



**NOTICE OF HEARING
OPEN TO THE PUBLIC
DEVELOPMENT APPEALS BOARD**

March 4, 2025, 4:00 pm
Committee Room E, Ground Floor, City Hall

(Please contact the City Clerk's Office at 306.975.3240 for further information).

1. **CALL TO ORDER**
2. **APPEAL HEARINGS**
 - 2.1 **Appeal 5-2025 - Development Permit Denial - 128 Adelaide Street East**
3. **ADJOURNMENT**

January 27, 2025

City of Saskatoon Development Appeal Application- page 2

THIS PAGE WILL FORM PART OF THE PUBLIC RECORD FOR THE APPEAL

Applicant Name: Crystal Bueckert

Registered Property Owner(s):
(if different from above): Kerry Dudra

Location of Subject Property

Legal Description

Lot (s) 9 Block 10 Plan No. G532

Civic Address: 128 Adelaide Street East

Present Status of Building or Structure Under Appeal:

Construction not yet begun Under Construction Completed

Type of Construction:

Residential Commercial Industrial Other (specify) Residential

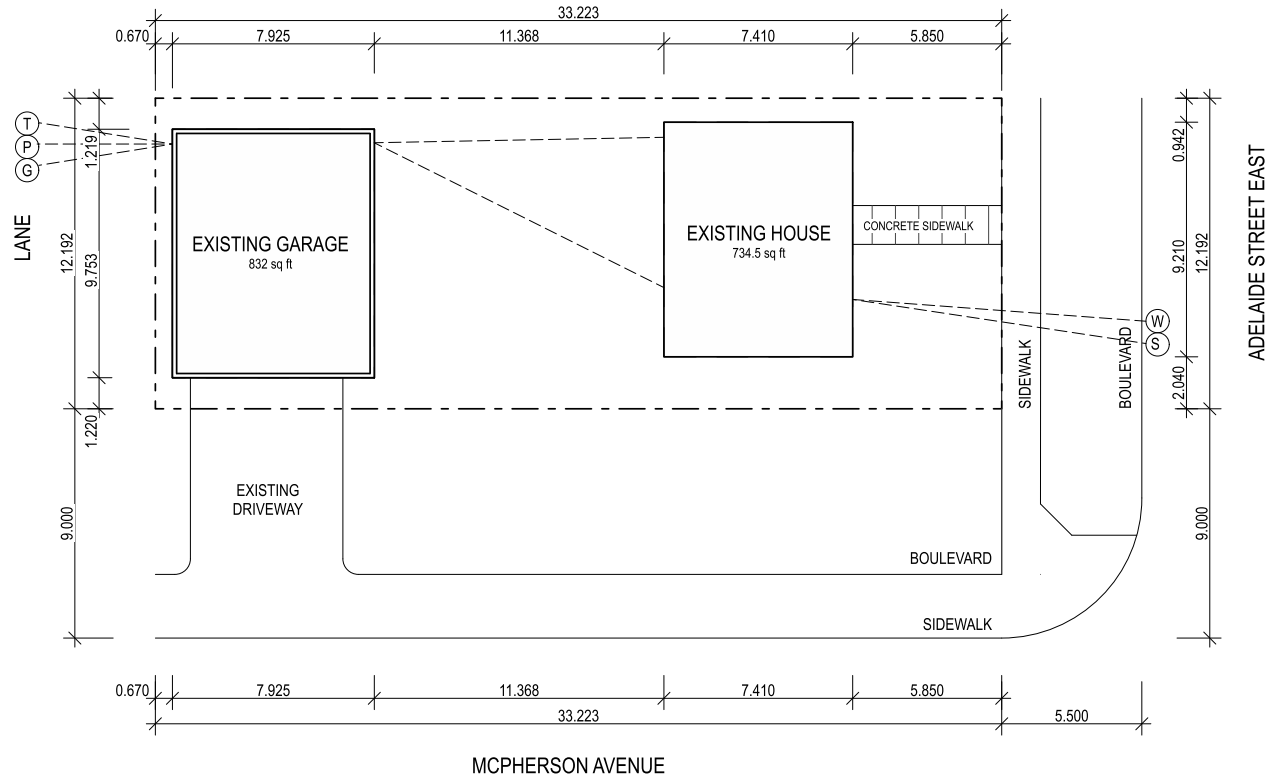
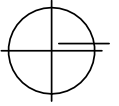
Description of Development Appeal: (example: side yard deficiency, parking deficiency, etc.)

