



Permit No: 25-08B (REVISED)

**TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15**

FORM 'B'

DEVELOPMENT PERMIT

Development involving: Group Housing/Row Housing/Modular

As further described in Application No. 25-08B (REVISED) has been:

APPROVED

APPROVED – subject to conditions (see attached)

Shall comply with:

- Town Zoning By-law;
- National Building Code, most current;
- National Fire Code, most current; and
- All Federal and Territorial Regulations

REMAINING CONDITION:
Before construction begins, provide independent safety audit on design

The applicant is hereby authorized to proceed with the specified development provided that any stated conditions are complied with, that development is in accordance with any approved plans and applications. **Should an appeal be made against this decision to the Development Appeal Board, this Development Permit shall be null and void.**

Mar 14 2026

Mar 16 2026

Date of Decision

Date of issue of Development Permit

Signature of Development Officer

NOTES:

The issuance of a Development Permit, in accordance with the Notice of Decision, is subject to the condition that it does not become effective until fifteen (15) days after the date the order, decision or Development Permit is issued;

The Zoning By-law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after notice of the decision is given; and, a permit issued in accordance with the Notice of Decision is valid for a period of 365 days from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.



Application No.: 25-08B REVISED

**TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15**

FORM 'C'

**NOTICE OF DECISION OF THE DEVELOPMENT
OFFICER**

This is to notify you with respect to a decision of the Development Officer whereby a Development Permit has been issued authorizing the following development:

Modular Public Housing

Address of Property: _____

Lot: 8 Block: 45 Plan: 4388

Or Certificate of Title: _____

Date of Decision: Mar 14 2026

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Mar 16 2026

Date of Notice

Signature of Development Officer



TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15

FORM 'D'

DEVELOPMENT PERMIT ACCEPTANCE

A permit granted pursuant to By-law #2225/P+D/04 does not come into effect until fifteen (15) days after the date an order, decision or Development Permit is publicized and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

I have read the terms and conditions applied to Development Permit # 25-08B and agree to comply.

Signature of Applicant

Date

Signature of Witness

March 6, 2026

Planning Department at the Town of Inuvik

RE: Development Permit Amendment

Original Permit #: 25-08

To the Development Officer,

We are submitting this application to request an amendment to the approved development permit for the Blueberry Patch lot in Inuvik. The proposed amendment reflects an updated site plan that aligns with confirmed project funding, phasing, and long-term site development goals. The revised site plan is attached.

Summary of Proposed Changes

- Design of the five modular 4-plexes remain the same
- Location of the 4-plexes and supporting utilidor are shifted to the southern edge.
- Onsite parking is accessed directly from Kugmalit road, consistent with driveway access parking in the neighborhood.

Rationale for Changes

- Placing Phase 1 buildings along the southern edge enables a more efficient utilidor layout, retains land for more future site development, and allows construction to proceed with minimal site works at this stage.

We trust this provides sufficient detail for review of the proposed amendment. Please advise if there are any questions,

