

**CITY OF YELLOWKNIFE
BY-LAW NO. 4339**

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 repeal the City of Yellowknife Niven Lake Development Scheme By-law No. 4269, 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 evaluated the Niven Lake Development Scheme By-law No. 4269, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Niven Lake Development Scheme 2004 By-law No. 4339;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

SHORT TITLE

1. This By-law may be cited as the Niven Lake Development Scheme 2004.

APPLICATION

2. The City of Yellowknife Niven Lake Development Scheme 2004 comprised of the attached Schedules No. 1 and 2, is hereby adopted.

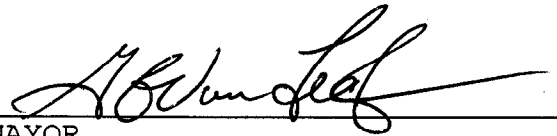
REPEALS

3. By-law Nos. 4181 and 4269 are hereby repealed.

EFFECT

4. 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 OCTOBER, A.D. 2004.


MAYOR



CITY ADMINISTRATOR

READ a Second Time this 8TH day of NOVEMBER, A.D. 2004.


MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 15th day of February, A.D. 2004.


MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

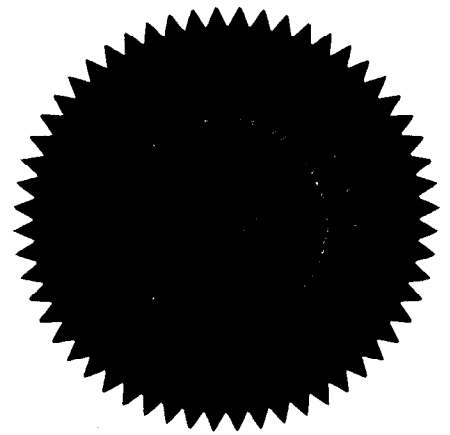
READ a Third Time and Finally Passed this 28TH day of FEBRUARY, A.D. 2004.


MAYOR

A/ 
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.

A/ 
CITY ADMINISTRATOR





Niven Lake

DEVELOPMENT SCHEME 2004

Schedule No.1 to By-law No. 4339

1. **Housing**
 - 1a) The Niven Lake residential area shall provide for detached, duplex, multi-attached and multi-family dwellings, as defined under the Zoning By-law No. 4024, in areas designated LD- Low Density and MD-Medium Density.
 - 1b) Residential development within the Niven Lake residential area shall be in accordance with the design standards specified under the Zoning By-law No. 4024.
2. **Pathways**
 - 2a) Connections will be provided to the Niven Lake pedestrian/bicycle trail from the Frame Lake trail; 49th Avenue; Fritz Theil Park; the proposed urban/nature park, and to the Jackfish Ravine north of the Niven Lake subdivision. The intent is to connect the Niven Lake trail both to the surrounding residential subdivision and to recreational opportunities outside of the Niven Lake subdivision.
 - 2b) An identified snow machine trail will be provided connecting Niven Lake to Frame Lake and Back Bay.
 - 2c) In an area where the pathway system is not in a road right of way or in a park a pathway right of way will be created.
The width of the pathway right-of-way will be based on the natural features adjacent to the proposed pathway and will be designed to provide a satisfactory buffer between the pathway and future development. These pathway right-of-way will be eventually established by a plan of survey.
3. **Niven Lake Shoreline**
 - 3a) The Niven Lake shoreline shall be maintained in a natural state except where modification is necessary to reduce the potential for human physical contact with the lake.
4. **Roads and Utilities**
 - 4a) Within road rights-of-way, streets shall be developed at the minimum width required to accommodate two way traffic and parking on both sides of the street.
5. **Public Transit**
 - 5a) When deemed appropriate City transit routes will be considered in the area.
6. **Parks**
 - 6a) As outlined in the Waterfront Management Plan (2001-2008), an urban/nature park will be developed adjacent to the Niven Lake subdivision along an area of the Back Bay shoreline which will enhance access to the shoreline while preserving the natural attributes of the area. Seasonal moorage will be provided.
 - 6b) Playground /Playing field will be considered in the Urban Reserve
7. **Highway Buffer**
 - 7a) A 20 meter buffer strip shall be established between the east boundary of the Yellowknife Access Road right-of-way and any proposed lots. The buffer strip shall be maintained in a natural, undeveloped state.
8. **Urban Reserve**
 - 8a) The area adjacent to Jackfish Ravine will be subject to future study for residential, parks, recreation and educational purposes.
9. **Neighbourhood Commercial Site**
 - 9a) Sites will be provided for neighbourhood convenience stores.
10. **Development Scheme Boundaries**
 - 10a) Parcel and right-of-boundaries will be established by engineering analysis and plans of survey.

