

Property Information/Details

Location Description	Lot 4 Block 907 Plan 4173
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 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 7.6 Fences Section 7.8 Parking Section 7.13 Specific Use Regulations Applicable to All Zones Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones Section 12.4 IG – Industrial General Zone
Civic Address:	115 Eagle Dr
Existing and New Access:	Eagle Dr
Municipal Services:	Trucked water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0105 to develop a Recycling Facility and an Accessory Building for a Storage Facility, with the following condition(s):

1. The applicant will add a Street Address Sign for the purpose of location identification by emergency response teams, as required for the Engle Business District in the Community Plan By-law No. 5007, as amended.
2. No vegetation or Landscaping shall be permitted within 100m of a tank farm as described in Section 12.4.2 of the Zoning By-law No. 5045, as amended. The buffer shall take precedent over Landscaping requirements that are required on any portion of the Lot.
3. No additional driveways may be added to take access from Eagle Drive or Falcon Road as described in Section 12.4.3.e of the Zoning By-law No. 5045, as amended.
4. All Outdoor Storage shall be screened as described according to Section 9.2.4 of the Zoning by-law No. 5045, as amended.
5. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0105 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for a Development Permit to develop a Recycling Facility and an Accessory Building for a Storage Facility. The current use of the Lot is a Transportation Facility which is a permitted use in the IG – Industrial General Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

On May 6, 2026, Pierre Hache, the applicant, submitted an application for an Accessory Building for a cold Storage Facility. Following review of the application, the Development Officer identified that there was a stop work order issued by the Building Services Division as construction had proceeded without a permit. Subsequently, fees were doubled for the Accessory Building for proceeding with construction without a Development Permit. Further review identified that the Recycling Facility currently operating on the property did not have a formal Development Permit. As a result, the permit was updated to consider both the addition of a Recycling Facility and Accessory Building.

The proposed Recycling Facility and Accessory Building Storage Facility is located on a large Industrial Corner Lot in the Engle Industrial Business District. Adjacent developments include the Tank Farm, a Cardlock Gas Station, a Propane Facility, the NWT SPCA and vacant lots approved for Heavy Industrial Use.

Assessment of the Application:

JUSTIFICATION

A Recycling Facility and an Accessory Building Storage Facility are permitted uses in the IG Zone. A Development Permit is required under Section 4 of the Zoning By-law, as amended, 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:
2. To accommodate heavy industry land uses that are known to cause nuisances such as odor, dust, noise and vibrations.	2-a. The City will ensure that lot sizes, lot access, and utility services are appropriate for the demands of high intensity industrial uses.
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.
6. To ensure the efficient provision of emergency services such as fire, ambulance, police and hazardous spill response to the Engle Business District.	6-a. Emergency response plans shall be provided during the development of these sites to make sure adequate emergency response procedures are documented. 6-b. Road access and widths shall be designed to accommodate emergency response vehicles.

	6-c. All new developments will have a visible street address for location identification by emergency response teams.
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The Recycling Facility and Accessory Building Storage Facility meet the objectives of the Land Use Designation by locating a Heavier Industrial Use on a large lot, where potential nuisances such a noise can be mitigated. The Lot already has an existing chain link fence that supports the screening to the adjacent road and Lots and meets some of the requirements for Landscaping and Screening of the Zoning By-law. However, the Lot does not have a visible street address for easy identification by emergency response teams and shall be required to install address signs near the main access points to the Lot.

Zoning

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

The proposed Recycling Facility and Accessory Building Storage Facility has been determined to meet most of the applicable requirements of the By-law, with the exceptions described below with conditions to bring the proposal in to compliance with the Zoning By-law.

IG – Industrial General Zone (Section 12.4):

The proposed Recycling Facility and Accessory Building Storage Facility are permitted uses in the IG – Industrial General Zone. The Recycling Facility Use is a new principal Use on the property in addition to the existing Transportation Facility Use. The proposed Accessory Building is to be utilized for storage of vehicles and equipment that are used as a part of the recycling operations and meets the Front, Side and Rear Yard Setback regulations as describe for a Corner Lot as well as below the maximum 17.00m height requirement at 7.82m.

