

City of Yellowknife Planning and Lands Division Shed and Detached Garage Checklist



Property Information				
Owner Name				
Telephone(s)	Home:		Work or Cell:	
Email				
Civic Address				
Legal Description	Lot:		Block:	
			Plan:	
Applicant Information (if different from owner)				
Applicant Name				
Applicant Telephone(s)	Home:		Work or Cell:	
Applicant Email				
Development Information				
Existing development on site:				
Proposed development:				
Are you replacing an existing structure?				
Estimated start and completion dates:				
SEE REVERSE SIDE				

Important Information about Garages and Sheds:

Constructing a Shed or Detached Garage more than 75 square metres (807 square feet) in area requires a Development Permit.

Replacing a structure previously approved by a Development Permit with a new structure of the same dimensions does not require this checklist.

Sheds less than 10 square metres (108 square feet) in area or 3 metres in height that are not permanently attached to the ground do not require this checklist.

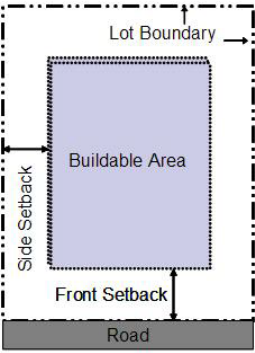
Detached garages and sheds located on corner lots require a minimum side yard setback of two metres on the flanking street side.

The face of the garage door must be located a minimum of 6 metres from any public right of way.

A Detached Garage or Shed may require a Development Permit at the discretion of the Development Officer.

Constructing a Detached Garage or Shed requires a Building Permit.

Residents requiring assistance with this form may come to City Hall from Monday to Friday between 8:30 AM – 4:30 PM, OR call 920-5600 and ask to speak to a Planner/Development Officer, OR e-mail permits@yellowknife.ca. Information is also available through the Planning and Development Department Website.

Checklist	Information from Applicant
What is the floor area of the proposed structure?	_____ square metres
Is the proposed structure located at least one metre from the principle building?	YES: <input type="radio"/> NO: <input type="radio"/>
Is the structure located on a corner lot?	YES: <input type="radio"/> NO: <input type="radio"/>
Is the proposed structure located in the front yard?	YES: <input type="radio"/> NO: <input type="radio"/>
<p>Setbacks from Property Line:</p> 	<p>Required Front Yard Setback: _____ Proposed Front Yard Setbacks: _____</p> <p>* Sheds and Detached Garages are not permitted in the front yard unless all of the requirements of Section 7.13.1 (d) of the Zoning By-law have been met</p> <p>Required Side Yard Setbacks: <u>1m</u> and <u>1m</u> Proposed Side Yard Setbacks: _____ and _____</p> <p>Required Rear Yard Setback: <u>1m</u> Proposed Rear Yard Setback: _____</p> <p>Principal Building Height: _____ Proposed Garage/Shed Height: _____</p> <p>* If the development requires a variance, you must apply for a Development Permit</p>
Does the shed or garage have an overhang (i.e. eaves) that projects into the required yard setback?	<p>YES: <input type="radio"/> NO: <input type="radio"/></p> <p>If YES, provide the projection: _____ metres</p>
Are you within your maximum site coverage?	<p>YES: <input type="radio"/> NO: <input type="radio"/></p> <p>Maximum Site Coverage Permitted: _____ % Total Site Coverage (with Garage/Shed): _____ %</p>
Will you be changing the grade or site servicing?	<p>YES: <input type="radio"/> NO: <input type="radio"/></p> <p><i>If 'Yes,' attach related plans for Public Works review.</i></p>
<p>Describe the materials to be used: * Please note that all new construction must be compatible with and complementary to other structures on the lot and the surrounding properties.</p>	

I hereby certify that the information above is accurate and true. I acknowledge that submitting false or misleading information or constructing a structure that does not comply with the above shall render the required Building Permit null and void and the structure will be ordered removed.

Applicant Signature: _____ Witness Signature: _____
Date: _____ Date: _____

Checklists may be e-mailed to permits@yellowknife.ca for Planner/Development Officer review

Your Checklist application MUST include a DETAILED SITE PLAN showing setbacks from all existing and proposed buildings to property lines, and the location and dimensions of all existing and proposed structures and uses (all dimensions must be in METRIC).