PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2025-0132, deemed complete the 5th day of February 2026, at the following location: 326 OLD AIRPORT [Roll: 0975001700].

Lot 17 Airport Road Subdivision Plan # 515

Intended Development: A hotel consisting of 90 guest rooms and amenity facilities

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

1. The development shall comply with the Approved Stamped Plans for Development Permit PLDEV-2025-0132.
2. The developer shall enter into a Development Agreement with the City to ensure compliance with the site improvement requirements including traffic stop signs. The agreement must be executed by the developer and security deposits must be paid in full prior to issuance of the Building Permit.
3. The developer shall submit a grading and drainage plan to the satisfaction of the Public Works and Engineering Department within three months of the date of this permit.
4. No asphalt or concrete curb tie-ins within the municipal right-of-way shall be constructed until revised plans have been submitted to and approved by the City of Yellowknife.
5. The developer shall submit a final landscaping planting list in conformity with the City's Development and Design Standards within three months of the date of this permit.
6. The developer shall obtain required approvals for Blasting and use qualified professionals in accordance with the Workers Safety and Compensation Commission (WSCC). Prior to commencing a blast, the notification must be given to the City's Fire Division, Municipal Enforcement Division and Department of Public Works and Engineering.
7. The development shall comply with all by-laws and regulations in effect in the City of Yellowknife.

DATE of Issue of this Notice of Decision: May 8, 2026
EFFECTIVE DATE: May 23, 2026

Development Officer
For Vivian Peng

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 22nd day of **May 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.