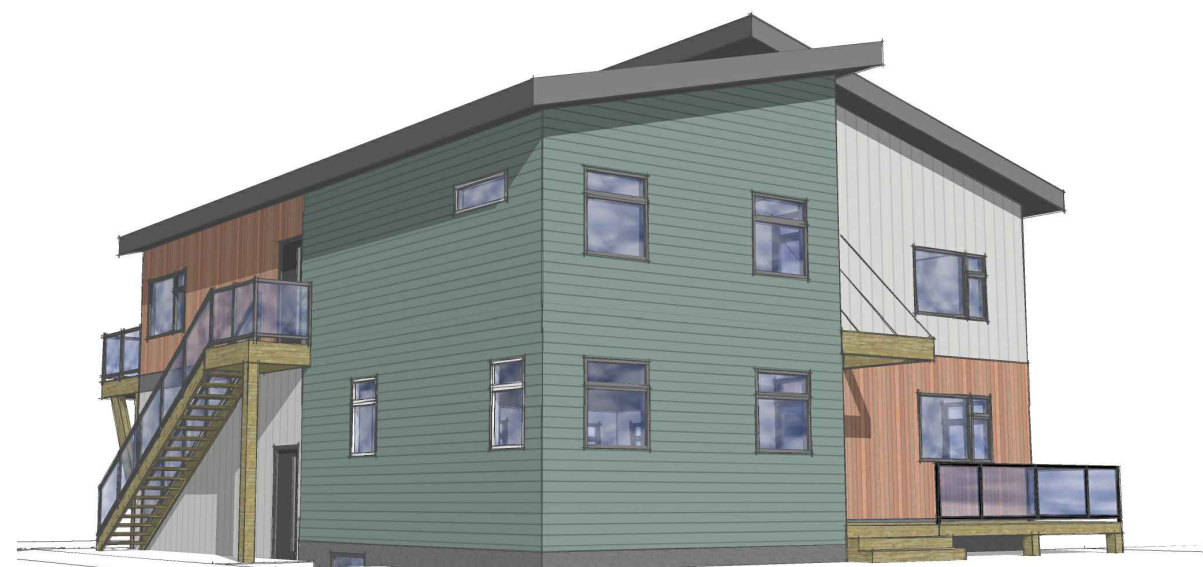
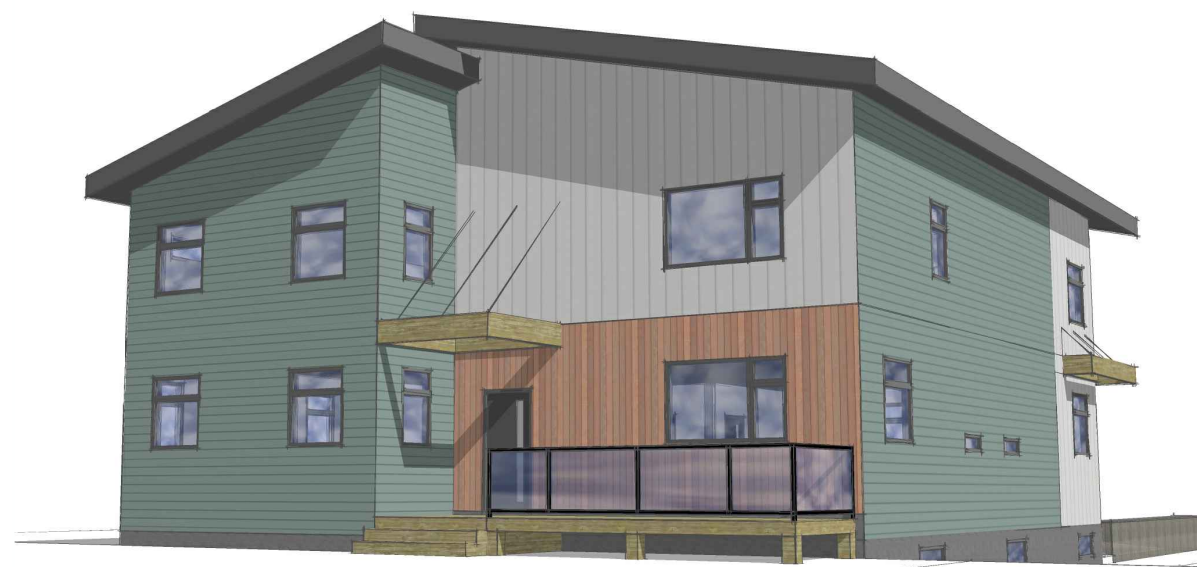


# DEVELOPMENT PERMIT APPLICATION

February 24, 2026

City of Yellowknife  
 Development Permit # PLDEV-2026-0026  
 Verified April 29, 2026 (Page 1 of 5)  
 Development Officer MORIAH HARRIS



### DRAWING LIST:

- A1.1 COVER SHEET, SITE PLAN, ZONING ANALYSIS
- A1.2 WORKSHOP FLOOR PLAN AND ELEVATIONS
- A2.1 FOUNDATION PLAN
- A2.2 MAIN FLOOR AND 2ND FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS

### ZONING ANALYSIS (Zone = RI-1: Residential Intensification)

Area:	Lot Area	913 Sq.M.
Duplex Residence	211.26	
Unit A	109.64	
Unit B	101.62	
Workshop	95.87	
Workspace	83.61	
Utility	7.80	
Safe Bike Storage	4.46	
<b>Total:</b>	<b>307.13 (33.6%)*</b>	

