on the east by a narrow strip of Crown Land that separates the subject lands from Kam Lake itself. This Crown Land is owned by the Government of the Northwest Territories and is formally zoned Nature Preservation (NP).

Table 1: Existing Uses within the ADP Area

Legal Description	Ownership	Existing Situation
Lot 1086, Block Quad 85J, Plan 2547 (181 Kam Lake Road)	Aurora Tracking Station Inc.	Features one main commercial building and several accessory buildings including a decommissioned large-scale satellite dish and ground station components related to telecommunications. The property is un-serviced from utilities and municipal infrastructure.
Lot 6, Block 569, Plan 4612	City of Yellowknife	Undeveloped and vacant. It generally remains in its raw state and is not presently being used. The lack of existing infrastructure provides a clear development envelope.

*Images included in **Appendix A**.

The property is mostly undeveloped as it currently stands. Aurora's Lot 1086 on the southern portion of the ADP lands currently features a large, decommissioned satellite dish and several other smaller buildings on the property. These buildings and structures will not be demolished. They are intended to remain and be repurposed in the future for tourism or other purposes consistent with the KLS 1 zoning.

2.1 Surrounding Lands of ADP Area

The area surrounding the subject lands is characterized by a mix of residential, industrial, and recreational uses, as indicated in **Table 2**. Across Kam Lake Road, to the west, there is the Grace Lake South subdivision which is centered along Braden Boulevard that is in a wooded area and features a proposed public trail as shown in **Figure 2**. The subdivision contains about 30 residential lots that are zoned Residential Estate (RE).

Continuing southwest along Kam Lake Road, the adjacent uses include a distinct active quarry (gravel pit). Following further along Kam Lake Road to the southwest is a privately operated campground (Osprey Meadows). Both are zoned Kam Lake South Two (KLS 2)

Lands to the north include both Parks and Recreation (PR) and Nature Preservation Zoned areas along the shoreline of Kam Lake. The Grace Lake North residential subdivision Zoned Residential Estate (RE), a Growth Management (GM) area further north as well as the Kam Lake Light Industrial/Commercial Mix (KL) is located to the northeast.



Figure 2: Natural features surrounding the ADP Area.

Table 2: Land Uses Surrounding the ADP Area

Direction from ADP Area	Land Uses
North	Directly north of the ADP Area is a natural area along the shore of Kam Lake zoned under Nature Preservation. Across the bay of Kam Lake along Kam Lake Road are light industrial and commercial recreation uses including warehouses, dog lots and kennels and automobile repair services zoned under the Kam Lake (KL) zone. The Grace Lake North residential subdivision is also located north of the ADP Area along the north shore of Grace Lake.
East	Directly east of the ADP Area is a natural area along the shore of Kam Lake zoned under Nature Preservation.
South	Directly south of the ADP Area is undeveloped land zoned under the Kam Lake South One zoning. Further southwest of the ADP Area along Kam Lake Road lies an active quarry and privately operated campground zoned under the Kam Lake South Two zoning.
West	Across Kam Lake Road from the ADP Area are large, detached dwellings along Braden Boulevard zoned under the Residential Estate (RE) zone.



Figure 3: ADP Area and zoning.

2.2 Existing Community Plan Designation

The subject property is designated as **Kam Lake South** in the Community Plan By-law 5007, shown in **Figure 4**. The Kam Lake South designation primarily recognizes the importance and presence of the existing dog sledding community in the area and establishes it as a long-term tenure of this area in Yellowknife. The designation also supports some light industrial activities such as animal shelters, commercial recreation, tourism, and urban agriculture and supports the active quarrying uses at the south end of Kam Lake Road. The policy in this designation supports the development of low-impact tourism and commercial recreation uses, such as Aurora viewing operations, along the western shore of Kam Lake and push westward as infrastructure allows. Public access to Kam Lake will be maintained by a trail network along the shore and the design of Kam Lake Road will reflect the needs for dog running and the movement of larger vehicles serving the quarry.

