

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PLVAR-2025-0165 dated the 24th day of December 2025 for a development taking place at the following location: 1 MCMAHON COURT [0308005300].

Lot 53

Block 308

Plan # 4204

Intended Development: Detached Secondary Dwelling – Variance for Side Yard and Rear Yard Setbacks

Has been APPROVED subject to the following conditions:

1. The minimum side yard setback requirement has been decreased from 2m to 1.5m;
2. The minimum rear yard setback requirement has been decreased from 6m to 1.5m;
3. The developer shall submit a Real Property Report (RPR) prior to occupancy; and
4. The development shall comply with the approved drawings for PLVAR-2025-0165 and with all By-laws in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: February 24, 2026

EFFECTIVE DATE: March 11, 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, tel. 920-5646, City of Yellowknife, P.O. Box 580, Yellow knife, NT X1A 2N4. 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 **MARCH 10, 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.