

Type of Application: Variance

File Information:

File #: PLVAR-2026-0178

Applicant: Tracy Eros

Civic Address: 20 Lamoureux Rd

Legal Description: Lots 22 Block 545 Plan 1665

Intended Development: Reduction of the front yard setback from 6 m to 4 m.

Has been **Approved** subject to the following conditions:

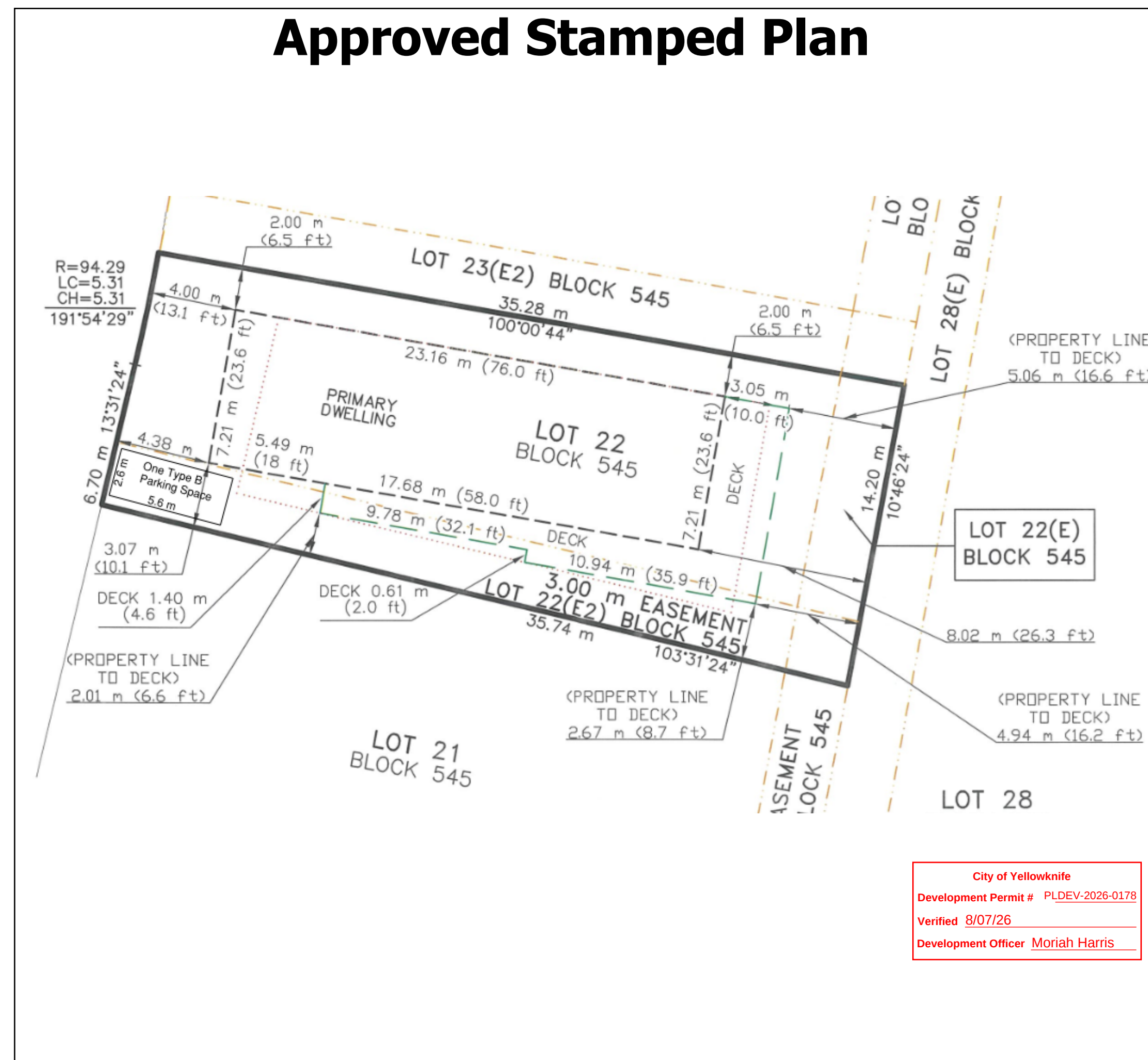
- 1.The minimum front yard setback requirement has been decreased from 6 m to 4 m.
- 2.The developer shall submit a Real Property Report (RPR) prior to occupancy.
- 3.The development shall comply with the approved stamped drawings for PLVAR-2026-0178 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation.