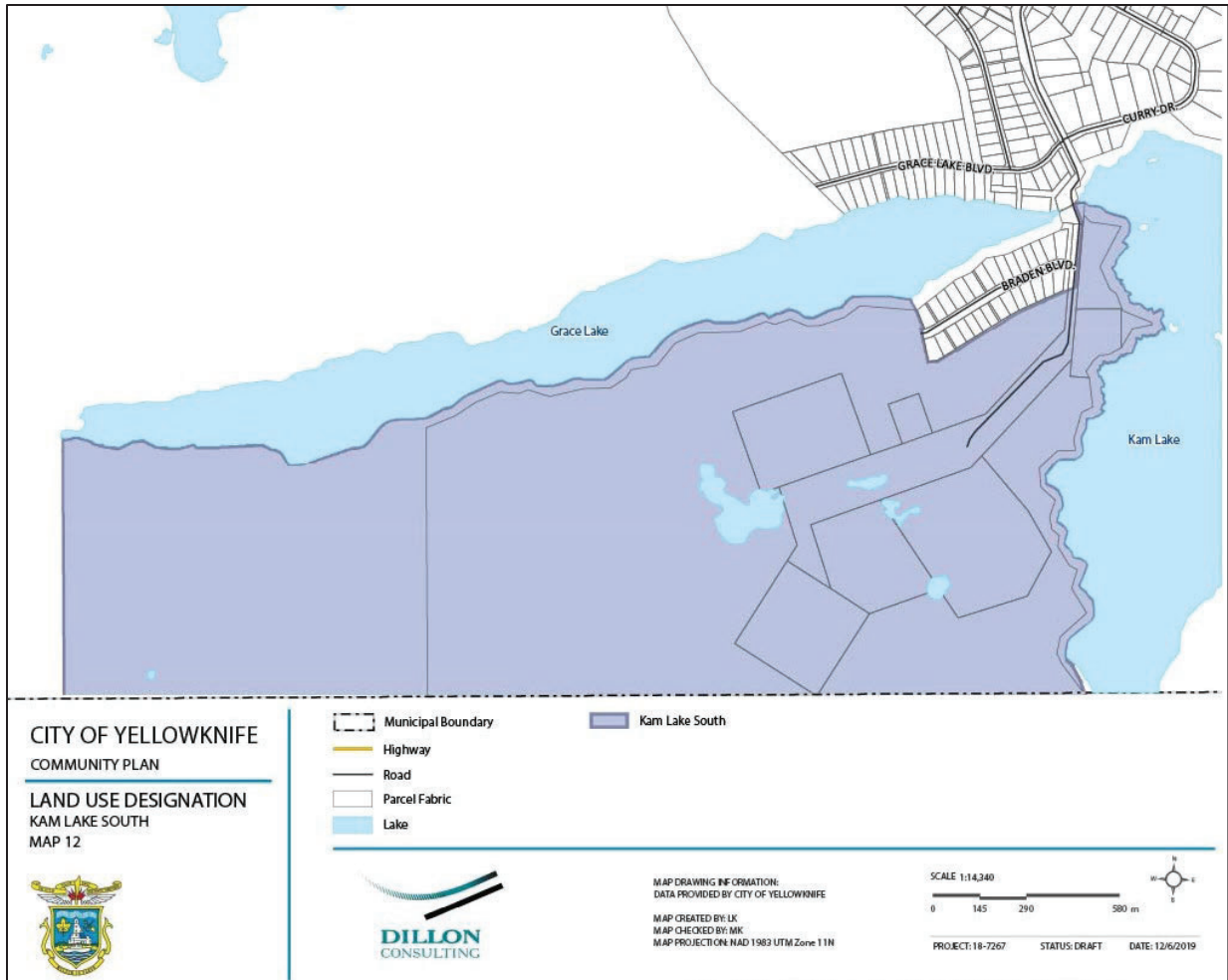


Figure 4: Proposed ADP Lands designated as Kam Lake South in the Community Plan

2.3 Existing Zoning

The existing zoning for the subject lots is KLS 1 – Kam Lake South – One under the City of Yellowknife Zoning By-law No. 5045. The intent of this zone is to provide land for the development of commercial recreation uses, dog lots, urban agricultural operations and accessory residential dwellings. Permitted and discretionary uses are listed in **Table 3**. The development regulations in this zone support large lots with a minimum lot width of 30 metres (m), building heights up to 15 m for principal buildings, and front setbacks of 6 m.

Table 3: Permitted and discretionary uses listed in the Kam Lake South One zone

Permitted	Discretionary
Accessory Building	Float Plane Base
Accessory Residential Dwelling	Food and Beverage Services
Accessory Use	Hotel
Commercial Recreation	Motel
Communication Tower	Similar Use
Dog Lot (Yellowknife Kennel)	
Home Based Business	
Public Utility Uses and Structures	
Short-Term Rental Accommodation	
Temporary Use	
Urban Agriculture, Commercial	
Urban Agriculture, Community	

3.0 Proposed Area Development Plan

The proposed action is the adoption of the Kam Lake South Area Development Plan for the designated area. The intention of this plan is solely to establish a comprehensive land-use framework for future development as intended by the Community Plan; it does not propose to change the existing Kam Lake South land designation or the KLS 1 zoning. The ADP will establish a comprehensive land-use framework while maintaining the existing Community Plan designation and KLS 1 zoning, including specific policies for:

- Land uses
- Servicing (infrastructure); and
- Access.

This framework is required by the City as a mandatory condition of sale for 181 Kam Lake Road and will guide the eventual subdivision of the lands in a coordinated and planned manner. The sale of Aurora's Lot 1086 will also include two smaller parcels, identified in **Figure 5** as hatched areas, to rectify existing property configurations and create two distinct and intact parcels.

Aurora is intending to maintain the existing uses and buildings, including the Communications Tower use, under the existing zoning. The business is also considering adding tourism-focused operations and/or accommodations in the future, but no new buildings or uses are proposed at this time.