LEGEND

- MD MEDIUM DENSITY RESIDENTIAL
- LD LOW DENSITY RESIDENTIAL
- R RESIDENTIAL
- C COMMERCIAL
- P PARK/OPEN SPACE
- DEVELOPMENT SCHEME BOUNDARY
- FUTURE PATHWAYS
- EXISTING PATHWAYS
- PROPOSED ROAD ROW
(To be determined by a plan of survey)

Scale: NTS

**CITY OF YELLOWKNIFE
BY-LAW NO. 4339
Schedule 2**

BZ 241

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Property Owners within the Niven Lake
Development Scheme 2004 Area

ROLL	LOT	BLOCK	PLAN	PRIMARY	SECONDARY	MUNICIPAL	ADDRESS1	ADDRESS2	CITY	PROV	POSTAL
301000400	4	301	2631	Nova Construction (1987) Lt	Northern Property REIT	99 NIVEN DR	100- 5603 50 Ave		Yellowknife	NT	X1A 1E8
301000500	5	301	2631	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
302000100	1	302	2631	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
302000200	2	302	2631	Kehoe, Gregory	Meinhardt, Cynthia	111 NIVEN DR	111 Niven Dr		Yellowknife	NT	X1A 2N3
302000300	3	302	2631	Henry, Linda	Henry, Seamus	115 NIVEN DR	PO Box 172		Yellowknife	NT	X1A 2N2
302000400	4	302	2631	Spence, Duff	Robinson, Katherine	117 NIVEN DR	PO Box 2368		Yellowknife	NT	X1A 2P7
302000500	5	302	2631	Malo, Harvey	Malo, Janice	119 NIVEN DR	119 Niven Dr		Yellowknife	NT	X1A 3W8
302000600	6	302	2631	Kapakatoak, Shelly		121 NIVEN DR	PO Box 127		Kugluktuk	NT	X0E 0E0
302000700	7	302	2631	McGee, Charles	McGee, Karen	123 NIVEN DR	123 Niven Dr		Yellowknife	NT	X1A 3W8
302000800	8	302	2631	Brennan, John	Brennan, Judy	125 NIVEN DR	125 Niven Dr		Yellowknife	NT	X1A 3X5
302000900	9	302	2631	Panayi, Ingrid	Panayi, Neophytos	127 NIVEN DR	127 Niven Dr		Yellowknife	NT	X1A 3W8
302001000	10	302	2631	Harris, Melinda	Harris, Miles	129 NIVEN DR	129 Niven Dr		Yellowknife	NT	X1A 3W8
302001100	11	302	2631	Stewart, Bernadette	Stewart, Gordon	131 NIVEN DR	131 Niven Dr		Yellowknife	NT	X1A 3W8
302001200	12	302	2631	Maedel, Dale		133 NIVEN DR	133 Niven Dr		Yellowknife	NT	X1A 3X5
302001300	13	302	2631	Executive Homes Ltd		135 NIVEN DR	PO Box 68		Yellowknife	NT	X1A 2N1
302001400	14	302	2631	Fleury, Carolina	Fleury, Darcy	137 NIVEN DR	137 Niven Dr		Yellowknife	NT	X1A 3X5
302001500	15	302	2631	O'Connor, James Joseph	O'Connor, Patricia	139 NIVEN DR	344 Old Airport Rd		Yellowknife	NT	X1A 3T4
302001600	16	302	2631	Nicklen, David	Nicklen, Ronda	141 NIVEN DR	141 Niven Dr		Yellowknife	NT	X1A 3X5
302001700	17	302	2631	Cutler, Catherine	Cutler, Derek	143 NIVEN DR	143 Niven Dr		Yellowknife	NT	X1A 3W8
302001800	18	302	2631	Boyd, Adrian	Timmins, Ann	145 NIVEN DR	145 Niven Dr		Yellowknife	NT	X1A 3Y2
302001900	19	302	2631	Frano, Marek		147 NIVEN DR	PO Box 1753		Yellowknife	NT	X1A 2P3
302002000	20	302	2732	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
303000200	2	303	2631	Martin, James	Martin, Maria	100 NIVEN DR	A144 Niven Dr		Yellowknife	NT	X1A 3X5
303000300	3	303	2631	Couturier, Marie	Stewart, Bruce	102 NIVEN DR	102 Niven Dr		Yellowknife	NT	X1A 3W8
303000400	4	303	2631	Henkelmen, Denton	Henkelman, Karen	104 NIVEN DR	104 Niven Dr		Yellowknife	NT	X1A 3W8
303000800	8	303	2631	Dragon, Judy	Furniss, Geoff	112 NIVEN DR	PO Box 368	1 Cornation Dr	Yellowknife	NT	X1A 2N3
303000900	9	303	2631	McFadden, Laura Lee		114 NIVEN DR	114 Niven Dr		Yellowknife	NT	X1A 3W8
303001000	10	303	2631	Hilderman, Brenda	Hilderman, Jerry	116 NIVEN DR	116 Niven Dr		Yellowknife	NT	X1A 3W8
303001100	11	303	2631	Mulders, Kim	Urschel, Dennis	118 NIVEN DR	PO Box 68		Yellowknife	NT	X1A 2N1
303001200	12	303	2631	Mulders, Donna	Mulders, Robert	120 NIVEN DR	120 Niven Dr		Yellowknife	NT	X1A 3W8
303001300	13	303	2631	Wheaton, Bonnie	Wheaton, Dale	122 NIVEN DR	122 Niven Dr		Yellowknife	NT	X1A 3W8
303001400	14	303	2631	Thomson, Sandra	Thomson, Walter	124 NIVEN DR	124 Niven Dr		Yellowknife	NT	X1A 3W8
303001500	15	303	2631	Nadji, Kayhan	Nadji, Zhila	126 NIVEN DR	126 Niven Dr		Yellowknife	NT	X1A 3W8
303001600	16	303	2631	Boyd, Tom	Wetade, Cecilia	128 NIVEN DR	128 Niven Dr		Yellowknife	NT	X1A 3W8
303001700	17	303	2631	Tait, Glenn	Tait, Leanne	130 NIVEN DR	130 Niven Dr		Yellowknife	NT	X1A 3W8
303001800	18	303	2631	Suzuki, Seiji	Suzuki, Shoko	132 NIVEN DR	PO Box 1874		Yellowknife	NT	X1A 2P4
303001900	19	303	2631	Marinic, Jack	Marinic, Kathy	134 NIVEN DR	PO Box 294		Yellowknife	NT	X1A 2N2
303002000	20	303	2631	True North Petroleum Ltd		136 NIVEN DR	12 Yellowknife Airport		Yellowknife	NT	X1A 3T2

