

**CITY OF YELLOWKNIFE  
BY-LAW NO. 4443**

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 enact the City of Yellowknife Airport West Industrial Development Scheme.

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 wishes to adopt the City of Yellowknife Airport West Industrial Development Scheme, By-law No. 4443;

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 Airport West Industrial Development Scheme.

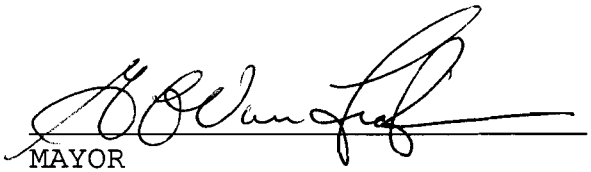
**APPLICATION**

2. The City of Yellowknife Airport West Industrial Development Area (Phase I Development Scheme) comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

**EFFECT**

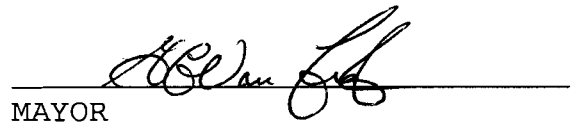
4. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the Cities, Towns and Villages Act.

READ a First Time this 26<sup>TH</sup> day of FEBRUARY, A.D. 2007.

  
MAYOR

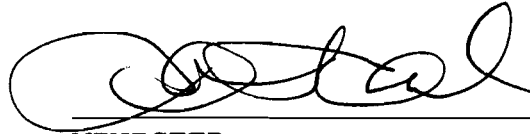
  
CITY ADMINISTRATOR

READ a Second Time this 12<sup>TH</sup> day of MARCH, A.D. 2007.

  
MAYOR

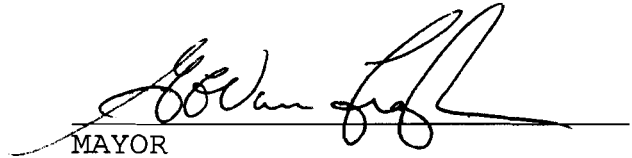
  
CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 30<sup>th</sup> day of MARCH, A.D. 2007.



MINISTER  
MUNICIPAL AND COMMUNITY  
AFFAIRS

READ a Third Time and Finally Passed this 23<sup>rd</sup> day of APRIL, A.D. 2007.



MAYOR

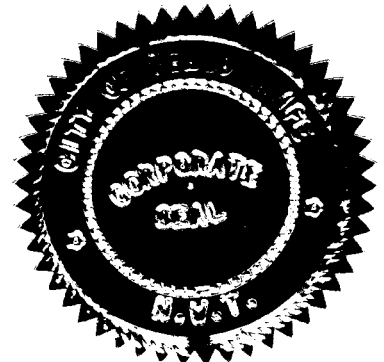


A/ CITY ADMINISTRATOR

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



PROPERTY OWNERS WITHIN  
AIRPORT WEST INDUSTRIAL DEVELOPMENT SCHEME AREA

Commissioner of the Northwest Territories  
Property Administrator  
Government of the Northwest Territories  
Municipal and Community Affairs  
P.O. Box 1320,  
Yellowknife, NT  
X1A 2P9

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**"SCHEDULE 1"**

**1. General Industrial Area**

- (a) The area designated "General Industrial Area" on "SCHEDULE A-1" attached hereto shall provide for a range of lot sizes for more intensive industrial land uses.
- (b) The General Industrial Area may provide for development with industrial uses, as well as large scale fleet service operations such as marshalling yards requiring significant outdoor storage, display or fabrication facilities. Uses where the principal activity is the retail sale of commodities from within an enclosed structure shall be restricted.
- (c) To ensure a high quality of development, used structures may not constitute the principal structure of a development.

**2. Corridor Industrial/Business Area**

- (a) The area designated as "Corridor Industrial/Business Area" on "SCHEDULE A-1" attached hereto shall adhere to these policies.
- (b) Development regulations along the Primary Arterial Road ("PAR") corridor connecting Highway No. 3 with the Kam Lake Industrial Subdivision shall reflect the PAR corridor as a gateway entrance to the City.
- (c) Industrial and related commercial uses which require high visibility shall be encouraged to locate on properties adjacent or contiguous to the PAR.
- (d) All PAR corridor development shall be subject to regulations pertaining to site access, architectural controls, building orientation and materials, buffering and screening, landscaping, signage and lighting.
- (e) Corridor development policies apply to any property within the Development Scheme area that fronts on to, or is contiguous to the PAR.

### 3. Energy Planning

- (a) In conjunction with broader City initiatives the Development Scheme will have the flexibility to incorporate components of the Community Energy Plan, as policies of this Plan will be incorporated into buildings city-wide. An example of an initiative is the Commercial Building Incentive Program (CBIP) which would be applied along the Corridor Area.
- (b) Developers are encouraged to incorporate passive solar design features, including one face of a building to be oriented  $\pm 30$  degrees of south to maximize opportunities for passive solar heating and cooling, natural lighting and ventilation.

### 4. Drainage and Wetlands

- (a) Existing natural drainage patterns and wetlands will be maintained where possible.
- (b) A storm water management plan will be completed with the Public Works Department prior to the subdivision of land affected by this Development Scheme.
- (c) Increased rear yard setback limits will be applied to those lots which back onto environmentally sensitive areas.

### 5. Roads and Utilities

- (a) The PAR shall be designated as a commercial truck route.
- (b) Direct access from properties to the PAR shall be minimized.
- (c) Trucked water and sewer service shall ~~to~~ be provided within the Development Scheme area.
- (d) Utilities may be above ground.