For the other parcel in the ADP Area, the ADP's proposed land uses allow for a wide range of uses with flexible building envelopes given the size of the proposed lots. While stand-alone dwelling uses are not permitted in the KLS 1 zone, the zone allows for home-based businesses and various configurations of accessory residential uses, which can lead to a wide range of development concepts depending on the nature of business and use of the property. The ADP provides a framework for future development that is consistent with the Community Plan and development concepts will be finalized once a development permit is submitted.

Essential services for the ADP lands will utilize trucked water and sewer systems. Electrical connection is planned to be supplied overhead along Kam Lake Road by NAKA once the proposed municipal lands develop. For internet access, options include wireless, satellite, and overhead fiber-optic cabling through various communication providers, although no fiber-optic line currently exists along Kam Lake Road. The specific method of internet provision and the level of energy use will be highly dependent on the future land use and will be determined by the property owners following development. There is currently no alternative energy production proposed since energy demand and provision will greatly depend on the nature of the future business and land use.




<p>AURORA TRACKING STATION KAM LAKE SOUTH AREA DEVELOPMENT PLAN</p>	<table border="0"> <tr> <td data-bbox="787 1465 966 1507"> AREA DEVELOPMENT PLAN BOUNDARY (±5.66 ha / 13.99 ac) </td> <td data-bbox="1128 1465 1307 1507"> PROPOSED PRIVATE LANDS (±3.03 ha / 7.49 ac) </td> </tr> <tr> <td data-bbox="787 1518 966 1560"> PROPOSED MUNICIPAL LANDS (±2.63 ha / 6.50 ac) </td> <td data-bbox="1128 1518 1372 1560"> LANDS TO BE TRANSFERRED EAST: (±0.45 ha / 1.11 ac) SOUTHWEST: (±0.11 ha / 0.26 ac) </td> </tr> </table>	AREA DEVELOPMENT PLAN BOUNDARY (±5.66 ha / 13.99 ac)	PROPOSED PRIVATE LANDS (±3.03 ha / 7.49 ac)	PROPOSED MUNICIPAL LANDS (±2.63 ha / 6.50 ac)	LANDS TO BE TRANSFERRED EAST: (±0.45 ha / 1.11 ac) SOUTHWEST: (±0.11 ha / 0.26 ac)
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<p>CONCEPT PLAN</p>	<p>NOTES: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION TO BE VERIFIED BY AN ONTARIO LAND SURVEYOR PRIOR TO LAND TRANSFER.</p> <p>SCALE: 1:3000 (8.5x11)</p> <p>File Location: c:\pwworking\directory\projects\2025\dillon_10\ltdms\8081125-2215 kam lake south concept plan.dwg</p> <div style="display: flex; justify-content: space-between; align-items: center;">  <div data-bbox="1258 1606 1437 1722"> <p>CREATED BY: JS CHECKED BY: KH DESIGNED BY: JS</p> <hr/> <p>PROJECT: 25-2215 STATUS: DRAFT DATE: 11/26/2025</p> </div> </div>				

Figure 5: Map showing the proposed private and municipal parcels under the KLS 1 zoning.

Table 4: Parcel areas and dimensions for the proposed parcels in Figure 5.

Parcel	Area (ha)	Frontage (m)
Municipal Lands	2.63	293.7
Private Lands (including Lands to be Transferred)	3.03	224.0
East Lands to be Transferred	0.45	0
Southwest Lands to be Transferred	0.11	65.7

4.0 Policy Analysis

The proposed ADP must conform to the legislative requirements of the Northwest Territories and the planning documents of the City of Yellowknife.

4.1 Community Planning and Development Act

The preparation and adoption of an Area Development Plan is a process governed by the *Community Planning and Development Act* (the *Act*). The ADP process, including public engagement and eventual adoption by City Council, conforms to the procedural requirements of the *Act* and provides a robust planning mechanism for guiding future land use.

4.2 City of Yellowknife Community Plan By-law No. 5007

The subject sites are located within the Kam Lake South Community Plan designation and the proposed action fulfills a specific condition necessary to guide and coordinate development within the Kam Lake South designation.

4.2.1 ADP Requirement (Section 5.4)

- **Requirement:** The Community Plan states that the City *may* consider an ADP when an undeveloped parcel is proposed for subdivision into five or more lots.
- **Justification:** While the current action is a sale, the City has invoked this provision to establish a comprehensive framework for the area prior to future potential subdivision, ensuring **planned, rather than piecemeal, development**.

4.2.2 Subdivision Framework (Section 4.9)

- **Requirement:** The Community Plan allows the City to consider subdivision plans for land along the shore of Kam Lake within the Kam Lake South designation.
- **Justification:** The required ADP will provide the necessary policy and mapping framework to ensure that any future subdivision is well-planned, environmentally sound, and aligns with the City's overall vision for the Kam Lake South area.

