



CITY OF YELLOWKNIFE

BY-LAW NO. 4907

BZ 349

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) Sections 12 to 32 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; and

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 Zoning By-law No. 4404, as amended, be amended by:
 - A) Modifying Section 1.6 with the following, to appear in alphabetical order:
"temporary work camp" means a facility constructed to provide accommodations for workers who are associated with a specific large-scale project with a construction value of no less than \$250,000,000 for a determinate period of time. The facility shall be removed from the site upon the predetermined end date.

- B) Creating Site Specific Zone #12 comprised of Lots 2 and 3, Block 500, Plan 2144, and updating Schedule 1 accordingly;
- C) Adding Section 10.30 – SS12 – Site Specific Zone #12 as follows:

1) General Purpose

To provide an area with the regulations appropriate for the continued operation of the Fieldhouse and Multiplex sports facilities, as well as the installation of a Temporary Work Camp for the duration required for the construction of the new Stanton Territorial Hospital upon adoption of By-law No. 4907.

2) Uses

a) Permitted uses are:

Accessory Decks,
Parks and recreation,
Public utility uses and structures,
Public or quasi-public use,
Government office,
Accessory structures and uses,
Temporary activity subject to Section 7.1(6), and
Child care facility.

b) Conditionally-Permitted Uses are:

Temporary work camp, and
Similar uses.

3) Regulations

- a) Floor area: Subject to Development Officer Approval;
- b) Height: maximum of 15 m;
- c) Front Yard: Subject to Development Officer Approval;
- d) Side Yard: Subject to Development Officer Approval;
- e) Rear Yard: Subject to Development Officer Approval;
- f) Landscape Area: Subject to Development Officer Approval;
- g) Parking: Subject to Part Nine;
- h) Loading: Subject to Development Officer Approval;
- i) Site area: Subject to Development Officer Approval;
- j) Lot width: Subject to Development Officer Approval; and
- k) Site coverage: Maximum of 60%.

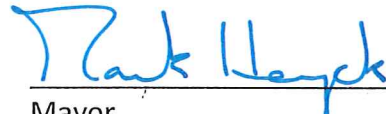
4) Site Development

The site plan, the relationship between buildings; structures and open space, provision of fencing, screening and/or similar buffering techniques, provision of landscaping, parking layout, access to roads, access to utility services, and access to emergency vehicles shall all be at the discretion of the Development Officer who shall consider site topography and the amenities of the adjoining properties and surrounding areas in the application of any such discretion.


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 27 day of JUNE, A.D. 2016.



Mayor



City Administrator

Read a Second Time this 11 day of JULY, A.D. 2016.



Mayor



City Administrator

Read a Third Time and Finally Passed this 11 day of JULY, A.D., 2016.

Mark Hayek
Mayor

Denise Kelala
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.

Denise Kelala
City Administrator