Sincerely,



Becca Denley

Manager of Design, Infrastructure Services

**INUVIK
BLUEBERRY
PATCH**

**MODULAR
HOUSING
PHASED
DEVELOPMENT
PLAN**



Mark	Date	Description
1	2026/03/05	PROJECT PHASING

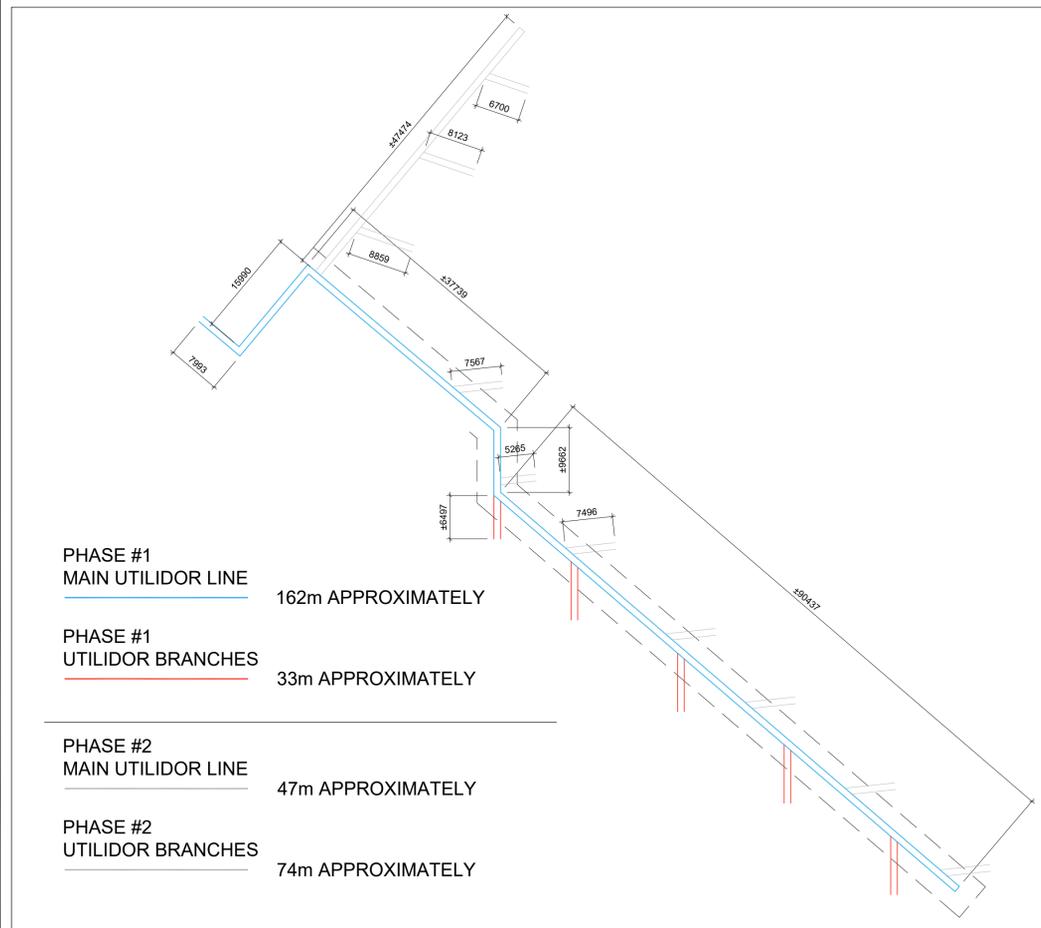
Project No:
Date: JUNE 04, 2025
Drawn By: AM
Checked By: R.C.
Copyright: HOUSING NWT

