

Property Information/Details

Location Description	Lot 8 Block 8 Plan 68
City of Yellowknife Community Plan No. 5007	Section 4.2 Old Town Section 4.15 Akaitcho
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.3 Grade Section 7.4 Vehicular Access and On-Site Traffic Section 7.5 General Landscaping Regulations Section 7.8 Parking Section 10.1 R1 – Low Density Residential
Civic Address:	3 Hearne Hill Road
Access:	Hearne Hill Road
Municipal Services	Trucked water and sewage service; garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit application PLDEV-2025-0108 to permit a variance to increase the maximum driveway width from two car widths to three car widths for a total driveway width not to exceed 7.80m.

Proposal:

The applicant is requesting a variance to increase the maximum allowed driveway width in the R1 zone in order to accommodate an additional 2.92m driveway to the existing 4.88m width driveway. The total width of the driveway on this parcel will be 7.80m, which equates to approximately three car width.

Background:

GENERAL STATEMENT

The subject lot is located in the R1 Zone and can be accessed from Hearne Hill Road. The lot is part of Old Town and Akaitcho, located on Latham Island, and lies among a mix of low density residential and commercial uses with some public recreation activities like the nearby Latham Island Park.

Assessment of the Application:

JUSTIFICATION

A development permit is required for any development that is accompanied by a variance, as per chapter 4 of Zoning By-law No. 5045, authorized under section 23 of the *Community Planning and Development Act*.

LEGISLATION

Community Planning and Development Act

As per sections 23 and 25, a development authority reviews the variance application and makes a decision.

Community Plan By-law No. 5007

As per section 3(1) of the *Act*, 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

The general 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 directed to receive and process development permit applications as referred to in section 3.1.1 of the By-law. The Development Officer also evaluates variance applications as per the criteria set in section 4.9 of the By-law.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007

The Plan identifies the Old Town land use designation as an integral part of Yellowknife's history and a major part of the unique character with a variety of residential, commercial and recreational land uses. Most of the residential development in Old Town is characterized by low-density single detached dwellings with some medium density residential development like row houses and duplexes. Objectives identified for Old Town include alleviating traffic congestion and improving access for emergency vehicles, which could include addition of on-site parking to reduce the number of vehicles on the street.

4.2 Old Town Objectives and Policies	
Planning and Development Objectives:	Policies:
7. To improve sustainable transportation networks from Old Town to other areas of the City to alleviate traffic congestion.	7-a. Improve walking and cycling networks between Old Town and other areas of the City.

	7-b. Improvements to public transportation based on the 2019 Yellowknife Public Transit Review will be considered.
16. To improve access for emergency vehicles.	16-a. Smaller emergency vehicles that can more easily manoeuvre in narrower streets will be considered, when existing emergency vehicle fleets are due for replacement, to account for geographic constraints in Old Town. 16-b. Parking policy for emergency vehicles will be reviewed.

Additionally, the lot is located within the Akaitcho area, identified in the Community Plan By-law No. 5007 as withdrawn land that is being protected until the land claim between the Akaitcho Dene First Nations (ADFN) and the Government of Canada is settled. Policy objectives for this area direct the City to prevent development, until negotiations have been settle, to prevent new interests in the land from being created. The variance request to increase the width of the driveway would not create new interests in the land.

4.15 Akaitcho Objectives and Policies	
Planning and Development Objectives:	Policies:
2. To prevent development on withdrawn lands until land negotiations have been settled.	2-a. No development within the jurisdiction of the City will be permitted on withdrawn lands until land negotiations have been settled.

Zoning

City of Yellowknife Zoning By-law No. 5045

The proposed driveway expansion at 3 Hearne Hill Road meets applicable requirements of the By-law with the exception of the R1 Zone requirement for driveway width as set out in s 10.1.2 (a) (iii) (3) of the By-law.

Land Use (Section 10.1):

No changes are proposed to the existing building or residential use as a permitted use in the R1 Zone and complies with R1 regulations relating to Lot Width, Lot Coverage, Building Height, Front, Side and Rear Yard Setbacks. However, the driveway expansion requires a parking variance to section 10.1.2 (a) (iii) (3), which states that for single detached dwellings, driveways shall not exceed two car widths.

Variance to Parking Requirement:

The variance request is to increase the width of the driveway from two car widths to approximately three car widths (7.80m), in order to accommodate additional on-site parking for the single detached dwelling. The existing development is a permitted use in the R1 Zone; and this variance request is deemed

reasonable as it will not unduly interfere with the amenities of the neighborhood; or detract from the use, enjoyment or value of neighboring parcels of land.

Below is an additional zoning analysis of the property.

Drainage and Grading (Section 7.3):

The proposed development must comply with all applicable City regulations. This includes the proposed driveway having a positive drainage towards Hearne Hill Road.

Landscaping (Section 7.5):

Per the R1 Zone, a minimum of 100% of the minimum front yard area is required to be landscaped. The front yard area will be used as a driveway with a width of three car widths, as well an entryway to the house. Remainder of the front yard area will be landscaped. Remaining landscaping in the rear yard of the lot is encouraged to be maintained.

Parking and Driveways (Section 7.4 and Section 7.8):

The development complies with the vehicular on-site requirements of section 7.4. The development also complies with Table 7-3 of the By-law, which requires a minimum of one 'type B' parking space on-site for a single detached dwelling.

Servicing/Safety/Park&Rec/Community/Reconciliation

The proposed development will be serviced by trucked municipal water and sewer services, and will rely on municipal garbage pickup.

The lot is a part of the Akaitcho Interim Land Withdrawal, which represents an interest in the land by the ADFN, specifically the YKDFN. The YKDFN were sent a notice of the variance application on October 23, 2025. YKDFN respond with no objections or comments to the proposed variance.

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 Department of Public Works & Engineering on June 28, 2024. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Yellowknives Dene First Nation	YKDFN has no objections or comments on the proposed variance at 3 Hearne Hill Road.	None required.
2.	Public Works & Engineering	As this section of Hearne Hill Road has roll-face curb, Public Works has no concerns with this variance request.	None required.

3.	Lands and Building Services	Lands and Building Services has no concerns.	None required.
4.	Fire Services	Fire Services has no concerns.	None required.

Public Consultation

A Notice of Application for the development permit and variance was circulated to neighboring residents within 30m of the subject property, on October 15, 2025, per sections 4.5.1, 4.5.2, 4.5.3, 4.5.4, and 4.5.5 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.

No comments for consideration 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:

1. The maximum driveway width has been increased from two car widths to three car widths for a total driveway width not to exceed 7.80m; and
2. The development shall comply with the approved and stamped drawing for PLDEV-2025-0108 and with all By-laws in effect for the City of Yellowknife.

Conclusion:

Development Permit application PLDEV-2025-0108 is recommended for approval with the above mentioned conditions as it conforms to Community Plan By-law No. 5007 and complies with all applicable regulations of Zoning By-law No. 5045.

Reviewed and Approved by:



Eli Smith
Planner I, Planning and Environment

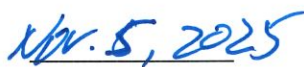


Date

Concurrence by:



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



Date

Attachments:

Approved Drawings PLDEV-2025-0108, DM# 810207.