



CITY OF YELLOWKNIFE

**BY-LAW NO. 4805**

**BZ 324**

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, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:
  - A. Rezoning a portion of Lot 1 Block 313 from "GM – Growth Management" and "NP – Nature Preservation" to "SS10 – Site Specific #10".
  - B. 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.
  - C. Amending Part Ten by adding new Section 10.28 to read as follows:

**10.28 SS10 – Site Specific #10**

## (1) General Purpose

To provide an area near the landfill for a retail store selling donated items.

## (2) Uses

(a) Permitted Uses are:

Accessory Structures and uses;  
Commercial Use;  
Public utility uses and structures.

## (3) Regulations

(a) Site Coverage: a maximum of 40%;

(b) Height: a maximum of 14 m.

(c) Yard regulations: subject to Development Officer's approval.

(d) Landscape area:

a minimum of 40% of the minimum front yard, however, if it is determined by the Development Officer that landscaping is required elsewhere on the site, then 15% of the site area may be required to be landscaped.

(e) Parking and loading: subject to Part Nine.

## (4) Site Development

(a) The site plan, the relationship between buildings; structures and open space, provision of fencing, screening and/or similar buffering techniques, provision of landscaping, parking layout, access to roads, access to trucked water/sewer points, and access to emergency vehicles shall all be at the discretion of the Development Officer who shall consider site topography and the amenities of the adjoining properties and surrounding areas in the application of any such discretion.

**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 25 day of AUGUST, A.D. 2014.

Mark Heyck  
Mayor

Renata Kefalas  
City Administrator

Read a Second Time this 8 day of SEPTEMBER, A.D. 2014.

Mark Heyck  
Mayor

Renata Kefalas  
City Administrator

Read a Third Time and Finally Passed this 8 day of SEPTEMBER, A.D., 2014.

Mark Heyck  
Mayor

Renata Kefalas  
City Administrator

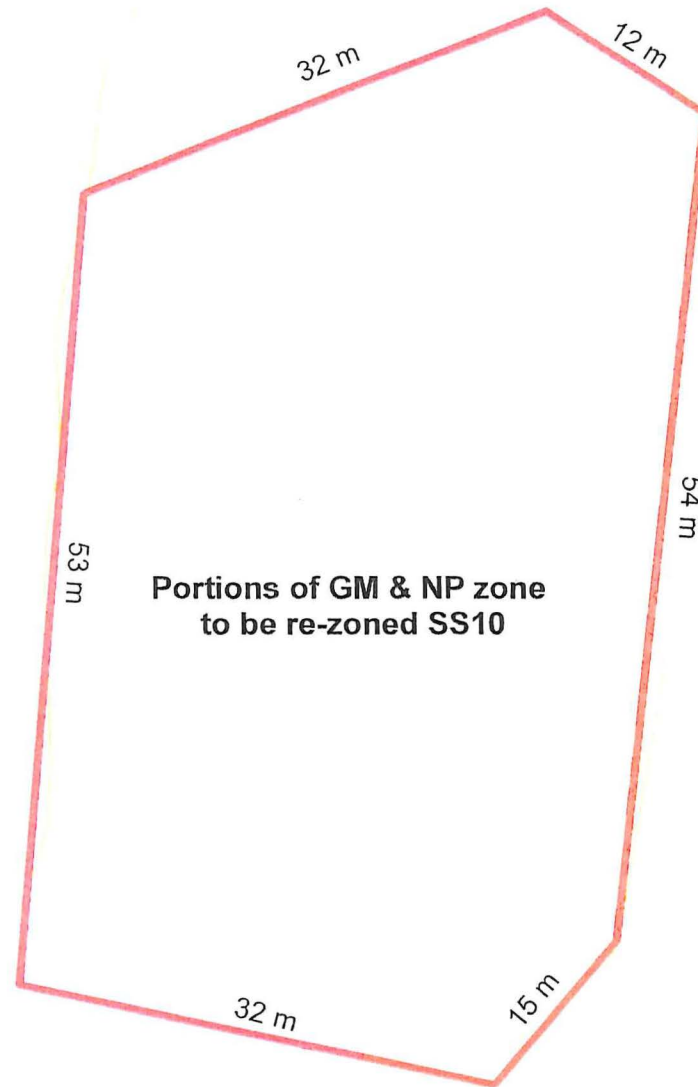
I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.



Renata Kefalas  
City Administrator

**GM**

**NP**



Portions of GM & NP zone  
to be re-zoned SS10

**Legend**

-  Property Parcels
-  GM-Growth Management
-  NP-Nature Preservation
-  Habitat for Humanity Lease Area
-  Contour Lines
-  SS10-Site Specific #10



**City Of Yellowknife**  
*Planning and Lands Division*

PROJECT:

*LOT 1 BLOCK 313 Rezoning*

TITLE:

*By-Law No. 4805 - Schedule A*

SCALE:

1:500

CREATED BY:

*M. Nguyen*

FILE:

*Habitat\_Rezoning\_Sketch.mxd*

DATE:

*July 22, 2014*