

Type of Application: Development Permit/Variance

File Information:

File #: PLDEV-2026-0090

Applicant: Rob Bott

Civic Address: 3816 Bretzlaff Drive

Legal Description: Lot 19 Block 11 Plan 2201

Intended Development: Factory-Built Dwelling with Variances for the purpose of Lot Subdivision.

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

- Approval of this Development Permit and Variances shall be contingent upon the approval of the proposed Lot Subdivision by the Government of the Northwest Territories. Should the Subdivision not be approved, or not be approved as outlined in the approved stamped plans, the Development Permit and Variances shall be void.
- For proposed Lot A:
 - Reduce the minimum Front Yard Setback from 6.00m to 1.83m.
 - Reduce the minimum Rear Yard Setback from 6.00m to 2.00m.
- For proposed Lot B:
 - Reduce the minimum Side Yard Setback from 2.00m to 1.76m.
 - Reduce the minimum Rear Yard Setback from 6.00m to 1.50m.
- Following any approval for Lot Subdivision for the property, the applicant shall provide an Official Survey Plan or Real Property Report prior to occupancy to the Development Officer for review to ensure compliance with Development Permit approval and the Zoning By-law.
- 100% of the Front Yard shall be landscaped with the exception of areas used for Parking as per Section 7.5.3 of the Zoning By-law No.5045, as amended.
- The Factory-Built Dwelling shall be skirted from the base of the unit to the ground with a material similar to the siding and Painted Plywood shall not be permitted as skirting as per Section 8.2.4 of the Zoning By-law No.5045, as amended.
- The development shall comply with the Approved Stamped Plans for PLDEV-2026-0090 and with all By-laws and policies in effect for the City of Yellowknife.

Effective Date: July 22, 2026

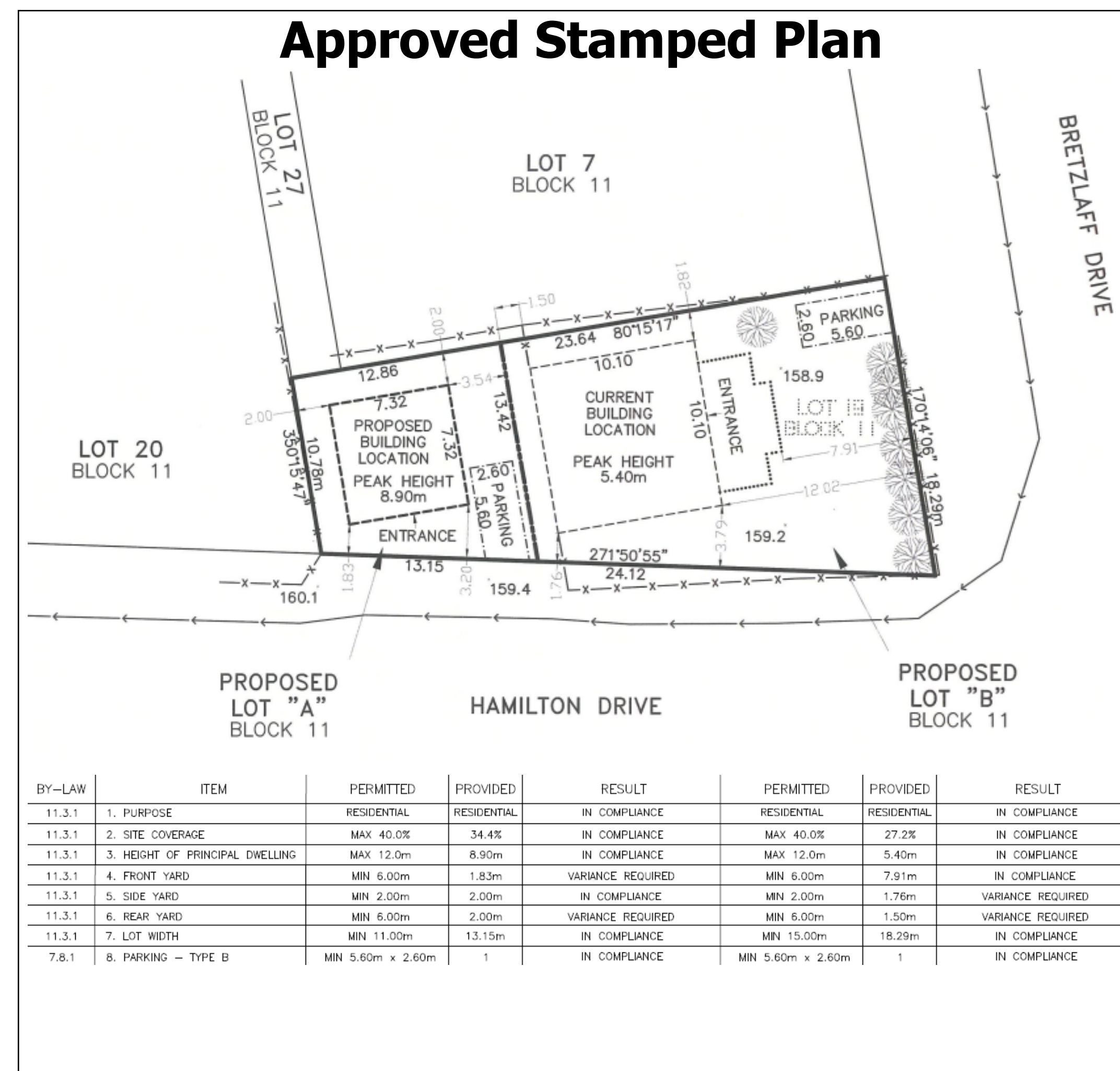
Decision issued on July 7, 2026

Development Officer: Eli Smith

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 21st day of July, 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