The conversion of the existing garage to a garage suite states a deficiency of 0.601m in building length.

Reason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

We would like to add 1.524m to the existing garage in order to fit in a parking stall and a one bedroom suite.

BOTH SIDES OF THIS FORM MUST BE COMPLETED



bldg.studio.inc

222 25th Street West, Saskatoon SK S7L 0C3
CANADA
email: info@bldgstudio.ca
phone: 306.362.6577

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NOT FOR CONSTRUCTION

**GARAGE SUITE
PROPOSAL**

128 Adelaide Street East Saskatoon SK
Canada

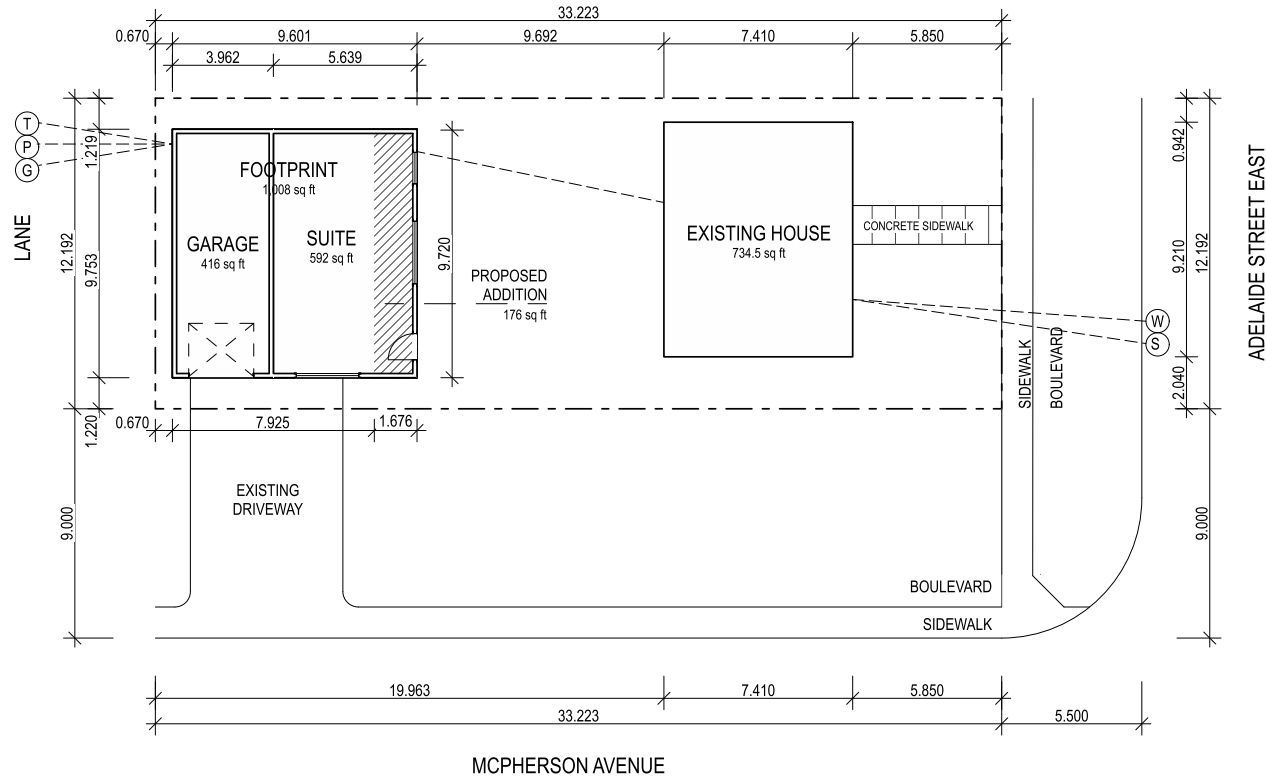
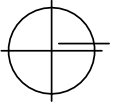
Project No.: 24065

