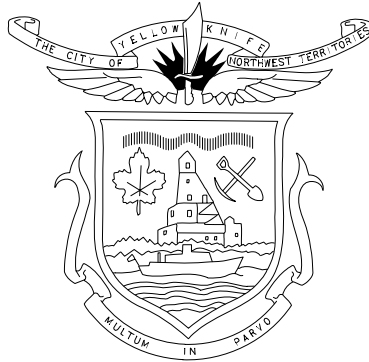


NIVEN LAKE DEVELOPMENT SCHEME

The following excerpts are taken from Niven Lake Development Scheme 2007 By-law No. 4438, as amended. Interested parties are encouraged to review the by-law in its entirety as it pertains to their individual developments.

THE CITY OF YELLOWKNIFE

NORTHWEST TERRITORIES



CONSOLIDATION OF NIVEN LAKE DEVELOPMENT SCHEME 2007 BY-LAW NO. 4339

Adopted February 28, 2005

AS AMENDED BY

By-law No. 4362 – August 22, 2005

By-law No. 4438 – May 28, 2007

By-law No. 4481 – August 25, 2008

**(This Consolidation is prepared for convenience only.
For accurate reference, please consult the
City Clerk's Office, City of Yellowknife)**

**CITY OF YELLOWKNIFE
BY-LAW NO. 4339**

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 repeal the City of Yellowknife Niven Lake Development Scheme By-law No. 4269, 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 evaluated the Niven Lake Development Scheme By-law No. 4269, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Niven Lake Development Scheme 2004 By-law No. 4339;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

SHORT TITLE

- 1. This By-law may be cited as the Niven Lake Development Scheme 2004.

APPLICATION

- 2. The City of Yellowknife Niven Lake Development Scheme 2004 comprised of the attached Schedule No. 1 and 2, is hereby adopted.

REPEALS

- 3. By-law Nos. 4181 and 4269 are hereby repealed.

EFFECT

4. 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*.



Niven Lake

DEVELOPMENT SCHEME 2004

Schedule No.1 to By-law No. 4339
As amended by By-law No.4481, Aug 25, 2008

1. **Housing**

Section 1a) as amended by By-law No. 4362 August 22, 2005

1a) The Niven Lake residential area shall provide for detached, manufactured (double-wide) duplex, multi-attached and multi-family dwellings, as defined under the Zoning By-law No. 4024, in areas designated LD- Low Density and MD-Medium Density.

1b) Residential development within the Niven Lake residential area shall be in accordance with the design standards specified under the Zoning By-law No. 4024.
2. **Pathways**

2a) Connections will be provided to the Niven Lake pedestrian/bicycle trail from the Frame Lake trail; 49th Avenue; Fritz Theil Park; the proposed urban/nature park, and to the Jackfish Ravine north of the Niven Lake subdivision. The intent is to connect the Niven Lake trail both to the surrounding residential subdivision and to recreational opportunities outside of the Niven Lake subdivision.

2b) An identified snow machine trail will be provided connecting Niven Lake to Frame Lake and Back Bay.

2c) In an area where the pathway system is not in a road right of way or in a park a pathway right of way will be created. The width of the pathway right-of-way will be based on the natural features adjacent to the proposed pathway and will be designed to provide a satisfactory buffer between the pathway and future development. These pathway right-of-way will be eventually established by a plan of survey.
3. **Niven Lake Shoreline**

3a) The Niven Lake shoreline shall be maintained in a natural state except where modification is necessary to reduce the potential for human physical contact with the lake.
4. **Roads and Utilities**

4a) Within road rights-of-way, streets shall be developed at the minimum width required to accommodate two way traffic and parking on both sides of the street.
5. **Public Transit**

5a) When deemed appropriate City transit routes will be considered in the area.
6. **Parks**

6a) As outlined in the Waterfront Management Plan (2001-2008)), an urban/nature park will be developed adjacent to the Niven Lake subdivision along an area of the Back Bay shoreline which will enhance access to the shoreline while preserving the natural attributes of the area. Seasonal moorage will be provided.

