

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2025-0162, deemed complete the 15th day of January 2026, at the following location: 5085 FINLAYSON DRIVE [Roll: 0526001300].

Lot 13 Block 526 Plan # 1704

Intended Development: Variance to permit a Single Detached Dwelling (Side Yard Setback)

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

1. The Side Yard Setback be decreased from 1.50m to 0.90 m; and
2. The development shall comply with the approved and stamped drawing for PLVAR-2025-0162 and with all By-laws and policies in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: January 15, 2026
EFFECTIVE DATE: January 30, 2026

Elias Smith
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 **29th 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.