

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2025-0123, deemed complete the 7th day of January 2026, at the following location: 3 BOFFA DRIVE [Roll: 0000501300].

Lot 13

Block E

Plan # 4227

Intended Development: Factory-Built Dwelling and Variances to Front Yard Setback and Side Yard Setback

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

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.

DATE of Issue of this Notice of Decision: January 7, 2025

EFFECTIVE DATE: January 22, 2025



Eliza Smith
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 21th day of January 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.