

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0100, deemed complete the 16th day of June 2026, at the following location: 107 ETTHEN DRIVE [Roll: 0539000100].

Lot 1

Block 539

Plan # 2094

Intended Development: Change of Use from Contractor Services to Factory-Built Dwelling Sales and Storage with an Accessory Office

Has been APPROVED subject to the following condition(s):

1. A Fence must be constructed along the sides of the property which abut adjacent Lots to define the area of the property used for Factory-Built Dwelling Sales and Storage. The Fence shall comply with all applicable regulations of Section 7.6 of the Zoning By-law No. 5045, as amended.
2. The Fence shall be 2.00m in height, for the purpose providing adequate screening to adjacent Lots as described in the regulations of Section 9.2.4 of the Zoning By-law No. 5045, as amended.
3. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0100 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: August 17, 2026

EFFECTIVE DATE: September 1, 2026



Development Officer

AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE OWNER OF THE SUBJECT PROPERTY IS AUTHORIZED TO REMOVE THIS NOTICE. ALL OTHER PERSONS FOUND REMOVING THIS NOTICE WILL BE PROSECUTED.

NOTICE:

Any persons claiming to be adversely affected by the development may, in accordance with the *Community Planning and Development Act*, appeal to the Development Appeal Board, c/o City Clerk's Office, P.O. Box 580, Yellowknife, NT X1A 2N4, tel. 920-5646. Please note that your notice of appeal must be in writing, comply with the *Community Planning and Development Act*, include your contact information and include the payment of the \$400 appeal fee (the appeal fee will be reimbursed if the decision of the Development Officer is reversed). The appeal must be received on or before 4:30 p.m. on the **31st** day of **August 2026**.