

**CITY OF YELLOWKNIFE
BY-LAW NO. 4674**

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 amend City of Yellowknife Zoning By-law No. 4404, 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 enacted Zoning By-law No. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, as amended;

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

APPLICATION

1. That Zoning By-law No. 4404, as amended, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
 - A. Amending Schedule 1 of Zoning By-law No. 4404, as amended, in accordance with Schedule A attached hereto and forming part of this by-law.

B. Amending Part Ten by adding new Section 10.25 to read as follows:

10.25 KL - Kam Lake Light Industrial/Commercial Mix

(1) General Purpose

To provide an area for commercial, light industrial and compatible uses with accessory residential use.

(2) Uses

(a) Permitted Uses are:

Accessory Structures and uses;
Commercial Use;
Diamond Facility;
Dwelling unit accessory to an approved use subject to Section 10.25 (5)(c);
Industrial use subject to Section 7.6(1);
Office subject to Section 10.25 (5) (b) and,
Public utility uses and structures.

(b) Conditionally Permitted Uses are:

Transportation facility; and
Similar use.

(3) Regulations

- (a) Site Coverage: a maximum of 40%;
- (b) Height: a maximum of 15 m; except for a detached or ground floor attached dwelling unit shall be a maximum of 10m;
- (c) Front Yard: a minimum of 6 m;
- (d) Side Yard: a minimum of 6 m on one side and 1.5 m on the other side;
- (e) Rear Yard: a minimum of 6 m;

- (f) Lot Width: a minimum of 35 m;
- (g) Site Area: a minimum of 1400 m²;
- (h) Landscape area:
a minimum of 40% of the minimum front yard
subject to Section 7.1(2);
- (i) Parking and loading: subject to Part Nine.

(4) Site Development

- (a) The site plan, the relationship between buildings; structures and open space, provision of fencing, screening and/or similar buffering techniques, provision of landscaping, parking layout, access to roads, access to trucked water/sewer points, and access to emergency vehicles shall all be at the discretion of the Development Officer who shall consider site topography and the amenities of the adjoining properties and surrounding areas in the application of any such discretion.

(5) Special Provisions

- (a) Notwithstanding the provisions of Section 7.5(3), outside storage shall only be permitted in the rear yard of a site and may not comprise more than 50% of the total site area. Such outside storage shall not limit the customary display of any commodities or goods intended and permitted to be sold on the site, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises. The Development Officer may require fencing, screening and/or similar buffering techniques from that portion of a site utilized as outside storage and the adjoining properties and surrounding area.
- (b) Office use shall be related and accessory to the principal use and shall not exceed 20% of the floor area of the principal structure on site.

- (c) A dwelling unit accessory to an approved use shall:
 - i. have direct and separate access to the outside ground level;
 - ii. be limited to one dwelling unit per site;
 - iii. be serviced with municipal water and sewer;
 - iv. only provide accommodation for an owner and/or operator;
 - v. demonstrate evidence of an established commercial or light industrial use operating on site in the form of a structure having a minimum enclosed floor area of 93 m², and;
 - vi. only be permitted as long as the said site is being used for the operation of a permitted or conditionally permitted use within this zone.
- (d) An accessory dwelling unit may be in the form of a detached dwelling, ground floor attached dwelling or upper floor attached dwelling with direct and separate access to the outside ground level.
- (e) If the accessory dwelling unit is a Manufactured Dwelling it shall be skirted from the base thereof to the ground with material similar to that of the siding material. Painted plywood shall not be permitted as skirting.

EFFECT

- 2. 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 26 day of MARCH, A.D. 2012.


MAYOR


CITY ADMINISTRATOR

READ a Second Time this 10 day of APRIL, A.D. 2012.

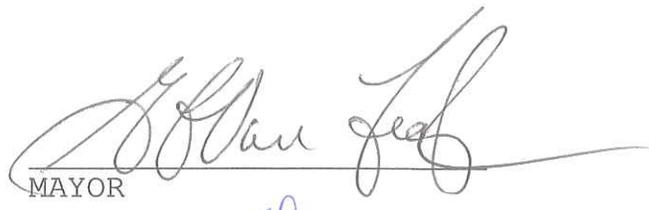

MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 30 day of May, A.D. 2012.


MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 11 day of June A.D., 2012.

