

Property Information/Details

Location Description	Lot 3 Block 520 Plan 1574
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.6 West Residential
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 10.1 R1 – Low Density Residential Zone
Civic Address:	16 Johnson Cres
Existing and New Access:	Johnson Cres
Municipal Services:	Piped water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLVAR-2026-0192 to increase the maximum permitted driveway width from 5.20m to 11.00m, with the following condition(s):

1. Increase the maximum permitted width of the driveway from 5.20m to 11.00m.
2. The development shall comply with the Approved Stamped Plans for PLVAR-2026-0192 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for Development Permit and Variance to increase the width of the driveway from 5.20m to 11.00m to accommodate additional parking on site. The current use of the Lot is a Single Detached Dwelling with an In-Home secondary Suite which is a permitted use in the R1 – Low Density Residential Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

On December 5, 2025, Robert Paddock, the applicant, submitted an application for an In-Home Secondary Dwelling. The Development Officer identified during review that the existing driveway exceeds the maximum permitted width for the R1 Zone and required an application for a Variance to be submitted to

bring the driveway into compliance. The In-Home Secondary Dwelling was exempted on June 30, 2026 and an application for the driveway Variance was submitted on July 7, 2026.

The proposed Variance is for an interior lot in a residential area, with adjacent lots having single detached, factory-built and other low intensity dwelling types as consistent with the R1 Zone.

Assessment of the Application:

JUSTIFICATION

A Single Detached Dwelling with an In-Home Secondary Dwelling is a permitted use in the R1 Zone. A Development Permit is required for any Development that is accompanied by a Variance, as per sections 4.2 and 4.8 of the Zoning By-law No. 5045, as amended, authorized under section 23. (1) of the *Community Planning and Development Act*. Section 4.8 of the Zoning By-law allows the Development Officer to consider and decide on Variances relating to parking regulations.

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 4.6 West Residential

The Plan identifies the West Residential Land Use Designation as primarily residential land, with some institutional and recreational land uses, such as schools, parks and sports fields. Residential development is characterized by low density single detached dwellings with some medium density development such as row-houses, duplexes, and low-rise apartments. Continued development in this area is intended to be primarily residential.

4.6 West Residential Objectives and Policies	
Planning and Development Objectives:	Policies:
5. To maintain residential land use as the dominant land use.	5-a. Lands will be used primarily for housing with a range of dwelling types and densities.

The existing Single Detached Dwelling and In-Home Secondary Dwelling support maintaining the residential land use as the primary land use. The proposed Variance to increase driveway width being considered in this application is accessory to the Residential Use by allowing additional parking to be accommodated on site to support the slightly higher intensity of residential land use on the Lot.

Zoning

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

The proposed increase to the driveway width at 16 Johnson Crescent has been determined to meet all applicable requirements of the By-law, with the exception of the R1 zone requirement for driveway width as set out in Section 10.1.2a.iii.3 of the Zoning By-law.

R1 – Low Density Residential Zone (Section 10.1):

No changes are proposed to the existing Single Detached Dwelling and In-Home Secondary Suite as permitted uses in the R1 – Low Density Residential Zone.

Variance to Parking Requirement:

The Variance requested is to increase the maximum width of the driveway from two car widths as required by Section 10.1.2a.iii.3. The City of Yellowknife Design Standards require a standard 'type B' parking space to be a width of 2.60m, bring the maximum permitted driveway width in the R1 zone to 5.20m. The

applicant has applied to vary the maximum driveway width to 11.00m to allow for additional parking to be accommodated on-site. The increase would allow for a maximum width of approximately 4 car widths. Section 4.9 of the Zoning By-law describes the criteria that the Development Officer must use to evaluate a Variance to determine if it may be granted. Based on a review of the requested increasing to driveway width for the purpose of additional parking, the requested Variance is not anticipated to interfere with the amenities, use, enjoyment or value of the neighbourhood or adjacent parcels. This is due to the fact that the increase in parking is being accommodated on-site rather than being directed to on-street parking. It also does not change how access is taken from the road to the Lot, with no impacts of adjacent property anticipated by permitting the increase.

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 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 Johnson Crescent with no changes to access being proposed as a part of this application. The proposed driveway access satisfies the requirement for safe and efficient movement of vehicles in the opinion of the Development Officer, as the driveway is not directly on the property line and preserves vehicle movement. 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 R1 Zone are described in Table 7-1. A minimum of 100% of the Front Yard must be landscaped with the exception of areas utilized for parking. The existing landscaping is deemed to satisfy the landscaping requirements of the R1 Zone and must be maintained for the life of the development.

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 Residential Uses. Single Detached Dwellings are required to have a minimum of one

parking space per dwelling unit. No minimum parking requirements are listed for In-Home Secondary Dwellings. As a result, the minimum required parking is one 'type B' parking space, which is accommodated through the existing driveway. The expansion of the driveway will allow for additional vehicles to be parked on the Lot for the In-Home Secondary Dwelling if needed.

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

Specific Use Regulations Applicable to Residential Zones (Section 8.2):

The proposed development complies with all applicable regulations for specific Uses in residential zones.

Servicing

The proposed development will be serviced by piped municipal water and sewage services and will continue to 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 August 5, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Based on the info, the driveway is 5.87m from the deck, so it meets the standards for driveway length and therefore PW&E has no concerns.	None Required.
2.	Lands and Building Services	No Concerns.	None Required.
3.	Fire Services	Fire Division has no concerns with this application.	None Required.
4.	Protective Services	No concerns. Defer to Fire Services and Municipal Enforcement should they identify any issues requiring consideration.	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 5, 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 5, 2026, facing Johnson Crescent, 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. Increase the maximum permitted width of the driveway from 5.20m to 11.00m.
2. The development shall comply with the Approved Stamped Plans for PLVAR-2026-0192 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

The Development Officer recommends approval of Development Permit Application PLVAR-2026-0192 for approval 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,
Planner II/Acting Manager, Planning and Environment


Date

References:

Approved Drawings PLVAR-2026-0192, DM# 838682.

Date: August 26, 2026
DM# 837885.