

**CITY OF YELLOWKNIFE
BY-LAW NO. 4363**

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, 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 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) Deleting Section 3.10(10) and adding a new Section 3.10(10) as follows;

"The development of similarly designed single and two unit residential buildings on adjacent lots is not permitted. The intent is to promote a variety of housing designs. The application of criteria to determine a variety of housing designs is specified under Section 4.19(4)."

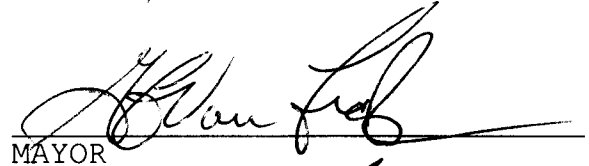
- B) Adding a new Section 4.19 in accordance with Schedule No. 1 attached hereto and forming part of this by-law;

- C) Amending Schedule No. 2 of Zoning By-law No. 4024, as amended, in accordance with Schedule No. 2 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 27TH day of MAY, A.D. 2005.


MAYOR


CITY ADMINISTRATOR

READ a Second Time this 27TH day of JUNE, A.D. 2005.

A/ 
MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 27th day of June, A.D. 2005.


MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

READ a Third Time and Finally Passed this 20nd day of
August A.D., 2005.

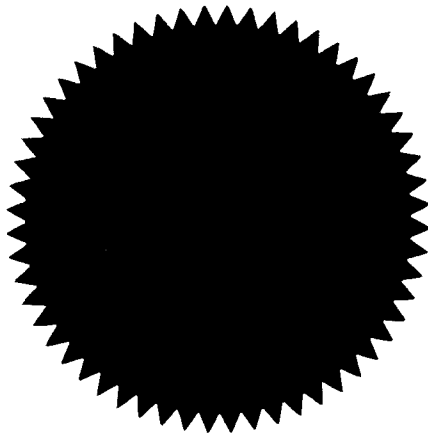
Dennis T. McCann
A/ MAYOR

Dave Devane
A/ 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.

Dave Devane
A/ CITY ADMINISTRATOR

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Schedule No. 1 to By-law No. 4363

4.19 R6 Residential – Limited Manufactured Dwelling

(1) General Purpose

To provide for low density residential development in the form of detached dwellings, manufactured dwellings (double wide), duplex dwellings and compatible uses, subject to residential design standards.

(2) Uses

(a) Permitted Uses are

Detached dwellings,
Manufactured dwellings (double wide) Subject to Section 4.19(3)(1)
Duplex dwellings,
Parks and recreation,
Public utility uses and structures,
Home based business, and
Accessory structures and uses.

(b) Conditionally Permitted Uses are

Child care facility,
Public and quasi-public uses,
Special care facilities, and
Similar uses.

(c) Prohibited Uses are

Manufactured dwellings (single wide)

(3) Regulations

(a) Floor Area:

Detached dwelling: minimum of 120 m² per dwelling unit,
Manufactured dwelling (double wide): minimum of 120 m² per dwelling unit; and in addition, the sections when joined shall not be less than 7.9 meters in width ;
Duplex dwelling: minimum of 55m² per dwelling unit;

(b) Site Coverage: maximum of 35%;

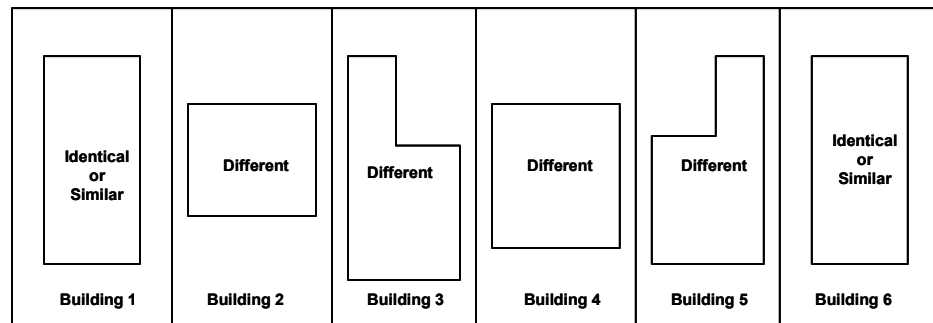
(c) Height: maximum of 10 m;

(d) Front Yard: minimum of 6.0 m;

