



**CITY OF YELLOWKNIFE  
GOVERNANCE AND PRIORITIES COMMITTEE AGENDA  
Wednesday, May 13, 2026 at 12:05 PM**

**REGULAR MEETING**  
Council Chamber, City Hall  
4807-52nd Street, Yellowknife

**COMMITTEE:**

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

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**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**

**4. INTRODUCTION AND CONSIDERATION OF MEMORANDUMS FROM ADMINISTRATION**

4.1 Whether to rename Franklin (50) Ave and repeal and replace By-law No. 3899. Page 3

4.2 Whether to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Page 10

Utsingi Drive) from Nature Preservation (NP) to Kam Lake (KL).

- |     |   |         |
|-----|---|---------|
| 4.3 | Whether to adopt an Encampment Policy.  | Page 29 |
| 4.4 | Whether to amend Fees and Charges By-law No. 4436, as amended, to update “Supplementary Tipping Rates”. | Page 37 |
| 4.5 | Minutes of the Audit Committee meeting of February 5, 2026.   | Page 42 |
| 4.6 | Minutes of the Community Advisory Board on Homelessness meeting of March 26, 2026.                      | Page 46 |

**5. ADJOURNMENT**



CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Governance and Corporate Services / Administration

**ISSUE:** Whether to rename Franklin (50) Ave and repeal and replace By-law No. 3899.

**RECOMMENDATION:**

That By-law No. XXXX, a by-law to repeal and replace By-law No. 3899 and rename Franklin (50) Ave to Wìlìideh (50) Ave, be presented for adoption.

**BACKGROUND:**

The City of Yellowknife has committed to reconciliation and adopted the City’s Reconciliation Action Plan which states that the City will seek suggestions from Indigenous governments for street and park names. The Yellowknives Dene First Nation have requested the renaming of Franklin Ave on several occasions and Yellowknife City Council passed a motion in March 2024 committing to a change by directing Administration to prepare the work required to rename Franklin Ave. At a Council-to-Council meeting in May 2025, Yellowknife City Council members requested that the Yellowknives Dene Council pass a resolution of their Council requesting a new name for Franklin Ave. The Yellowknives Dene First Nation Council passed a resolution on September 15, 2025, requesting that the name of Franklin Ave change to Wìlìideh Ave. On February 25, 2026 Yellowknife City Council directed Administration to bring forward a by-law, no later than the end of August 2026, to change the name of Franklin Ave to Wìlìideh Ave.

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

**Strategic Direction #1: People First**

Focus Area 1.1 Reconciliation

Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples.

Key Initiative 1.1.1 Continuing to strengthen relations with Indigenous governments and peoples.

**Council Motion #0051-24** That in the spirit of Truth and Reconciliation, Administration be directed to bring forward a Memorandum to Committee with respect to changing the name of Franklin Ave (50) Ave.

**Council Motion #0031-26** 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 Ave 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 Ave; 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 Ave; and

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

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 Ave to Wìlìideh Ave.

Street, Park and Trail Naming Policy

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

1. *Truth and Reconciliation Commission of Canada: Calls to Action* Reconciliation Framework <https://www.yellowknife.ca/en/living-here/resources/Reconciliation/Reconciliation-Framework.pdf>;
2. *Cities, Towns and Villages Act*, SNWT 2003,c.22; and
3. By-law No. 3899, a by-law naming certain roadways within the city.

**2023 – 2026 Council Strategic Directions Guiding Documents**

Strategic Direction #1 – People First  
Reconciliation Framework (2021) & Action Plan (annual)

**CONSIDERATIONS:**

Legislative  
Section 73 of the *Cities, Towns and Villages Act* states that Council may, by by-law, amend or repeal a by-law. By-law No. 3899, a by-law naming certain roadways within the city, officially names Franklin as Franklin (50) Ave. Amending the name will require a by-law to amend or replace By-law No. 3899.

Street, Park and Trail Naming Policy

The Street, Park and Trail Naming Policy states:

Renaming

1. The general policy is that the names of streets, parks or trails should not be changed.
2. The renaming of a specific street or park should only be considered in exceptional circumstances; when it will improve the City’s administration of essential services; or would be in the public’s best interest.

When considering renaming a street or park the Street and Park Naming Committee shall choose a solution that addresses public safety concerns and shall also have regard for the following:

- a) the potential confusion created for emergency and other municipal services, commercial delivery services, and the traveling public by renaming the street or park;
- b) the number of residential and commercial units affected and potential costs to residents/owners;
- c) the number and type of businesses affected and potential costs to owners/occupiers;
- f) the costs of replacing street and traffic signs or park signs;
- f) the historical significance, if any, of the existing name; and
- f) the appropriateness of the proposed name in that location.

Financial Considerations

Administration has estimated that it will take 35.5 hours to replace all street signs on traffic lights, street signs and Bus Stops. The total cost is estimated to be:

Labour and Equipment	\$35,808*
Street Signs	<u>\$5,500</u>
	\$41,308

\*The installation of new street signs on traffic lights will necessitate the rental of a bucket truck and operators, in addition to the use of City crews.

Communications Considerations

Public communication will be undertaken to ensure residents are informed of the proposed change, its purpose, and any required actions. Communications will focus on providing clear, consistent, and accessible information to support public understanding and minimize confusion.

Corporate Impact

The City has several software systems, including Fire Department Management Software, Website information, GIS, Financial Systems etc. that will require updating, in addition to any by-laws that require updating. This can be completed internally with minimal resources.

Franklin Ave is referenced in several other City by-laws and its name change will necessitate amendments to by-laws, maps, sketches, plans etc. Examples include: Highway Traffic By-law No. 5055,

Public Parks and Recreation Facilities By-law No. 4564, Snowmobile By-law No. 3722, Community Plan By-law No. 5007 and Zoning By-law No. 5045. These changes can be made over time, as needed.

These updates will be implemented through a coordinated approach across departments, aligning by-law adoption, system updates, and communications to support a consistent transition.

Community Impact

The Canada Post database indicates that there are 360 postal addresses that use 50 AVE and 19 postal addresses that use FRANKLIN AVE. The addresses that use Franklin Ave will be required to change their address. Businesses will be required to change stationery, mailing addresses for deliveries, banking etc., whereas individuals will be required to change Drivers' licences, mailing addresses with banks, utility companies etc.

Administration will support affected residents and businesses through early and direct outreach, including the provision of clear information on timelines, required updates, and available supports. Coordination with external agencies, including Canada Post, the Government of the Northwest Territories, and emergency services, will be undertaken to support a smooth transition.

Timeline

The majority of the work will involve installing the street signs. It is proposed that this work proceed as time and resources allow throughout the summer, with completion anticipated by October 2026.

An effective date of June 21, 2026 is proposed to align with National Indigenous Peoples Day.

**ALTERNATIVES TO RECOMMENDATIONS:**

That Franklin (50) Ave not be renamed at this time.

**RATIONALE:**

The City of Yellowknife has committed to reconciliation and adopted the City's Reconciliation Action Plan which states that the City will seek suggestions from Indigenous governments for street and park names. At the request of City Council, the Yellowknives Dene First Nation have officially requested the renaming of Franklin Ave by way of Band Council Resolution.