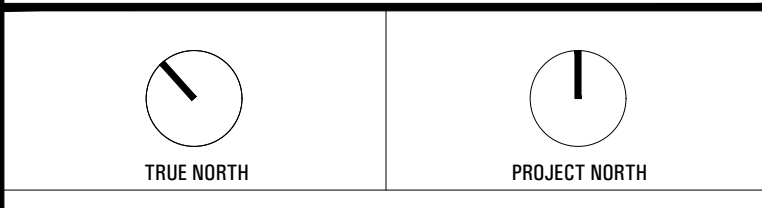
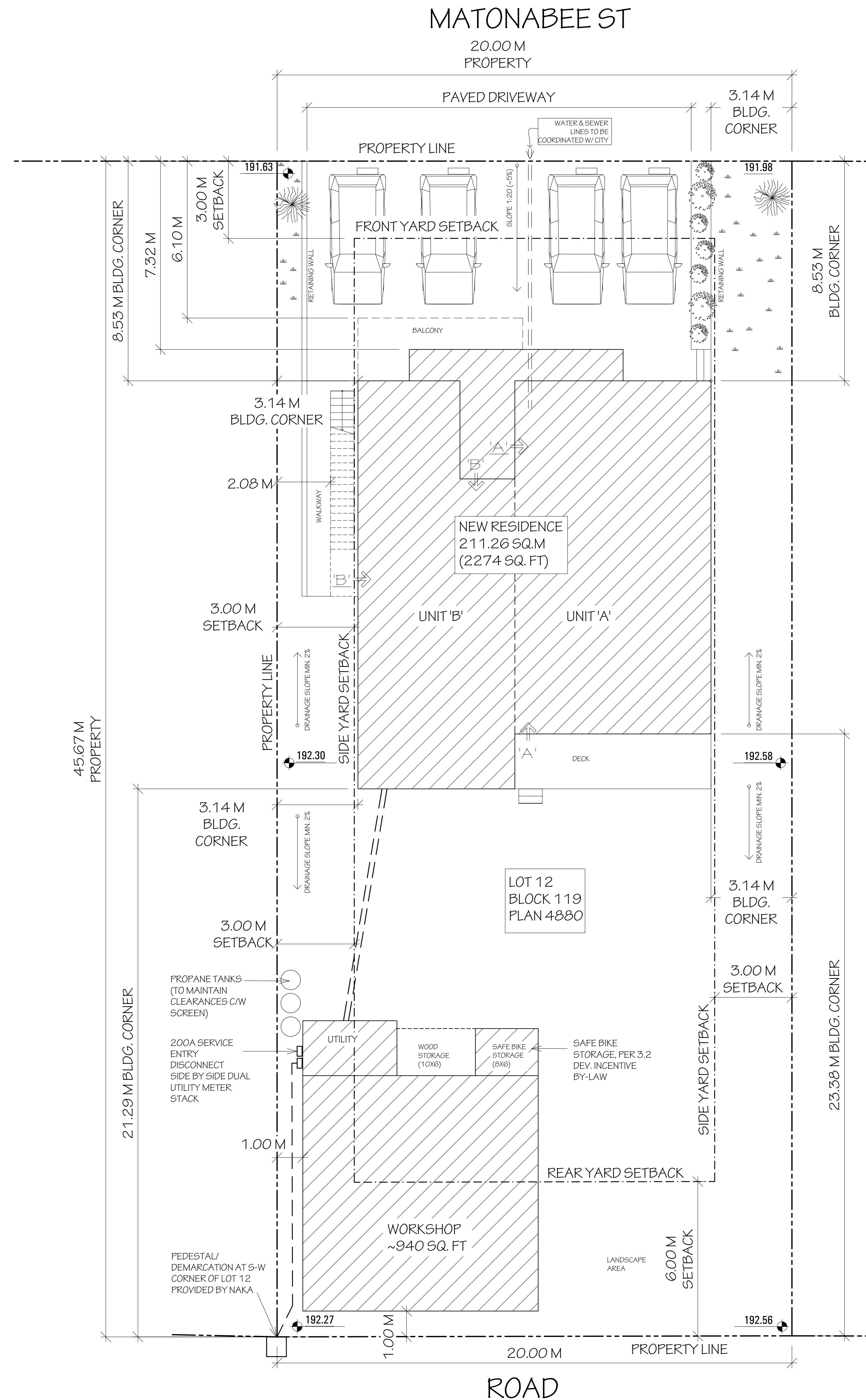
Set-backs:	Front	3.0 M	Height: Max Allowed	12.00M
	Rear	6.0	Residence	9.60
	Side	3.0	Workshop	5.27

**Parking:** Two Stalls Per Dwelling Unit  
 Unit 'A' 2 stalls; provided  
 Unit 'B' 2 stalls; provided

**Landscape:** Front Yard Area: ~ 170 Sq.M.  
 Paved Area: = 128 Sq.M.  
 Landscaped Area: = 42 Sq.M. (100% of unpaved front yard)

**Planting Requirements**  
 1 tree per 25 Sq.M of landscaped area (42 Sq.M.) = 1.68 trees; provided 2 White Birch  
 2 shrubs per 25 Sq.M. = 3.36 shrubs; provided 7 Juniper

\*Max. Allowable Lot Coverage: 65% combined



REVISIONS:		
No.	Date	Description
01	2026.02.25	DEVELOPMENT PERMIT APPLICATION

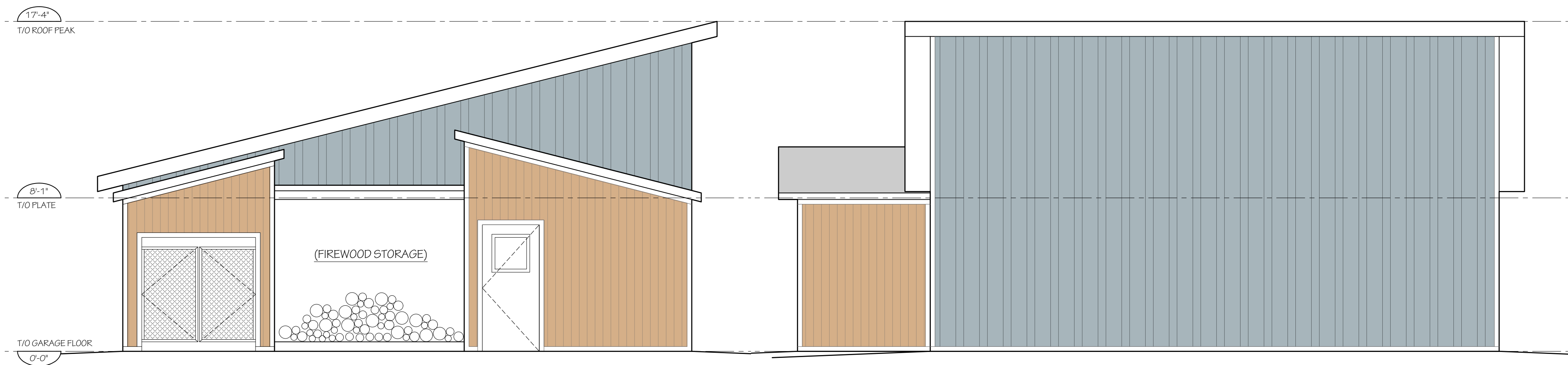
**PROJECT TITLE**  
 NEW DUPLEX RESIDENCE

