



CITY OF YELLOWKNIFE

## BY-LAW NO. 4894

**BZ 347**

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 the Hordal Bagon Area Development Plan By-law No. 4894.

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 Hordal Bagon Area Development Plan By-law No. 4894;

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

### SHORT TITLE

1. This By-law may be cited as the Hordal Bagon Area Development Plan.


### APPLICATION

2. The Hordal Bagon Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. A-1, 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 MARCH, A.D. 2016.

  
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Mayor

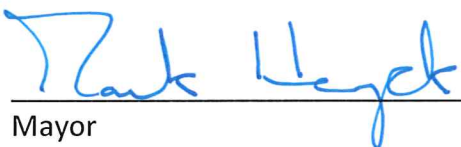
  
\_\_\_\_\_  
City Administrator

Read a Second Time this 29 day of MARCH, A.D. 2016.

  
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Mayor

  
\_\_\_\_\_  
City Administrator

Read a Third Time and Finally Passed this 29 day of MARCH, A.D., 2016.

  
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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.



  
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City Administrator

**City of Yellowknife**  
**Hordal Bagon Area Development Plan**  
**By-law No. 4894**  
**“Schedule No. 1”**

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Hordal Bagon Area Development.

2. Development Plan Boundaries

- a. The area intended for the Hordal Bagon Area Development Plan includes Lot 7, Block 547, Plan 1700; Lot 31, Block 546, Plan 1700; and a portion of Lot 6, Block 550, Plan 1971. The conceptual land development area is approximately 2.18 hectares in area and is identified in Schedule No. A-1 and hereafter called the “Development Area”.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the Development Area will be established and determined by engineering design and final plans of survey.

3. Land Use

- a. The intention of the Development Area is to accommodate single family development, with the possibility of accessory residential uses. All development shall comply with Section 3.4.2 of the 2011 General Plan, policies for the Residential Community Designation.

4. Trail connection and Open Space Network

The trail connections provided in the area surrounding the Development Area will be the current snowmobile trails. These trails will be incorporated into the larger trail network indicated in the 2011 General Plan.

- a. The area is serviced by several existing trails, which will remain, notably:
  - i. A snowmobile trail which accesses the Development Area from Deh Cho Boulevard;
  - ii. A snowmobile trail which accesses the site from the natural area between Utsingi Drive and Mandeville Drive;

- b. Connection between these trails will be maintained during winter months when snowmobiles will travel along the road right-of-way in the Area Development.

## 5. Road Network

The Development Area lots are structured along an existing roadway connecting Balsillie Court to Hordal Road. The width of the roadway is 10 metres, which will permit one travel lane plus one parking lane and sidewalk located on the north side. One-way only traffic will be permitted on this road, traveling from Bagon Drive/Balsillie Court in the southeast to Hordal Road in the north-west.

## 6. Utility Services

- a. Piped water and sewer services will be provided by existing City services.
- b. Utility services will be provided underground.
- c. A fire hydrant will be necessary approximately midway on the 10 m roadway to provide hydrant coverage at a maximum of 150 m on centre.
- d. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596, as amended.

## 7. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands shall be maintained where possible.
- b. Positive drainage toward the public right-of-way will be ensured. The final grading plan will be subject to review and approval by the Department of Public Works and Engineering.

## 8. Schedule of Area Development

Upon approval of this Area Development Plan By-law, the Development will proceed according to the steps below. The Area Development Sequence will include, but is not limited to:

- a. A detailed engineering design plan for lots in the Development Area;
- b. The confirmation of a plan of survey for subdivision;
- c. Construction of infrastructure and site services;
- d. Land appraisal and land sale pursuant to the Land Administration By-law No. 4596, as amended.

## Schedule No. A-1 – Hordal Bagon Area Development Plan

