

# Notice of Decision

City of Yellowknife  
Planning & Environment

## Type of Application: Development Permit and Variance

### File Information:

File #: PLDEV-2025-0123

Applicant: Alana Hjelmeland

Civic Address: 3 Boffa Drive

Legal Description: Lot 13 Block E Plan 4227

**Intended Development:** Factory-Built Dwelling with variances Front Yard Setback and Side Yard Setback.

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

1. The Front Yard Setback be decreased from 6.00m to 0.79m.
2. The Side Yard Setback be decreased from 2.00m to 1.41m.
3. The proposed development shall comply with the Shoreline setback with no structure located within 15.00m of the Shoreline of the Water-Body as measured on November 21, 2025.
4. The applicant must submit a copy of the Real Property Report for the site upon completion of the development to the Development Officer for review against approved stamped plans.
5. Any site grading that exceeds an average change of 0.60m, a Grading Permit will be required.
6. The Development shall be skirted from the base of the unit to the ground with material similar to that of the siding material and conform to the current National Building Code and shall be Canadian Standards Association Certified.
7. The development shall comply with the approved stamped drawings for PLDEV-2025-0123 and with all By-laws and policies in effect for the City of Yellowknife.

**Effective Date:** January 22, 2026

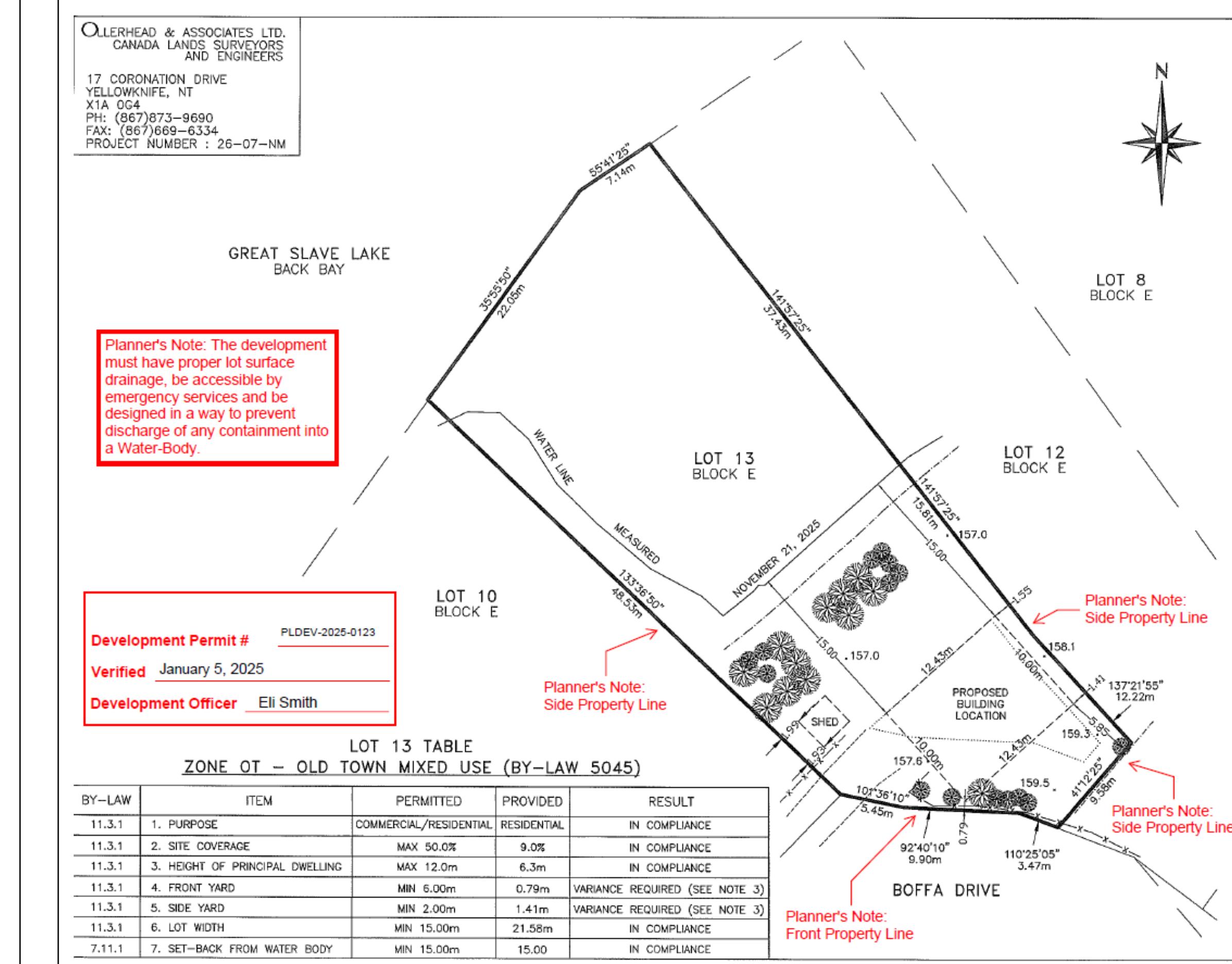
Decision issued on January 7, 2026

**Development Officer:** Eli Smith

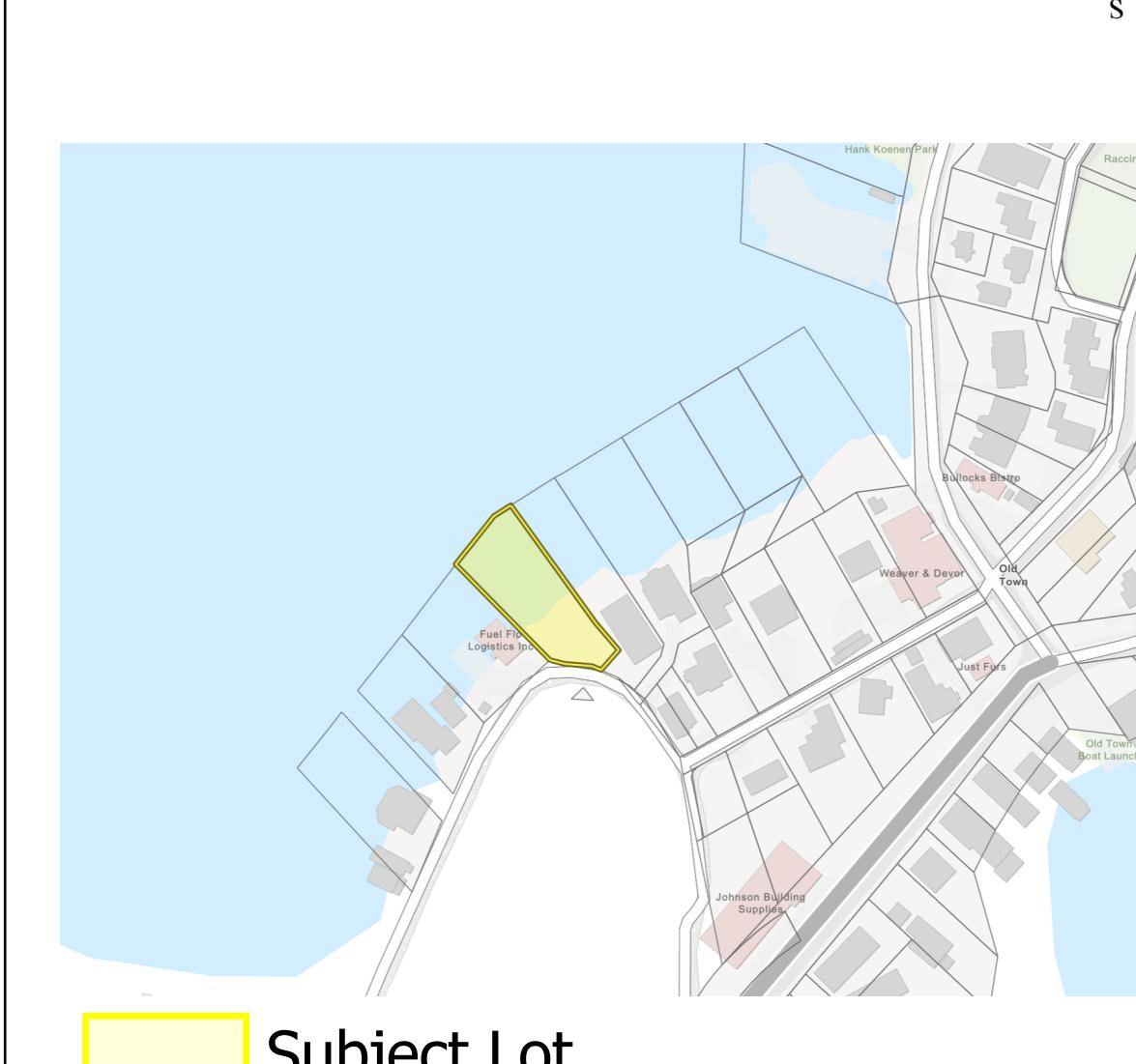
**APPEAL:** Any persons claiming to be adversely affected by the development may, in accordance with the Community Planning and Development Act, appeal to the Development Appeal Board. c/o City Clerk's Office, City of Yellowknife, P.O. Box 580, NT X1A 2N4, tel. 920 - 5646. Please note that your notice 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 21th day of January, 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.

### Approved Stamped Plan



### Location Map



Subject Lot

