

**CITY OF YELLOWKNIFE  
BY-LAW NO. 4320**

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 4.17 as follows:

**Site Specific Zone #5**

(1) General Purpose

To provide for multi-family dwellings with ancillary ground floor commercial and office uses on Lot 13, Block 162.

(2) Uses

- (a) Permitted Uses are
  - Multi-Family subject to Section 3.3
  - Commercial uses
  - Offices
  - Accessory structures and uses

- (b) Conditionally Permitted Uses are  
Child care facility  
Public and quasi-public uses
- (3) Regulations
  - (a) Floor area: The combined floor area of non-residential uses on site shall not be less than 50% of the total ground floor area, and shall not exceed 100% of the total ground floor area. Non-residential uses on site shall only be permitted on the ground floor.
  - (b) Site Area: a minimum of 105 m2 per dwelling unit
  - (c) Site Coverage: a maximum of 40% of site area
  - (d) Height: a maximum of 15 meters
  - (e) Front Yard: a minimum of 7.5 meters
  - (f) Side Yard: a minimum of 3.0 meters
  - (g) Rear Yard: a minimum of 3.0 meters
  - (h) Landscape Area: 100% of residual area subject to 3.1(3)
  - (i) Parking: subject to 3.8
  - (j) Loading space: subject to 3.8
- (4) Site Development
  - (a) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, garbage receptacles, and emergency vehicle access shall be subject to approval by the Development Officer. The Development Officer shall require pedestrian linkages from the principal building to the public transit system
  - (b) Outside storage and trash collection areas shall be located to the rear or side of the principal building and shall be screened from view by a solid fence or other similar screening.
  - (c) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating such equipment within the building roof.

- (d) All fill created slopes at the perimeter of the site shall be provided with a finished landscape treatment to the satisfaction of the Development Officer.
  - (e) The boulevard areas adjacent to Lot 13, Block 162 shall be provided with a finish landscape treatment to the satisfaction of the Development Officer.
- (B) Amending Schedule No. 2 of Zoning By-law No. 4024, as amended, in accordance with Schedule No. 1 attached to 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 14 day of June, A.D. 2004.

Dennis T. McCam  
MAYOR

My Hall  
CITY ADMINISTRATOR

READ a Second Time this 26<sup>th</sup> day of JULY, A.D. 2004.


My Hall  
MAYOR


My Hall  
CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 13<sup>th</sup> day of August, A.D. 2004.


  
MINISTER  
MUNICIPAL AND COMMUNITY AFFAIRS

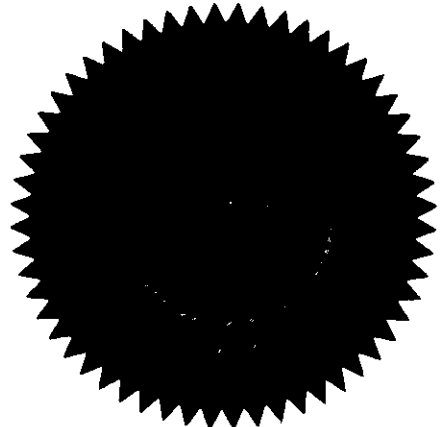
READ a Third Time and Finally Passed this 23 day of August, A.D. 2004.

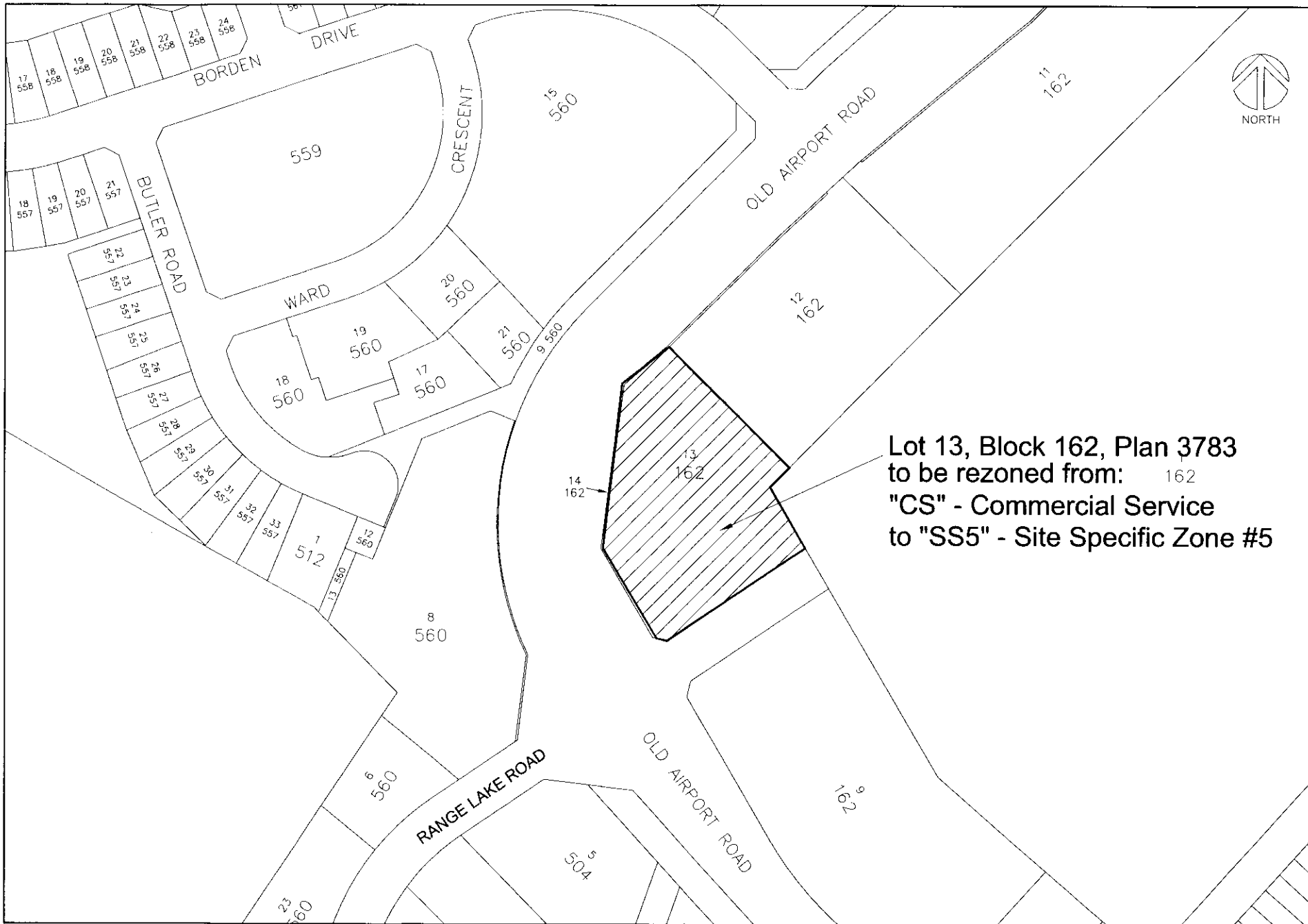
  
MAYOR

  
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





Lot 13, Block 162, Plan 3783  
to be rezoned from: 162  
"CS" - Commercial Service  
to "SS5" - Site Specific Zone #5



**City of Yellowknife**  
**Planning & Lands Division**

Project:

**By-Law No. 4320 Amending  
Zoning By-Law No. 4024**

File Number:

Blk 162 Lot 13-Sch1.dwg

Title:

**Schedule No. 1**

Date:

June 08, 2004