

Property Information/Details

Location Description	Lot 106 Block 561 Plan 4740
City of Yellowknife Community Plan No. 5007	Section 4.3 Old Airport Road Commercial Section 4.6 West Residential
City of Yellowknife Zoning By-law No. 5045, as amended	Section 7 General Development Regulations Applicable to all Zones Section 8 General Development Regulations Applicable to Residential Zones Section 9 General Development Regulations Applicable to Non-Residential Zones Section 11.2 CS – Commercial Service Section 13.2 PR – Parks and Recreation
Civic Address:	Adjacent to 346 Borden Drive
Access:	Borden Drive; 346 Borden Drive (Lot 31 Block 512 Plan 4740)
Municipal Services	NA

Recommendation:

The Development Officer recommends approval of Development Permit PLDEV-2026-0134 for a ‘Temporary Use – Public Utility Uses and Structures’ at the above subject property.

CONDITIONS OF APPROVAL

1. The Temporary Use shall be valid for one (1) year only, ending on June 30, 2027;
2. The developer shall enter into a License Agreement, per Land Administration By-law No. 4596; and
3. The development shall comply with the approved stamped drawings for PLDEV-2026-0134 and with all By-laws in effect for the City of Yellowknife.

Proposal:

The applicant is proposing temporary electrical service structures to support ongoing construction at 346 Borden Drive. The Utility Use and Structure is proposed on municipally owned land and will remain for up to one year.

Background:

The City of Yellowknife received a Land Application (PLAND-2026-0107) from Clark Builders to set up a temporary electrical utility on the subject land via license agreement. The utility structure would be fenced in and secured, and the land returned to its original state after the Use ceases operation. The utility structure is intended to provide temporary electrical service to the approved Larga Travel Lodge development (PL-2025-0030) underway at the adjacent property at 346 Borden Drive. To proceed with the license agreement, a development permit for the temporary use is required.

Assessment of the Application:

A development permit is required under Section 4 of Zoning By-law No. 5045, authorized under section 23 of the *Community Planning and Development Act*.

Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. As stated in section 16. (1) and 25. (2) of the *Act*, a development authority, being either council or a development officer appointed under section 52, or both, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a use that may be permitted at the discretion of the development authority, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Community Plan By-law No. 5007

“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”. (*Community Planning and Development Act*, Section 3 (1)).

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

The general purpose of a zoning bylaw 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 directed to receive and process development permit applications as referred to in sections 3.1.1 (a), (d), (f), and (g) of the By-law, and shall approve, with or without conditions, the application for a development permit for a temporary use, as per section 4.6.8 of the By-law.

PLANNING ANALYSIS

Community Plan No. 5007

Section 4.3 of the Community Plan identifies the Old Airport Road Commercial Land Use Designation as a major transportation thoroughfare in and out of Yellowknife, as well as a major commercial corridor in the city, which serves as a regional shopping and service centre that attracts residents from around the NWT, such as those who will temporarily reside at the Larga Travel Lodge being built at 346 Borden Drive.

4.3 Old Airport Road Commercial Objectives and Policies	
Planning and Development Objectives:	Policies:
13. To allow for a mix of temporary accommodations to support regional visitors who are in the City for shopping or medical appointments.	13-a. Short-term accommodations such as hotels and motels will be permitted in the area.

Section 4.6 of the Community Plan identifies the West Residential Land Use Designation as primarily low and medium density residential, with some institutional and recreational land uses like schools, parks, and sport fields. Residents in the West Residential area access the Old Airport Road Commercial area for many of their services.

The temporary nature of the proposed utility structure will not impede on the objectives of the West Residential area and the Old Airport Road Commercial Land Use Designations. As a matter of fact, the temporary structure will support objective 13 of the latter by supporting the timely development of the new Larga Travel Lodge.

Zoning By-law No. 5045

The proposed 'Temporary Use' development meets the applicable regulations for the permitted Use 'Public Utility Uses and Structures' set out in the By-law. No variances are required. A summary follows:

Drainage and Grading (Section 7.3):

The proposed development will maintain the natural contour of the land. The proposal does not change the existing grade of the property, with positive drainage proposed to be directed towards the appropriate sources; in this case the Borden Drive roadway.

