



CITY OF YELLOWKNIFE

BY-LAW NO. 4931

BZ 358

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 adopt City of Yellowknife Engle Business District Phase 2 Area Development Plan By-law No. 4931, and to repeal the Homes North Engle Business District Area Development Plan By-law No. 4920.

PURSUANT TO:

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and
- b) Section 129 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22.

WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Engle Business District Phase 2 Area Development Plan By-law No. 4931;

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 Engle Business District Phase 2 Area Development Plan.

APPLICATION

2. The City of Yellowknife Engle Business District Phase 2 Area Development Plan, comprised of the attached Schedule No. 1 and Schedule No. 1-A, is hereby adopted.

REPEAL

3. The Homes North Engle Business District Area Development Plan By-law No. 4920, is hereby repealed.

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*.

Read a First time this 10 day of APRIL, A.D. 2017.

Mark Heyck
Mayor

Bamkutt
City Administrator

Read a Second Time this 24 day of APRIL, A.D. 2017.

Mark Heyck
Mayor

Bamkutt
City Administrator

Read a Third Time and Finally Passed this 24 day of APRIL, A.D., 2017.

Mark Heyck
Mayor

Bamkutt
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.



Bamkutt
City Administrator

**CITY OF YELLOWKNIFE
ENGLE BUSINESS DISTRICT PHASE 2 AREA DEVELOPMENT PLAN
BY-LAW NO. 4931**

“SCHEDULE No. 1”

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for Engle Business District Phase 2.

2. Area Development Plan Boundaries

- a. The area intended for the Engle Business District Phase 2 Area Development Plan includes: Lot 4, Block 906, Plan 4130; Lot 5, Block 906, Plan 4130; Lot 56, Block 906, Plan 4216; a part of Lot 44, Block 907, Plan 4226 and part of Lot 1, Block 908, Plan 4133. The conceptual land development area is approximately 230 hectares and is identified in Schedule No. A-1 and hereafter is referred to as the “Development Area”.
- b. The number of lots, parcel boundaries, and municipal (pathway and road) rights-of-way, as demonstrated on the attached Schedule No. A-1, will be determined and established by engineering design and final plans of survey.

3. Phasing

Construction of a 65 hectare portion of the Development Area is expected to commence in the summer of 2017, subject to the adoption of the Engle Business District Phase 2 Area Development Plan. The 2017 construction extent is identified on the attached Schedule No. A-1. Scheduling for further construction phases will be subject to future land development needs.

4. Land Use

The intention of the development area is to allow for industrial and related commercial land uses. All development shall be consistent with Section 3.10 of the 2011 General Plan, policies for the Industrial Designation.

- a. Permitted uses in the Engle Business District Phase 2 Area Development Plan are as prescribed in the BI – Business Industrial, GI – General Industrial, GM – Growth Management, and NP – Nature Preservation zones in Zoning By-law No. 4404, as amended.

- b. It is the City's desire to develop an industrially-zoned, 5-10 lot subdivision primarily intended for dog teams and kennels as part of the Engle Business District Phase 2 development. The subdivision should be somewhat isolated from other land uses in order to avoid conflicts, be located on well-drained ground, be sheltered from prevailing north-east winter winds, and have direct access to the summer and winter trail networks. Supporting caretaker suites are not permitted due to the proximity of existing tank farms and the potential for additional bulk fuel storage under the General Industrial zoning. Stakeholder engagement should inform any future kennel zoning that is considered. Dog teams and kennels are a conditionally permitted use under the GI – General Industrial zone.
- c. The GM zoned lands to the east of Deh Cho Boulevard have been previously used by the Public Works Department as a source for borrow material and stockpiling. These lands may be used for further borrowing and stockpiling or similar works in the future.

5. Trail Connections, Open Space Network and Parking Nodes

The trails proposed for the Development Area are intended to integrate with the greater Yellowknife pathway and trail network and to provide links to open-space areas.