Sheet Title
**AREA MAP AND
SITE PLAN**

Drawing
400

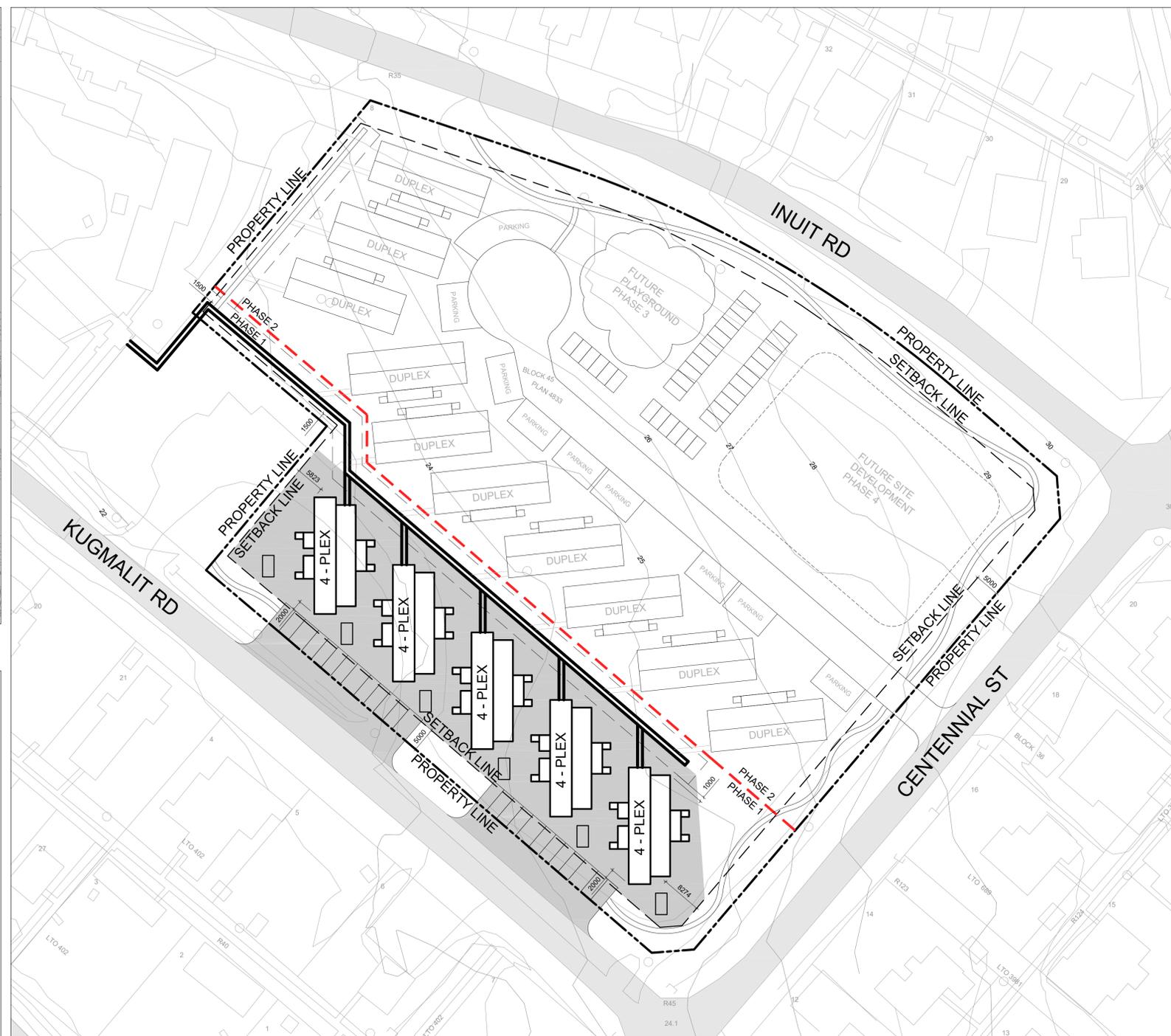


INUVIK - AREA MAP
SCALE: 1 : 5000



PHASE #1
MAIN UTILIDOR LINE 162m APPROXIMATELY
PHASE #1
UTILIDOR BRANCHES 33m APPROXIMATELY
PHASE #2
MAIN UTILIDOR LINE 47m APPROXIMATELY
PHASE #2
UTILIDOR BRANCHES 74m APPROXIMATELY

UTILIDOR LAYOUT
SCALE: 1 : 500



INUVIK - SITE PLAN - LOT 8, BLOCK 45, LTO 4833 "BLUEBERRY PATCH"
SCALE: 1 : 500

- SITE DEVELOPMENT - EXTENT OF BUILDING PAD PREPARATION (PHASE #1)
- GARDEN BOXES (DARK - PHASE #1)
- GARDEN BOXES (LIGHT - PHASE #2)
- TRAILS - (PHASE #3)

PHASE #1 - 4-PLEX SINGLES
PHASE #2 - 2 BEDROOM - DUPLEX
PHASE #3 - PLAYGROUND
PHASE #4 - FUTURE SITE DEVELOPMENT



Permit No: 25-08

**TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15**

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APPROVED

APPROVED – subject to conditions (see attached)

Shall comply with:

- Town Zoning By-law;
- National Building Code, most current;
- National Fire Code, most current; and
- All Federal and Territorial Regulations

CONDITIONS:

1. Council to Approve Modular Construction **COMPLETED**
2. Before construction begins, provide independent safety audit on design.

The applicant is hereby authorized to proceed with the specified development provided that any stated conditions are complied with, that development is in accordance with any approved plans and applications. **Should an appeal be made against this decision to the Development Appeal Board, this Development Permit shall be null and void.**

Dec 5 2025

Dec 11 2025

Date of Decision

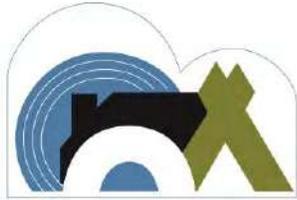
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Signature of Development Officer

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Application No.: 25-08

**TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15**

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OFFICER**

This is to notify you with respect to a decision of the Development Officer whereby a Development Permit has been issued authorizing the following development:

Modular Public Housing

Address of Property: _____

Lot: 8 Block: 45 Plan: 4388

Or Certificate of Title: _____

Date of Decision: Dec 11 2025

The Zoning By-law provides that any person claiming to be adversely affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within fourteen (14) days after notice of the decision is given.

Dec 11 2025

Date of Notice

Signature of Development Officer



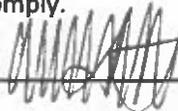
TOWN OF INUVIK
ZONING BY-LAW #2583/P+D/15

FORM 'D'

DEVELOPMENT PERMIT ACCEPTANCE

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I have read the terms and conditions applied to Development Permit # 25-08 and agree to comply.



Signature of Applicant

December 11, 2025

Date



Signature of Witness



TOWN OF INUVIK

Box 1160, #2 Firth Street, Inuvik NT, X0E 0T0
Phone: (867) 777-8600 Fax: (867) 777-8601

Application No. 25-08

Permit Fee. \$ 61,000

FORM 'A'
APPLICATION FOR A DEVELOPMENT PERMIT

Applicant Information (Please Print):

Name: Will Scott Interest (if not owner): Housing NWT
Telephone: (867)-767-9330 Email: william_scott@gov.nt.ca
Mailing Address: 10th Floor Scotia Centre, 5102-50th Ave, Yellowknife, NT, X1A 2P6

Owner Information (if different than applicant):

Registered Owner's Name: _____
Telephone: _____ Email: _____
Mailing Address: _____
If the applicant is not the registered owner of the property, please submit a letter from the registered owner granting you permission to use the property for the intended use.

