

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2026-0217, deemed complete the 21st day of August 2026, at the following location: 4236B 49A Avenue [Roll: 0071003200].

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 reason(s):

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.

DATE of Issue of this Notice of Decision: October 8, 2026

EFFECTIVE DATE: October 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 **October 2026**.