6b) Playground /Playing field will be considered in the Urban Reserve
7. **Highway Buffer**

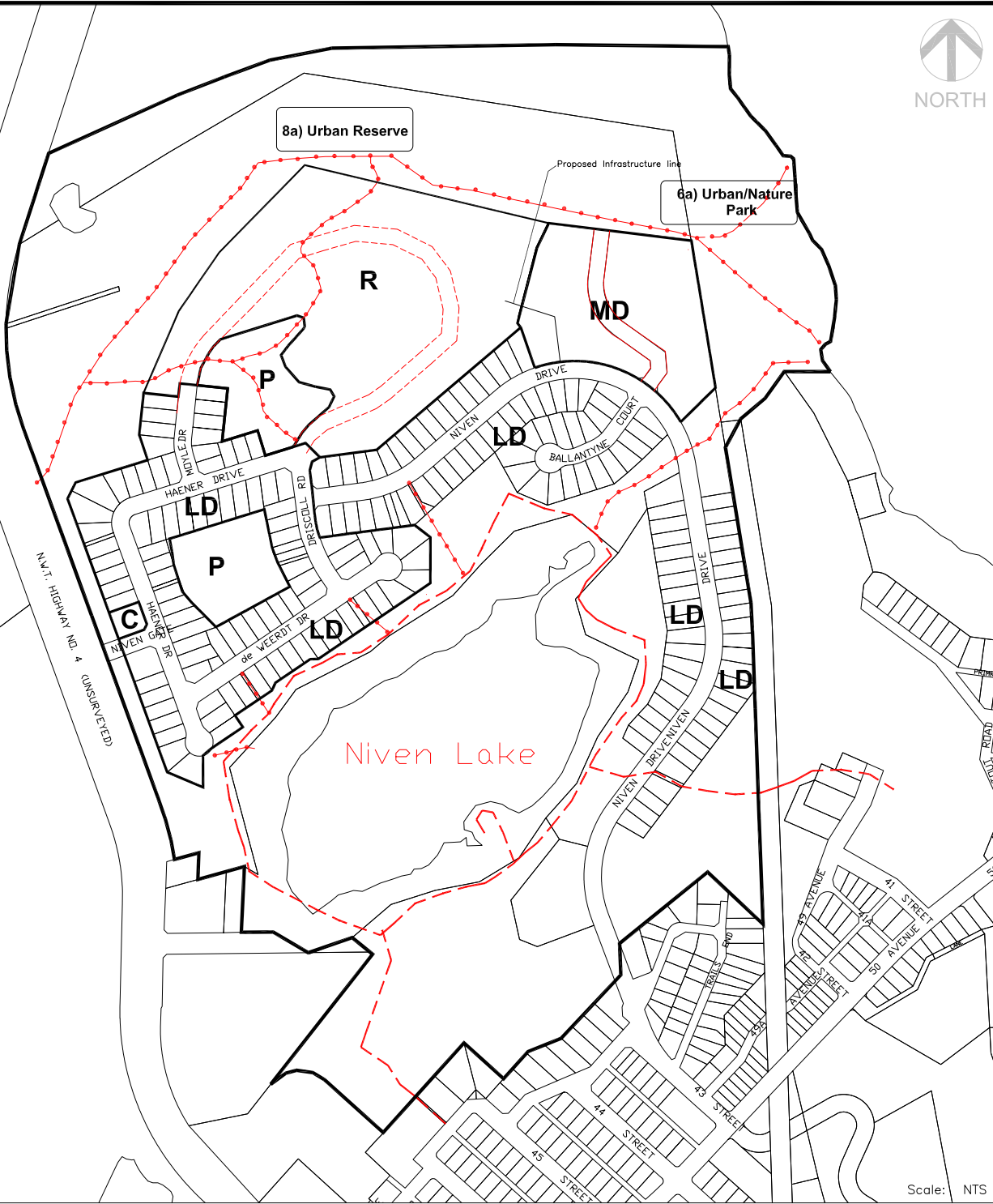
7a) A 20 meter buffer strip shall be established between the east boundary of the Yellowknife Access Road right-of-way and any proposed lots. The buffer strip shall be maintained in a natural, undeveloped state.
8. **Urban Reserve**

8a) The area adjacent to Jackfish Ravine will be subject to future study for residential, parks, recreation and educational purposes.
9. **Neighbourhood Commercial Site**

