

**CITY OF YELLOWKNIFE  
BY-LAW NO. 4444**

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**

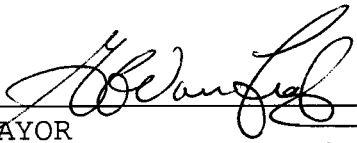
- 1. That By-law No. 4024 of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
  - A) Adopting Schedule 1, attached hereto and forming part of this by-law, as section 4.21 of Zoning By-law No. 4024;
  - B) Adopting Schedule 2, attached hereto and forming part of this by-law, as section 4.22 of Zoning By-law No. 4024;

- C) Adopting Schedule 3, attached hereto and forming part of this by-law, as forming part of section 1.6 of Zoning By-law No. 4024;
- D) Rezoning Unsurveyed Commissioner's Land known as a portion of Lot 1, Block 907 as per Provisional Plan of Survey to "BI" - Business Industrial and 'GI' - General Industrial from "GM" - Growth Management.
- E) 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**

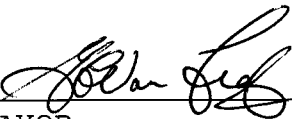
2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 26<sup>TH</sup> day of FEBRUARY,  
A.D. 2007.

  
MAYOR

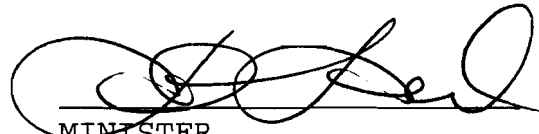
  
CITY ADMINISTRATOR

READ a Second Time this 12<sup>TH</sup> day of MARCH,  
A.D. 2007.

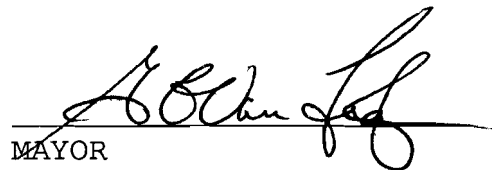
  
MAYOR

  
CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs  
of the Northwest Territories this 30<sup>th</sup> day of  
MARCH, A.D. 2007.

  
MINISTER  
MUNICIPAL AND COMMUNITY  
AFFAIRS

READ a Third Time and Finally Passed this 23<sup>rd</sup> day of  
APRIL A.D., 2007.

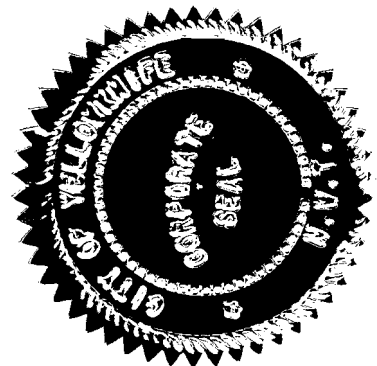
  
MAYOR

  
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.

  
A/ CITY ADMINISTRATOR

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CITY OF YELLOWKNIFE  
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SCHEDULE 1

4.21        BI    Business Industrial

1) Purpose

To provide an area for lower impact industrial uses that have a related limited commercial businesses requiring outdoor storage, that are suited to high visibility along a primary road corridor.

2) Uses

a) Permitted Uses:

Accessory Building or Use  
Accessory office use (less than 20% of total floor space)  
Animal Services  
Automotive Equipment, repair and storage  
Automotive Service Station  
Car/Truck Wash  
Card Lock  
Commercial storage  
Contractor, limited  
Contractor, general  
Diamond facility  
Equipment rental and repair  
Greenhouse  
Laboratory  
Manufactured home sales  
Motor Vehicle Sales  
Public utility uses and structures  
Research and Development  
Storage yard  
Food/Beverage Services (subject to Section 4.21 (4))  
Accessory Food/Beverage (subject to Section 4.21 (4))  
Brewery Establishment

b) Conditional Uses:

Accessory Office use (greater than 20%)  
Similar Uses

3) Regulations

- |                  |                      |
|------------------|----------------------|
| a) Site Coverage | 40% maximum          |
| b) Height        | 10 metres maximum    |
| c) Front Yard*   | 4.0 metres minimum   |
| d) Side Yard     | 3.0 metres minimum   |
| e) Rear Yard     | 7.5 metres minimum   |
| f) Lot Width     | 20 metres minimum    |
| g) Lot Depth     | 30 metres minimum    |
| h) Site Area     | 0.5 hectares minimum |

\*Front yards are those which front the internal roadway network.

