

**CITY OF YELLOWKNIFE
BY-LAW NO. 4269**

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 amend the City of Yellowknife Niven Lake Development Scheme 2002 By-law No. 4181, 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 hereto 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 enacted Niven Lake Development Scheme 2002 By-law No. 4181, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend the City of Yellowknife Niven Lake Development Scheme 2002 By-law No. 4181;

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

SHORT TITLE

1. This By-law may be cited as the Niven Lake Development Scheme 2003.

APPLICATION

2. The City of Yellowknife Niven Lake Development Scheme 2003, comprised of the attached Schedules No. 1 and No. 2, is hereby adopted.

EFFECT

3. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the *Cities, Towns and Villages Act*.

READ a First Time this _____ day of _____ A.D., 2003.

MAYOR

CITY ADMINISTRATOR

READ a Second Time this _____ day of _____ A.D., 2003.

MAYOR

CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this _____ day of _____, A.D., 2003.

MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

READ a Third time and Finally Passed this _____ day of _____ A.D., 2003.

MAYOR

CITY ADMINISTRATOR

Niven Lake

DEVELOPMENT SCHEME 2003



Schedule No.1 to By-law No. 4269

Planning

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

1b) Duplex and multi-attached dwellings are prohibited within Lots 2-19, Block 302 and Lots 2-4, 8-28 and 30, Block 303.

1c) Residential development within the Niven Lake subdivision shall be in accordance with the design standards specified under Zoning By-law No. 4024.

Trails

2a) Connections will be provided to the Niven Lake pedestrian/bicycle trail from the Frame Lake trail, 489 Avenue, Fitz Thel Park, the proposed urban/nature park, and to the Jackfish Ravine north of the Niven Lake subdivision (See Plan). 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 (See Plan).

Waterfront

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.

Roads and Streets

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.

4b) Underground power will be considered for the Niven Lake development beginning at Block 304. The intent is to improve view line amenities and the overall visual quality of the subdivision.

4c) Portions of the Niven Lake subdivision may be developed utilizing trucked water and sewer service where it is not economically feasible to provide piped water and sewer service.

Public Transit

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

Park

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 moorings will be provided (See Plan).

6b) Playground /Playing field will be provided as part of the development (See Plan).

Trails Buffer

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

Other Matters

8a) The area adjacent to Jackfish Ravine will be subject to future study for residential and/or park and recreation purposes (See Plan).

Neighbourhood Commercial Site

9a) A site will be designated for a neighbourhood convenience store (see plan).

