



Permit No: 24-38  
[file originally opened in 2024,  
full application mid-March 2026]

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

**FORM 'B'**

**DEVELOPMENT PERMIT**

Development involving: 4 new houses, identical, on 4 lots, by IRC

As further described in Application No. 24-38 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

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 29 2026

Mar 30 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.



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**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:

4 identical houses on one street, on 4 single family lots, by  
same developer

Address of Property: Carmichael Drive West: #'s 7,11,12,13

Lot: 27, 34,35,37 Block: 35 Plan: 3834

Or Certificate of Title: \_\_\_\_\_

Date of Decision: Mar 29 2026

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.

Mar 30 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 # 24-38 and agree to comply.

\_\_\_\_\_

*Signature of Applicant*

\_\_\_\_\_

*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. \_\_\_\_\_

Permit Fee. \$ \_\_\_\_\_

**FORM 'A'**  
**APPLICATION FOR A DEVELOPMENT PERMIT**

**Applicant Information (Please Print):**

Name: Cofly Construction Ltd Interest (if not owner): General Contractor  
Telephone: 867-777-3094 Email: coflyconstruction@gmail.com  
Mailing Address: PO Box 1304

**Owner Information (if different than applicant):**

Registered Owner's Name: Inuvialuit Regional Corporation  
Telephone: 867-678-0394 Email: rvoudrach@inuvialuit.com  
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: 13 Carmichael Drive West  
Zoning: \_\_\_\_\_ Lot# 34 Block# 35 Plan#<sup>3834</sup> or Certificate of Title: \_\_\_\_\_  
Lot Width: \_\_metres Lot Depth: \_\_metres Lot Area: \_\_square metres  
Type of Lot (check one):  Street Facing  Corner  Interior  Other  
Existing Use(s) of Property: vacant  
Proposed Use(s) of Property : residential

**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: \$ 400,000

*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:**

Charlene Ross  
Applicant's Signature

March 24, 2026  
Date

\_\_\_\_\_  
Owner's Signature (if different than applicant)

\_\_\_\_\_  
Date



TOWN OF INUVIK

Box 1160, #2 Firth Street, Inuvik NT, X0E 0T0
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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: 12 Carmichael Drive East
Zoning: Lot# 27 Block# 35 Plan#3834 or Certificate of Title:
Lot Width: metres Lot Depth: metres Lot Area: square metres
Type of Lot (check one): [X] Street Facing [ ] Corner [ ] Interior [ ] Other
Existing Use(s) of Property: vacant
Proposed Use(s) of Property : residential

PROPOSED DEVELOPMENT(S):

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

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

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March 24, 2025
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Telephone: 867-678-0394 Email: rvoudrach@inuvialuit.com

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: 7 Carmichael Drive West

Zoning: \_\_\_\_\_ Lot# 37 Block# 35 Plan#<sup>3834</sup> or Certificate of Title: \_\_\_\_\_

Lot Width:     metres Lot Depth:     metres Lot Area:     square metres

Type of Lot (check one):  Street Facing  Corner  Interior  Other

Existing Use(s) of Property: vacant

Proposed Use(s) of Property : residential

**PROPOSED DEVELOPMENT(S):**

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Applicant's Signature

March 24, 2026  
Date

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Date



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*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: 11 Carmichael Drive West  
Zoning: \_\_\_\_\_ Lot# 35 Block# 35 Plan#<sup>3834</sup> or Certificate of Title: \_\_\_\_\_  
Lot Width: \_\_metres Lot Depth: \_\_metres Lot Area: \_\_square metres  
Type of Lot (check one):  Street Facing  Corner  Interior  Other  
Existing Use(s) of Property: vacant  
Proposed Use(s) of Property : residential

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Charlene Ross  
Applicant's Signature

March 24, 2026  
Date

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Owner's Signature (if different than applicant)

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Date



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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 (m<sup>2</sup>) \_\_\_\_\_
  
- Proposed Lot Fill: \_\_\_\_\_
  
- Number of Pilings: 12 \_\_\_\_\_
  
- Proof that notification has been given to all Utility Providers (please attach)
  
- Development Application Fee (enter amount) \$2,000 \_\_\_\_\_

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



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Application No. \_\_\_\_\_

## 2. CONSTRUCTION:

- New Construction
- Addition to Existing Building
- 2 sets of site plans showing:
  - Building footprint
  - Legal description of lot
  - Yards and set-backs (front, rear, and side)
  - Provisions for off-street parking, loading, and access and egress points
  - Provisions for landscaping and drainage
- 2 sets of floor plans (minimum 1:100 scale)
- 2 sets of sections (minimum 1:100 scale)
- Proof that notification has been given to all Utility Providers (please attach for gas, electrical, water, sewer etc.)
- For industrial uses, proof that the OFM has received and accepted a Safety Plan in conformance with the National Fire Code.
- Estimated commencement date March 25, 2026
- Estimated completion date April 1, 2027
- Development Application Fee (enter amount) \_\_\_\_\_

Please note that the submission of complete construction documents may be a requirement of the Office of the Fire Marshal of the NWT .

