

Notice of Decision

City of Yellowknife
Planning & Environment

Type of Application: DP/Variance/Grading Permit/etc.

File Information:

File #: PLVAR-2025-0133

Applicant: Hazem Kobaissi

Civic Address: 9 Spence Road

Legal Description: Lots 11 Block 550 Plan 4692

Intended Development: Single Detached Dwelling with variances to address errors during construction.

Has been **Approved** subject to the following conditions:

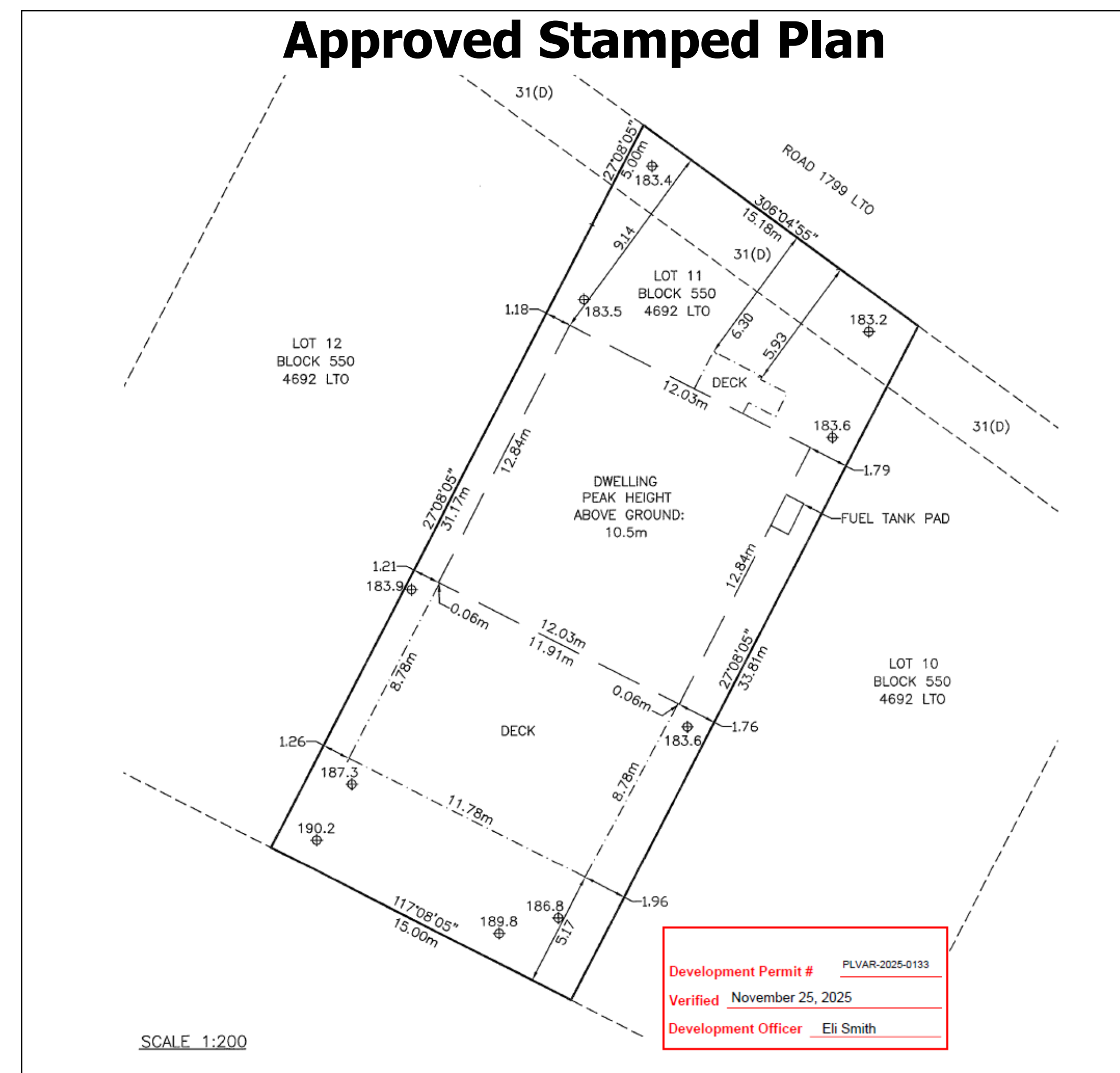
1. Minimum Side Yard Setback has been decreased from 1.50m to 1.18m.
2. Maximum Lot Coverage has been increased from 40% to 50%.