**ATTACHMENTS:**

By-law No. XXXX, a by-law to repeal and replace By-law No. 3899 and rename Franklin (50) Ave as Wîlîideh (50) Ave. (DM#816554 & 816691)

Prepared: February 14, 2026 DMG

Revised: April 21, 2026 RS



CITY OF YELLOWKNIFE

**BY-LAW NO. XXXX**

**BH XXX**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to repeal and replace By-law No. 3899.

PURSUANT TO Section 73 and 86(3)(c) of the *Cities, Towns and Villages Act*, S.N.W.T. 2004, c. 22.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to change the name of Franklin (50) Ave to Wiilideh (50) Ave and repeal and replace By-law No. 3899.

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

**APPLICATION**

1. That the municipal road identified on Schedule A, attached hereto and forming part of this by-law, shall bear the name Wiilideh (50) Ave.

**REPEAL**

2. That By-law No. 3899 is hereby repealed.

**EFFECT**

3. That this by-law shall come into effect on June 21, 2026 and upon otherwise meeting 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

The unanimous consent of all members voting in attendance having been obtained

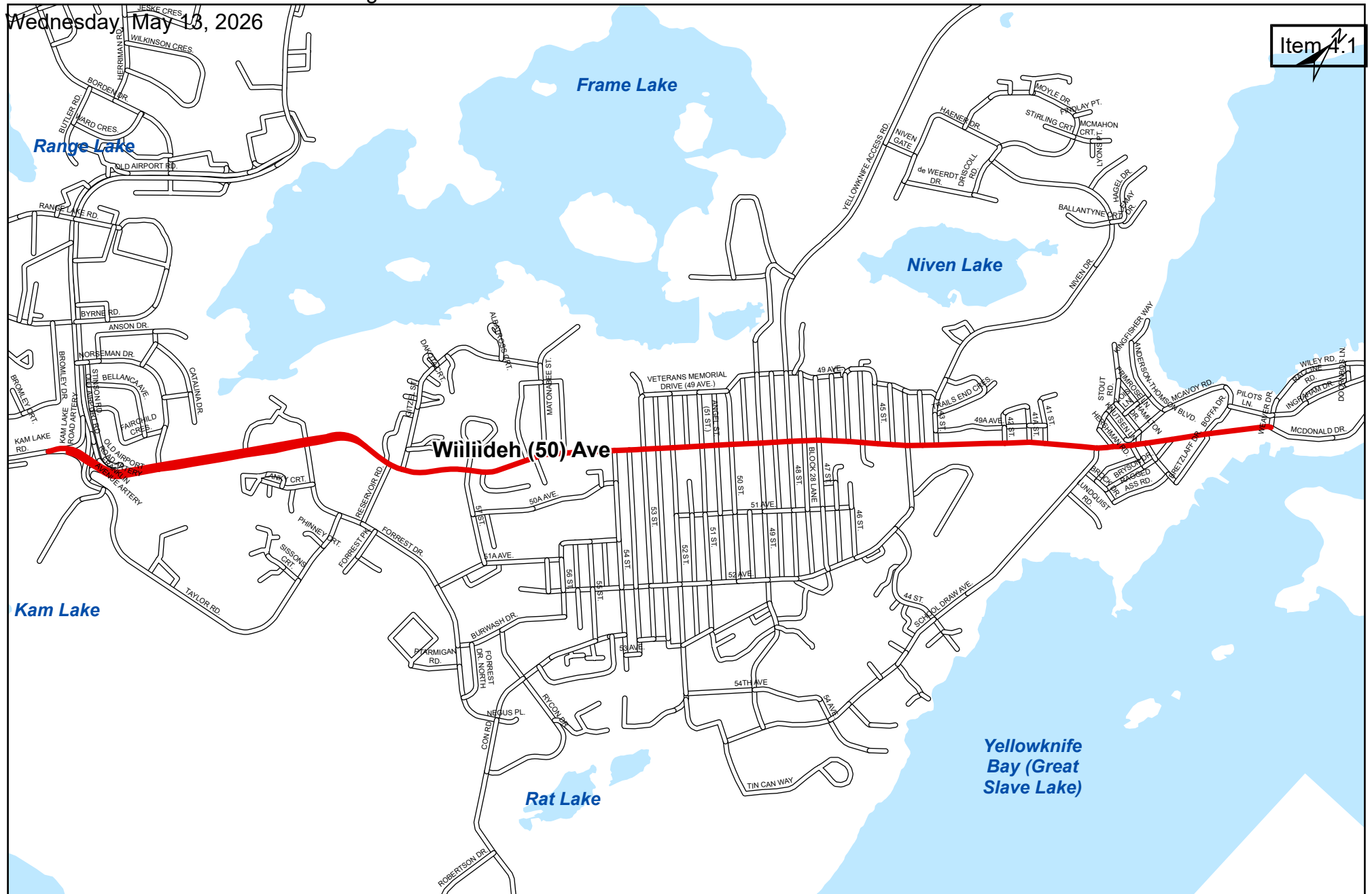
Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
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



Project: Rename Franklin (50) Ave to Williideh (50) Ave

Title: Schedule A By-law No. XXXX



Scale: 1:15,294

Created By: NK



CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Planning and Development

**ISSUE:** Whether to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive) from Nature Preservation (NP) to Kam Lake (KL).

**RECOMMENDATION:**

That By-law No. XXXX, a by-law to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive) from Nature Preservation (NP) to Kam Lake (KL), be presented for adoption.

**BACKGROUND:**

In January 2026, the City received a complete Zoning By-law Amendment Application PLZON-2025-0157 to rezone a portion of City owned land (Lot 84, Block 553, Plan 4657) from NP - Nature Preservation to KL - Kam Lake. The applicant seeks to acquire the subject lot portion for additional parking and storage space in support of the business at 222 Utsingi Drive. 222 Utsingi Drive is currently zoned Kam Lake.

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

**Strategic Direction #3:** Sustainable Future  
Focus Area 3.2 Growth Readiness  
Ensuring land development supports economic readiness and community priorities.

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

1. *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.

**CONSIDERATIONS:**

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 land is “Kam Lake”, which is an area that supports the production and sale of goods and services in the City. This rezoning application conforms to the policies and objectives of the Kam Lake Land Use Designation and is compatible with the surrounding area. An amendment of Community Plan By-law No. 5007 is not required at this time.

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 lot is currently zoned NP – Nature Preservation, which is a part of the buffer between Kam Lake (industrial) and Frame Lake South (residential). A minimum 15-m buffer is required between light industrial lots and residential zoned lots, as per Section 12.1.2 of the Zoning By-law. If the subject lot portion is rezoned and consolidated with 222 Utsingi Drive, the remaining buffer is approximately 32.6 metres at the most narrow point, which remains compliant with the requirements. Therefore, there is no major concern about this proposal.

**ALTERNATIVES TO RECOMMENDATIONS:**

That By-law No. XXXX, a by-law to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive) from Nature Preservation (NP) to Kam Lake (KL), not be presented for adoption.