4) Food and Beverage Service

- a) Any approved Food/Beverage Service uses shall be unlicensed.

5) On-Site Parking and Loading

- a) Parking shall be provided in accordance with section 3.8.
- b) Parking areas with 10 spaces or more shall be required to provide a landscaped area or areas, determined as 15% of total parking area including maneuvering aisles, to enhance appearance and avoid large barren parking areas.
- c) Paved surfaces for on-site traffic maneuvering shall be at the minimum width necessary to accommodate traffic in a safe and efficient manner.
- d) Loading, storage (as an accessory use) and trash collection shall be located to the rear or sides of the principal building and shall be screened from view from public rights-of-way and public trails.

6) Site Development

- a) Used buildings shall not form part of a non-temporary development.

7) Drainage

- a) A site drainage plan shall be required for any development to ensure positive drainage, compliance with a Drainage Plan or on-site mitigation of run-off. Maintenance of existing site contours is encouraged.

8) Landscaping Requirements

- a) All landscaping must be approved as part of a landscape plan.
- b) Landscaping shall be provided to buffer parking, loading, and outdoor storage areas from a public right-of-way and public trails and open spaces.
- c) 100% of required Front Yard setbacks shall be landscaped in accordance with this section.
- d) Views of loading areas, refuse bins, and outdoor storage areas from the primary arterial road must be screened.
- e) A buffer is a 4 metre landscaped strip, following a lot line, used to block or limit views. The landscaped strip must meet the following requirements:
  - (i) At a minimum a double alternating row of trees planted 4.5 metres on centre with a row of shrubbery planted on 1.5 metres on centre or as otherwise recommended by a landscape architect or landscape technician on an approved plan.
  - (ii) The minimum sizes for plantings are set out in section 3.1(3)(f) of this By-law.
- f) At the discretion of the Development Officer on those properties fronting the Primary Arterial Roadway a landscaped berm a minimum of 1.5 metres in height is required.
- g) At the Development Officer's discretion alternative methods of screening that achieve a similar effect to the provisions of this section may be considered.

9) Screening Requirements

- a) Screening may include one or more of the following in addition to the requirements of Part 4.21.8:
- (i) A decorative fence, meaning solid or semi-solid fencing but not chain-link fencing, barbed or razor-wire and snow fencing. Corrugated metal, sheet metal and tarps are also excluded from this reference;
  - (ii) The retention of existing natural vegetation for screening purposes is encouraged where the intent of Part 4.21(8)(b), (d) & (e) of this section will be maintained.
  - (iii) Screen fences and walls shall compliment design and materials of the principal structure and be consistent with the quality of building design and materials of the principal structure.

10) Design Criteria

- a) A minimum of one side of the building (façade) shall include the following in order to enhance the visual appeal of the subdivision.
- (i) A minimum of 10% of the façade shall be windows;
  - (ii) A minimum of 25% of the façade, exclusive of window area, shall be finished with one of the following: brick, stone, cedar, hardboard, or stucco.

11) Signage

- a) Where signage will form part of a development the Development Officer shall consider the following in addition to Schedule No. 1 of By-law No. 4024:
- (i) One illuminated company or business fascia sign shall be allowed per instance of business frontage as defined in Schedule No. 1. The maximum dimensions of such a sign shall not exceed 3 metres in vertical and horizontal directions, parallel to the façade of the building, nor exceed a depth of 0.3 metres.

