



CITY OF YELLOWKNIFE

BY-LAW NO. 4736

BI 31

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to undertake local improvements to certain properties in Blocks 308 and 309, Plan 4204, known as Stage 2, Phase 7, Niven Lake Subdivision.

PURSUANT TO Sections 117, 118, 119, 120, and 121 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife is of the opinion that the proposed local improvement will principally benefit real property in Blocks 308 and 309, Plan 4204;

AND WHEREAS the owners of all the municipal lands in respect of which the said local improvements are to be constructed, as set out in Schedule "A" attached hereto, have petitioned for the construction of water, sewer and electrical infrastructure servicing Stage 2 of Niven Lake Phase 7 Subdivision and construction and paving of roads within Stage 2 of Niven Lake Phase 7 Subdivision;

AND WHEREAS the Senior Administrative Officer has certified that the petition for undertaking the construction of water, sewer and electrical infrastructure servicing Stage 2 of Niven Lake Phase 7 Subdivision and construction and paving of roads within Stage 2 of Niven Lake Phase 7 Subdivision is sufficient pursuant to the requirements as set out in the *Cities, Towns and Villages Act*, hereinafter referred to as the "Act";

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

APPLICATION

1. This By-law may be cited as the Niven Lake Phase 7 Subdivision Local Improvement By-law.
2. The local improvement shall be comprised of the installation of water and sewer and electrical infrastructure servicing Stage 2, Phase 7, Niven Lake Subdivision and construction and paving of roads within Stage 2, Phase 7, Niven Lake Subdivision.
3. The parcels of real property that will principally benefit from this local improvement are specified in Schedule "A" attached hereto.

4. The total estimated cost of the local improvement is \$2,285,900, which includes all engineering expenses, construction costs and other associated costs.
5.
 - (a) Fifty percent (50%) of the total costs of the local improvement will be financed through a local improvement charge against the real property principally benefitting from this local improvement, as set out in Section 2 of this By-law.
 - (b) No portion of the local improvement shall be financed from the general revenues of the municipal corporation.
 - (c) Fifty percent (50%) of the total costs of the local improvement will be financed through the Land Development Fund of the Municipal Corporation of the City of Yellowknife.
6. The total estimated amount of the local improvement charges to be levied is \$1,142,900.00.
7. The local improvement shall be payable over a period of fifteen (15) years.
8. At the request of an individual required to pay the local improvement charge, the local improvement charges could be paid out in a lump sum payment.

REPEALS

9. By-law No. 4640 is hereby repealed.

EFFECT

10. 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 22 day of July, A.D. 2013.



Mayor



City Administrator

Read a Second Time this 26 day of AUGUST, A.D. 2013.

Mark Heyck
Mayor

[Signature]
A/ City Administrator

Read a Third Time and Finally Passed this 23 day of SEPTEMBER, A.D., 2013.

Mark Heyck
Mayor

[Signature]
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.

[Signature]
A/ City Administrator



Schedule "A"

Lot 68, Block 308, Plan 4204
Lot 72, Block 308; Plan 4204
Lot 73, Block 308; Plan 4204
Lot 74, Block 308; Plan 4204
Lot 76, Block 308; Plan 4204
Lot 54, Block 308; Plan 4204
Lot 78, Block 308; Plan 4204
Lot 57, Block 308; Plan 4204
Lot 59, Block 308; Plan 4204
Lot 60, Block 308; Plan 4204
Lot 61, Block 308; Plan 4204
Lot 64, Block 308; Plan 4204
Lot 65, Block 308; Plan 4204
Lot 67, Block 308; Plan 4204
Lot 81, Block 308; Plan 4204
Lot 83, Block 308; Plan 4204
Lot 15, Block 309; Plan 4204
Lot 16, Block 309; Plan 4204
Lot 18, Block 309; Plan 4204
Lot 62, Block 308; Plan 4204