

Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: Development Permit

File Information:

File #: PLDEV-2025-0169

Applicant: NOVA GOC

Civic Address: 4571 48 ST

Legal Description: Lot 3 Block 301 Plan 1955

Intended Development: Hotel (75 rooms)

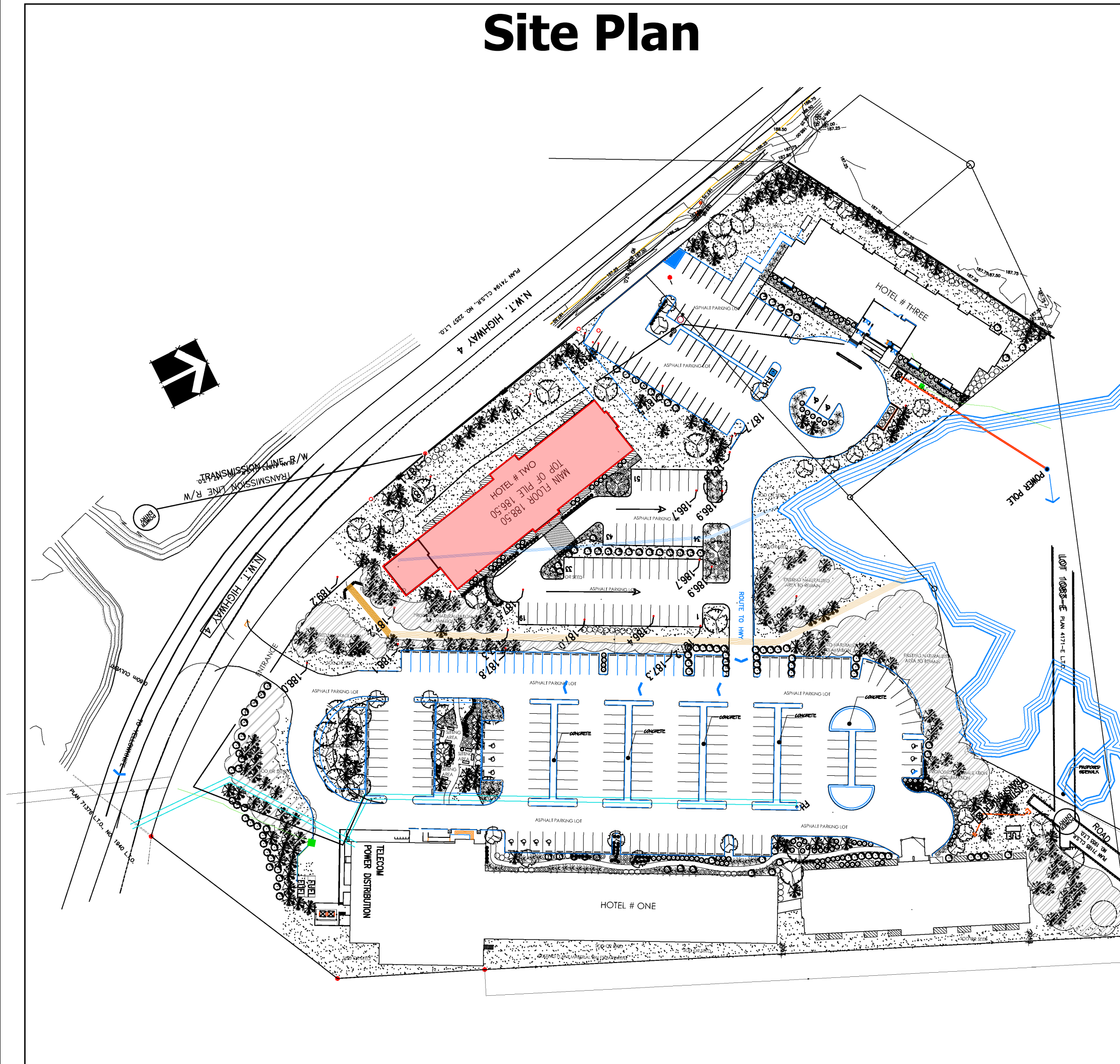
Has been **Approved** subject to the following conditions:

- 1.The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to issuance of a Building Permit; and
- 2.The development shall comply with the approved stamped drawings for PLDEV-2025-0169 and with all By-laws and policies in effect for the City of Yellowknife.

