

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2025-0133, deemed complete the 25th day of November 2025, at the following location: 9 SPENCE ROAD [Roll: 0550001100].

Lot 11

Block 550

Plan # 4692

Intended Development: Variance to permit a Single Detached Dwelling (Side Setback and Lot Coverage)

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

1. The minimum Side Yard Setback has been decreased from 1.50m to 1.18m;
2. The maximum Lot Coverage has been increased from 40% to 50%; and
3. The development shall comply with the approved and stamped drawing for PLVAR-2025-0133 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: November 25, 2025

EFFECTIVE DATE: December 10, 2025



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 9th day of **December 2025**.

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.