Beyond fulfilling a mandatory condition of sale, the ADP process supports the broader land-use objectives of the Kam Lake South designation by establishing site-specific standards. The ADP will ensure that any future lot layout respects and maintains the existing Nature Preservation Zone along Kam Lake and confirms that the development will not interfere with any identified public access or trail corridors. Furthermore, by requiring a coordinated infrastructure and road design plan, the ADP is an appropriate mechanism to reflect the Community Plan's intent to accommodate the needs of the dog sledding community and the movement of larger quarry vehicles along Kam Lake Road.

4.3

City of Yellowknife Zoning By-law No. 5045

The subject lots are zoned KLS 1 – Kam Lake South – One under the *City of Yellowknife Zoning By-law No. 5045*. The intent of the KLS 1 Zone is for the development of Commercial Recreation, Dog Lots, Urban Agriculture uses, and Accessory Residential use.

The proposed ADP does not propose to change the existing Kam Lake South land designation or the KLS 1 zoning. The ADP will be structured to facilitate a mix of these permitted and discretionary uses, ensuring that the future land use concepts and lot configurations conform to the intent of the existing KLS 1 zone. The ADP will refine the vision for this area, providing detailed policies on development standards, site layout, and infrastructure delivery that respects the unique character and permitted and discretionary uses of the KLS 1 zone.

5.0

Justification and Conclusion

The preparation and adoption of the Kam Lake South Area Development Plan is fully justified and represents a necessary step in the City's planning framework for the following reasons:

1. **Fulfillment of Mandatory Condition:** The ADP directly satisfies the mandatory condition set by the City of Yellowknife for the sale of 181 Kam Lake Road to the Applicant, allowing the transaction to proceed and the transfer of land ownership.
2. **Strategic Planning:** The ADP establishes a comprehensive framework for the coordinated development of the entire Kam Lake South area, as required by the Community Plan, promoting sound planning principles ahead of any future subdivision.
3. **Policy Alignment:** The Plan aligns with the City of Yellowknife Community Plan by addressing the need for a development framework and conforming with the Kam Lake South policy intention, ensuring consistency. The Plan also retains the use of the Kam Lake South One zone to maintain the existing uses and development regulations currently allowed on these properties.

In conclusion, the adoption of the Kam Lake South ADP is both **necessary and prudent**. It supports the City's planning policies and provides the essential clarity and coordinated framework required to enable the development of the subject lands.

DILLON CONSULTING LIMITED



Amanda-Brea Watson, MCIP, RPP
Project Manager, Associate

Appendix A

Site Photos

Photo 1:
Taken from
entrance to 181
Kam Lake Road,
facing north along
Kam Lake Road



Photo 2:
Photo taken from
blocked access to
City lot, facing
south along Kam
Lake Road



Photo 3:
View facing north
along Kam Lake
Road (subject
lands to right of
road)



Aerial Imagery 1:
Shows existing
infrastructure at
181 Kam Lake
Road





CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BZ XXX

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to adopt the Kam Lake South Area One Development Plan By-law No. XXXX.

PURSUANT TO

- a) Part 2, Sections 8 to 11 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;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to adopt the Kam Lake South Area One Development Plan By-law No. XXXX;

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

SHORT TITLE

1. This By-law may be cited as the Area Development Plan Kam Lake South One.

APPLICATION

2. The Area Development Plan Kam Lake South One comprised of the attached Schedule No. 1 is hereby adopted.

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
AREA DEVELOPMENT PLAN KAM LAKE SOUTH ONE
BY-LAW NO. XXXX
“Schedule No. 1”

1. Purpose

To establish a development framework, including a conceptual lot and road layout for the Kam Lake South land development.

2. Development Scheme Boundaries

- a. The area intended for the Kam Lake South Area One Development Plan is located at the south end of the City of Yellowknife along the western shore of Kam Lake. The plan includes Lots 6, Block 569, Plan 4612; Lot 1086, Block Quad 85J/ 8, Plan 2547; and a Portion of Lot 7, Block 569, Plan 4612 shown on Schedule 1.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the development area will be established and determined by engineering design and final plans of survey.
- c. Future subdivision of the lands is permitted where the lots meet the requirements of the Zoning By-law in effect at the time of decision.

3. Phasing

- a. The initial phase of the Kam Lake South Area One Development Plan (ADP) proposes two parcels, shown in Schedule 1. A land composition summary table is provided in the Schedule of the By-law (Land Composition).
- b. Parcel A may be disposed of and transferred to fee simple ownership and developed in future development phases, as determined by the City of Yellowknife.
- c. Future development of the area must consider orderly development and impacts public infrastructure and general service provisions.
- d. Additional phases of development may be considered depending on the timing of future development applications proposed in the ADP Area.

