

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0161, deemed complete the 18th day of June 2026, at the following location: 11 ELLESMERE DRIVE [Roll: 0533000400].

Lot 4

Block 533

Plan # 1349

Intended Development: Storage Facility and Accessory Building with Variances

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

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.

DATE of Issue of this Notice of Decision: July 22, 2026

EFFECTIVE DATE: August 5, 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 4th day of **August 2026**.