

Property Information/Details

Location Description	Lot 22 Block 545 Plan 1665
City of Yellowknife Community Plan No. 5007, as amended	Section 4.3 – West Residential
City of Yellowknife Zoning By-law No. 5045, as amended	Section 3 - Roles and Responsibilities Section 4 - Development Permit Process Section 5 – Development Appeal Process Section 7 - General Development Regulations Applicable to all Zones Section 8 – General Development Regulations Applicable to Residential Zones Section 10.1 – Low Density Residential
Civic Address:	20 Lamoureux Rd (subject land)
Access:	Lamoureux Rd
Municipal Services:	Piped water and sewage service; external garbage pickup

Recommendation:

The Development Officer recommends that the Development Permit - Variance Application PLVAR-2026-0178 for the front yard setback reduction of 6 m to 4 m be approved with 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.

Proposal:

The applicant is requesting a variance to decrease the minimum required front yard setback in the R1 Low Density Residential Zone to account for the placement of a new factory-built dwelling. The front yard setback would be reduced from 6 m to 4 m.

Background:

On June 25, 2026, the City received Development Permit Variance application PLVAR-2026-0178 from Tracy Eros, requesting approval to reduce the required front yard setback from 6m to 4m at 20 Lamoureux Rd. The reduction is required to address the placement of a new factory-built dwelling in the R1 Zone.

Assessment of the Proposal:

JUSTIFICATION

The Development Officer shall approve or refuse, pursuant to the *Community Planning and Development Act* and the *Zoning By-law*, all development permit applications and state the terms and conditions as

authorized by the *Zoning By-law*. Section 3.1.1 of the Zoning By-law authorizes the Development Officer to receive, process, and make decisions on all development permit applications. A development permit is required for any development that is accompanied by a variance, as stated in Section 4.8 of Zoning By-law No. 5045, as amended, and authorized under section 23 of the Community Planning and Development Act. Section 4.9 of Zoning By-law No. 5045 sets out the criteria for evaluating variance requests.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Section 3 of the Act states that 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.

Section 12 states that the purpose of a zoning by-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality.

Section 23 establishes

Community Plan By-law No. 5007, as amended

The 2019 Community Plan establishes a policy framework to guide the future growth and development of the City. It sets out high-level goals, objectives, and policies that inform land use decisions and guide the preparation, interpretation, and amendment of the Zoning By-law. All applicable Community Plan policies are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The purpose of the Zoning By-law is to regulate the use and development of land and buildings within the City of Yellowknife in a balanced and responsible manner pursuant to the *Community Planning and Development Act* and the Community Plan.

Section 3 defines the roles and responsibilities of the Development Officer and Council.

Section 4 outlines the development permit process.

Section 5.1 outlines the appeal process for a development permit.

Section 7 outlines the general development regulations applicable in all zones.

Section 8 outlines the general development regulations applicable to Residential Zones.

Section 10.1 outlines specific requirements for the Low-Density Residential Zone.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

Section 4.6 West Residential

The subject lands are designated West Residential in the Community Plan. The area is adjacent to the Old Airport Road Commercial area and is commonly known as Frame Lake South and Range Lake. There are

some institutional and recreational land uses in the area such as schools, parks, and sport fields. Most of the residential development is characterized by low intensity single family dwellings with some medium intensity residential development such as row-houses, duplexes, and low-rise apartment buildings.

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.
7. To increase housing options.	7-a. Zoning will allow for a variety of housing types.

5.1.1 Climate Change Mitigation Objectives and Policies	
Planning and Development Objectives	Policies:
3. To better utilize existing municipal infrastructure.	3-a. The City will prioritize development in the existing built footprint of the City before developing new greenfield areas.

5.3 Municipal Infrastructure Objectives and Policies	
Planning and Development Objectives	Policies:
3. To concentrate commercial and residential development in areas serviced by piped water and sewer services.	3-a. Commercial and residential development will be prioritized in areas with piped water and sewer services.

Zoning By-law No. 5045, as amended

The subject property is zoned as R1 - Low Density Residential. While the predominant use within the zone is low-rise residential development, a variety of additional uses are permitted, including religious and educational institutions. The proposal is not anticipated to conflict with the use and enjoyment of nearby neighborhoods. F

Evaluating the Request for Variance to the Front Yard Setback (Section 4.9):

The applicant is requesting a reduction to the minimum front yard setback from 6 m to 4 m. It is the development officer's opinion that the proposal does not unduly interfere with the amenities of the neighborhood, nor does it materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land. A factory-built dwelling is a permitted use in the R1 Zone, provided it conforms to the objectives and policies of the Community Plan. This variance request is deemed reasonable after examination of the criteria set out in Section 4.9.1 of Zoning By-law No. 5045.

Drainage and Grading (Section 7.3):

No changes to the existing lot grade are proposed. The development therefore remains consistent with zoning requirements to ensure proper drainage and to avoid adverse impacts on adjacent properties.

Vehicular Access, On-site Traffic and Parking (Section 7.4 and Section 7.8):

The proposed variance is considered reasonable, as it is not expected to unduly interfere with the character or amenities of the surrounding neighborhood. Furthermore, the reduction of the front yard setback from 6 m to 4 m will not negatively impact vehicular access to the site as the one Type B parking space required under Zoning bylaw No. 5045 is still provided.

Land Use (Section 10.1):

The building has been placed following all applicable regulations with the exception of the front Yard Setback. The building and residential use complies with the R1 regulations relating to Lot Width, Building Height, Lot Coverage, Side and Rear Yard Setbacks. However, a variance is required to address portion of the building that extends into the Front Yard Setback.

