

# PUBLIC NOTICE

## CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

### NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0013, deemed complete the 11<sup>th</sup> day of March 2026, for a development taking place at the following location: 2 FINDLAY POINT [0308007700].

Lot 77

Block 308

Plan # 4204

Intended Development: Multi-Unit Dwelling (6 units) – Variance for Rear Yard Setback

Has been **APPROVED** (Development Appeal Board Decision, July 20, 2026), subject to the following conditions:

1. The minimum Rear Yard Setback requirement has been decreased from 6m to 5.4m;
2. The Developer shall submit a Real Property Report (RPR) prior to occupancy;
3. The Developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements, car share service, and site servicing requirements; and
4. The Development shall comply with the Approved Drawings for PLDEV-2026-0013 and with all By-laws and policies in effect for the City of Yellowknife.

EFFECTIVE DATE: July 20, 2026

  
Development Officer

#### **NOTICE:**

In accordance with the *Community Planning and Development Act*, Development Appeal Board decisions are final and not subject to appeal.

**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.**