

**CITY OF YELLOWKNIFE
BY-LAW NO. 4216**

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 the City of Yellowknife Zoning By-law No. 4024, 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. 4024;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4024, as amended;

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

APPLICATION

- 1. That By-law No. 4024 of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
 - A) Adding under 1.6 Definitions, the following definitions:

"Casino" means a facility for patrons to participate in gaming opportunities as a principal or accessory use, and includes a bingo hall;

"Convention Center" means a permanent facility used for the holding of conventions, seminars, workshops or similar activities, and may include dining, accommodation and compatible accessory facilities;
 - B) Adding a new Section 3.12 **Design Standards for Twin Pine Hill** as outlined in Schedule No. 2 attached to and forming part of this By-law.
 - C) Adding a new Section **4.16** as follows:

SS4 - Site Specific Zone #4

(1) General Purpose

To provide for a hotel and convention center with ancillary commercial uses at Twin Pine Hill.

(2) Uses

(a) Permitted Uses are
Hotel/Motel
Convention Center

(b) Conditionally Permitted Uses are
Commercial Use
Commercial Entertainment Use

(c) Prohibited Uses
Casino

(3) Regulations

(a) Floor Area: a maximum of 100% of site area;

(b) Site Coverage: a maximum of 35% of site area;

(c) Height: a maximum of 15 m, but no structure shall exceed 208 meters above sea level;

(d) Front, Rear and Side Yards: subject to Development Officer approval;

(e) Landscape Area: 100% of residual area subject to Section 3.1(3);

(f) Parking: subject to Section 3.8;

(g) Loading Space: subject to Section 3.8;

(4) Site Development


(a) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, garbage receptacles and emergency vehicle access shall be subject to approval by the Development Officer.

D) Amending Schedule No. 2 of Zoning By-law No. 4024, as amended, in accordance with Schedule No. 1 attached to and forming part of this by-law.

EFFECT

2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the *Cities, Towns and Villages Act*.

READ a First time this 26TH day of AUGUST A.D., 2002.


MAYOR


CITY ADMINISTRATOR

READ a Second time this 27TH day of JANUARY A.D., 2003.


MAYOR


CITY ADMINISTRATOR

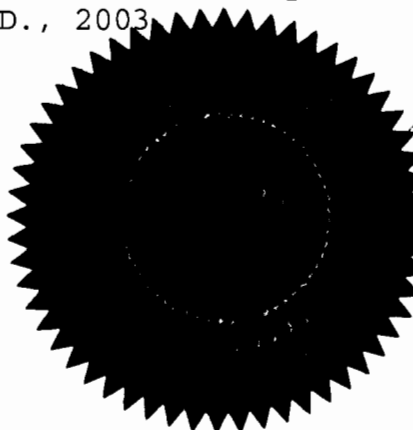
APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 03 day of MARCH, A.D., 2003.