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24065 - DD04.pln

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EXISTING SITE PLANNING

A1



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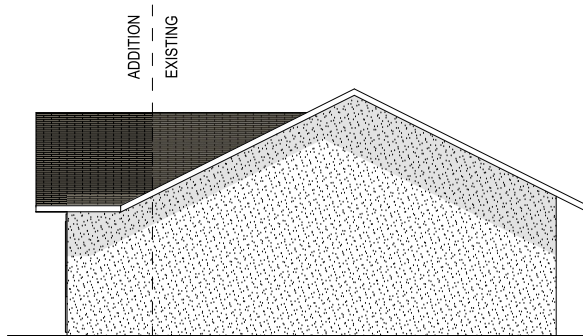
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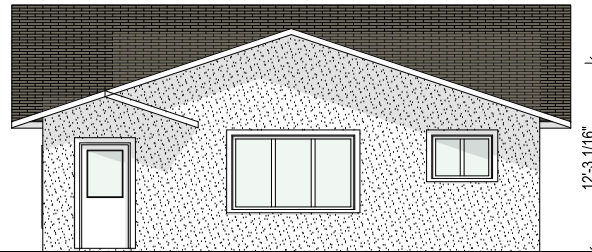
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PROPOSED SITE PLAN

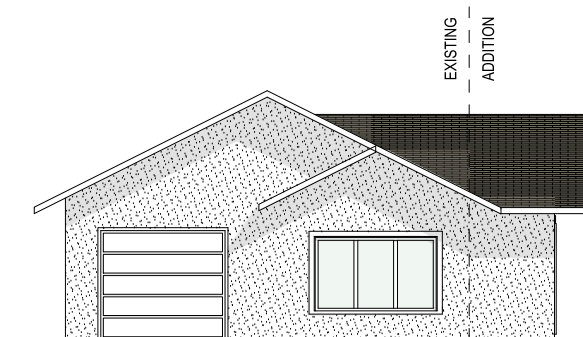
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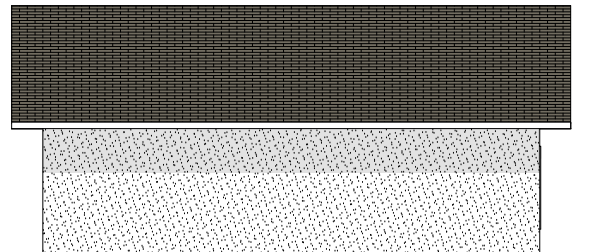
West Elevation



North Elevation



East Elevation



South Elevation

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ELEVATIONS

A3

R.1

January 27, 2025

Crystal Bueckert
BLDG Studio Inc
223 25th St W
Saskatoon, SK S7L 0C3

SENT VIA EMAIL

Re: Development Permit Denial: GGS-2025-00247
Proposal: Garage Suite
Site Address: 128 Adelaide Street East
Zoning District: R2 – Low Density Residential District 2
Neighbourhood: Exhibition (Category 1 neighbourhood)

The Planning and Development Division has reviewed your submitted Building and Development Permit application for a garage suite. After review, the following deficiencies has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 5.3.14(16) states the maximum building length for a garage suite is 9 metres.

Proposed: The garage suite has a proposed length of 9.601 metres.

Deficiency: This results an overage in length by 0.601 metres.

2. Requirement: Section 5.3.14(7) states a garage suite shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, a garden or garage suite must be connected to the rear yard by means of a path.

Proposed: A internal path to the front yard and to the rear lane from the garage suite has not been shown.

Deficiency: This results in a deficient path connection to the front yard and to the lane for the garage suite.

3. Requirement: Section 5.3.14.2(3) states that minimum rear yard setback for a garage suite is 1.2 metres on sites with a rear lane in category 1 neighbourhoods.

Proposed: A rear building setback of 0.67 metres is shown.

