

Variance Request Application

Zoning By-law No. 5045

Planning and Development Department, City of Yellowknife



DEVELOPMENT CONSULTATION: The City of Yellowknife strongly encourages applicants to pre-consult with City planning staff prior to submitting an application for variance. Please contact the Planning and Development Department to discuss your proposal 1-(867)-920-5600.

APPLICATION FEE: The fee for processing a request for a variance to development regulation(s) found in the Zoning By-law shall be paid to the City in accordance with the Fees and Charges By-law. One application per lot is to be submitted and may include more than one variance requested in an application.

APPLICATION FORM: Each application must be filled out completely and clearly, and must be accompanied by a development sketch with all relevant information as described below. Incomplete applications and sketches will be returned without further processing until the corrected material is filed. Applications are encouraged to be made online, through our City of Yellowknife Portal: <https://cityview.yellowknife.ca/Portal>

SKETCH DETAILS: The development sketch shall include, as a minimum, the following details:

1. all abutting lands owned by the owner (if any) and their boundaries and dimensions;
2. the parcel of land that is the subject of the application, its boundaries, dimensions and the requested variance(s);
3. identify existing structures, proposed structures, label use of each structure;
4. the approximate location of all natural and artificial features on the subject lands (e.g. buildings, trees, watercourses, drainage ditches, road and access, banks, wetlands, wooded areas), and the location of any of these features on adjacent lands that may affect this application;
5. the existing uses of adjoining land (e.g. residential, extractive, commercial, etc.);
6. the location and nature of any restrictive covenant or easement affecting the subject lands;

Please provide sketch no larger than 11" x 17.

MEASUREMENTS: Measurements shall be expressed in metric units.

ROAD NAMES, CIVIC ADDRESSES: Please use the street names and property addresses on the development sketch which have been adopted by the City of Yellowknife as the civic address of the property which is the subject of the application.

FOR OFFICE USE ONLY:

Fee Paid: _____

Invoice #: _____

Associated Permit #: _____

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I/We hereby make application to request a variance to development regulation(s) found in Zoning By-law No. 5045 in accordance with the information submitted herewith and subject to the provisions of Section 4.8 of the Zoning By-law.

I/We understand that all requests for a variance to development regulations found in Zoning By-law No. 5045 are subject to the provisions of Section 4.9 of the By-law.

Property to be Developed/Property Owner Information						
Civic Address of Proposed Development						
Legal Description of Proposed Development	Lot		Block		Plan	

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed on this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), the Registered Owners/ of _____ (address)
in the City of Yellowknife, severally and jointly, solemnly declare that _____
is authorized to submit an application for variance on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

NOTICE TO THE APPLICANT:

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this variance application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4910 52 St, Yellowknife, NT X1A 1T3, 867-920-5600.

Signature of Owner/Applicant/Agent(s)

Date

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Information Related to Variance(s) requested:

Property to be Developed/Property Owner Information						
Civic Address of Proposed Development						
Legal Description of Proposed Development	Lot		Block		Plan	

Zone:			
Zoning Requirement	Required	Proposed	Variance
Floor area (m ²)			
Site coverage (%)			
Height (m)			
Front yard setback (m)			
Side yard setback (m)			
Rear yard setback (m)			
Lot depth (m)			
Lot width (m)			
Site area (m ²)			
Floor area ratio			
Landscaping			
Parking			

Describe the requested variance(s) and the rationale for the request in details:

*Please use additional pages if required.