



CITY OF YELLOWKNIFE

**BY-LAW NO. 4892**

**BZ 346**

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.

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) Adding “home office” to Section 1.6 Definitions as follows:

“home office” means a home based business office within a dwelling used exclusively for personal use. This definition does not include home based business offices with any customers on-site or home based business-related vehicle(s). The home office shall:

- a) Be an office within a dwelling used exclusively for personal use;
- b) Be located where a home based business is a permitted use;
- c) Be staffed by no person other than a resident of the home and not more than two adult residents of the home;

- d) Store any goods and articles associated with the home based business within approved structures on the lot and not be of a hazardous nature;
- e) Require no variation from the external appearance and residential character of land and buildings;
- f) Preserve the privacy and quiet enjoyment of adjacent dwellings;
- g) Generate no traffic or parking problems;
- h) Have no commercial vehicle(s) or vehicle(s) exceeding 4,400 kilograms gross vehicle weight used in conjunction with the home based business; and
- i) Have no customers or patrons in attendance at any given time.

B) Adding Section 3.2 (1) (p) as follows:

A home office as per Section 1.6 of this By-law for a home based business which does not contravene the requirements under Section 7.2(6) Home Based Business.

2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

#### 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 14 day of MARCH, A.D. 2016.



Mayor



City Administrator

Read a Second Time this 29 day of MARCH, A.D. 2016.

Tank Heyck  
Mayor

Renata Kefalar  
City Administrator

Read a Third Time and Finally Passed this 29 day of MARCH, A.D., 2016.

Tank Heyck  
Mayor

Renata Kefalar  
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.



Renata Kefalar  
City Administrator