**ADDRESS**  
 Lot 12, Block 119, Plan 4880  
 4895 Matonabee St., Yellowknife, NWT

**DRAWING TITLE**  
 COVER SHEET,  
 SITE PLAN,  
 ZONING ANALYSIS

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01
SHEET NUMBER	

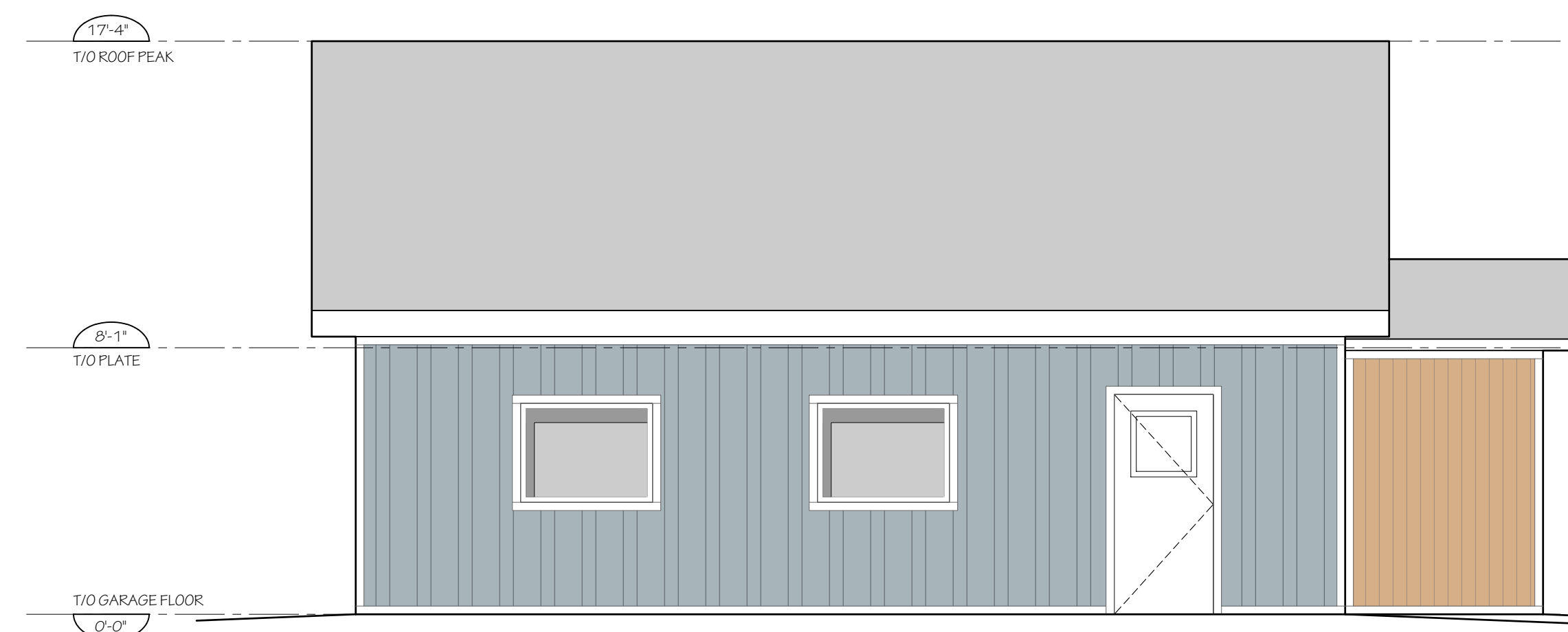
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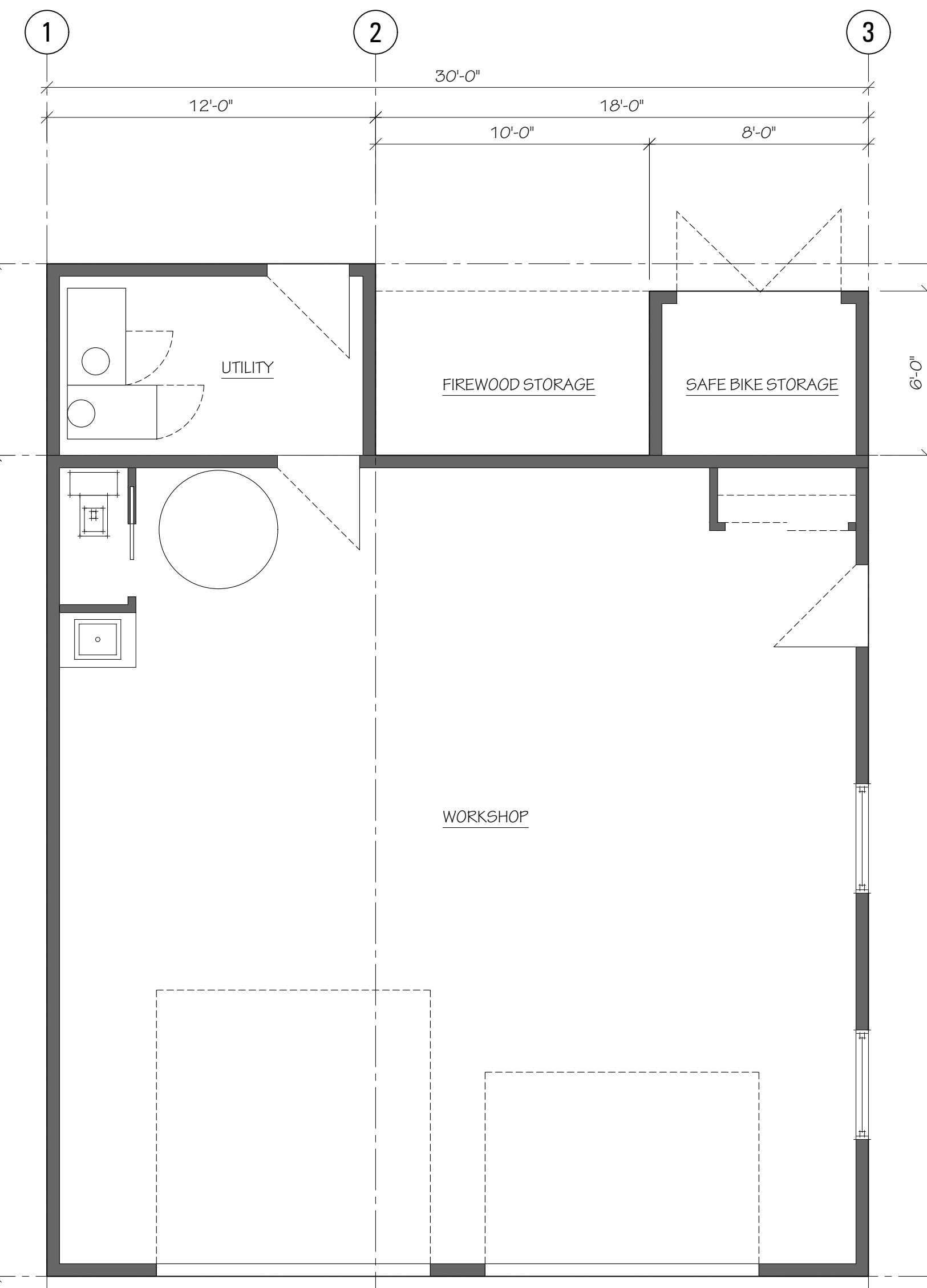
5 WORKSHOP NORTH ELEVATION  
 A1.2 Scale: 1/4" = 1'-0"

