

**CITY OF YELLOWKNIFE  
BY-LAW NO. 4677**

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. 4404, 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. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, 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 Zoning By-law No. 4404, as amended, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
  - A. Amending Schedule 1 of Zoning By-law No. 4404, as amended, in accordance with Schedule A attached hereto and forming part of this by-law.
  - B. Amending Part Ten by adding new Section 10.26 to read as follows:

**10.26 R0 - Waterside Residential - Low Density**

(1) General Purpose

To provide an area for low density residential dwellings, outside the built-up area, that has an immediate access to outdoor and water recreation.

(2) Uses

(a) Permitted Uses are:

Detached dwelling;  
Home based business Subject to section 10.26(4)(b) and Section 7.2(6);  
Parks and recreation;  
Accessory structures and uses.

(3) Regulations

- (a) Site Coverage: a maximum of 35%;
- (b) Site Area: a minimum of 2000 m<sup>2</sup>;
- (c) Lot Width: a minimum of 30 m;
- (d) Height: a maximum of 10 m;
- (e) Front Yard: a minimum of 6 m subject to Section 10.26 (5) (a);
- (f) Side Yard: a minimum of 3 m subject to Section 10.26 (5) (a);
- (g) Rear Yard: a minimum of 6 m subject to Section 10.26 (5) (a);
- (h) Parking: Single detached dwellings require two spaces per dwelling unit. Other uses are subject to Part Nine.
- (i) Landscape area: 100% of front yard area, subject to Section 7.1(2). All areas on lot except those used for buildings, driveway access, or outdoor amenity areas shall be

retained in its natural state and shall limit the disturbance of the natural area as much as possible.

(4) Special Provisions

- (a) The single detached dwelling legally existing or approved on Lots 3 and 4, Block 568, Plan 4155 prior to the passing of this by-law is deemed to be duly approved and conforming to regulations for that site.
- (b) In the Grace Lake area only those home based businesses that are home office based are permitted. Any commercial activities shall not be permitted as a home based business.

(5) Site Development

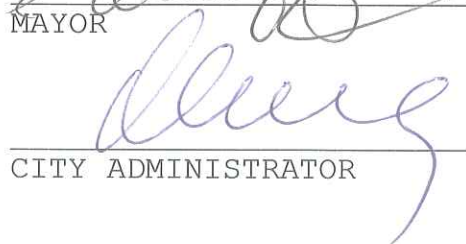
- (a) Where a lot is adjacent to the water the minimum waterfront setback requirement shall be 10 m to the Ordinary High Water Mark (OHWM).
- (b) Waterside Residential Lots shall abide by the regulations detailed in section 3.4.3 of the General Plan By-Law No. 4656, and the Grace Lake Development Scheme.

**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 26 day of MARCH, A.D. 2012.

  
MAYOR

  
CITY ADMINISTRATOR

READ a Second Time this 10 day of APRIL, A.D. 2012.

[Signature]  
MAYOR

[Signature]  
CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 30 day of May, A.D. 2012.

[Signature]  
MINISTER  
MUNICIPAL AND COMMUNITY  
AFFAIRS

READ a Third Time and Finally Passed this 11 day of JUNE A.D., 2012.

[Signature]  
MAYOR

[Signature]  
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.

[Signature]  
CITY ADMINISTRATOR



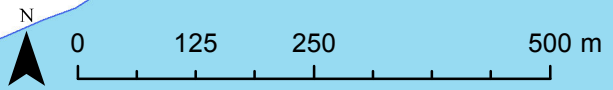
# GM

Area to be rezoned from GM - Growth Management to R0 - Waterside Residential

-  Current Zone Boundary
-  Proposed Waterside Residential

Grace Lake

Kam Lake



**City Of Yellowknife**  
*Planning and Lands Division*

PROJECT:  
*By-law No.4677 Grace Lake Waterside Residential Zoning Amendments*

TITLE:  
*Schedule A*

SCALE: 1:8,000	CREATED BY: AF/WY
FILE: ...11Kam Lake development Scheme /GraceLakeZoning.mxd	
DATE: March 17, 2012	