**RATIONALE:**

The applicant proposes to rezone a portion of City owned land (Lot 84, Block 553, Plan 4657) from Nature Preservation (NP) to Kam Lake (KL). The applicant has applied to the City to acquire the subject lot portion upon approval of the rezoning application for additional parking and storage space to support the principal use of 222 Utsingi Drive. The resulting consolidated lot does not border on any residential lots and maintains a buffer of more than 15 metres with residential lots, as required. The proposed amendment is in conformity with the policies of the Community Plan and Zoning By-law, and is compatible with the surroundings. There is no planning concern about this proposal.

**ATTACHMENTS:**

1. Planning Report (DM# 821922);

# Governance & Priorities Committee Agenda

Wednesday, May 13, 2026

Item 4.2

2. Draft By-law No. XXXX (DM# 819764); and
3. Presentation (DM#821567).

Prepared: April 16, 2026; VP

Revised: April 17, 2026; TS

**Property Information**

Location Description	A portion of Lot 84 Block 553 Plan 4657
City of Yellowknife Community Plan	Section 4.8 Kam Lake
City of Yellowknife Zoning By-law	Section 3. Roles and Responsibilities Section 5.2. By-law Amendments Section 12.1. KL – Kam Lake
Civic Address	Adjacent to 222 Utsingi Drive (rear)
Access	Utsingi Drive (after consolidation)
Municipal Services	Trucked water and sewer

**Recommendation:**

The Development Officer recommends that the proposed Zoning By-law amendment to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation Zone to KL – Kam Lake Zone be presented to Council for approval.

**Proposal:**

The applicant proposes to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation Zone to KL – Kam Lake Zone. The subject lot portion contains the entire depth of the lot and the same width as 222 Utsingi Drive, legally described Lot 22, Block 553, Plan 3870 and zoned KL – Kam Lake zone.

**Background:**

**GENERAL STATEMENT**

The Planning and Development Department received and reviewed this Zoning By-law amendment application that is deemed complete on January 30, 2026. The applicant seeks additional parking and storage space by acquiring the subject lot portion from the City in support of the business in the existing principal use at 222 Utsingi Drive.

As shown in the map below, the subject parcel starts behind 222 Utsingi Drive (Lot 22 Block 553 Plan 3870) and extends southeast along the industrial lots in Kam Lake. The subject portion of the lot is approximately 1,474 m<sup>2</sup> in area, which will take up the entire depth of the lot of approximately 20 metres and expand the same width as 222 Utsingi Drive of approximately 74 metres, as highlighted in purple slashes on the map. The subject portion will be subdivided, disposed of, and amalgamated with 222 Utsingi Drive once the rezoning application is approved by Council. The applicant has already submitted a Land Application PLLAND-2025-0124 for the aforementioned land transaction. The new consolidated lot will not border on any residential lots.

The entire parcel of the subject lot is owned by the City that acts as a buffer between Kam Lake and Frame Lake South with no direct street frontage and no direct bordering with residential lots. There is another larger City-owned parcel that is undeveloped and is directly

bordering the residential lots in Frame Lake South. This larger parcel has varying depth of at least 32.6 metres, which is functioning as the majority of the buffer.

Immediately surrounding the subject lot is some undeveloped land zoned NP – Nature Preservation and industrial properties zoned KL – Kam Lake. Further beyond, Spence Road Park is located to the west and the Frame Lake South (mainly zoned R1) is located to the northwest. Kam Lake (mainly zoned KL) is located to the southeast.



A similar rezoning and land disposal application was approved by Council in 2015, which permits 226 Utsingi Drive to expand to the back for roughly the same depth of 20 metres after acquiring a port of City-owned land. The land disposal by-law (No. 4876) and rezoning by-law (No. 4877) for the aforementioned project are provided in Appendix A for reference.

**SUPPORTING STUDIES AND REPORTS**

- Disposal By-law No. 4876 (Appendix A);
- By-law No. 4877 to amend the Zoning By-law No. 4404, as amended (Appendix A)

**Assessment of the Application:**

**JUSTIFICATION**

The subject lot is currently designated Kam Lake under the Community Plan No. 5007, as amended. No Community Plan amendment is required to rezone the subject lot portion to KL

Zone under the Zoning By-law. Council is the development authority for all by-law amendments (Section 3.2.1. of the Zoning By-law), so this application will be presented to Council for a decision following the established procedures in the *Cities, Towns and Villages Act*.

#### LEGISLATION

- *Community Planning and Development Act, S.N.W.T. 2011, c.22*

Section 3 of the Act states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 of the Act states that the purpose of a zoning by-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms with a community plan. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

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

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

- Community Plan No. 5007, as amended

The purpose of the Community Plan is to create a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality.

This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments. The Zoning By-law and all amendments shall conform to the Community Plan.

- Zoning By-law No. 5045, as amended

Regulations of the Zoning By-law apply to the use and development of land and buildings within the municipal boundary of the City.

Council is granted the authority to approve, add any specific provision(s), or deny all applications for an amendment to this By-law in accordance with Section 3.2.1 c) of the Zoning By-law.

Section 5.2 states the application and review process of a by-law amendment proposal. A proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

**PLANNING ANALYSIS**

Community Plan No. 5007, as amended

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable matter.

**Section 4.8 Kam Lake**

The subject lot is located within the Kam Lake Land Use Designation. Kam Lake is an area that supports the production and sale of goods and services in the City. Its primary land use activities include light industrial and commercial activities.

The existing principal use of 222 Utsingi Drive is a light industrial use, which conforms to the intent of the Kam Lake Land Use Designation. The proposed rezoning expands the footprint of the existing use and is supported by several key objectives and policies as follows:

4.2 Old Town			
Planning and Development Objectives:		Policies:	
1.	To accommodate larger scale commercial and light industrial operations such as warehouses, large commercial show rooms, outdoor storage, and agriculture activities that require more land than commercial activities typically found in the City Core or commercial areas.	1-a.	The City will ensure lot sizes, lot access, and municipal services are appropriate for the demands of high-intensity commercial and light industrial activities.
8.	To incentivize new land uses that require larger land parcels, such as commercial agriculture and horticulture activities, by creating flexibility to support the growth of these enterprises.	8-a.	Consolidation of smaller land parcels into large land parcels will be permitted for commercial purposes.

**Zoning:**

Zoning By-law No. 5045, as amended

**Current and New Zone**

The subject lot portion is currently zoned NP – Nature Preservation. The proposed new zone for the subject lot portion is KL – Kam Lake, which is to “provide an area for commercial, light industrial and compatible uses with accessory residential use”. This is the same zone as 222 Utsingi Drive to which the subject lot portion will be consolidated. The rest of the subject lot will remain as NP – Nature Preservation Zone and should not be further subdivided.

A minimum of 15-m buffer is required between light industrial lots and residential lots, as per section 12.1.2 of the Zoning By-law. If rezoned and amalgamated with 222 Utsingi Drive, the closest point to the nearby residential lots is approximately 32.6 metres, which consists of undeveloped land as buffer that meets the Zoning By-law requirements. In other words, even though the rezoning will shorten the distance to nearby residential lots, it remains compliant to the requirements and does not encroach onto the required 15-m setback. Therefore, there is no major concern about this proposal.