4. Land Use

- a. All development within the ADP Area shall comply with Section 4.9 Kam Lake South in the City of Yellowknife Community Plan By-law No. 5007 (or successor plan).
-

Permitted Uses	Discretionary Uses
Accessory Building	Float Plane Base
Accessory Residential Dwelling	Food and Beverage Services
Accessory Use	Hotel
Commercial Recreational	Motel
Communication Tower	Similar Use
Dog Lot	
Home Based Business	
Public Utility Uses and Structures	
Short-Term Rental Accommodation	
Temporary Use	
Urban Agriculture, Commercial	
Urban Agriculture, Community	

5. Trail Connection

- a. Trail development along the 100’ Ordinary High Water Mark reserve shall not be disturbed and maintained for public use.
- b. Private access or use of the 100’ Ordinary High Water Mark reserve zone shall not be permitted.
- c. A direct trail connection will in future be provided between Kam Lake and Braden Boulevard, as identified in the Schedule of the By-law (Conceptual Plan).

6. Road Network

- a. Kam Lake Road design must accommodate a wide range of users, including industrial traffic servicing the nearby quarry, dog mushers, snowmobiles, and wide shoulders to provide sufficient space for these users to travel safely.
- b. A multi-use trail along the west side of Kam Lake Road may be provided in the municipal right-of-way. Speed limits, signage, and brush clearing should be used to maintain safety for both dog mushers, snowmobilers, pedestrians, and motor vehicle traffic.
- c. Every lot must have access to a public roadway. Development lots are to be structures along the existing Kam Lake Road.
- d. The Department of Public Works and Engineering shall review any proposed new road, entrance or trail connection.
- e. Gates to properties shall be setback 15m from the Kam Lake Road right-of-way to provide sufficient space for vehicles to pull off Kam Lake Road.

7. Lighting (Dark Sky) policies

- a. All permanent outdoor lighting must be fully shielded and direct 100% of the light beam towards the ground below the fixture.
- b. Property owners are encouraged to dim their outdoor lights between the hours of 10:00 PM and 6:00 AM or one hour after the close of any business operations, whichever is later.
- c. All illuminated signs shall use warm-toned lighting of 3,000K or less, incorporate dimming controls or timers and be turned off when businesses are closed to minimize glare and skyglow.

8. Landscaping/Fencing

- a. A buffer of natural vegetation along all property lines including Kam Lake Road shall be maintained, as shown in the Schedule.
- b. Property owners and developers must incorporate natural terrain and topographic features into the design of site plans and building orientation.
- c. The retention and preservation of existing natural vegetation and bedrock is encouraged.
- d. Outdoor storage areas and dog lots must be screened from public view by continuous solid fence or other similar screening.

9. Utility Services

- a. Trucked water, sewer, and waste services shall be provided within the Area Development Plan area, unless otherwise approved by the City of Yellowknife.
- b. Electrical services shall be provided overhead, unless otherwise approved by the City of Yellowknife.
- c. The fire protection plan and design of the Kam Lake commercial recreation lots shall be developed in consultation with the Department of Protective Services. Fire protection measures shall be subject to feasibility, review by Public Works and Engineering Department and other appropriate regulatory bodies' approvals as required.

10. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands shall be considered in the final plan of survey and maintained. The existing natural drainage includes the one between Parcel A and B and a minimum 6-meter utility easement shall be established in this location.
- b. A Grading Plan that maintains existing drainage as practically as possible shall be provided to the satisfaction of the Department of Public Works at the time of the Development Permit.

