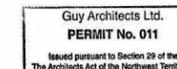


SITE PLAN LEGEND	
	SCOPE BOUNDARY
	PROPERTY LINE
	SETBACK LINE
	NEW
	EXISTING
	DOOR

ZONING BY-LAW CHART		
LEGAL ADDRESS	1 MCMAHON COURT, YELLOWKNIFE, X1A 0B6	
	EXISTING	PROPOSED
ZONING	R1 - RESIDENTIAL	R1 - RESIDENTIAL
ZONING BY-LAW REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	679.2 m2	679.2 m2
LOT WIDTH (MIN.)	15	17.5
LOT COVERAGE (MAX.)	55%	46%
PRINCIPAL DWELLING (MAX.)	40%	36%
ACCESSORY BUILDING (MAX.)	15%	9.75%
BUILDING HEIGHT (MAX.)	12 m	5.4 m
FRONT SETBACK (MIN.)	6 m	4.4 m
REAR SETBACK (MIN.)	6 m	1.5 m
EXTERIOR SIDE YARD (MIN.)	1.5 m	1.5 m
INTERIOR SIDE YARD (MIN.)	1.5 m	1.5 m
PARKING REQUIREMENTS	<b>REQUIRED</b>	<b>PROPOSED</b>



NOT FOR CONSTRUCTION



PROJECT  
**DETACHED  
ACCESSORY  
SECONDARY  
DWELLING**  
1 MCMAHON COURT, YELLOWKNIFE,  
NT X1A 0B6

No.	DATE	ISSUED FOR
1	03/09/2025	BUILDING PERMIT

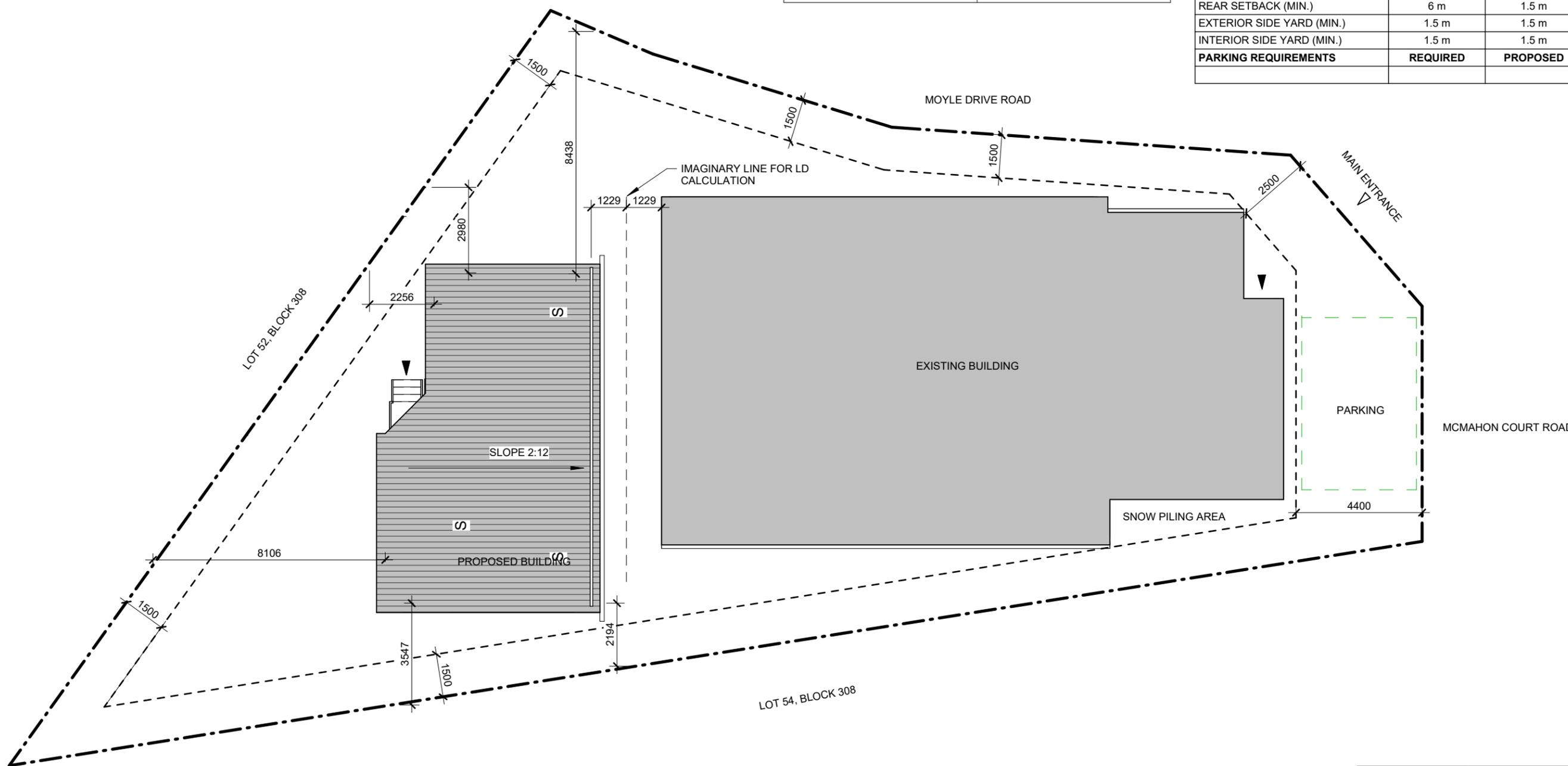
DD/MM/YYYY	

DRAWING

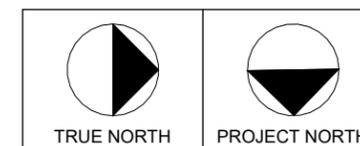
**SITE PLAN**

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
RWG	CM
PROJECT	<b>A100</b>
25073	
SCALE	1:150



**1** SITE PLAN  
1:150





Guy Architects Ltd.  
**PERMIT No. 011**  
Issued pursuant to Section 29 of the  
The Architects Act of the Northwest Territories

