

# PUBLIC NOTICE

## CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

### NOTICE OF DECISION

Development Permit Application No. PLDEV-2025-0086, deemed complete the 13<sup>th</sup> day of March 2026, at the following location: 121 JESKE CRESCENT [Roll: 0562005100].

Lot 51

Block 562

Plan # 2246

Intended Development: In-Home Secondary Suite and Variance to increase the maximum Lot Coverage for the Principal Building.

Has been **APPROVED** subject to the following condition(s):

1. Increase of the maximum Lot Coverage of the Principal Building, from 40% to 45%, be granted.
2. The width of the driveway shall not exceed a total width of 5.20m.
3. Prior to issuance of the Occupancy Permit, a Real Property Report shall be provided to the Development Officer for review against the regulations of the R1 Zone, including but not limited to the maximum width of the driveway and landscaping requirements.
4. All Factory-Built or manufactured Dwelling Units shall be skirted from the base of the unit to the ground with material similar to that of the siding material. Painted plywood shall not be permitted as skirting.
5. The development shall comply with the Approved Stamped Plans for PLDEV-2025-0086 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: May 26, 2026

EFFECTIVE DATE: June 10, 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, 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 9<sup>th</sup> day of **June 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.**