

**CITY OF YELLOWKNIFE
BY-LAW NO. 4590**

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

1. That By-law No. 4404, as amended, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:

A) Amending Section 1.6 - Definitions as follows:

"public or quasi-public use" means development used by the public for assembly, instruction, culture, religion, or enlightenment for a communal activity, or a place of public entertainment or recreation, and without limiting the generality of the foregoing may include libraries, museums, churches, schools and

public restrooms, and shall include associated residential buildings or dwelling units that are ancillary to and located on the same lot or consolidated lots as a development that provides educational services which lead to a college diploma or university degree.

- B) Amending Section 10.21 - SS4 - Site Specific Zone #4 as follows:

10.21 SS4 - Site Specific Zone #4

(1) General Purpose

To provide for a hotel and convention center with ancillary commercial uses at Twin Pine Hill, subject to Section 8.2 - Design Standards for Twin Pine Hill.

(2) Uses

(a) Permitted Uses are:

Hotel,
Apartment hotel,
Commercial use,
Food/beverage service,
Convention center.

(b) Conditionally Permitted Uses are:

Commercial entertainment use.

(c) Prohibited Uses:

Casino.

(3) Regulations

(a) Floor Area: Subject to Development Officer Approval;

(b) Site Coverage: Maximum of 40%;

(c) Height: a maximum of 15 m, but no structure

or building shall exceed 208 metres above sea level;

(d) Front, Rear and Side Yards: subject to Development Officer approval;

(e) Landscape Area: 100% of residual area subject to Section 7.1(2);

(f) Parking and loading:
Commercial: 1 space per 100 m².
All other uses: subject to Section 8.2 and Part Nine.

(4) Site Development

(a) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, garbage receptacles and emergency vehicle access shall be subject to approval by the Development Officer.

C) Adding a new zone, Section 10.25 SS8 - Site Specific Zone #8, as follows:

10.25 SS8 - Site Specific Zone #8

(1) General Purpose

To provide areas for a mix of commercial, government office, office and public or quasi-public uses and associated ancillary services on Twin Pine Hill in accordance with Section 8.2 - Design Standards for Twin Pine Hill.

(2) Uses

(a) Permitted Uses are:

Commercial use,
Office,
Government office,
Food/beverage service,

Convenience store,
Planned development subject to Section
7.1(8),
Temporary activities subject to Section
7.1(6),
Accessory structures and uses.

(b) Conditionally Permitted Uses are:

Parks and recreation,
Public and quasi-public uses,
Public utility uses and structures,
Similar use.

(3) Regulations

(a) Floor Area: Subject to Development Officer
Approval;

(b) Site Coverage: Maximum of 40%;

(c) Height:

Where the average grade of the structure or
building is less than 198 m above sea level:
a maximum of 15 m, but no structure or
building shall exceed 208 metres above
sea level;

Where the average grade of the structure or
building is equal or greater than 198 m
above sea level:

a maximum of 18 m, but no structure or
building shall exceed 215 m above sea
level;

(d) Front, Side and Rear Yards: subject to
Development Officer approval;

(g) Landscape Area: 100% of residual area
subject to Section 7.1(2);

(h) Parking and loading:

Government office, office and commercial:
1 space per 100 m².

All other uses: subject to Section 8.2 and
Part Nine.

(4) Site Development

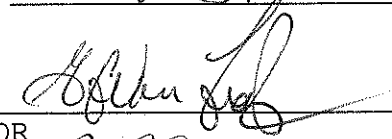
(a) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, garbage receptacles and emergency vehicle access shall be subject to approval by the Development Officer.

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

EFFECT

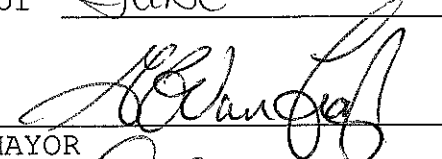
2. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 23 day of AUGUST,
A.D. 2010.


MAYOR


CITY ADMINISTRATOR

READ a Second Time this 25 day of JUNE,
A.D. ~~2010.~~ 2012.


MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 2nd day of August, A.D. 2012.

[Signature]
MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 13 day of AUGUST A.D., 2012.