**Conformity to Other Plans and Policies**

All Zoning By-law amendments shall conform to the Community Plan, Area Development Plan, and any Council approved plans or policies that affect or will affect the land according to section 5.2.6. of the Zoning By-law.

A rezoning from NP Zone to KL Zone under the Zoning By-law aligns with polices of the Community Plan and is generally compatible with the surrounding areas. There is no area development plan or other Council approved plans or policies in effect in this area.

**Consultation with City Departments:**

The Lands and Building Services Division has no comment about this rezoning application. The Lands Officer has advised on the pending land application, which will proceed upon Council’s decision on this rezoning application.

The Public Works and Engineering Department has no concerns about this rezoning application.

The Public Safety Department did not provide any comment about this rezoning application.

**Public Comments:**

The City initiated a 2-week public comment period to gather input on the proposed rezoning application. On February 2<sup>nd</sup>, 2025, a Notice of Application sign was posted at 222 Utsingi Drive, since the subject lot does not have any street frontage or direct access from a public street. Notice of Application letters were circulated to the neighboring residents and landowners within 60 metres of the subject lot portion. The City published all application documents that are public record on the website for public inspection. The applicant has also been encouraged to host a neighbourhood information session to inform the community about the proposal. The planning regulations do not mandate such information session, and

no information session was in place to the publish date of this report. The City did not receive any public comments until the publishing of this report.

The City will notify the public of a public hearing session if the proposed rezoning has received first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed rezoning after all due procedures and consultations are complete.

**Next Steps:**

Council may accept Administration’s recommendation and conduct first reading of the proposed rezoning (a by-law to amend the Zoning By-law), after which a public hearing is required to be held. Public Hearing will be advertised in accordance with regulatory requirements as stated above. The by-law will become effective after receiving second and third reading from Council, and the Land Application will be processed subsequently.

Alternatively, Council has the authority to implement any changes to the recommendation, or deny the application as per section 3.2 of the Zoning By-law. Should Council deny this application, it cannot be re-considered within 12 months unless Council otherwise directs by resolution, according to section 5.2.3 of the Zoning By-law.

**Conclusion:**

The proposed rezoning conforms to the policies of the Community Plan No. 5007, as amended, and the Zoning By-law No. 5045, as amended. It is recommended that the proposed by-law to amend Zoning By-law No. 5045, as amended, to rezone a portion of Lot 84 Block 553 Plan 4657 from NP – Nature Preservation to KL – Kam Lake be adopted.

Reviewed [and Approved] by:

Qi (Vivian) Peng, RPP, MCIP, MEM  
Planner II, Planning and Environment

Date

Concurrence by

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

Date



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, 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, as amended, be amended as follows:

1. Rezoning a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive), from NP – Nature Preservation Zone to KL – Kam Lake Zone as identified in Schedule “A” attached hereto and forming part of this by-law.

**EFFECT**

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

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

\_\_\_\_\_  
Mayor

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

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

\_\_\_\_\_  
Mayor

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

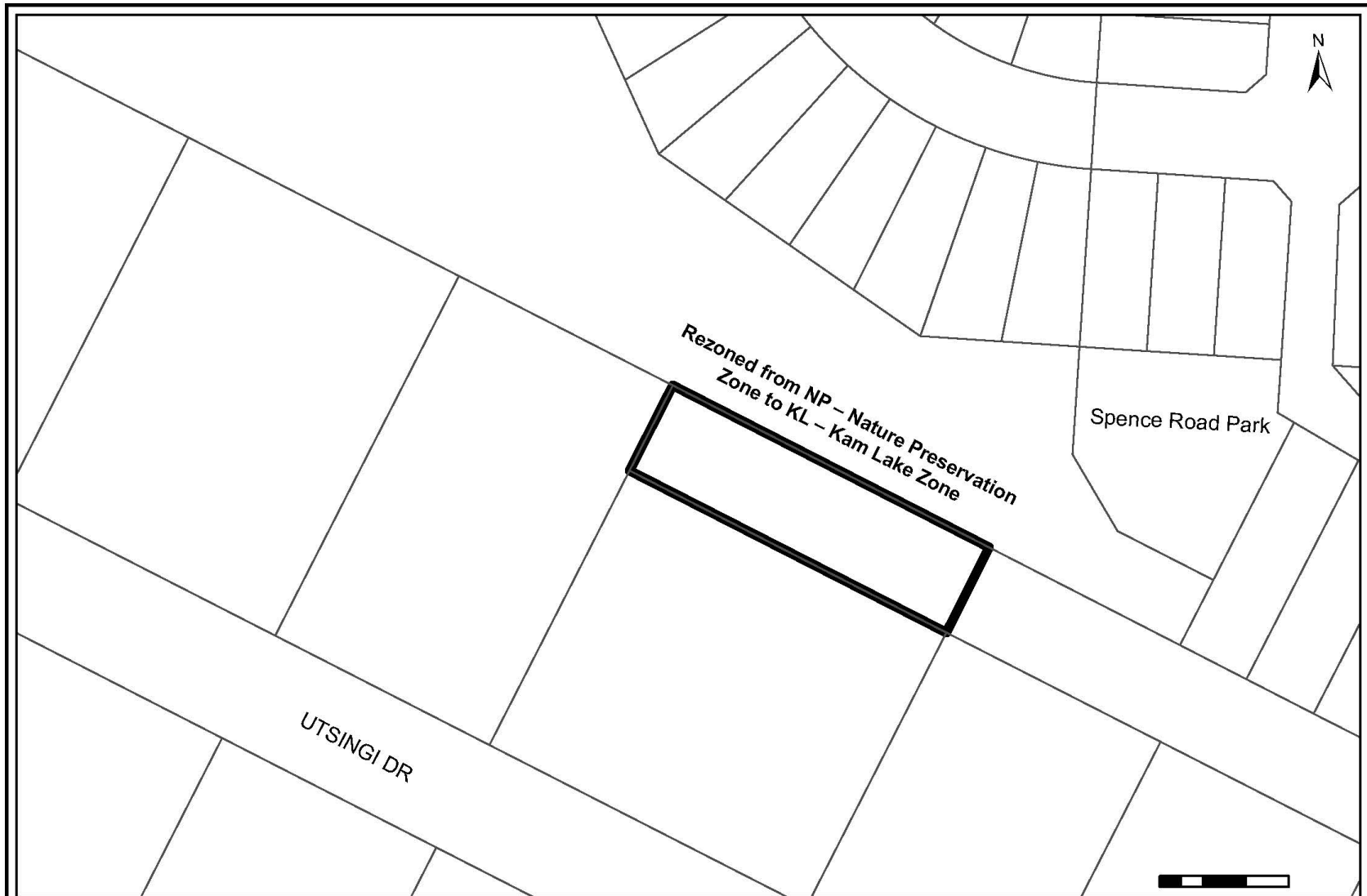
Read a Third Time and Finally Passed this \_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
Mayor

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

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

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



CITY OF YELLOWKNIFE


Planning & Development

Project:

By-Law No.

