

Property Information/Details

Location Description	Lot 15 Block 532 Plan 1991
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.8 Kam Lake
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.3 Grade Section 7.4 Vehicular Access and On-Site Traffic Section 7.5 General Landscaping Regulations Section 7.6 Fences Section 7.8 Parking Section 7.13 Specific Use Regulations Applicable to All Zones Section 8.2 Specific Use Regulations Applicable to Residential Zones Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones Section 12.1 KL – Kam Lake Zone
Civic Address:	131 Enterprise Drive
Access:	Enterprise Drive
Municipal Services:	Trucked water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2026-0011 for the development of Light Industrial and an Accessory Residential Dwelling Use, with the following condition(s):

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 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.

Proposal:

The applicant has applied for Development Permit to allow Light Industrial Use along with Accessory Residential Use. A number of types of Light Industrial development will be considered as a part of the proposal as the applicant has a number of proposed uses that are captured under the Light Industrial Use, including but not limited to boat storage, outdoor storage and repair of small Factory-Built buildings. Light Industrial and Accessory Residential Dwelling are permitted uses in the KL - Kam Lake Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

On October 20, 2025, Mathew Anderson, the applicant, had a pre-consultation meeting with City staff regarding his proposal for the subject Lot. The Lot was previously used for Outdoor Storage for a business on an adjacent Lot. Comments were provided to the applicant to ensure compliance with applicable City By-laws, including requirements for developing an Accessory Residential Dwelling. On January 18, 2026, an application for a Development Permit to develop Light Industrial and Accessory Residential Uses was received by the City for consideration.

Assessment of the Application:

JUSTIFICATION

Both Light Industrial and Accessory Residential Dwelling are permitted uses in the KL Zone. A Development Permit is required under Section 4 of the Zoning By-law, authorized under Section 15 of the *Community Planning and Development Act*. The Development Officer is the approving authority for Development Permits within the scope defined by Section 3.1.1 of the Zoning By-law.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Section 16. (1) and 25. (1) of the *Act*, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Community Plan By-law No. 5007, as amended

As per section 3(1) of the Act, the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

This 2020 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The general purpose of a zoning by-law is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer processes the application per section 3.1.1 (Development officer's roles and responsibilities) and applicable sections of Chapter 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

Section 4.8 Kam Lake

The Plan identifies the Kam Lake land designation as an area that supports the production and sale of goods and services in the City. Currently, its primary land use activities include light industrial and commercial activities. Some parcels have accessory dwelling units that are intended to support the primary industrial or commercial uses. The commercial uses tend to have a quasi-industrial character whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on site, or large warehouse components that do not integrate well within residential streetscapes and neighbourhoods. These activities may also generate noise, vibrations, emissions and other nuisances that are not compatible with residential activities.

4.8 Kam Lake Objectives and Policies	
Planning and Development Objectives:	Policies:
1. To accommodate larger scale commercial and light industrial operations such as warehouses, large commercial show rooms, outdoor storage, and agriculture activities that require more land than commercial activities typically found in the City Core or commercial areas.	1-a. The City will ensure that lot sizes, lot access, and municipal services are appropriate for the demands of high intensity commercial and light industrial activities.
2. To provide opportunities for residential uses as accessory to commercial operations (artisanal).	2-a. Residential land uses must be accessory to the primary land use.

<p>3. To accommodate the flow of large motor vehicles that support the commercial and transportation activities in the area.</p>	<p>3-a. Transportation networks will be maintained to accommodate large motor vehicles, including turning radius, height clearance, provisions for loading areas, staging and off-street parking to support the nature of commercial and light industrial activities.</p>
<p>7. To ensure safety of all land users in area.</p>	<p>7-a. Site design shall consider adequate response times and on-site mitigation to the existing level of fire and emergency services.</p>
<p>9. To improve drainage of runoff and surface water.</p>	<p>9-a. Site design must include storm water management and proper drainage in accordance with the Zoning Bylaw requirements.</p>
<p>10. To allow for an area where interior landscaping design is less restrictive, but buffering and visual barriers are key.</p>	<p>10-a. Buffering and visual separation between parcels will be required. 10-b. Separation shall be done in a manner that allows for new uses without creating conflicts or safety issues. 10-c. Landscaping will support Fire Smart principles.</p>

