

Type of Application: Development Permit

File Information:

File #: PLDEV-2026-0011

Applicant: Mathew Anderson

Civic Address: 131 Enterprise Drive

Legal Description: Lot 15 Block 532 Plan 1991

Intended Development: Light Industrial and an Accessory Residential Dwelling.

Has been **Approved** subject to the following conditions:

1. An Accessory Residential Dwelling Unit shall only be permitted with the continued operation of a commercial or industrial use with a total gross floor area of 93m².
2. To meet the regulations of Section 12.1.3.a of the Zoning By-law, a Fence enclosing the area that will be occupied by Light Industrial uses is required to delineate the area of the Principal Use for the purpose of allowing an Accessory Residential Dwelling unit. The Fence must be maintained throughout the life of the Development to continue to permit the Accessory Residential use.
3. A minimum of 40% of the Front Yard Setback must be landscaped. Retention of existing vegetation or bedrock will be considered as contributing.
4. Retention of existing vegetation and bedrock is required as they are to be considered as part of the requirement of 2.0-meter landscaped buffer to Enterprise Drive.
5. The Accessory Residential Dwelling is required to have a minimum of 1 parking space per dwelling unit, as the parking requirement for this use is not defined in Table 7-3 of the Zoning By-law.
6. In accordance with Section 9.2.4.c and d of the Zoning By-law No. 5045, as amended, Outdoor Storage on-site to be screened at minimum height of 2.00m and goods will not be stored in the Front Yard Setback.
7. The development shall comply with the approved stamped drawings for PLDEV-2026-0011 and with all By-laws and policies in effect for the City of Yellowknife.