- (ii) One illuminated business name per instance of business frontage as defined in Schedule No. 1 shall be allowed. The illuminated business name shall not exceed 15% of the area of the façade of the building and shall in no case exceed 10 square metres.
  - (iii) Where individual letters are required in accordance with the provisions above, the letters shall be fixed directly to the building without sign backing panel, or mounted by an architecturally compatible method.
  - (iv) Where more than one business occupies a building, additional signage should be located in accordance with a comprehensive signage package prepared for the building and approved by an architect.
- b) Freestanding signs are prohibited unless they are:
- (i) No greater in height than the lesser of 3 metres or the height of the principal structure;
  - (ii) Constructed of similar or complimentary cladding materials as the principal structure to ensure architectural compatibility and enhancement; and,
  - (iii) Monument based.
- c) Portable signs are prohibited.

## 12) Site Access

- a) Direct access from the by-pass road is prohibited unless no alternative exists.



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SCHEDULE 2

4.22        GI    General Industrial

1) General Purpose:

To provide an area for intensive industrial uses as well as those intensive industrial uses requiring large outdoor storage areas.

2) Uses

a)    Permitted Uses are:

Accessory Building or Use  
Accessory office use (less than 20% of total floor space)  
Bulk Fuel Storage  
Fleet service  
Industrial, general  
Outdoor storage facility  
Public utility uses and structures  
Recycling Depot  
Transportation facility  
Warehousing and distribution

b)    Conditional uses are:

Kennels  
Similar Uses

3) Regulations

a) Site Coverage	60% maximum
b) Height	17 metres maximum
c) Front Yard	6.0 metres minimum
d) Side Yard	4.0 metres minimum (subject to 8.0 (a))
e) Rear Yard	4.0 metres minimum (subject to 8.0 (a))
f) Lot Width	30 metres minimum
g) Lot Depth	30 metres minimum
h) Site Area	1 hectare minimum

#### 4) Landscape Requirements

- a) 100% of required Front Yard setbacks shall be landscaped in accordance with this section 4.22(4).
- b) All landscaping must be approved as part of a landscape plan.
- c) Landscaping shall be provided to buffer parking, loading, and outdoor storage areas from a public right-of-way (including the primary arterial road) and public trails and open spaces.
- d) Landscape buffers: a 4 metre landscaped strip, following a lot line, used to block or limit views. The landscaped strip must meet the following requirements:
  - (i) At a minimum a single row of trees planted 4.5 metres on centre with a row of shrubbery planted on 1.5 metre centres or as otherwise recommended by a landscape architect or landscape technician on an approved plan.
- e) The minimum sizes for plantings are set out in section 3.1(3)(f) of this By-law.
- f) At the Development Officer's discretion alternative methods of screening that achieve a similar effect to the provisions of Part 4.22(4)(c) of this section.

#### 5) Screening Requirements

- a) Screening may include one or more of the following in addition to the requirements of Part 4.22.4.
  - (i) A decorative fence, meaning solid or semi-solid fencing but not chain-link fencing, barbed or razor-wire and snow fencing. Corrugated metal, sheet metal and tarps are also excluded from this reference;
  - (ii) The retention of existing natural vegetation for screening purposes is encouraged where the intent of Part 4.22(4) of this section will be maintained.
  - (iii) Screen fences and walls shall compliment design and materials of the Principal structure and be consistent with the quality of building design and materials of the principal structure.

6) On-site Parking and Loading

- a) Parking shall be provided in accordance with section 3.8.
- b) Loading, storage (as an accessory use) and trash collection shall be located to the rear or sides of the principal building and shall be screened from view from public right-of-way and public trails with an opaque fence of a minimum 1.5 metre height.
- c) Parking areas with 10 spaces or more shall be required to provide a landscaped area or areas, determined as 15% of total parking area including maneuvering aisles, to enhance appearance and avoid large barren parking areas.
- d) Paved surfaces for on-site parking maneuvering shall be at the minimum width necessary to accommodate traffic in a safe and efficient manner.

7) Used Buildings

- a) Used buildings shall not form part of a non-temporary development.

8) Drainage

- a) A site drainage plan shall be required to ensure positive drainage to a public right-of-way, compliance with a Drainage Plan or on-site mitigation of run-off.
- b) Maintenance of existing natural contours is encouraged.