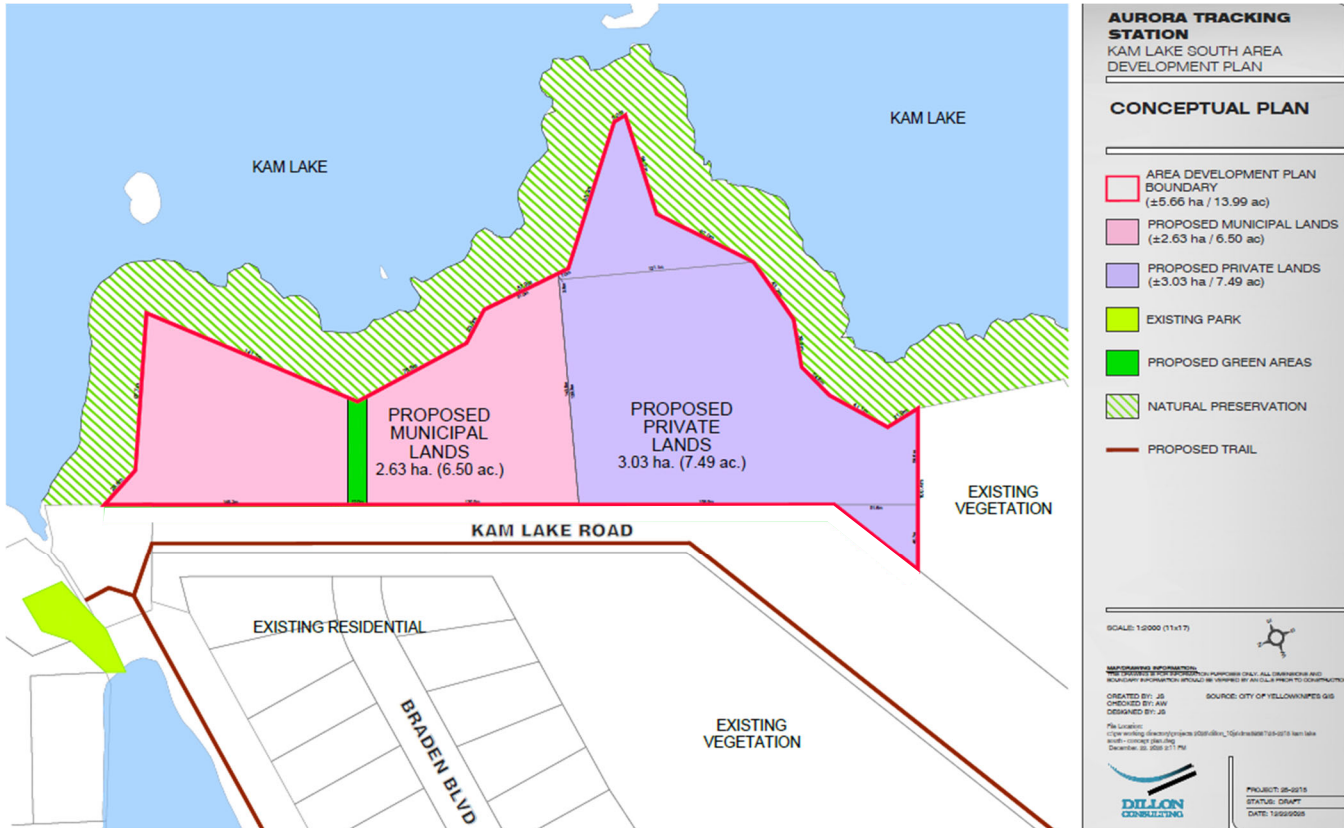
11. Quarry and Surrounding Land Uses

- a. Quarry operations will not be permitted in the Kam Lake South ADP area.

- b. Vegetation buffers will be maintained along Kam Lake Road to mitigate traffic and transportation-related nuisances.

Proposed Schedules (Draft)

Schedule A-1: Conceptual Plan



Schedule A–2:Land Composition Summary

Parcel	Zoning	Area (ha)	Frontage (m)
Parcel A Municipal Lands	KLS 1	2.63	293.7
Parcel B Private Lands*	KLS 1	3.03	224.0
East Lands to be Transferred	KLS 1	0.45	0
Southwest Lands to be Transferred	KLS 1	0.11	65.7

* Includes Lands to be Transferred

PLDEV-2025-0140: Area Development Plan

Kam Lake South

Governance and Priorities Committee Meeting

April 8, 2026



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Agenda

- Purpose of the Area Development Plan
- The Subject Lands
- The Proposal
- Planning Considerations
- Next Steps