LEGEND

MD MEDIUM DENSITY RESIDENTIAL

LD LOW DENSITY RESIDENTIAL

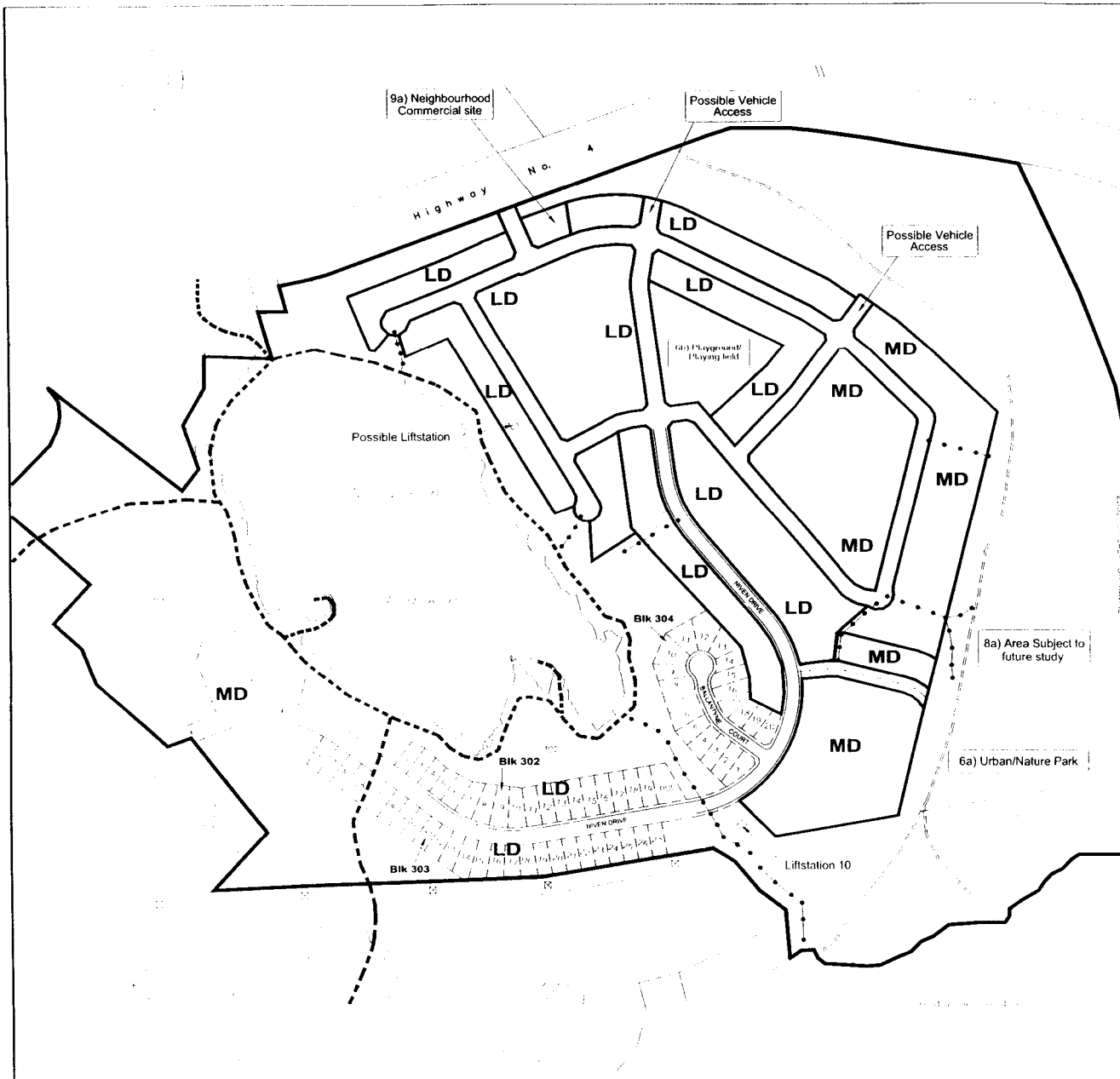
----- EXISTING TRAILS

..... FUTURE TRAILS

----- PROPOSED WIDE TRAILS FOR SNOWMOBILE USE

----- DEVELOPMENT SCHEME BOUNDARY

○ LIFTSTATION



**CITY OF YELLOWKNIFE
BY-LAW NO. 4269
Schedule 2**

**Property Owners within the Niven Lake
Development Scheme 2003 Area**

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>
301	4	Nova Construction (1987) Ltd. c/o Urbco Inc., 110, 6131 6 th Street, S.E. Calgary AB T2H 1L9
301	5	City of Yellowknife
302	1	City of Yellowknife
302	2	Kehoe, Greg & Meinhardt, Cynthia 111 Niven Drive, Yellowknife NT X1A 3W8
302	3	Henry, Seamus Box 172, Yellowknife NT X1A 2N2
302	4	Nahanni Construction Box 2076, Yellowknife NT X1A 2P6
302	5	Nahanni Construction Box 2076, Yellowknife NT X1A 2P6
302	6	5131 NWT Ltd 139 Niven Drive, Yellowknife NT X1A 3X5
302	7	McGee, Charles 23 Calder Crescent, Yellowknife NT X1A 3A9
302	8	Brennan, John 125 Niven Drive, Yellowknife NT X1A 3X5
302	9	Panayi, Ingrid & Neophytos 127 Niven Drive, Yellowknife NT X1A 3W8
302	10	Harris, Miles & Melinda 129 Niven Drive, Yellowknife NT X1A 3W8
302	11	McPhee, Alexander Box 1123, Yellowknife NT X1A 2N8
302	12	Maedel, Dale 3 Albatross Court, Yellowknife NT X1A 1X7
302	13	Executive Homes Ltd. Box 68, Yellowknife NT X1A 2N1
302	14	Henkel, Barry 137 Niven Drive, Yellowknife NT X1A 3X5
302	15	Thornhill, Samuel 139 Niven Drive, Yellowknife NT X1A 3X5
302	16	Nicklen, David 5526 44 th Street, Yellowknife NT X1A 1H9
302	17	Cutler, Derek 857 Lanky Court, Yellowknife NT X1A 2G4
302	18	Boyd, Adrian 145 Niven Drive, Yellowknife NT X1A 3Y2
302	19	Frano, Marek Box 1753, Yellowknife NT X1A 2P3
303	1	City of Yellowknife