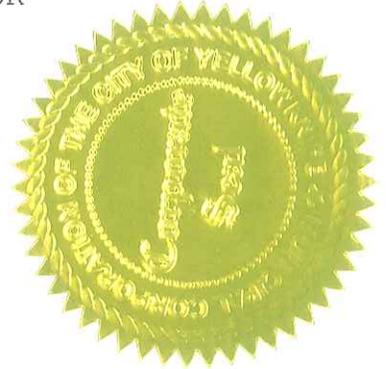

MAYOR

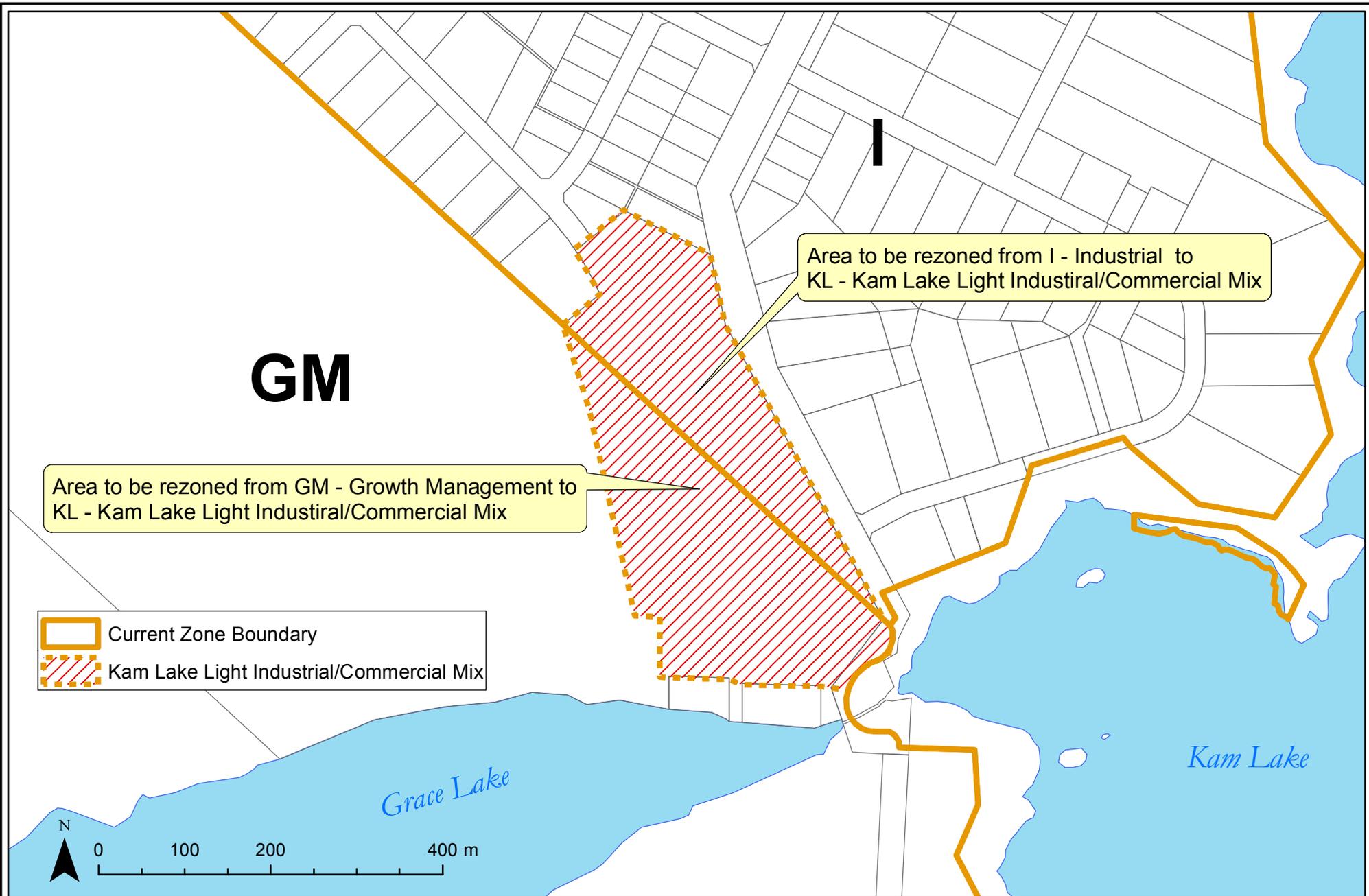

CITY ADMINISTRATOR

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 ADMINISTRATOR

Docs# 298604, Docs# 299662 (Schedule A)





GM

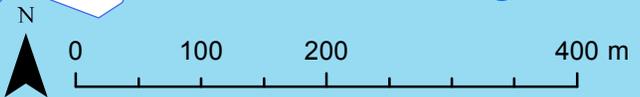
Area to be rezoned from I - Industrial to
KL - Kam Lake Light Industrial/Commercial Mix

Area to be rezoned from GM - Growth Management to
KL - Kam Lake Light Industrial/Commercial Mix

 Current Zone Boundary
 Kam Lake Light Industrial/Commercial Mix

Grace Lake

Kam Lake



City Of Yellowknife
Planning and Lands Division

PROJECT:
By-law No. 4674 - Enterprise Drive Extension Zoning Amendments

TITLE:
Schedule A

SCALE: 1:6,000	CREATED BY: AF/WY
FILE: <i>...11 Kam Lake development Scheme /EnterpriseZoning.mxd</i>	
DATE: March 17, 2012	