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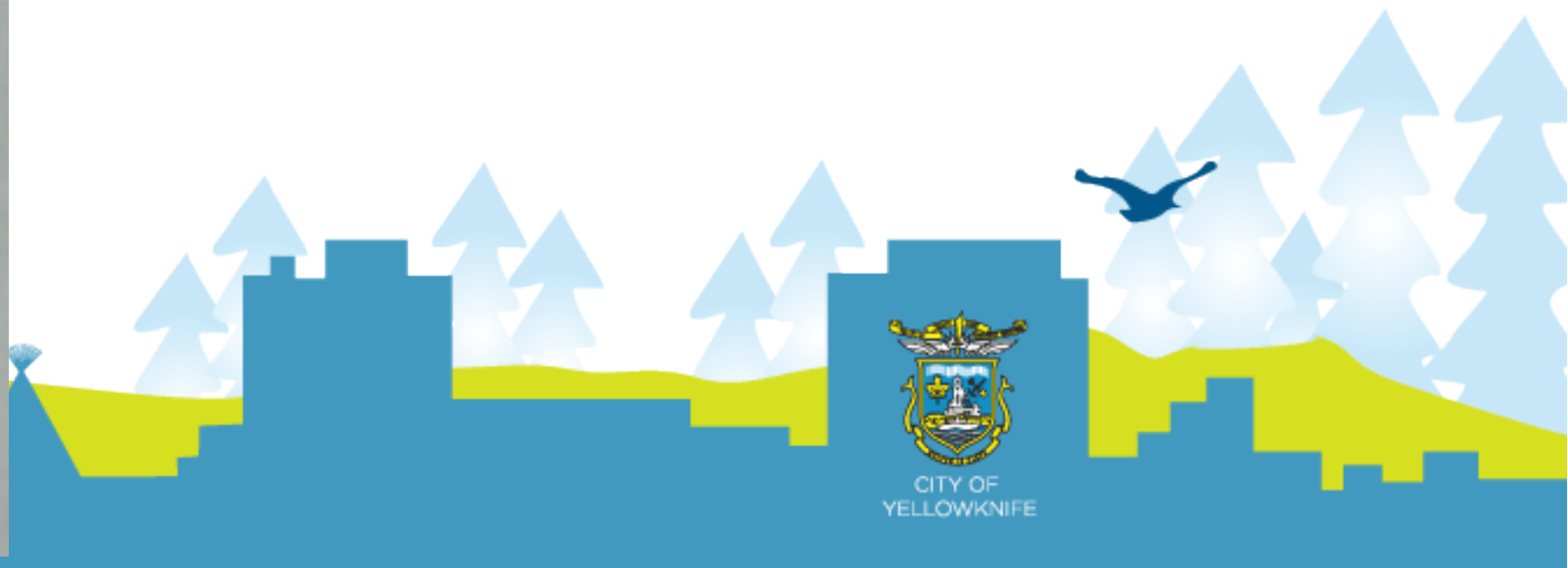
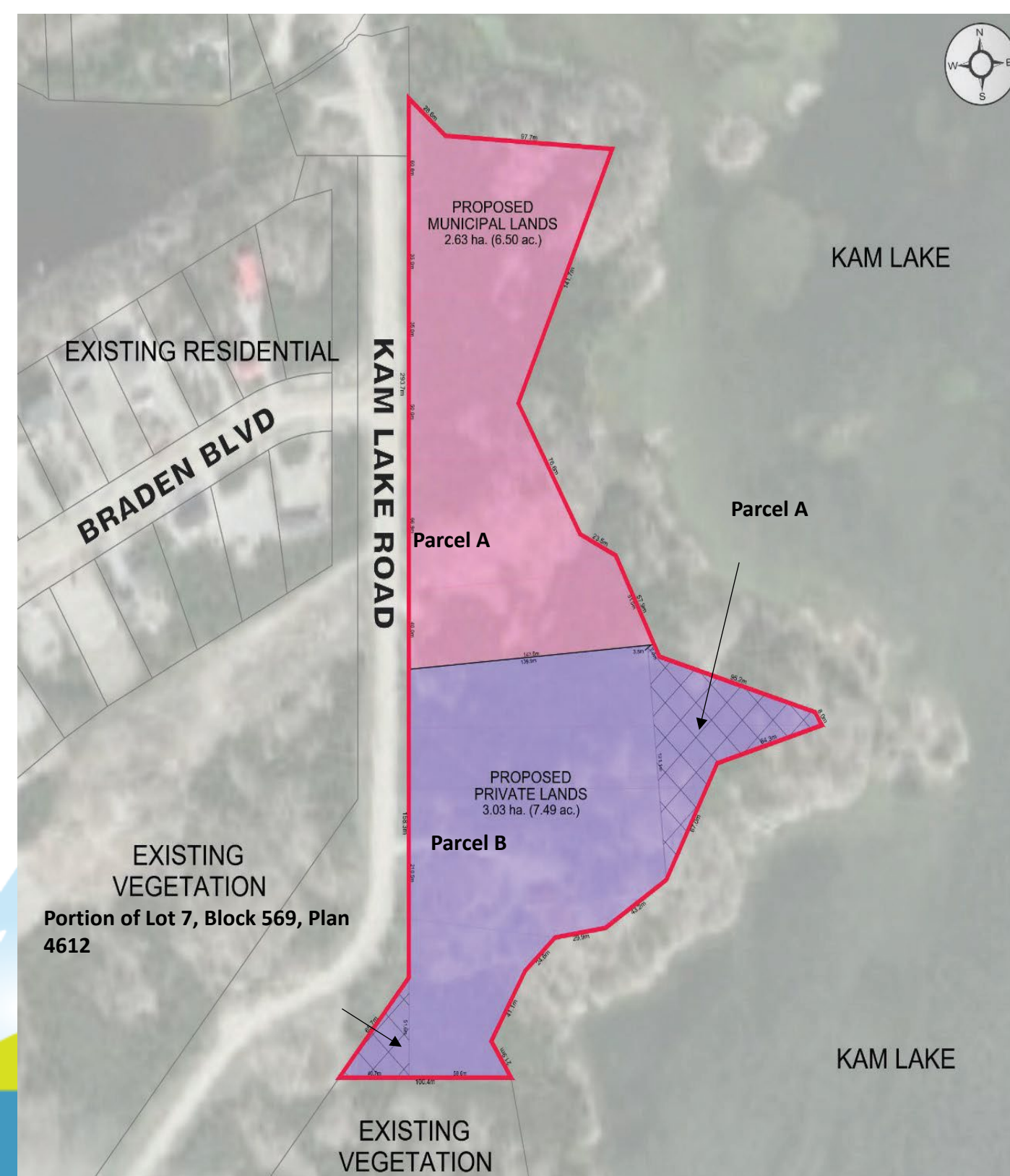
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Purpose of the Area Development Plan