- a. A 4.5 m wide multi-use gravel path was established in the Deh Cho Boulevard right-of-way as part of the Engle Business District Phase 1 development. The path is located on the west side of Deh Cho Boulevard from Fiddler's Road Utility Corridor to the sand pits at Highway 3, and on the east side of Deh Cho Boulevard from Fiddler's Road to Utsingi Drive. Trail crossing signage shall be installed where the path crosses Deh Cho Boulevard and where the path crosses road and driveway accesses.
- b. Fiddler's Road utility corridor currently serves as a right-of-way for the City's sewer force main and as an access road for various vehicles and equipment associated with the sewage lagoon. Fiddler's Road also serves as a popular off-leash dog walking corridor. As the area is developed, Fiddler's Road will be maintained as a gated utility right-of-way and accessible as a trail corridor. The gates will allow for the free passage of pedestrians and snowmobiles. Trail crossing signage shall be installed at the Eagle Drive and Falcon Road crossings. In addition, a 10 metre wide green buffer shall be maintained on both sides of the utility trail corridor.
- c. A trail shall be established around the large pond located directly north of Fiddler's Road. The trail shall consist of a 1.2 metre wide forest path on the available high ground and boardwalk and bridges installed to traverse the wet and boggy areas. A parking node shall be established at the trailhead on Eagle Drive. Signage, a dog poop bag dispenser and garbage container will be part of the trailhead infrastructure.
- d. The GM zoned lands to the east of Deh Cho Boulevard are a popular dog walking and hiking area. The lands also connect to the trails stemming from Finlayson Drive and Parker Park. An existing informal parking node shall be maintained on the east side of Deh Cho Boulevard near the Fiddler's Road intersection.

- e. A 10 metre wide green buffer shall be established along both sides of Deh Cho Boulevard.

