

Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: Development Permit

File Information:

File #: PL-2025-0030

Applicant: Stantec Architecture Ltd.

Civic Address: 346 Borden Drive

Legal Description: Lot 31 Block 512 Plan 4740

Intended Development: Similar Use to a Hotel (Similar Use is a Discretionary Use in the Commercial Service (CS) Zone, which has been approved by Council on July 28, 2025.

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

- 1.The development shall comply with the Approved Stamped Site Plans for Development Permit PL-2025-0030.
- 2.The developer shall enter into a Development Agreement with the City with respect to on-site improvements, landscaping, parking, and other applicable requirements. The agreement must be signed and security deposits must be paid in full prior to the issuance of the Building Permit.
- 3.For any blasting work, the developer shall obtain a proper Blasting Permit from the Workers Safety and Compensation Commission (WSCC) and any other applicable approvals. Prior to commencing a blast, the developer shall notify the City's Fire Division, Municipal Enforcement Division, and the Public Works and Engineering Department. The developer shall ensure that all operations are contained within the property lines.
- 4.No sign illumination shall have direct rays of light projected towards adjacent properties or interfere with any traffic control device.
- 5.The developer shall obtain all applicable approvals and permits, and ensure that the development complies with all applicable by-laws and regulations before opening to the public.

Effective Date: October 2, 2025

Decision issued on September 16, 2025

Development Officer: Vivian Peng

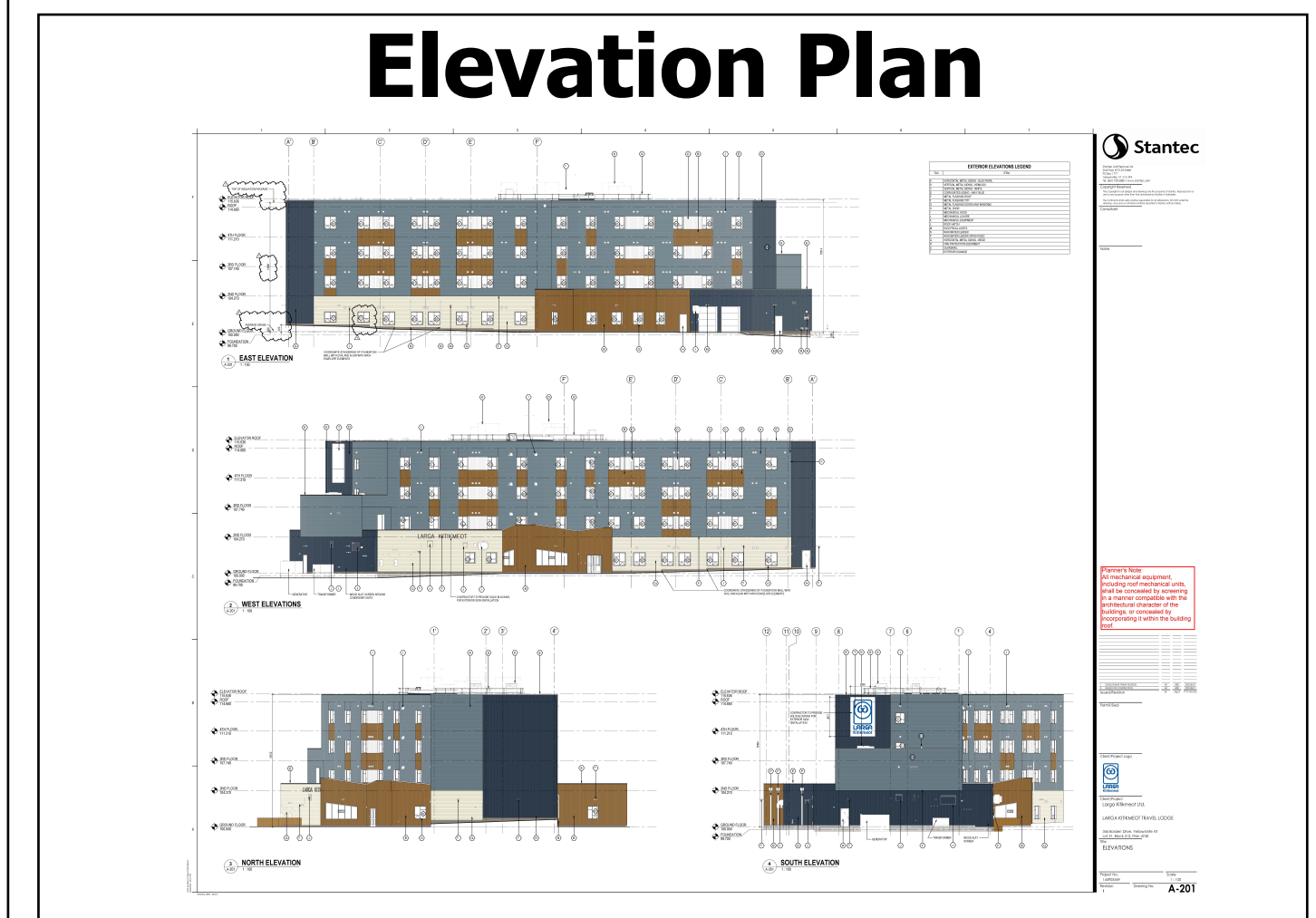
Approved Stamped Plan



Location Map



Elevation Plan



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, tel. 920 - 5646, City of Yellowknife, P.O. Box 580, 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 \$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 1st day of October, 2025.**

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.