ROLL	LOT	BLOCK	PLAN	PRIMARY	SECONDARY	MUNICIPAL	ADDRESS1	ADDRESS2	CITY	PROV	POSTAL
303002100	21	303	2631	Naeher, Uwe	Webster, Deborah	138 NIVEN DR	138 Niven Dr		Yellowknife	NT	X1A 3W8
303002200	22	303	2631	Monroe, John		140 NIVEN DR	140 Niven Dr		Yellowknife	NT	X1A 3X5
303002300	23	303	2631	Chisholm, Susan	Young, Michael	142 NIVEN DR	142 Niven Dr		Yellowknife	NT	X1A 3X5
303002400	24	303	2631	Martin, James	Martin, Maria	1, 144 NIVEN DR	A144 Niven Dr		Yellowknife	NT	X1A 3X5
303002500	25	303	2631	Jaque, Jon	Jaque, Laurel	146 NIVEN DR	146 Niven Dr		Yellowknife	NT	X1A 3W8
303002600	26	303	2631	Parker, Charles	Parker, Claudia	148 NIVEN DR	148 Niven Dr		Yellowknife	NT	X1A 3W8
303002800	28	303	3699	Executive Homes Ltd		106 NIVEN DR	PO Box 68		Yellowknife	NT	X1A 2N1
303002900	29	303	3699	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
303003000	30	303	3699	Pennington, Janet		110 NIVEN DR	110 Niven Dr		Yellowknife	NT	X1A 3W8
304000100	1	304	2732	Mitchell, Melissa Bradford	Mitchell, Robert McConnell	21 BALLANTYNE CRT	21 Ballantyne Cres		Yellowknife	NT	X1A 3T3
304000200	2	304	2732	Bulger, Carl	Bulger, Gail	20 BALLANTYNE CRT	20 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304000300	3	304	2732	Beemer, Cecile	Beemer, Kevin	19 BALLANTYNE CRT	19 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304000400	4	304	2732	Menard, Cheryl	Menard, Michael	18 BALLANTYNE CRT	18 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304000500	5	304	2732	Stroeder, Allyson	Stroeder, Kevin	17 BALLANTYNE CRT	PO Box 2402		Yellowknife	NT	X1A 2P8
304000600	6	304	2732	Scherle, Cory	Veitch, Carolyn	16 BALLANTYNE CRT	16 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304000700	7	304	2732	Gourlay, Paul		15 BALLANTYNE CRT	PO Box 2886		Yellowknife	NT	X1A 2R2
304000800	8	304	2732	Lang, Mike	Olexin-Lang, Patricia	14 BALLANTYNE CRT	PO Box 1987		Yellowknife	NT	X1A 2P5
304000900	9	304	2732	Ollerhead, Paul	Penney-Ollerhead, Joy	12 BALLANTYNE CRT	1434 Gitzel St		Yellowknife	NT	X1A 2C7
304001000	10	304	2732	Saunders, Sonya	Walz, Evan	11 BALLANTYNE CRT	PO Box 2311		Yellowknife	NT	X1A 2P7
304001100	11	304	2732	Zorn, Colleen	Zorn, Michael	10 BALLANTYNE CRT	650 Anson Dr		Yellowknife	NT	X1A 2X6
304001200	12	304	2732	Hall, Evelyn	Hall, Max	9 BALLANTYNE CRT	9 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304001300	13	304	2732	Delaney, Shawn	Mansouri, Shireen	8 BALLANTYNE CRT	PO Box 2141		Yellowknife	NT	X1A 2P6
