

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0090, deemed complete the 6th day of June 2026, at the following location: 3816 BRETZLAFF DRIVE [Roll: 0011001900].

Lot 19

Block 11

Plan # 2201

Intended Development: Factory-Built Dwelling with Variances

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

1. Approval of this Development Permit and Variances shall be contingent upon the approval of the proposed Lot Subdivision by the Government of the Northwest Territories. Should the Subdivision not be approved, or not be approved as outlined in the approved stamped plans, the Development Permit and Variances shall be void.
2. For proposed Lot A:
 - a. Reduce the minimum Front Yard Setback from 6.00m to 1.83m.
 - b. Reduce the minimum Rear Yard Setback from 6.00m to 2.00m.
3. For proposed Lot B:
 - a. Reduce the minimum Side Yard Setback from 2.00m to 1.76m.
 - b. Reduce the minimum Rear Yard Setback from 6.00m to 1.50m.
4. Following any approval of Lot Subdivision for the property, the applicant shall provide an Official Survey Plan or Real Property Report prior to occupancy to the Development Officer for review to ensure compliance with Development Permit approval and the Zoning By-law.
5. 100% of the Front Yard shall be landscaped with the exception of areas used for Parking as per Section 7.5.3 of the Zoning By-law No.5045, as amended.
6. The Factory-Built Dwelling shall be skirted from the base of the unit to the ground with a material similar to the siding and Painted Plywood shall not be permitted as skirting as per Section 8.2.4 of the Zoning By-law No.5045, as amended.
7. The development shall comply with the Approved Stamped Plans for PLDEV-2026-0090 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: July 7, 2026

EFFECTIVE DATE: July 22, 2026



Development Officer

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.

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 **21st** day of **July 2026**.