12.4.2 General Development Regulations

The IG Zone allows for the development of Bulk Fuel Storage in the form of a tank farm. To alleviate some of the risk associated with this type of Development, Section 12.4.2.a of the Zoning By-law requirements that a 100m buffer around any tank farm be maintained where no landscaping or vegetation is permitted. Figure 1 shows the 100m Buffer in red and the subject Lot in blue. The portion of the Lot that is within the buffer shall not have any vegetation. To ensure the regulations of the By-law are met, it shall be a condition that any vegetation within the 100m buffer be removed. Any requirements for Landscaping and vegetation on the Lot that are outside of the 100m buffer shall still be applicable to the extent allowed by the Zoning By-law.

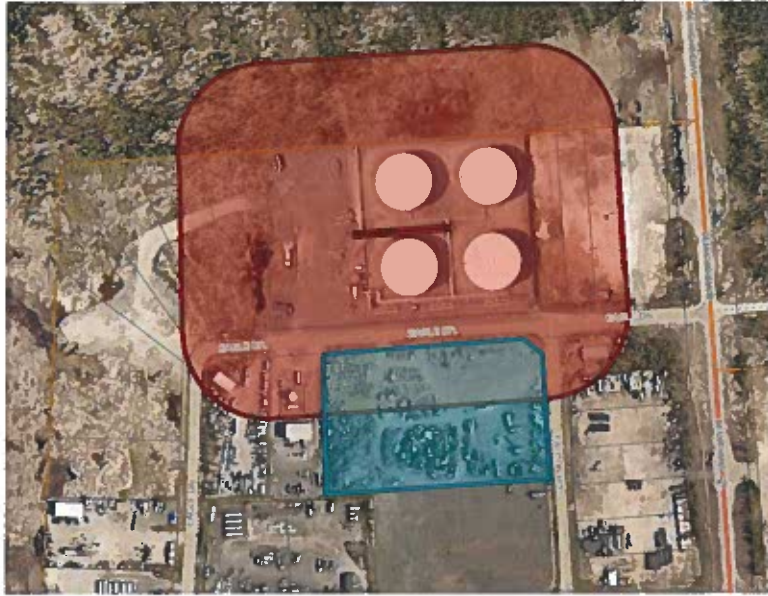


Figure 1: 100m buffer from Bulk Fuel Storage (tank farm).

12.4.3 IG Industrial General Use Regulations

Section 12.4.3. provides regulations applicable to all Uses in the IG Zone. Section 12.4.3.a. requires that all Outdoor Storage be screened to any abutting roadways and comply with regulations under Section 9.2.4 of the Zoning By-law. There is currently a chain link fence which runs the length of the property directly abutting Eagle Drive and Falcon Road.

Section 12.4.3.d requires a minimum separation distance between any Bulk Fuel Storage Use and Uses that may not be compatible. Table 12-7 provides a listed of permitted Uses in the IG Zone which includes the proposed Recycling Facility and Accessory Storage Facility Uses. As a result, the proposed land uses are considered to be compatible with existing Bulk Fuel Storage (tank farm).

Section 12.4.3.e regulates access to the site. The proposed development does not include any changes to the current site access which includes three existing driveways, all exceeding 10.00m in width. While Section 12.4.3.e limits the number of access points to a total of two driveways, Development Permit No. 07-4867 was approved with three driveways noted in the Approved Stamped Plans. As a result, the driveways for the Development are considered Legal Non-Conforming as described in Sections 26, 27, 28 and 29 of the *Community Planning and Development Act*. As a result, no additional access from either Eagle Drive or Falcon Road may be added under Zoning By-law No. 5045, as amended.

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 Division (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 shall 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):

Access to the lot is taken from two locations on Eagle Drive for the two Uses, one for the existing Transportation Facility and one for the Recycling Facility Use. A third driveway takes access to the site from Falcon Road, which is previously approved under Development Permit No. 07-4867. The proposed driveway access satisfies the requirement for safe and efficient movement of vehicles in the opinion of the Development Officer, as it is able to accommodate the larger vehicles that come to and from the site as a part of the Use. As required in Section 7.4.1.a, driveways and on-site parking shall have positive surface drainage to the roadway and the grade of the driveway shall not exceed 8%. No concerns were raised by Public Works and Engineering regarding access or drainage.

