Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: Development Permit

File Information:

File #: PLDEV-2025-0134
Applicant: Colin Cleaveland
Civic Address: 109 Merlin Road
Legal Description: Lot 7 Block 908 Plan 4727

Intended Development: Outdoor Storage Facility and Two Accessory Buildings

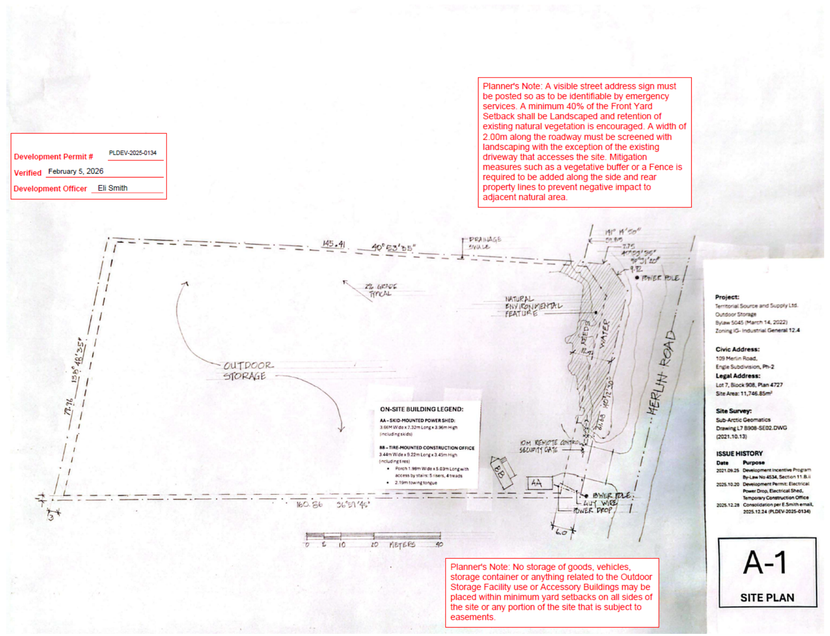
Has been **Approved** subject to the following conditions:

1.No storage of any goods, vehicles or storage containers is permitted on any portion of land with the property lines that is subject to an easement or is a part of the required setbacks.
2.No accessory buildings can be constructed or placed on any portion of the site covered easement.
3.The applicant must submit a copy of the Real Property Report, which shows the entire site including the location of any accessory buildings and the extent to which the fill used to grade the site extends off the property and into the adjacent parcel for the site by April 30, 2027 to the Development Officer for review against approved stamped plans.
4.The applicant is required to enter into a Development Agreement with the City with respect to landscaping, buffering to the natural area, street signage and other requirements. The agreement must be signed and security deposit must be paid in full within 60 Days of the effective date of the Development Permit; and
5.The development shall comply with the approved and stamped drawing for PLDEV-2025-0134 and with all By-laws and policies in effect for the City of Yellowknife.

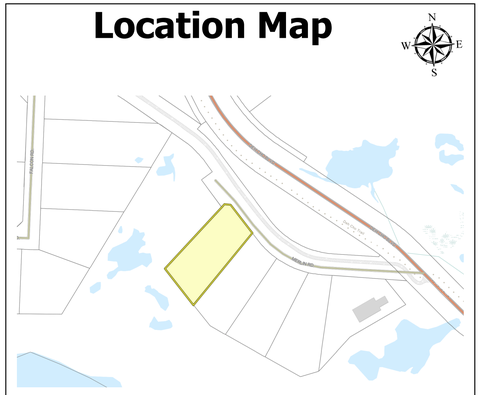
Effective Date: March 11, 2026

Decision issued on February 25, 2026
Development Officer: Eli Smith

Approved Stamped Plan



Location Map



APPEAL: 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, City of Yellowknife, P.O. Box 580, 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 $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 10th day of March, 2026**.
GETTING ADDITIONAL INFORMATION: Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. or by the QR code.