

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0105, deemed complete the 5th day of August 2026, at the following location: 115 EAGLE DRIVE [Roll: 0907000400].

Lot 4

Block 907

Plan # 4173

Intended Development: Recycling Facility and an Accessory Building for a Storage Facility

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

1. The applicant will add a Street Address Sign for the purpose of location identification by emergency response teams, as required for the Engle Business District in the Community Plan By-law No. 5007, as amended.
2. No vegetation or Landscaping shall be permitted within 100m of a tank farm as described in Section 12.4.2 of the Zoning By-law No. 5045, as amended. The buffer shall take precedent over Landscaping requirements that are required on any portion of the Lot.
3. No additional driveways may be added to take access from Eagle Drive or Falcon Road as described in Section 12.4.3.e of the Zoning By-law No. 5045, as amended.
4. All Outdoor Storage shall be screened as described according to Section 9.2.4 of the Zoning by-law No. 5045, as amended.
5. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0105 and with all By-laws and policies in effect for the City of Yellowknife.

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

EFFECTIVE DATE: November 6, 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 5th day of **November 2026**.