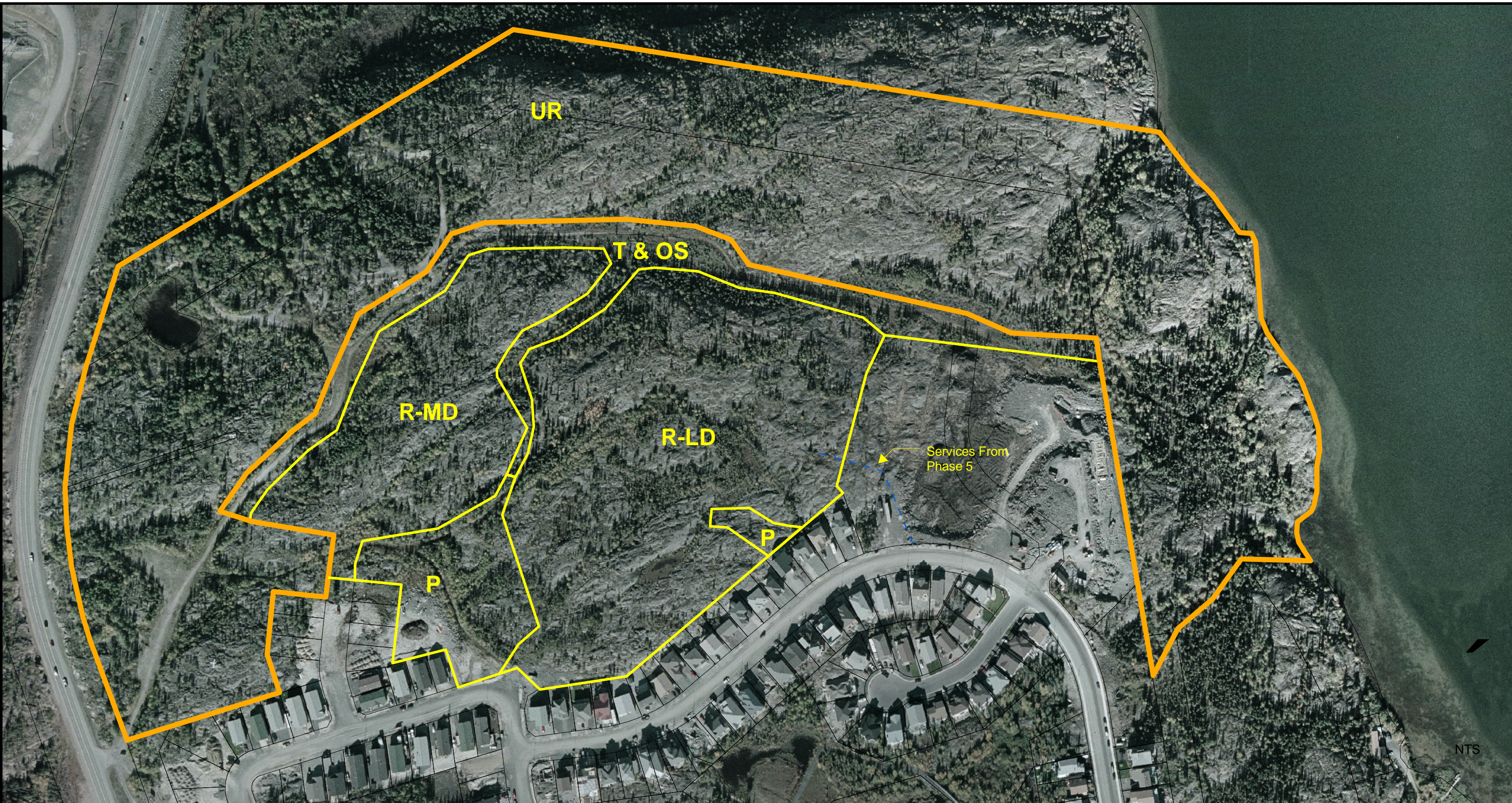
9a) Sites will be provided for neighbourhood convenience stores.
10. **Development Scheme Boundaries**

10a) Parcel and right-of-boundaries will be established by engineering analysis and plans of survey.

