

New Zoning By-law Fast Facts

KAM LAKE AND INDUSTRIAL USES

Clarifying current and new uses,
streamlining zoning and regulations

The City of Yellowknife is introducing a new Zoning By-law, which is a set of rules for development that implements the City's vision, principles and priorities for the community moving forward.

What the Zoning By-law says about Kam Lake and Industrial Uses

Kam Lake has evolved into a light industrial community where owners can, and choose to, live next to their businesses.

Kam Lake South is identified in the Community Plan as a suitable area for Dog Lots, Kennels, and other forms of staging associated with on-the-land tourism activities.

The number of zones in Kam Lake has been reduced and the complexity of requirements simplified.

Engle Business District is the dedicated heavy industrial use area. Permitted uses include transportation facilities and bulk fuel storage.



The new By-law reflects the evolution of uses in Kam Lake and provides clarity around how different uses can continue to co-exist.

Key features of the Zoning By-law

- Confirmation that people can live on their light industrial or commercial business property in Kam Lake.
- Recognizing and permitting people to live on their property with their dogs in Kam Lake South.
- Separating Dog Lots and Kennels from other residential zones with a 175m minimum separation distance.
- New uses: agriculture, brewing and distilling, cannabis production and distribution, and convenience stores.
- Confirmation of Engle Business District (Industrial General Zone) as the heavy industrial area, where no habitation is allowed.
- Clarified the difference between Work camps (i.e., industrial re-locatable structures) not a permitted use and accommodation for workers, which is permitted.

WHAT DOES IT MEAN



INDUSTRIAL, LIGHT

Where goods and materials are made, repaired, and stored, and where contractor services are provided. This does not include heavy industrial uses of transportation facilities or bulk fuel storage.

WORKERS ACCOMMODATION

A facility constructed to provide housing for workers in the form of complete dwelling units. This can be for a term or seasonal purpose.

What is behind the changes?

The City engaged with the public on the Zoning By-law in 2020. Here is what the public said about Kam Lake and Industrial Uses:

- Don't change what is working;
- Accommodate changing needs and support entrepreneurial opportunities like agriculture, food processing, tourism, brewing/distilling, cannabis production, etc.;
- Agriculture is particularly important as a use that should be allowed;
- Tourism is important in Kam Lake South;
- People want to be able to live next to their shops;
- The area at the end of Grace Lake South should stay as a natural area to support the separation from the residential uses and dog lots; and
- There should be a meaningful separation between dog lots and residential uses of Grace Lake.

The City also considered:

- The 2020 Community Plan;
- Providing separation between residential uses and heavy industrial uses;
- The impact of noise, odours and other nuisances on the people who live in Kam Lake; and,
- Public Health and Safety related to permitted uses, such as fire fighting in a trucked water area.

Can you give me an example?

A business that requires a shop, equipment, vehicle storage, parking, workers accommodation and other uses on one lot can now pursue this form of development in Kam Lake. The new Zoning By-law accommodates multiple complementary uses.



Find out more

Review the new Zoning By-law and learn about other changes at www.yellowknife.ca/ZoningReview

Key sections:

- **Definitions section:** *Dog Lots, Kennels, Agriculture, Community, and Agriculture, Commercial, Workers Accommodations, Industrial Heavy, and Industrial Light*
- **Section 9.2.3:** *Kennels and Dog Lots (Yellowknife Kennels)*
- **Section 12:** *Industrial/Solid Waste Use Zones. Specifically:*
 - 12.1 Kam Lake
 - 12.2 Kam Lake South 1
 - 12.3 Kam Lake South 2
 - 12.4 Industrial General

Have questions or feedback? Email zoningreview@yellowknife.ca