Deficiency: This results in a rear setback deficiency 0.53 metres.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

I understand you wish to appeal this decision to the Development Appeal Board. To proceed with a appeal request please fill out the online Development Appeal application form available through the following link: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Note there is a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

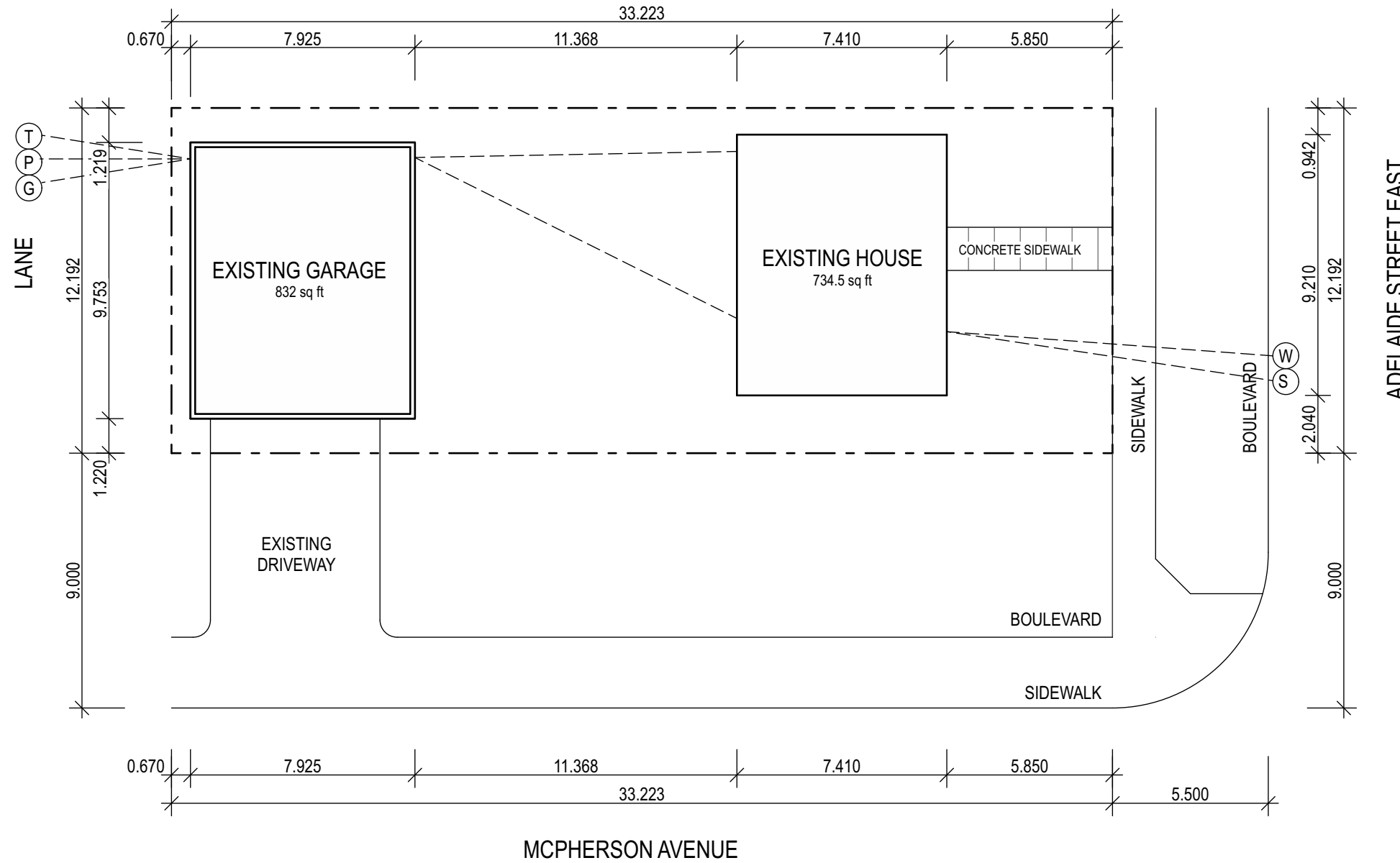
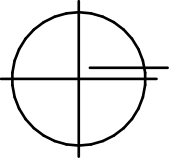
If you have any questions about this information, please let me know.

