

# New Zoning By-law Fast Facts

## NEW USES

Modern zoning to reflect current community and economic needs

The City of Yellowknife is introducing a new Zoning By-law. Zoning defines how properties are used, what new buildings look like and how much development can occur in an area. The rules have important and far-reaching impacts on the future of the community.

### What the By-law says about new uses

New land uses and considerations have emerged in Yellowknife in recent years. The new Zoning By-law includes rules to meet these emerging demands.

A feature within residential areas is the newly permitted use of a childcare facility. This will allow residents to have access to childcare adjacent to where they live. The inclusion of this compatible use will reduce cross-city vehicle trips and strengthen communities. The new By-law aims to accommodate the needs of other non-profit and/or social service agencies.



### Key features of the By-law

- Updated Tourism and Tourism-related definitions.
- Support for Yellowknife's strong and entrepreneurial artistic community.
- Specific regulations tailored for compatibility where organizations are delivering community programming in residential areas.
- The production of cannabis has been added as a permitted use.
- Special Care Facilities, such as day shelters, are separated from Special Care Residences, such as senior's residences.
- Special Care Facilities are permitted in the Downtown Zone in proximity to other services.



## What is behind the changes?

### The City engaged with the public on the Zoning By-law in 2020. Here is what the public said about new uses:

- Developers found it difficult to get permits for “discretionary” uses that could be included in the By-law as permitted uses.
- Tourism operations were occurring all over the City and are perceived as disrupting neighbourhoods.
- Important community services and resources are zoned out of residential areas, despite being compatible.
- There was no place for new tourism infrastructure development.
- Barriers exist to the development of special care residences, such as assisted living for seniors.
- Special care facilities, such as day shelters, are not permitted anywhere. Council decision was required to establish these uses which made services for the City’s most vulnerable residents a challenge.

### The City also considered:

- New uses included in the 2020 Community Plan;
- The City’s 10 Year Plan to End Homelessness;
- Territorial cannabis regulations; and,
- Precedents set by recent Development Appeal Board decisions.

## Can you give me an example?

Unregulated tourism operations in residential areas have caused disruption within neighbourhoods. The new Zoning By-law regulates Short Term Rental Accommodations and tour bus parking.

A community resource centre may operate out of a residential dwelling as long as it does not impact established activity of the neighbourhood and obtains a building permit.



## Find out more

Review the new Zoning By-law and learn about other changes at [www.yellowknife.ca/ZoningReview](http://www.yellowknife.ca/ZoningReview)

### Key sections:

- Definitions section: *Community Centre, Special Care Facility, Special Care Residence, Artisan Studio*
- Section 8.2.2: *Community Resource Centers*
- Sections 10 & 11: *Zones and permitted uses*
- Section 8.2.4: *Home based business*

Have questions or feedback? Email [zoningreview@yellowknife.ca](mailto:zoningreview@yellowknife.ca)