

Property Information/Details

Location Description	Lot 4 Block 533 Plan 1349
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.8 Kam Lake
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.3 Grade Section 7.4 Vehicular Access and On-Site Traffic Section 7.5 General Landscaping Regulations Section 7.8 Parking Section 8.2 Specific Use Regulations Applicable to Residential Zones Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones Section 12.1 Kam Lake Zone
Civic Address:	11 Ellesmere Dr
Existing and New Access:	Ellesmere Dr
Municipal Services:	Trucked water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0161 for the development of a Storage Facility Building and Variances to the Front Yard Setback and Side Yard Setback for an Accessory Structure, with the following condition(s):

1. Reduce the Front Yard Setback from 6.00m to 0.30m.
2. Reduce the Side Yard Setback from 1.50m to 0.30m.
3. The applicant shall provide an Official Survey Plan or Real Property Report upon completion of construction and before occupancy to the Development Officer for review to ensure compliance with Development Permit approval and the Zoning By-law.
4. A minimum of one (1) parking space is required to be provided off-street.
5. Any Outdoor Storage of goods shall be screened in accordance with Section 9.2.4.b) of the Zoning By-law No. 5045, as amended.
6. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0161 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for Development Permit and Variances to develop a Storage Facility Building and Variances to an existing Accessory Storage Structure. Storage Facility is a permitted use in the KL – Kam Lake Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

The applicant, Corey Maund, had been in contact with the Building Services Division when it was identified that a Development Permit would be required. On June 11, 2026, the Development Permit application was received by the City. During the course of the application review, the Development Officer identified that an existing Storage tent required Variances and was included as a part of this application.

The development is proposed on a lot with an existing Accessory Residential Dwelling and Accessory Storage Structures. Adjacent lots are occupied with Accessory Residential Dwellings and Principal Commercial Uses, such as Kennels, Commercial Retail Sales and Services and Light Industrial Uses.

Assessment of the Application:

JUSTIFICATION

Storage Facility is a permitted use in the KL – Kam Lake Zone. The existing Accessory Storage Structure is a permitted use in the KL Zone but exceeds the minimum Front Yard and Side Yard Setbacks, requiring Variances. A Development Permit is required for any changes to the Principal Use and any development that is accompanied by a Variance under Section 4 of the Zoning By-law, as amended, authorized under Section 23. (1) of the *Community Planning and Development Act*.

The Development Officer is the approving authority for Development Permits within the scope defined by Section 3.1.1 of the Zoning By-law.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Section 16. (1) and 25. (1) of the *Act*, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 23. (1): “A zoning bylaw may authorize a development authority to approve an application for a development permit in respect of a proposed development that does not fully conform with the bylaw, if the development authority is satisfied that the proposed development would not (a) unduly interfere with the amenities of the neighbourhood; or (b) detract from the use, enjoyment or value of neighbouring parcels of land”.

Community Plan By-law No. 5007, as amended

As per section 3(1) of the Act, the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

This 2020 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The general purpose of a zoning by-law is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer processes the application per section 3.1.1 (Development officer's roles and responsibilities) and applicable sections of Chapter 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

Section 4.8 Kam Lake

The Plan identifies the Kam Lake land designation as an area that supports the production and sale of goods and services in the City. Currently, its primary land use activities include light industrial and commercial activities. Some parcels have accessory dwelling units that are intended to support the primary industrial or commercial uses. The commercial uses tend to have a quasi-industrial character whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on site, or large warehouse components that do not integrate well within residential streetscapes and neighbourhoods. These activities may also generate noise, vibrations, emissions and other nuisances that are not compatible with residential activities.

4.8 Kam Lake Objectives and Policies	
Planning and Development Objectives:	Policies:
1. To accommodate larger scale commercial and light industrial operations such as warehouses, large commercial show rooms, outdoor storage, and agriculture activities that require more land than commercial activities typically found in the City Core or commercial areas.	1-a. The City will ensure that lot sizes, lot access, and municipal services are appropriate for the demands of high-intensity commercial and light industrial activities.
2. To provide opportunities for residential uses as accessory to commercial operations (artisanal).	2-a. Residential land uses must be accessory to the primary land use.

5. To transition the area from heavy industrial to light industrial and higher intensity commercial activities.	5-a. As the area transitions from heavy industrial to light industrial or higher intensity commercial, non-conforming uses will be phased out over time.
9. To improve drainage of runoff and surface water.	9-a. Site design must include storm water management and proper drainage in accordance with the Zoning Bylaw requirements.

