

**CITY OF YELLOWKNIFE  
BY-LAW NO. 4501**

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. 4024.

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;

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

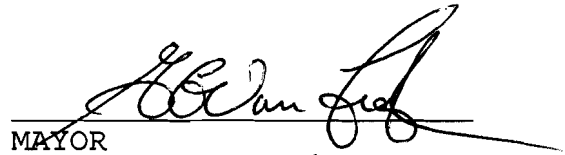
**APPLICATION**

- 1. That By-law No. 4024 of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
  - A) Adopting Schedule No. 1, attached hereto and forming part of this by-law, as Section 4.17(SS6) of Zoning By-law No. 4024;
  - B) Amending Schedule No. 2 of Zoning By-law No. 4024, in accordance with Schedule No. A-1 attached hereto and forming part of this by-law.

**EFFECT**

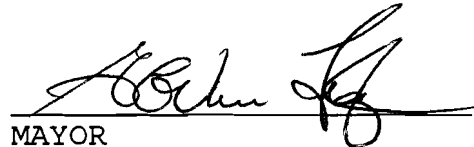
2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the Cities, Towns and Villages Act.

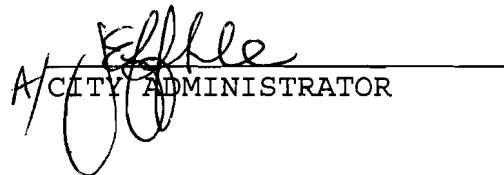
READ a First Time this 14 day of OCTOBER,  
A.D. 2008.

  
MAYOR


  
CITY ADMINISTRATOR

READ a Second Time this 27 day of OCTOBER,  
A.D. 2008.

  
MAYOR


  
CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs  
of the Northwest Territories this 17 day of  
November, A.D. 2008.

  
MINISTER  
MUNICIPAL AND COMMUNITY  
AFFAIRS

READ a Third Time and Finally Passed this 24 day of  
November A.D., 2008.

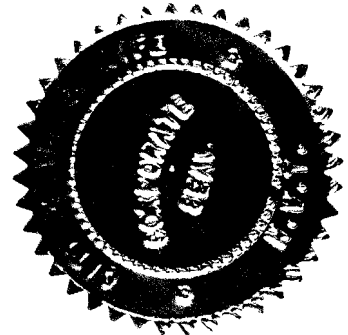
  
MAYOR

  
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 #152089



CITY OF YELLOWKNIFE  
BY-LAW NO. 4501

SCHEDULE 1

**4.17        SS6    Site Specific Zone #6**

1) General Purpose:

To provide an area for a mix of commercial and residential uses in keeping with the Old Town Secondary Development Scheme By-law No. 3651 on Lot 22, Block 1.

2) Uses:

- a) Permitted Uses are:  
Commercial uses,  
Child care facility,  
Special care facility,  
Offices,  
Detached dwelling subject to Section  
4.17(SS6) (5) (a) ,  
Duplex subject to Section 4.17(SS6) (5) (a) ,  
Industrial subject to Section 3.7(1),  
Mixed Use,  
Planned development subject to Section 3.1(9),  
Homed based business,  
Temporary activities subject to Section 3.9, and  
Accessory structures and uses.
- b) Conditional uses are:  
Diamond facility,  
Food/beverage service,  
Parks and recreation,  
Public and quasi-public uses,  
Public utility uses and structures, and  
Similar uses.
- c) Prohibited uses are:  
Outside storage as a principal use.

3) Regulations:

- |                   |   |
|-------------------|---|
| a) Site Coverage  | 46% maximum or 175m <sup>2</sup> building footprint inclusive of principal building, accessory structures and any decks exceeding 600mm above grade   |
| b) Height         | a maximum of 10m subject to Section 3.5(7)  |
| c) Front Yard     | a minimum of 5.1m subject to Section 4.17(SS6)(4)(b)  |
| d) Side Yard      | a minimum of 1.7m subject to Section 4.17(SS6)(4)(b)  |
| e) Rear Yard      | a minimum of 5.1m subject to Section 4.17(SS6)(4)(b)  |
| f) Lot Width      | a minimum of 15m  |
| g) Lot Depth      | a minimum of 23m  |
| h) Site Area      | a minimum of 375m <sup>2</sup>  |
| i) Landscape Area | a minimum of 40% of the minimum front yard shall be landscaped, however, if it is determined by the Development Officer that landscaping is required elsewhere on the site, then 15% of the site area may be required to be provided. |
| j) Parking        | subject to Section 3.8  |
| k) 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.
- b) If the requirements of Section 4.17(SS6)(3) detrimentally affect a harmonious relationship between buildings, structures and open space on the site and adjoining property, the Development Officer may vary the requirements of Section 4.17(SS6)(3), subject to Section 3.1(6).

**Schedule 1**

**By-law No. 4501**

**Page 3**

**BZ 262**

- c) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

**5) Special Provision:**

- a) Notwithstanding the minimum requirements of this zone, detached and duplex dwellings shall be developed in accordance with the provisions of Section 4.7 except that the minimum allowable floor area shall be 65m<sup>2</sup> per dwelling unit.

**6) Other Requirements:**

- a) There shall be no landscaping, trees, buildings, or other improvements exceeding 1.0m in height within the Line of Sight Area on the northwest corner.



**City of Yellowknife**

**PROJECT:**

*Lot 22, Block 1 Rezoning*

**TITLE:**

*Schedule A-1 to By-law No. 4501*

**CREATED BY:**

*KNitsche*

**FILE**

*City of Yellowknife Web Map*

**DATE:**

*7-Oct-2008*

**SCALE:**

*1:487*