Title:

Schedule A.

 Properties to be rezoned

FILE : PLZON-2025-0157

Scale: 1:1,057

Created By: NK

4/13/26

# Zoning By-law Amendment Application PLZON-2025-0157

May 13, 2026

# Background

- Proposal: rezone from NP – Nature Preservation to KL – Kam Lake
- Subject Land: A portion of Lot 83 Block 553 Plan 4657
- Existing Use: undeveloped, no street frontage
- Intent: additional parking and storage for 222 Utsingi Drive (Lot 22)
  - Land acquisition
  - Kam Lake Zone



# Surrounding Areas

- Neighbouring Zones: NP and KL
- Neighbouring Land Uses: light industrial uses, undeveloped land, residential uses
  - No direct bordering on residential lots



# Community Plan No. 5007

- Kam Lake
  - Light industrial and commercial area
  - Consistent with the existing uses
- In conformity with Community Plan policies

# Zoning By-law No. 5045

- Existing Zone: NP – Nature Preservation
- Proposed Zone: KL – Kam Lake
- Maintains min. 15-m buffer between residential and light industrial lots
  
- Meets Zoning By-law requirements

# Other Considerations

- Council Strategic Directions
- Consultations
  - Internal – no concern
  - External – no comment

# Conclusion

- Administration recommends the proposed by-law amendment be considered by Council.



CITY OF YELLOWKNIFE

## MEMORANDUM TO COMMITTEE

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Administration

**ISSUE:** Whether to adopt an Encampment Policy.

### RECOMMENDATION:

That Council:

1. Adopt Administration's current approach to encampments as set out in Schedule "A" - Council Motion Regarding Approach to Encampments.
2. Direct Administration to develop a by-law that prohibits camping on municipal land unless authorized by Council.

### BACKGROUND:

The Point-in-Time Count (PIT) in October 2024 shows that homelessness in Yellowknife is increasing each year. Compared to 2021 there was a 5% increase in individuals experiencing homelessness and a 338% increase in unsheltered individuals.<sup>[1]</sup> While people have struggled with lack of housing options in Yellowknife for many years, the increased visibility of people sheltering in public spaces, especially during warmer months, has increased the calls for action from the City and the Government of the Northwest Territories.

On June 9<sup>th</sup>, 2025, in response to the emergence of encampments in the downtown area, City Council passed a motion directing "Administration to bring forward recommendations regarding any existing by-laws that need amendment or new by-laws that need consideration, so that a temporary encampment can be identified, to address unacceptable behaviour".

This memo is in response to the encampment portion of that motion. This memo first describes what the City has been doing since summer 2025 to the present with respect to encampments and asks Council to endorse the current approach. It then describes how Council could change where camping is allowed on public land.

<sup>[1]</sup> Yellowknife 2024 Homeless Point-in-Time Count Results. 2024 point-in-time count of individuals experiencing homeless was 327 and of that 35 were unsheltered.

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

**Strategic Direction #1 – People First**

Focus Area 1.1 Reconciliation

Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples.

Focus Area 1.3 Liveable Community

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

Key Initiative 1.3.5 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.

**Strategic Direction #3: Sustainable Future**

Focus Area 3.1 Resilient Future

Enhancing Yellowknife as a great place to live, visit, work and play now and into the future.

**Motion #0116-25** WHEREAS all residents of Yellowknife deserve to feel safe in their community; and

WHEREAS encampments with makeshift structures have been established in Yellowknife; and

WHEREAS encampments have been established elsewhere within the community; and

WHEREAS the Government of the Northwest Territories (GNWT) holds the authority and financial responsibility with respect to housing, social services, and community justice; and

WHEREAS there may be public use of alcohol and drugs, drug dealing and vandalism taking place; and

WHEREAS the City of Yellowknife provides support and funding for the Line Drive Outreach Program through financial resources made available from the Government of Canada; and

WHEREAS Yellowknife City Council wants to collaborate with compassion with underhoused and unhoused peoples, and support the GNWT to support both public safety and public health for all Yellowknifers;

NOW THEREFORE BE IT RESOLVED THAT Yellowknife City Council:

1. Direct Administration to bring forward recommendations regarding any existing bylaws that need amendment or new by-laws that need consideration, so that a temporary encampment can be identified, to address unacceptable behaviour;
2. Recommends that the GNWT as the level of government responsible for housing, community justice, and social services, provides oversight of the temporary encampment, including but not limited to ensuring occupant safety, access to basic needs such as potable water, waste removal, porta potties, and other necessities;
3. Recommends that the RCMP increase their foot and bike presence downtown, specifically from 52nd Avenue to Franklin/50th Avenue and from 47th Street to 52nd Street, in recognition of the visible presence of vandalism, public alcohol use, and potential public drug dealing and use;
4. Commits that the City of Yellowknife will support public health and safety of encampment residents at the request of and cost paid for by the GNWT by providing solid waste and sewage collection, as well as enforcing by-laws that reinforce public safety at an encampment between the Legislative Assembly and 48th Street, near the day shelter, as a place that is acceptable for a temporary encampment;
5. Commits that the City of Yellowknife Municipal Enforcement Division will prioritize engagement and visibility in the community, particularly in the downtown core focusing on litter, unsightly lands, and ensuring a safe environment for all.

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

1. *The Constitution Act, 1982*, Schedule B to the Canada Act 1982 (UK), 1982, c 11, Part I Canadian Charter of Rights and Freedoms;
2. *Cities, Towns and Villages Act*, SNWT 2003, c 22, Sch B;
3. *Commissioner's Land Act*, RSNWT 1988, c C-11;
4. *Community Planning and Development Act*, SNWT 2011, c 22;
5. *Fire Prevention Act*, RSNWT 1988, c F-6;
6. *Northwest Territories Lands Act*, SNWT 2014, c 13;
7. *Northwest Territories Land Use Regulations*, R-012-2014;
8. *United Nations Declaration on the Rights of Indigenous Peoples Implementation Act*, SNWT 2023, c 36;
9. Building By-law No. 5058;
10. Emergency Response and Fire Protection Services By-law No. 4502, as amended;
11. Public Parks and Recreation Facilities By-law No. 4564, as amended;
12. Unsightly Lands By-law No. 3979, as amended;
13. Zoning By-law No. 5045, as amended;
14. Reconciliation Framework (2021) & Action Plan (annual): and
15. Yellowknife 2024 Homeless Point-in-Time Count Results.

**CONSIDERATIONS:**Need for Corporate Approach

Cities across Canada are grappling with how to support residents who are homeless while maintaining public safety and minimizing disruptions to the municipality. A principal tool a city has is the location/relocation of encampments.

The experiences of other cities have made clear that any actions by a city relating to encampments must be done with proper consideration for residents' section 7 *Charter Rights* to "life, liberty and security of the person". In brief, this right includes providing a place where encampments can exist in a city when there is a shortage of appropriate housing options.

