

CITY OF YELLOWKNIFE
 PLANNING & LANDS DIVISION
Shed & Detached Garage Checklist



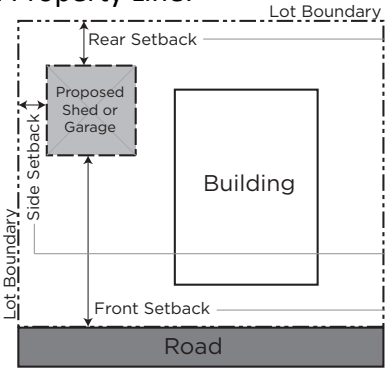
Property Information			
Owner Name			
Telephone(s)	Home:		Work or Cell:
Email			
Civic Address			
Legal Description	Lot:		Block:
Application Information (if different from owner)			
Applicant Name			
Applicant Telephone(s)	Home:		Work or Cell:
Applicant Email			
Development Information			
Existing development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

Important Information about Sheds and Detached Garages:
A detailed site plan is required with this checklist application.

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 m² (108 ft²) in area or 3 metres in height that are not permanently attached to the ground do not require this checklist.
 Sheds and Detached Garages located on corner lots require a minimum side yard setback of 2 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 Shed or Detached Garage may require a Development Permit at the discretion of the Development Officer.
 Constructing a Shed or Detached Garage 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 checklist@yellowknife.ca.

Shed & Detached Garage Checklist continued

Checklist	Information from Applicant
What is the floor area of the proposed structure?	_____ square metres
What is the site coverage with all the structures on the lot including the proposed addition?	Total Site Coverage: _____%
Is the proposed structure located at least one metre from the principle building/dwelling?	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"/>
Setbacks from Property Line: 	Proposed Rear Yard Setback: _____ metres Proposed Side Yard Setback: _____ metres Proposed Front Yard Setback: _____ metres
What is the height of the proposed structure from the ground?	Maximum Height Permitted: 5 metres Proposed Height: _____ metres
Does the shed or garage have an overhang (i.e. eaves)?	YES: <input type="radio"/> NO: <input type="radio"/> If YES, provide overhang: _____ metres
Will you be changing the grade or site servicing?	YES: <input type="radio"/> NO: <input type="radio"/> If 'YES', attach related plans for review.
Will the shed or garage be located on top of underground water and sewer lines?	YES: <input type="radio"/> NO: <input type="radio"/> If 'YES', please note that as per the Service Connection Failure Assistance (SCFA) By-law No. 4664, only the area between the structure foundation and the City Mains will be eligible for the SCFA Program.
Describe the materials to be used: <i>* Please note that materials must be complementary to other structures on the lot.</i>	
Does the proposed addition infringe on any easements or caveats on the lot? (if applicable) <i>* It is the applicant's responsibility to identify and examine any easements, caveats, or contracts which affect the site.</i>	YES: <input type="radio"/> NO: <input type="radio"/>
REQUIRED: I have attached a detailed site plan (i.e. showing setbacks, existing and proposed structures, dimensions of proposed addition) with this checklist.	YES: <input type="radio"/>

I hereby certify that the information above is accurate and true. I hereby confirm that the proposed development, complies with any easements, caveats or contracts which affect development of the site. 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: _____ Owner Signature: _____
(if different from applicant)

Date: _____ Date: _____

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