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

The proposed temporary utility structure will not generate any additional traffic on-site and along Borden Drive.

General Landscaping Regulations (Section 7.5):

According to the PR – Parks and Recreation Zone regulations, a minimum of 10% of the Lot is required to be landscaped. The land currently exists in its natural state, which satisfies the landscaping requirement. No additional landscaping is required for this temporary use.

Parking and Driveways (Section 7.8):

The proposed temporary utility structure will not require parking. As such, no on-site parking is proposed or required.

Temporary Use (Section 7.10):

According to plans, the structures put in place for the Temporary Use will be removed immediately following the end of the activities or completion of the approved time period, whichever occurs first. The Use will not cause permanent damage or alter natural vegetation or features. Period of one (1) year is given at the discretion of the Development Officer, as the Use intended conforms to the Permitted Use in the zone.

Servicing/ Safety/ Park&Rec/ Community/ Reconciliation

The proposed development lies within the City's Parks and Recreation area, adjacent to the City's water main, storm main, and sewer main. The applicant is responsible for any arrangements for electric power, gas, telephone and cable services required to complete the development. The temporary development

will not generate garbage and waste. If any waste is generated, it will be maintained by Clark Builders operating on the adjacent land at 346 Borden Drive.

City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments were contacted and advised to provide comments. The request for comments was sent as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	<p>We have received a Licence Agreement Application, with fee paid, from the Clark Builders for this endeavour. The applicant has informed us that the erection of this temporary utility on public land is the most feasible option for them to provide power to a portion of their construction site given site conditions, the location across site of their current temporary power setup, and the refusal of a neighbouring property to upgrade its electrical service to provide power to the project.</p> <p>The subject property is zoned Parks and Recreation under Zoning By-law No. 5045, which allows for temporary use, and from Lands and Building Services' internal consultation, Community Services has no issues with this use. No other issues were raised within Lands and Building Services' internal consultations or in its external consultation with NAKA Power. There are no conflicts with this area's designation as Old Airport Commercial under Community Plan By-law No. 5007.</p> <p>Lands and Building Services supports this development permit application.</p>	No further consideration is required.
2.	Fire Division	No comments were received.	No consideration is required.
3.	Public Works and Engineering	No comments were received.	No consideration is required.

Public Consultation

A Notice of Application for the development permit was circulated to neighboring residents within 30m of the subject property, per section 4.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. As a result, no comments were received from the public.

A Notice of Decision will be posted at the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

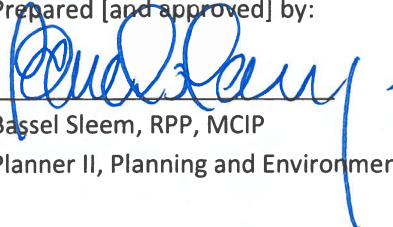
Conditions of Approval:

4. The Temporary Use shall be valid for one (1) year only, ending on June 30, 2027;
5. The developer shall enter into a License Agreement, per Land Administration By-law No. 4596; and
6. The development shall comply with the approved stamped drawings for PLDEV-2026-0134 and with all By-laws in effect for the City of Yellowknife.

Conclusion:

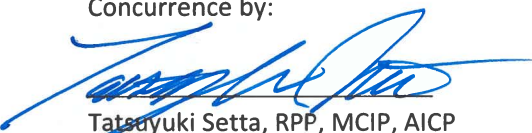
Based on the planning technical review and analysis, it is identified that Development Permit Application PLDEV-2026-0134 conforms to the respective policies and regulations in Community Plan By-law No. 5007 and meets all other requirements and regulations of Zoning By-law No. 5045. The Development Officer recommends approval of Development Permit PLDEV-2026-0134 for a 'Temporary Use – Public Utility Uses and Structures' at the above subject property.

Prepared [and approved] by:


Bassel Sleem, RPP, MCIP
Planner II, Planning and Environment

June 11, 2026
Date

Concurrence by:


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

June 11, 2026
Date

Attachments: Approved Drawings PLDEV-2026-0134, DM# 828496