



CITY OF YELLOWKNIFE

BY-LAW NO. 4867

BZ 341

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 Grace Lake South Development Plan By-law No. 4867.

PURSUANT TO:

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and
- 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.

WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Grace Lake South Development Plan By-law No. 4867;

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 Grace Lake South Area Development Plan.

APPLICATION

2. The City of Yellowknife Grace Lake South Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. 1-A, is hereby adopted.

EFFECT

3. 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 OCTOBER, A.D. 2015.

Tank Heyck
Mayor

Armin Kefalas
City Administrator

Read a Second Time this 9 day of NOVEMBER, A.D. 2015.

Tank Heyck
Mayor

Armin Kefalas
City Administrator

Read a Third Time and Finally Passed this 9 day of NOVEMBER, A.D., 2015.

Tank Heyck
Mayor

Armin Kefalas
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.

Armin Kefalas
City Administrator



**CITY OF YELLOWKNIFE
GRACE LAKE SOUTH AREA DEVELOPMENT PLAN
BY-LAW NO. 4867**

“SCHEDULE No. 1”

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Grace Lake South Waterside Residential land development.

2. Development Scheme Boundaries

- a. The conceptual land development area is located at the south end of the City of Yellowknife along the southern shore of Grace Lake shown on Schedule No. 1-A.
- b. The number of lots, parcel boundaries, and municipal (pathway and road) rights-of-way represent the intent of the City of Yellowknife. They will be established and determined by engineering design and final plans of survey.

3. Phasing

- a. The development of Phase 1 will begin following the adoption of the Grace Lake South Area Development Plan. Scheduling for Phases 2 and 3 will be subject to future development needs.

4. Land Use

- a. Uses in the Grace Lake area are limited to detached dwellings and complementary secondary uses. All development shall comply with Section 3.4.3 of the 2011 General Plan, policies for the Waterside Residential Designation.
- b. As the residential lots do not extend to the shoreline nor have direct access to Grace Lake, private docks on the water or any private construction within 100' of the publicly-owned shoreline shall not be permitted.
- c. The use of power boats in Grace Lake is generally discouraged and no driveway access to water edge through the shoreline or on residential lots shall be permitted.
- d. Sustainable Design
Development in the Grace Lake Waterside Residential area is encouraged to consider a higher standard of sustainable building and site design. Possible sustainability considerations may include the following:
 - i. The solar façade of the house (i.e. the façade that contains the most window area) is oriented within 30 degrees of due south;

- ii. Incorporating a grey water recycling system to recycle a minimum of 50% of water delivered to the home by trucked services;
- iii. Using water saving devices with the following minimum performance standards:
 - Toilets to be water-saver or ultra-low flush toilets using 6 litres/flush (1.3 imp. gal/flush) or less;
 - Showerheads to be low-flow showerheads using 9.8 litres/min. (2.2 imp. gal./min.) or less when tested at 551 kPa (80 psi);
 - Washroom and kitchen faucets to use 8.3 litres/min. (1.8 imp. gal/min) or less when tested at 413 kPa (60 psi).
- iv. Using fire resistant materials;
- v. All natural areas on the lot, except those used for the dwelling, driveway access, parking, accessory buildings, and an outdoor amenity area are to be retained in its natural state.

5. Trail connection and Open Space Network

According to the 2011 General Plan, park standards do not apply to residences in the Waterside Residential designation. Residential lots in the Grace Lake South area are connected to the City-wide trail system through the intersection with the trails along the south edge of the Enterprise Drive Extension area. Access nodes are proposed to provide the general public with access to Grace Lake South and to form a complete open space network.

Pursuant to the *Northwest Territories Lands Act*, a strip of land one hundred feet in width, measured from Ordinary High Water Mark (OHWM) was deemed to be reserved to the Commissioner out of every grant of territorial lands where the land extends to the shore of any navigable water, unless otherwise ordered by the Commissioner in Executive Council. The trail system will occur within the 100' OHWM reserve. The City of Yellowknife will acquire leasehold interest from the Government of the Northwest Territories for trail development along the shoreline and, if applicable, an exemption from the Commissioner in Executive Council.

a. Trail Connection

- i. The proposed trail system will connect to the trails and boardwalk along Grace Lake North and trails along Kam Lake Road in addition to the node access pathways in between the residential lots.
- ii. Existing snowmobile trails on Grace Lake will remain.

b. Node Access to Grace Lake

Six (6) m wide pathways will be located along the side of the lots at even intervals of the Grace Lake South residential area. The pathways are proposed as node access to Grace Lake and shall be surveyed as a municipal right-of-way.

c. Buffer

A 15 m buffer between the Grace Lake Waterside Residential area and Kam Lake Road shall be preserved.

6. Road Network

- a. The Grace Lake South residential lots are structured along a new road (Road #1) branching from Kam Lake Road and in parallel to the shoreline of Grace Lake. A 30 m road right-of-way for Road #1 is proposed.
- b. Another new road (Road #2) will connect perpendicular to Road #1 and Kam Lake Road to form a loop mid-way through the Grace Lake South residential area. A 20 m road right-of way for Road #2 is proposed. Kam Lake Road upgrade, where determined necessary through engineering design, will be conducted in coordination with Road #1 and Road #2 construction.
- c. No vehicle access shall be allowed to the water's edge.
- d. Detailed road design shall be approved by the Department of Public Works.

7. Utility Services

- a. Trucked water and sewer services shall be provided within the Development Plan area, unless otherwise approved by the City of Yellowknife.
- b. Electrical services and other utilities shall be underground, unless otherwise approved by the City of Yellowknife.
- c. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596.
- d. The fire protection plan and design of the Grace Lake South residential lots shall be developed in consultation with the Fire Division. Fire protection measures (i.e. including, but not limited to, a year-round wet well installed into an adjacent lake or a truck fill station with tank storage) shall be subject to feasibility as well as Public Works and other appropriate regulatory bodies approvals.

8. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands shall be maintained where possible.

- b. A Grading Plan that maintains existing drainage as practical as possible shall be provided to the satisfaction of the Department of Public Works upon new subdivision of land affected by this Development Scheme.

9. Proposed Golf Course Lease

- a. A golf course is contemplated for the lands adjacent to the Grace Lake South Waterside Residential lots. The development of a golf course shall occur in coordination with the Grace Lake South Waterside Residential development to minimize any potential conflict between the two land uses.
- b. An adequate distance separation shall be required from the golf course fairway to the residential lots. Protective screening shall be provided for areas of probable risk from stray golf balls.

Schedule No. 1-A (DM# 430693 v.1B)

Legend

-  Waterside Residential Lots
-  Pathways (to be 6m in width, subject to final design)
-  Open Space
-  OHWM 100' Reserve
-  Trail Connections
-  Floating Boardwalk
-  Snowmobile Trails
-  Proposed Golf Course
-  Property Parcels



Grace Lake North
Existing Waterside Residential

Grace Lake

PHASE 1
(31 Lots)

15m
Buffer

PHASE 2
(25 Lots)

Road #1

Road #2

Kam Lake Road

PHASE 3
(25 Lots)



CITY OF YELLOWKNIFE

Planning & Development

PROJECT:

Grace Lake South Area Development Plan

TITLE:

By-law No. 4867 - Schedule No. 1-A

SCALE:

1:6,500

CREATED BY:

M. Nguyen

FILE:

GraceLakeSouth_DevelopmentPlan.mxd

DATE:

July 16, 2015