

# Form A – Development Permit Application

## Zoning By-law No. 4404

Planning and Development Department, City of Yellowknife



I/We hereby make application for a Development Permit under the provisions of Zoning By-law No. 4404 in accordance with the plans and supporting information submitted herewith and which form a part of this application.

Property to be Developed/Property Owner Information					
Property Owner Name					
Property Owner Telephone(s)	Home:		Work or Cell:		
Property Owner Email					
Civic Address of Proposed Development					
Mailing Address of Property Owner					
Legal Description of Proposed Development	Lot:		Block:		Plan: 
Applicant Information (if different from owner)					
Applicant Name					
Applicant Telephone(s)	Home:		Work or Cell:		
Applicant Email					
Mailing Address of Applicant					
Civic Address of Applicant					
Proposed Development					
What is on the property now?					
What are you proposing to develop or change?					
Estimated start and completion dates					
Signature				Date	

<p><b>FOR OFFICE USE ONLY:</b></p> <p><b>Fee Paid:</b> _____</p> <p><b>Invoice #:</b> _____</p> <p><b>Permit #:</b> _____</p>
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## Development Permit Application Fees

Where the development involves more than one type of development, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled.

Application/Service	Fee
Single family detached dwelling	\$175.00 per application
Duplex or semi-detached	\$300.00 per application
Multi-family dwelling	\$250.00 per application + \$30 per unit proposed
Commercial or Industrial Use	\$250.00 per application + \$1/m <sup>2</sup> for the first 500m <sup>2</sup> of gross floor area + an additional \$0.25/m <sup>2</sup> for area over 500m <sup>2</sup> up to a maximum of \$5,000.00
Conditionally Permitted Use	\$250.00 per application
Home based business	\$50.00 per application
Sign	\$75.00 per application
Residential addition to detached dwelling	\$100.00 per application
Residential decks, fences, and accessory structures	\$75.00 per application
Change of use	\$100.00 per application

### Confirmation of Compliance with Easements (Except Electrical), Caveats, or Contracts Affecting Development

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall complete and submit this form with the application to provide written confirmation that the proposed development complies with any easements (except electrical), caveats or contracts which affect the development of a site.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements (except electrical), caveats or contracts which affect development of the site.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Applicant (if different from Owner)

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Owner

**NOTE:**

1. No Development Permit shall be issued prior to receipt by the Development Officer of confirmation of compliance with easements, caveats or contracts affecting a development.
2. This form is required pursuant to City of Yellowknife Zoning By-law No. 4404, as amended.

## Confirmation of Compliance with Electrical Easements

It is the responsibility of the Applicant to confirm whether an electrical easement is registered against the property. In the event an electrical easement has been registered by Northland Utilities, submission of the Easement Encroachment Agreement Request Form must be made to Northland Utilities. An approved Easement Encroachment Agreement must be submitted along with this application. For more information and a copy of the Easement Encroachment Agreement Request Form, contact Northland Utilities using the contact information listed at the bottom of this page.

## Confirmation of the Provision of Power Service and Compliance with Northland Utilities Electrical Standards

It is the responsibility of the Applicant to ensure that power service can be provided to all new development. Additionally, all development must conform to the standards outlined below. Any questions regarding the provision of power or minimum power line clearances should be directed to Northland Utilities. Contact information is listed below.

I hereby confirm that power service (if applicable) can be provided to the development outlined within this application, and that the clearance between the power lines and the proposed structure are such that they meet the minimum standards indicated below. In the event that I am uncertain as to whether or not the proposed development infringes on any minimum standards, I have contacted Northland Utilities to confirm. I acknowledge that it is the responsibility of the property owner to comply with the provisions outlined above.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant (if different from Owner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

### Structures and power lines = a dangerous combination

Locating structures too close to power lines poses a significant safety risk that could even result in a fatality. Having to relocate either the structure or power line because the distance between them was not thoroughly assessed during the planning stages is another costly consequence.

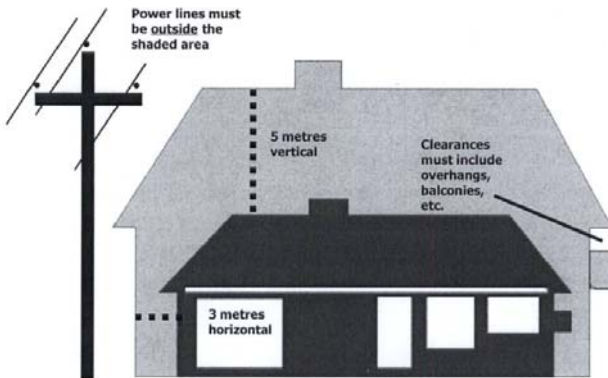
Northland Utilities Electrical Standards require mandatory clearances between power lines and structures such as signs, billboards, light standards, traffic signs, antennas, satellite dishes and buildings (houses, apartments, commercial buildings, farm buildings).

Minimum clearance requirements between overhead power lines and other structures are in place for your protection and safety. Clearance requirements vary depending on the voltage of the power line. For example, a power line operating at between 750V - 22,000 volts requires:

- \* A vertical clearance of 5 metres;
- \* A horizontal clearance of 3 metres (including overhangs, balconies, etc.).

Minimum vertical and horizontal clearances may also vary according to a variety of factors.

For clarification, and to reduce the likelihood of shock or electrocution and to avoid having to move a structure or pay for the relocation of a power line, contact Northland Utilities before developing your property.



### For more information, contact:

Northland Utilities (Yellowknife)  
Ltd.  
481 Range Lake Road  
Yellowknife, NT  
X1A 3R6  
Phone: (867) 873-4865  
Fax: (867) 920-2099

# Development Permit Application Requirements

The following checklist outlines the information required in your Development Permit Application package. Failure to complete this form fully and to supply the required information, plans, and application fee may mean that this application will not be considered and may cause delay in the processing of the application. The Planning and Development Department will only process submissions which include all of the Zoning By-law requirements\*:

## Your Development Permit Application MUST include:

- \* 3 copies of the application form, plans, and any additional information
- \* Detailed site plan
- \* Detailed landscaping plan showing existing and proposed landscaping and plant specifications
- \* Elevation drawings of all proposed structures showing exterior finishing material and dimensions
- \* Grading plan showing drainage gradient and proposed final grades
- \* Detailed floor plans
- \* Total floor area for each floor in the proposed development
- \* An approved Easement Encroachment Agreement (if applicable)

## Your SITE PLAN must show the following (all dimensions must be in METRIC):

- |   |  |
|---|--|
| ✓ <b>Setbacks</b> for all existing and proposed buildings to property lines               | ✓ Location and dimensions of <b>on-site loading</b> areas and emergency vehicle access |
| ✓ Location and dimensions of <b>existing</b> structures or uses                           | ✓ Location of <b>electrical service</b> and mechanical room                            |
| ✓ Location and dimensions of <b>proposed</b> structures or uses                           | ✓ Location and dimension of any <b>easements</b> on the site                           |
| ✓ Location and dimensions of existing and proposed <b>driveways</b> , entrances and exits | ✓ Location and dimensions of <b>parking areas</b> delineating individual stalls        |
| ✓ Location of outdoor <b>fuel storage</b> facilities                                      |  |

**Any Development Permit issued on the basis of incorrect information contained in the application shall be invalid.**

\* The Development Officer may also require an applicant to submit such additional information as they consider necessary to verify the compliance of the proposed use or development with the regulations of this by-law, and this may include a site plan showing the contours and natural features and the proposed modifications of the contours and features.