



CITY OF YELLOWKNIFE

**BY-LAW NO. 4815**

**BZ 330**

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., 2013, c.9; 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. Amending Section 10.19 (2)(a) by replacing 'Dwelling unit accessory to an approved use subject to Section 10.19 (5)(b)' with 'Dwelling unit subject to section 10.19 (5)(b)'
  - B. Amending Section 10.19 (5) (b) by deleting 'accessory to an approved use'
  - C. Adding a new Special Overlay Zone, Section 11.6 Kam Lake Residential Overlay, as follows:  
  
11.6 Kam Lake Residential Overlay

## (1) General Purpose

To remove the size restriction of a dwelling unit in the 'I – Industrial' zone within the Kam Lake area.

## (2) Uses

Permitted Uses are:

Those uses listed as permitted uses in the underlying zone; and  
Home Based Business.

## (3) Regulations

Notwithstanding the regulations of the underlying zone, requirements (iv), (v) and (vii) under Section 10.19 (5) (b) shall not apply to the overlay zone.

## D. Amending Section 10.20 (2) (a) by:

- (1) Replacing 'Dwelling unit accessory to an approved use subject to Section 10.20 (5)(c)' with 'Dwelling unit subject to Section 10.20 (5)(c)'; and
- (2) Adding 'Home Based Business' as a permitted use.

## E. Amending Section 10.20 (5)(c) to read as follows:

A Dwelling unit may be a Single Detached Dwelling, a Manufactured Dwelling, or a Dwelling attached to an approved building, and the unit shall:

- (i) have direct and separate access to the outside ground level;
- (ii) be limited to one dwelling unit per site;
- (iii) be serviced with municipal water and sewer; and
- (iv) demonstrate evidence of an established industrial or commercial use operating on site in the form of a structure having a minimum enclosed floor area of 93 m<sup>2</sup>.

## F. Amending Section 10.25 (2)(a) by:

- (1) Replacing 'Dwelling unit accessory to an approved use subject to Section 10.25 (5)(c)' with 'Dwelling unit subject to Section 10.25 (5)(c)'; and
- (2) Adding 'Home Based Business' as a permitted use.

## G. Amending Section 10.25 (5)(b), to read as follows:

A Dwelling unit may be a Single Detached Dwelling, a Manufactured Dwelling, or a Dwelling attached to an approved building, and the unit shall:

- (i) have direct and separate access to the outside ground level;
- (ii) be limited to one dwelling unit per site;
- (iii) be serviced with municipal water and sewer; and
- (iv) demonstrate evidence of an established industrial or commercial use operating on site in the form of a structure having a minimum enclosed floor area of 93 m<sup>2</sup>.

## H. Deleting Section 10.25 (5) (d) in its entirety and renumbering the remaining clause accordingly.

- I. Amending Schedule 1 of Zoning By-law No. 4404, as amended, in accordance with Schedule A 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 27 day of OCTOBER, A.D. 2014.

Frank Heyck  
Mayor

Renata Kefalar  
City Administrator

Read a Second Time this 10 day of NOVEMBER, A.D. 2014.

Frank Heyck  
Mayor

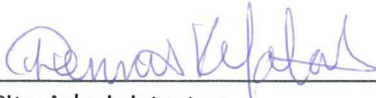
Renata Kefalar  
City Administrator

Read a Third Time and Finally Passed this 10 day of NOVEMBER, A.D., 2014.