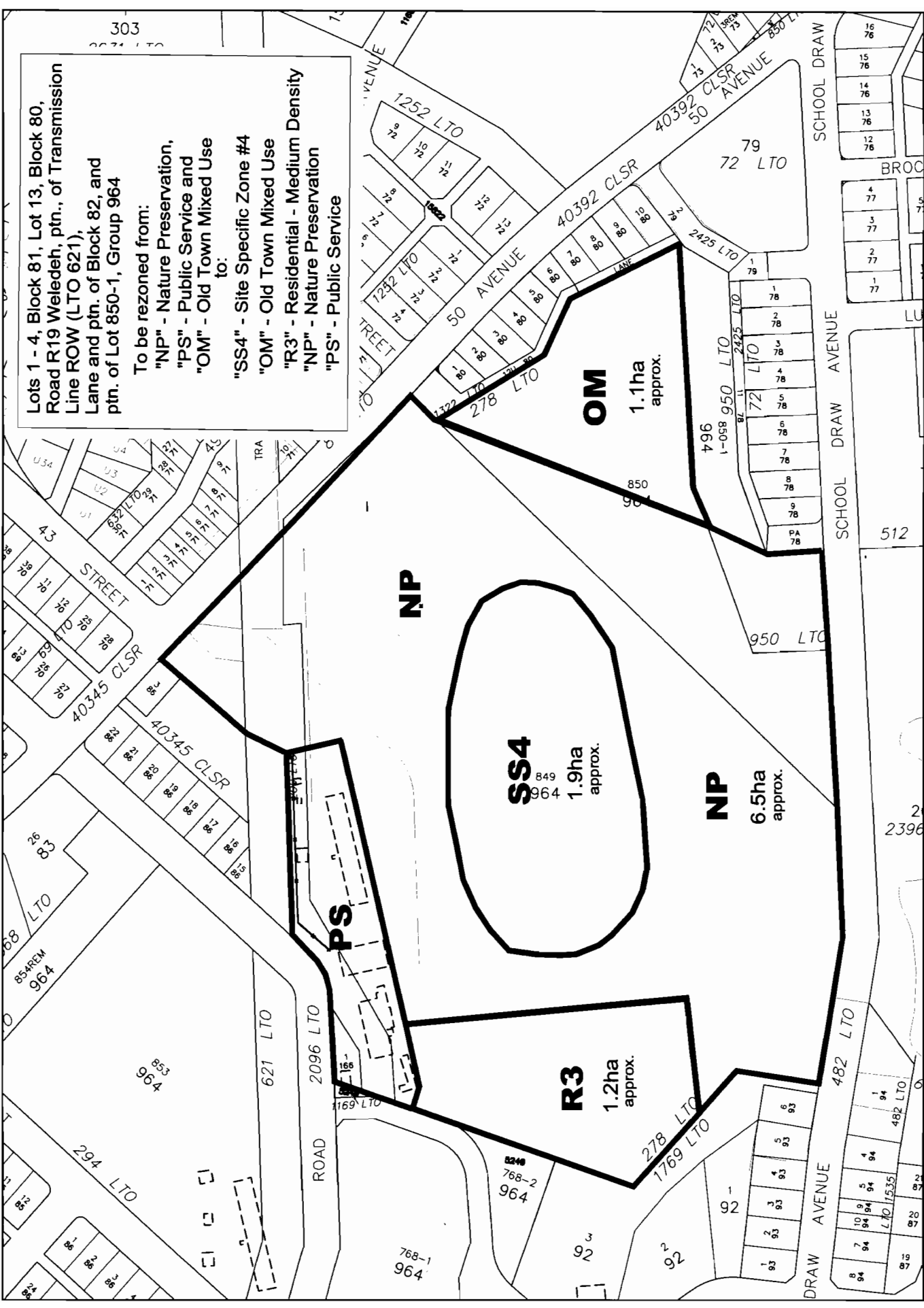

MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

READ a Third time and Finally Passed this 24TH day of MARCH A.D., 2003.


MAYOR


CITY ADMINISTRATOR





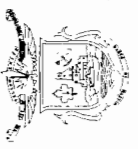
Lots 1 - 4, Block 81, Lot 13, Block 80, Road R19 Weledah, ptn., of Transmission Line ROW (LTO 621), Lane and ptn. of Block 82, and ptn. of Lot 850-1, Group 964

To be rezoned from:

- "NP" - Nature Preservation,
- "PS" - Public Service and
- "OM" - Old Town Mixed Use

to:

- "SS4" - Site Specific Zone #4
- "OM" - Old Town Mixed Use
- "R3" - Residential - Medium Density
- "NP" - Nature Preservation
- "PS" - Public Service



