

OLLERHEAD & ASSOCIATES LTD.
CANADA LANDS SURVEYORS
AND ENGINEERS

17 CORONATION DRIVE
YELLOWKNIFE, NT
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PROJECT NUMBER : 26-27-NM

PROPOSED SITE PLAN

LOT 22 BLOCK 545
PLAN 69411 CLSR, 1665 LTO
#20 LAMOUREUX ROAD
YELLOWKNIFE, NT

- NOTES:
- 1. DISTANCES AND ELEVATIONS SHOWN ARE EXPRESSED IN METRES
 - 2. HORIZONTAL COORDINATE SYSTEM: NAD83 CSRS(2010.0) UTM ZONE 11
VERTICAL COORDINATE SYSTEM: CGVD2013 (CGG2013a)
 - 3. DRAINAGE FOR PROPOSED MODULAR HOME BUILDING WILL CONSIST OF A 30CM ELEVATED BUILDING PAD THAT WILL DIRECT WATER AWAY FROM NEW STRUCTURE AND TIE INTO EXISTING APPROVED LOT DRAINAGE.
 - 4. EXISTING VEGETATION WILL BE PRESERVED.

LEGEND

LEGAL BOUNDARY.....
SURROUNDING LOTS.....
EASEMENTS.....
SETBACK LIMIT.....
PRIMARY DWELLING.....
DECK.....

SCALE 1: 250



REV	DATE	COMMENTS
1	JULY 9, 2026	HOUSE WAS MOVED

DESIGNED BY: OLLERHEAD & ASSOCIATES LTD.

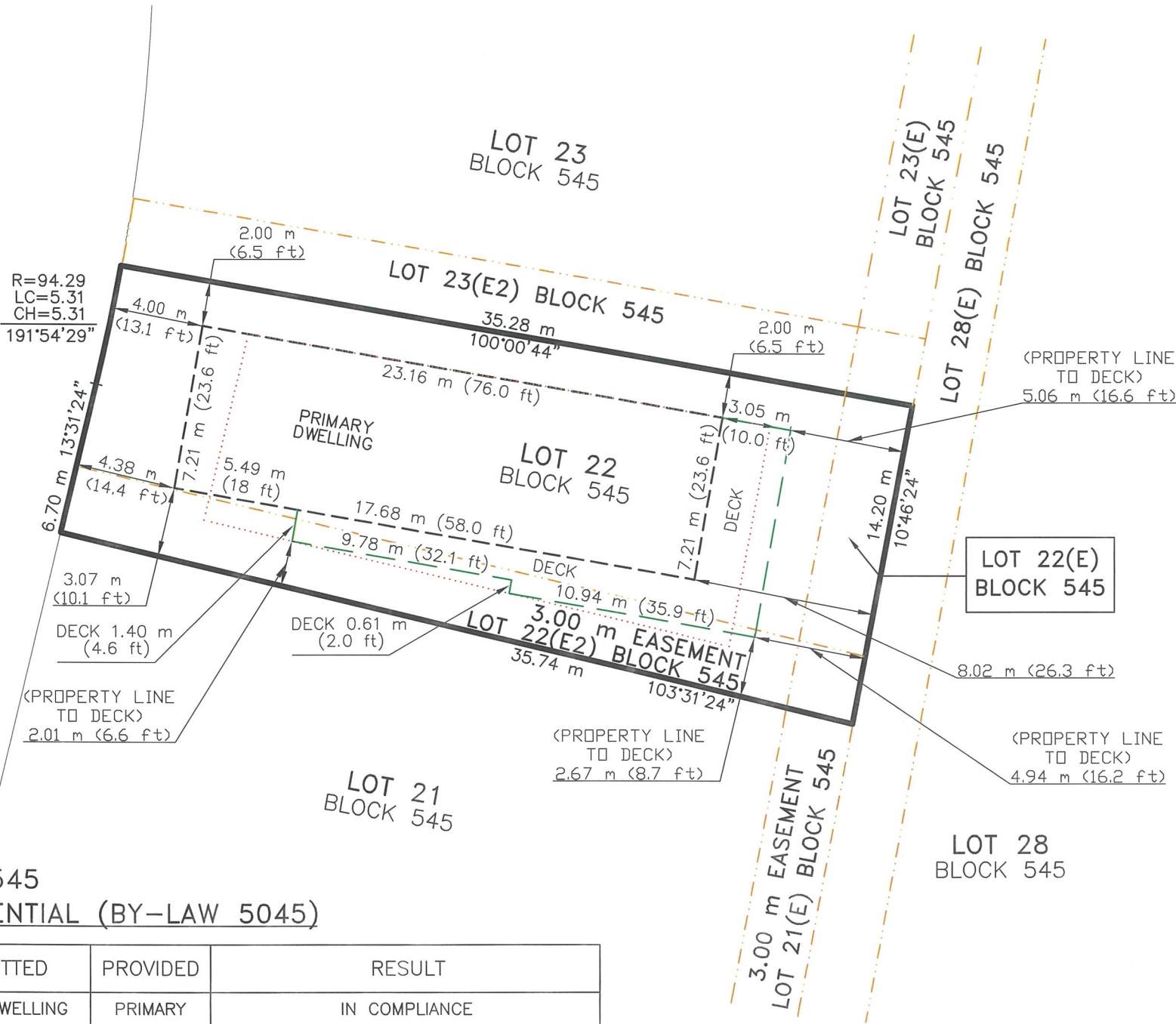
PERMIT TO PRACTICE
OLLERHEAD AND ASSOCIATES LTD.
Signature: *V. Ollerhead*
Date: *July 9, 2026*
PERMIT NUMBER: P 372
The Association of Professional Engineers
Geologist and Geophysicists of the Northwest Territories



Signature: *V. Ollerhead*
Date: *July 9/2026*



LAMOUREUX ROAD
BLOCK 545
PLAN 69411 CLSR
1665 LTO



LOT 22, BLOCK 545
ZONE R1 – LOW DENSITY RESIDENTIAL (BY-LAW 5045)

BY-LAW	ITEM	PERMITTED	PROVIDED	RESULT
10.1.1	1. PURPOSE	PRIMARY DWELLING	PRIMARY	IN COMPLIANCE
10.1.1	2. SITE COVERAGE	MAX 40.0%	36.0%	IN COMPLIANCE
10.1.1	3. HEIGHT OF PRINCIPAL DWELLING	MAX 12.0m	5.25m	IN COMPLIANCE
10.1.1	4. FRONT YARD OF PRINCIPAL BUILDING	MIN 6.00m	4.00m	NON-COMPLIANCE, VARIANCE REQUIRED
10.1.1	5. SIDE YARD OF PRINCIPAL BUILDING	MIN 2.00m	2.00m	IN COMPLIANCE
10.1.1	6. REAR YARD OF PRINCIPAL BUILDING	MIN 6.00m	8.02m	IN COMPLIANCE
10.1.1	7. REAR DECK 40% REDUCED SETBACK	MIN 3.60m	4.94m	IN COMPLIANCE