



CITY OF YELLOWKNIFE

**BY-LAW NO. 4918**

**BZ 353**

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 City of Yellowknife Niven Lake Development Scheme 2004 By-law No. 4339, as amended.

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 has enacted Niven Lake Development Scheme 2004 By-law No. 4339;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Niven Lake Development Scheme 2004 By-law No. 4339;

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

**APPLICATION**

1. That Niven Lake Development Scheme 2004 By-law No. 4339, as amended, be amended by:

Replacing Schedule No. 1 of the Niven Lake Development Scheme 2004 By-law No. 4339 with Schedule A attached hereto and forming part of this by-law.

**EFFECT**

2. 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 24 day of OCTOBER, A.D. 2016.

Frank Heyck  
Mayor

Annmarie Kefalas  
City Administrator

Read a Second Time this 14 day of NOVEMBER, A.D. 2016.

Frank Heyck  
Mayor

Annmarie Kefalas  
City Administrator

Read a Third Time and Finally Passed this 14 day of NOVEMBER, A.D., 2016.

Frank Heyck  
Mayor

Annmarie Kefalas  
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.



Annmarie Kefalas  
City Administrator



# Niven Lake

## DEVELOPMENT SCHEME 2004

Schedule No.1 to By-law No. 4339

As amended by By-law No. 4481, August 25, 2008

As amended by By-law No. 4586, October 25, 2010

1. **Housing**

Section 1a) as amended by By-law No. 4362 August 22, 2005

1a) The Niven Lake residential area shall provide for detached, manufactured (double-wide) duplex, multi-attached and multi-family dwellings, as defined under the Zoning By-law No. 4404, in areas designated LD- Low Density and MD-Medium Density.

1b) Residential development within the Niven Lake residential area shall be in accordance with the design standards specified under the Zoning By-law No. 4404.
2. **Pathways**

2a) Connections will be provided to the Niven Lake pedestrian/bicycle trail from the Frame Lake trail; 49th Avenue; Fritz Theil Park; the proposed urban/nature park, and to the Jackfish Ravine north of the Niven Lake subdivision. 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.

2c) In an area where the pathway system is not in a road right of way or in a park a pathway right of way will be created.

The width of the pathway right-of-way will be based on the natural features adjacent to the proposed pathway and will be designed to provide a satisfactory buffer between the pathway and future development. These pathway right-of-way will be eventually established by a plan of survey.
3. **Niven Lake Shoreline**

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.
4. **Roads and Utilities**

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.
5. **Public Transit**

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

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 moorage will be provided.

6b) Playground /Playing field will be considered in the Urban Reserve
7. **Highway Buffer**

7a) A 20 meter buffer strip shall be established between the east boundary of N.W.T. Highway No.4 right-of-way and any proposed lots. The buffer strip shall be maintained in a natural, undeveloped state.
8. **Urban Reserve**

8a) The area adjacent to Jackfish Ravine will be subject to future study for residential, parks, recreation and educational purposes.
9. **Neighbourhood Node Site** (as amended by By-law 4586, October 25, 2010)

9a) Sites will be provided for both neighbourhood convenience stores and other public or quasi-public uses that promote the development of a neighbourhood node.
10. **Development Scheme Boundaries**

10a) Parcel and right-of-boundaries will be established by engineering analysis and plans of survey.



**LEGEND**

MD	MEDIUM DENSITY RESIDENTIAL
LD	LOW DENSITY RESIDENTIAL
C	COMMERCIAL or OTHER NEIGHBOURHOOD NODE DEVELOPMENT (as amended by By-law 4586, October 25, 2010)
P	PARK/OPEN SPACE
	DEVELOPMENT SCHEME BOUNDARY
- - - - -	FUTURE PATHWAYS
- - - - -	EXISTING PATHWAYS
- - - - -	PROPOSED ROAD ROW (To be determined by a plan of survey)

Scale: NTS