

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2025-0169, deemed complete the 3rd day of July 2026, for a development taking place at the following location: 4571 48 ST [Roll: 0301000300]

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 and stamped drawing for PLDEV-2025-0169 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: September 1, 2026

EFFECTIVE DATE: September 16, 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 15, 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.