Administration is seeking direction from Council on how to approach where encampments are located within the city when there is a shortage of appropriate housing options.

Current City Practice

Since summer 2025, continuing to the present Administration has responded to the establishment of encampments within the city by:

1. Collaborating with the Government of the Northwest Territories ("GNWT") to address any issues arising from encampments. This includes weekly meetings with the Housing NWT's Director for Homelessness, attending periodic inter-jurisdictional meetings with the Deputy Minister of Executive and Indigenous Affairs, and Municipal Enforcement Division ("MED") conducting weekly encampment site visits on Commissioner's Land (inviting and encouraging GNWT staff from the Department of Environment and Climate Change and the Integrated Service Delivery Team to join).
2. MED (along with Fire Division and/or RCMP staff where needed) conducting weekly visits on municipal property to track new or abandoned sites, occupant numbers, garbage, or use of campfires and open fires.
3. Enforcing existing City by-laws where necessary to help ensure the safety of residents of encampments and the public at large.
4. Using City-funded contractors to clean up existing and abandoned encampments on City land.
5. Encouraging encampment residents to make use of shelters and possibly relocate to Commissioner's Land where camping is allowed.

From June to September MED conducted between 10-12 encampment visits per month requiring a total of approximately 86 hours of staff time. Over this same period the City has spent \$3,672.50 on contractors cleaning encampments on municipal land (costs include labour, transport and disposal).

The approach above has been adapted into a draft motion for adoption by Council attached as Schedule "A".

Encampment Locations - Legal Considerations

The City of Yellowknife has no prohibition on sheltering in public spaces, except for in public parks as defined in the Public Parks and Recreation Facilities By-law No. 4564 ("Parks By-law").<sup>[1]</sup> The Parks By-law does not capture all City-owned property, but does capture 58 locations where it is an offence to "set up a temporary abode" except when allowed by the Director of Community Services.<sup>[2]</sup>

The Zoning By-law requires permits for tents on City owned land in some circumstances but does not set out areas where tenting is or is not permitted.

There are common-law limits on when, and how, the Parks By-law and Zoning By-law can be enforced (see below).

Under the *Northwest Territories Land Use Regulations*, camping is permitted on Commissioner's Land for up to 100 days. There is a substantial amount of Commissioner's Land within the City where these regulations apply.

Considering the above, the City can only require an encampment to relocate if it is in an area designated as park under the Parks By-law.<sup>[3]</sup>

Enforcement of any by-law on unhoused individuals camping on public land must be done with consideration of the individuals' section 7 *Charter Rights* to "life, liberty and security of the person". This includes providing a place where encampments can exist in a city when there is a shortage of appropriate housing options.

#### Municipal Lands

Aside from areas designated as Parks under the Parks By-law, there are various properties that the City owns where encampments could be set up under existing by-laws. This includes areas adjacent to schools, playgrounds, and densely populated areas.

#### Safety Concerns at Encampments

People who are sheltering in public spaces are uniquely vulnerable and the health and safety of encampment residents is a pressing concern. While accessible, safe housing must be the top priority, there are existing by-laws that address some public health and safety concerns arising in encampments, both on Commissioner's Land and elsewhere.

Throughout the summer MED has conducted regular site monitoring visits to the existing encampments and flagged public health and safety concerns. MED Enforcement is limited to issuing Summary Offence Ticket Information (SOTI's) for violation of by-laws (including having a fire that is not in an approved fire pit or otherwise violates Emergency Response and Fire Protection Services By-law No. 4502), Clean-Up Orders under the Unsightly Lands By-law No. 3979, and Removal Orders under the Building By-law for structures.

The Fire Chief also has powers under the *Fire Prevention Act* and the Emergency Response and Fire Protection Services By-law to order that a fire be extinguished and to address fire risks.

Housing Northwest Territories is funding some health and safety measures for encampments through its Homelessness Assistance Funding. Through that program individuals can receive an Encampment Fire Safety Package (fire extinguisher, extinguisher stand, extinguisher cover, and fire-retardant blanket).<sup>[4]</sup> Toilet facilities and water are not being provided. The City does not have a budget or a mandate to provide these items to people sheltering outside.

#### Planning and Development By-laws

The Zoning By-law and Building By-laws can be of some assistance in addressing aspects of encampments that include structures or buildings as defined in those by-laws. Updates to regulate these structures are ongoing elsewhere in Canada and it is not advised that the City contemplate similar changes until we see how other jurisdictions implement those changes. If there is concern about structures being built in encampments, building inspectors from the City's Planning and Development Department, in association with other authorities having jurisdiction, may conduct site inspections and make such orders as necessary to ensure safety of the occupants.

### Indigenous Relations

Over 86% of people who are homeless in Yellowknife identify as Indigenous. Council should be aware of and acknowledge the historical context of colonization when considering issues of land use and relocation of individuals. Canadian governments have in past enacted policies of relocation of Indigenous peoples onto reserves and settlements. The UN Declaration of the Rights of Indigenous Peoples, which the City adopted in 2015, supports the notion that the City should not be unilaterally adopting policies of forced relocation on Indigenous people who are sheltering outside.

<sup>[1]</sup> Parks and Recreation Facilities By-law, [Link](#) "Public Parks" in the Parks By-law means "all land that is maintained or operated by the City for community recreation activity including but not limited to those defined in Schedule A and Schedule B, attached to and forming part of this by-law."

<sup>[2]</sup> *Ibid.* s.5(b)

<sup>[3]</sup> Other specific circumstances may allow the City to move an encampment, such as where it is blocking a sidewalk.

<sup>[4]</sup> Housing Northwest Territories, Homelessness Assistance Funding: <https://www.nwthc.gov.nt.ca/en/services/homelessness-assistance-funding>

### **ALTERNATIVES TO RECOMMENDATIONS:**

1. That Council direct Administration to develop a by-law, that prohibits camping on all City land except for locations set out in the by-law.
2. That Council not direct any changes to existing by-laws or new by-laws.

### **RATIONALE:**

#### City's approach to Encampments

With the proliferation of encampments in the City over the last few years, and the complicated interjurisdictional and legal landscape, the City needs to ensure it has a clear approach to encampments within the City.

Continued collaboration with other levels of government is key to all work in this area.

In the absence of adequate alternatives for sheltering homeless residents, the City's focus needs to be on encampments being as safe as possible for encampment residents and the general public within existing limited on resources.

Council endorsing the City's current approach to encampments ensures clear direction on how the City manages its role in relation to encampments.

#### Development of By-law that Prohibits Camping unless authorised by Council

Current by-laws allow camping on most unoccupied City land (unless it is a Park). A by-law that prohibits camping on all municipal land, unless authorized by Council, would create stronger means for the City to determine where encampments can occur within the city. It would also decrease the prevalence of

encampments on City land where the City would likely need to absorb the costs of clean up. Commissioner's Land would still be available for camping.

The By-law including an ability for Council to authorize camping in specific areas would provide flexibility to address circumstances as they arise. This includes situations where (1) members of the public more broadly may want to camp and (2) Council decides allowing an encampment is appropriate.

