



CITY OF YELLOWKNIFE

BY-LAW NO. 4816

BZ 331

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) Sections 12 to 32 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2013, c.9; and
- 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.

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

That Zoning By-law No. 4404, as amended, be amended by:

1. Adding a new zone, Section 10.27 SS10 – Site Specific #10, as follows:

- (1) General Purpose

To provide an area with regulations appropriate for the Stanton Territorial Hospital redevelopment.

(2) Uses

(a) Permitted Uses are:

Accessory Decks,
Parks and recreation,
Public utility uses and structures,
Public or quasi-public use,
Government office,
Accessory structures and uses,
Temporary activity subject to Section 7.1(6),
Child care facility.

(b) Conditionally Permitted Uses are:

Rehabilitative and corrective facility,
Similar use, and
Special care facility.

(3) Regulations

- (a) Floor area: subject to Development Officer approval;
- (b) Height: maximum of 25 m;
- (c) Front Yard: subject to Development Officer approval;
- (d) Side Yard: subject to Development Officer approval;
- (e) Rear Yard: subject to Development Officer approval;
- (f) Landscape Area: 100% of the residual area subject to Section 7.1(2);
- (g) Parking: subject to Part Nine;
- (h) Loading: subject to Development Officer approval;
- (i) Site Area: subject to Development Officer approval;
- (j) Lot width: subject to Development Officer approval;
- (k) Site Coverage: maximum of 60%.

- (4) Site Development
 - (a) Notwithstanding Section 10.27(3) the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, and emergency vehicle access shall be subject to approval by the Development Officer.

- (5) Capital Area Development Regulations
 - (a) All development is subject to the Capital Area 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 27 day of OCTOBER, A.D. 2014.



Mayor

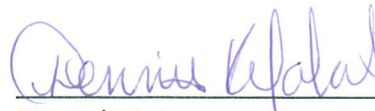


City Administrator

Read a Second Time this 10 day of NOVEMBER, A.D. 2014.



Mayor



City Administrator

Read a Third Time and Finally Passed this 10 day of November, A.D., 2014.

Frank Heyck
Mayor

Deanna Kefauver
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.

Deanna Kefauver
City Administrator