City of Yellowknife
Planning and Lands Division

Zoning By-Law No. 4024 Amendment - Twin Pine Hill

Schedule No. 1 - By-Law No. 4216

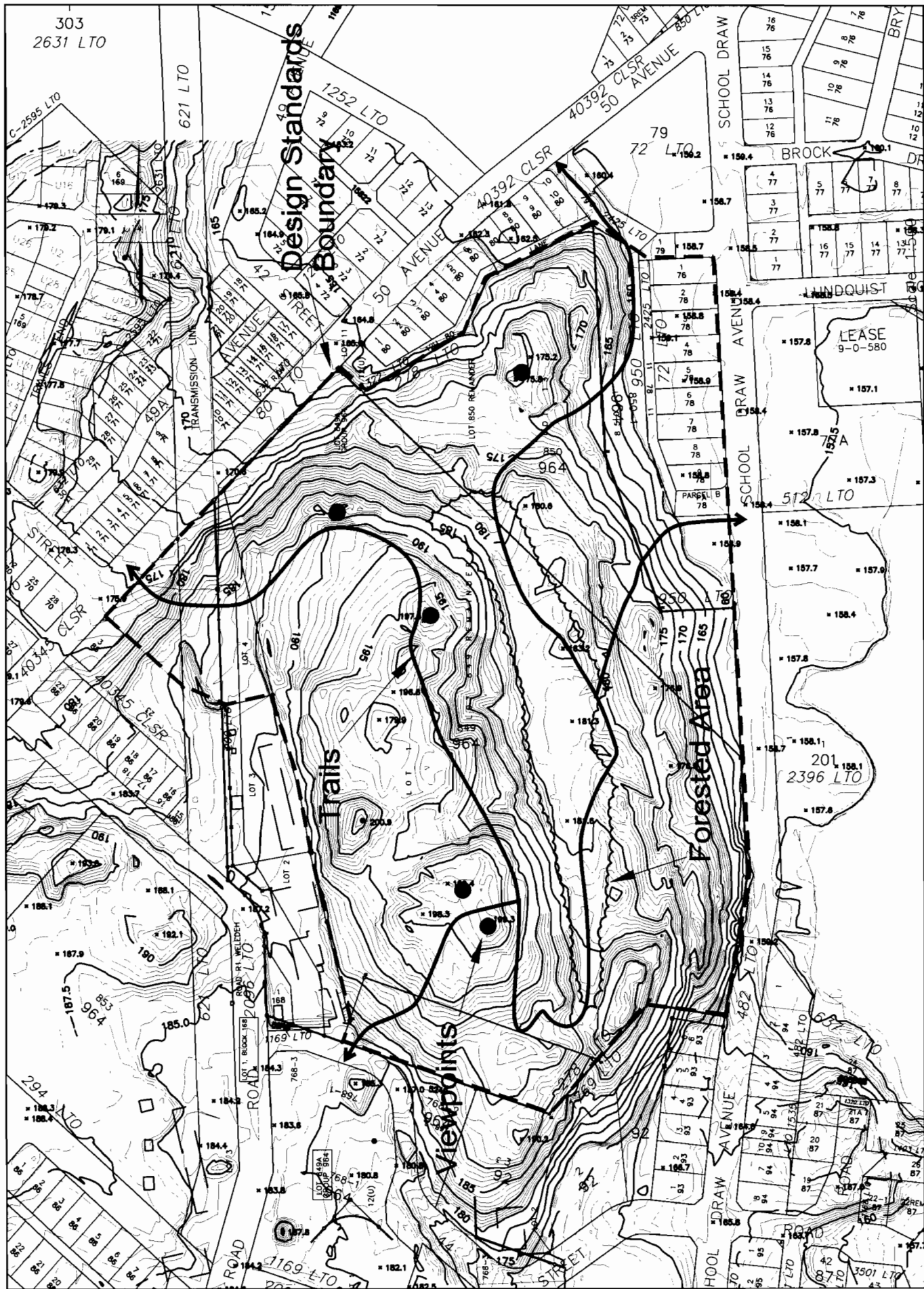
CITY OF YELLOWKNIFE
BY-LAW NO. 4216
Schedule 2

3.12 Design Standards for Twin Pine Hill

In addition to all other requirements of this by-law, all development within the boundaries of Twin Pine Hill, as described in attached Schedule No. 2, shall be subject to the following design standards.

- (1) Buildings shall be designed to blend in to the natural landscape by minimizing terrain disturbance, and shall utilize and enhance natural features such as topography, vegetation and viewpoints.
- (2) Streets developed to access the site shall be located as to minimize terrain disturbance, and shall be constructed to meet minimum vehicular circulation guidelines. Street and parking area lighting shall be used to minimize the height of overhead lighting, and to ensure lighting is directed with as narrow a downward band as possible.
- (3) A sidewalk shall be developed in conjunction with street development that may form part of a multi-purpose trail system for the area. A 4 meter buffer strip between the street and sidewalk shall be utilized where possible.
- (4) Any proposed development shall consider incorporating linkages to the trail system outlined in attached Schedule No. 2.
- (5) The forested area outlined in attached Schedule No. 2 shall not be removed or broken into smaller areas through the development of buildings or structures.
- (6) Any structure or roadway which is developed on, or disrupts the values of the trails or viewpoints identified in attached Schedule No. 2, shall provide in compensation, a public trail or viewing area within the building envelope or development area to the satisfaction of the Development Officer.
- (7) For any hotel development, the off street parking requirements shall be one stall for every 2.5 rooms.
- (8) Parking lots shall be developed in smaller groupings to minimize terrain disturbance, but no individual parking lot may exceed 40 parking stalls.
- (9) No building shall have exposed mechanical or ventilation equipment.

- (10) All loading and garbage areas shall be enclosed.
- (11) Natural trees and shrubs shall be retained outside of a 2 meter perimeter around the footprint of any building, structure or parking area.



PROJECT	Twin Pine Hill Design Standards		FILE NUMBER	twinpine_trails
	Schedule No. 2 to By-Law No. 4216		DATE	03-01-13
City of Yellowknife Planning and Lands Division		