Property Information:

Address of Property to be Developed: 86 Kugmalit Road
Zoning: R1 Lot# 8 Block# 45 Plan# 4833 or Certificate of Title: _____
Lot Width: 126 metres Lot Depth: 161 metres Lot Area: 20268 square metres
Type of Lot (check one): Street Facing Corner Interior Other
Existing Use(s) of Property: Empty Lot
Proposed Use(s) of Property : Public Housing - 4-Plexes x 5

PROPOSED DEVELOPMENT(S):

Check all applicable development(s) and submit the completed, corresponding checklist of supporting information with your application.

- 1. LAND DEVELOPMENT 2. CONSTRUCTION 3. EXCAVATION 4. ACCESSORY USE
- 5. PORCHES AND DECKS 6. FENCE 7. RELOCATION 8. DEMOLITION
- 9. SIGN 10. HOME OCCUPATION 11. VARIANCE

Estimated Cost of Project: \$ \$12,297,565.24

I hereby make application under the provisions of the Zoning By-law (#2583/P+D/15) for a Development Permit in accordance with the supporting information submitted herewith and which form part of this application.

SIGNATURE: 

Applicant's Signature

October 14, 2025

Date

Owner's Signature (if different than applicant)

Date



TOWN OF INUVIK

Box 1160, #2 Firth Street, Inuvik NT, X0E 0T0
Phone: (867) 777-8600 Fax: (867) 777-8601

Application No. _____

SUPPORTING INFORMATION

1. LAND DEVELOPMENT

- Site Plan showing:
 - development location
 - surrounding roads
 - proposed servicing (utilidor access, power, gas)
 - proposed site grading and drainage plan(s)
 - proposed culvert locations and sizes(culvert sizes and locations may be specified by the Town as a condition of the permit).

- Area (m²) _____

- Proposed Lot Fill: _____

- Number of Pilings: _____

- Proof that notification has been given to all Utility Providers (please attach)

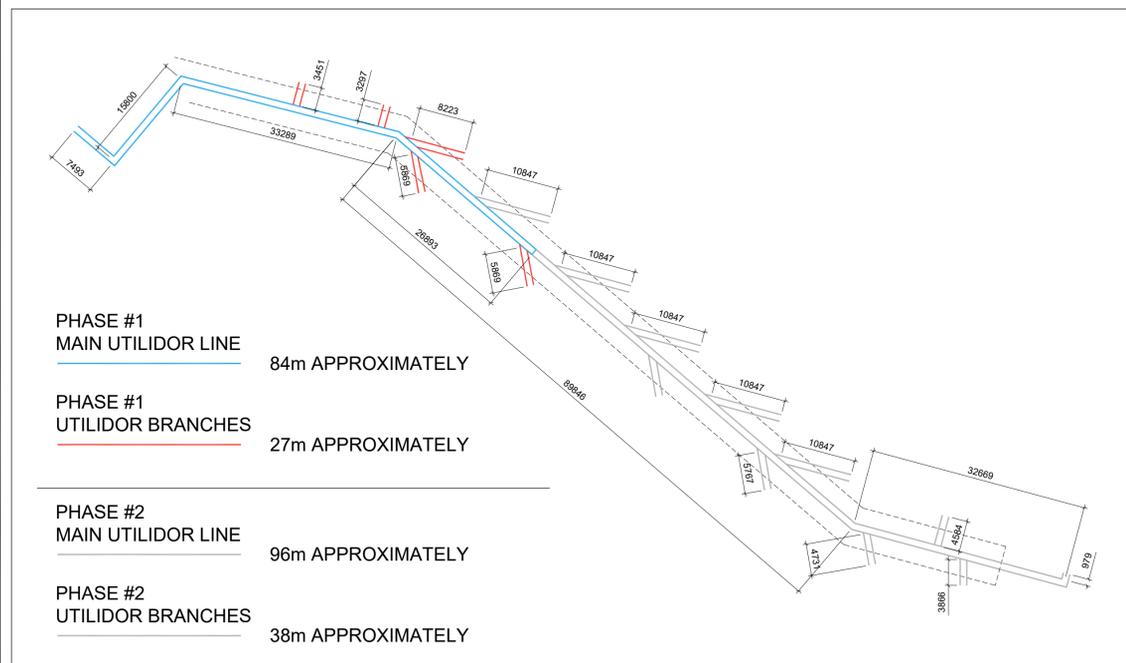
- Development Application Fee (enter amount) _____

Note: Development Application Fees to be determined in accordance with the Consolidated Rates and Fees Bylaw

