

Type of Application: Variance

File Information:

File #: PL-2025-0048

Applicant: Craig Scott

Civic Address: 3529 McDonald Drive

Legal Description: Lot 9 Block A Plan 2145

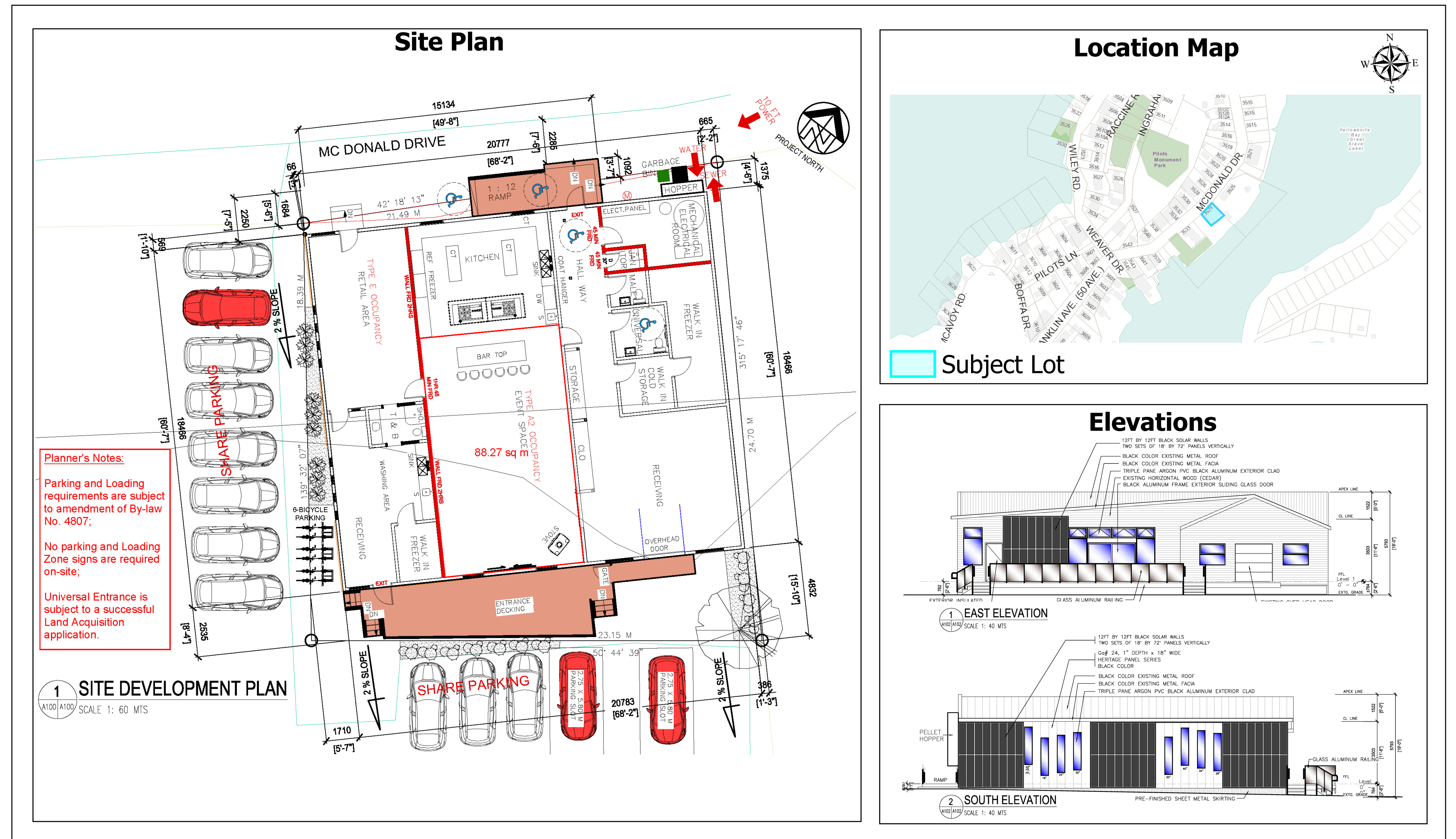
Purpose:

Mixed-Use Building (Commercial Retail Sales and Service; Food and Beverage Services) has been APPROVED with the following conditions:

1. The lot coverage has been increased from 50% to 76%;
2. The front yard setback has been decreased from 6m to 0m;
3. The rear yard setback has been decreased from 6m to 0m;
4. The side yard setbacks have been decreased from 2m to 0m;
5. The Developer shall enter into a Development Agreement with the City with respect to on-site and off-site improvements and site servicing requirements;
6. Prior to commencement of the approved uses, the parking and loading requirements for the development shall be addressed through an amendment to By-law No. 4807, as illustrated on Schedule A-1;
7. Prior to construction of the proposed universal entrance to the adopted National Building Code Standards, the Developer shall submit and obtain approval of Land Acquisition authorizing the encroachment of the universal entrance within the municipal right-of-way, in accordance with the City's Land Administration By-law No. 5078, as amended; and
8. The development shall comply with the approved stamped drawings for PL-2025-0048 and with all By-laws in effect for the City of Yellowknife.

Decision issued on August 28, 2026

Development Officer: Bassel Sleem



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 11th day of September 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.

