

**City of Yellowknife**  
**Planning & Environment**

## File Information:

**Applicant:** Alana Hjelmeland

**Legal Description:** Lots 13 Block E Plan 4227

To allow for a Single Detached Dwelling with the following variances:

1. Decrease the Front Yard Setback from 6.00m to 0.79m.
2. Decrease the Side Yard Setback from 2.00m to 1.41m.

**Development Officer:** Eli Smith

# Site Plan

O'LEHEAD & ASSOCIATES LTD.  
CANADA LANDS SURVEYORS  
AND ENGINEERS

17 CORONATION DRIVE  
YELLOWKNIFE, NT  
X1A 0G4  
PH: (867)873-9690  
FAX: (867)669-6334  
PROJECT NUMBER : 26-07-NM

The site plan illustrates three adjacent lots: LOT 10 BLOCK E, LOT 13 BLOCK E, and LOT 12 BLOCK E. LOT 13 BLOCK E is the central focus, bounded by Great Slave Lake Back Bay to the west and Boffa Drive to the south. It contains a 'PROPOSED BUILDING LOCATION' and a 'SHED'. The plan shows various boundary measurements in feet and inches, as well as bearings. Key features include a 'WATER LINE' running along the western boundary of Lot 13, a 'MEASURED' line segment, and several 'Planner's Note' annotations regarding side and front property lines. A north arrow is located in the upper right corner.

**LOT 13 TABLE**  
**ZONE OT – OLD TOWN MIXED USE (BY-LAW 5045)**

BY-LAW	ITEM	PERMITTED	PROVIDED	RESULT
11.3.1	1. PURPOSE	COMMERCIAL/RESIDENTIAL	RESIDENTIAL	IN COMPLIANCE
11.3.1	2. SITE COVERAGE	MAX 50.0%	9.0%	IN COMPLIANCE
11.3.1	3. HEIGHT OF PRINCIPAL DWELLING	MAX 12.0m	6.3m	IN COMPLIANCE
11.3.1	4. FRONT YARD	MIN 6.00m	0.79m	VARIANCE REQUIRED (SEE NOTE 3)
11.3.1	5. SIDE YARD	MIN 2.00m	1.41m	VARIANCE REQUIRED (SEE NOTE 3)
11.3.1	6. LOT WIDTH	MIN 15.00m	21.58m	IN COMPLIANCE
7.11.1	7. SET-BACK FROM WATER BODY	MIN 15.00m	15.00	IN COMPLIANCE

[illegible]

**PUBLIC COMMENTS & APPLICATION INFORMATION:** The City of Yellowknife, Planning and Development Department received a complete application. In order to assist the Department in its review of the proposal, you are invited to provide comments, on or before **December 23, 2025**. You can contact the Development Officer at [esmith@yellowknife.ca](mailto:esmith@yellowknife.ca) or 867-920-5690. Additional Information regarding the application is available for public inspection by in-person appointment or on the City's website, linked in the QR code.