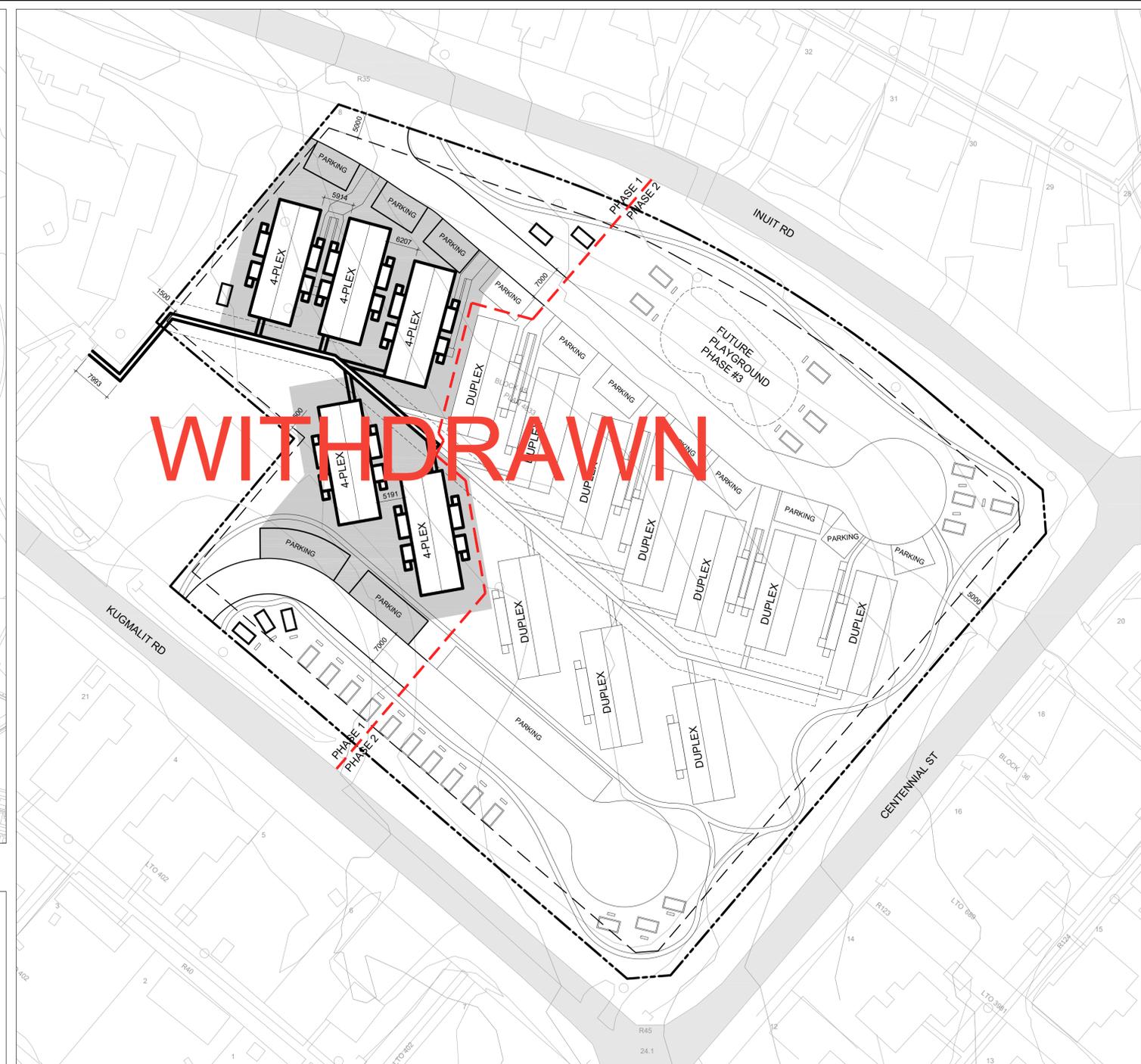


LEGEND
■ LOTS FOR UNITS

INUVIK - AREA MAP
SCALE: 1 : 5000



UTILIDOR LAYOUT
SCALE: 1 : 500



INUVIK - SITE PLAN - LOT 8, BLOCK 45, LTO 4833
SCALE: 1 : 500

■ SITE DEVELOPMENT - EXTENT OF BUILDING PAD PREPARATION

PHASE #1 - 4-PLEX SINGLES
 PHASE #2 - 2 BEDROOM - DUPLEX
 PHASE #3 - PLAYGROUND

Mark	Date	Description
	2025/09/03	UPDATED LAYOUT
	2025/08/18	UPDATED LAYOUT
	2025/06/04	ISSUED FOR RFP

Project No:
 Date: APRIL 23, 2025
 Drawn By: AM
 Checked By: B.R. / B.D.
 Copyright: HOUSING NWT

