

Notice of Decision

PL-2025-0013 Approved for Variance

File Information:

File #: PL-2025-0013

Applicant: Hazem Kobaissi

Civic Address: 123 Moyle Drive

Legal Description: Lot 88 Block 308 Plan 4204

Intended Development: Townhouse Dwelling (4 units)

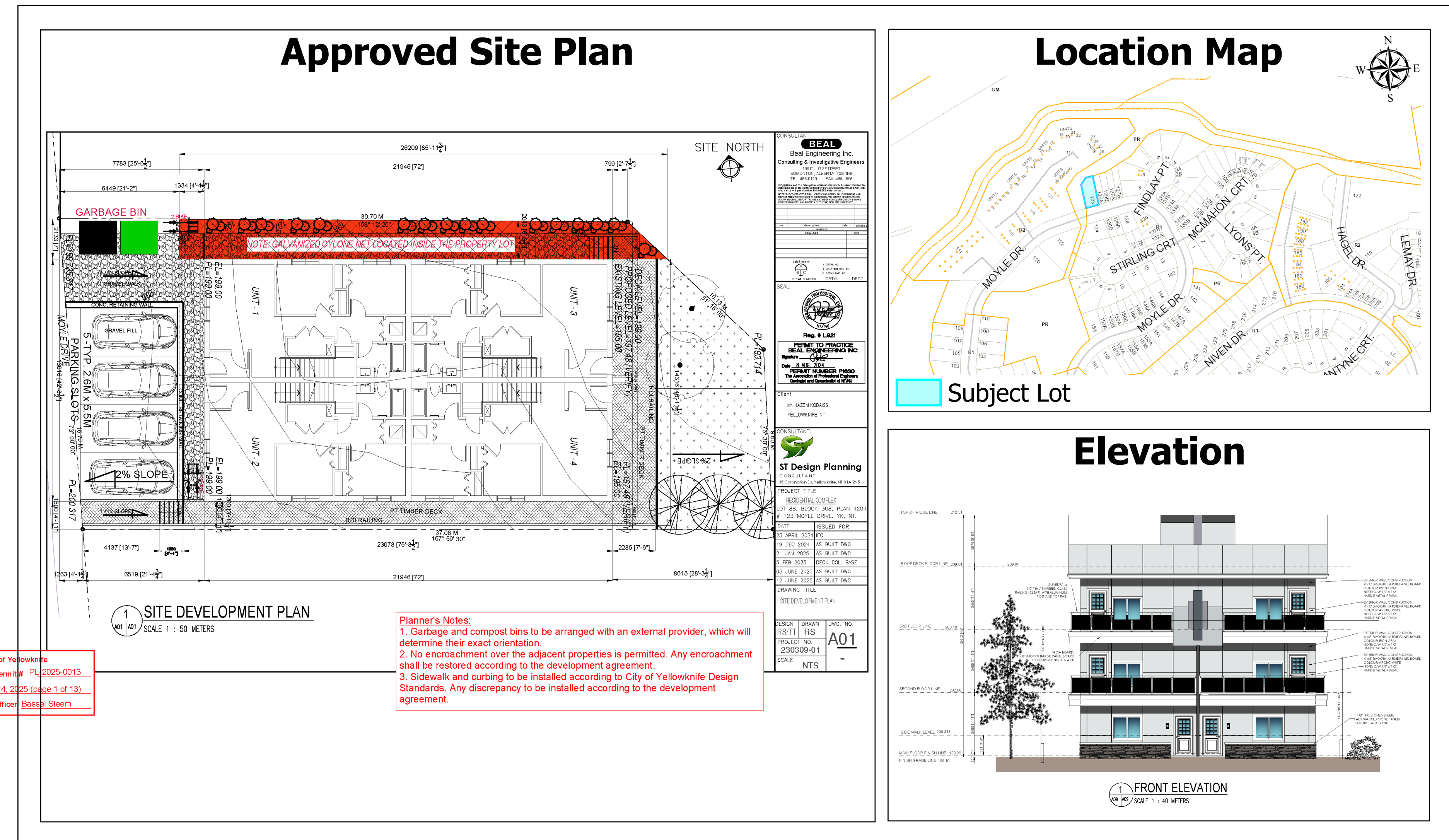
Has been **Approved** with the following conditions:

1. The minimum side yard setback requirement has been decreased from 1.5m to 0m to accommodate an access walkway.

Effective Date: September 27, 2025

Decision issued on September 12, 2025

Development Officer: Bassel Sleem



City of Yellowknife
Development Permit: PL-2025-0013
Verified: July 24, 2025 (page 1 of 13)
Development Officer: Bassel Sleem

Planner's Notes:
1. Garbage and compost bins to be arranged with an external provider, which will determine their exact orientation.
2. No encroachment over the adjacent properties is permitted. Any encroachment shall be restored according to the development agreement.
3. Sidewalk and curbing to be installed according to City of Yellowknife Design Standards. Any discrepancy to be installed according to the development agreement.

APPEAL: 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, City of Yellowknife, P.O. Box 580, 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 \$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 26th day of September, 2025.**

GETTING ADDITIONAL INFORMATION: Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m.



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