

Property Information/Details

Location Description	Lots 51-53 Block 907 Plan 4250
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.10 Engle Industrial Business District
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 4.7 Development Permit Conditions and Development Agreements 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 7.10 Temporary Use Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones Section 12.4 IG – Industrial General Zone
Civic Address:	112, 114, 116 Falcon Road
Access:	Falcon Road and Deh Cho Boulevard
Municipal Services:	Trucked water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0069 for the development of a Temporary Use for Heavy Industrial for less than 8 Months, with the following condition(s):

1. The Temporary Use for Heavy Industrial shall not operate past November 30, 2026, commencing on the date the Development Permit is effective.
2. The applicant shall enter into a Development Agreement with the City to ensure removal of any Structures, Buildings and Development associated with the Temporary Use on or before November 30, 2026. The Development Agreement must be signed and the security deposit paid within 30 Days of the effective date of the Development Permit.
3. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0069 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for a Temporary Use Development Permit to develop Heavy Industrial for less than 8 months. The applicant intends to operate a business for the manufacturing of 5 Factory-Built Dwellings to be shipped to Behchokò, NT for installation. Temporary Use and Heavy Industrial are permitted uses in the IG – Industrial General Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

On February 26, 2026, the Planning and Environment Division received a request to review a Business Licence proposing a business in the Engle Business District for the manufacturing of Factory-Built Dwellings for sale. It was determined that a Development Permit was required due to the change in the intensity of Use of the Site and the applicant submitted an application for a Temporary Use Development Permit on April 8, 2026 for consideration by the City.

The development is proposed for three legal lots along Falcon Road with easements along the shared lots lines between the Lots. The three lots adjacent to the south of the Site are owned by the same property owner and are currently approved to be operated as a Transportation Facility. To the north is the NWT SPCA, operating as Animal Services. The subject Site has also previously been operated as a Transportation Facility.

Assessment of the Application:

JUSTIFICATION

Both Temporary Use and Heavy Industrial are permitted uses in the IG Zone. Section 7.10 of the Zoning By-law requires that all Temporary Uses require Development Permit approval unless they do not require a Development Permit as per Section 4.2 of the Zoning By-law.

A Development Permit is required under Section 4 of the Zoning By-law, authorized under Section 15 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.

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 4.10 Engle Industrial Business District

The Plan identifies the Engle Industrial Business District land use designation as intended to accommodate a variety of general industrial and business industrial uses while encouraging the relocation or new development of heavy industrial uses to the area.

4.10 Engle Industrial Business District Objectives and Policies	
Planning and Development Objectives:	Policies:
1. To direct all future heavy industrial uses to the Engle Industrial Business District.	1-a. Direct all new heavy industrial uses to lands within the Engle Industrial Business District.
3. To minimize potential conflicts with non-compatible uses.	3-a. The City will ensure new non-industrial developments are separated by appropriate distances and buffered from noxious industrial activities.
5. To allow for an area where interior landscaping design is less restrictive, but buffering and visual barriers are key.	5-a. Each property shall be landscaped in accordance with the zoning bylaw.
7. To ensure safe and orderly development of the Engle Industrial Business District.	7-a. Future development shall provide safe pedestrian crossings and vehicular movements.

The proposed Temporary Use development for the purpose of heavy industrial uses at the subject Site meets the objectives and policies of the Engle Industrial Business District Land Use Designation. Additionally, while the Site is directly adjacent to the NWT SPCA, there is an approximately 4.00m wide

buffer that is landscaped through retaining natural vegetation. The proposed manufacturing activities are not intended to be on the portion of the Site closes to the NWT SPCA but rather will have an Office and breakroom for site operations as per the Stamped Plans. Lastly, there are two access points to the subject Site, one to Falcon Road and one to Deh Cho Boulevard, allowing for same movement of vehicles, while maintaining access for the pedestrian path along Deh Cho Boulevard.

Zoning

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

The proposed Temporary Use development has been determined to meet all applicable requirements of the By-law.

IG – Industrial General Zone (Section 12.4):

Temporary Use is a permitted Use in the IG Zone. The proposed development aligns with the purpose of the IG Zone by supporting opportunities for temporary development of heavier industrial uses. Heavy Industrial is a permitted use in the IG Zone and meets the intent of the IG zone. The applicant is proposing to manufacture Factory-Built Dwellings on the Site, which is included in the definition of Heavy Industrial in Section 2 of the Zoning By-law, as amended. The Factory-Built Dwellings are only proposed to be constructed at the subject Site, but will be shipped to Behchokò for installation and occupation.

Section 12.4.3 Use Regulations

Section 12.4.3.a requires all outdoor storage areas to be screened from abutting roads. As the proposed development is only for a limited amount of time, requiring permanent physical changes as a part of the development would hinder the operation of the Temporary Use and be difficult to require upon expiration of the Use. Additionally, the property is already effectively screened along Deh Cho Boulevard in line with this regulation. Screening to Falcon Road would be an onerous requirement for a temporary development.