Sheet Title
**AREA MAP AND
 SITE PLAN**

Drawing
400

Peter Scholz

From: William Scott <William_Scott@gov.nt.ca>
Sent: October 22, 2025 3:52 PM
To: Peter Scholz
Cc: Becca Denley; Lori-Leigh Joy; Cynthia Pihlaja; Daniel Dokunmu
Subject: RE: Development Permit -

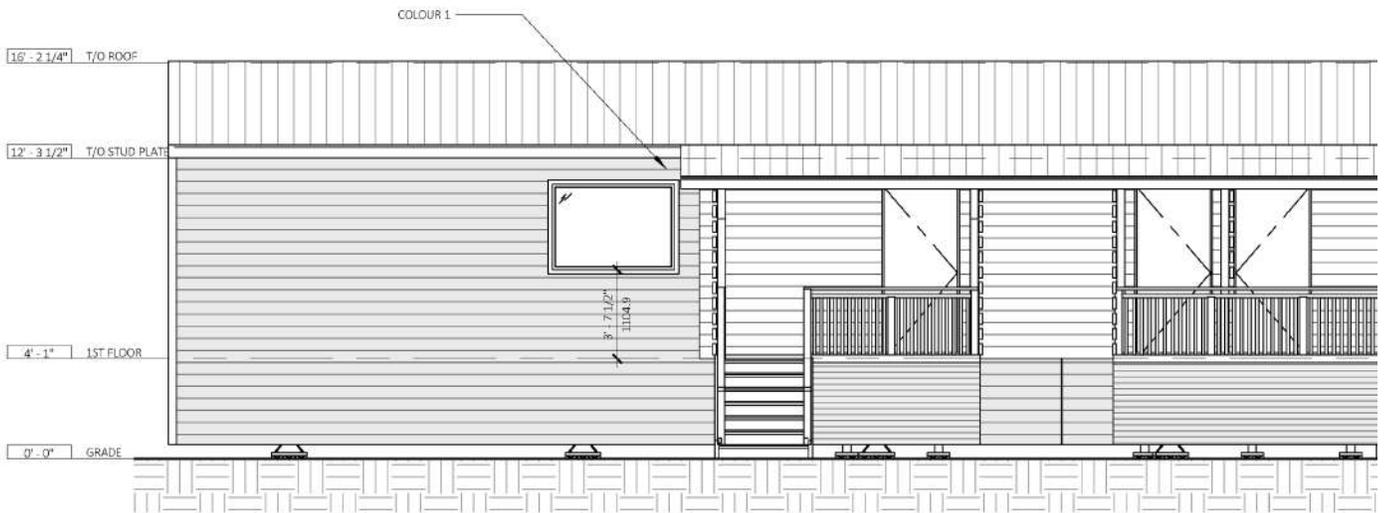
Hi Peter,

Apologies, I tried to respond earlier, however my email was having trouble sending the attachment. I sent over the site layout via SFT service.

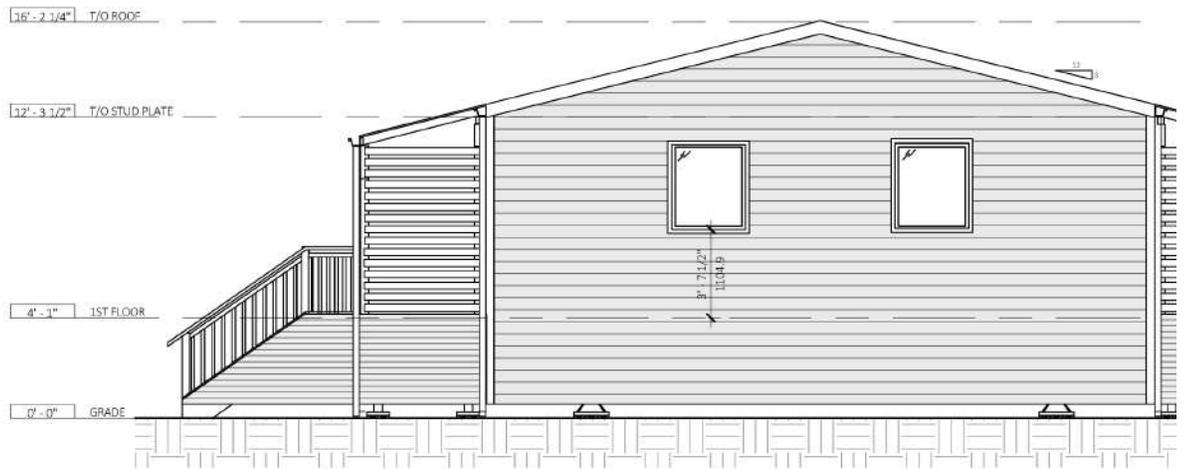
Initial quick scan of the application. Questions:

