

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.

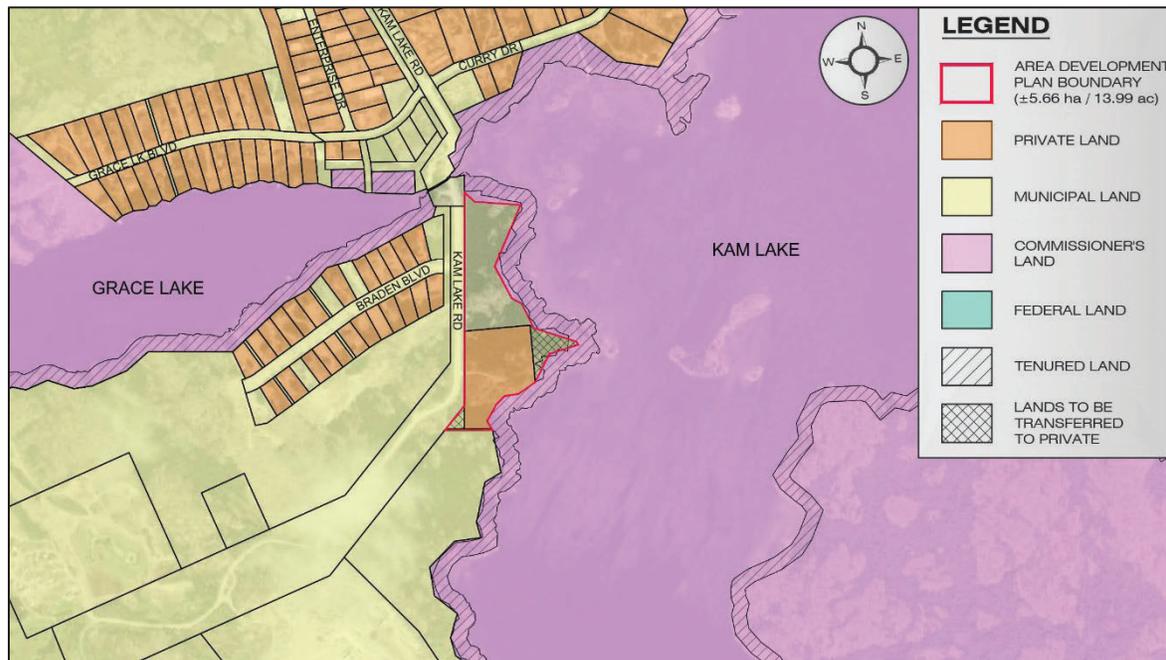


Figure 1: Proposed ADP Lands outlined in red.

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.

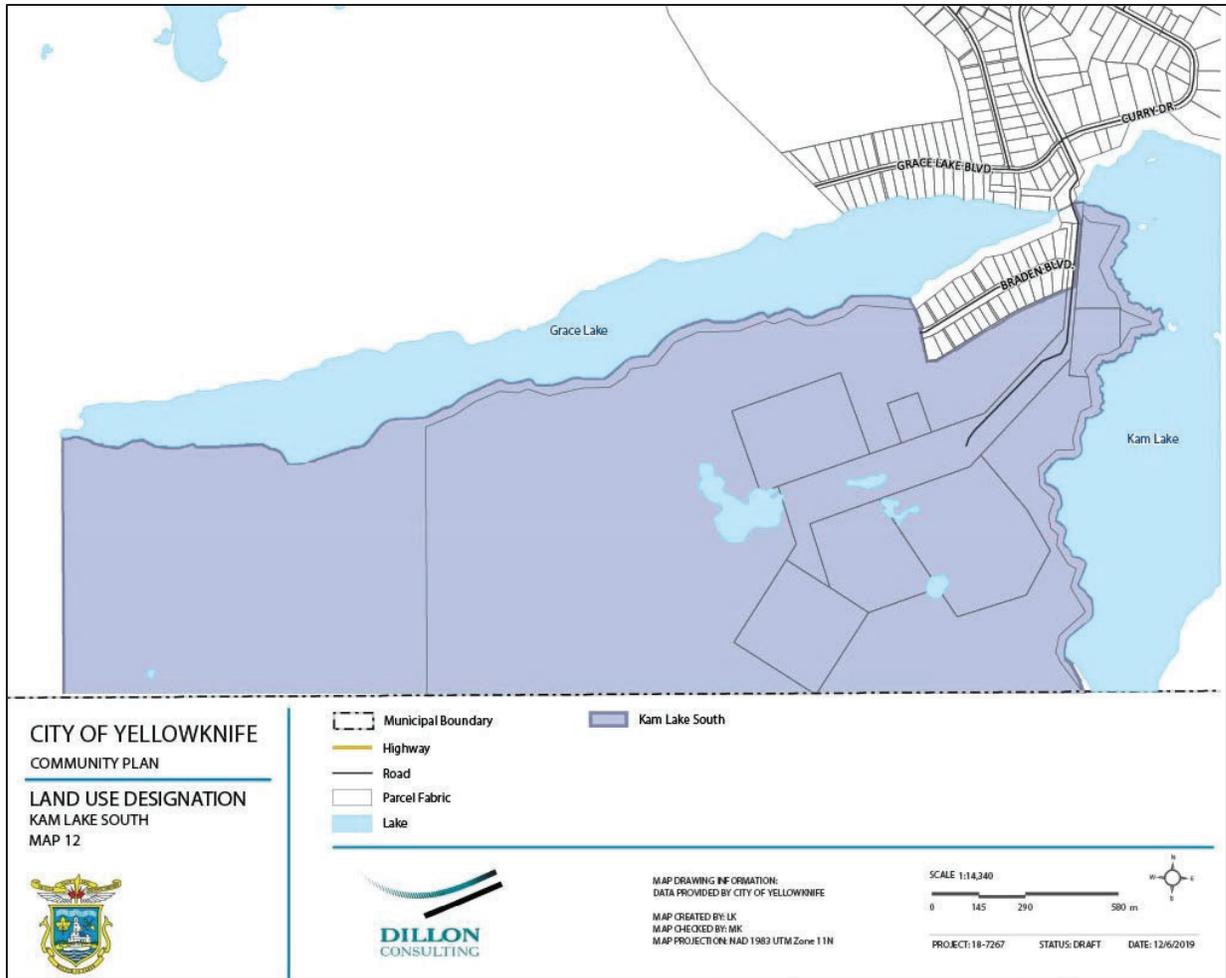


Figure 4: Proposed ADP Lands designated as Kam Lake South in the Community Plan

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="792 1465 966 1507"> AREA DEVELOPMENT PLAN BOUNDARY (±5.66 ha / 13.99 ac) </td> <td data-bbox="1133 1465 1307 1507"> PROPOSED PRIVATE LANDS (±3.03 ha / 7.49 ac) </td> </tr> <tr> <td data-bbox="792 1518 966 1560"> PROPOSED MUNICIPAL LANDS (±2.63 ha / 6.50 ac) </td> <td data-bbox="1133 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\ltrim36881125-2215 kam lake south concept plan.dwg</p> <div style="display: flex; justify-content: space-between; align-items: center;">  <p>CREATED BY: JS CHECKED BY: KH DESIGNED BY: JS</p> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <p>PROJECT: 25-2215 STATUS: DRAFT DATE: 11/26/2025</p> </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



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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

