

Property Information/Details

Location Description	Lot 7 Block 7 Plan 68
City of Yellowknife Community Plan No. 5007, as amended	Section 4.2 Old Town
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 – Roles and Responsibilities Chapter 4 – Development Permit Process Chapter 7 – General Development Regulations Applicable to all Zones Chapter 8 – General Development Regulations Applicable to Residential Zones Section 10.1. R1 – Low Density Residential
Civic Address:	72 Morrison Drive
Access:	Morrison Drive
Municipal Services	Trucked sewer and water services; curbside garbage pickup

Recommendation:

Development Officer recommends approval of Development Permit application PLVAR-2026-0242 for an 'In-home Secondary Dwelling' requesting variance to decrease the minimum front yard setback requirement.

CONDITIONS OF APPROVAL

1. The minimum Front Yard Setback requirement has been decreased from 4m to 3.4m;
2. Submission of an official survey plan to the City prior to Occupancy; and
3. The development shall comply with the approved drawings for PLVAR-2026-0242 and with all By-laws in effect for the City of Yellowknife.

Note: In-home Secondary Dwelling and Yard Variances were previously approved under development application PLVAR-2026-0187.

Proposal:

The applicant is proposing to develop an In-home Secondary Dwelling in the garage of an existing house at 72 Morrison Drive. The Use is permitted in the R1 – Low Density Residential Zone; however, variance to reduce the minimum front yard setback requirement is required for compliance with Zoning By-law No. 5045.

Background:

The subject lot is located in the R1 – Low Density Residential Zone, forms part of the Old Town land use designation and is surrounded by a mix of low density residential uses. The lot lies at the intersection of Morrison Drive and Otto Drive and is adjacent to Great Slave Lake's Back Bay. Watt Park, a municipal park, is roughly a five-minute walk away.

The subject lot is also located within the traditional territory of the Yellowknives Dene First Nation and within the Akaitcho Interim Land Withdrawal. The broader Old Town and Latham Island area has longstanding cultural and historical significance and forms part of Yellowknife's distinctive waterfront

landscape. Its location adjacent to Back Bay, together with the surrounding natural landscape, established residential development and nearby public open spaces, contributes to the eclectic character and context of Old Town.

PLVAR-2026-0187 was approved on August 20, 2026, for the same In-home Secondary Dwelling, approved with a reduction of the front yard from 6m to 4m and a reduction of the side yard from 2m to 0.9m. Since then, plans have changed to include a cantilever that projects an additional 0.6m into the required setback. Because of that, an additional variance is required.

SUPPORTING STUDIES AND REPORTS

- PLVAR-2026-0187 Approved Development Permit – Variance
- PLVAR-2026-0242 Submitted Drawings, DM# 841890

Assessment of the Application:

JUSTIFICATION

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, authorized under section 23 of the *Community Planning and Development Act*. Section 4.8.1 of Zoning By-law No. 5045 authorizes that variances related to yard setbacks may be approved by the development officer.

LEGISLATION

Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate developments within its boundaries. As stated in section 16. (1) and 25. (1) of the *Act*, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 23. (1): “A zoning bylaw may authorize a development authority to approve an application for a development permit in respect of a proposed development that does not fully conform with the bylaw, if the development authority is satisfied that the proposed development would not (a) unduly interfere with the amenities of the neighbourhood; or (b) detract from the use, enjoyment or value of neighbouring parcels of land”.

Community Plan By-law No. 5007, as amended

Section 3(1) 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.

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The purpose of a zoning by-law is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is authorized to receive and process development permit applications as referred to in section 3.1.1 of the By-law. The Development Officer is also authorized to evaluate variance applications as defined in the criteria set in sections 4.8 and 4.9 of the By-law.

PLANNING ANALYSIS

Community Plan By-law No. 5007, as amended

The Plan recognizes Old Town as an “integral part of Yellowknife’s history and a major part of the unique character and personality of the community. It is characterized by eclectic building forms, human scale streets, modern and rustic materials, an active and natural waterfront, prominent rock outcropping, and a diversity of people and activities that reflect the independent, industrious, and artistic culture of Yellowknife.” Although all of Latham Island is identified in the Akaitcho Interim Land Withdrawal, private properties will remain private but will follow the laws or bylaws of the appropriate jurisdiction.

4.2 Old Town Objectives and Policies			
Planning and Development Objectives:		Policies:	
1.	To limit development of residential and commercial buildings to forms that are compatible with the wetland, shoreline and exposed rock settings.	1-a.	New development will not adversely impact natural geographic features and environment.
4.	To encourage street oriented residential, retail and commercial development.	4-a.	Off-street parking minimums for new development will be reduced.
9.	To maintain Latham Island as primarily residential with the exception of those properties that have direct access to the causeway.	9-a.	Only residential development will be permitted on Latham with the exception of home based businesses and properties with direct access to causeway.
13.	To maintain the existing character of the built form.	13-a.	New development will consider existing context of immediate surrounding area.
14.	To encourage a mix of residential options including larger homes, duplexes, rowhouses, groups of tiny homes, and mixed residential and commercial spaces.	14-a.	A variety of residential development including multi-unit and mixed residential/commercial development will continue to be permitted.