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>
303	2	Martin, James A-144 Niven Drive, Yellowknife NT X1A 3X5
303	3	Stewart, Bruce 13, 488 Range Lake Road, Yellowknife NT X1A 3G4
303	4	Henkelmen, Denton 104 Niven Drive, Yellowknife NT X1A 3W8
303	5&6	City of Yellowknife
303	7	Malmsten, Eric & Pam or Westshore Develop. Box 81, Yellowknife NT X1A 2N1
303	8	Furniss, Geoff & Dragon, Judy Box 368, Yellowknife NT X1A 2N3
303	9	Lang, James & McFaddenn, Laura Lee 114 Niven Drive, Yellowknife NT X1A 3W8
303	10	Deviller, Brad & Karen 116 Niven Drive, Yellowknife NT X1A 3W8
303	11	Mulders, Kim & Urschel, Dennis Box 68, Yellowknife NT X1A 2N1
303	12	Mulders, Robert & Donna 120 Niven Drive, Yellowknife NT X1A 3W8
303	13	Leblanc, Pierre & Jane 122 Niven Drive, Yellowknife NT X1A 3W8
303	14	Thomson, Walter & Sandra 124 Niven Drive, Yellowknife NT X1A 3W8
303	15	Nadji, Kayhan & Zhilda 126 Niven Drive, Yellowknife NT X1A 3W8
303	16	Boyd, Tom & Wetade, Cecilia 128 Niven Drive, Yellowknife NT X1A 3W8
303	17	Tait, Glenn & Leanne 130 Niven Drive, Yellowknife NT X1A 3W8
303	18	Suzuki, Seiji & Shoko Box 1874, Yellowknife NT X1A 2P4
303	19	4905 NWT Ltd Box 294, Yellowknife NT X1A 2N2
303	20	Borealis Holdings Box 387, Yellowknife NT X1A 2N3
303	21	Naeher, Uwe 211 Woolgar Avenue, Yellowknife NT X1A 2V9
303	22	Monroe, John 7 Rycon Drive, Yellowknife NT X1A 2V9
303	23	Young, Michael 124 Rivett Crescent, Yellowknife NT X1A 3S6
303	24	Martin, James A-144 Niven Drive, Yellowknife NT X1A 3X5
303	25	Jaque, Jon 146 Niven Drive, Yellowknife NT X1A 3W8
303	26	Parker, Charles 148 Niven Drive, Yellowknife NT X1A 3W8

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>
303	27	Cameron, Leslie 4306 School Draw Ave, Yellowknife NT X1A 2T6
303	28	Executive Homes Ltd Box 68, Yellowknife NT X1A 2N1
303	29	City of Yellowknife
303	30	Malmsten, Eric Box 81, Yellowknife NT X1A 2N1
304	1	K&K Contracting Ltd 2 Harriets Lane, Yellowknife NT X1A 2T8
304	2	Gravel, Jean 20 Ballantyne Court, Yellowknife NT X1A 3W8
304	3	Harris, Melinda 129 Niven Drive, Yellowknife NT X1A 3W8
304	4	Menard, Michael 5118 Forrest Drive N, Yellowknife NT X1A 2W4
304	5	Stroeder, Allyson Box 2402, Yellowknife NT X1A 2P8
304	6	Doyle, Kimble 17 Gold City Court, Yellowknife NT X1A 3P7
304	7	Gourlay, Paul Box 2886, Yellowknife NT X1A 2R2
304	8	Lang, Mike Box 1987, Yellowknife NT X1A 2P5
304	9	Ollerhead, Paul 645 Anson Drive, Yellowknife NT X1A 2X5
304	10	Saunders, Sonya & Walz, Evan Box 1443, Yellowknife NT X1A 2P1
304	11	Zorn, Colleen 650 Anson Drive, Yellowknife NT X1A 2X6
304	12	Hall, Evelyn 122 Dagenais Drive, Yellowknife NT X1A 3J8
304	13	Mansouri, Shireen Box 2141, Yellowknife NT X1A 2P6
304	14	K&K Contracting Ltd 2 Harriets Lane, Yellowknife NT X1A 2T8
304	15	TE Holdings Box 1960, Yellowknife NT X1A 2P5
304	16	TE Holdings Box 1960, Yellowknife NT X1A 2P5
304	17	TE Holdings Box 1960, Yellowknife NT X1A 2P5
304	18	Strong, Shelly 3 Ballantyne Court, Yellowknife NT X1A 3Y3
304	19	Chenke, Chris 5 Larocque Crescent, Yellowknife NT X1A 3Y1
304	20	Nguyen, Qui 402 Norseman Drive, Yellowknife NT X1A 2H8

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>
305	1-7	City of Yellowknife
307	1-9	City of Yellowknife
308	1-36	City of Yellowknife
Quad 85J/8	1001 (Rem)	City of Yellowknife
Quad 85J/8	1090-1092	City of Yellowknife
Quad 85J/8	1081,1083	Land Administration Manager, Government of Canada Indian & Northern Affairs Canada, PO Box 1500, Yellowknife NT X1A 2R3
Unsurveyed		Land Administration Manager, Government of the NWT Municipal & Community Affairs, 600, 5201 50 th Ave. Yellowknife NT X1A 3S9