Sincerely,



Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

cc: Kerry Dudra, Owner
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks



bldg.studio.inc

223 25th Street West Saskatoon SK S7L 0C3
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GARAGE SUITE PROPOSAL

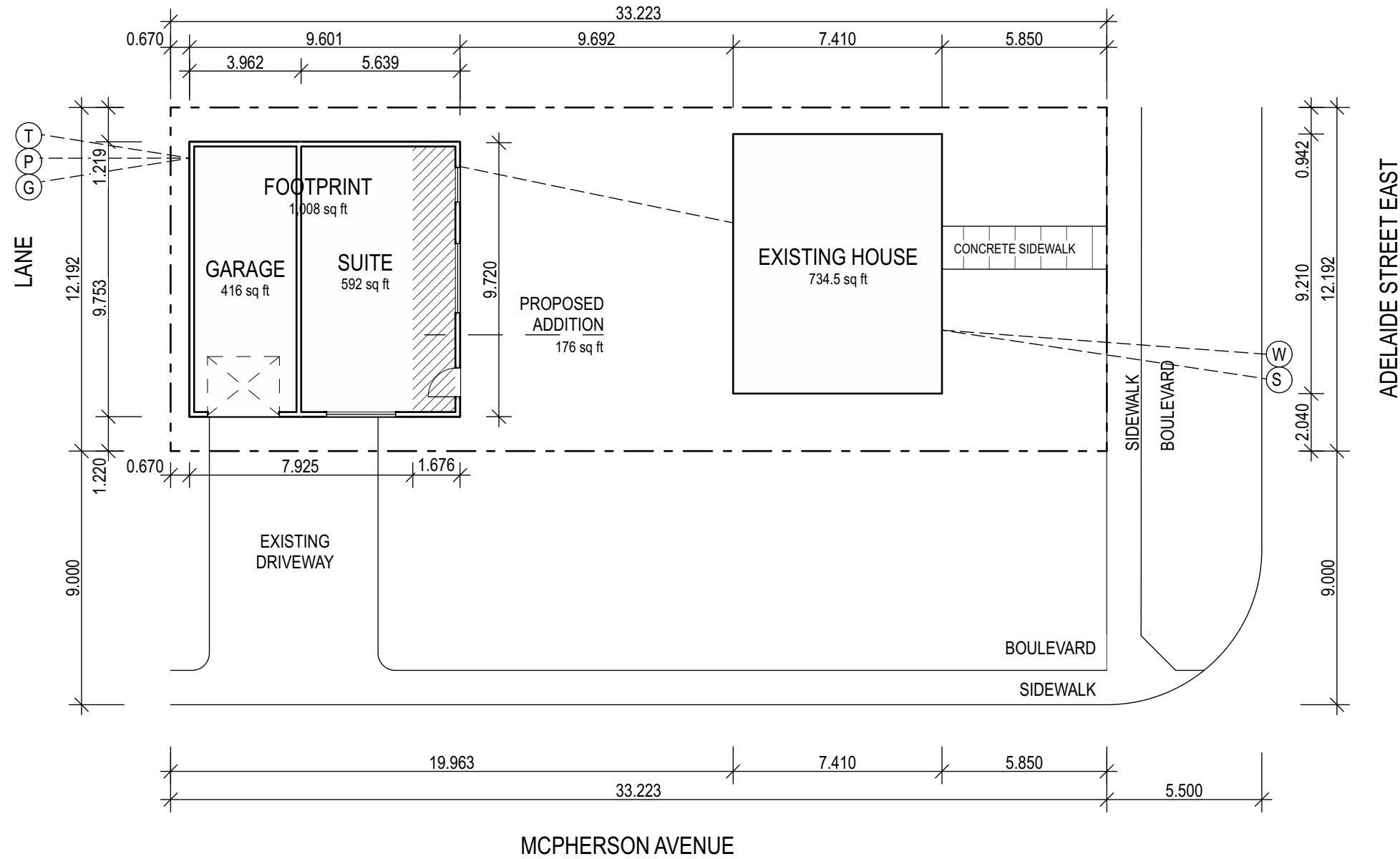
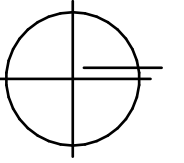
