

# PUBLIC NOTICE

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

### NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0026, deemed complete the 30<sup>th</sup> day of March 2026, at the following location: 4898 Matonabee Street.

Lot 12

Block 119

Plan 4880

Intended Development: Duplex Dwelling and Accessory Building

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

1. Site grading with an average change of more than 0.60m will require a Grading Permit.
2. The Developer shall submit a Real Property Report (RPR) to the City prior to occupancy.
3. The development shall comply with the approved stamped drawings for PLDEV-2026-0026 and with all By-laws in effect for the City of Yellowknife.
4. Any new or additional uses (including amendments to this Permit) shall be subject to the review of development permit requirements.

DATE of Issue of this Notice of Decision: May 1, 2026

EFFECTIVE DATE: May 16, 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 15<sup>th</sup> 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.**