By introducing additional housing within established neighbourhoods, secondary dwelling units support shorter commute times, improved access to existing amenities and services, and a more efficient use of municipal infrastructure, thereby reducing broader environmental impacts and achieving broader objectives of the Community Plan relating to municipal infrastructure and the environment.

Zoning By-law No. 5045, as amended

The proposed development complies with the applicable regulations for the permitted Use set out in the By-law with the exception of meeting the minimum front yard setback requirement.

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

Before addressing the variance criteria in Section 4.9, it is important to clarify the basis for the requested variances.

Zoning By-law No. 5045, Section 7.13.1(b), states that “where a Structure is attached to the Principal Building on a Lot by a roof, an open or enclosed Structure, a floor or a foundation, it is considered part of the Principal Building and not an Accessory Building and the required setbacks shall not be less than those required for the Principal Building.”

As a result of the proposed addition, one Variance is required to accommodate the projection of the new Principal Building’s cantilever into the required front yard setback.

The requested variance is considered reasonable because there will be no increase in the degree of non-conformity of the existing structure. More specifically, the applicant proposes to demolish the existing 20m² garage and construct a 20m² In-home Secondary Dwelling in its place. Lot Coverage will not increase due to the proposal maintaining the dwelling’s current footprint. The only visible change is an addition of a 0.6m cantilever, which will alter the elevations in a very minor way. With that said, the proposed detached dwelling will not unduly interfere with the amenities of the neighbourhood; or materially interfere with or affect the Use, enjoyment, or value of neighbouring parcels of land.

An In-home Secondary 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 against the criteria set out in section 4.9.1 of the Zoning By-law No. 5045.

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The below sections of Zoning analysis remain unchanged from the previous development permit application PLVAR-2026-0187 and are copied below for reference.

Site Planning Considerations (Section 7.1):

The proposed development provides future residents of the dwelling with pedestrian access to the waterfront, Watt Park, and the broader Old Town neighbourhoods. The proposal also provides convenient access to nearby transit stops and surrounding natural areas. Emergency vehicles can access the site through Morrison Drive.

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 and On-Site Traffic (Section 7.4):

No additional parking is proposed, as secondary dwellings are not subject to minimum off-street parking requirements. Vehicular access remains through Morrison Drive.

Landscaping (Section 7.5):

Per the R1 Zone, a minimum of 100% of the minimum front yard area is required to be landscaped. The existing development at 72 Morrison Drive is already complying with this requirement. Any new planted vegetation shall be grown from a northern stock and be capable of healthy growth in Yellowknife.

Parking and Driveways (Section 7.8):

Type “A” and Type “B” parking spaces, as well as bicycle parking and off-street loading spaces, are not required for secondary dwellings under current zoning regulations.

Servicing / Safety / Parks & Recreation / Community / Reconciliation

The proposed development lies outside City’s piped sewer and water serviceable area, and will consequently rely on trucked sewer and water services. The developer is also responsible for any arrangements for electric power, gas, telephone, garbage pickup and cable services required for the secondary dwelling.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to City Departments on July 24, 2026 as part of PLVAR-2026-0187. No comments were received. Since there are no significant changes to the current development permit application PLVAR-2026-0242, with the exception of the Variance, there was no need to re-circulate the application.

No.	City Department	Comments	Consideration
1.	Fire Division	No concerns were identified.	N/a.
2.	Public Works and Engineering	No concerns were identified.	N/a.
3.	Community Services	No concerns were identified.	N/a.
4.	Lands and Building Services	No concerns were identified.	N/a.

Public Consultation

A Notice of Application was mailed to neighboring residents within 30m of the subject property on September 9, 2026, per section 15. (1) (h) of the *Community Planning and Development Act*. A Notice of Application was also posted on-site on September 9, 2026. As a result of the Notice of application, no comments were received.

Public Notice of the decision will be posted at the site, as well as on the City’s Planning and Development Department Active Development Applications page, in conjunction with the date of decision of the permit. Commencing on the date of approval, the application will be subject to a 14-day appeal period. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

CAVEATS / OTHER LEGAL AGREEMENTS

The developer will be responsible for acquiring a Building Permit and any other permits required from other departments or agencies.

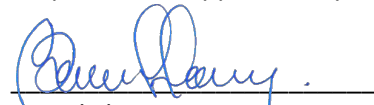
CONDITIONS OF APPROVAL

1. The minimum Front Yard Setback requirement has been decreased from 4m to 3.4m;
2. Submission of an official survey plan to the City prior to Occupancy; and
3. The development shall comply with the approved drawings for PLVAR-2026-0242 and with all By-laws in effect for the City of Yellowknife.

