

Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: DP/Variance/Grading Permit/etc.

File Information:

File #: PLDEV-2026-0069

Applicant: ARCAN Construction Ltd.

Civic Address: 112, 114, 116 Falcon Road

Legal Description: Lots 51-53 Block 907 Plan 4250

Intended Development: Temporary Use (Heavy Industrial) for less than 8 Months

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

- 1.The Temporary Use for Heavy Industrial shall not operate past November 30, 2026, commencing on the date the Development Permit is effective.
- 2.The applicant shall enter into a Development Agreement with the City to ensure removal of any Structures, Buildings and Development associated with the Temporary Use on or before November 30, 2026. The Development Agreement must be signed and the security deposit paid within 30 Days of the effective date of the Development Permit.
- 3.The development shall comply with the Approved Stamped Plans for PLDEV-2026-0069 and with all By-laws and policies in effect for the City of Yellowknife.

Effective Date: July 9, 2026

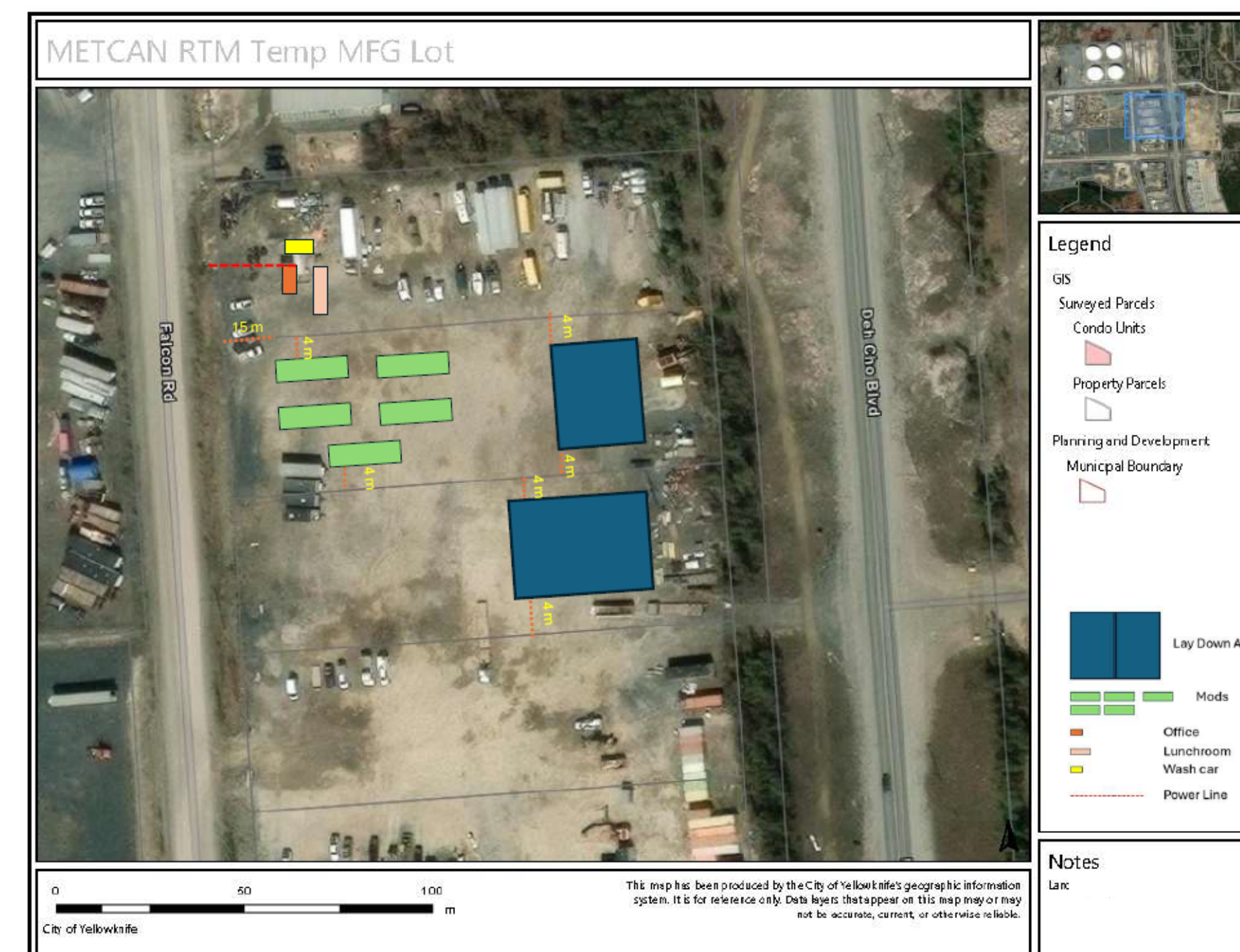
Decision issued on June 23, 2026

Development Officer: Eli Smith

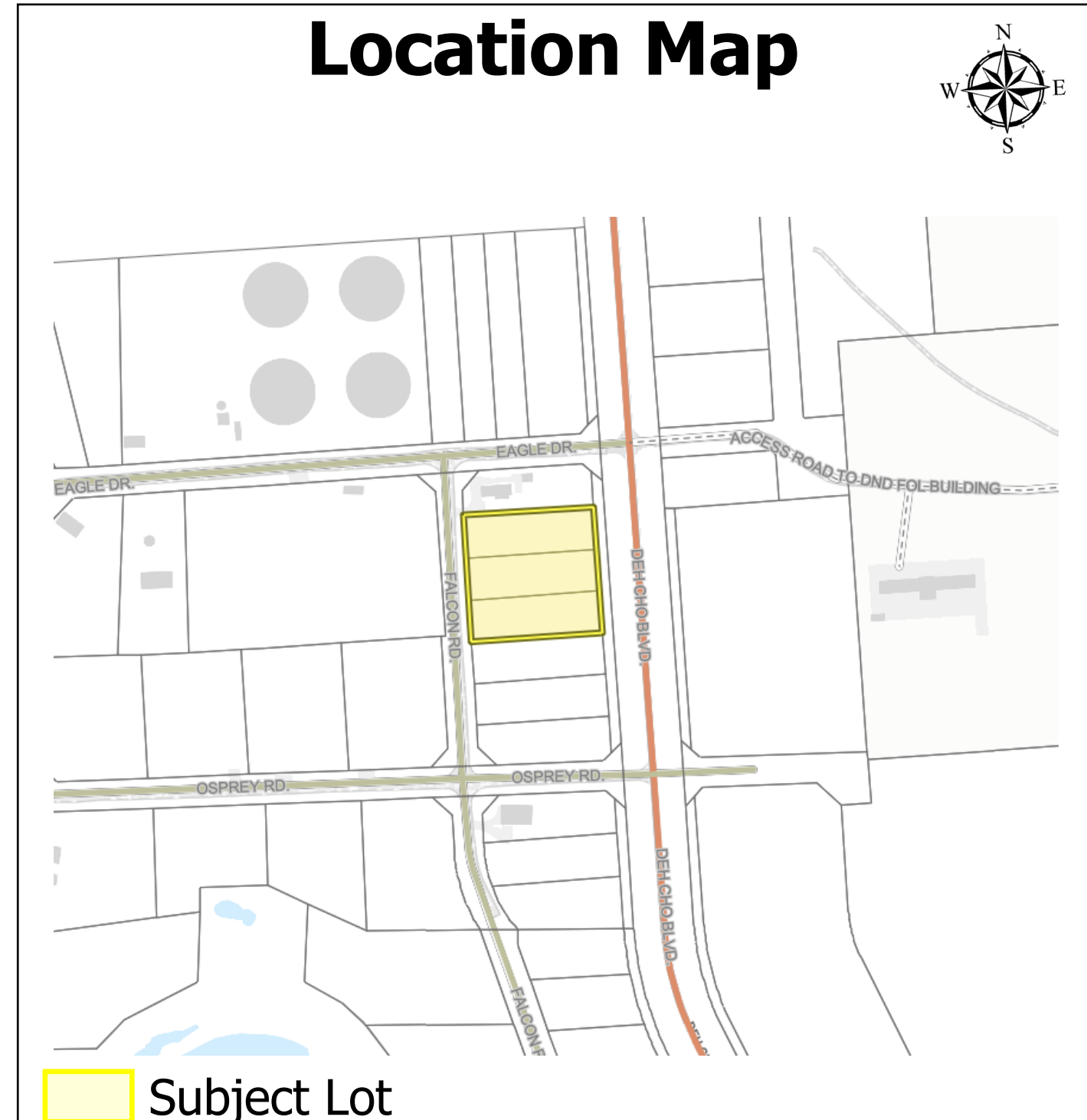
Approved Stamped Plan

Planner's Note: As the 3 Lots that make up the subject site have not been consolidated, easements still exists along the lot lines. The applicant considered this in the development of the site plan, ensuring that no Structures, Buildings, or Outdoor Storage will be located within defined easements for the duration of the Temporary Use.

Development Permit # PLDEV-2026-0069
Verified May 27, 2026 (Page 1 of 2)
Development Officer Eli Smith



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 8th day of July, 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.