304001400	14	304	2732	Brookside Construction		7 BALLANTYNE CRT	164 Nicola St. W		Kamloops	BC	V2C 1J7
304001500	15	304	2732	Oni, Akinlolu	Oni, Florence	6 BALLANTYNE CRT	6 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304001600	16	304	2732	Kane, Dan		5 BALLANTYNE CRT	5 Ballantyne Crt		Yellowknife	NT	X1A 3T1
304001700	17	304	2732	Clements, Leigh	Hardy, Chris	4 BALLANTYNE CRT	4 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304001800	18	304	2732	Scott, Nadine	Strong, Shelly	3 BALLANTYNE CRT	3 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304001900	19	304	2732	Chenkie, Heather		2 BALLANTYNE CRT	5 Larocque Cres		Yellowknife	NT	X1A 3Y1
304002000	20	304	2732	Huynh, Thien	Nguyen, Qui	1 BALLANTYNE CRT	1 Ballantyne Crt		Yellowknife	NT	X1A 3Y3
304002100	21	304	2732	Hamilton, David Earl	Hamilton, Patricia	201 NIVEN DR	Box 1443		Yellowknife	NT	X1A 2P1
304002200	22	304	2732	TE Holdings Ltd		203 NIVEN DR	PO Box 1960	5013 48 St	Yellowknife	NT	X1A 2P5
304002300	23	304	2732	TE Holdings Ltd		205 NIVEN DR	PO Box 1960	5013 48 St	Yellowknife	NT	X1A 2P5
304002400	24	304	2732	TE Holdings Ltd		207 NIVEN DR	PO Box 1960	5013 48 St	Yellowknife	NT	X1A 2P5
304002500	25	304	2732	Premium Homes Ltd		209 NIVEN DR	10 Tees Crt		Yellowknife	NT	X1A 3L5
304002600	26	304	2732	Babin, Marie	Lavoie, Chantal	211 NIVEN DR	211 Niven Dr		Yellowknife	NT	X1A 3Z1
304002700	27	304	2732	O'Donnell, Ledwick		213 NIVEN DR	148 Niven Dr		Yellowknife	NT	X1A 3X3
304002800	28	304	2732	Kollee, Sean	Morin, Jennifer	215 NIVEN DR	Box 2961		Yellowknife	NT	X1A 2R2
304002900	29	304	2732	Kapakatoak, Shelly		217 NIVEN DR	PO Box 127		Kugluktuk	NT	X0E 0E0
304003000	30	304	2732	Shaw, Curtis		219 NIVEN DR	219 Niven Dr		Yellowknife	NT	X1A 3Z1
304003100	31	304	2732	Jivkov, Kuzman		221 NIVEN DR	5610 50A Ave		Yellowknife	NT	X1A 1G3
304003200	32	304	2732	McConnell, Dawn	McConnell, John	223 NIVEN DR	223 Niven Dr		Yellowknife	NT	X1A 3Z1
304003300	33	304	2732	Morgan, Mary-Lou	Morgan, Robert	225 NIVEN DR	225 Niven Lake Dr		Yellowknife	NT	X1A 3X5
304003400	34	304	2732	Panayi, Ingrid	Panayi, Neophytos	227 NIVEN DR	127 Niven Dr		Yellowknife	NT	X1A 3W8
305000100	1	305	2732	Gray Jay Enterprises Ltd.		231 NIVEN DR	PO Box 814, Stn. Main		Yellowknife	NT	X1A 2N6
305000200	2	305	2732	Cunningham, Andrew		233 NIVEN DR	104 5215 51 St		Yellowknife	NT	X1A 1S9