Landscaping (Section 7.5):

Landscaping regulations for the IG Zone are described in Table 7-2. For the IG Zone, a minimum of 40% of the Front Yard Setback must be landscaped and that any retained natural features in the Front, Side and Rear Setbacks shall be considered as contributing to the landscaping requirements. The regulations prohibiting vegetated landscaping within 100m of the tank farm impact where the required landscaping can be located within the Front Yard Setback. As the Lot is a Corner Lot, the Front of the property is considered to be where access from the street is taken and to which street the property is addressed. As the civic address for the Lot is Eagle Drive, the landscaping of the Front Yard Setback is required along Eagle Drive. However, the entirety of the Front Yard Setback is located in the 100m buffer that prohibits any vegetation or Landscaping of any kind. As shown in Figure 1, no vegetated landscaping can be located within the red buffer. As a result, the Zoning By-law buffer requirements take precedent and no landscaping can be required for the property. Screening requirements in the Zoning By-law can still be met through the Fence that already exists on the property.

Fences (Section 7.6):

A Fence currently exists on the subject Lot and contributes to the required screening requirements for Outdoor Storage on the Lot. For non-residential zones, the Fence can be 2.00m in height for the portion of the Fence which does not extend beyond the front of the Principal Building. As there is no principal building on the lot and the requirements for screening, the Fence can be 2.00m up to the property lines of the Lot. If additional security features such as barbed wire are required, they can be approved upon application to the Development Authority.

Parking (Section 7.8):

A minimum number of parking spaces 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. Parking requirements for Industrial uses are calculated based on the gross floor area of the principal building. As there is no principal building existing or proposed for the Lot, the minimum gross floor area is 0m², meaning there is no minimum amount of parking spaces that are required to be provided.

There is no minimum bicycle parking spaces are required for the proposed development.

An Off-Street Loading Space is required by Section 7.8.12 to be provided with a minimum dimension of 3m by 9m and 3m by 16m for vehicles with trailers, with a minimum clearance of 4.2m. Given the nature of the Recycling Facility Use, there will likely be a number of areas that will be used for loading and unloading goods on the site. As a result, areas where goods are not being stored or process for recycling can be considered a loading space, so long as the applicant considers safety and required space necessary for loading of any goods on the Lot.

Specific Use Regulations Applicable to All Zones (Section 7.13)

Section 7.13.1. describes the regulations applicable to the Development of Accessory Buildings. The proposed Accessory Building complies with all applicable regulations such as not being located within the road right-of-way or an easement.

Specific Use Regulations Applicable to Non-Residential Zones (Section 9.2)

Section 9.2.4 describes the regulations applicable to non-residential developments where Outdoor Storage is an Accessory Use. Section 9.2.4.b. requires that where the Outdoor Storage of raw materials, finished products, and equipment is permitted on a Lot, such storage shall be concealed from sight from abutting Lots, Streets or lanes by Screening. Any screening is required to be a minimum of 2.00m in height. The existing Fences on the Lot help to achieve the required screening of goods.

Section 9.2.4.d states that no goods shall be stored in the Front Yard Setback. Currently, there is a number of goods stored in the Front Yard Setback of the Lot, abutting Falcon Road. The applicant shall be required to remove all goods from the Front Yard Setback, including but not limited to storage structures such as sea cans.

Servicing

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

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 August 13, 2026. Section 4.5.5 permits the Development Officer to deal with the application within 15 days of the date of referral, whether or not

the agency has provided comments. 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 DP and has no concerns with the proposed development.	None Required.
2.	Lands and Building Services	No concerns regarding the building shown on the site plan. The building permit application is ready to issue once the DP is approved.	None Required.
3.	Fire Division	Fire Division has no concerns with this application at this time.	None Required.
4.	Protective Services	No response received. The Development Officer has chosen to move forward without comments.	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 August 12, 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 August 12, 2026, facing Eagle 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 for consideration during the notice period.

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 applicant will add a Street Address Sign for the purpose of location identification by emergency response teams, as required for the Engle Business District in the Community Plan By-law No. 5007, as amended.

2. No vegetation or Landscaping shall be permitted within 100m of a tank farm as described in Section 12.4.2 of the Zoning By-law No. 5045, as amended. The buffer shall take precedent over Landscaping requirements that are required on any portion of the Lot.
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5. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0105 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-2026-0105 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

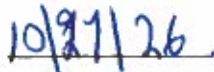


Date

Concurrence by:



Bassel Sleem, RPP, MCIP
Acting Manager, Planning and Environment



Date

References:

Approved Drawings PLDEV-2026-0105, DM# 838682