

PUBLIC NOTICE

CITY OF YELLOWKNIFE – ZONING BY-LAW NO. 5045

NOTICE OF DECISION

Development Permit Application No. PL-2025-0013 dated the 22nd day of January 2025 for a development taking place at the following location: 123 MOYLE DRIVE [0308008800].

Lot 88

Block 308

Plan # 4204

Intended Development: Townhouse Dwelling (4 units) – Variance for Side Yard Setback

Has been APPROVED subject to the following conditions:

1. The minimum side yard setback requirements have been decreased from 1.5m to 0m;
2. The Developer shall enter into a Development Agreement with the City with respect to on-site and off-site improvements and site servicing requirements, prior to occupancy.
3. The Developer shall submit a Real Property Report (RPR) prior to occupancy; and
4. The development shall comply with the approved and stamped drawings for PL-2025-0013 and with all By-laws in effect for the City of Yellowknife.

DATE of Issue of this Notice of Decision: September 12, 2025

EFFECTIVE DATE: September 27, 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, 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 the **26th day of September 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.