Conclusion:

Development Permit application PLVAR-2026-0242 requesting variance for the front yard setback is recommended for approval with the above-mentioned conditions as it conforms to Community Plan By-law No. 5007 and complies with applicable regulations of Zoning By-law No. 5045.

Prepared [and approved] by:



Bassel Sleem, RPP, MCIP
Acting Manager, Planning and Environment

09/28/2026

Date

Appendix A: Application PLVAR-2026-0242

Attachment: Approved Drawings Development Permit PLVAR-2026-0242, DM# 841892

Appendix A:



CITY OF YELLOWKNIFE
Delivered via Email

Date September 9, 2026

File: Lot 7

Block 7

Plan 68

Andrea Czarnecki
72 Morrison Dr
Yellowknife, NT X1A 1Z2
ravenyk@icloud.com

Dear Andrea,

RE: Complete Application for Development Permit/ Variance
File No: PLVAR-2026-0242
Lot 7, Block 7, Plan 68 (72 Morrison Drive)

The City of Yellowknife confirms receipt of your Application for Development Permit/ Variance. When corresponding with the City please refer to the File Number noted above. The application, to decrease the minimum front yard setback to permit an 'In-home Secondary Dwelling' on the above subject property, submitted on September 1, 2026, is determined to be a complete application as described in Zoning By-law No. 5045, as amended.

We will post the Notice of Application on-site, as well as circulate a copy of your application to the appropriate agencies and neighbouring properties. Some agencies require a fee prior to completing their review. If a fee is required, the agency will notify you directly. Once the agency and public comments are received, your application will be considered and a decision will be scheduled.

If you have questions about any of the above, please email or call me at bsleem@yellowknife.ca or (867)-920-5611.

Sincerely,

Bassel Sleem, RPP, MCIP
Planner II
City of Yellowknife

DM#



CITY OF YELLOWKNIFE
By Mail

<Address>

NOTICE OF VARIANCE APPLICATION
Zoning By-law No. 5045 Section 4.5

TO:	Landowners and Lessees within a 30m radius of the Subject Land
File No.:	PLVAR-2026-0242
Subject Land:	Lot 7 Block 7 Plan 68
Subject Land Address:	72 Morrison DR
Applicant:	Andrea Czarnecki

TAKE NOTICE: An application for a Variance to Zoning By-law No. 5045 has been submitted to the City of Yellowknife for decision.

PURPOSE AND EFFECT: The purpose of the application is to permit a Front Yard Setback for an In-home Secondary Dwelling at the above subject land. The effect of the application is to:

- Decrease the Front Yard Setback from 4m to 3.4m

The In-home secondary dwelling and the side yard setback variances were previously approved under PLVAR-2026-0187.

NEED TO MAKE SUBMISSIONS: The City of Yellowknife Planning and Development Department is considering the application. In order to assist the Department in its review of the proposal, you are invited to provide comments on or before **September 23, 2026**. If you are unable to respond by the date specified, please contact us to let us know when we may expect to receive your comments. If we do not hear from you, it will be assumed you have no comments or concerns regarding this matter and the review for decision will proceed.

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 on the City's website, linked in the QR code.

Dated at the City of Yellowknife this 9th day of September 2026.

Sincerely,

Bassel Sleem, RPP, MCIP
Planner II
City of Yellowknife

DM# 840608

PLVAR-2026-0242
NOTICE OF VARIANCE APPLICATION

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Email comments to: bsleem@yellowknife.ca or call **867-920-5611**

Notice of Application

City of Yellowknife
Planning & Environment

Type of Application: Variance

File Information:

File #: PLVAR-2026-0242
Applicant: Andrea Czamecki

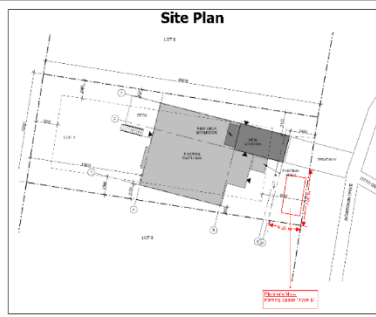
Civic Address: 72 Morrison Drive
Legal Description:
Lot 7 Block 7 Plan 68

Purpose:
In-home Secondary Dwelling:
Variance to decrease the minimum front yard setback from 4m to 3.4m

(In-home secondary dwelling and side yard variances were previously approved under PLVAR-2026-0187)

Notice issued on September 9, 2026
Development Officer: Bassel Sleem

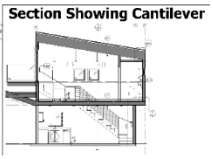
Site Plan



Location Map



Section Showing Cantilever



PUBLIC COMMENTS & APPLICATION INFORMATION: The City of Yellowknife, Planning and Development Department received a complete application. In order to assist the Department in its review of the proposal, you are invited to provide comments, on or before **SEPTEMBER 23, 2026**. You can contact the Development Officer at bsleem@yellowknife.ca or 867-920-5611. Additional Information regarding the application is available for public inspection by in-person appointment or on the City's website, linked in the QR code.





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