## **6. Roadway Lighting**

- (a) Street lights will be incorporated within the rights-of-way of the PAR and industrial subdivision roadways.
- (b) The financial feasibility of incorporating decorative lighting to highlight the PAR as an entrance corridor will be explored concurrently with the engineering design.

## **7. Greenway and Trail Network**

- (a) A greenway or path system will be provided in the PAR right-of-way to accommodate recreational snow machine and non-vehicular travel (i.e. pedestrians and cyclists). The greenway is anticipated to be placed on the west side of the PAR right-of-way; but may, if warranted, be relocated to the east side during the planning and design stages. The greenway will be developed to a standard hard-surfaced (i.e. asphalt) with a 4.5 metre width to provide comfort, convenience, and safety for various alternative transportation modes.
- (b) Trails shall be linked to larger City-wide trail networks where possible by signage and access points.
- (c) Additional amenities (i.e. rest areas) or design features (lighting and landscaping), may where appropriate, be considered for incorporation into the greenway and network.

## **8. Development Scheme Boundaries**

- (a) Parcel and right-of-way boundaries represent the intent of the City of Yellowknife and will be established by engineering design and plans of survey. The boundaries indicated by the Development Scheme are subject to change based on their completion. Road rights-of-way will be determined by plan of survey and engineering design.





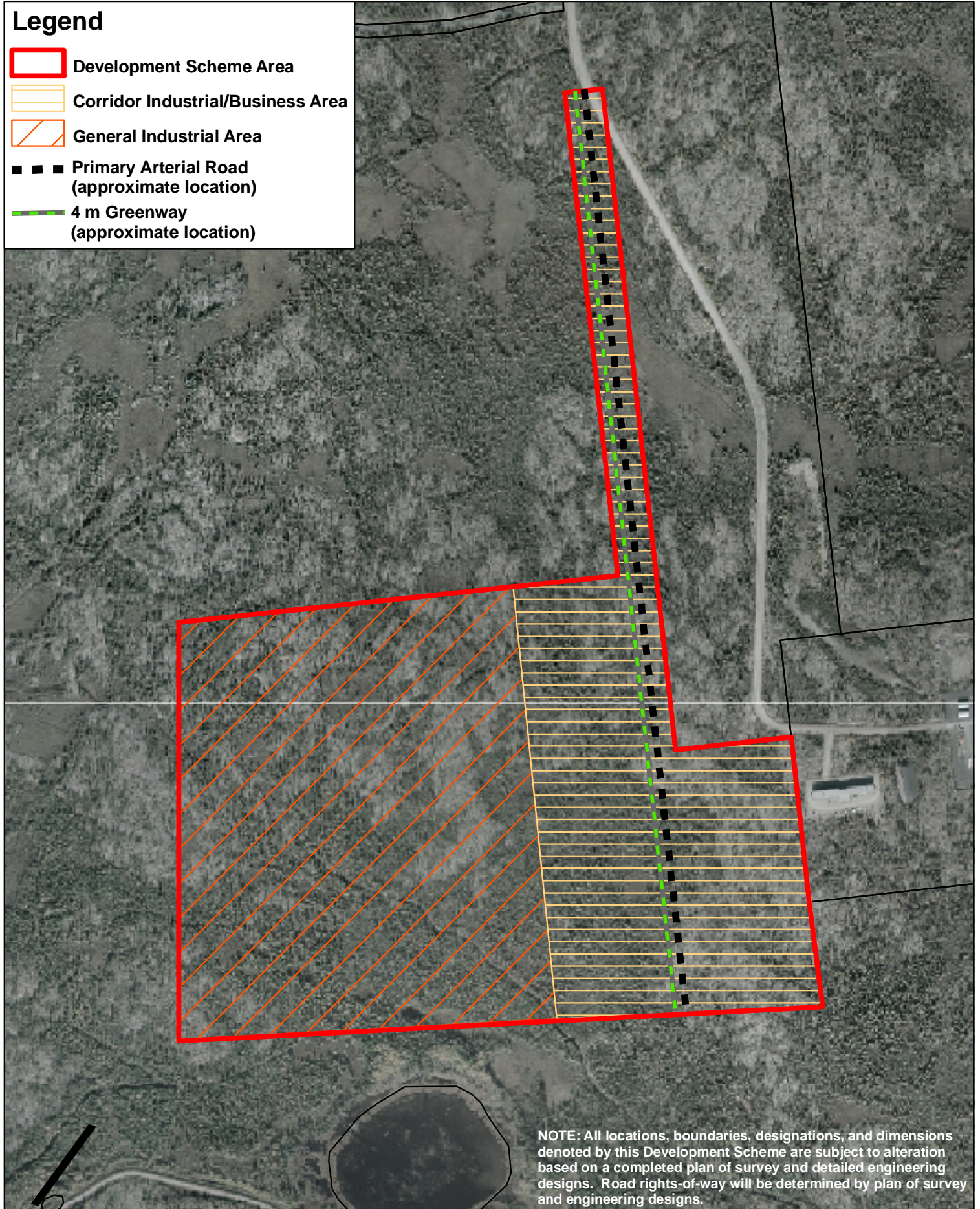
# Airport West Industrial Development Scheme

## SCHEDULE A-1 to By-law No. 4443

DRAWN: BPetch  
DATE: February 11, 2007  
FILE: KamWestDevelopment\_Scheme.mxd

### Legend

-  Development Scheme Area
-  Corridor Industrial/Business Area
-  General Industrial Area
-  Primary Arterial Road (approximate location)
-  4 m Greenway (approximate location)



NOTE: All locations, boundaries, designations, and dimensions denoted by this Development Scheme are subject to alteration based on a completed plan of survey and detailed engineering designs. Road rights-of-way will be determined by plan of survey and engineering designs.