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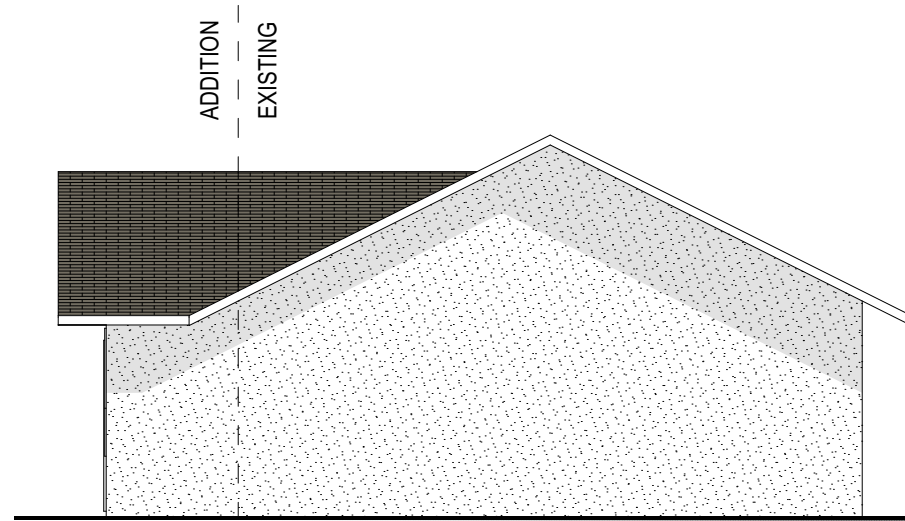
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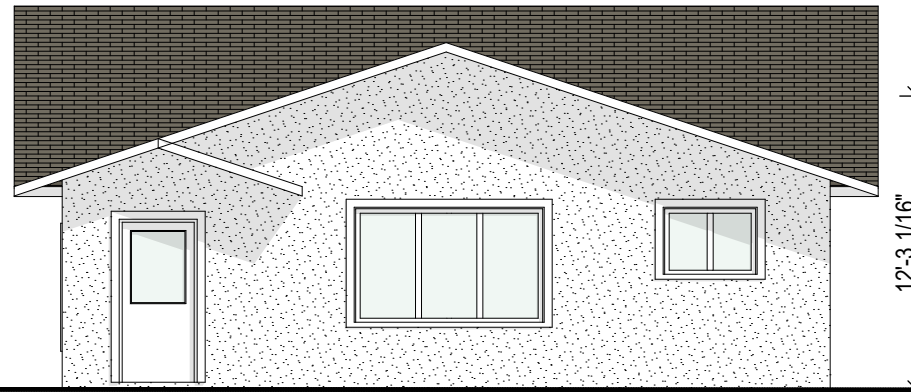
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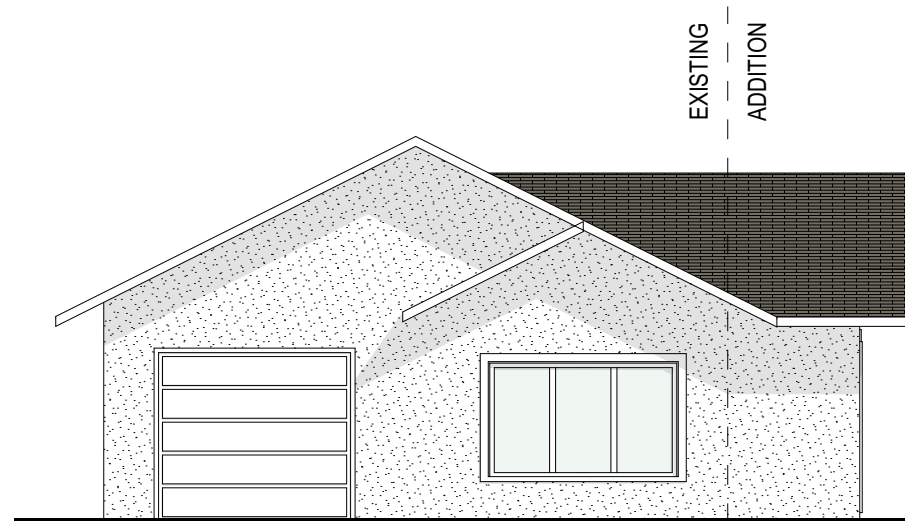
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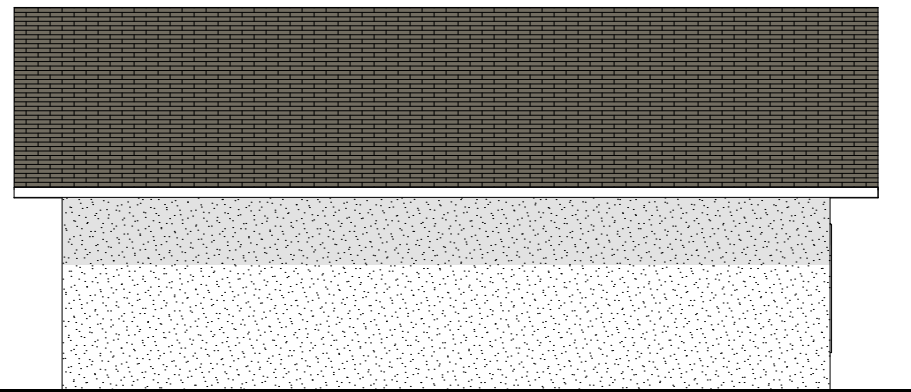
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North Elevation



