THE CITY OF YELLOWKNIFE

NORTHWEST TERRITORIES



CONSOLIDATION OF NIVEN LAKE DEVELOPMENT SCHEME 2004 BY-LAW NO. 4339

Adopted February 28, 2005

AS AMENDED BY

By-law No. 4362 – August 22, 2005 By-law No. 4438 – May 28, 2007 By-law No. 4481 – August 25, 2008 By-law No. 4586 – October 25, 2010

(This Consolidation is prepared for convenience only. For accurate reference, please consult the City Clerk's Office, City of Yellowknife)

CITY OF YELLOWKNIFE BY-LAW NO. 4339

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 repeal the City of Yellowknife Niven Lake Development Scheme By-law No. 4269, as amended.

PURSUANT TO:

- a) Section 25 to 29 inclusive of the *Planning Act*, R.S.N.W.T., 1988, c. P-7;
- 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; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

WHEREAS the Municipal Corporation of the City of Yellowknife has evaluated the Niven Lake Development Scheme By-law No. 4269, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Niven Lake Development Scheme 2004 By-law No. 4339;

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

SHORT TITLE

1. This By-law may be cited as the <u>Niven Lake Development Scheme</u> 2004.

APPLICATION

2. The City of Yellowknife Niven Lake Development Scheme 2004 comprised of the attached Schedule No. 1 and 2, is hereby adopted.

REPEALS

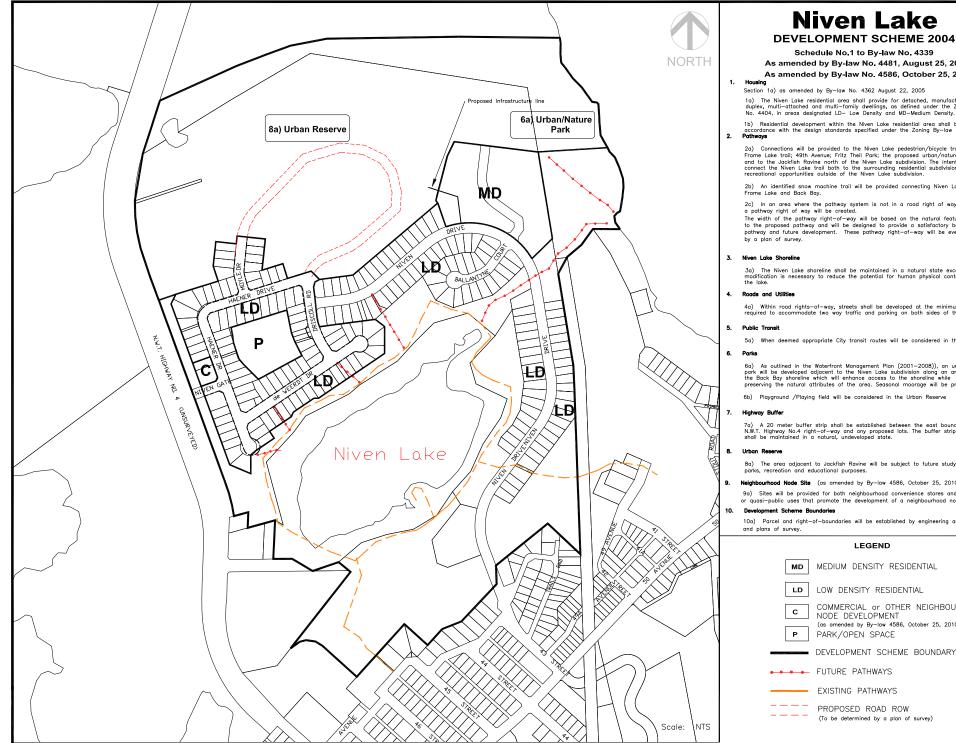
3. By-law Nos. 4181 and 4269 are hereby repealed.

By-law No. 4339 Page 3

EFFECT

4. 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*.

DOCS-#107000-v2



Niven Lake

Schedule No.1 to By-law No. 4339

As amended by By-law No. 4481, August 25, 2008

As amended by By-law No. 4586, October 25, 2010

Section 1a) as amended by By-law No. 4362 August 22, 2005

1a) The Niven Loke residential area shall provide for detached, manufactured (double-wide) duplex, multi-attached and multi-family dwellings, as defined under the Zoning By-law No. 4404, in areas designated LD - Low Density and MD-Medium Density.

1b) Residential development within the Niven Lake residential area shall be in accordance with the design standards specified under the Zoning By-law No. 4404.

2a) Connections will be provided to the Niven Lake pedestrian/bicycle trail from the 20) contractions am be promoted to the when back polestianty before total and the frame Lake formal. 49th Avenue; Fritz Theil Park; the proposed urban/nature park, and to the Jackfish Ravine north of the Niven Lake subdivision. The intent is to connect the Niven Lake trail both to the surrounding residential subdivision and to recreational opportunities outside of the Niven Lake subdivision.

2b) An identified snow machine trail will be provided connecting Niven Lake to

2c) In an area where the pathway system is not in a road right of way or in a park a pathway right of way will be created.

The width of the pathway right-of-way will be based on the natural features adjacent to the proposed pathway and will be designed to provide a satisfactory buffer between the pathway and future development. These pathway right-of-way will be eventually established

 $3a)\,$ The Niven Lake shoreline shall be maintained in a natural state except where modification is necessary to reduce the potential for human physical contact with the lake.

4a) Within road rights-of-way, streets shall be developed at the minimum width required to accommodate two way traffic and parking on both sides of the street.

5a) When deemed appropriate City transit routes will be considered in the area.

6a) As outlined in the Waterfront Management Plan (2001-2008)), an urban/nature park will be developed adjacent to the Niven Lake subdivision along an area of the Back Bay sharefine which will enhance access to the sharefine while preserving the natural attributes of the area. Seasonal moorage will be provided.

6b) Playground /Playing field will be considered in the Urban Reserve

7a) A 20 meter buffer strip shall be established between the east boundary of N.W.T. Highway No.4 right-of-way and any proposed lots. The buffer strip shall be maintained in a natural, undeveloped state.

8a) The area adjacent to Jackfish Ravine will be subject to future study for residential, parks, recreation and educational purposes

Neighbourhood Node Site (as amended by By-law 4586, October 25, 2010)

9a) Sites will be provided for both neighbourhood convenience stores and other public or quasi-public uses that promote the development of a neighbourhood node.

10a) Parcel and right-of-boundaries will be established by engineering anaylsis

LEGEND