Section 12.4.3.b requires that Office Use shall be Accessory to the Principal Use, which the proposal complies with. However, the regulation also requires that the Office space not exceed 20% of the Gross Floor Area of the Principal Structure. As the proposed development is Temporary in nature, there will be no Principal Structure for which to base the calculations on. The Stamped Plans show the size and location of the Office will occupy only a small portion of the subject Site. Therefore, the proposed Development is deemed to meet the regulations to the satisfaction of the Development Officer.

Section 12.4.3.e regulates Site Access limits the number of driveways permitted. The proposed Development complies with this regulation as it has two existing driveway access from two different roads and no additional access points are being proposed as a part of the application.

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 as 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 Site has Street Access from Falcon Road and Deh Cho Boulevard. No changes to street access are being proposed as a part of this application. Review of the proposal and existing Site layout demonstrates that the driveway access can accommodate the safe and efficient movement of existing and planned vehicle traffic for Falcon Road and Deh Cho Boulevard. 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):

While there are landscaping regulations for the IG Zone as described in Table 7-2, the temporary nature of the development makes landscaping requirements more complicated. As the intention of the Temporary Use is for a duration of 8 months or less, there is no rationale for requiring permanent Site upgrades as a part of the Development Permit. Given that a requirement of the Temporary Use is to remove all items following the expiration of the Development Permit, the requirement for permanent Site Improvements is difficult to enforce. When an application for a permanent use is received as a Development Permit application, the regulations for landscaping shall be enforced.

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 describes the minimum parking space requirements for Industrial uses. For every 100m² of Gross Floor Area, five 'type B' parking spaces are required with one additional space for each subsequent 500m². The calculation is based of the Gross Floor Area of the building and in the case of this application, there is no building being constructed in support of the Heavy Industrial use that exceeds 100 m². As a result, the minimum parking requirement cannot apply to this Development as there is building with a Gross Floor Area that requires parking spaces. There is no minimum parking requirement for this Site.

Section 7.8.12 requires a minimum of one off-street loading space, which is not proposed by the applicant as a part of this application. However, given the nature of the Heavy Industrial Use being proposed, areas of the Site where operations are not taking place can be considered a Loading Space for the storage and

movement of goods to and from the Site, so long as the applicant considers safety and required space necessary for the loading of any goods on the Site.

The minimum amount of bicycle parking spaces for Industrial Uses is zero. There is no minimum bicycle parking for the proposed development.

Section 7.10 Temporary Use

The proposed Temporary Use development complies with all applicable regulations including that no new permanent buildings are permitted to be constructed, the period of the proposed Use does not exceed 8 months in duration. The Temporary Use and any associated Buildings or Structures shall not cause any permanent damage or alter natural vegetation or features. Section 7.10.1.b states that any and all Structures, Buildings or Development shall be removed immediately following the end of the activity or the completion of the approved time period on November 30, 2026, beginning the date the Development Permit is effective. To ensure this regulation is met, the applicant shall be required to enter into a Development Agreement and provide a security deposit for the purpose of restoring the property upon failure of the applicant to do so themselves.

Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones

Section 9.2.4 describes the regulations for Outdoor Storage in Non-Residential Zones which are intended for the storage of goods that support the day to day operations of the Use. The proposed development complies with the applicable regulations of the Outdoor Storage regulations with the exception of screening requirements. As the proposed development is temporary in nature, it is not logical to require screening as a requirement of the Development Permit. Additionally, page 1 of the Stamped Plans shows where the proposed lay down area for storage is, that screened by existing natural vegetation along the north and east sides of the Site, providing screening to Deh Cho Boulevard and the NWT SPCA. This demonstrates sufficient screening for the proposed Temporary Use and any outdoor storage that may occur in conjunction with this development.

Section 4.7 Development Permit Conditions and Development Agreements

For the purpose of ensuring compliance with the regulations of Section 7.10 Temporary Use regulations for the removal of all Buildings, Structures and Developments put in place for the Temporary Use, the Development Officer requires the applicant to enter into a Development Agreement with the City to require the applicant to ensure the Site is restored to its pre-development state following the end of the activity or the approved period of operation. The applicant will be required to provide an acceptable form of security to guarantee the performance of the conditions of the Development Agreement.

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 May 7, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	PW&E has reviewed the proposed temporary use and has no concerns with what is being proposed.	None Required.
2.	Lands and Building Services	If this project does not have CSA A277 certification they cannot used within the City limits.	To be reviewed through Building Permit process.
3.	Fire Services	No concerns or comments from Fire Division at this time	None 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 May 7, 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 May 7, 2026, facing Enterprise Drive, with a QR code to the City of Yellowknife's Active Applications Webpage where additional information and documents could be viewed.

No comments for consideration were received from the public.

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. The Temporary Use for Heavy Industrial shall not operate past November 30, 2026, commencing on the date the Development Permit is effective.
2. The applicant shall enter into a Development Agreement with the City to ensure removal of any Structures, Buildings and Development associated with the Temporary Use on or before November 30, 2026. The Development Agreement must be signed and the security deposit paid within 30 Days of the effective date of the Development Permit.

3. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0069 and with all By-laws and policies in effect for the City of Yellowknife.

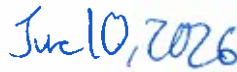
Conclusion:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0069 for Temporary Use Heavy Industrial for less than 8 Months 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-2026-0069, DM# 825658.