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South Elevation

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ELEVATIONS

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B.1



Development Appeals Board
c/o Office of the City Clerk
222 – 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-3240

February 7, 2025

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
«MAILING_ADDR_POSTAL_CODE»

NEIGHBOUR NOTIFICATION

Reference: Development Permit Denial – Appeal No. 5-2025
Site: 128 Adelaide Street East
Proposal: Garage Suite

The above-noted appeal has been filed by **Crystal Bueckert, BLDG Studio Inc. on behalf of Kerry Dudra** under Subsection 219(1)(b) of *The Planning and Development Act, 2007*. This letter has been sent to you as the registered owner or property manager of a property that has been deemed as neighbouring the subject site. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to submit comments in writing regarding the appeal.

The property is zoned **R2** under *Zoning Bylaw No. 8770*, and the development permit was denied due to the following deficiencies:

- Requirement:** Section 5.3.14(16) states the maximum building length for a garage suite is 9 metres.

Proposed: Based on the information provided the garage suite has a proposed length of 9.601 metres.

Deficiency: This garage length exceeds the allowable maximum building length by 0.601 metres.
- Requirement:** Section 5.3.14(7) states a garage suite shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, a garden or garage suite must be connected to the rear yard by means of a path.

Proposed: Based on the site plan provided an internal path to the front yard and to the rear lane from the garage suite has not been shown.

Deficiency: This results in a deficient path connection to the front yard and to the lane for the garage suite.
- Requirement:** Section 5.3.14.2(3) states that minimum rear yard setback for a garage suite is 1.2 metres on sites with a rear lane in category 1 neighbourhoods.

Proposed: Based on the information provided a rear building setback of 0.67 metres is shown.

Deficiency: This results in a rear setback deficiency of 0.53 metres.

Development Appeals Board
Appeal 2025-5

The Development Appeals Board will hear the appeal: Tuesday, March 4, 2025, at 4:00 p.m. in Committee Room E. Appeal hearings are open to the public.

For additional information please refer to the website at www.saskatoon.ca (select City Hall, City Council, Boards & Committees, Agendas, Minutes & Video, Development Appeals Board) or contact the Secretary at (306) 975-3240.

If you wish to provide written comments regarding this matter you are required to submit a letter including your name and full address to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca.

Submissions providing comments and/or requests to speak must be received in the City Clerk's Office by noon the day of the hearing. Please note that your letter and written comments are a public document and will be provided to the parties of the appeal in advance of the hearing.

Debby Sackmann, Secretary
Development Appeals Board