COLOURS		CLADDING	
[Slate Blue Swatch]	SLATE BLUE	[Cementitious Panel Swatch]	CEMENTITIOUS PANEL
[Stone Gray Swatch]	STONE GRAY	[Metal Lap Siding Swatch]	METAL LAP SIDING
[Wood Grain - Pine Swatch]	WOOD GRAIN - PINE	[Board and Batten Swatch]	BOARD AND BATTEN
[Iron Ore/Black Swatch]	IRON ORE/BLACK		

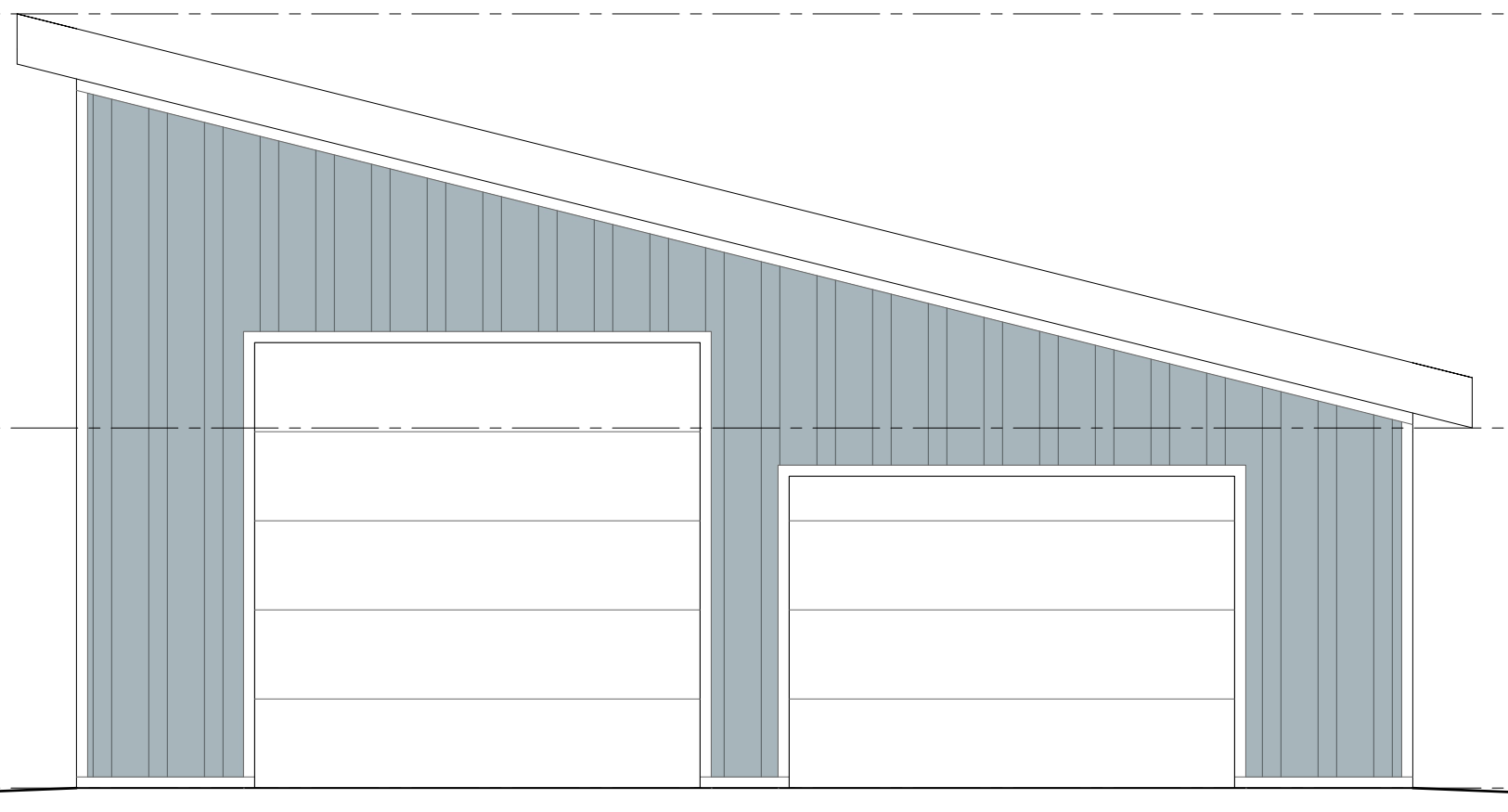
4 WORKSHOP WEST ELEVATION  
 A1.2 Scale: 1/4" = 1'-0"



