



TOWN OF INUVIK

BY-LAW NO. 2757-25

**A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF INUVIK IN THE
NORTHWEST TERRITORIES TO AMEND THE ZONING BY-LAW 2583/P+D/15**

WHEREAS the Town of Inuvik has enacted a Zoning By-law 2583/P+D/15;

AND WHEREAS it is now deemed desirable to amend the Town of Inuvik Zoning By-law 2583/P+D/15 to allow for rezoning of a specific property;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipal Corporation of the Town of Inuvik in Council duly assembled enacts as follows:

1. Add to Part 7 – Specific Land Use Regulations a Subsection that states verbatim:

“Tiny Homes

- i. A tiny home shall be placed on a permanent foundation as per the National Building Code.
- ii. A tiny home community should have units oriented to front the public street where possible. If it is unfeasible for a unit to front the street, building façade facing the street shall include a minimum of two of the following architectural features: a. primary building entrance; b. front decks; c. variation in façade depth so as to avoid the creation of large featureless walls; or d. variation in siding and trim material and/or colour.
- iii. A tiny home community shall have: a maximum lot coverage of 40%, a maximum building height of 10.0 m.
- iv. A minimum building separation of 6 m is required on at least two sides of each residential building. A minimum 2.5 m building separation is required on all other sides of each residential building”

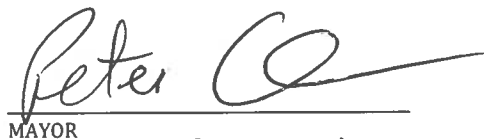
2. Add to Definitions:

Tiny Home	A detached, self-contained dwelling unit designed for permanent year-round occupancy that is typically less than 37 square metres (400 square feet) in floor area, excluding lofts. A tiny home may be built on a permanent foundation or a trailer chassis with the ability to be relocated. A tiny home on wheels must meet CSA Z240 or CSA Z241 standards or an equivalent certification as required by the municipality.
Tiny Home Community	A site where more than one tiny home is located."

3. Add to the List of Discretionary Uses for the C1 Zone:

- a. "Tiny Home
- b. Tiny Home Community"

READ A FIRST TIME THIS 13 DAY OF AUGUST 2025.



MAYOR



SENIOR ADMINISTRATIVE OFFICER

After due notice and a Public Hearing

READ A SECOND TIME THIS 10 DAY OF SEPTEMBER 2025.

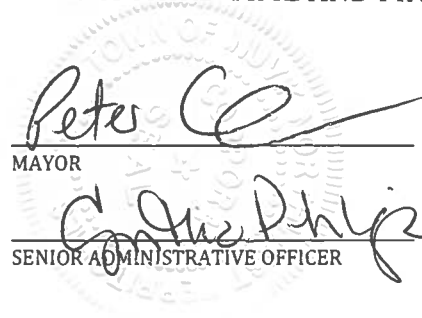
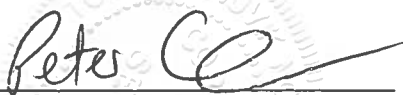


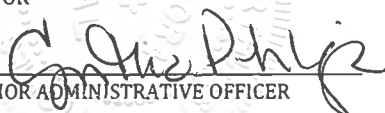
MAYOR



SENIOR ADMINISTRATIVE OFFICER

READ A THIRD TIME AND FINALLY PASSED THIS 10 DAY OF SEPTEMBER 2025.



MAYOR


SENIOR ADMINISTRATIVE OFFICER

I hereby certify that this by-law has been made in accordance with the requirements of the Cities, Towns and Villages Act and the by-laws of the Town of Inuvik.


SENIOR ADMINISTRATIVE OFFICER