- (e) Side Yard - subject to Section 3.2(6):
 - Detached dwelling: minimum of 1.5 m is required or with a side entry a minimum of 2.4m;
 - Manufactured dwelling (double wide): a minimum of 1.5 m is required or with a side entry a minimum of 2.4m;
 - Duplex dwelling: a minimum of 1.5 m is required or with a side entry a minimum of 2.4 m, and
 - Other uses: minimum of 3.0 m;
- (f) Rear Yard: minimum of 6 m;
- (g) Lot Depth: minimum of 30 m;
- (h) Lot Width:
 - Detached Dwelling: minimum of 16 m,
 - Manufactured Dwelling: minimum 16 m,
 - Duplex dwelling unit: minimum of 8.0 m per unit, and
 - Other uses are subject to Development Officer approval;
- (i) Site Area:
 - Detached and Manufactured Dwelling (double wide): minimum of 450 m²;
 - Duplex Dwelling: minimum of 225 m² per unit.
- (j) Landscaping: 100% of residual area, subject to section 3.1(3);
- (k) Parking:
 - Detached Dwelling, Manufactured Dwelling (double wide) and Duplex Dwellings require two spaces per dwelling unit, and
 - Other Uses are subject to Section 3.8.
- (l) No used Manufactured Dwellings (double wide) may be sited on a lot.
- (m) Any addition to a Manufactured Dwelling unit shall be constructed of material similar in design, construction and appearance to the exterior of the Manufactured Dwelling unit.
- (n) All Manufactured Dwelling units shall conform to the current National Building Code and shall be Canadian Standards Association certified.

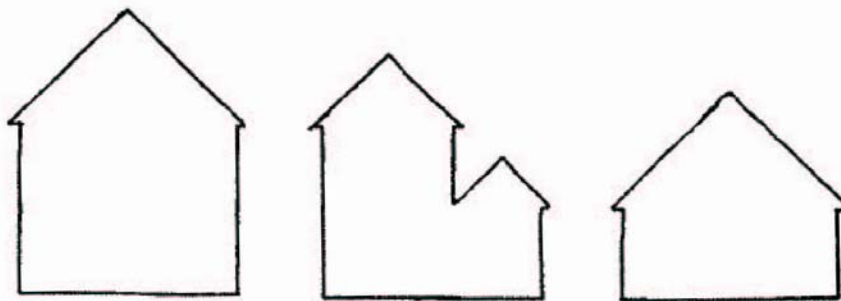
(4) Residential Design Standards

- (a) Within the “R6” zone, the Development Officer shall require that buildings along the same side of a street or adjacent to one another within a cul-de-sac be designed to provide a varied street scene and to eliminate the reuse of identical or similar buildings in close proximity to one another.
- (b) Identical or similar buildings may not be repeated more frequently than every sixth building along the same side of a street or adjacent to one another within a cul-de-sac.



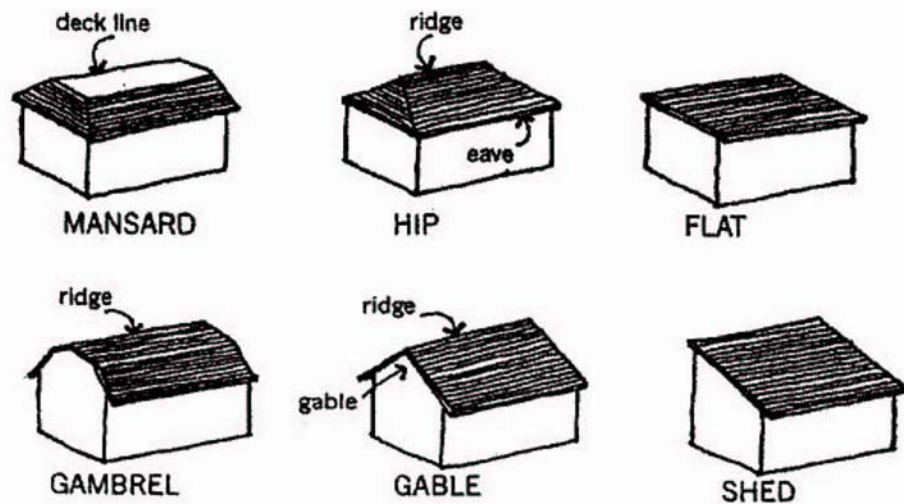
Every sixth building may be identical or similar.

- (c) Buildings shall be considered similar if they have similar building mass and building form. Building mass is the outline of the structure, which is determined by its height, width and depth. Building form is the style of the home such as ranch (one level), split level, two storey or three storey.



All of these structures differ in mass and form.

- (d) Where the Development Officer determines that building mass and form are similar, then the street facing portion(s) are required to meet two out of three of the following building variation requirements to be considered different. The three building variation possibilities are:
- (i) Different roof types which may consist of mansard; full-hipped; partial hipped; gambrel; flat; gable (front to back truss); gable (side to side truss), and; shed;

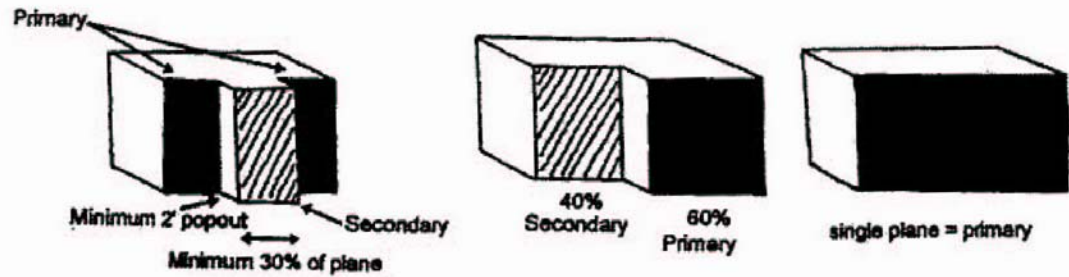


A full-hipped roof is considered to be substantially different from a partial hip, or clip.