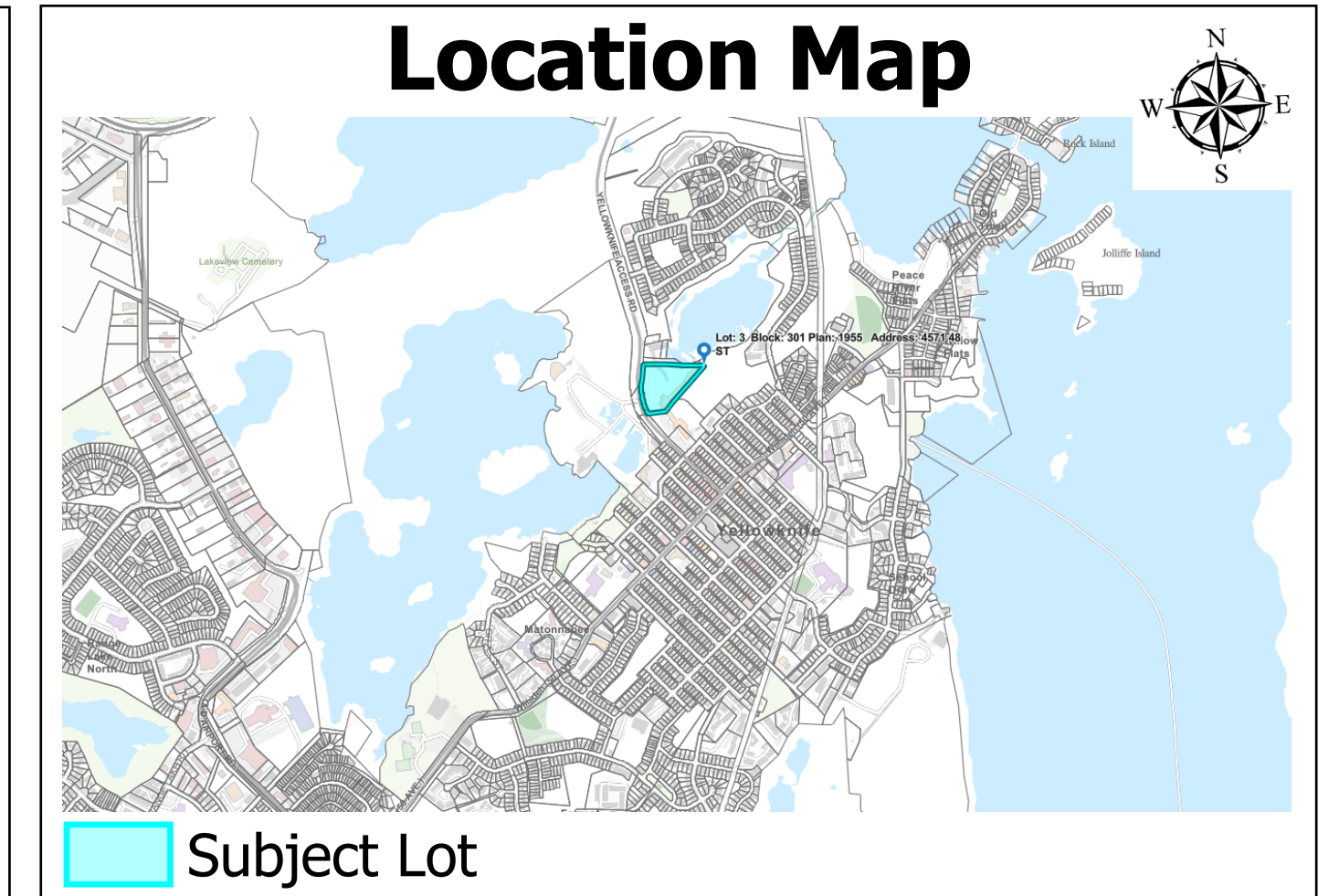
Decision issued on September 1, 2026

Development Officer: Bassel Sleem

Site Plan



Location Map



3D Perspective



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 SEPTEMBER 15, 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.



www.yellowknife.ca



CITY OF
YELLOWKNIFE