

Type of Application: Development Permit/Variance

File Information:

File #: PLDEV-2026-0217

Applicant: Alexander Power

Civic Address: 4236B 49A Avenue

Legal Description: Lot 32 Block 71 Plan 4457

Intended Development: To develop an Accessory Building and a Deck with Variances to the Front, Side and Rear Yard Setbacks

Has been **Refused** for the following reasons:

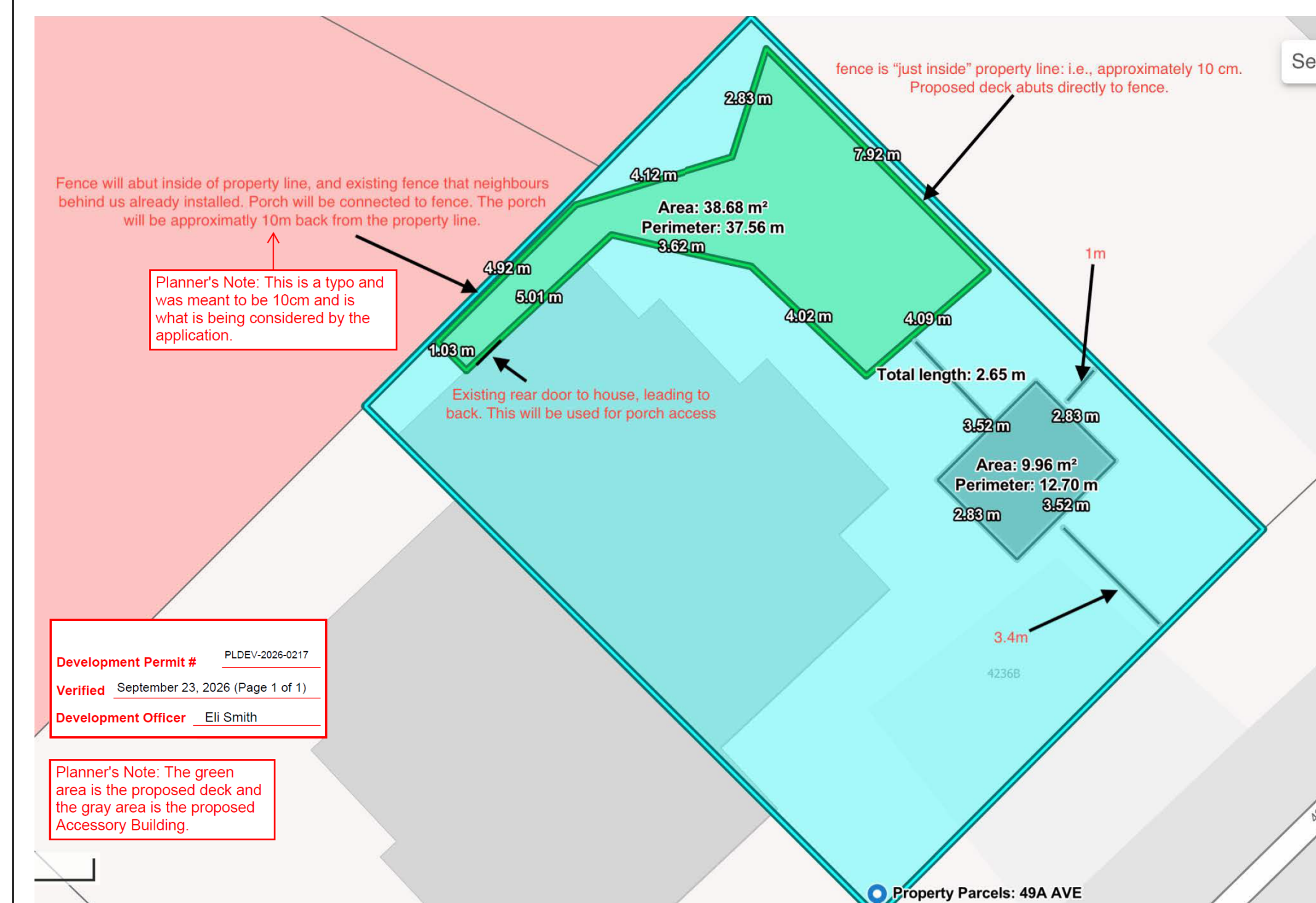
1. Non-compliance of the Proposed Accessory Building with Section 7.13.1.c of the Zoning By-law No. 5045, as amended, prohibiting Accessory Buildings from being located in the required Front Yard of a Lot.
2. Approval of the Side and Rear Yard Variances would materially interfere with or affect the use of neighbouring parcels of land as described in Section 4.9 of the Zoning By-law No. 5045, as amended.