LEGEND	
MD	MEDIUM DENSITY RESIDENTIAL
LD	LOW DENSITY RESIDENTIAL
R	RESIDENTIAL
C	COMMERCIAL
P	PARK/OPEN SPACE
	DEVELOPMENT SCHEME BOUNDARY
	FUTURE PATHWAYS
	EXISTING PATHWAYS
	PROPOSED ROAD ROW (To be determined by a plan of survey)



Scale: NTS



**NIVEN LAKE
DEVELOPMENT SCHEME 2007**
Schedule No. 1 to By-law No. 4438

LEGEND

- Urban Reserve
- T & OS Trails & Open Space
- R-LD Residential Low Density
- R-MD Residential Medium Density
- P Parkpace
- Development Scheme Boundary
- Property Parcel

DRAWN: BPetch
DATE: Oct 22, 2006
FILE: Bylaw4438_Devel_Scheme 2007.mxd

NOTE: All locations, boundaries, designations, and dimensions denoted by this Development Scheme are subject to alteration based on a completed Plan of Survey and detailed engineering designs. Road rights-of-way are to be determined by plan of survey and engineering designs.

NTS

SCHEDULE 1-A

1. Housing

1a) The Niven Lake residential area shall provide for detached, duplex, multi-attached and multi-family dwellings, as defined under the current Zoning By-law, in areas designated R - LD (Residential Low Density) and R - MD (Residential Medium Density).

2. Pathways and Open Space

2a) In conjunction with the Integrated Parks, Trails, and Open Space Development Study as approved on June 27, 2005 by motion #0173-05 the trails and open space network will be connected to the larger City wide trail system.

2b) The Niven Lake trail system will be connected both to the surrounding residential subdivision and to recreational opportunities outside of the Niven Lake subdivision.

2c) The existing trail connecting the Frame Lake trail to Back Bay will be retained in its current location and incorporated into the trail system of this development.

2d) Wherever possible, trails external to parkspace or road rights-of-way will be developed within an approximate 20 metre right-of-way wherein no development save that directly related to a trail or a related public service use will be permitted. The 20 meter right-of-way will be established by a plan of survey.

3. Roads and Utilities

3a) Within road rights-of-way, streets shall be developed at the minimum width prescribed by the Public Works Department to accommodate two way traffic, parking on one or both sides as required, sidewalks on both sides, and landscaped boulevards.

SCHEDULE 1-A (continued)

3b) Cul-de-sacs shall be developed at the minimum width as prescribed by the Public Works Department to accommodate two-way traffic and a centre island to be landscaped with natural flora and hard landscape material local to the City of Yellowknife.

3c) Utilities will be underground.

3d) Traffic calming measures such as landscaped boulevards, on-street parking, and landscaped cul-de-sac centre islands will be used to promote pedestrian friendly development.

4. Public Transit

4a) The Niven Lake Development Scheme 2007 is designed to accommodate public transit.

5. Parks

5a) As outlined in the Waterfront Management Plan (2001 - 2008) as approved on February 26, 2001 by motion #0056-01, an urban/nature park is intended to be developed in the Urban Reserve area to preserve the natural attributes of the area, specifically waterfront views and access.

5b) Active or passive recreation opportunities will be provided in the Parkspace areas.

6. Highway Buffer

6a) A 20 metre buffer strip shall be preserved between the east boundary of the Yellowknife access road right-of-way and any proposed lots. The buffer strip may allow for trail uses, but will otherwise be maintained in a natural, undeveloped state.

SCHEDULE 1-A (continued)

7. Urban Reserve

7a) The area adjacent to the Jackfish ravine will be subject to future study for residential, parks, and recreation purposes.

8. Development Scheme Boundaries

8a) Parcel and right-of-way boundaries represent the intent of the City of Yellowknife and will be established by engineering design and plans of survey. The boundaries indicated by this Development Scheme are subject to change based on their completion. Road rights-of-way will be determined by plan of survey or engineering design.

9. Resource Conservation

9a) Where practical any plan of subdivision should be designed to take advantage of passive solar opportunities for individual lots.

9b) Methods of energy conservation may be considered in zoning and building regulations for the Development Scheme area.