9) Operational Standards

- a) All Kennel uses where dogs will be kept in an open outdoor location shall comply with the following standards.
  - (i) Yard requirements are increased as follows:
    - Side Yard: 10 metres minimum
    - Rear Yard: 10 metres minimum
  - (ii) Areas where dogs are kept must have positive drainage.
  - (iii) An approved drainage plan is required in order to prevent contamination of land.

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- (iv) If more than 15 dogs are to be maintained on a site an opaque fence of 2 metres shall be required to screen the kennel area from view of neighbouring properties and public rights-of-way or trails. A 4 metre landscaped area shall be provided between this screen and any public right-of-way or trail in accordance with section 4.22(4).
- (v) Cleaning and sanitizing should be carried out daily, including the removal of fecal matter.

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## SCHEDULE 3

"automotive equipment repair and service"

means the servicing, mechanical repair and storage of automobiles, light trucks, and utility vehicles, motorcycles, snowmobiles, and similar vehicles and the sale, installation, servicing or storage of related accessories and parts. This includes transmission shops, muffler shops, tire shops, body shops, automotive glass shops and upholstery shops.

"automotive wrecker"

means a development used for the storing, junking, dismantling, wrecking or crushing of 3 or more motor vehicles, not in running condition, or parts of them, and may include the sale of parts of such vehicles.

"brewing establishment"

means a commercial establishment where equipment, materials and instruction are made available to customers for the purposes of brewing and bottling alcoholic beverages which are usually not consumed on the premises.

"car/truck wash facility"

means any commercial facility for washing vehicles.

"card lock facility"

means one or more pump islands designed for the retail sale of gasoline or diesel fuel using pumps which are operated automatically by credit or debit cards.

"commercial storage"

means a self-contained building or group of buildings containing lockers available for rent for the storage of goods.

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"contractor, general"

means a development used for commercial and industrial service support and construction. Typical uses include industrial support services, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

"contractor, limited"

means a development used for the provision of electrical, plumbing, heating, painting, catering and other contractor services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building, and no fleet storage of more than four vehicles or pieces of mobile equipment.

"equipment rental & repair"

means a development used for the rental and repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.

"fleet service"

means a development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or long-term lease.

"greenhouse"

means development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, household, and ornamental plants and may include accessory uses related to the storing, displaying, and selling of gardening, nursery and related products.

"industrial, general"

means the following activities:

- (a) The processing of raw or finished materials;
- (b) The manufacturing or assembly of goods, products or equipment;
- (c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- (d) The training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light, or dust.

"laboratory"

means a building, or part thereof, used for scientific, medical and/or research purposes.

"manufactured homes sales and storage"

means a site exclusively used for the storage, staging, or shipping of manufactured homes and related materials and may include accessory sales uses and structures.

"motor vehicle sales"

means the sale and storage of motor vehicles. This may include an accessory motor vehicle service use, but does not include a car/truck wash facility or a automobile service station.

"outdoor storage facility"

means a site exclusively utilized for the storage of goods or materials or equipment. Un-serviced buildings or structures are considered accessory buildings.

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"recycling depot"

means a development used for the temporary storage of bottles, cans, tetrapaks, newspapers and similar goods for reuse where all storage is contained within an enclosed building or site.

"research and development facility/laboratory"

means a building or group of buildings in which are located facilities for scientific research, investigations, testing or experimentation.

"automobile service station"

means a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor running repairs essential to the actual operation of motor vehicles are executed or performed. This does not include a car/truck wash establishment.

"storage yard"

means a portion of a site utilized for the storage of retail/wholesale goods or materials or equipment. The use shall be accessory to and incidental to the principle use of the site. This does not include an Outdoor Storage Facility.

"used building"

means a building which has been relocated from a property where it formed part of a development to a new property with a different civic address.

"warehousing and distribution"

means the storage and distribution of raw materials, processed or manufactured goods, and establishments providing for those services.





Planning and Development Department  
Planning and Lands Division

Project:  
Airport West Industrial Area

Title:  
Schedule A-1, rezoning By-law No. 4444

DRAWN: BPetch  
DATE: February 11, 2007  
FILE: REZONING\_KAMLAKEWEST.mxd

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