

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PL-2025-0048, deemed complete the 3rd day of June 2025 for a development taking place at the following location: 3529 MCDONALD DR [0000100201].

Lot 9

Block A

Plan # 2145

Intended Development: Mixed-Use Building (Commercial Retail Sales and Service; Food and Beverage Services)

Has been APPROVED subject to 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.

DATE of Issue of this Notice of Decision: August 28, 2026

EFFECTIVE DATE: September 12, 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, tel. 920-5646, City of Yellowknife, P.O. Box 580, Yellow knife, 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 **SEPTEMBER 11, 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.