

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2025-0135, deemed complete the 14th day of November 2025, at the following location: 122 Braden Blvd [Roll: 0569001800].

Lot 18

Block 569

Plan # 4690

Intended Development: Decrease the minimum side yard setback from 3 m to 2.91 m to permit a Single Detached Dwelling

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

1. The minimum Side Yard Setback has decreased from 3 m to 2.91 m, as shown on the approved stamped drawings for PLVAR-2025-0135;
2. The developer shall make a formal amendment to the approved Development Permit (PL-2021-0071) as the result of the design change; and
3. The development shall comply with all By-laws and policies in effect for the City of Yellowknife. Any additions or alterations to the building are subject to the City's review.

DATE of Issue of this Notice of Decision: January 02, 2026

EFFECTIVE DATE: January 17, 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 16th day of **January 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.