The proposed development of Light Industrial and Accessory Residential uses at the subject Lot meets the objectives of the Kam Lake Land Use Designation as the Residential is intended to be accessory to the principal use of Light Industrial. Additionally, the site plan demonstrates that the applicant intends to maintain safe access to the Lot while creating a buffer through the use of a chain link fence with gates to the Light Industrial use for both commercial business and emergency services. Site drainage is not proposed to be altered significantly and Landscaping will meet the requirements of the Zoning By-law.

Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed Light Industrial and Accessory Residential uses has been determined to meet all applicable requirements of the By-law.

Land Use (Section 12.1):

Light Industrial is a permitted use in the KL Zone. The proposed use meets the purpose of the KL Zone by providing Light Industrial uses. The Light Industrial Use includes a number of potential lands. This use is desirable for the applicant as they have a number of businesses that they intend to operate from this Lot that can be captured by the Light Industrial use. These include the storage of boats and the repair of small factory-built buildings. In Section 2 of the Zoning By-law, Light Industrial is defined to include outdoor storage of goods and automotive repair. While the repair of boats is not being proposed as a business, boat storage can be considered as permitted under Light Industrial due to the less intense nature of

storage. Additionally, Contractors and repairs are included under Light Industrial demonstrating that the use of the subject Lot in this matter aligns with the intent of the KL Zone.

Accessory Residential is a permitted use in the KL Zone and meets the purpose of the Zone by providing residential opportunities where appropriate and compatible with other uses such as Light Industrial. Section 12.1.3 describes the requirements to permit Accessory Residential development on lots zoned KL, with no dwelling units to be permitted unless there is an established Industrial or Commercial use operating on the Lot in the form of a Structure having a minimum area of 93m². The proposed Light Industrial use will occupy 1,575.00m², and be enclosed by a Fence. A Fence is considered to be a Structure according to the definition in Section 2 of the Zoning By-law, allowing an Accessory Residential Dwelling to be developed on the subject Lot. The Fence must be maintained for the life of the Development to ensure a Commercial or Industrial uses is operating on the Lot to continue to allow for an Accessory Residential Dwelling unit on the subject Lot.

Additionally, directly adjacent properties include existing Commercial and Industrial Uses such as an Electrical supply store, vacant land and other Commercial and Light Industrial Uses, all zoned KL. These sites are not anticipated to be impacted by the proposed Light Industrial or Accessory Residential uses.

Below are additional zoning analysis of the Lot.

Site Planning Considerations (Section 7.1):

The proposed development must comply with Section 7.1 specifically in regards to incorporating proper Lot surface drainage (Section 7.1.2) and remaining accessible by emergency services (Section 7.1.6.).

Grading (Section 7.3):

The proposed development must comply with all applicable City regulations pertaining to drainage and grading. No changes have been proposed to the grading of the Lot as a part of this application and the development must comply with any previously approved grading and drainage plans as well as the City's Development Standards.

Vehicular Access and On-Site Traffic (Section 7.4):

The Lot has Front Street Access from Enterprise Drive. Review of the proposal and existing site layout demonstrates that the driveway access accommodate the safe and efficient movement of existing and planned vehicle traffic for the proposed Light Industrial and Accessory Residential uses (Section 7.4.1.c). The development must comply with all applicable regulations including Section 7.4.1.d requiring positive surface drainage to the roadway and grade of not exceeding 8% for both the driveway and the on-site parking.

