

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0047, deemed complete the 25th day of March 2026, at the following location: 20 GITZEL STREET [Roll: 0119000800].

Lot 8

Block 119

Plan # 4880

Intended Development: 6-unit Multi-Unit Dwelling

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

1. Any site grading that exceeds an average change of 0.60m shall require a Grading Permit to be obtained.
2. A minimum of three (3) Bicycle Parking Space must be provided on-site as a part of the Development.
3. A Landscaped buffer of a minimum of 2.00m must be provided on the side of the lot abutting the existing Single Detached Dwelling.
4. Submission of a Real Property Report to the City of Yellowknife is required prior to occupancy.
5. The applicant must provide access to an enclosed garbage and compost area, which shall be screen in accordance with the Zoning By-law No. 5045, as amended.
6. The development shall comply with the approved stamped drawings for PLDEV-2026-0047 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: May 4, 2026

EFFECTIVE DATE: May 20, 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 19th 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.