

**CITY OF YELLOWKNIFE
BY-LAW NO. 4673**

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 enact the City of Yellowknife Enterprise Drive Extension Development Scheme.

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 wishes to adopt the City of Yellowknife Enterprise Drive Extension Development Scheme, By-law No. 4673;

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 Enterprise Drive Extension Development Scheme.

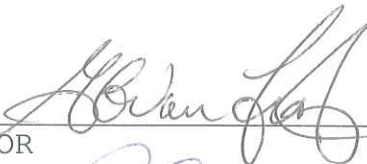
APPLICATION

- 2. The City of Yellowknife Enterprise Drive Extension Development Scheme comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

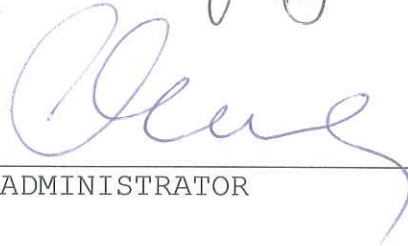
EFFECT

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*.

READ a First Time this 26 day of MARCH, A.D. 2012.

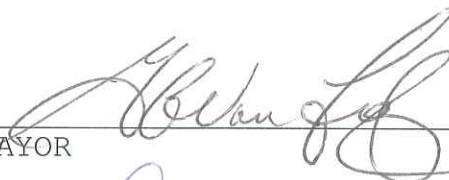


MAYOR



CITY ADMINISTRATOR

READ a Second Time this 10 day of APRIL, A.D. 2012.




MAYOR



CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 30 day of May, A.D. 2012.



MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 11 day of JUNE, A.D. 2012.



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



PROPERTY OWNERS WITHIN
ENTERPRISE DRIVE EXTENSION DEVELOPMENT SCHEME AREA

MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE
Box 580 Yellowknife X1A 2N4

DOCS#298416

**CITY OF YELLOWKNIFE
ENTERPRISE DRIVE EXTENSION DEVELOPMENT SCHEME
BY-LAW NO. 4673**

"SCHEDULE No. 1"

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Enterprise Drive Extension land development.

2. Land Use

The Enterprise Drive Extension area shall be developed as a mixed business area with a range of commercial and light industrial uses, and accessory residential uses in the form of one dwelling unit per site. No bulk storage use or heavy industrial use shall be permitted in the area.

3. Trails and Open Space Network

The Enterprise Drive Extension area will be an employment based mixed-use area. There are no classified parks such as community or neighbourhood parks required.

a. Trails

- i. Multi-use (walking and cycling) trails are proposed along Kam Lake Road and the south edge of the Enterprise Drive Extension and connect to Grace Lake waterfront.
- ii. Existing snowmobile trails will remain.
- iii. Trail width shall be subject to approval of Senior Administrative Officer.
- iv. Trails shall be linked to larger City-wide trail networks where possible by signage and access points.
- v. Additional amenities (i.e. rest areas) or design features (lighting and landscaping), may where appropriate, be considered for incorporation into the trails design.

b. Buffer

A 30m buffer between the Enterprise Drive Extension and the future Grace Lake Waterside Residential shall be preserved.

c. Natural Areas

Areas with steep slopes are generally unsuitable for development. Such areas and connecting areas are identified on Schedule No. A-1 as natural area preservation. Trails may be developed in the natural areas.

4. Road Network

a. Kam Lake Road (south of Coronation Drive) is designated as a truck route. Access to the properties along Kam Lake Road shall be limited to one vehicular access per property, or more subject to the approval of the Department of Public Works.

b. Where transit service is proposed or likely, road allowances shall allow for pedestrian facilities.

5. Utility Services

a. Trucked water and sewer services shall be provided within the scheme area, unless otherwise approved by the City of Yellowknife.

b. Utilities may be above ground.

c. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596.

6. Drainage and Wetlands

a. Existing natural drainage patterns and wetlands shall be maintained where possible.

b. A Grading Plan that maintains existing drainage as practical as possible shall be provided to the satisfaction of the Department of Public Works upon new subdivision of land affected by this Development Scheme.

7. Lots Currently Not For Sale

The four lots on the south side of the Curry Drive Extension will require substantial lot blasting for any development due to their high elevation. These lots, as identified on Schedule No. A-1, are not intended to be for sale in the next 10 years.

8. Development Scheme Boundaries

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 the Development Scheme are subject to change based on their completion. Road rights-of-way will be determined by plan of survey and engineering design.



Enterprise Drive Extension Development Scheme

By-law No. 4673 Schedule No. A-1