1. What are the little rectangles? Tiny homes? Parking stalls? – [Planter/Garden Boxes](#)
2. Do you have dimensioning for setbacks from property lines and buildings from each other? – [Set backs should be identified on the site layout](#)
3. Do you have a letter from a fire professional stating the proposed distance between the units is appropriate? – [Setbacks from buildings are well in excess of code minimums; therefore, we have not engaged with OFM as of yet](#)
4. Do you have any renderings of the units once complete? – [Attached below](#)
5. Will the units be manufactured or stick-built? – [These units are pre-manufactured modular units produced in the Contractor's Hay River facility](#)





① South Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"



Will Scott – Senior Project Officer
(867) 767-9330 Ext: 85085
(867) 445-4176 Cell



From: Peter Scholz <cairstone@outlook.com>
Sent: Tuesday, October 14, 2025 4:38 PM
To: William Scott <William_Scott@gov.nt.ca>
Cc: Becca Denley <Becca_Denley@gov.nt.ca>; Lori-Leigh Joy <lorileigh.joy@inuvik.ca>; Cynthia Pihlaja <cynthia.pihlaja@inuvik.ca>; Daniel Dokunmu <daniel.dokunmu@inuvik.ca>
Subject: RE: Development Permit -

Thank you William.

Initial quick scan of the application. Questions:

1. What are the little rectangles? Tiny homes? Parking stalls?
2. Do you have dimensioning for setbacks from property lines and buildings from each other?
3. Do you have a letter from a fire professional stating the proposed distance between the units is appropriate?
4. Do you have any renderings of the units once complete?
5. Will the units be manufactured or stick-built?

My understanding is no activity is anticipated before the Spring, so we are not in a major rush. Is this correct?

Thank you kindly!

From: William Scott <William_Scott@gov.nt.ca>
Sent: October 14, 2025 2:50 PM
To: cairstone@outlook.com
Cc: Becca Denley <Becca_Denley@gov.nt.ca>
Subject: Development Permit -

Hello Peter,

I have been directed to you by Becca Denley, whom I have CC'd in this email. She has indicated you're the resident authority to help us with this Development Permit Application for the "blueberry patch" in Inuvik. Please find our application attached. This Dev Permit encompasses the full scope of Phase 1 work as it currently sits today: The supply and install of 20 Public Housing units (5 x 4-Plexes), applicable utilidor servicing, pad development, and driveways. Please let me know if there is anything missing or additional information required.

Thanks, Will

Will Scott – Senior Project Officer
(867) 767-9330 Ext: 85085
(867) 445-4176 Cell



cairstone@outlook.com

From: William Scott <William_Scott@gov.nt.ca>
Sent: December 9, 2025 9:30 AM
To: Peter Scholz; Becca Denley
Subject: Re: Development Permit -

Morning Peter,

I've just confirmed: from stair to stair is 3m, from face of building to face of building is 7.4m for the upper buildings and 6.2 for the lower units. And from building to utilidor is over 3m+

Hope this helps, thanks

Will

Get [Outlook for iOS](#)

From: Peter Scholz <cairstone@outlook.com>
Sent: Monday, December 8, 2025 7:26:23 PM
To: William Scott <William_Scott@gov.nt.ca>
Subject: RE: Development Permit -

Hi Will, just checking there is a 3m setback on either side of the utilidor?

From: William Scott <William_Scott@gov.nt.ca>
Sent: December 5, 2025 1:22 PM
To: Peter Scholz <cairstone@outlook.com>
Cc: Becca Denley <Becca_Denley@gov.nt.ca>; Lori-Leigh Joy <lorileigh.joy@inuvik.ca>; Daniel Dokunmu <daniel.dokunmu@inuvik.ca>; Cynthia Pihlaja <cynthia.pihlaja@inuvik.ca>
Subject: RE: Development Permit -

Hi Peter,

I am following up with regards to the Inuvik Blueberry patch Development Permit. I see in the last email, you had expressed interest in the sizing dimensions of the playground. Is this information still outstanding? Is there any other information you'll require to process this application?

I'd also like to inquire about any potential requirements to split the lot into separate boundaries for each 4-plex unit? Do you foresee any issues with us proceeding on the same course under a single lot, or do we need to look into surveying each unit lot?

Thanks, Will

Will Scott – Senior Project Officer
(867) 767-9330 Ext: 85085

(867) 445-4176 Cell



From: Peter Scholz <cairstone@outlook.com>
Sent: Monday, October 27, 2025 3:59 AM
To: William Scott <William_Scott@gov.nt.ca>
Cc: Becca Denley <Becca_Denley@gov.nt.ca>; Lori-Leigh Joy <lorileigh.joy@inuvik.ca>; Daniel Dokunmu <daniel.dokunmu@inuvik.ca>; Cynthia Pihlaja <cynthia.pihlaja@inuvik.ca>
Subject: RE: Development Permit -

Good morning William,

I have had a chance to review the updated site plans vis-à-vis the ZBL. The setbacks and distances make sense, as well as the recreation layout. Based on the tone and instructions in the ZBL, two elements come to mind as needing clarification: confirming the area set aside for recreational purposes on the property (playgrounds and gardening), and a walkways plan.

