

New Zoning By-law Fast Facts

BACKGROUND

When the City approved the 2020 Community Plan, it created a clear direction for development in Yellowknife and a need to update the Zoning By-law. Northwest Territories legislation requires that when a new Community Plan comes into effect the Zoning By-law must be updated. The current Zoning By-law was adopted in December 2008 and has been amended many times.

The Big Picture

The new Zoning By-law implements broad principles of sustainability, recognizing that the long-term path of our community must reflect our economic, social, cultural and environmental needs and aspirations. It starts from the principle that a community can only be truly sustainable if it is a good place to live for all residents, regardless of their socio-economic status or stage of life.

The Zoning By-law does not dictate what development will happen where, nor solve specific development challenges; it is a tool that allows residents, businesses and organizations to develop approaches and solutions that work for them, their neighbourhoods and our community.

The new Zoning By-law is shorter, clearer, and easier to use. It allows flexibility and creativity in addressing the current and future needs of our community.

WHAT DOES IT MEAN



The Zoning By-law is a set of rules for development that implement the City of Yellowknife's vision, principles and priorities for the community.



Engagement and consultation

Many factors were considered and helped to create the new Zoning By-law, including:

- The City engaged with the public in 2020; received feedback from residents, businesses, community organizations and Indigenous governments; and incorporated many recommendations into the new by-law;
- The 2020 Yellowknife Community Plan;
- Land Use Planning best practices; and,
- Lived experiences within the City and lessons learned.

QUICK FACTS



The Zoning By-law has gone from 230 to 170 pages.

Visuals are included to summarize and simplify important information.

There are fewer zones.

Key features of the By-law

- **Fewer zones**, which increases flexibility and reduces segregation within the community.
- **Clear and directive.** It captures a diversity of uses, decreases discretionary use considerations, and modernizes how variances are considered.
- **Zoning is focused only on how the land will be used, not who will be using it.** This new format is consistent with good planning practices and the protection of human rights.
- **Commitment to reconciliation.** Indigenous peoples, organizations and governments are recognized as landowners, respecting their rights and role in land management and development decisions.
- **Downtown revitalization and increased densification.** Regulations direct where this is suitable and the character and feel of existing neighbourhoods will be preserved through size and design regulations.
- **Mixed use development is encouraged in many zones.** This will facilitate more complete neighbourhoods that offer options for living, working, shopping and playing within closer proximity.
- **Urban Agriculture is now a permitted land use,** and getting a permit for agricultural and food production activities is more straightforward.
- **Residential zoning allows a mix of housing types** (e.g. tiny homes and secondary units), which increases flexibility for residential development.
- **Open Option Parking in the Downtown,** which gives developers the flexibility to determine the number of parking spaces they require.
- **Updated Zoning for Kam Lake,** to clarify uses, streamline regulations and allow for new uses such as agriculture, brewing and distilling, cannabis production and distribution, and convenience stores.
- **Updated categories of uses,** so the community can appropriately serve vulnerable populations and meet social objectives.



"The new Zoning By-law is modern and easy to use. It reflects feedback from residents and stakeholders who helped shape the 2020 Community Plan and engaged during the Zoning By-law review. It recognizes new and compatible land uses, and promotes a more integrated and responsible approach to community development."

– Charley White, Director of Planning and Development, City of Yellowknife



Find out more

Review the new Zoning By-law and learn about the changes at www.yellowknife.ca/ZoningReview

For subject-specific information, check out these factsheets:

- Zones and Uses
- Infill and Densification
- Reconciliation and Recognition
- Integration of Compatible Uses
- Kam Lake and Industrial Uses
- Parking
- New Uses
- Agriculture

Have questions or feedback? Email zoningreview@yellowknife.ca