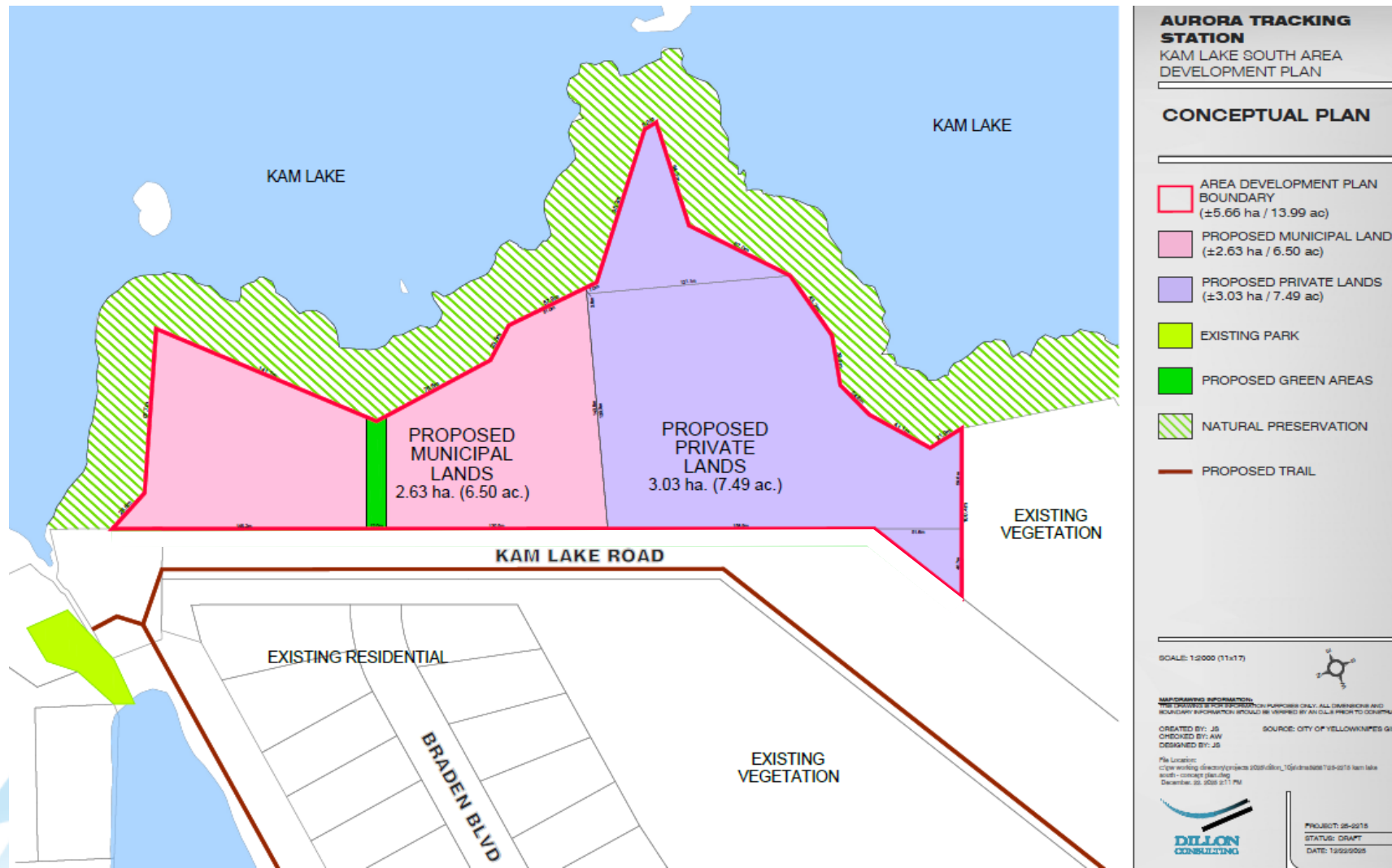
- To establish a framework for future subdivision and area specific development, including a conceptual plan in Kam Lake South One area.

The Subject Lands

Lots 6, Block 569, Plan 4612 (Parcel A);
Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and
portion of Lot 7, Block 569, Plan 4612



The Proposal



Parcel	Zoning	Area (ha)	Frontage (m)
Parcel A	KLS 1	2.63	293.7
Municipal Lands			
Parcel B	KLS 1	3.03	224.0
Private Lands*			
East Lands to be Transferred	KLS 1	0.45	0
Southwest Lands to be Transferred	KLS 1	0.11	65.7

* Includes Lands to be Transferred

The Proposal

- **Planning Policies + Schedules**
 - Phasing
 - Land Use
 - Trail Connection
 - Road Network
 - Lighting (Dark Sky) Policies
 - Landscaping/ Fencing
 - Utility Services
 - Drainage and Wetlands
 - Quarry and Surrounding Land Uses

Planning Considerations

- **Community Plan By-law No. 5007**
Kam Lake South Land Use Designation
- **Zoning By-law No. 5045**
Kam Lake South One Zone
- **City Departmental and External Agency Consultation**
Lands and Building Services, Public Works and Engineering, Protective Services,
- **Public Consultation**
Notice On-site, Notice Online, and Open House in November 2025

Next Steps

- Recommend: 1st Reading / Public Hearing / 2nd Reading / 3rd Reading = Adoption of By-law
- Future development will be subject to the review of Development Permit requirements