NOT FOR CONSTRUCTION



PROJECT  
**DETACHED  
ACCESSORY  
SECONDARY  
DWELLING**  
1 MCMAHON COURT, YELLOWKNIFE,  
NT X1A 0B6

No.	DATE	ISSUED FOR
1	03/09/2025	BUILDING PERMIT

DD/MM/YYYY

DRAWING

**BUILDING  
ELEVATIONS**

DO NOT SCALE FOR DIMENSIONS

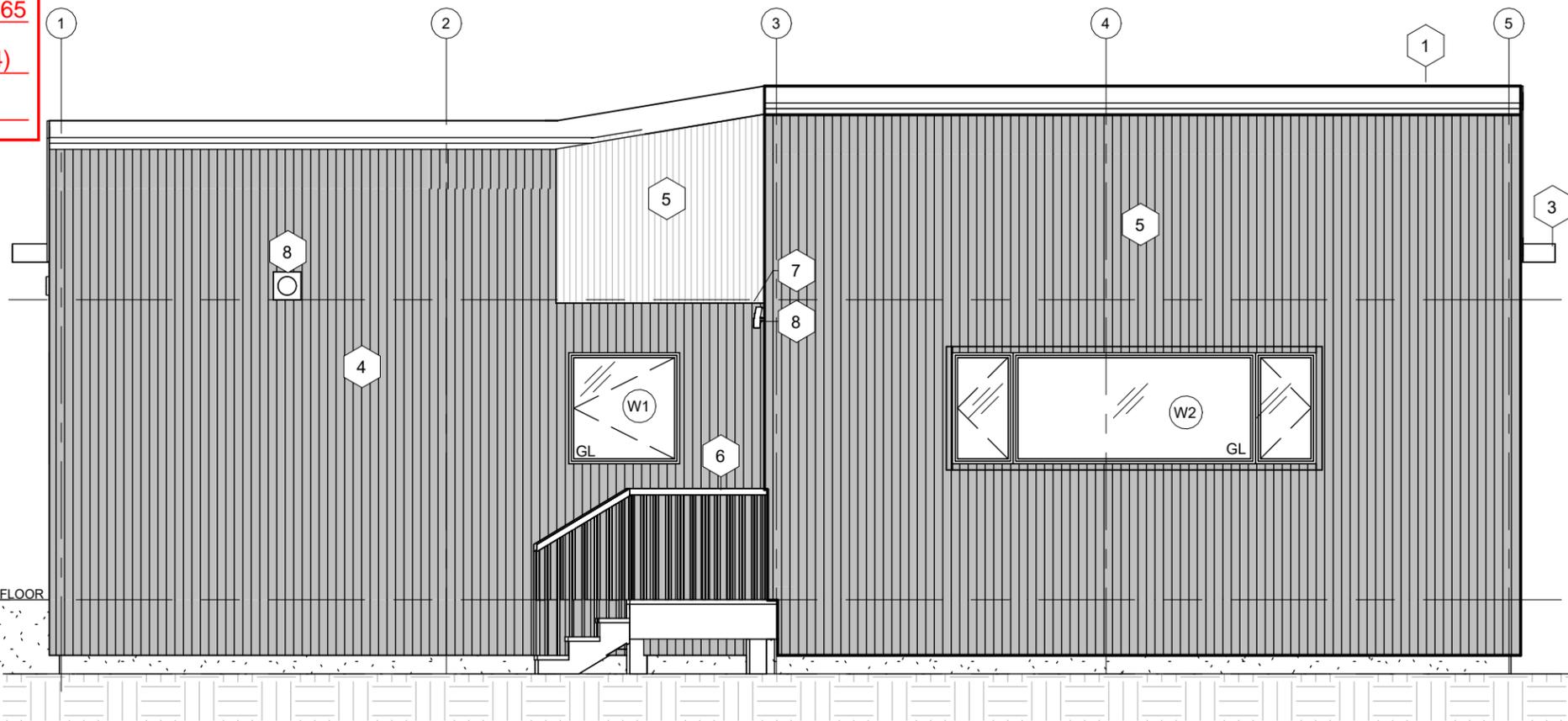
DESIGN  
RWG

DRAWN  
GC

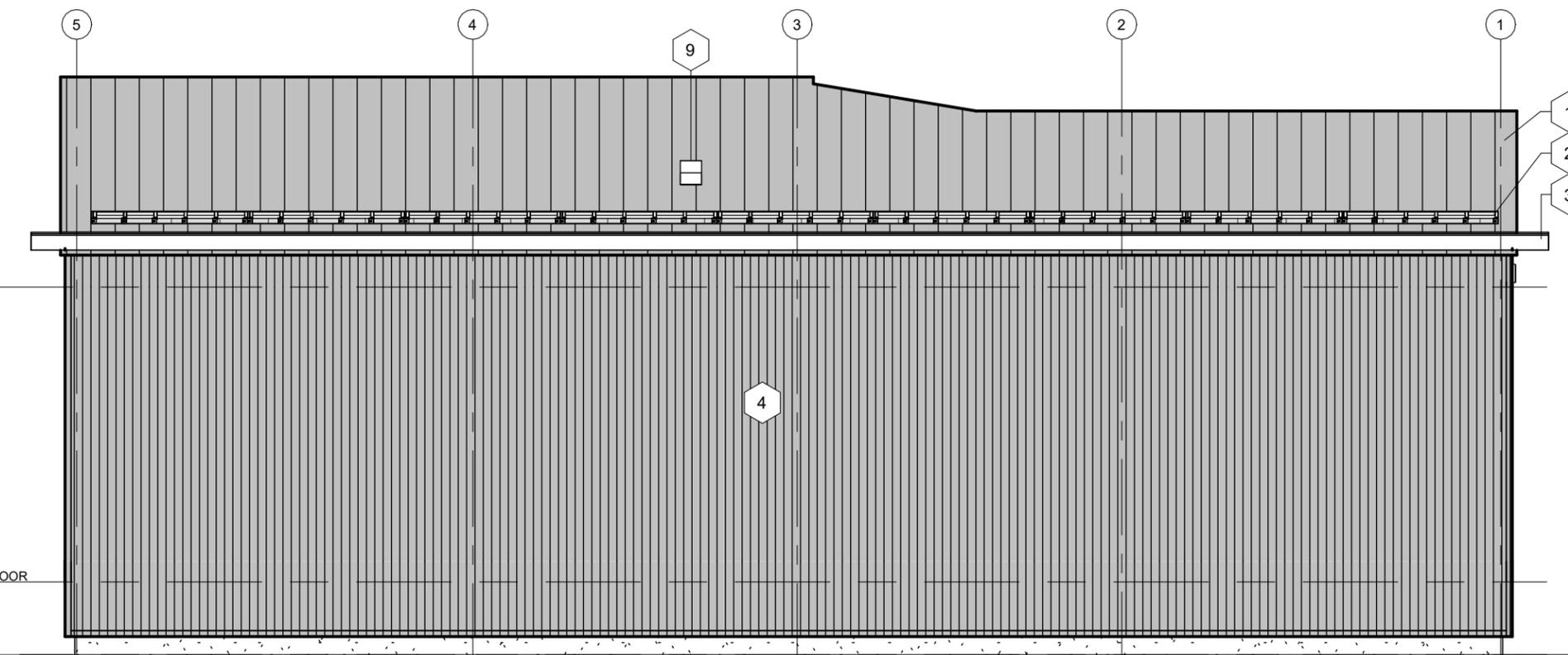
PROJECT  
25073

SCALE  
1 : 50

**A201**



**1** SOUTH ELEVATION  
1 : 50



**2** NORTH ELEVATION  
1 : 50

NOTE: REFER SHEET A201 FOR KEYNOTE LEGEND

