

**CITY OF YELLOWKNIFE
BY-LAW NO. 4718**

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

THAT Zoning By-law No. 4404, as amended, be amended by:

1. Amending Section 3.2 (1)(h) to read as follows:

- (i) Construction of an accessory deck not higher than 0.6 meters above ground level provided a yard setback is not reduced by more than 40% as per section 7.1(4).
- (ii) Construction of an accessory deck more than 0.6 meters in height, provided a yard setback is not reduced by more than 40% as per section 7.1(4). Any property information required, from time to time, by the Development Officer shall be provided. The City

reserves the right to require a Development Permit at the discretion of the Development Officer.

2. Adding Section 3.2(1)(n) as follows:

Additions to existing single-detached dwellings and duplexes that do not create a new dwelling unit, provided the use is permitted and complies with all applicable height and setback requirements. Any property information required, from time to time, by the Development Officer shall be provided. The City reserves the right to require a Development Permit at the discretion of the Development Officer.

3. Adding Section 3.2(1)(o) as follows:

Construction of a shed or detached garage that does not exceed 75 square metres (807 square feet) in area, provided the use is permitted and complies with all applicable height and setback requirements. Any property information required, from time to time, by the Development Officer shall be provided. The City reserves the right to require a Development Permit at the discretion of the Development Officer.

4. Amending Section 3.3(2)(a) to read as follows:

One copy of the site plan, in metric, indicating the following information:

5. Amending Sections 10.1(2)(a), 10.2(2)(a), 10.5(2)(a), 10.6(2)(a), 10.7(2)(a), 10.8(2)(a), 10.9(2)(a), 10.10(2)(a), 10.11(2)(a), 10.12(2)(a), 10.13(2)(a), 10.14(2)(a), 10.15(2)(a), 10.16(2)(a), 10.17(2)(a), 10.18(2)(a), 10.19(2)(a), 10.20(2)(a), 10.21 SSI(2)(a), 10.21 SS3(2)(a), 10.21 SS5(2)(a), 10.21 SS6(2)(a), 10.22(2)(a), 10.23(3)(a), 10.24 SS7(2)(a), 10.25(2)(a), 10.25 SS8(2)(a) and 10.26(2)(a) to include 'Accessory Decks' as a Permitted Use, to read as follows:



(2) Uses

(a) Permitted Uses:
Accessory Decks



EFFECT

6. 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 11 day of FEBRUARY, A.D. 2013.


MAYOR

CITY ADMINISTRATOR

READ a Second Time this 25 day of FEBRUARY, A.D. 2013.



MAYOR

CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 18 day of April, A.D. 2013.


MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 13 day of
MAY A.D., 2013.


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

