

CITY OF YELLOWKNIFE
BY-LAW NO. 4287

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) Adding a new Section 4.15 as follows:

4.15 LI Limited Industrial

1. General Purpose

To provide an area for limited industrial and commercial land uses intended to minimize impacts on established land uses in the area.

2. Uses

a. Permitted Uses are

Industrial use subject to Section 3.7(1),
Commercial uses,

Diamond facility,
Public utility uses and structures,
Accessory structures and uses;

b. Conditionally Permitted Uses are

Industrial use subject to Section 3.7(2),
Bulk Fuel Storage,
Transportation facility,
Similar uses.

3. Regulations

- a. Site Coverage: a maximum of 40%;
- b. Height: a maximum of 15 meters;
- c. Front Yard: a minimum of 6 meters;
- d. Side Yard: a minimum of 6 meters on one side and 1.5 meters on the other side;
- e. Rear Yard: a minimum of 6 meters;
- f. Lot Width: a minimum of 35 meters;
- g. Site Area: a minimum of 1400m²;
- h. Parking Space: subject to Section 3.8;
- i. Loading Space: subject to Section 3.8.

4. Site Development

The site plan, the relationship between buildings; structures and open space, provision of fencing, screening and/or similar buffering techniques, provision of landscaping, parking layout, access to roads, access to trucked water/sewer points, and access to emergency vehicles shall all be at the discretion of the Development Officer who shall consider site topography and the amenities of the adjoining properties and surrounding areas in the application of any such discretion.

5. Special Provisions

- a. Notwithstanding the provisions of Section 3.6(3), outside storage shall only be permitted in the rear yard of a site and may not comprise more than 50%

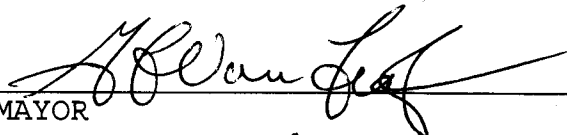
of the total site area. Such outside storage shall not limit the customary display of any commodities or goods intended and permitted to be sold on the site, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises. The Development Officer may require fencing, screening and/or similar buffering techniques from that portion of a site utilized as outside storage and the adjoining properties and surrounding area.

- b. Office uses shall be related and accessory to the principal use and shall not exceed 20 % of the floor area of the principal structure on site.
- B) Amending Schedule No. 2 of Zoning By-law No. 4024, as amended, in accordance with Schedule No. 1 attached hereto and forming part of this by-law.

EFFECT

3. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the *Cities, Towns and Villages Act*.

READ a First Time this 27TH day of OCTOBER A.D., 2003.


MAYOR


CITY ADMINISTRATOR

READ a Second Time this 9TH day of DECEMBER A.D., 2003.


MAYOR

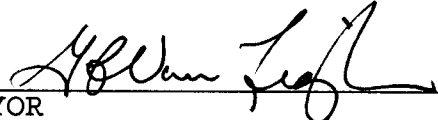

CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 20th day of January, A.D., 2004.



MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

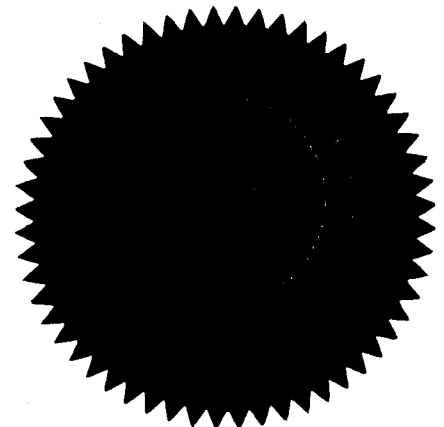
READ a Third Time and Finally Passed this 9th day of
FEBRUARY A.D., 2004.



MAYOR



CITY ADMINISTRATOR





Lot 11
Block 553
Plan 3016
To be rezoned
from: "GM" - Growth Management
to: "LI" - Limited Industrial

Lot 10
Block 553
to be rezoned
from: "GM" - Growth Management
to: "I" - Industrial



City of Yellowknife
Planning & Lands Division

Project:

By-Law No. 4287
Amending Zoning By-Law No. 4024

Title:

Schedule No. 1

File Number:

By-Law 4024 Block 553 Lot 11.dwg

Date:

October 10, 2003