The proposed development conforms to the Development Objectives and Policies of the Kam Lake Land Use Designation as the primary use is a commercial Storage Facility which includes a Principal Building for storage of goods with the Accessory Residential Dwelling as an Accessory Use to the Storage Facility. The proposed Storage Facility conforms to the Light Industrial and Heavy Commercial nature of Kam Lake laid out in the Plan.

Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed Storage Facility development has been determined to meet all applicable requirements of the By-law, with the exception of the Front and Side Yard Setbacks for the existing Accessory Structure.

KL – Kam Lake Zone (Section 12.1):

Storage Facility is a permitted Use in the KL Zone. The proposed development aligns with the purpose of the KL Zone by providing both commercial and accessory residential uses.

12.1.3 Accessory Residential Development Regulations

An Accessory Residential Dwelling Unit is only permitted to be developed in Kam Lake so long as there is an established Industrial or Commercial Use operating on the site in the form of a structure with a minimum Gross Floor Area of 93m². As the proposed Storage Facility Building is two floors the total area of the commercial is 142.70m², permitting an Accessory Residential Dwelling to be developed on the Lot.

Variance to Front Yard Setback

A Variance is proposed to reduce the Front Yard Setback from 6.00m to 0.30m. Section 4.9 of the Zoning By-law No. 5045, as amended, describes the criteria that is used to evaluate a Variance to determine if it may be granted, and is considered individually for each requested Variance. Based on a review of the requested Front Yard Setback Variance, the existing Accessory Structure is not be anticipated to interfere with the amenities, use, enjoyment or value of the neighbourhood or adjacent parcels. The existing Accessory Structure is primarily used for storage as opposed to a dwelling unit. In addition to maintaining separation from the Front Lot line, a Fence is also located on the property line, screening the structure from Ellesmere Drive, helping to mitigate impacts on adjacent Lots.

Variance to Side Yard Setback

A Variance is proposed to reduce the Side Yard Setback from 1.50m to 0.30m. Based on a review of the requested Side Yard Setback Variance, the existing Accessory Structure is not anticipated to interfere with the amenities, use, enjoyment or value of the neighbourhood or adjacent parcels.

Site Planning Considerations (Section 7.1):

The proposed development must comply with Section 7.1 specifically in regards to incorporating proper Lot surface drainage, reviewed by Public Works and Engineering (Section 7.1.2) and remaining accessible by emergency services, reviewed by Fire Services (Section 7.1.6.).

Grading (Section 7.3):

The proposed development complies with all applicable City regulations pertaining to drainage and grading, with no concerns noted by the Public Works and Engineering Department during review. No changes have been proposed to the grading of the Site as a part of this application and must comply with any previously approved grading and drainage plans as well as the City's Development Standards.

Vehicular Access and On-Site Traffic (Section 7.4):

The existing Site is accessed from Ellesmere Drive. The proposed Site layout demonstrates that the driveway access can accommodate the safe and efficient movement of existing vehicle traffic for Ellesmere Drive. In addition, the Site shall have positive surface drainage to the roadway and the grade of the driveway shall not exceed 8%.

Landscaping (Section 7.5):

Landscaping regulations for the KL Zone are described in Table 7-2. A minimum of 40% of the Front Yard must be landscaped with the exception of areas utilized for parking. Any natural vegetation or bedrock contained within the Front, Side or Rear Yard Setbacks shall be considered landscaping. A significant portion of the Lot retains natural trees in the required setbacks while also having an appropriate buffer to the road and adjacent properties. In addition, the existing natural features of the Lot provide a sufficient buffer to meet the regulations of Section 7.5.2.a requiring a 2.00m wide buffer to any adjacent roadway. The existing Fence helps fulfill the buffer requirement.

Parking (Section 7.8):

A minimum number of parking space must be provided off-street for certain uses as outlined in Section 7.8.4 (b) of the Zoning By-law (Section 7.8.1.a.i). Table 7-3 does not provide a minimum required amount of 'type B' parking spaces for the Storage Facility Use. Therefore the Development Officer is allowed to determine the minimum required number of parking spaces. The most applicable related minimum parking requirement is the Commercial Retail Sales and Services which requires a minimum of one (1) parking space for every 100m² of Gross Floor Area. The total Gross Floor Area is 142.70m², therefore a

minimum of one (1) parking space is required to be provided off-street for the Storage Facility Use. On page 2 of the Stamped Plans, shows the location of the parking space, denoted by a vehicle.

