



CITY OF YELLOWKNIFE

## Development Permit Decision Letter Zoning By-law No. 5045

Date: September 16, 2025

File: Lots 31

Block 512

Plan 4740

Stantec Architecture Ltd.  
4910 53<sup>rd</sup> Street, Second Floor  
Yellowknife NT, X1A2P4

### **Re: Development Permit Application PL-2025-0030**

The City of Yellowknife Planning and Development Department has approved your Development Permit application for a Similar Use to a Hotel at 346 Borden Drive [Roll: 0512003100]. Similar Use is a Discretionary Use in the Commercial Service (CS) Zone, which has been approved by Council on July 28, 2025. A Notice of Decision will be posted on the property with the permit effective on the date indicated. The Public Notice must be left up until the effective date.

**Please note a Development Permit is not a Building Permit.** If required, you must apply for and receive a Building Permit before beginning construction. It is also your responsibility as the applicant to apply for and acquire any other permits required from other departments or agencies.

The application was **approved** with the following condition(s):

1. The development shall comply with the Approved Stamped Site Plans for Development Permit PL-2025-0030.
2. The developer shall enter into a Development Agreement with the City with respect to on-site improvements, landscaping, parking, and other applicable requirements. The agreement must be signed and security deposits must be paid in full prior to the issuance of the Building Permit.
3. For any blasting work, the developer shall obtain a proper Blasting Permit from the Workers Safety and Compensation Commission (WSCC) and any other applicable approvals. Prior to commencing a blast, the developer shall notify the City's Fire Division, Municipal Enforcement Division, and the Public Works and Engineering Department. The developer shall ensure that all operations are contained within the property lines.
4. No sign illumination shall have direct rays of light projected towards adjacent properties or interfere with any traffic control device.
5. The developer shall obtain all applicable approvals and permits, and ensure that the development complies with all applicable by-laws and regulations before opening to the public.

Should you have any questions please contact me at [qpeng@yellowknife.ca](mailto:qpeng@yellowknife.ca).

Sincerely,

Qi (Vivian) Peng, MEM  
Planner II

DM 805229



CITY OF YELLOWKNIFE

**PUBLIC NOTICE**

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

**NOTICE OF DECISION**

Development Permit Application No. PL-2025-0030 deemed complete the 12<sup>th</sup> day of May 2025, for a development taking place at the following location: 346 Borden Drive [Roll: 0512003100].

Lots 31                                      Block 512                                      Plan # 4740

Intended Development:              Similar Use to a Hotel

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

1. The development shall comply with the Approved Stamped Site Plans for Development Permit PL-2025-0030.
2. The developer shall enter into a Development Agreement with the City with respect to on-site improvements, landscaping, parking, and other applicable requirements. The agreement must be signed and security deposits must be paid in full prior to the issuance of the Building Permit.
3. For any blasting work, the developer shall obtain a proper Blasting Permit from the Workers Safety and Compensation Commission (WSCC) and any other applicable approvals. Prior to commencing a blast, the developer shall notify the City's Fire Division, Municipal Enforcement Division, and the Public Works and Engineering Department. The developer shall ensure that all operations are contained within the property lines.
4. No sign illumination shall have direct rays of light projected towards adjacent properties or interfere with any traffic control device.
5. The developer shall obtain all applicable approvals and permits, and ensure that the development complies with all applicable by-laws and regulations before opening to the public.

DATE of Issue of this Notice of Decision: September 16, 2025  
EFFECTIVE DATE: OCTOBER 02, 2025

  
Development Officer

**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, tel. 920-5646, City of Yellowknife, P.O. Box 580, Yellowknife, NT X1A 2N4. 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 1<sup>st</sup> day of October 2025.**

**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.**