

CITY OF YELLOWKNIFE
BY-LAW NO. 4626

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.

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;

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

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, is hereby amended by:

A. Amending Section 1.6 - Definitions by adding a new definition as follows in alphabetical order:

"outdoor wood pellet boiler heating system"	Means a heating system located outside of the building(s) to be heated, using wood pellets as heating source. It typically comprises a storage unit, a boiler, and a piping network connecting to the building(s) to
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be heated. A wood pellet boiler heating system is considered accessory to the principal building(s) it serves on the same lot or site.

B. Amending Section 7.1 - Rules Applicable to All Zones
by adding subsection (12) as follows:

(12) Outdoor Wood Pellet Boiler Heating Systems

(a) Location

- i. A proposed outdoor wood pellet boiler heating system shall not be located in any front yard or a side yard abutting a flanking street on a corner lot.
- ii. Setbacks from the property lines, for an outdoor wood pellet boiler heating system, shall comply with applicable site regulations listed in each zone, provided that where the setback requirement is less than 2 metres, a minimum of 2 metres shall apply.
- iii. Where the proposed outdoor wood pellet boiler heating system is accessory to single detached, duplex, and multi-attached dwellings with no more than four units, the required side and rear yard setbacks shall be a minimum of 2 metres.
- iv. Building separation space between a detached boiler enclosure and a principal building shall be a minimum of 3 metres unless otherwise required by the Office of the Fire Marshal.

- (b) Fire access shall be provided to the satisfaction of the City of Yellowknife Fire Division.
- (c) Storage Unit
The wood pellets shall be stored in a building-like structure sided with similar materials as the principal building(s). Silos may be permitted with the exception of corrugated metal sheet silos. The storage structure or silo shall be in compatible colour(s) with the principal building(s).
- (d) Boiler Enclosure
The boiler shall be housed in a building-like structure which shall be sided with similar materials as the principal building(s) and in compatible colour(s).
- (e) Piping Network
Pipes shall be placed underground unless otherwise approved by the Department of Public Works.
- (f) Where the proposed structure is located in a parking lot and safety barriers are required around the storage silo, vegetative hedge in planters, decorative metal barriers, poured concrete curbing with fill materials or other kinds of aesthetically pleasing barriers, acceptable to the Development Officer, shall be used; Jersey Barriers shall not be permitted.

C. Amending the title paragraph of Section 7.2 (5) - Additional Yard requirements as follows:

"In addition to the minimum yard requirements, the following shall apply to single detached, duplex and multi-attached dwellings, except for the development of an outdoor wood pellet boiler heating system, which shall be subject to Section 7.1 (12):"

EFFECT

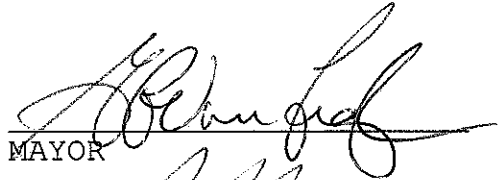
2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 28 day of MARCH, A.D. 2011.


MAYOR

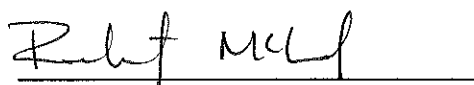

CITY ADMINISTRATOR

READ a Second Time this 11 day of APRIL, A.D. 2011.


MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 2 day of June, A.D. 2011.


MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 27 day of
JUNE A.D., 2011.


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

Docs #202024-v.2