3 WORKSHOP EAST ELEVATION  
 A1.2 Scale: 1/4" = 1'-0"



1 WORKSHOP FLOOR PLAN  
 A1.2 Scale: 1/4" = 1'-0"



2 WORKSHOP SOUTH ELEVATION  
 A1.2 Scale: 1/4" = 1'-0"



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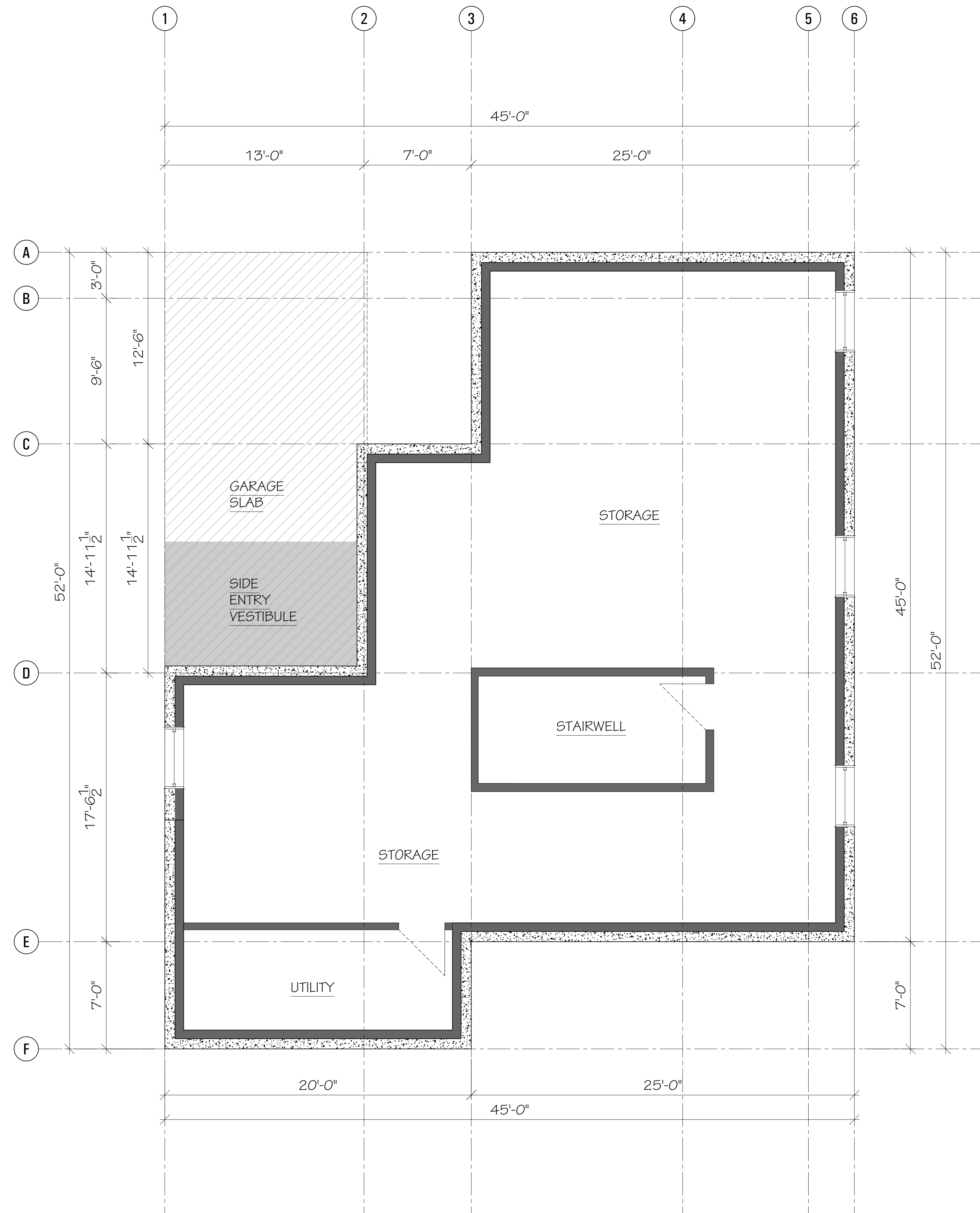
PROJECT TITLE  
**NEW DUPLEX RESIDENCE**

ADDRESS  
 Lot 12, Block 119, Plan 4880  
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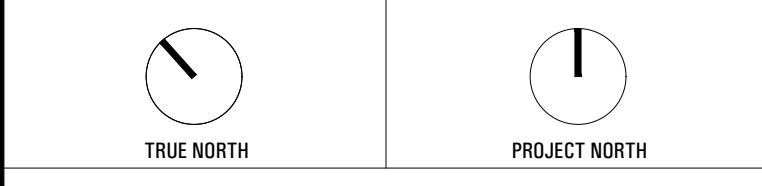
DRAWING TITLE  
**WORKSHOP FLOOR PLAN AND EXTERIOR ELEVATIONS**

