

WELCOME TO  
12 NAVY ROAD  
\$75,000  
+ GST

JIM WELLER

WORK 867.669.2112  
CELL 867.765.8967



**SPECIAL FEATURES /FURNISHINGS:** Lot Size 11035 Lot 1 Block 1 Plan 228 Taxes \$1447

Residential development lot: zoned RMH, flat, fully serviced, and ready to build on.

The property is a rectangular corner lot, 75' X 150' in size (less corner splay).

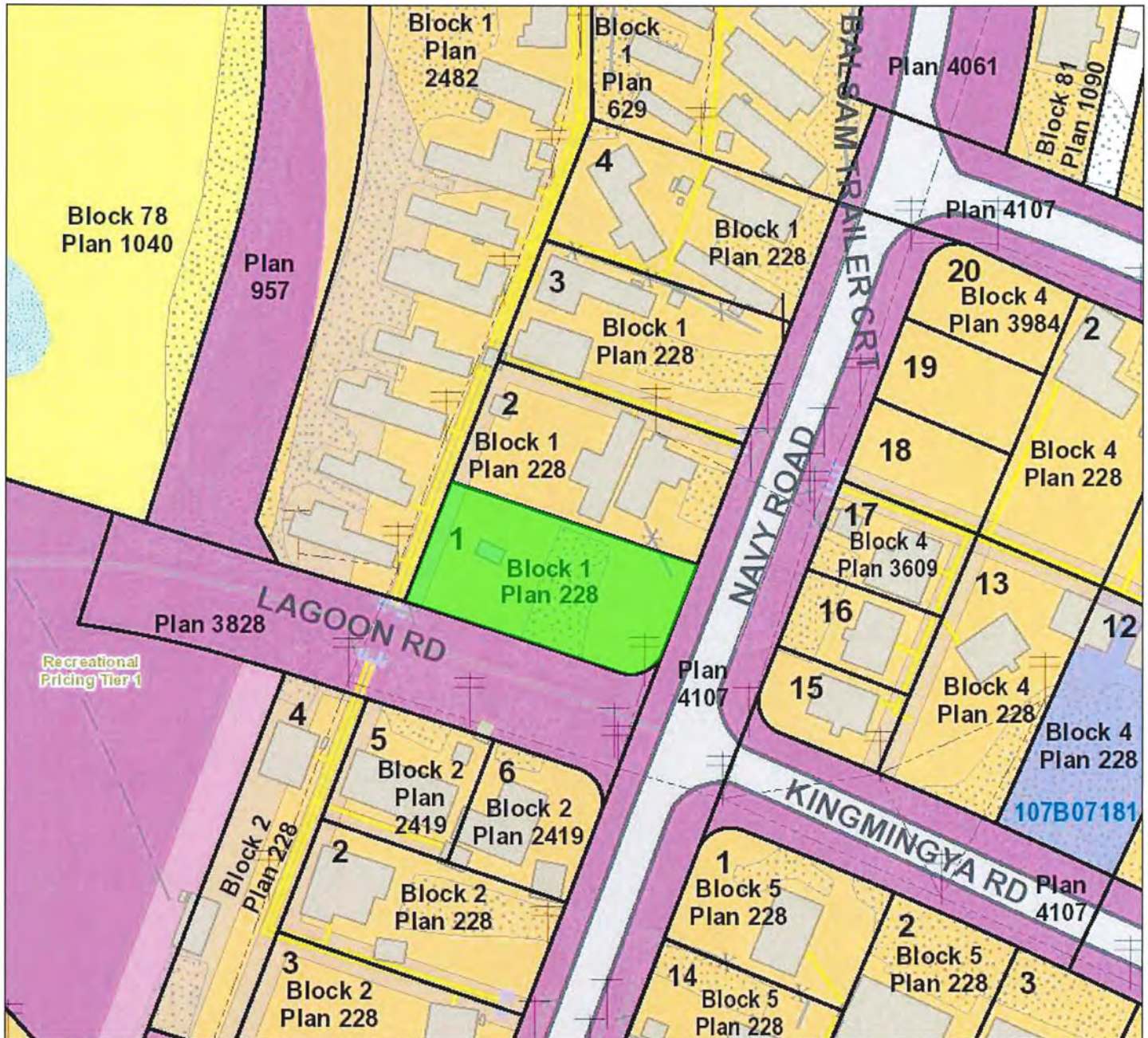
Besides manufactured housing , the zoning also conditionally allows for a stick-built home or a duplex.





ATLAS

Government of Northwest Territories



March 7, 2024

Legend

- Block Land Transfer Boundaries
- Development Areas
- Condominium Units
- Building Footprints
- Antennas
- Hydrants
- Manhole Covers
- Poles
- Satellite Dishes
- Towers
- Bridges, Culverts
- Fences, Gates, Guide Rails
- Guard Rails

- Municipal Boundaries
- Recreational Pricing Tiers
- Surveyed Parcels
- Structure Points
- Bridges, Culverts
- Lights
- Markers
- Power Poles
- Signs
- Structure Lines
- Docks, Retaining Walls, Ramps
- Gates
- Pinelines (Stibourfa)

Scale 1: 1,000

25 metres



UTM Zone: 08

COPYRIGHT Government of the Northwest Territories, Department of Lands.

### **6.3 RMH – Residential Manufactured Home**

The general purpose of this zone is to locate single-wide manufactured dwellings in a common area while allowing for improvements and redevelopment of a compatible character.

#### **1) Permitted Uses**

- a. Manufactured home;
- b. Small parks and playground that serve specific residential developments;
- c. Home occupations;
- d. Accessory buildings and uses;
- e. Public or semi-public buildings and uses serving the immediate area; and
- f. Public utility buildings and installations.

#### **2) Conditional Uses**

- a. Single detached dwellings;
- b. Duplex dwellings;
- c. Multiple unit dwellings (row housing); and
- d. Other uses which are considered by Council to be similar in character and purpose in keeping with the intent and purpose of the Community Plan.

3) Development Regulations

	Use Type		
	Manufactured Home	Single Detached Dwelling	Duplex Dwelling (each unit)
Minimum Site Area	350 m <sup>2</sup>		
Minimum Site Width	10.5 m		
Maximum Site Coverage			
- Dwelling	40%	50%	40%
- Accessory	10%	10%	10%
Maximum Height	5 m	10.5 m	10.5
Minimum Front Yard Setback	4 m	4m	4m
Minimum Rear Yard Setback	3 m	3 m	3 m
- yard abuts flanking street	4.6 m	4.6 m	4.6 m
- from a utilidor	3 m	3 m	3 m
Minimum Side Yard Setback	1.5 m	1.5 m	1.5 m
- if Yard abuts flanking street	4.6 m	4.6 m	4.6 m
- from a utilidor	3 m	3 m	3 m

- 4) Minimum lot area and width may be less in the case of existing registered sub-standard lots, with the approval of Council.
- 5) All development shall meet the requirements of Part Five and Seven of this Bylaw.