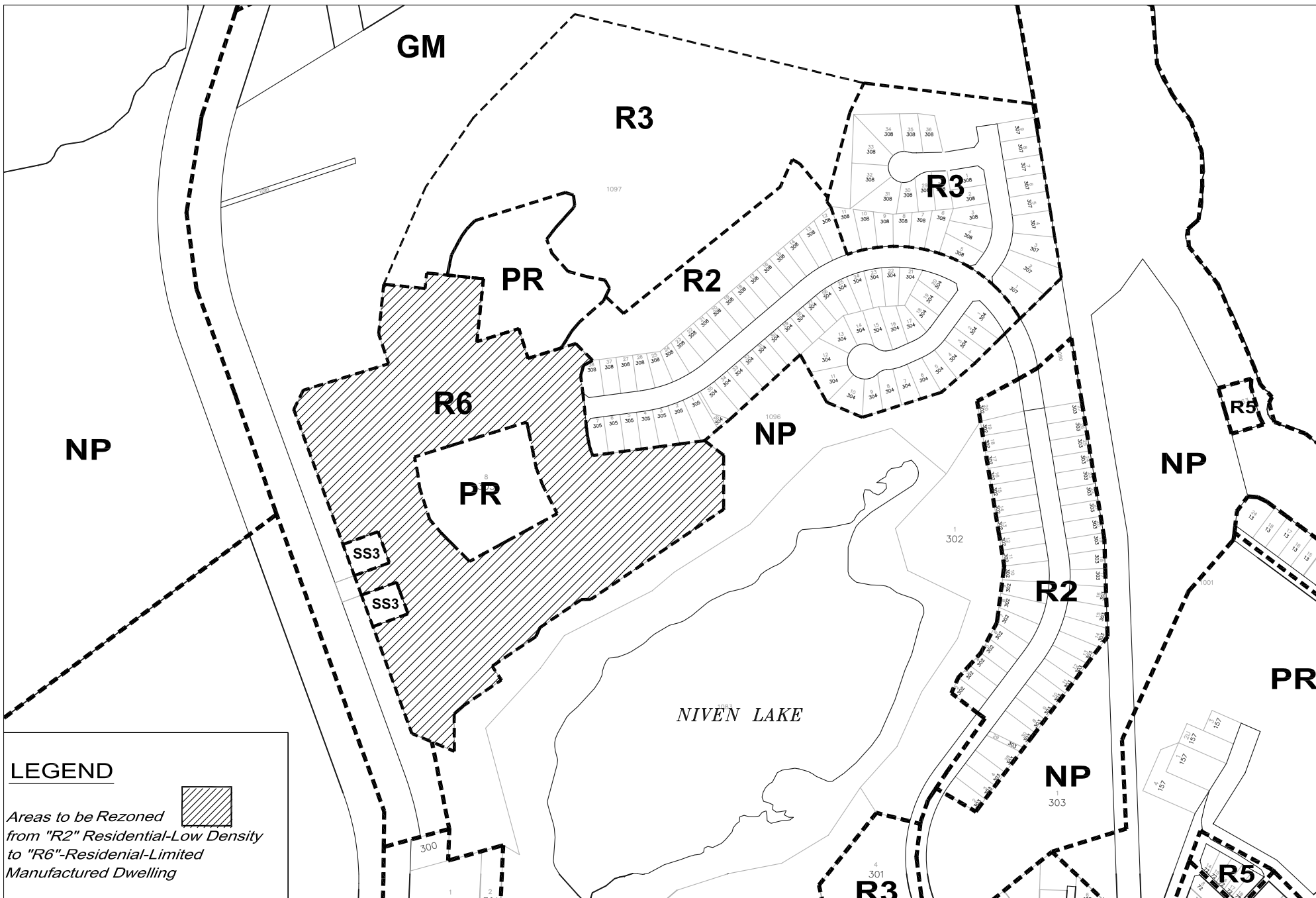


Gables with side-to-side trusses are substantially different than gables with front-to-back trusses.

- (ii) Variation in elevation plane, identified as the exterior wall(s) of the structure facing the street. For an elevation plane to be considered different, the secondary plane must project at least two feet from the primary plane and make up at least 30 percent of the entire elevation, and;



- (iii) Variation in exterior surfaces including vinyl, brick, pre-finished and embossed metal, hardboard, cedar and stucco, and which may include variation in the combination of exterior surfaces, and/or in the colour of exterior surfaces.



LEGEND



Areas to be Rezoned
from "R2" Residential-Low Density
to "R6"-Residential-Limited
Manufactured Dwelling



City of Yellowknife
Planning and Lands Division

Project:

Niven Lake Residential Area

Title:

Schedule 2 of By-law No. 4363

Date: N.T.S.

File Number: NL_Rezoning 2005

Date: May 17, 2005