**ATTACHMENTS:**

1. Schedule "A"

Prepared: OCTOBER 2025; KS

Revised: APRIL 2026; KS

**SCHEDULE A**

Council Motion Regarding Approach to Encampments

WHEREAS Council passed Motion #0116-25 regarding encampments on June 9, 2025; and

WHEREAS encampments continue to exist throughout Yellowknife: and

WHEREAS Administration have been working with encampment residents and addressing issues as they arise within the context of the City's By-laws; and

WHEREAS Administration has been coordinating with various Government of the Northwest Territories Departments and the RCMP where appropriate; and

WHEREAS Council wishes to formalize the approach to encampments;

NOW THEREFORE BE IT RESOLVED THAT Yellowknife City Council:

Directs Administration to do the following when encampments are present in the community:

1. Collaborate with the Government of the Northwest Territories ("GNWT") to address any issues arising from encampments as appropriate.
2. When there are encampments on Commissioner's Land, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff, GNWT representatives and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of fire pits and identify any concerns.
3. When there are encampments on municipal property, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of campfires and open fires and identify any concerns.
4. In a manner that respects the *Charter Rights* of encampment residents, enforce existing City by-laws where necessary to help foster the safety of residents of encampments and the public at large.
5. Use City funded contractors to clean up existing and abandoned encampments on municipal property.
6. Encourage encampment residents to make use of shelters and possibly relocate to Commissioner's Land where camping is allowed.



CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Public Works & Engineering

**ISSUE:** Whether to amend Fees and Charges By-law No. 4436, as amended, to update “Supplementary Tipping Rates”.

**RECOMMENDATION:**

That By-law No. XXXX, a by-law to amend Part 17 - Tipping and Solid Waste Related Fees, as amended to reflect changes required to modernize and simplify the “Supplementary Tipping Rates” section.

**BACKGROUND:**

Supplementary Tipping Rates (STR) are in place to allow the Solid Waste Facility (SWF) to collect fees for service when the scale is inoperable (e.g.: maintenance, power outage, lost internet connection, scale calibration issues). When the scale is down, the SWF must still recover the cost of waste management from the commercial customers that frequent the site. Instead of charging per weight, the STRs allow the site to charge by volume (i.e. by vehicle/bin size).

The current STR are comprised of eleven vehicle/bin types. Rate selection is left to the discretion of gatehouse attendants; this has the potential to cause inconsistencies, potential customer dissatisfaction, and service issues. Addressing this issue is especially urgent with the upcoming gatehouse installation this summer. Efforts are being made to minimize the amount of time that the scale will be inoperable. Despite these efforts, it is understood that the scale will experience downtime this summer ranging from multiple days to multiple weeks. Changes to the by-law need to be made prior to installation to optimize service delivery for customers.

Administration will be bringing forward a complete overhaul of solid waste tipping fees for Council’s consideration once both weigh scales and the new gatehouse are commissioned in 2026.

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

**Strategic Direction #2: Service Excellence**

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

Key Initiative 2.2.2                Aligning organizational service capacity with service levels.

**Strategic Direction #3: Sustainable Future**

Key Initiative 3.1.2                Implementing the Solid Waste Management Plan.

**CONSIDERATIONS:**

Current Supplementary Tipping Fees

<b>Supplementary Tipping Rates</b> (applicable during any period that the weigh scale is inoperable)	<b>FEE</b> <b>Effective June 1, 2024</b>	<b>FEE</b> <b>Effective January 1, 2026</b>
15-Yard Construction Bin	\$150.75 per load	\$164.25 per load
30-Yard Construction Bin	\$300.25 per load	\$327.25 per load
Single Axle Towing Trailer	\$86.25 per load	\$94.00 per load
Tandem Axle Towing Trailer	\$150.75 per load	\$164.25 per load
Cube Van	\$150.75 per load	\$164.25 per load
1 Ton Truck	\$150.75 per load	\$164.25 per load
2 Ton Truck	\$208.75 per load	\$227.50 per load
3 Ton Truck	\$300.25 per load	\$327.25 per load
5 Ton Truck	\$524.25 per load	\$571.50 per load
Tandem Dump Truck	\$676.25 per load	\$737.00 per load
End Dump Truck	\$822.00 per load	\$896.00 per load

Proposed Supplementary Fees

<b>Supplementary Tipping Rates</b> (applicable during any period that the weigh scale is inoperable)	<b>FEE</b> <b>Effective June 1, 2026</b>
Pick-Up Truck (residential and commercial)	\$18.00 per load
Cube Van/Truck+Trailer combo (residential and commercial)	\$164.25 per load
Roll Off Truck	\$327.25 per load
Front-Load Truck	\$737.00 per load

This new, simplified rate structure provides more clarity and simplicity for both residents and city staff when assessing vehicles while weigh scale operations are down. Historical downtime of the weigh scale and/or gatehouse has been very minimal and the expected or perceived revenue loss will have a negligible overall impact to the Solid Waste Fund.

**ALTERNATIVES TO RECOMMENDATIONS:**

Continue using the current STRs.

**RATIONALE:**

As outlined, the rationale for the proposed change is to implement a more consistent process for collecting fees at the SWF when the scale is inoperable. This change will allow SWF staff to be more confident in their decision-making with the assurance that there is little room for rate misinterpretation and provides clarity for both staff and residents.

**ATTACHMENTS:**

By-law No. XXXX (DM #822091).

Prepared: April 21, 2026; CV/cv

Revised: April 21, 2026: CG



CITY OF YELLOWKNIFE

**BY-LAW NO. XXXX**

**BM XXX**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Fees and Charges By-law No. 4436, as amended.

PURSUANT to Sections 70, 72 and 73 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend By-law No. 4436, as amended, to reflect changes to the fees and charges collected by the City of Yellowknife;

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

**APPLICATION**

1. That By-law No. 4436, as amended, is hereby amended by deleting Supplementary Tipping Rates from Part 17 of Schedule “B” and replacing therewith:

<b>Supplementary Tipping Rates</b> (applicable during any period that the weigh scale is inoperable)	<b>FEE</b> <b>Effective June 1, 2026</b>
Pick-Up Truck (residential and commercial)	\$18.00 per load
Cube Van/Truck+Trailer combo (residential and commercial)	\$164.25 per load
Roll Off Truck	\$327.25 per load
Front-Load Truck	\$737.00 per load

**EFFECT**

2. That this by-law shall come into effect on June 1, 2026 and upon otherwise meeting 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

The unanimous consent of all members voting in attendance having been obtained

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

**MEMORANDUM TO COMMITTEE**  
**(For Information Only)**

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Finance

**ISSUE:**  
Minutes of the Audit Committee meeting of February 5, 2026.

**BACKGROUND:**

Attached for the information of Committee are the minutes of the Audit Committee meeting of February 05, 2026.

**ATTACHMENTS:**

Audit Committee Minutes, February 05, 2026 (DM#816192).

