



Development Permit Application

PLDEV-2025-0161

Proposed Development

What are you proposing? (select all that apply)

- ☒ Change of Use: from: storage/welding shop to: private music instruction
- ☐ Single Detached Dwelling ☐ Secondary Suite ☐ Duplex Dwelling ☐ Sign
- ☐ Multi Unit Dwelling or Townhouse Dwelling ☐ Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions and accessory structures)
- ☐ Residential Addition ☐ Request for an amendment to an effective Development Permit
- ☐ Grading ☐ Other (please specify):

Describe your proposed development in detail, including current conditions of the site:

Existing Building is a 3 bay garage. As per application, [REDACTED] we have insulated the walls and ceiling with sound absorbing insulation, and drywall. We have added a heated floor. We are changing the space into a clean, quiet, well lit space, for private music lessons and practice.

- In the respective zone, the proposed Use is: ☒ Permitted ☐ Discretionary
- Does this application require a variance? ☒ No ☐ Yes (attach Form P1)
- Does this property have an existing utility account? ☐ No ☒ Yes, account number [REDACTED]
- How will this property be serviced? ☒ Piped Service ☐ Trucked Service

Additional Comments:

Confirmation of Compliance with Easements, Caveats, or Contracts

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall ensure that the proposed development complies with any easements, caveats or contracts which affect the development of the site. It is the responsibility of the applicant to ensure that services can be provided to all new development.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements, caveats or contracts which affect development of the site.

Richard Bergen

Applicant Name (if different from Owner)

R. Bergen

Applicant Signature

Nov 16 2025

Date

Your Development Permit application shall include all of the following:

- ☒ Application Form A - General Information Form
- ☐ Application Form A1 (if applicable) and any required Application Form, to be completed, signed, and dated
- ☐ Application Fee (as listed in the Fees and Charges By-law No. 4436, as amended)
- ☒ Landscaping Plan showing existing and proposed landscaping and plant selection (can be part of the Site Plan if the required landscaped area is less than 500m²) n/a
- ☐ Grading Plan showing drainage gradient, existing and proposed final grades (can be part of the Site Plan)
- ☐ Servicing Plan showing location and size of water and sewage tanks, water and sewer lines, water fill point, and sewage pump-out point (can be part of the Site Plan)
- ☐ Elevation Drawings of all proposed structures showing exterior finishing material and dimensions
- ☐ Floor Plans, if required, including total floor area of each floor in the proposed development
- ☐ An approved Easement Encroachment Agreement (if applicable)
- ☐ Detailed Site Plan, which shall include the following:
 - ☐ Setbacks for all existing and proposed buildings to property lines, property lines and street names
 - ☐ Location and dimensions of existing and proposed structures or uses, and any easements on-site
 - ☐ Location and dimensions of existing and proposed driveways, entrances and exits and any access route, on-site loading areas, parking areas, and emergency vehicle access
 - ☐ Location of outdoor fuel storage facilities

Please Note: Development Officers may require additional information to verify compliance with the requirements of Zoning By-law No. 5045

Important Note:

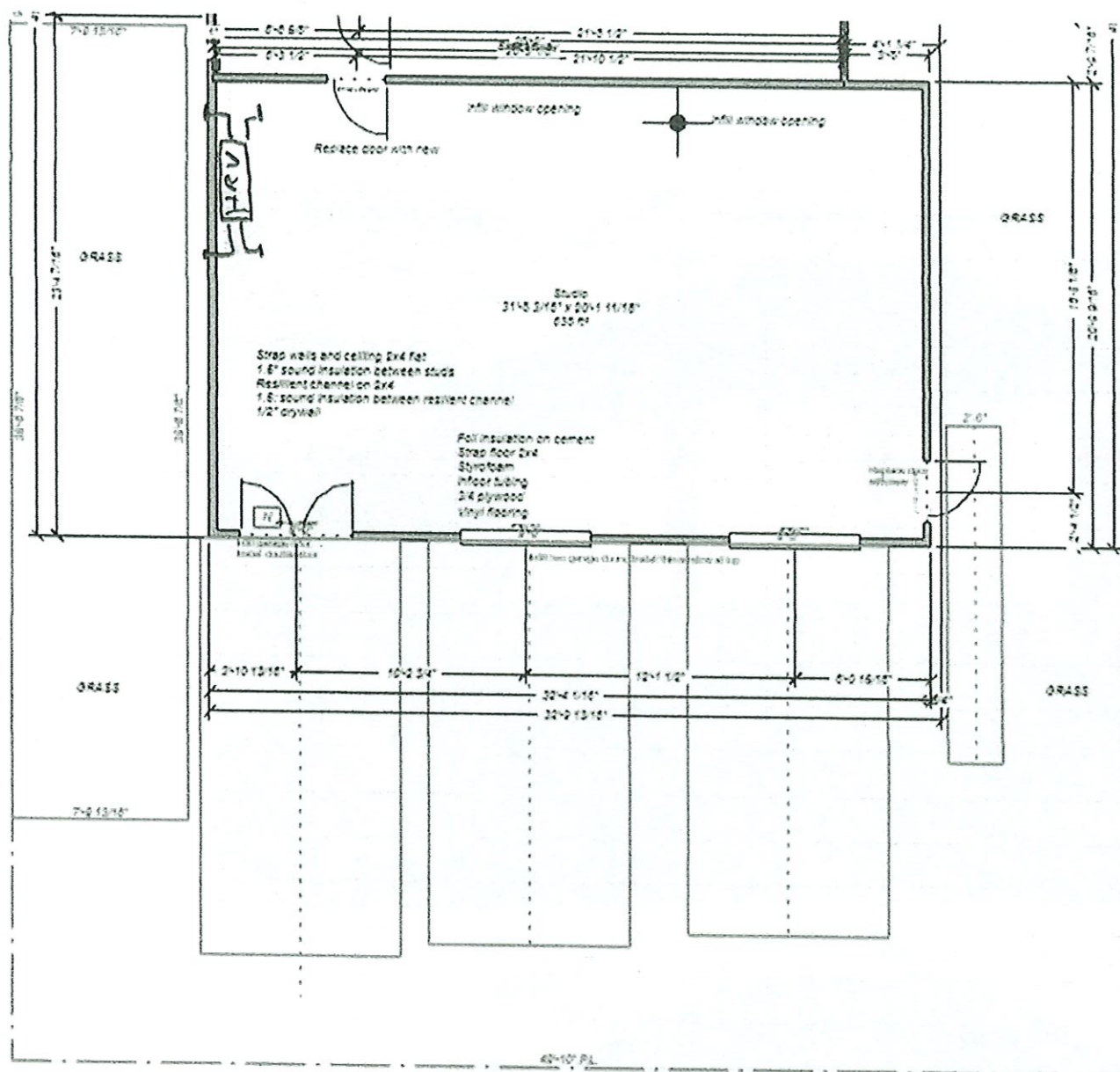
In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting 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, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

Declaration of Applicant:

I, Richard Bergen, the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

R. Bergen
Signature

Nov 16 2025
Date



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