Landscaping (Section 7.5):

The development must meet the landscape regulations for the KL Zone as described in Table 7-2 of the Zoning Bylaw which includes a minimum of 40% of the Front Yard to be landscaped, with areas not

occupied by buildings, parking or vehicular circulation that preserve the natural vegetation and bedrock will be considered as contributing to landscaping requirements (Table 7-2 KL – Kam Lake). Landscaped screening is also required for any non-residential development that abuts a road that is 2.00m wide, with the exception of the driveway that is used to access the Lot by vehicle traffic as required in Section 7.5.2.a. The applicant has included a Fence on the site plan located in the Front Yard Setback. The definition of Landscaping in Section 2 of considers Fences as hard landscaping and will be considered as contributing to the landscaping requirements for this development.

Fences (Section 7.6):

A 1.85m tall Chain Link Fence is proposed as a part of the Development to enclose the area that will be operated as a Light Industrial use and along the property line towards the back of the Lot as shown on page 1 of the stamped plans. The proposed fence complies with all applicable regulations as it is less than 2.00m as required by Section 7.6.2.a, and is required to define the area that will be occupied by Light Industrial uses.

Parking (Section 7.8):

A minimum number of parking space must be provided off-street for certain uses as outlined in Section 7.8.4 (b) of the Zoning By-law (Section 7.8.1.a.i). Table 7-3 describes the minimum parking space requirements for Industrial uses. For every 100m² of Gross Floor Area, five 'type B' parking spaces are required with one additional space for each subsequent 500m². The calculation is based of the gross floor area of the building and in the case of this application, there is not building be constructed in support of the Industrial use within the Fence. As a result, the minimum parking requirement cannot apply to this Development as there is no Gross Floor Area to use in the calculation of parking spaces. There is no minimum parking requirement for this Lot.

Table 7-3 also describes the minimum parking space requirements for Residential uses. As Accessory Residential Dwelling is not a use that is defined in Table 7-3, the Zoning By-law gives discretion to the Development Officer to determine off-Street parking uses that are not addressed, with due regard for the amenities of the Zone, similar types of uses and the proposed Development. As the proposed Accessory Residential Dwelling is taking the form of Single Detached Dwelling, the KL Zones requirement for large lots, and the location of the proposed dwelling being towards the back of the Lot, it is best the align the minimum parking requirement with the existing Single Detached Dwelling parking minimum. Single Detached Dwellings are required to have a minimum of 1 off-street parking space per dwelling unit. Additional parking can be provide as determined by the applicant.

Section 7.8.12 requires a minimum of one off-street loading space, which is not proposed by the applicant as a part of this application. However, given the nature of the Light Industrial Use being proposed, areas of the Lot within the Fence where operations are not taking place can be considered a Loading Space for the storage and movement of goods to and from the Lot, so long as the applicant considers safety and required space necessary for the loading of any goods on the Lot.

In accordance with Section 7.8.13.a) of the Zoning By-law, a New Development requires off-street bicycle parking to be provided. However, the minimum amount of bicycle parking spaces for Industrial Uses is zero. There is no minimum bicycle parking for the proposed development.

Section 7.13 Specific Use Regulations Applicable to All Zones

Section 7.13.1 regulates Accessory Buildings in all zones. The application proposed an Accessory Residential Dwelling and Accessory Building for the purpose of providing electrical utilities to the Lot. The proposed development complies with applicable regulations as no Accessory Buildings are proposed to be located in Front Yard of the Lot (Section 7.13.1.c) and no Accessory Building is proposed to be located on or over an easement on the subject Lot (Section 7.13.1.f).

Section 8.2 Specific Use Regulations Applicable to Residential Zones

Section 8.2.4 describes regulations pertaining to Factory Built Homes. The proposed Accessory Residential Dwelling is a Factory-Built dwelling and complies with all applicable regulations including skirting of the base of the unit to the ground (Section 8.2.4.a) and conforming to the current National Building Code and is Canadian Standards Association Certified (Section 8.2.4.b).

Section 9.2 Specific Use Regulations Applicable to Non-Residential Zones

Section 9.2.4 describes specific regulations pertaining to outdoor storage for sites in non-residential zones. As the definition of Light Industrial includes the “bulk storage of goods”, there potential for outdoor storage as a part of the use of the Lot. The proposed development complies with the regulations, as such no goods will be stored in the Front Yard Setback (Section 9.2.4.c). Screening is required to conceal storage areas from abutting lots, streets or lanes with a height of 2m, if goods are stored on Lot. If there is future storage of goods on the Lot, the applicant is required to comply with the regulations in effect for screening of storage areas.