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER  
**A1.2**



1 FOUNDATION PLAN  
 A2.1 Scale: 1/4" = 1'-0"



REVISIONS:		
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PROJECT TITLE  
**NEW DUPLEX RESIDENCE**

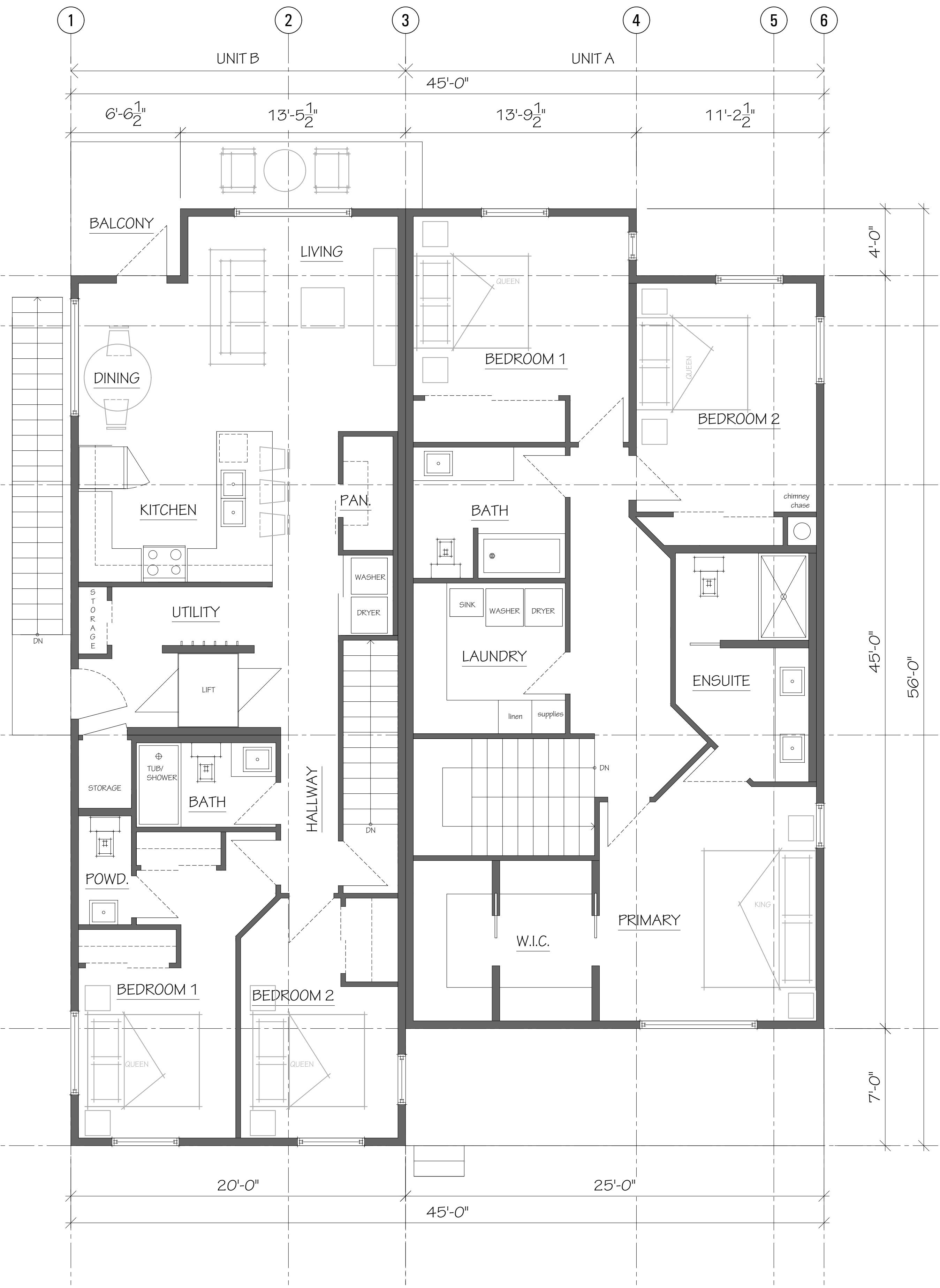
ADDRESS  
 Lot 12, Block 119, Plan 4880  
 4895 Matonabee St., Yellowknife, NWT

DRAWING TITLE  
**FOUNDATION PLAN**

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER  
**A2.1**

City of Yellowknife  
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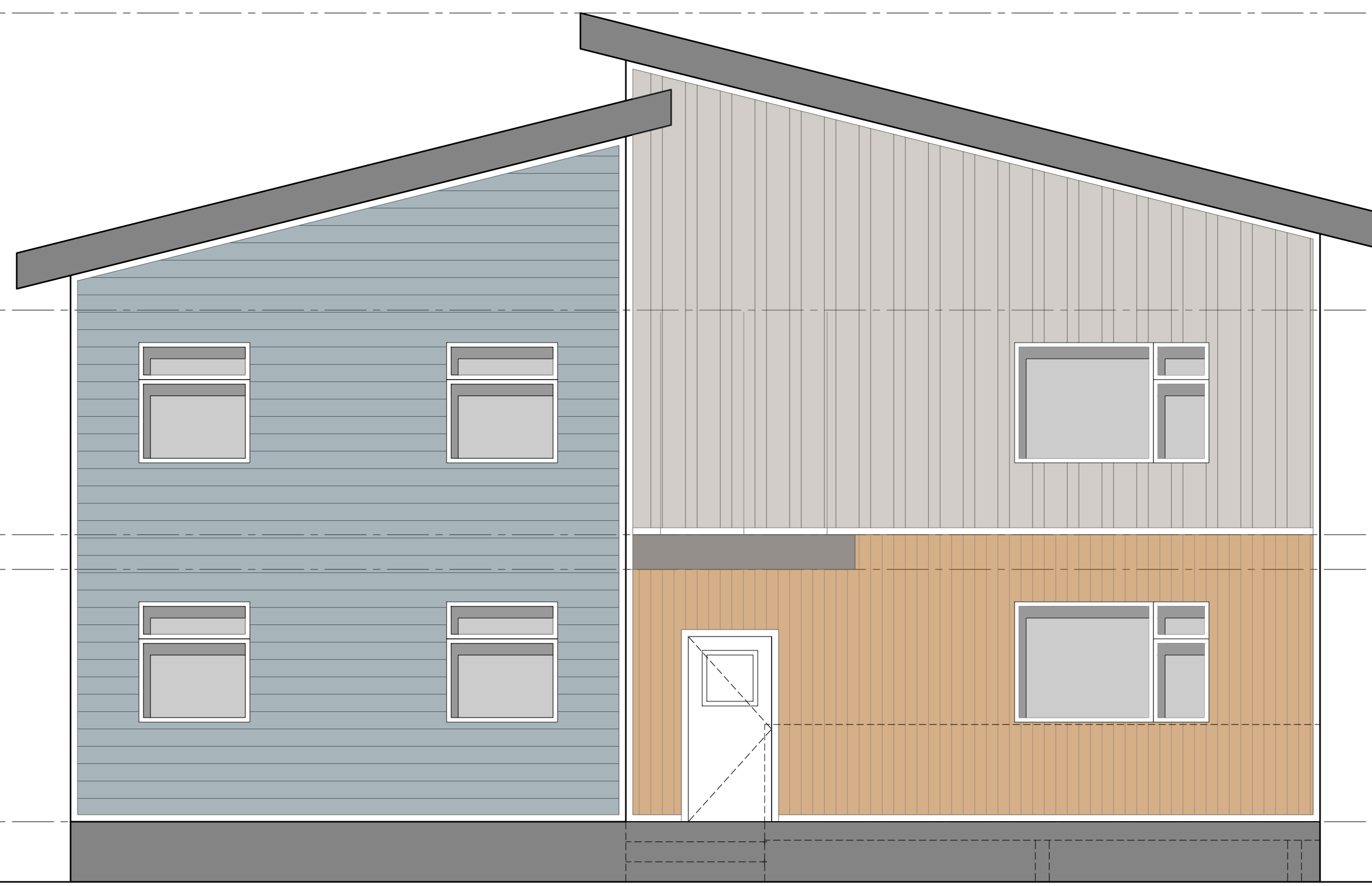
**PROJECT TITLE**  
 NEW DUPLEX RESIDENCE

