

Type of Application: Development Permit/Variance

File Information:

File #: PLDEV-2026-0161

Applicant: Corey Maund

Civic Address: 11 Ellesmere

Legal Description: Lot 4 Block 533 Plan 1349

Intended Development: A Storage Facility Building and Variances for an Accessory Building.

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

1. Reduce the Front Yard Setback from 6.00m to 0.30m.
2. Reduce the Side Yard Setback from 1.50m to 0.30m.
3. The applicant shall provide an Official Survey Plan or Real Property Report upon completion of construction and before occupancy to the Development Officer for review to ensure compliance with Development Permit approval and the Zoning By-law.
4. A minimum of one (1) parking space is required to be provided off-street.
5. Any Outdoor Storage of goods shall be screened in accordance with Section 9.2.4.b) of the Zoning By-law No. 5045, as amended.
6. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0161 and with all By-laws and policies in effect for the City of Yellowknife.

Effective Date: August 5, 2026

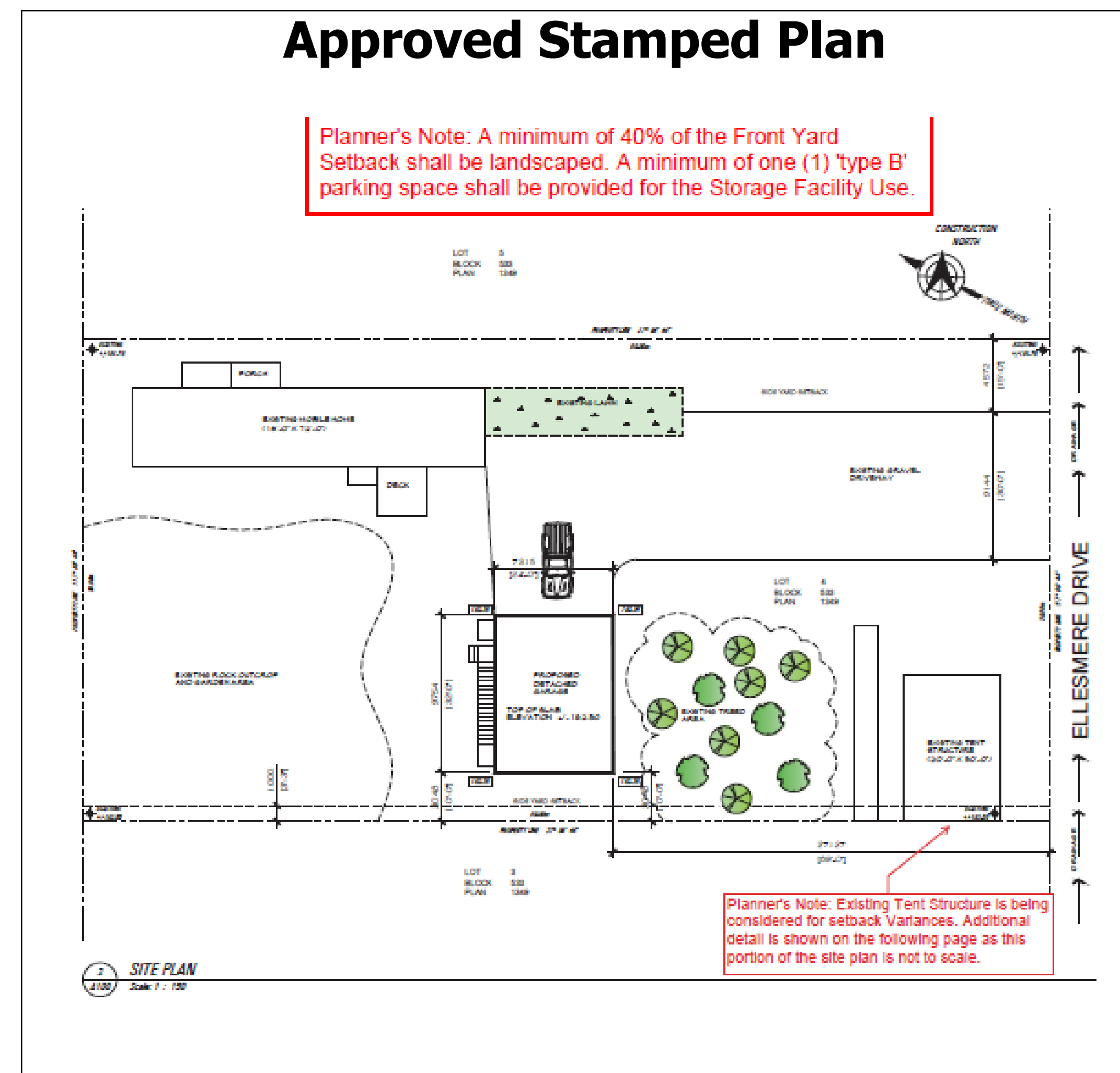
Decision issued on July 22, 2026

Development Officer: Eli Smith

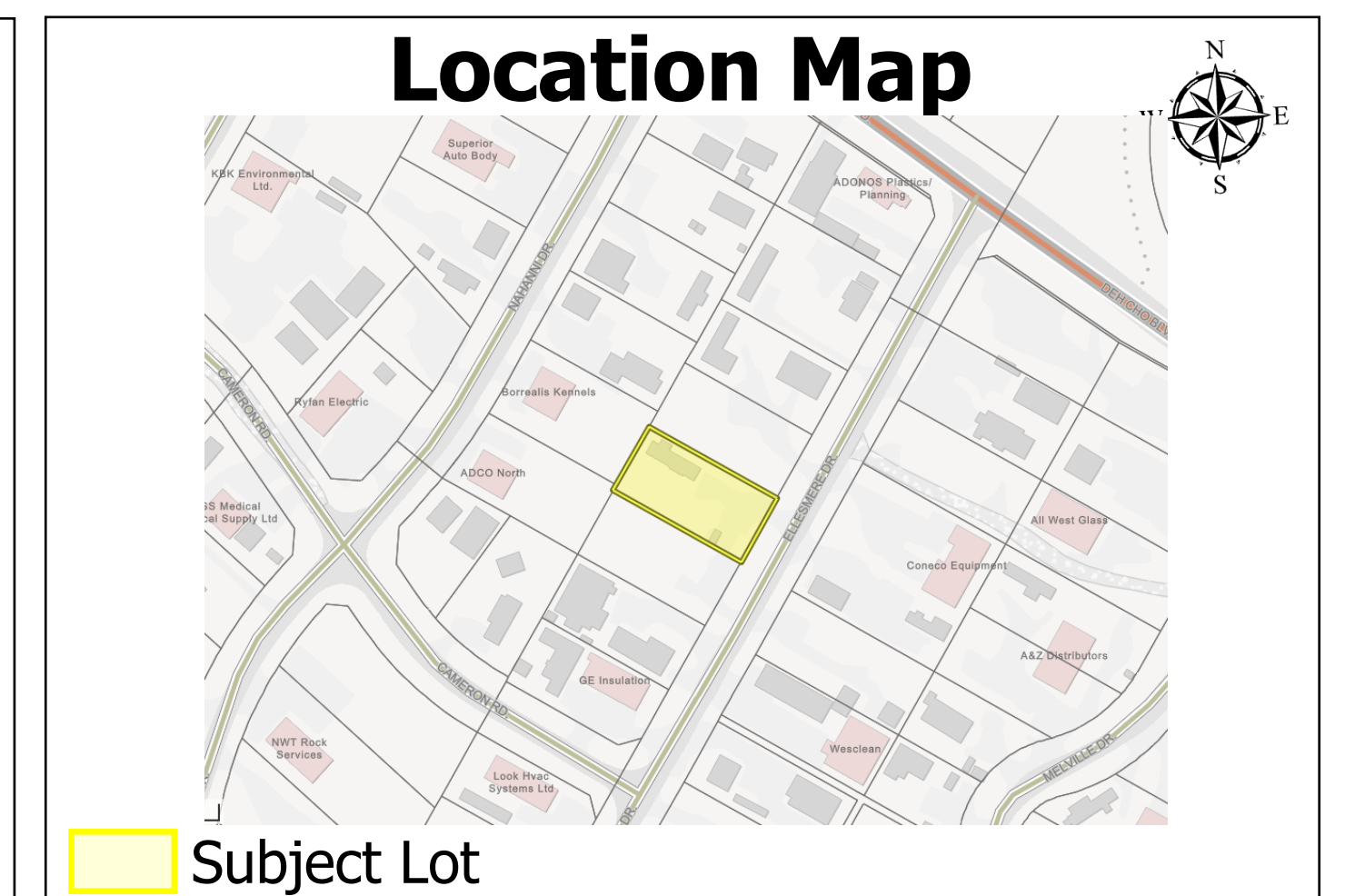
APPEAL: Any persons claiming to be adversely affected by the development may, in accordance with the Community Planning and Development Act, appeal to the Development Appeal Board. c/o City Clerk's Office, City of Yellowknife, P.O. Box 580, NT X1A 2N4, tel. 920 - 5646. Please note that your notice of 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 4th day of August, 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.

Approved Stamped Plan



Location Map



Proposed Variances