I can be available for a call later in the week if needed.

Yours kindly, Peter

From: William Scott <William_Scott@gov.nt.ca>
Sent: October 22, 2025 3:52 PM
To: Peter Scholz <cairstone@outlook.com>
Cc: Becca Denley <Becca_Denley@gov.nt.ca>; Lori-Leigh Joy <lorileigh.joy@inuvik.ca>; Cynthia Pihlaja <cynthia.pihlaja@inuvik.ca>; Daniel Dokunmu <daniel.dokunmu@inuvik.ca>
Subject: RE: Development Permit -

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REQUEST FOR COUNCIL DECISION

Meeting Date: Dec 8 and 10 2025

RFCD #: 2025-**SAO-080**

TOPIC

Conditional Use for Modular Construction

For

DP 24-08, Phase 1

86 Kugmalit Road. Lot 8, Block 45, Plan 4388.

BACKGROUND

Housing NWT has submitted a development permit application for Modular Public Housing at the old Blueberry site. The design combines one-storey units into blocks of 4, with 4 separate entrances, which for the purposes of the Zoning Bylaw may be considered Multiple Unit Dwellings, which are listed as Permitted Uses under the applicable R2 Zone.

An early concept of this development was submitted for comment in early 2025 (hence the 25-08 file number). The Town of Inuvik staff recommended the design consider Section 7.9, Mobile Home Parks, for guidance. This section lists desirable design factors. Although this application is for modular public housing, the similarity to mobile home parks makes Section 7.9 a reasonable set of guidelines. In the opinion of the Development Officer, this suggestion was responded to reasonably and in good faith. There are planter boxes in the design and a future phase will include a small playground. The dwelling units were also offset at an angle, to reduce the “barracks” look of the development.

However, DP 24-08 requires a Conditional Use for Modular Construction. The current zoning bylaw (ZBL) does not distinguish between mobile homes, manufactured homes, and prefabricated homes. Mobile homes are transported easily and are considered semi-permanent. Prefabricated homes typically have the same finished appearance as a stick-built (on-site) built home, they are permanent structures, but are fabricated in a factory rather than built on-site. The term manufactured home, at the time the current ZBL was written, typically referred to mobile homes, but has since evolved to include a broad range of homes that are built and then shipped.

Enabling Bylaw(s) and Associated Summaries:

1. 2583/P+D/15, Zoning Bylaw, November 2015
2. 2582/P+D/15, Community Plan, November 2015

FINANCIAL IMPLICATIONS

Cash outflows: Development fee processing costs have been below \$500.

Cash inflows: \$61,490 will be invoiced for Phase 1 The completion of this project will increase total annual property tax.

STRATEGIC PLAN OR PRIORITIES CHART IMPLICATIONS

This item is not the Strategic Priorities Chart.

OTHER CONSIDERATIONS OR OPERATIONAL IMPACTS

Opinion of Professional Planner (Peter Scholz, Registered Professional Planner and Professional Transportation Planner):

Conditional Use for Modular Construction

The visual and operational difference between stick-built homes and prefabricated homes is minimal. Stick-built construction in the North is currently uneconomic. The proposed new zoning bylaw clarifies the differences between different types of manufactured homes, and under the new zoning bylaw, should and when it be enacted, prefabricated homes will no longer be listed as conditional use, and their definition will be clearly differentiated from mobile homes and manufactured homes. Section 6.2 3. m) of the current zoning bylaw permits Council to permit “Those uses which, in the opinion of Council, are similar to the permitted or conditional uses, and which conform to the general purpose and intent of the zone.”

OPTIONS

Council has three options:

1. Approve the motions
2. Defeat the motions
3. Defer some or all motions with direction to Administration on how to proceed

RECOMMENDATION

MOTION:

“BE IT RESOLVED THAT Inuvik Town Council hereby approves the proposal to accommodate a conditional use of prefabricated homes at the following location: 86 Kugmalit Road. Lot 8, Block 45, Plan 4388, as per Section 6.2 3) m. of Zoning Bylaw 2583/P+D/15”

8.4 RFCD 2025-112 ~ Conditional Use Permit for Manufactured Homes

Moved by Deputy Mayor Baryluk, seconded by Councillor Lemieux:

MOTION: 211/12/25

“BE IT RESOLVED THAT Inuvik Town Council hereby approves the proposal to accommodate a conditional use of prefabricated homes at the following location: 86 Kugmallit Road. Lot 8, Block 45, Plan 4388, as per Section 6.2 3) m. of Zoning Bylaw 2583/P+D/15”

Motion CARRIED.