6. Road Network

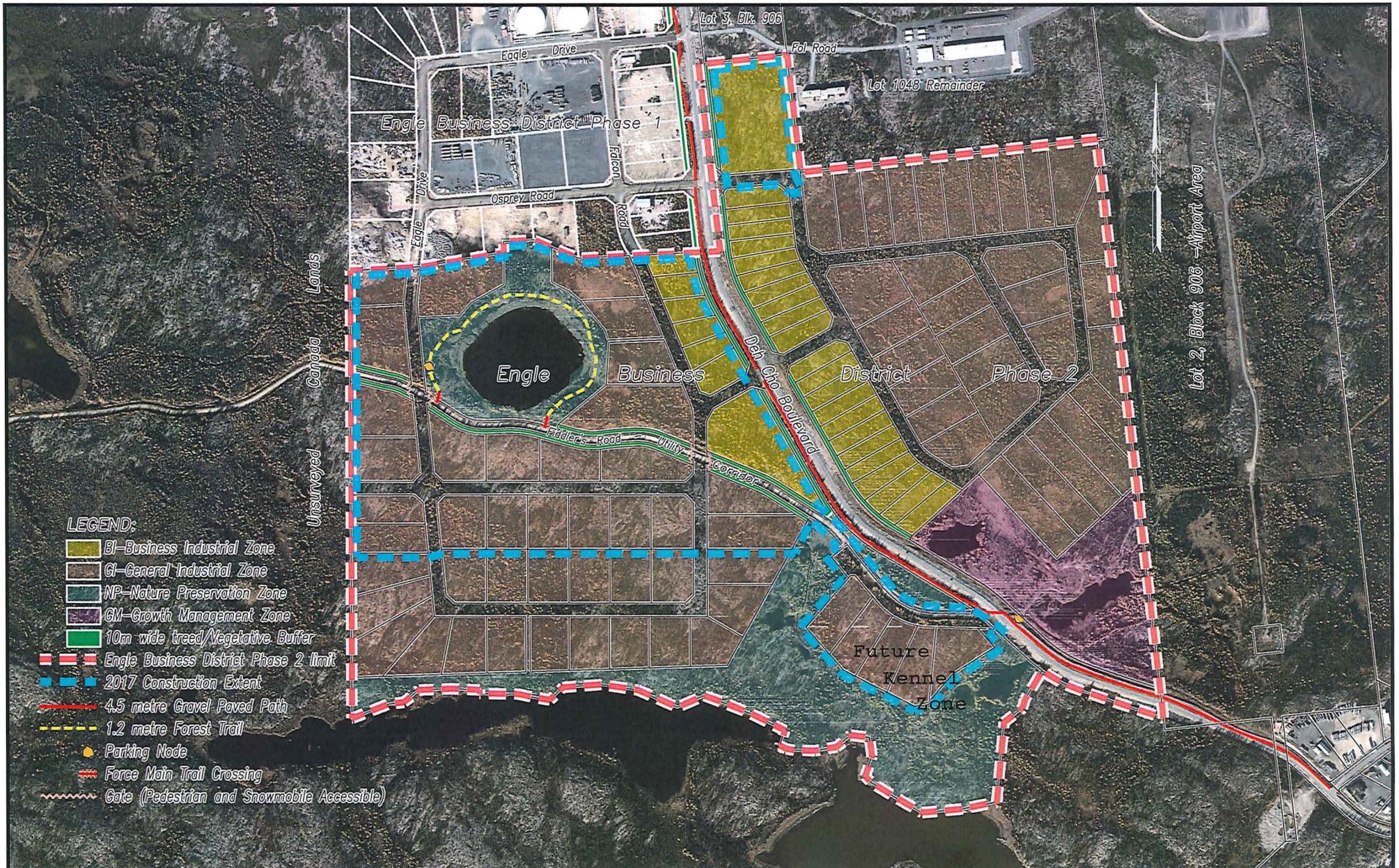
- a. The Engle Business District Phase 2 lots will be situated on newly constructed roads as demonstrated on the attached Schedule No. 1-A. All road right-of-ways will be 30 m wide. Eagle Drive and Falcon Road will be extended southward from the Engle Phase 1 lands, and Osprey Road will be extended to the east side of Deh Cho Boulevard. Additional road names will be considered by the Street and Park Naming Committee that are in keeping with the indigenous northern bird theme that was adopted for Phase 1.
- b. Direct access from lands abutting Deh Cho Boulevard shall be minimized.
- c. Detailed road design shall be approved by the Department of Public Works and Engineering.

7. Utility Services

- a. Trucked water and sewer services shall be provided within the Development Plan area.
- b. Electrical services and other utilities may be overhead.
- c. Fiddler's Road and the corresponding sewer force main will be maintained as a gated utility corridor.
- d. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596, as amended.

8. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands shall be maintained where possible and increased rear yard setback limits will be applied to any lands which back onto environmentally sensitive areas.
- b. Positive drainage toward the public right-of-way will be ensured. For the large pond, grading of abutting lots will be partially sloped towards the pond in order to ensure re-charge of the waterbody and surrounding wetlands. The final grading plan will be subject to review and approval by the Department of Public Works and Engineering.



LEGEND:

- BI-Business Industrial Zone
- GI-General Industrial Zone
- NP-Nature Preservation Zone
- GM-Growth Management Zone
- 10m wide tree/vegetative Buffer
- Engle Business District Phase 2 limit
- 2017 Construction Extent
- 4.5 metre Gravel Paved Path
- 1.2 metre Forest Trail
- Parking Node
- Force Main Trail Crossing
- Gate (Pedestrian and Snowmobile Accessible)



City of Yellowknife
 Planning & Lands Division

PROJECT: *Engle Business District Phase 2 Area Development Plan*

TITLE: *By-Law No. 4931 Schedule 1-A*

SCALE: 1:7,500

CREATED BY: VF

FILE: DM# 481696

DATE: March 10, 2017