

## Type of Application: Development Permit

### File Information:

File #: PLDEV-2026-0047

Applicant: Bob and Joyce Taylor

Civic Address: 20 Gitzel Street

Legal Description: Lot 8 Block 119 Plan 4880

Intended Development: To develop a 6-unit Multi-Unit Dwelling.

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

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.

Effective Date: May 20, 2026

Decision issued on May 4, 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 19th day of May, 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.

