

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2026-0152, deemed complete the 6th day of Augus 2026, at the following location: 3508 RACCINE RD [Roll: 0002002200].

Lot 22

Block 2

Plan 179

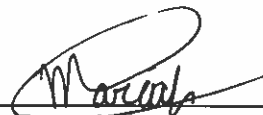
Intended Development: To reduce the rear yard setback requirement from 6 m to 0 m to formalize the existing deck for the addition of a mudroom.

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

1. The minimum rear yard setback requirement has been decreased from 6 m to 0 m.
2. The developer shall submit an updated Real Property Report (RPR) to confirm the rear yard setback.
3. The development shall comply with the approved stamped drawings for PLVAR-2026-0152 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation.

DATE of Issue of this Notice of Decision: September 23, 2026

EFFECTIVE DATE: October 7, 2026


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, 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 6th day of **October 2026**.

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.