Effective Date: May 14, 2026

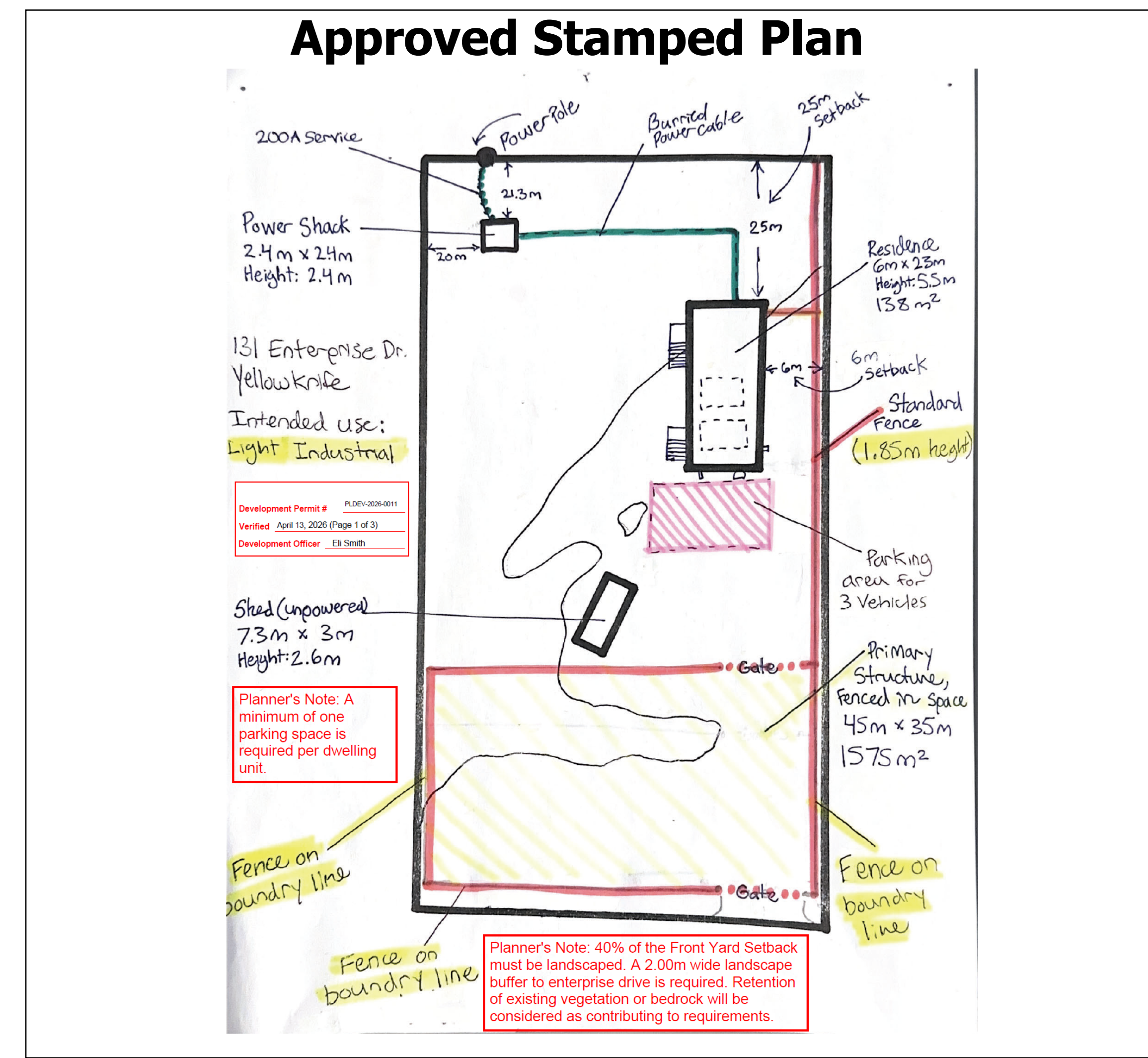
Decision issued on April 29, 2026

Development Officer: Eli Smith

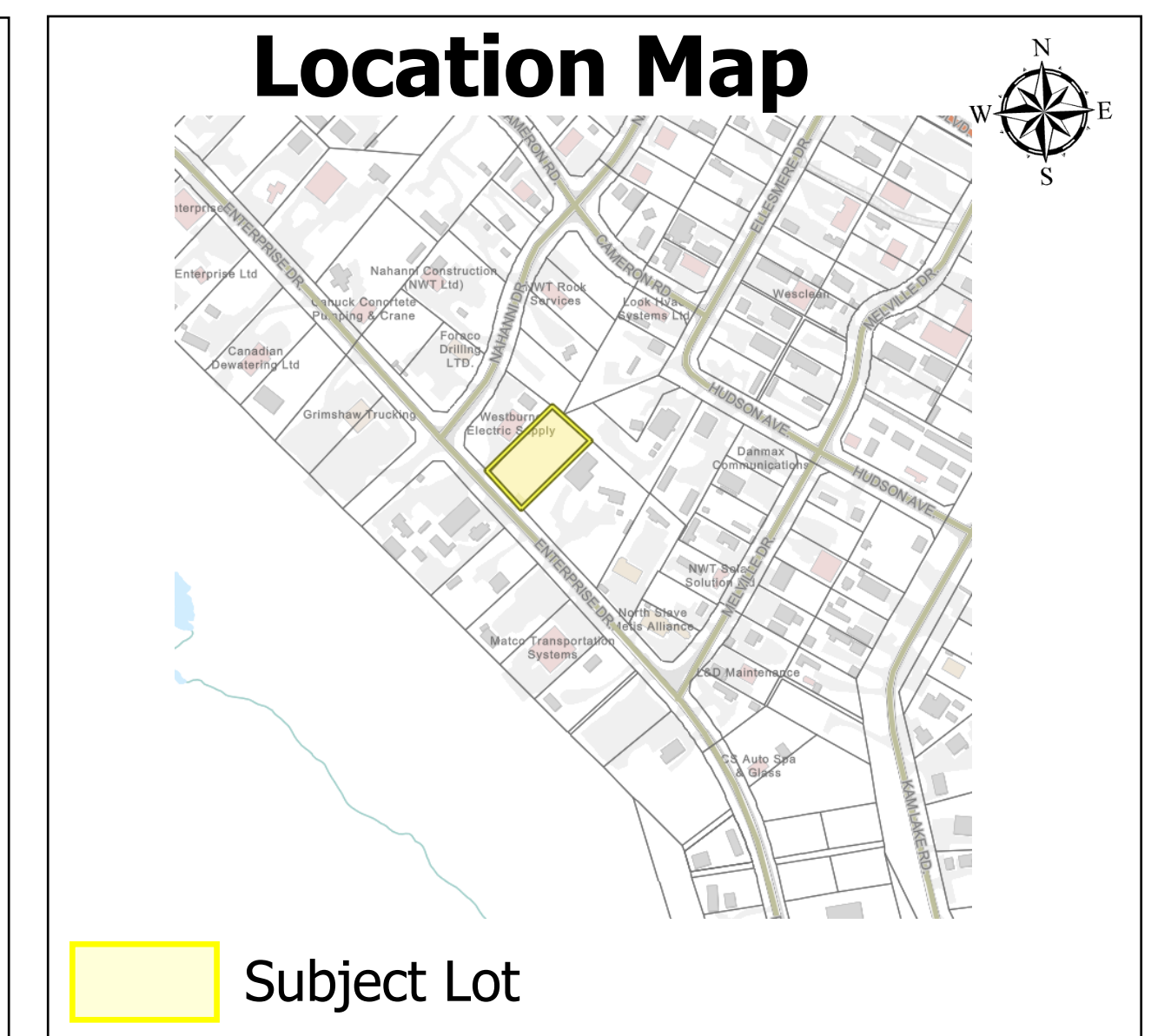
APPEAL: Any persons claiming to be adversely affected by the development may, in accordance with the Community Planning and Development Act, appeal to the Development Appeal Board. c/o City Clerk's Office, City of Yellowknife, P.O. Box 580, NT X1A 2N4, tel. 920 - 5646. Please note that your notice of appeal must be in writing, comply with the Community Planning and Development Act, include your contact information and include the payment of \$400 appeal fee (the appeal fee will be reimbursed if the decision of the Development Officer is reversed). **The appeal must be received on or before 4:30 p.m. on the 13th day of May, 2026.**

GETTING ADDITIONAL INFORMATION: Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. or by the QR code.

Approved Stamped Plan



Location Map



Subject Lot

Residential Floor Plan

