



CITY OF YELLOWKNIFE

**CONSOLIDATION OF
GRACE LAKE DEVELOPMENT SCHEME
BY-LAW NO. 4676**

Adopted June 11, 2012

AS AMENDED BY

By-law No. 4929 – April 10, 2017

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

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 enact the City of Yellowknife Grace Lake Development Scheme.

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 wishes to adopt the City of Yellowknife Grace Lake Development Scheme, By-law No. 4676;

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 Development Scheme.

APPLICATION

2. The City of Yellowknife Grace Lake Development Scheme comprised of the attached Schedule No. 1 and Schedule No. A-1, 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*.

PROPERTY OWNERS WITHIN
GRACE LAKE DEVELOPMENT SCHEME AREA AS OF APRIL 10, 2012

MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE
Box 580, Yellowknife X1A 2N4

GOVERNMENT OF THE NORTHWEST TERRITORIES
PO Box 1320, Yellowknife NT X1A 2L9
Attn: North Slave Region, Municipal and Community Affairs

DM#486709

**CITY OF YELLOWKNIFE
GRACE LAKE DEVELOPMENT SCHEME
BY-LAW NO. 4676**

"SCHEDULE No. 1"

1. Purpose

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

2. Development Scheme Boundaries

- a. The Grace Lake north shore area is designated as Waterside Residential in the 2011 General Plan. The conceptual land development area (see Schedule No. A-1) is a portion of Lot 2, Block 568, Plan 4155.
- b. Parcel and right-of-way boundaries represent the intent of the City of Yellowknife and will be established by engineering design and plans of survey. The boundaries indicated by the Development Scheme are subject to change based on their completion. Road rights-of-way will be determined by plan of survey and engineering design.

3. 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. In addition to the basic yard requirements, where a lot is adjacent to the water, any structure on the lot shall be set back at least 10 m from the Ordinary High Water Mark (OHWM), subject to all applicable federal and territorial legislative requirements.
- c. A 6 m municipal easement, as shown on Schedule No. A-1, shall be provided along the waterfront for municipal purposes (e.g. access for maintenance of structures on the shoreline).
- d. The use of power boats in Grace Lake is generally discouraged unless otherwise satisfies all applicable federal and territorial legislative requirements.

e. A private dock for a waterfront lot may be permitted subject to the approval of Fisheries and Oceans Canada (DFO) pursuant to DFO's Dock and Boathouse Construction Operational Statement and any other applicable legislative requirements.

f. 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 (ie. 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. 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.

4. Federal Reserve

Pursuant to the *Territorial Lands Act*, a strip of land one hundred feet in width, measured from Ordinary High Water Mark shall be deemed to be reserved to the Crown, unless otherwise ordered by the Governor in Council.

The one hundred foot Federal Reserve within the Grace Lake Waterside Residential area, as shown on Schedule No. A-1, would not be ready for development until the City of

Yellowknife obtains the Order in Council for the waiver of the Federal Reserve, or acquires a leasehold interest in the land.

Section 5
as amended by By-law No. 4929, April 10, 2017

5. Trail Connection and Open Space Network

Residential lots in the Grace Lake area are connected to the City-wide trail system through Grace Lake Boulevard and 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 and to form a complete open space network.

a. Open Space Amenities

Three public recreational amenities will be located on the open space network:

- i. Point A: A low impact public waterfront access.
- ii. Point B: A playground with public parking.
- iii. Point C: The Grace Lake Park Node with dock for non-motorized vessels and other park amenities.

b. Trail Connection

i. Nature trails will connect the public waterfront access on the shore of Grace Lake (Point A) to the playground located on Grace Lake Boulevard (Point B) and the Grace Lake Park Node (Point C). Connections will extend to the future trail along Kam Lake Road and form part of the city's trail network.

ii. Existing snowmobile trails on Grace Lake will remain.

c. Buffer

A 30m buffer between the Grace Lake Waterside Residential area and the Enterprise Drive Extension commercial and light industrial area shall be preserved.

6. Road Network

Section amended to replace reference to "the extension of Curry Drive" and "the Curry Drive extension" with "Grace Lake Boulevard", as amended by By-law No. 4929, April 10, 2017

- a. The Grace Lake residential lots are structured along the Grace Lake Boulevard, a 20 m road right-of-way for the Grace Lake Boulevard is proposed.
- b. A 20 m road right-of-way along the west boundary of the Grace Lake residential area is proposed for possible future road connection to the north.
- c. Road access shall be limited to the residential lots only, 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 scheme area, unless otherwise approved by the City of Yellowknife.
- b. Utilities may be above ground.
- c. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596.

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.

**Section 8 c. added
as amended by By-law No. 4929, April 10, 2017**

c. A drainage swale is proposed on the 6m wide land along the side of the lots in the middle section of the Grace Lake residential area, the land shall be surveyed as a municipal right-of-way for storm drainage.

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