



CITY OF YELLOWKNIFE

BY-LAW NO. 5129

BZ 389

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. 5129.

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. 5129;

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. 5129
“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).
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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.

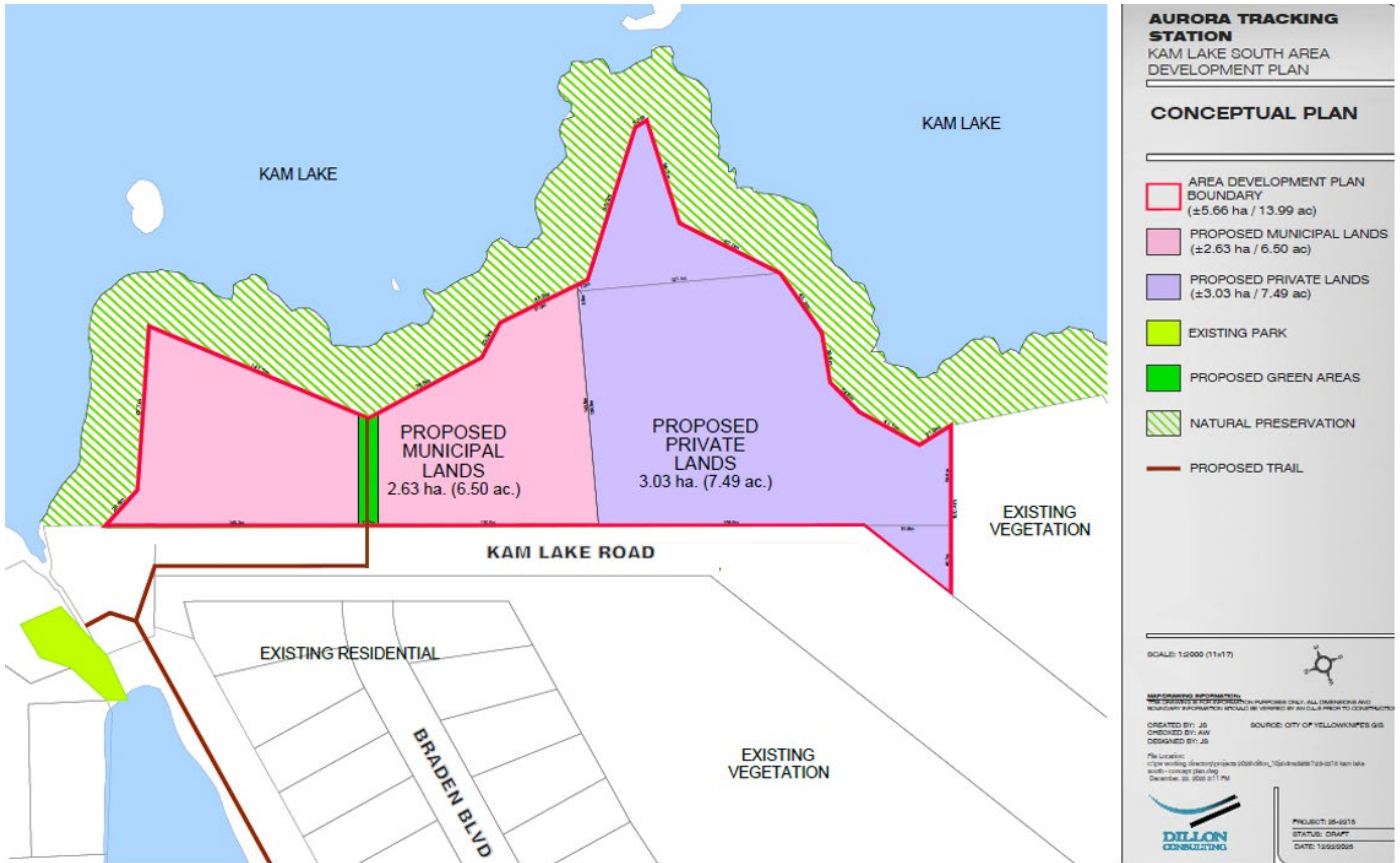
11. Quarry and Surrounding Land Uses

- 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.

Schedules

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