

New Zoning By-law Fast Facts

AGRICULTURE

Making it easier for Yellowknifers to GROW!

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 agriculture

The Zoning By-law now includes *Urban Agriculture* as a permitted land use and makes getting a permit for agricultural and food production activities more straightforward.

The By-law is flexible and allows residents to get involved in local food production in innovative ways. Examples could include growing fresh greens for local restaurants or starting a home-based business for fresh food or agriculture products like baked goods, soaps, or cheeses.



"The new Zoning By-law does not just permit agriculture as a land use; it encourages agriculture and food production as a land use in Yellowknife."

– Charley White, Director of Planning and Development, City of Yellowknife



Key features of the By-law

- There are two main types of permitted *Urban Agriculture* land uses: community and commercial. These include other terms like greenhouse, garden bed, coops, runs, etc.
- People can have agricultural activities in their residential neighbourhoods for personal use and to sell on a small scale on their property.
- There will be areas where residential and commercial agriculture can exist together.
- Agriculture has been introduced in the Parks and Recreation, Natural Area and Natural Preservation Zones to create opportunities for community gardens and greenhouses.
- Raised garden beds do not need a permit, even if they fill an entire lot.
- There are specified areas where commercial agriculture can happen and regulations to support and encourage this activity.
- Commercial activities to create increased odour and noise (e.g., poultry barn or cannabis production) are permitted in the Industrial General Zone only.

WHAT DOES IT MEAN



URBAN AGRICULTURE COMMERCIAL

Includes agriculture or food production activities intended for sale by a business.

URBAN AGRICULTURE COMMUNITY

Includes any individual, family, school, hospital, or organization that is growing and raising food for themselves or to share. An approved home-based business can sell a portion of what is produced.

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 agriculture:

- The By-law should accommodate Agriculture.
- Yellowknife's GROW Strategy should guide the By-law.
- The By-law should provide clear definitions and not include too many complex regulations.
- Opportunities for combined commercial and residential uses are essential for supporting urban agriculture.
- It should not be an issue to grow vegetables at home for food production and sale.
- The City should play a role in supplying land for agriculture, and use empty lots for raised garden beds.

The City also took into account:

- Health and safety regulations related to keeping animals and selling food.
- Sensitivity to what could be considered nuisances for neighbourhoods.



Can you give me an example?

Under the current Zoning By-law, to start a vegetable business in Kam Lake, you may find the development permit process challenging and uncertain because "agriculture" is not a recognized land use. Under the new By-law, urban agriculture is a 'permitted use' in Kam Lake. Supporting regulations give the developer direction and the Development Officer guidance when reviewing and issuing a Development Permit. The process is more straightforward and clear.



Find out more

You can review the new Zoning By-law and learn about the specific changes related to urban agriculture at www.yellowknife.ca/ZoningReview

Key sections for agriculture:

- **Definitions section:** *Defines Urban Agriculture, Community and Urban Agriculture, Commercial*
- **Section 7.14.2:** *Urban Agriculture section*
- **Sections 10 through 14:** *Detail on Individual Zones*

Have questions or feedback? Email zoningreview@yellowknife.ca

