

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLDEV-2026-0011, deemed complete the 23th day of February 2026, at the following location: 131 ENTERPRISE DRIVE [Roll: 0532001500].

Lot 15

Block 532

Plan # 1991

Intended Development: Light Industrial and an Accessory Residential Dwelling

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

1. An Accessory Residential Dwelling Unit shall only be permitted with the continued operation of a commercial or industrial use with a total gross floor area of 93m².
2. To meet the regulations of Section 12.1.3.a of the Zoning By-law, a Fence enclosing the area that will be occupied by Light Industrial uses is required to delineate the area of the Principal Use for the purpose of allowing an Accessory Residential Dwelling unit. The Fence must be maintained throughout the life of the Development to continue to permit the Accessory Residential use.
3. A minimum of 40% of the Front Yard Setback must be landscaped. Retention of existing vegetation or bedrock will be considered as contributing.
4. Retention of existing vegetation and bedrock is required as they are be considered as part of the requirement of 2.0-meter landscaped buffer to Enterprise Drive.
5. The Accessory Residential Dwelling is required to have a minimum of 1 parking space per dwelling unit, as the parking requirement for this use is not defined in Table 7-3 of the Zoning By-law.
6. In accordance with Section 9.2.4.c and d of the Zoning By-law No. 5045, as amended, Outdoor Storage on-site to be screened at minimum height of 2.00m and goods will not be stored in the Front Yard Setback.
7. The development shall comply with the approved stamped drawings for PLDEV-2026-0011 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: April 29, 2026

EFFECTIVE DATE: May 14, 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 13th 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.