Effective Date: August 31, 2026

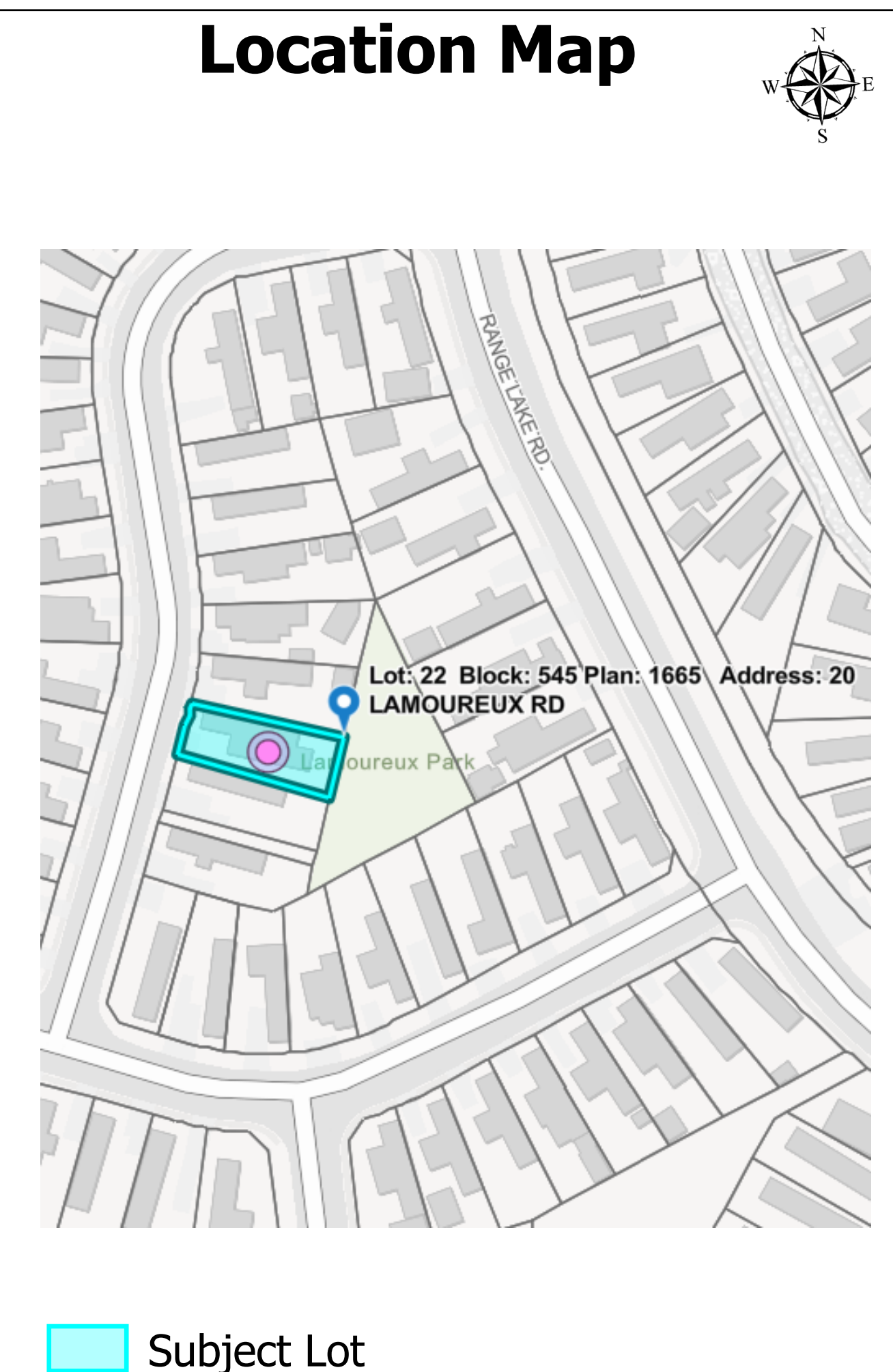
Decision issued on August 17, 2026

Development Officer: Moriah Harris

Approved Stamped Plan



Location Map



APPEAL: Any persons claiming to be adversely affected by the development may, in accordance with the Community Planning and Development Act, appeal to the Development Appeal Board. c/o City Clerk's Office, City of Yellowknife, P.O. Box 580, NT X1A 2N4, tel. 920 - 5646. Please note that your notice of appeal must be in writing, comply with the Community Planning and Development Act, include your contact information and include the payment of \$400 appeal fee (the appeal fee will be reimbursed if the decision of the Development Officer is reversed). **The appeal must be received on or before 4:30 p.m. on the 30 day of August, 2026.**

GETTING ADDITIONAL INFORMATION: Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. or by the QR code.