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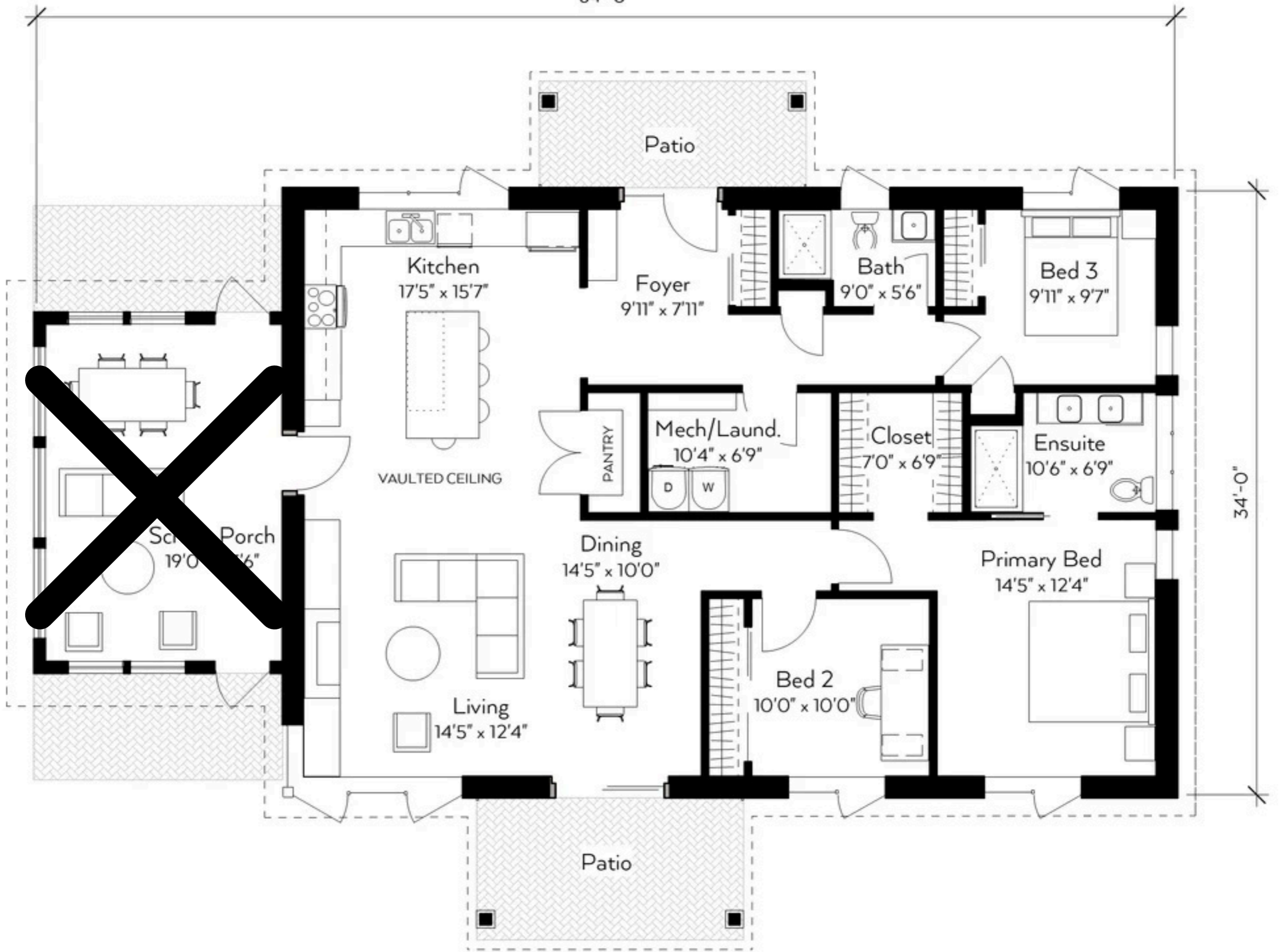
Application No. \_\_\_\_\_

5. PROPOSED PORCHES AND DECKS (if over 0.6 m in height above ground level)
- Height (in meters) 2.7
  - Deck/Porch Size (in square meters) 13.7 and 3.2
  - Existing Side and Front Yard Measurements (from property line): \_\_\_\_\_
  - Setback from: Side Lot Line: \_\_\_\_\_ Rear Lot Line: \_\_\_\_\_
  - Development Application Fee (enter amount) \_\_\_\_\_

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



64'-0"



**cairstone@outlook.com**

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**From:** Peter Scholz  
**Sent:** March 24, 2026 7:23 PM  
**To:** coflyconstruction@gmail.com  
**Subject:** RE: TOI Development Applications - IRC Housing Units (4)

Received. I will endeavour to process this week.

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**From:** coflyconstruction@gmail.com <coflyconstruction@gmail.com>  
**Sent:** March 24, 2026 1:02 PM  
**To:** Peter Scholz <cairstone@outlook.com>  
**Subject:** TOI Development Applications - IRC Housing Units (4)

Hi Peter,

Attaching four Development Applications for you. These are all stick built houses, with the same floor plan. Any questions just let us know.

Once you are ready, I will get the Town paid.

Thank you, Charlene

*Charlene Ross  
Cofly Construction Ltd.  
104 Navy Road, PO Box 1304  
Inuvik, NT X0E 0T0  
867-777-3094*