Servicing

The proposed development will be serviced by trucked municipal water and sewage services, and will rely on municipal garbage pickup.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following city departments and external agency on February 25, 2025. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Engineering has no comments at this time.	None Required.
2.	Lands and Building Services	The applicant will be required to submit a standard Building Permit application for the placement of a	None Required.

		pre-fabricated (manufactured) home, along with separate permits for water and sewer service connections and any applicable mechanical systems. The relocated home must bear valid CSA certification and comply with all current Building Code provisions and municipal bylaws. An engineered foundation design will likely be required.	
3.	Fire Services	Fire has no other concerns with this application.	Fire Services asked questions of the applicant and the Development Officer provide the responses to Fire. No consideration required.

Public Comments

Public Comments were collected through the circulate of a Notice of Application letter for the Development Permit to neighboring residents within 30m of the subject site on February 25, 2026, per sections 4.5 of Zoning By-law No. 5045, as amended, Section 6.7 of Community Plan By-law No. 5007, as amended, and section 14 (2) of the *Community Planning and Development Act*. A Notice of Application Sign was placed on site on February 25, 2026, facing Enterprise Drive, with a QR code to the City of Yellowknife’s Active Applications Webpage where additional information and documents could be viewed.

One comment for consideration was received from the public and is included in the below table.

No.	Public Comments	Consideration
1.	<p>Public Commenter: I have a couple of questions with regard to site plan drawing, can you tell me the orientation of the buildings or can you indicate where Enterprise drive is on the site plan drawing? Is lot [REDACTED] on the left side of the drawing or right side? Will there be any drilling and blasting required for this project that could cause excessive noise or dust pollution, any factors that could affect or disrupt daily business of [REDACTED]</p> <p>Development Officer: Thank you for reaching out. I have attached the complete site plan drawings for convenience. These are publicly available using the QR code to the City’s Active Applications page and referring to the site plan under the</p>	<p>The Development Officer has sent an acknowledgement email for this comment and the response is shown below. No grading or blasting has been proposed as a part of this application. If the applicant seeks to grade the property in the future, they will need to submit an application for a Grading Permit if the average changing for grading is more than 0.6m. No further questions or comments was received prior to review of this report.</p>

	<p>131 Enterprise Drive Heading. If you refer to page three of the document, it provides the locations of Enterprise Drive and your adjacent property. Based on the drawing in the letter you received, Enterprise drive is on the bottom of the site plan and your property borders on the left side. Please let me know if you need additional clarity. As for drilling or blasting, the applicant is not proposing any changes to the existing grade of the property that would require drilling or blasting as a part of this application, therefore not being considered as a part of the applications review. If the applicant chooses to make changes to the grading of the site, if the change is greater than an average 0.6m, a grading permit is required.</p> <p>Please let me know if you have any additional questions or comments regarding this application. Please be advised that your questions will be included in the Planning Report, with all personal or identifying information redacted.</p>	
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Outlined in Section 5 of the Zoning By-law and sections 61 – 62 of the *Community Planning and Development Act*, the approval of an application for a Development Permit is subject to a 14- day appeal period, commencing on the date of the approval. Once the Development Permit decision has been issued, a Notice of Decision Sign will be posted at the site, and Notice of Decision Letters circulated to landowners and lessees within 30m of the subject site in accordance with Section 4.11. of the Zoning By-law. The City's Active Application webpage will be updated with the Notice of Decision, Stamped Plans and Planning Report. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

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 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.

Conclusion:

Development Permit application PLDEV-2026-0011 is recommended for approval with the above mentioned condition(s) as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.

Reviewed [and Approved] by:



Eli Smith
Planner I, Planning and Environment



Date

Concurrence by:



Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment



Date

Attachments:

Approved Drawings PLDEV-2026-0011, DM# 821145.