**ADDRESS**  
 Lot 12, Block 119, Plan 4880  
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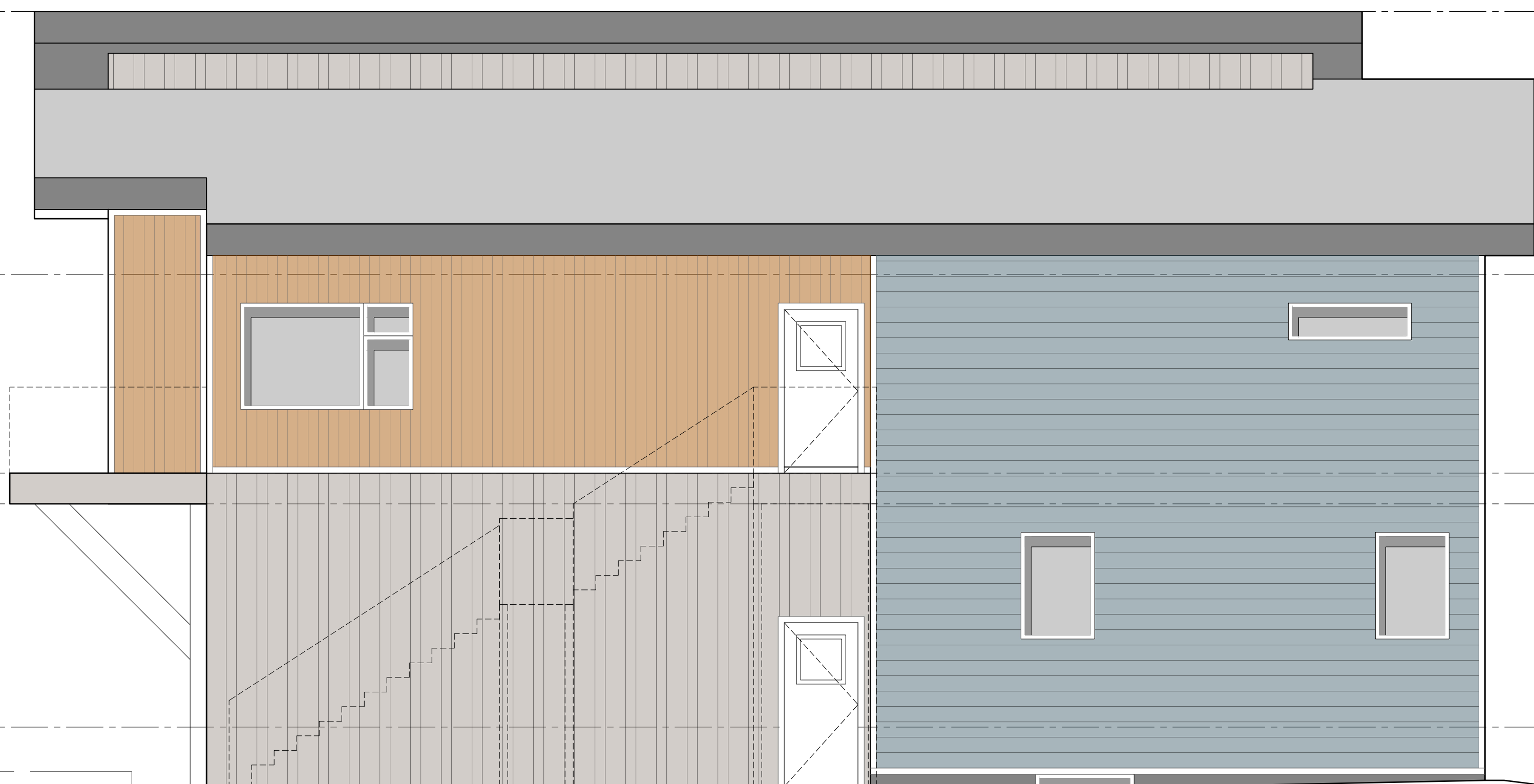
**DRAWING TITLE**  
 MAIN FLOOR PLAN,  
 2ND FLOOR PLAN

