



CITY OF YELLOWKNIFE

BY-LAW NO. 4754

BZ 313

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 12 to 32 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c. 22;
- 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 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. Adding a new zone, Section 10.27 SS9 – Site Specific #9, as follows:

- (1) General Purpose

To provide parking for the commercial and residential tenants of 5004 54th Street (Lot 30, Block 60).

(2) Uses

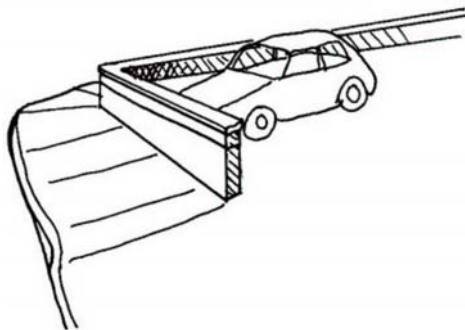
(a) Permitted Uses are:

Parking structure subject to Section 10.15(4)(a), and
Similar use.

(3) Site Development

(a) Parking Lot and Parking Structure Design Standards:

- i) Parking and loading spaces: subject to Part Nine;
- ii) Parking lot landscaping subject to Section 7.1(2);
- iii) Parking spaces shall be accessed from the lane.
- iv) All trash collection receptacles shall be screened from view on three sides by a solid fence or wall of a minimum height of 2.0 metres. Materials used shall be at the discretion of the Development Officer.
- v) Surface parking lots are to be screened from the street by walls, solid fences or similar barriers at a height of between 1 and 1.5 metres, subject to the requirement to retain sight lines at corner properties. Chain link fencing is not considered an appropriate screening material. Where parking lots are required with an adjoining structure, wall or solid fence materials are encouraged to complement building materials of the adjoining structure. Screening walls, solid fences or similar barriers associated with a surface parking lot may be substituted by a minimum 1.0 metre setback area from the property line. The setback area shall be landscaped.



vi) Parking lots and landscaping shall be designed to incorporate mature trees where possible.


(b) Landscaping: Shall be in accordance with Section 7.1(2), subject to Design Regulations, Section 10.15 (5)

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

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 15 day of OCTOBER, A.D. 2013.

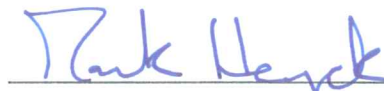


Mayor



City Administrator

Read a Second Time this 28 day of OCTOBER, A.D. 2013.



Mayor



City Administrator

Read a Third Time and Finally Passed this 25 day of NOVEMBER, A.D., 2013.



Mayor

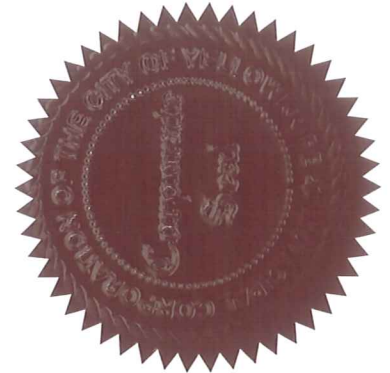


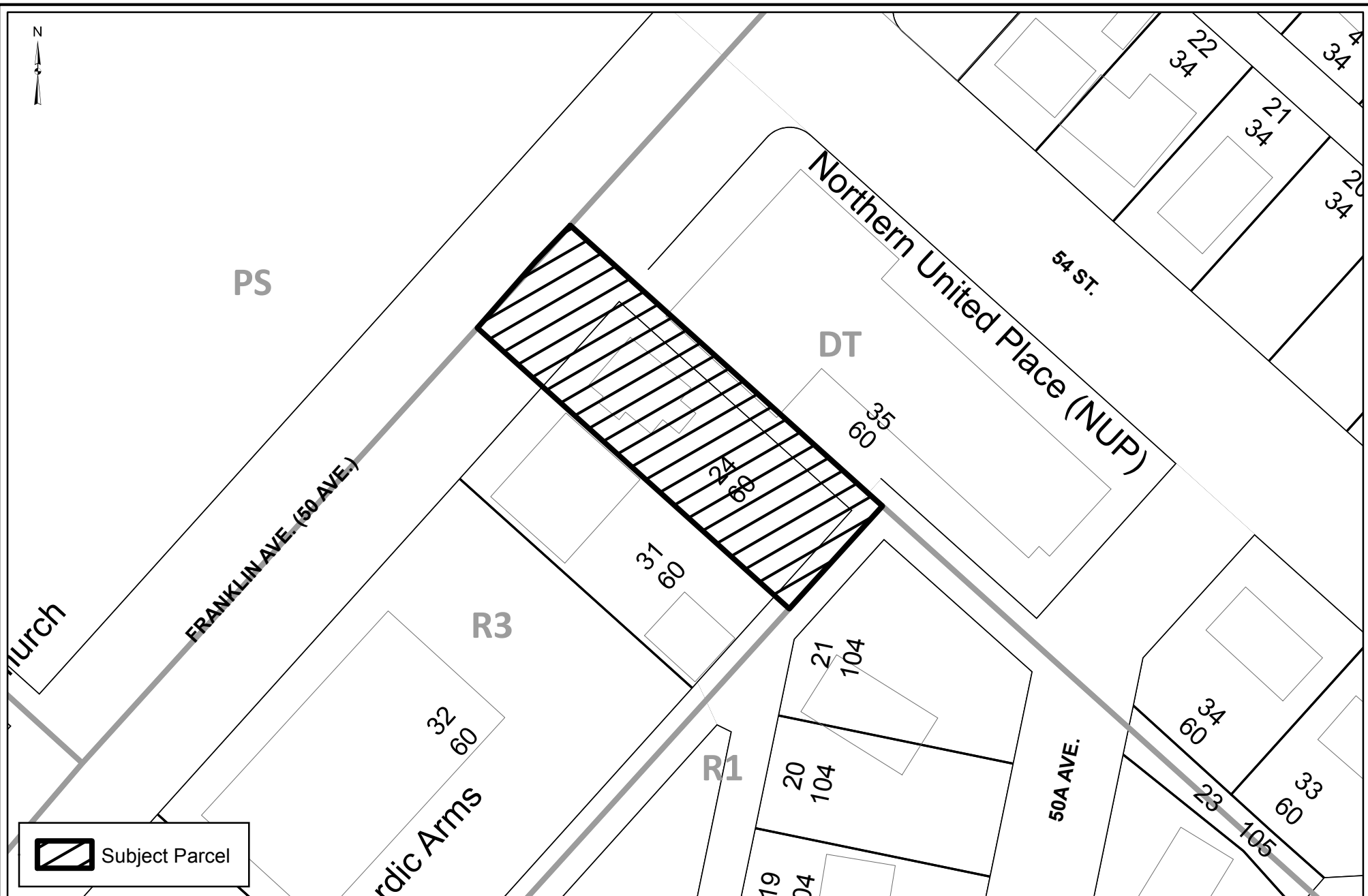
City Administrator


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





 Subject Parcel



CITY OF YELLOWKNIFE
Planning and Development
 Planning and Lands Division

PROJECT:
 Proposed Rezoning of Lot 24 Block 60 to Site Specific #9

TITLE:
 Schedule A to By-law No. 4754

SCALE:
 1:750

CREATED BY:
 G Griffiths

FILE:
 13_Lot_24_Block_60_Rezoning_ScheduleA_Bylaw_4754.mxd

DATE:
 October 10, 2013