

**CITY OF YELLOWKNIFE
BY-LAW NO. 4563**

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 Zoning By-law No. 4404, 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 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 has enacted Zoning By-law No. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, as amended;

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 By-law No. 4404, as amended of the Municipal Corporation of the City of Yellowknife, is hereby amended by:

- A) Amending Section 1.6 - Definitions by adding a new definition as follows:

"funeral home" means a facility used for the preparation of the deceased for final disposition and for offering or providing funeral products and services to the

public, but shall not include a crematorium.

- B) Amending Section 9.3(1)(d) by adding Funeral Homes as a listed use alongside Churches.
- C) Adding the following new section under Part 10 - Zoning Districts and Zoning Regulations:

10.24 SS7 - Site Specific Zone #7

(1) General Purpose

To provide a site for churches, places of worship, and funeral homes within an established residential neighbourhood.

(2) Uses

(a) Permitted Uses are:

Single detached dwelling,
Duplex dwelling,
Parks and recreation,
Public and quasi-public uses,
Funeral home,
Home based business,
Public utility uses and structures,
Accessory structures and uses.

(b) Conditionally Permitted Uses are:

Child care facility,
Convenience store,
Multi-attached dwelling subject to Section 7.3,
Planned development subject to Section 7.1(8),
Special care facility, and
Similar use.

(3) Regulations

(a) Floor Area:

Single detached dwelling: minimum of 90 m² per dwelling unit;

Duplex dwelling: minimum of 55 m² per dwelling unit;

Multi-attached dwelling: minimum of 55 m² per dwelling unit;

(b) Site Coverage: maximum of 35%;

(c) Height: maximum of 10 m;

(d) Front Yard: minimum of 6 m;

(e) Side Yard:

Single detached dwelling: minimum of 1.5 m;

Duplex dwelling: without a side entry a minimum of 1.5 m is required or with a side entry a minimum of 2.4 m; and

Other uses: subject to Development Officer approval.

(f) Rear Yard: minimum of 6 m;

(g) Lot Depth: minimum of 25 m;

(h) Lot Width:

Single detached Dwelling: minimum of 12 m;

Duplex dwelling: minimum of 7.6 m per unit; and

Other uses: subject to Development Officer approval.

(i) Site Area:

Single detached dwelling: minimum of 334 m²;

Duplex dwelling: minimum of 225 m² per unit;

Multi-attached dwelling: minimum of 225 m² per unit.

(j) Landscaping:

Single detached and duplex dwellings: 100% of the front yard, subject to Section 7.1(2); and

Other uses: 100% of residual area.

(k) Parking:

Single detached and duplex dwellings require 2 spaces per dwelling unit. For single detached dwellings, driveways shall not exceed two car widths. For duplex dwellings, driveways shall not exceed two car widths without being separated by landscaping features satisfactory to the Development Officer.

Other uses: subject to Part Nine.

D) Amending Schedule No. 1 of Zoning By-law No. 4404, in accordance with Schedule No. A-1 attached hereto and forming part of this by-law.

EFFECT

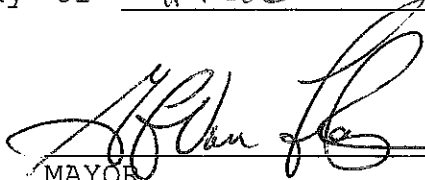
2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 12 day of APRIL,
A.D. 2010.


MAYOR



CITY ADMINISTRATOR

READ a Second Time this 26 day of April,
A.D. 2010.

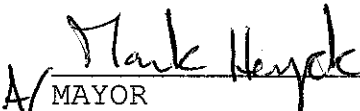

MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs
of the Northwest Territories this 10 day of
May, A.D. 2010.


MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

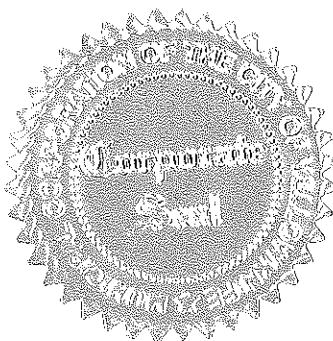
READ a Third Time and Finally Passed this 25 day of
May A.D., 2010.


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





Rezone Lot 1, Block 143 from R2 - Residential Low Density to SS#7 - Site Specific Zone #7



City of Yellowknife

PROJECT:
Rezoning of Lot 1, Block 143

TITLE:
Schedule A-1 to By-law No. 4563

CREATED BY:
KNitsche

FILE/DOCS#: 182546

DATE:
25-Feb-2010

1:746