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

**SHEET NUMBER**  
 A2.2



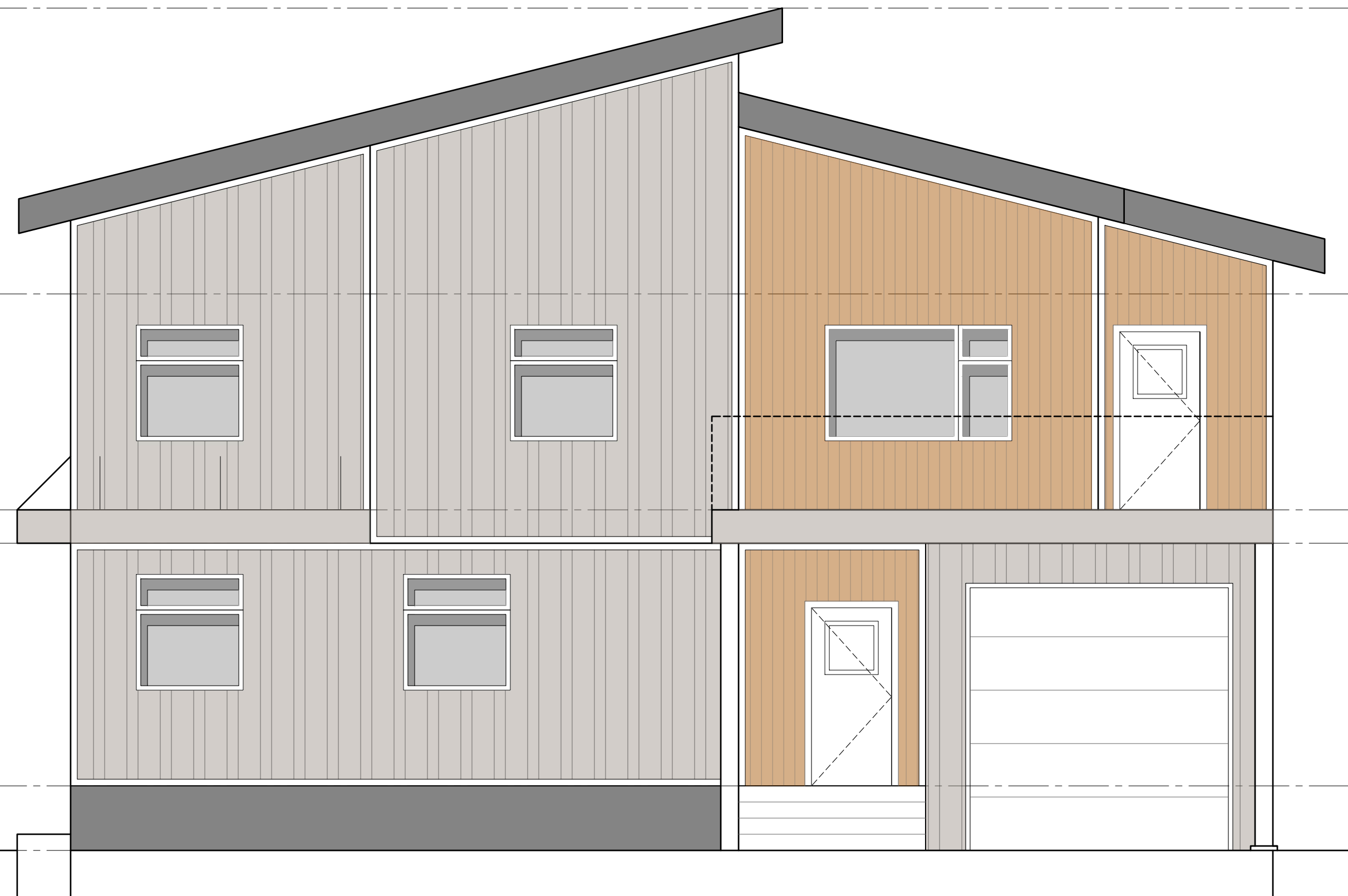
3 SOUTH ELEVATION  
A3.1 Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
A3.1 Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
A3.1 Scale: 1/4" = 1'-0"



1 NORTH ELEVATION  
A3.1 Scale: 1/4" = 1'-0"

31'-6"  
T/O ROOF PEAK

20'-10"  
T/O TOP PLATE

12'-9"  
T/O 2ND FLOOR

2'-5"  
T/O MAIN FLOOR

0'-0"  
T/O GARAGE FLOOR

-1'-9"  
T/O SIDE WALK

31'-6"  
T/O ROOF PEAK

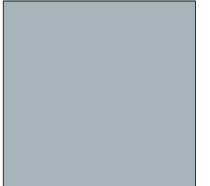
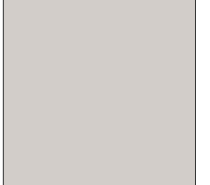
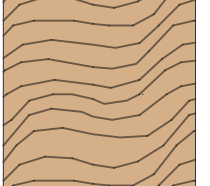


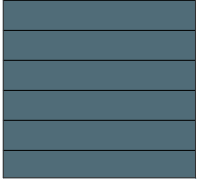
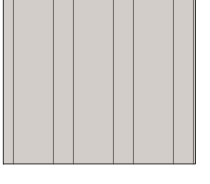
20'-10"  
T/O TOP PLATE

12'-9"  
T/O 2ND FLOOR

2'-5"  
T/O MAIN FLOOR

0'-0"  
T/O GARAGE FLOOR

-1'-9"  
T/O SIDE WALK

- COLOURS
-  SLATE BLUE
  -  STONE GRAY
  -  WOOD GRAIN - PINE
  -  IRON ORE/BLACK
- CLADDING
-  CEMENTITIOUS PANEL
  -  LAP SIDING
  -  BOARD AND BATTEN

REVISIONS:

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PROJECT TITLE  
**NEW DUPLEX RESIDENCE**

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4896 Matonabee St., Yellowknife, NWT

DRAWING TITLE  
**BUILDING ELEVATIONS**

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SHEET NUMBER  
**A3.1**

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