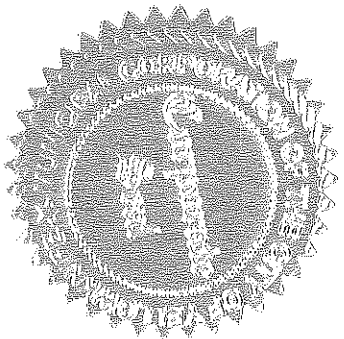
[Signature]
MAYOR

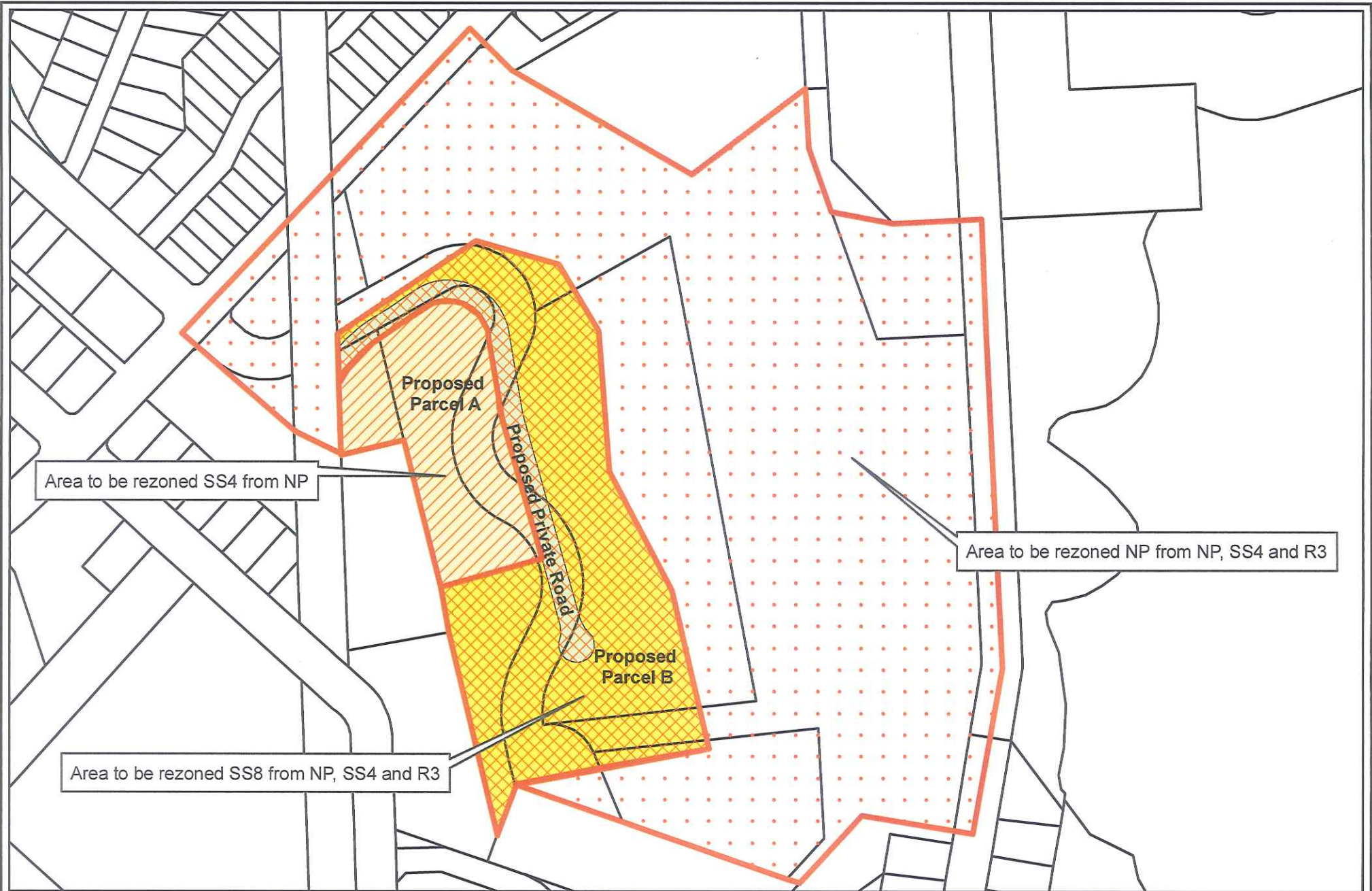
[Signature]
CITY ADMINISTRATOR

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.

[Signature]
CITY ADMINISTRATOR

Docs #190485-v.1





City Of Yellowknife
Planning and Lands Division

PROJECT:	Twin Pine Hill Rezoning
TITLE:	Schedule A-1 to By-law No.4590

SCALE:	1:2,500	CREATED BY:	G. Griffiths
FILE:	10_Twin_Pine_Hill_Zoning.mxd		
DATE:	Aug 18, 2010		