Servicing / Safety / Parks & Recreation / Community / Reconciliation

The proposed development lies within the City's piped sewer and water service area and will be tied to the City's water main and sewer main at the developer's expense. The rear of the property backs onto a municipal park serving the local neighborhood. The proposal is not expected to result in any impact to the park.

City Departments Consultation

As directed in Section 4.5.1, 4.5.4. and 4.5.5. of Zoning By-law No. 5045, a request for comments was circulated to the following City departments on July 22, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	The information provided does not give any indication as to where parking will be located on the property. PW&E do not agree with granting this variance without parking being addressed. Parking must be within the property and not extend into the road right-of-way. Property owners need to double-check where the property pins are to ensure they have room for the required parking under the zoning By-law.	The required parking has been identified on the submitted site plan and is shown in Appendix A - approved stamped plan. One Type B parking space has been provided on-site.
2.	Municipal Enforcement	No comments were received.	None required.
3.	Lands and Building Services	Building inspection services has no concerns with reducing the front yard	None required.

		setback from 6 meters to 4 meters. Unprotected openings are well within the allowable percentage for the reduced setback and limiting distance is measured from the exposing building face to the center line of the street.	
4.	Fire Services	No comments were received.	None required.

Public Consultation

Notice of Application for the development permit was circulated to neighboring residents within 30 m of the subject land on July 22, 2026, per Sections 4.5.2 of Zoning By-law No. 5045 and section 6.7 of Community Plan By-law No. 5007 as well as section 23 (2)(b) of the Act. No comments from the public were received.

A Notice of Decision will be posted to the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

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.

Conclusion:

In summary, Development Permit Application PLVAR-2026-0178 is recommended for approval, subject to the above-noted conditions, as the proposed development remains consistent with Community Plan By-law No. 5007, as amended, and complies with all applicable provisions of Zoning By-law No. 5045, as amended.

Moriah Harris
Planner I, Planning and Environment

Concurrence by:

Tatsuyuki Setta, RPP, MCIP, ACIP
Manager, Planning and Environment

8/11/26

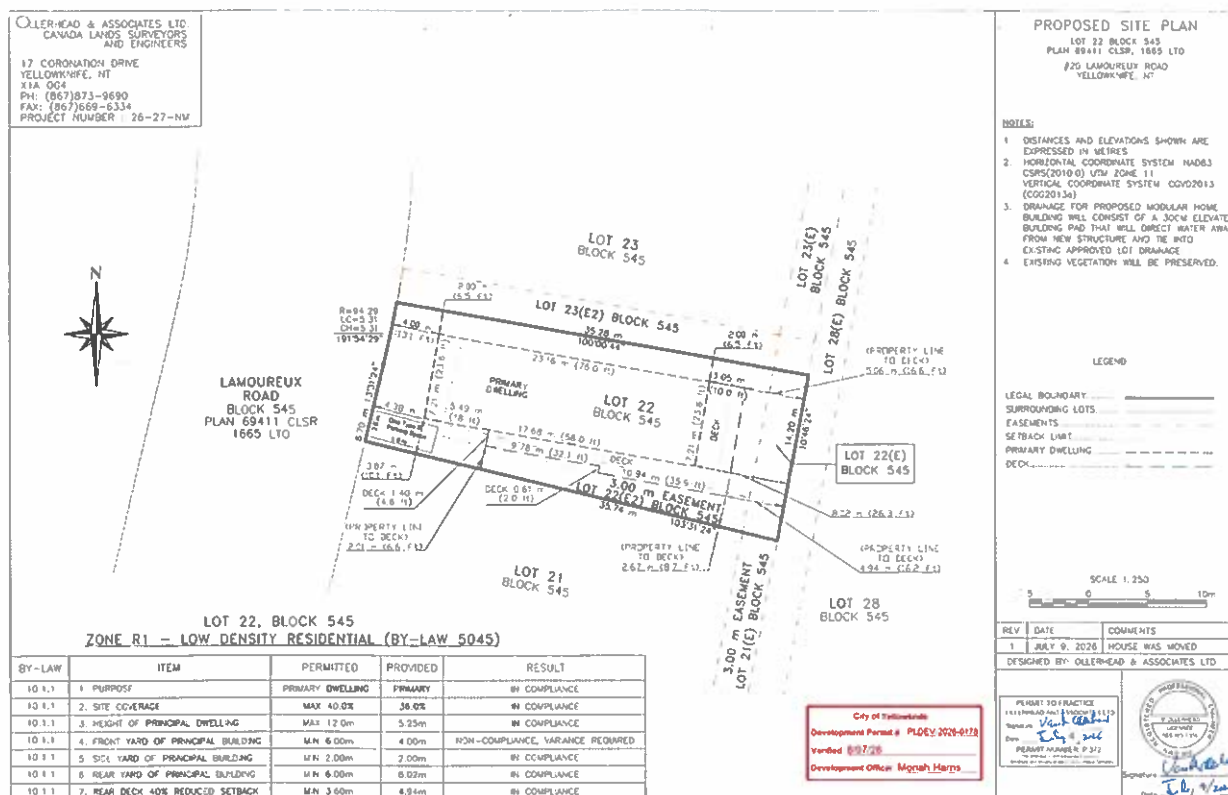
Date _____

Aug. 11, 2026

Date _____

Attachments

Appendix A: Stamped Site Plans



Date: August 10, 2026
DM# 837189