

Property Information/Details

Location Description	Lot 14, 15, 16, Block 21, Plan 65
City of Yellowknife Community Plan No. 5007, as amended	Section 4.1 – Downtown
City of Yellowknife Zoning By-law No. 5045, as amended	Section 3 - Roles and Responsibilities Section 4 - Development Permit Process Section 7 - General Development Regulations Applicable to all Zones Section 11.1 – DT -Downtown
Civic Address:	4919 48 Street (subject land)
Access:	48 Street
Municipal Services:	Trucked water and sewage service; external garbage pickup

Recommendation:

The Development Officer recommends that the Development Permit Application PLDEV 2026-0073 for a Temporary Use for a 'Food and Beverage Services' to operate out of a seasonal food truck be approved with the following conditions:

1. The development shall comply with the approved stamped drawings for PLDEV-2026-0073 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation;
2. The Temporary Use shall conclude, and all Buildings, Structures or Development put in place for the Temporary Use shall be removed immediately following the end of the activity, no later than October 31, 2026; and
3. The food truck shall be equipped with a fully internalized grey water containment system. External grey water storage shall not be permitted on site.

Proposal:

The proposal involves the seasonal operation of a self-contained mobile food truck to be located on the subject land during the summer months, with operations ending on October 31, 2026. The food truck will provide Food and Beverage Services intended to serve both residents and visitors to the area.

Background:

The City received this Temporary Use Development Permit application (PLDEV-2026-0073) which was deemed complete on May 7, 2026. The applicant proposes the operation of a mobile food truck located within the property of 4919 48 Street (the "Subject Property"). The legal description of the subject land includes Lots 14, 15, 16, Block 21, Plan 65. There is a building contains an established commercial entertainment, commercial retail and services, and a personal services business.

The subject land is located across from the YK Centre Mall. The uses in the area include commercial retail sale and service, Office, and residential. Due to the proposed location's central position, it benefits from

higher foot traffic. The subject land is zoned (DT) Downtown under the City of Yellowknife Zoning By-law, where Temporary Use is permitted. The proposal consists of the seasonal operation of a self-contained mobile food truck providing Food and Beverage services to residents and visitors, which meets the definition of Temporary Use under the Zoning By-law. The food truck is not a fixed permanent structure. Restrooms and parking are agreed to be shared with Harley's. The proposed operation is intended to support seasonal commercial activity and enhance the availability of food service options within the community. The food truck will operate as a fully self-contained unit, including all required servicing and waste management systems.

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. Temporary Use and Food and Beverage Services are permitted uses in the DT-Downtown Zone. All Temporary Uses require Development Permit approval, as per Section 7.10.1 c) of the Zoning By-law.

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.

A zoning by-law must specify one or more of the permitted uses of land and buildings (Section 14). Either council or a Development Officer, or both, should be identified as the development authority responsible for making decisions on applications for each type of development permit (Section 16).

Community Plan By-law No. 5007, as amended

The purpose of the Community Plan is to create a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality. This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments.

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 of a development permit. General development regulations that are applicable in all zones and Non-Residential Zones are outlined in Section 7 and 9, respectively.

Section 11.1 outlines specific requirements for the DT – Downtown Zone.

PLANNING ANALYSIS

The addition of the food truck represents minimal intensification of the site’s use, with the intention of serving residents and tourists in the summer months.

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

Section 4.1 Downtown

The subject land is located in the Downtown – City Core Land Use Designation. The Community Plan supports a diverse array of uses for the downtown core, being identified as the highest order mixed use center. Restaurants and other food services are highlighted as an important part of the City Core providing services for residents and tourists.

The following Downtown Objectives and Policies are applicable:

4.1 Downtown	
Planning and Development Objectives:	Policies:
7. To increase flexibility for a variety of land uses that support the City’s downtown revitalization strategy.	7-b. Zoning will allow for a greater mix of residential, commercial and institutional uses in the downtown city core.

At street level, the Food and Beverage service use is compatible with other commercial uses operating along the main Downtown corridors and encourages pedestrian activity. Overall, the proposal aligns with the mixed-use nature of downtown and is consistent with the policies and objectives of the Community Plan.

Zoning By-law No. 5045, as amended

The subject property is zoned DT – Downtown. The proposed Use is defined as Food and Beverage Services under the Zoning By-law, which is a permitted use in DT Zone (Section 11.1). Unlike a typical development involving buildings or structures, this proposal involves the seasonal placement of a mobile food truck, which is not considered a building or structure under the Zoning By-law and therefore is not subject to setback requirements, parking, or other regulations that apply to buildings. No permanent structures are proposed, and the food truck is entirely self-contained and seasonal in nature.

