

Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: Development Permit

File Information:

File #: PLDEV-2025-0168

Applicant: Yassine Riaha

Civic Address: 308 Woolgar Avenue

Legal Description: Lot 5 Block 511 Plan 1157

Intended Development: Change of Use from Animal Services (Veterinary Clinic) to Food and Beverage Services (Chocolate Production Kitchen and Retail)

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

1. The applicant is required to enter into a Development Agreement with the City with respect to landscaping, parking and other requirements. The agreement must be signed and security deposit must be paid in full within 60 days of the effective date of this Development Permit.
2. The development shall comply with the approved stamped drawings for PLDEV-2025-0168 and with all By-laws and policies in effect for the City of Yellowknife.

Effective Date: February 7, 2026

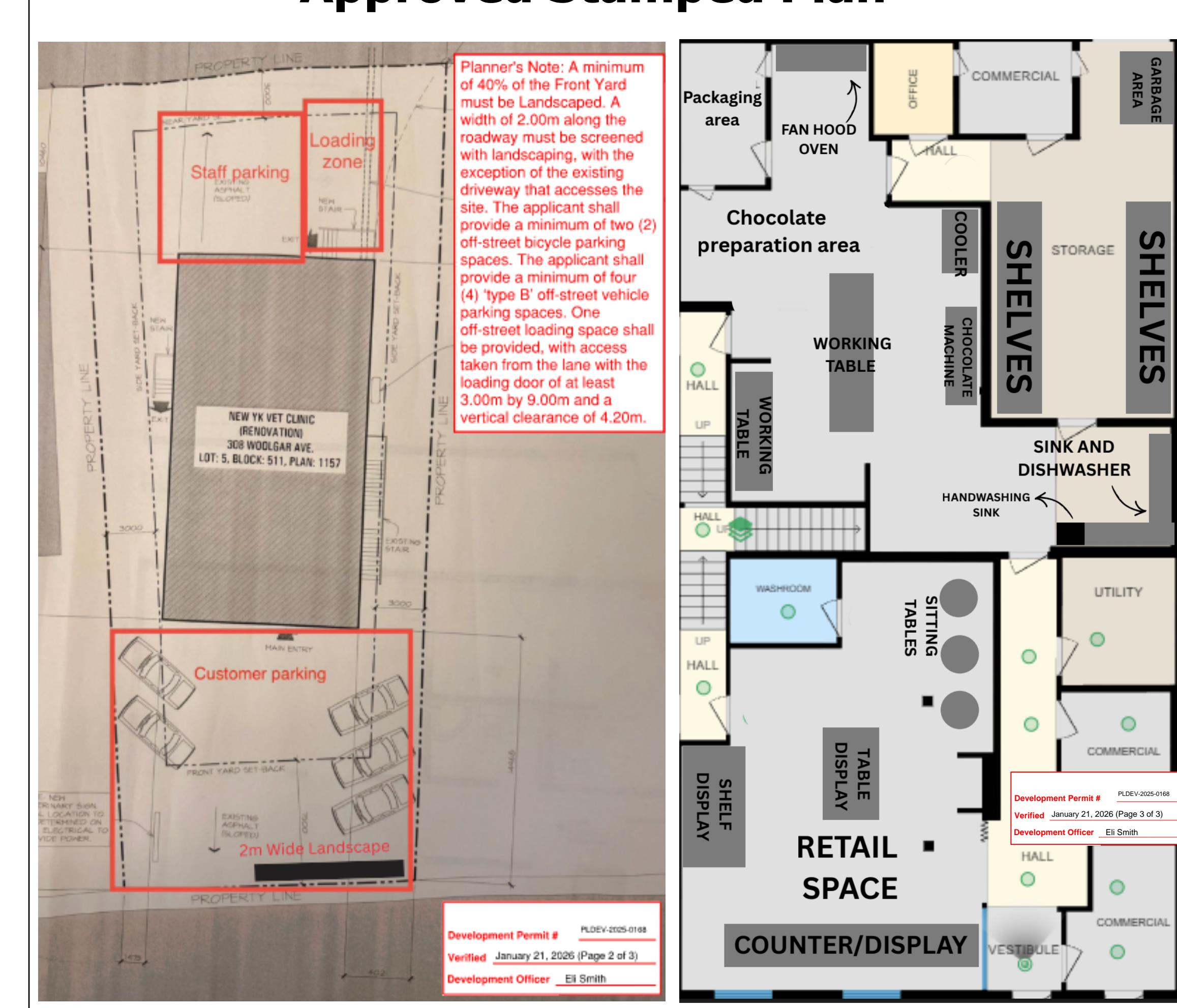
Decision issued on January 23, 2026

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 6th day of February, 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.

Approved Stamped Plan



Location Map



Subject Lot