Prepared: March 25, 2026; KP

Update: April 27, 2026; KP



CITY OF YELLOWKNIFE

Audit Committee

**Thursday, February 5, 2026 at 5:00 p.m.**

Teleconference / City Hall Main Boardroom

**MINUTES**

Minutes of a meeting held on Thursday, February 5, 2026 at 5:00 p.m. in the City Hall Main Boardroom. The following Committee members were in attendance:

Present: Councillor R. Fequet, Chair,  
P. Guy,  
S. McKinney, (via teleconference) and  
E. Shu.

The following members of Administration were in attendance:

C. Caljouw, A/City Manager,  
K. Pandoo, Director of Corporate Services  
K. Odundo, Manager, Financial Services – Operations,  
J. Pfupa, Senior Financial Analyst,  
S. Devkota, Financial Analyst, and  
S. Jovic, Deputy City Clerk.

The following delegations were in attendance:

F. Deschenes, Partner, Crowe MacKay LLP; and  
A. Halladeen, Senior Management, Crowe MacKay LLP (teleconference).

**Call to Order**

1. The meeting was called to order at 5:00 p.m.
2. Due to the absence of Chair N. Ensing, the Committee appointed Councillor Fequet as Acting Chair for the meeting.

**Opening Statement**

3. Chair R. Fequet read the Opening Statement.

**Approval of Agenda**

4. P. Guy moved,  
E. Shu seconded,

**That the agenda be approved as amended to include correspondence from Councillor Fequet regarding municipal audit/finance committees.**

**MOTION CARRIED UNANIMOUSLY**



**Disclosure of Conflict of Interest**

- 5. There were no disclosures of conflict of interest.

**Approval of Minutes**

- 6. P. Guy moved,  
E. Shu seconded,

**That the Minutes of October 23, 2025 be approved as presented.**

**MOTION CARRIED UNANIMOUSLY**

**Results of the Interim Audit**

- 7. Fred Deschenes and Aaron Halladeen, representatives of Crowe MacKay LLP, presented the results of the 2025 Interim Audit and the final 2025 Audit Plan.

***Action Item: Administration to circulate the Management Letters to Committee members.***

**Year-End Audit Plan**

- 8. Committee discussed the Year-End Audit Plan and noted that year-end planning materiality remains at \$2M and that year-end fieldwork will begin on March 2, 2026. Committee further noted that the auditors reported no changes to their risk assessment. The Committee also noted the audit schedule, which includes fieldwork from March 2–13, delivery of draft financial statements to the Committee on March 30, Committee review and approval on April 9, and the Annual Assessment of the External Auditor along with the Post-Audit Debrief on May 14

***Action Item: Administration to send invitations for Audit Committee meetings on April 9 and May 14, 2026.***

Fred Deschenes and Aaron Halladeen, representatives of Crowe MacKay LLP, left the meeting at 5:39 p.m.

**Draft Audit Committee By-law XXXX**

The Committee discussed the need to update the Audit Committee By-law to better reflect current practices, noting that the Committee’s current name and mandate are misaligned. Members agreed that housekeeping amendments should move forward at this time, while any broader changes should be deferred until Council provides direction. The Committee acknowledged that future updates to the Committee’s composition may be required, but these should also be guided by Council and supported by Administration. It was agreed that any substantial research or best-practice review should be undertaken by staff or an external party, rather than by the Committee itself. The Committee concluded that the memo to Council should request clarification on the desired scope and composition.

***Action Items:***

- 1. Administration to provide clarity on the definition of “large business” referenced in section 4(d) of Draft By-law No. XXXX, including what constitutes a large business in the context of Yellowknife.***
- 2. Administration to prepare a memorandum to Council to adopt By-law No. XXXX, a by-law to amend Audit Committee By-law No. 4127, outlining the housekeeping updates and requesting Council direction on the Committee’s scope and composition.***



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**Appointment of Chairperson – Vice Chair**

9. Committee deferred a discussion regarding appointment of Chairperson – Vice Chair to the next meeting.

**Next Scheduled Meeting**

10. The next meeting is scheduled for April 9, 2026.

**Adjournment**

11. The meeting was adjourned at 6:12 p.m.

Prepared: February 9, 2026; SJ/



CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**  
**(For Information Only)**

**COMMITTEE:** Governance & Priorities Committee

**DATE:** May 13, 2026

**DEPARTMENT:** Governance and Corporate Services

**ISSUE:** Minutes of the Community Advisory Board on Homelessness meeting of March 26, 2026.

**BACKGROUND:**

Attached for the information of the Committee are the minutes of the Community Advisory Board on Homelessness meeting of March 26, 2026.

**ATTACHMENTS:**

Community Advisory Board on Homelessness Minutes March 26, 2026. (DM#819233).

Prepared: March 28;2026, BL



CITY OF YELLOWKNIFE

Community Advisory Board on Homelessness

**March 26, 2026 at 10:00 a.m.**

City Hall Council Chamber

**MINUTES**

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Minutes of a meeting held on Thursday, March 26, 2026 at 10:04 a.m. in City Hall Council Chamber.  
The following Committee members were in attendance:

Present: Councillor G. Cochrane, Chair,  
Mayor Hendriksen, (via teleconference)  
S. Dean,  
K. Doyle,  
H. Dumbuya-Sesay,  
M. Heyck,  
M. Johnson, and  
C. Wellborn.

The following advisory members were in attendance:

J. Tolley, (via teleconference)  
R. Tordiff, (via teleconference) and  
R. Ristoff. (via teleconference)

The following members of Administration were in attendance:

S. Van Dine,  
C. Azzolini,  
N. Dissanayake,  
G. White  
C. Saunders, and  
B. Ly.

**Call to Order**

1. The meeting was called to order at 10:04 a.m.

**Opening Statement**

2. Councillor G. Cochrane read the Opening Statement.

**Approval of Agenda**

3. Committee approved the Agenda as presented.



**Approval of Minutes**

4. Councillor Cochrane moved,  
C. Wellborn seconded,

**That the Minutes of February 19, 2026 be approved as presented.**

**MOTION CARRIED UNANIMOUSLY**

**Presentation Line Drive**

5. Committee heard a presentation from Traci Mercer and Tammy Roberts representatives of Home Base regarding Line Drive Outreach and its Final Evaluation Report.

**Coordinated Access and Upcoming Activities**

6. Committee heard a presentation from Natalie Dissanayake a representative from the City of Yellowknife, regarding Coordinated Access and Upcoming Activities.

**Roundtable Conversation**

7. Committee discussed a Roundtable item that will be a standing agenda item for the next several meetings. This Roundtable item will be to in place to review the Terms of Reference of the Committee, and documents supporting strategic goals and directions for homelessness.
8. Committee discussed reviewing the relevant documents and bringing forward ideas and feedback to help guide conversation with committee on what they would like to achieve through the documents and help define the Committee's overall goals.

***Action Item: Administration will circulate all documents that support and direct the Community Advisory Board on Homelessness, such as the Terms of Reference and 2024 -2025 community Homelessness Report, to Committee members for review.***

**Next Scheduled Meeting**

9. The next meeting will be scheduled for April 30, 2026.

**Adjournment**

10. The meeting was adjourned at 11:12 a.m.

Prepared: March 27, 2026; BL