

Type of Application: Development Permit and Variance

File Information:

File #: PLDEV-2025-0086

Applicant: Deepak Chotalia

Civic Address: 121 Jeske Crescent

Legal Description: Lot 51 Block 562 Plan 2246

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

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

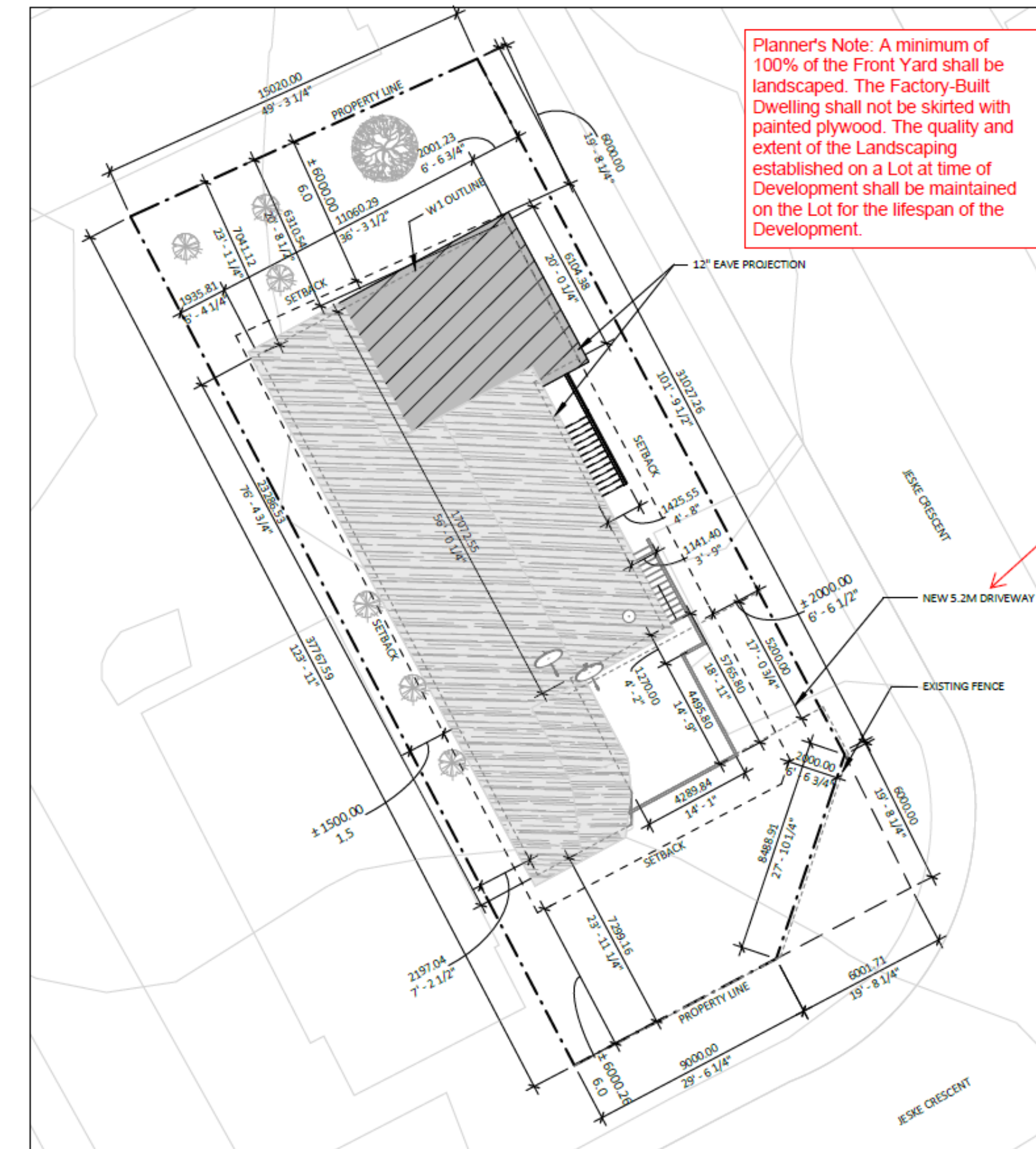
1. Increase of the maximum Lot Coverage of the Principal Building, from 40% to 45%, be granted.
2. The width of the driveway shall not exceed a total width of 5.20m.
3. Prior to issuance of the Occupancy Permit, a Real Property Report shall be provided to the Development Officer for review against the 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.

