



CITY OF YELLOWKNIFE

BY-LAW NO. 4920

BZ 354

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 adopt City of Yellowknife Homes North Engle Business District Area Development Plan By-law No. 4920.

PURSUANT TO:

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and
- 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.

WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Homes North Engle Business District Area Development Plan By-law No. 4920;

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 Homes North Engle Business District Area Development Plan.

APPLICATION

2. The City of Yellowknife Homes North Engle Business District Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. 1-A, is hereby adopted.

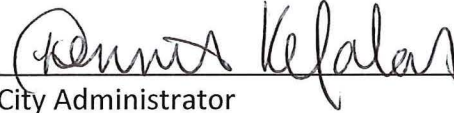
EFFECT

3. 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 NOVEMBER, A.D. 2016.



Mayor



City Administrator

Read a Second Time this 28 day of NOVEMBER, A.D. 2016.



Mayor



City Administrator

Read a Third Time and Finally Passed this 28 day of NOVEMBER, A.D., 2016.



Mayor



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.



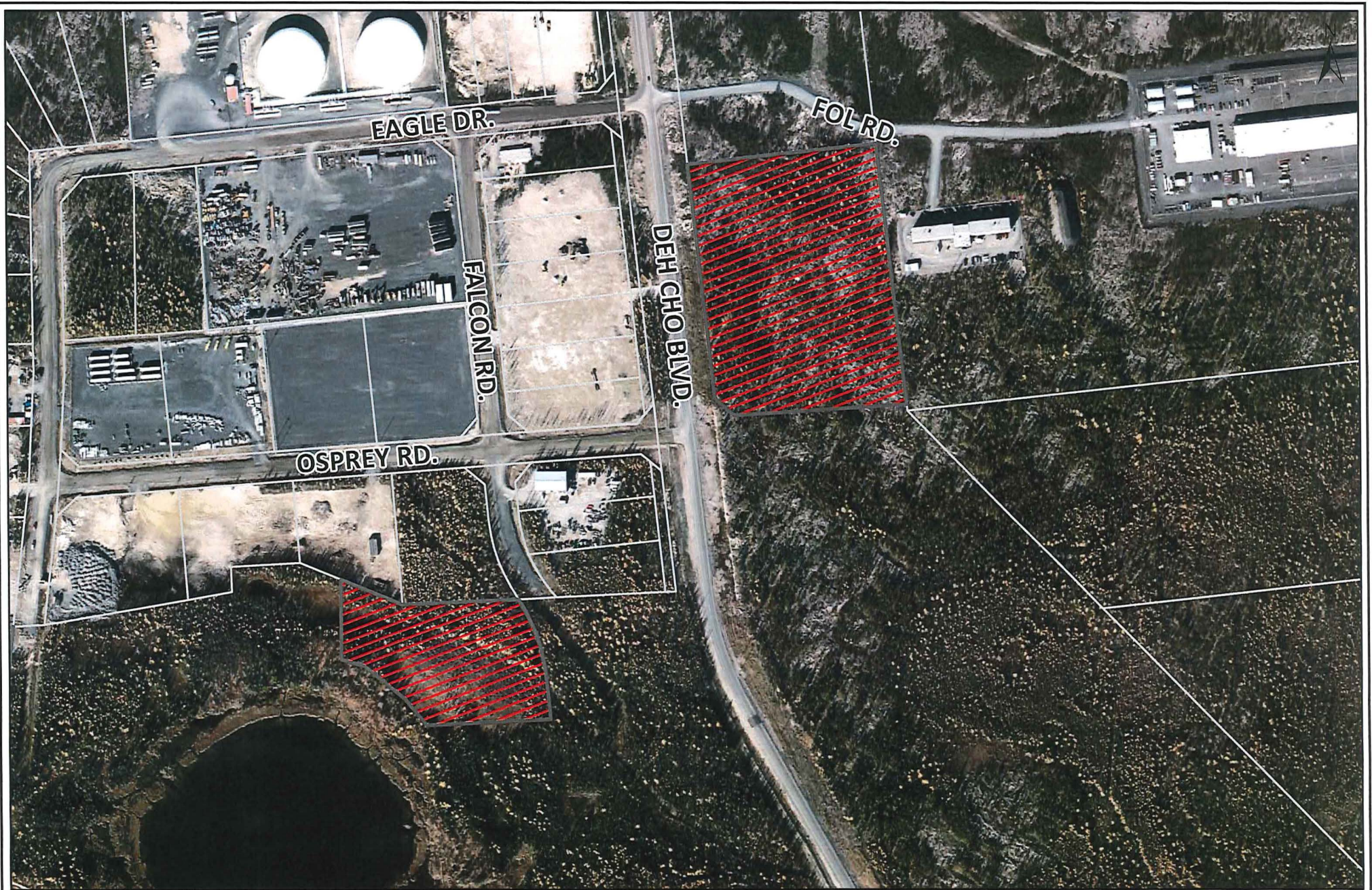


City Administrator

**CITY OF YELLOWKNIFE
HOMES NORTH ENGLE BUSINESS DISTRICT AREA DEVELOPMENT PLAN
BY-LAW NO. 4920**

“SCHEDULE No. 1”

1. Purpose
To enable the disposal and lease of two parcels of industrial land located adjacent to the Engle Business District Phase 1 lands.
2. Area Development Plan Boundaries
The subject lands consist of two parcels; a 4.6 ha parcel located directly southwest of the Deh Cho Boulevard and Osprey Road intersection and a 2.0 ha parcel located directly south of 108 and 112 Osprey Road as shown on the attached Schedule No. 1-A.
3. Land Use
Permitted uses in the Homes North Engle Business District Area Development Plan are as prescribed in the BI – Business Industrial and GI – General Industrial zones in Zoning By-law No. 4404, as amended.
4. Drainage and Wetlands
Existing natural drainage patterns and wetlands will be maintained where possible and increased rear yard setback limits will be applied to any lands which back onto environmentally sensitive areas.
5. Road and Utilities
Direct access from lands directly adjacent to Deh Cho Boulevard shall be minimized. Trucked water and sewer service shall be provided within the Area Development Plan area.
6. Deh Cho Boulevard Multi-Use Path
A 4.5 metre wide multi-use path shall be established in the Deh Cho Boulevard right-of-way. Path design shall include signage and linkages to the City-wide trail network.
7. Green Buffer
A 10 metre wide green buffer shall be established along both sides of Deh Cho Boulevard.



CITY OF YELLOWKNIFE

Planning & Development

PROJECT:
Homes North Engle Business District Area Development Plan

TITLE:
By-law No. 4920 Schedule 1-A

SCALE:
1:5,000

CREATED BY:
GT

FILE:
DM #473962

DATE:
October 31, 2016