Section 7.8.12 requires a minimum of one off-street loading space, which is no proposed by the applicant as a part of this application. However, given the nature of the Storage Facility Use being proposed, areas of the lot which are not used for storage can be considered a loading space for the storage and movement of goods to and from the lot, so long as the applicant considers the safety and required space necessary for the loading of any goods on the Lot.

No minimum bicycle parking spaces are required for the proposed development.

Section 8.2 Specific Use Regulations Applicable to Residential Zones

Section 8.2.4 of the Zoning By-law requires that all Factory-Built Dwellings be skirted from the base of the unit to the ground with a material similar to the siding. Painted Plywood shall not be permitted as skirting.

Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones

Section 9.2.4 discusses the regulations for the Outdoor Storage of goods. Outdoor Storage is a potential incidental Accessory Use for a Storage Facility and shall comply with applicable regulations for Outdoor Storage. Any outdoor storage shall be screened from the road and adjacent Lots (Section 9.2.4.b) and no goods may be stored in the Front Yard Setback for the Lot (Section 9.2.4.d). As the required screening must be a minimum 2.00m in height, the Development Officer accepts the existing fence of 2.00m heights, as satisfying the requirements for screening of Outdoor Storage of goods to Ellesmere Drive. Should additional Outdoor Storage occur or in case of rebuilding the accessory structure, appropriate screening to adjacent lots shall be added.

Servicing

The proposed development will be serviced by trucked municipal water and sewage services and rely on municipal garbage pickup.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following city departments and external agency on June 18, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	No overall concerns with proposed development. Applicant will need to ensure buildings are properly addressed and water and sewage tanks appropriately sized as per Water and Sewer Bylaw #4663.	None required.

2.	Lands and Building Services	At this moment, BS does not have any comments to provide regarding the development permit. There's a BP applications under review for this building (PR-2025-0156 and PRMENS-2026-0100), but the Development Permit must be resolved first.	None required.
3.	Fire Services	No concerns identified.	None required.
4.	Protective Services	No comments were provided by the Protective Services Department.	As outlined in Section 4.5.5. of the Zoning By-law, the Development Officer may deal with the application if no comments or recommendations have been provided within 15 days of referral. No consideration required.

Public Comments

Public Comments were collected through the circulate of a Notice of Application letter for the Development Permit to neighboring residents within 30m of the subject Site on June 18, 2026, per sections 4.5 of Zoning By-law No. 5045, as amended, Section 6.7 of Community Plan By-law No. 5007, as amended, and section 14 (2) of the *Community Planning and Development Act*. A Notice of Application Sign was placed on Site on June 18, 2026, facing Hamilton Drive, with a QR code to the City of Yellowknife's Active Applications Webpage where additional information and documents could be viewed.

No public comments were received.

Outlined in Section 5 of the Zoning By-law and sections 61 – 62 of the *Community Planning and Development Act*, the approval of an application for a Development Permit is subject to a 14- day appeal period, commencing on the date of the approval. Once the Development Permit decision has been issued, a Notice of Decision Sign will be posted at the Site, and Notice of Decision Letters circulated to landowners and lessees within 30m of the subject Site in accordance with Section 4.11. of the Zoning By-law. The City's Active Application webpage will be updated with the Notice of Decision, Stamped Plans and Planning Report. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

1. Reduce the Front Yard Setback from 6.00m to 0.30m.
2. Reduce the Side Yard Setback from 1.50m to 0.30m.
3. The applicant shall provide an Official Survey Plan or Real Property Report upon completion of construction and before occupancy to the Development Officer for review to ensure compliance with Development Permit approval and the Zoning By-law.
4. A minimum of one (1) parking space is required to be provided off-street.

5. Any Outdoor Storage of goods shall be screened in accordance with Section 9.2.4.b) of the Zoning By-law No. 5045, as amended.
6. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0161 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0161 for with the above mentioned conditions as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.

Reviewed [and Approved] by:



Eli Smith
Planner I, Planning and Environment



Date

Concurrence by:



Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment



Date

References:

Approved Drawings PLDEV-2026-0161, DM# 834438.