Effective Date: October 22, 2026

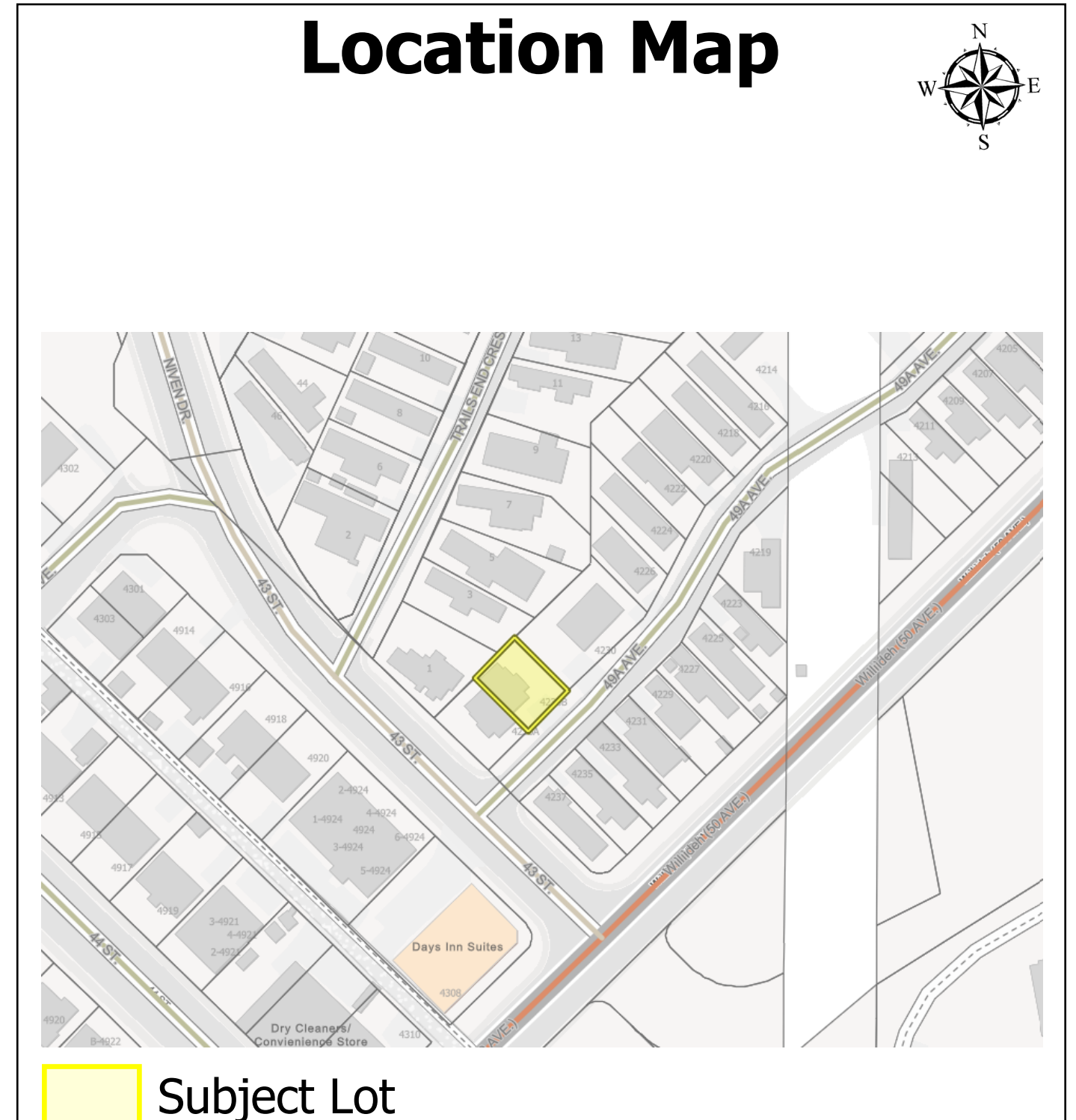
Decision issued on October 8, 2026

Development Officer: Eli Smith

Refused Stamped Plan



Location Map



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 21st day of October, 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. or by the QR code.

