

OLLERHEAD & ASSOCIATES LTD.
CANADA LANDS SURVEYORS
AND ENGINEERS

17 CORONATION DRIVE
YELLOWKNIFE, NT
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PH: (867)873-9690
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PROJECT NUMBER : 26-45-RB

PROPOSED SITE PLAN

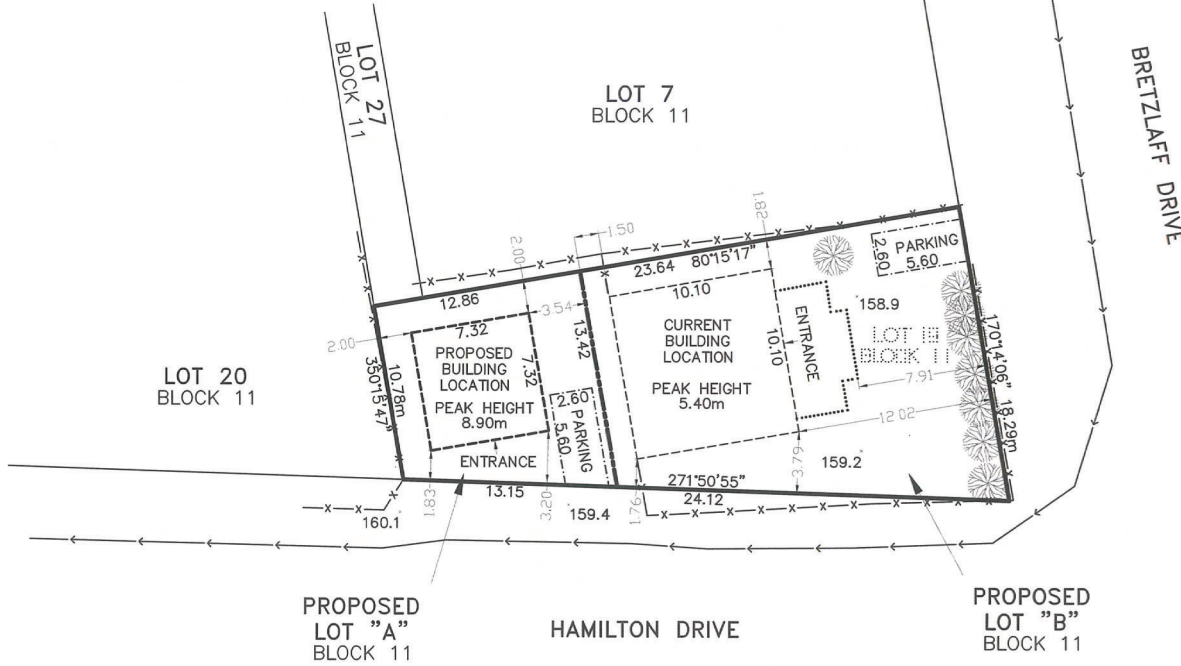
LOT "A" & LOT "B", BLOCK 11
CURRENT LOT 19, BLOCK 11
PLAN 73206 CLSR, 2201 LTO
BRETZLAFF DRIVE
YELLOWKNIFE, NT

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)

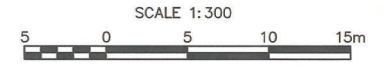
LEGEND

PROPERTY BOUNDARY	—————
PROPOSED BOUNDARY	—————
DECK
FENCE	-x-x-x-x-
EDGE OF ROAD
PARKING
CURRENT BUILDING
PROPOSED BUILDING
SPOT ELEVATION	159.3
TREES



LOT A & B TABLE
ZONE R1 – LOW DENSITY RESIDENTIAL (BY-LAW 5045)

BY-LAW	ITEM	LOT "A" BLOCK 11			LOT "B" BLOCK 11		
		PERMITTED	PROVIDED	RESULT	PERMITTED	PROVIDED	RESULT
11.3.1	1. PURPOSE	RESIDENTIAL	RESIDENTIAL	IN COMPLIANCE	RESIDENTIAL	RESIDENTIAL	IN COMPLIANCE
11.3.1	2. SITE COVERAGE	MAX 40.0%	34.4%	IN COMPLIANCE	MAX 40.0%	27.2%	IN COMPLIANCE
11.3.1	3. HEIGHT OF PRINCIPAL DWELLING	MAX 12.0m	8.90m	IN COMPLIANCE	MAX 12.0m	5.40m	IN COMPLIANCE
11.3.1	4. FRONT YARD	MIN 6.00m	1.83m	VARIANCE REQUIRED	MIN 6.00m	7.91m	IN COMPLIANCE
11.3.1	5. SIDE YARD	MIN 2.00m	2.00m	IN COMPLIANCE	MIN 2.00m	1.76m	VARIANCE REQUIRED
11.3.1	6. REAR YARD	MIN 6.00m	2.00m	VARIANCE REQUIRED	MIN 6.00m	1.50m	VARIANCE REQUIRED
11.3.1	7. LOT WIDTH	MIN 15.00m	13.15m	VARIANCE REQUIRED	MIN 15.00m	18.29m	IN COMPLIANCE
7.8.1	8. PARKING – TYPE B	MIN 5.60m x 2.60m	1	IN COMPLIANCE	MIN 5.60m x 2.60m	1	IN COMPLIANCE



REV	DATE	COMMENTS
1	JUNE 3, 2026	

DRAWN BY: OLLERHEAD & ASSOCIATES LTD.