ROLL	LOT	BLOCK	PLAN	PRIMARY	SECONDARY	MUNICIPAL	ADDRESS1	ADDRESS2	CITY	PROV	POSTAL
305000300	3	305	2732	Tram, Tung		235 NIVEN DR	9 Con Pl		Yellowknife	NT	X1A 3K2
305000400	4	305	2732	Fraser, Della	Fraser, Jim	237 NIVEN DR	PO Box 634		Yellowknife	NT	X1A 2N5
305000500	5	305	2732	Lanteigne, Ann	Lanteigne, Michel	239 NIVEN DR	126 Dagenais Dr		Yellowknife	NT	X1A 3J8
305000600	6	305	2732	Peart, Dwight		241 NIVEN DR	5105 54 St		Yellowknife	NT	X1A 1W6
305000700	7	305	2732	City of Yellowknife		243 NIVEN DR	PO Box 580		Yellowknife	NT	X1A 2N4
308001200	12	308	2732	5131 NWT Ltd		210 NIVEN DR	PO Box 2637 Stn Main		Yellowknife	NT	X1A 2P9
308001300	13	308	2732	Dentinger, Constance	Dentinger, Michael	212 NIVEN DR	212 Niven Dr		Yellowknife	NT	X1A 3X5
308001400	14	308	2732	Executive Homes Ltd		214 NIVEN DR	PO Box 68		Yellowknife	NT	X1A 2N1
308001500	15	308	2732	Hardman, Marguerite	Pidkowich, Michael	216 NIVEN DR	216 Niven Dr		Yellowknife	NT	X1A 3W8
308001600	16	308	2732	Maduke, Joe		218 NIVEN DR	PO Box 1613		Yellowknife	NT	X1A 2P2
308001700	17	308	2732	Brookside Construction		220 NIVEN DR	164 Nicola St. W		Kamloops	BC	V2C 1J7
308001800	18	308	2732	True North Petroleums		222 NIVEN DR	12 Yellowknife Airport		Yellowknife	NT	X1A 3T2
308001900	19	308	2732	Plouffe, Mark		224 NIVEN DR	601 5310 44 St		Yellowknife	NT	X1A 1K3
308002000	20	308	2732	City of Yellowknife		226 NIVEN DR	PO Box 580		Yellowknife	NT	X1A 2N4
308002100	21	308	2732	Kobaisy, Hazen		228 NIVEN DR	PO Box 274		Kugluktuk	NT	X0E 0E0
308002200	22	308	2732	Mansell, Nick		230 NIVEN DR	#414 200 Beck Crt		Yellowknife	NT	X1A 3YC
308002300	23	308	2732	Gravel, Jean	Roux, Caroline	232 NIVEN DR	234 Niven Dr		Yellowknife	NT	X1A 3W8
308002400	24	308	2732	Gravel, Jean	Roux, Caroline	234 NIVEN DR	234 Niven Dr		Yellowknife	NT	X1A 3W8
308002500	25	308	2732	Gravel, Jean	Roux, Caroline	236 NIVEN DR	234 Niven Dr		Yellowknife	NT	X1A 3W8
308002600	26	308	2732	Robinson, Morris		238 NIVEN DR	PO Box 1225		Yellowknife	NT	X1A 2N9
308002700	27	308	2732	Brookside Construction		240 NIVEN DR	164 Nicola St. W		Kamloops	BC	V2C 1J7
965109100	1091	Q85J/8	2732	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
965109200	1092	Q85J/8	2732	City of Yellowknife			PO Box 580		Yellowknife	NT	X1A 2N4
		UNSURVEYED LAND		Gouvernement of NWT	MACA	600, 5201	50th Avenue		Yellowknife	NT	X1A 3S9