

Property Information/Details

Location Description	Lot 163 Block 906 Plan 4800
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.16.1 Special Reserve - Airport
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.9 Signs Section 14.2 AE – Airport Environs Zone
Civic Address:	357 Old Airport Road
Access:	Old Airport Road

Recommendation:

The Development Officer recommends of approval of Development Permit Application PLDEV-2025-0129 for a Permanent Free Standing Sign, with the following condition(s):

1. The sign shall be installed in accordance with the regulations for Free Standing Signs according to Section 7.9.11 of the Zoning By-law No. 5045, as amended.
2. The sign may be illuminated so long as the illumination does not interfere with Traffic Lights or Signs as described in Section 7.9.13 of the Zoning By-law No. 5045, as amended, subject to the continued approval of the Yellowknife Airport and the Government of the Northwest Territories.
3. The Sign must be oriented north–south, aligned with the direction of road traffic, as per the Government of Northwest Territories guidance noted on the approved stamped plan.
4. The applicant must obtain a Building Permit as required by Lands and Building Services Division.
5. The development shall comply with the approved stamped drawings for PLDEV-2025-0129 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for Development Permit for a Permanent Sign. The proposed Sign is being relocated from 213 Utsingi Drive to 357 Old Airport Road. The property is zoned AE – Airport Environs Zone according to Zoning By-law No. 5045, as amended. All Development in this zone including Signs are subject to appropriate approvals from the Government of the Northwest Territories or the Government of Canada, as appropriate.

Background:

GENERAL STATEMENT

On October 16, 2025, a Development Permit application was received for a Permanent Sign at 357 Old Airport Road, relocated from 213 Utsingi Drive. A Development Permit (PL-2017-0280) was previously

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issued for the sign at this location. During review it was noted that the sign was in close proximity to the Airport and that the applicant intends to light up the sign. The application was circulated to the Government of the Northwest Territories for comment due to the proximity to the Airport as a part of review.

Assessment of the Application:

JUSTIFICATION

Section 7.9.1.b states that all Signs will be considered an Accessory Use. Accessory Use is a permitted use in the AE – Airports Environs Zone. A Development Permit for a Sign is required unless specifically exempted by Section 4.2, including any alteration or relocation of an existing Sign. The Development Officer is the approving authority for Development Permits within the scope defined by Section 3.1.1 of the Zoning By-law.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Section 16. (1) and 25. (1) of the *Act*, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Community Plan By-law No. 5007, as amended

As per section 3(1) of the *Act*, the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

This 2020 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The general purpose of a zoning by-law is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer processes the application per section 3.1.1 (Development officer's roles and responsibilities) and applicable sections of Chapter 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

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Section 4.16.1 Airport

The Plan identifies the Airport as the Special Reserve land designation defines lands within the City of Yellowknife’s municipal boundary but is within the jurisdiction of the Government of the Northwest Territories or the Government of Canada. The Yellowknife Airport is under the jurisdiction of the GNWT. The Plan recognizes that the City has no zoning authority on Airport lands and that there are commercial parcels that the Airport leases which can have an impact on adjacent land uses and must be compatible with adjacent land uses.

4.16.1 Airport Objectives and Policies	
Planning and Development Objectives:	Policies:
1. To maintain a buffer around airport lands, to support the safe and continued operation of the Airport.	1-a. The City will not permit any development in the buffer area that is not compatible with airport operations such as residential development.

The proposed sign is deemed to have a potential impact on Airport operations due to the illumination of the sign and its proximity to Runway 10 28. As a result, the application was circulated to the GNWT for review to ensure there would be no detrimental impact to the Airport if the proposed sign is approved. The response from the GNWT was that they cannot confirm if there will be an effect on planes approaching to land on Runway 10 28, based on the specification of the sign provided by the applicant. The direction provided by the GNWT is to allow the Sign to be approved with conditions pertaining to Sign orientation, facing north-south to mitigate potential impact.

Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed Sign has been determined to meet all applicable requirements of the By-law.

Land Use (Section 14.2):

Signs are considered an Accessory Use which is a permitted use in the AE zone. The proposed sign has been determined to meet all applicable requirements of the AE zone including height less than 19.00m. The AE zone also provides deference to the Government of the Northwest Territories for approval of Uses and Development of lands under their jurisdiction. The GNWT was circulated as part of the review of this application and provide comments and conditions for approval of the proposed Sign, specifically that the Sign must be oriented facing north-south so as to reduce the impact to the airport when the Sign is illuminated. Continued approval of the Sign is at the discretion of the GNWT.

For more specific regulations regarding Signs, the Zone defers to Section 7 for General Development Regulations Applicable to All Zones.

Signs (Section 7.9):

The proposed Sign complies will applicable regulations for Signs. The proposed Sign is considered a Free Standing Sign for the purposes of the Zoning By-law No.5045, as amended, which are subject to the regulations of Section 7.9.11. As this is the only Free Standing Sign being proposed and it is less than 8.00m in height and less than 25m² in area, the sign is considered to comply with all applicable regulations for Signs.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following city departments and external agency on October 29, 2025. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Government of the Northwest Territories	The sign is permitted in the identified location; however, we cannot confirm whether its lighting will have any effect on the approach to Runway 10 28. Our recommendation is to allow the installation to proceed, with the condition that the sign be oriented north-south, aligned with the direction of road traffic. If the airport is informed of any impacts to airport operations, we will contact the tenant directly to address and resolve the issue.	Apply condition to Development Permit to align with GNWT recommendation to orient the sign north-south, aligned with the direction of road traffic, as shown in the approved stamped plans.
2.	Lands and Building Services	The proposed Sign requires a building permit.	The Lands and Building Services Division will be notified once the Development Permit is issued. Obtaining a Building Permit is a condition of the Development Permit.

Appeal Period

Outlined in Section 5 of the Zoning By-law and sections 61 – 62 of the *Community Planning and Development Act*, the approval of an application for a Development Permit is subject to a 14- day appeal period, commencing on the date of the approval. Once the Development Permit decision has been issued, a Notice of Decision Sign will be posted at the site in accordance with Section 4.11. of the Zoning By-law. The City’s Active Application webpage will be updated with the Notice of Decision, Stamped Plans and Planning Report. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

1. The sign shall be installed in accordance with the regulations for Free Standing Signs according to Section 7.9.11 of the Zoning By-law No. 5045, as amended.
2. The sign may be illuminated so long as the illumination does not interfere with Traffic Lights or Signs as described in Section 7.9.13 of the Zoning By-law No. 5045, as amended, subject to the continued approval of the Yellowknife Airport and the Government of the Northwest Territories.
3. The Sign must be oriented north-south, aligned with the direction of road traffic, as per the Government of Northwest Territories guidance noted on the approved stamped plan.
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5. The development shall comply with the approved stamped drawings for PLDEV-2025-0129 and with all By-laws and policies in effect for the City of Yellowknife.

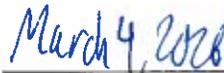
Conclusion:

Development Permit application PLDEV-2025-0129 is recommended for approval with the above mentioned condition(s) as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.

Reviewed [and Approved] by:



Eli Smith
Planner I, Planning and Environment

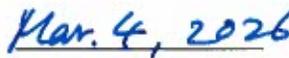


Date

Concurrence by:



Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment



Date

Attachments:

Approved Drawings PLDEV-2025-0129, DM# 817784.