PERMIT TO PRACTICE
OLLERHEAD AND ASSOCIATES LTD.
Signature: *V. Ollerhead*
Date: *June 4, 2026*
PERMIT NUMBER: P-372
The Association of Professional Engineers
Geologists and Geophysicists of the Northwest Territories

Signature: *V. Ollerhead*
Date: *June 4, 2026*

shed-style roof \bar{c} minimal slope



7.3 width x 7.3 length

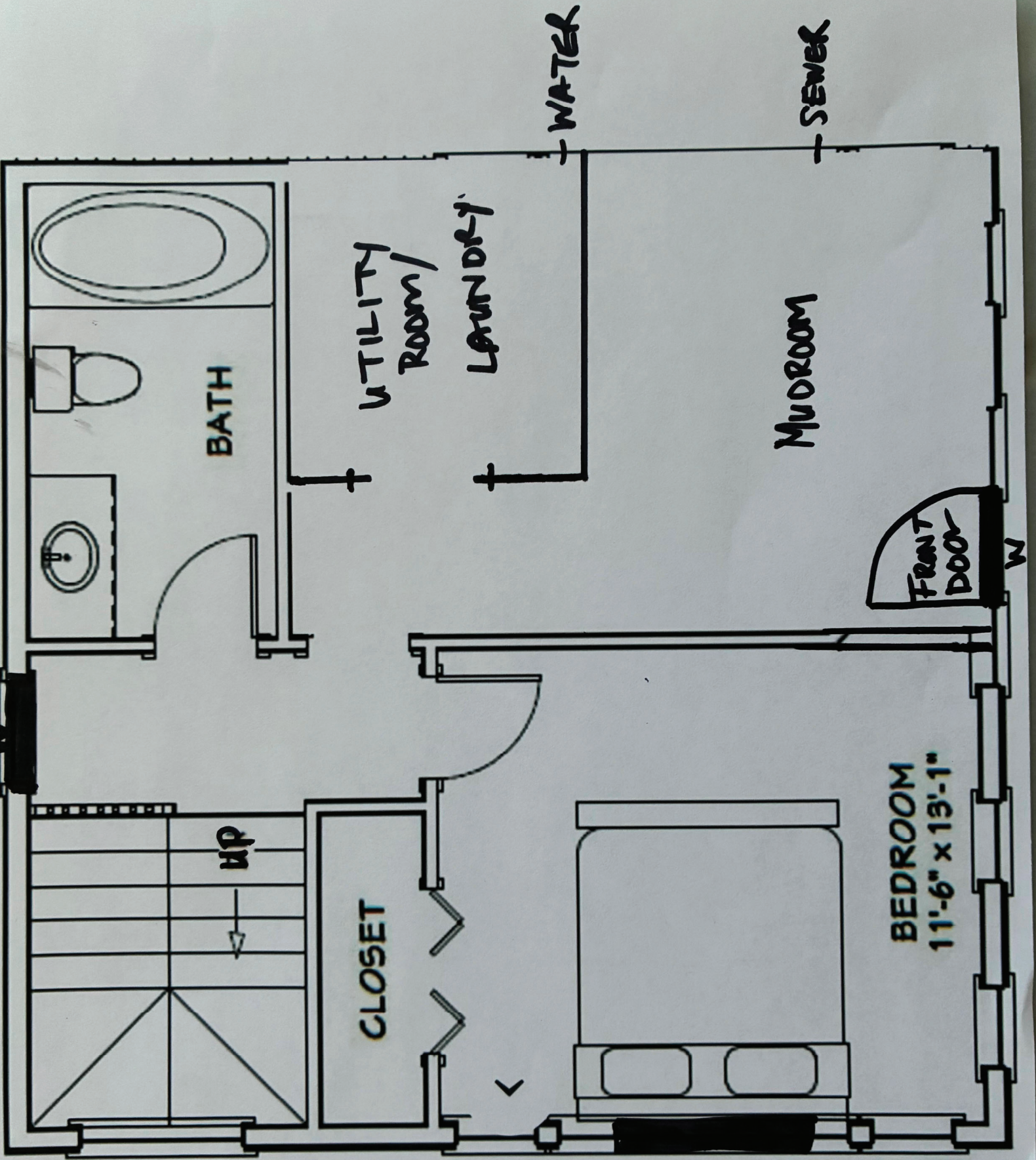
Planner Note: As per the Site Plan on Page 1, the proposed Height of the new Dwelling is 8.90m.

LOWER
LEVEL

7.3m

7.3m

W



LOWER
LEVEL

7.3m

7.3m

W

UPPER

Level

7.3m

x

7.3m

BACK

