

Type of Application: Variance

File Information:

File #: PLVAR-2026-0152

Applicant: Brian Baggs

Civic Address: 3508 Raccine Rd

Legal Description: Lot 22 Block 2 Plan 179

Intended Development: To reduce the rear yard setback requirement from 6 m to 0 m to formalize the existing deck for the addition of a mudroom.

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

1. The minimum rear yard setback requirement has been decreased from 6 m to 0 m.
2. The developer shall submit an updated Real Property Report (RPR) to confirm the rear yard setback.
3. The development shall comply with the approved stamped drawings for PLVAR-2026-0152 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation.

Effective Date: October 7, 2026

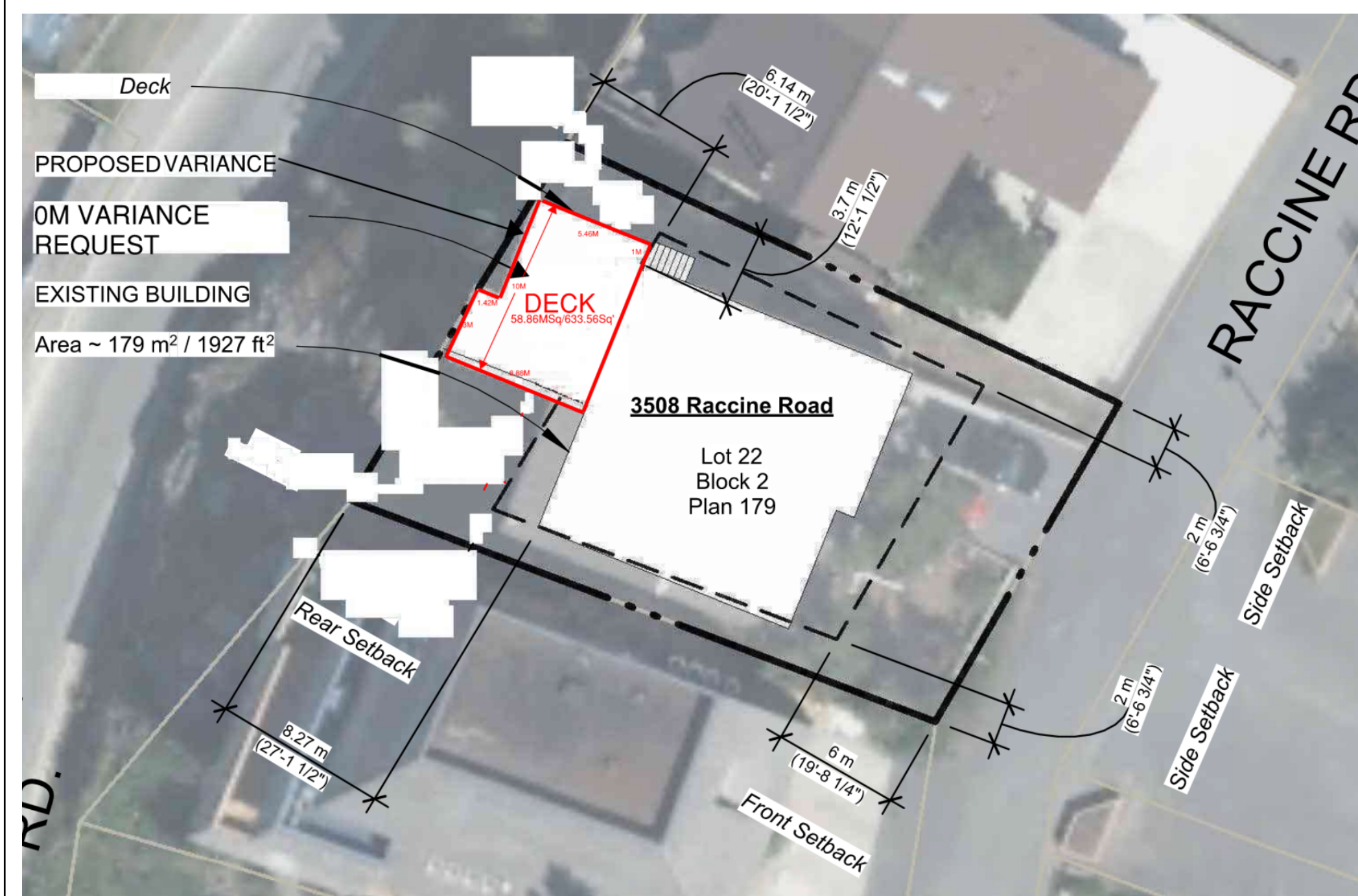
Decision issued on: September 23, 2026

Development Officer: Moriah Harris

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 6th day of October 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.

Approved Stamped Plan



Location Map