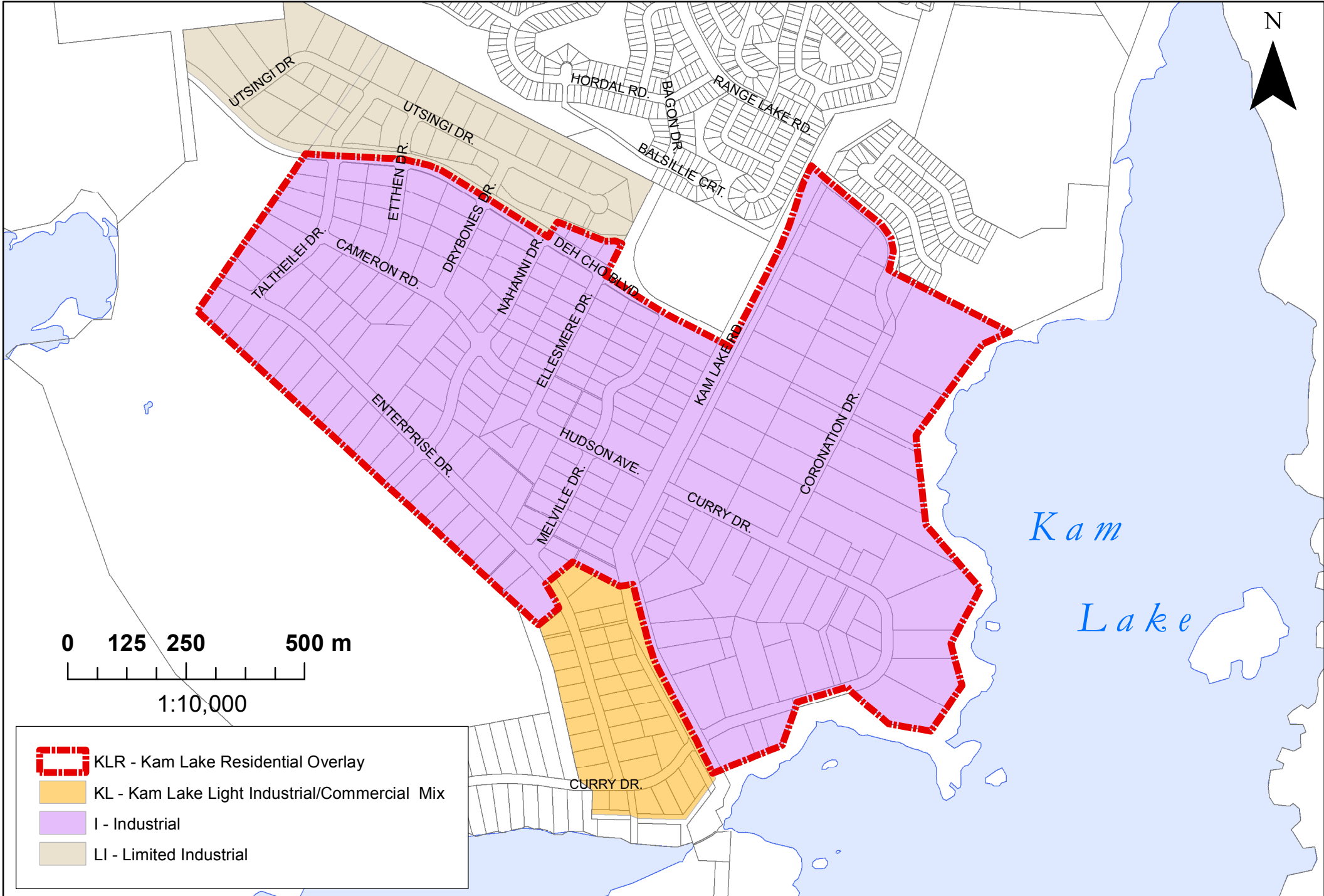
Frank Heyck  
Mayor





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.

  
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City Administrator





-  KLR - Kam Lake Residential Overlay
-  KL - Kam Lake Light Industrial/Commercial Mix
-  I - Industrial
-  LI - Limited Industrial



**CITY OF  
YELLOWKNIFE**

Planning &  
Development

PROJECT:  
Kam Lake Residential Overlay

TITLE:  
By-Law No. 4815 Schedule A

SCALE: 1:10,000

FILE: KamLakeOverlayByLaw 4815.mxd

DATE: October 1, 2014

CREATED BY: A. Ferri