Design Guidelines:

The proposed food truck is modest in scale and does not introduce a permanent structure that would significantly alter the existing character of the streetscape or surrounding built environment. The proposal supports accessibility and walkability within the downtown area through the inclusion of outdoor picnic table seating, encouraging active use of the street-level public realm and enhancing pedestrian activity, which is consistent with the intent of the Downtown Zone Design Regulations

Due to its mobile nature and limited height, the food truck will not obstruct sightlines to adjacent buildings or negatively impact visibility within the area. Furthermore, the structure is fully removable and non-permanent, allowing for flexibility in site use and ensuring compatibility with the evolving and dynamic nature of the City Core. As there are no identified concerns with the proposal, it is recommended that it be supported.

Drainage and Grading (Section 7.3):

As no building or permanent structure is proposed as part of the development, the existing topography and natural grade of the site will be maintained, and no impacts to established drainage patterns are anticipated.

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

The proposed food truck will be located on private property with direct access from 48th Street and will utilize existing parking spaces within the site. The operation will not encroach upon the established access drives, travel aisles, or site entry points. The existing space will remain available to maintain safe and unobstructed access for emergency vehicles and services at all times.

General Landscaping Regulations (Section 7.5):

Pursuant to the DT Zone regulations, a minimum of 10% of the residual site area is required to be landscaped. Where traditional landscaping is not feasible on a site, the Zoning By-law permits the use of potted plants oriented toward public roadways as an alternative means of meeting the landscaping requirement. As the subject site is fully surfaced with pavement, conventional landscaped areas are not viable. However, the site currently includes planter features, which are considered to satisfy the applicable landscaping requirement.

Parking (Section 7.8)

Under the Zoning By-law, no minimum parking requirement applies in the DT zone.

The applicant has proposed four shared off-street parking spaces for customers, as shown on the submitted site plans. The proposed parking arrangement has been coordinated and agreed upon by both the property owner and the applicant/food truck operator and is supported by the Development Officer.

The proposed site layout provides sufficient space for short-term customer parking and safe on-site vehicle circulation while maintaining appropriate access and minimizing impacts on adjacent properties

and the public roadway. The provision of off-street parking also supports accessibility and helps ensure the proposed use integrates appropriately with surrounding land uses.

Temporary Use (Section 7.10)

The proposed food truck will be a Temporary Use and will not constitute a permanent building or structure. The Temporary Use will be removed prior to October 31, 2026, which is less than 8 months. As a condition of approval, the site will be restored to its pre-activity condition. As the site is paved, there is minimal risk of permanent site disturbance, damage, or impacts to natural vegetation.

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 May 11th, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Public Works and Engineering advised that food truck operations are required to be fully self-contained. Accordingly, external grey water storage or disposal systems are not permitted and will not be supported as part of the proposed development.	The comments were provided to the applicant alongside the necessary revisions.
2.	Lands and Building Services	Lands and Building Services advised that mobile units operating on wheels do not fall within their regulatory scope.	No consideration is required.
3.	Fire Services	No comments were received.	No consideration is required.

Public Consultation

Notice of Application for the development permit was circulated to neighboring residents within 30 meters of the subject land on May 11, 2026, per Sections 4.5.2 of Zoning By-law No. 5045 and section 6.7 of Community Plan By-law No. 5007.

No comments for consideration were received from the public.

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 development shall comply with the approved stamped drawings for PLDEV-2026-0073 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation;
2. The Temporary Use shall conclude, and all Buildings, Structures or Development put in place for the Temporary Use shall be removed immediately following the end of the activity, no later than October 31, 2026; and
3. The food truck shall be equipped with a fully internalized grey water containment system. External grey water storage shall not be permitted on site.

Conclusion:

In summary, the proposed Temporary Use Development Permit Application PLDEV-2026-0073 is recommended for approval with the above-mentioned conditions as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.


Moriah Harris
Planner I, Planning and Environment

04/06/26
Date

Concurrence by:


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

Jun 4, 2026
Date

Attachments

Appendix A: Stamped Site Plans



City of Yellowknife
Development Permit # PLDEV-2026-0073
Verified June 3rd (page 1 of 1)
Development Officer: MORIAH HARRIS