Effective Date: June 10, 2026

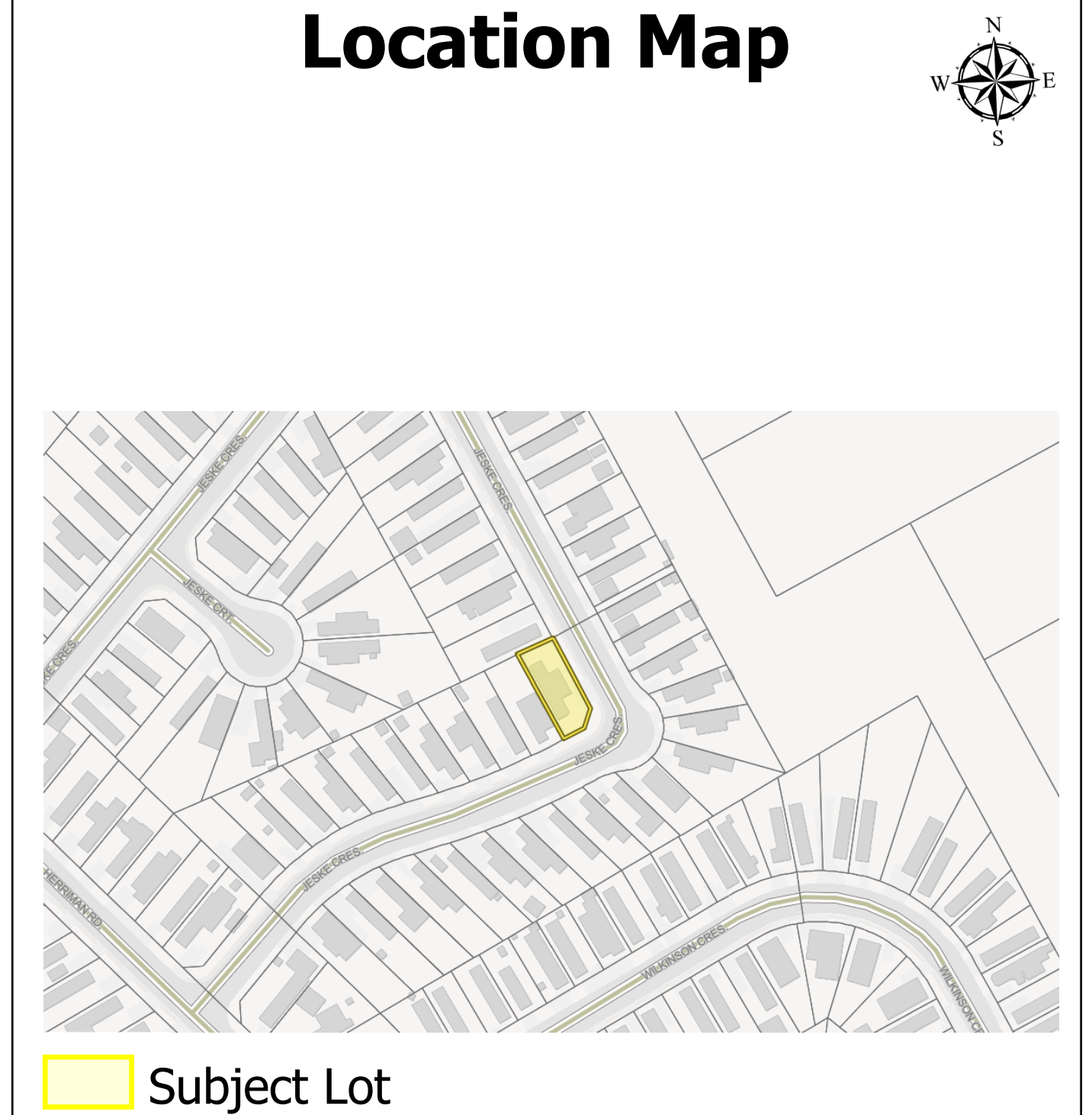
Decision issued on May 26, 2026

Development Officer: Eli Smith

Approved Stamped Plan



Location Map



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 the 9th day of June, 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.