Effective Date: December 10, 2025

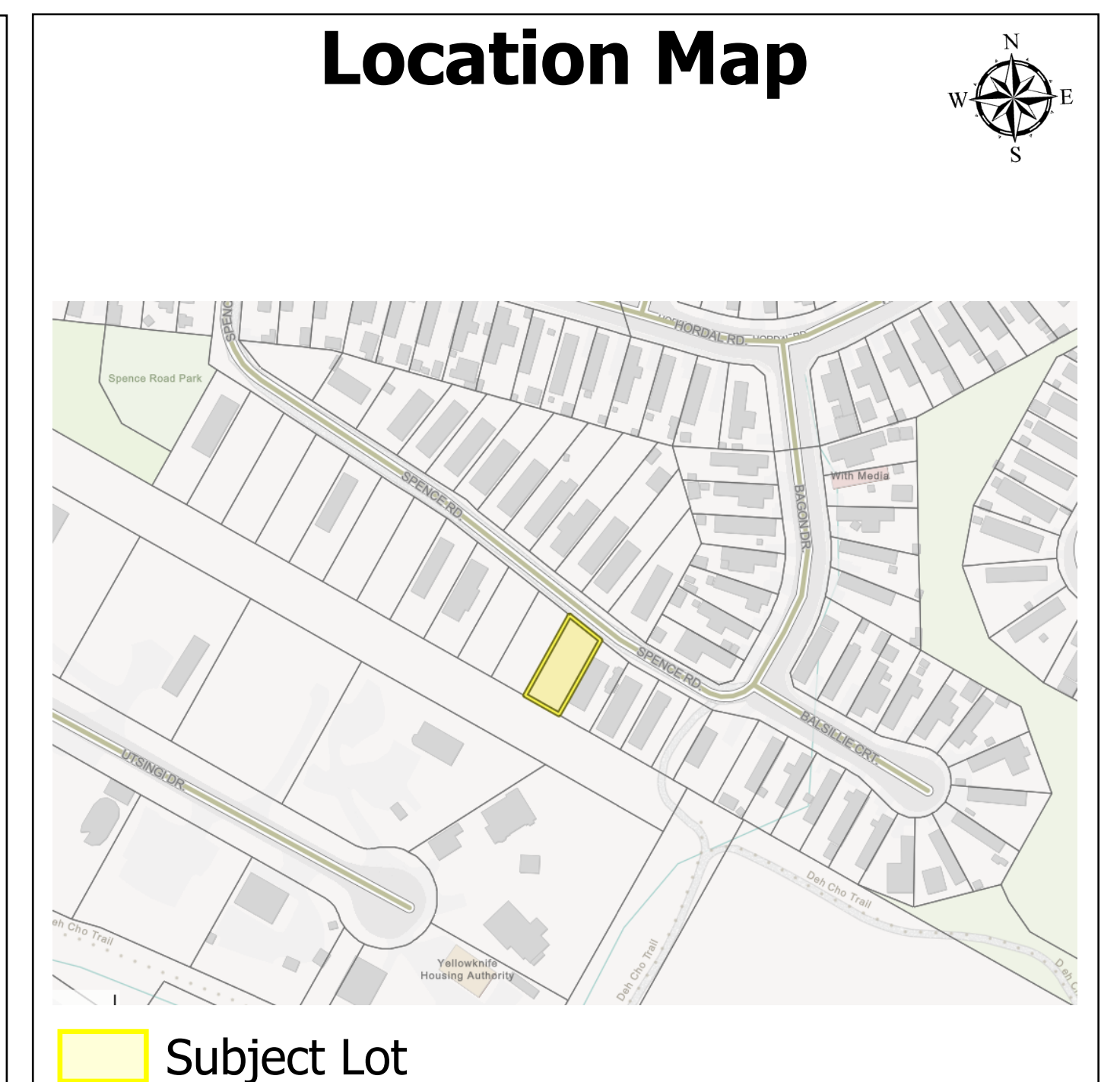
Decision issued on November 25, 2025

Development Officer: Eli Smith

Approved Stamped Plan



Location Map



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 9th day of December, 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. or by the QR code.



www.yellowknife.ca



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