



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

May 6, 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 14-2025 - Order to Remedy Contravention - 2709 McConnell Avenue**
3. **ADJOURNMENT**



Planning & Development Department

Application Form

DEVELOPMENT APPEAL APPLICATION

Last Updated On: 1/03/2023

Applicant Information

Date of Application: _____

Name of Applicant: Travis Leitch

Address: _____ Postal Code: _____

Home Telephone: _____ Work Telephone: _____ E-mail: _____

Applicant's Interest in the Property: Owner Tenant Option to Buy Owner's Representative Other: _____

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

Name: _____

Address: _____ Postal Code: _____

Home Telephone: _____ Work Telephone: _____ E-mail: _____

Location of Subject Property

Legal Description: Lot (s) 43-Bik/Par 244-Plan, Block 244, Plan No. _____

Civic Address: 2709 McConnell Ave

Present Status of Building or Structure Under Appeal:

Construction not yet begun Under Construction Completed

Type of Construction:

Residential Commercial Industrial Other (specify) _____

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

Storage Container in front yard, building new garage

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)

old garage has been demolished, just waiting on garage pad engineered drawing to be finished so i can apply for construction permit, had to put contents from garage in storage container.

Application for Development Permit has been submitted to the Community Services Dept. and subsequently been denied on _____ (date)

Attachments

Please ensure the following has been attached:

1. Application Fee: I have enclosed the required \$50.00, non-refundable Application Fee Fee Attached
(please make cheques payable to City of Saskatoon)

Declaration of Applicant

I hereby certify that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

Signature of Applicant

April 2/25
Date

For Office Use Only:

Comments: _____	File No: _____
Cash Receipt No: _____	Amount Paid: _____
	Cheque No: _____

From: [TRAVIS LEITCH](#)
To: [Web E-mail - Development Appeals Board](#)
Subject: Re: Development Appeals Board - 2709 McConnel Avenue
Date: Friday, April 4, 2025 10:02:04 AM

[Warning: This email originated outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Ok thank you I would just like you to know that I've applied for a building permit on April 4/25 for my new garage, that is why I have the storage container for the contents of my old garge which has been demolished and the materials for my new garage are in there, I just applied for my building permit because I was waiting on my engineered draws to come in, as soon as I'm approved to start building the container will be gone as soon as possible when the project is complete. Please any questions feel free to contact me. Thank you for your time

On Fri, Apr 4, 2025 at 9:30 AM Web E-mail - Development Appeals Board
<Development.Appeals.Board@saskatoon.ca> wrote:

Hi Travis,

I just wanted to send you a quick email to let you know your appeal is not late. The Order was dated March 28, 2025 and you have 30 days from that day to appeal.

The Secretary will be reviewing your appeal and send you further correspondence in due course.

Thank you

Jenna Brewer | tel 306.975.3240

Clerk 11 - City Clerk's Office

City of Saskatoon | [222 3rd Avenue North | Saskatoon, SK S7K 0J5](#)

jennalee.brewer@saskatoon.ca

www.saskatoon.ca

*If you receive this email in error, please do not review, distribute or copy the information.
Please contact the sender and delete the message and any attachments.*

222 3rd Avenue North Saskatoon Saskatchewan S7K 0J5
Phone (306) 975-2645 Fax (306) 975-7712

ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Travis Leitch
[Redacted]
Saskatoon, SK, [Redacted]

Tara Lynn Leitch
[Redacted]
Saskatoon, SK, [Redacted]

Owner

Owner

Part 1

I, Nina Musanovic, Development Officer for The City of Saskatoon, inspected:

Civic Address: 2709 McConnell Ave
Surface Parcel: 119985575
Zoning District: R2

On March 12th, 2025

Part 2

Section 4.2(1) of the City of Saskatoon Zoning Bylaw No. 9990 states that no development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) of the City of Saskatoon Zoning Bylaw No. 9990 states unless otherwise provided in this Bylaw, no person shall undertake or commence any use without first obtaining a development permit. (2) A building permit or sign permit is not valid unless a subsisting development permit, where such permit is required by this Bylaw, has been issued and remains valid.

Part 3

Section 242(4) of *The Planning and Development Act, 2007* states that if a Development Officer determines that a development or form of development contravenes the Zoning Bylaw, the Development Officer may issue a written order to the

owner, occupant, or operator of the land, building or premises on or in which the development or form of development is located to remedy the contravention.

Part 4

As a result of my inspection, I have determined that there is a contravention of Zoning Bylaw No. 9990. You are hereby ordered to remedy the contravention as follows:

Contravention:

There is a shipping container in the front yard of this site. Shipping containers may be temporarily placed on a site in any district:

5.2.3 Shipping Containers:

- (a) for a period of not more than 10 days for loading or unloading of the container.
- (b) for a period of not more than 1 year for the storage of supplies and equipment during construction for which a development permit has been issued or for such further time as approved by the Development Officer.

These shipping containers have been on site for over 10 days and there is no open development permit.

The definition of shipping container is as follows:

“shipping container” – means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train, or highway tractor.

You are hereby ordered to:

On or before April 30th, 2025, remove the shipping container from the front yard of 2709 McConnell Ave to meet the requirements of the Zoning Bylaw.

Relevant Sections of Zoning Bylaw No. 9990:

4.2(1) – Application of Regulations; 4.3.1(1)(2) – Development Permit Required; 5.2.3 (2)(a)(b) Shipping Containers; 8.4 – R2 – Low Density Residential District 2; 2.0 Definitions: “development permit”, “Development Officer”, “shipping container”, and “yard”.

Part 5

It is an offence to fail to comply with an Order made pursuant to Section 243 of *The Planning and Development Act, 2007*. Upon conviction, an individual is liable to a fine of not more than \$10,000.00, and in the case of a continuing offence, to an additional

fine of not more than \$2,500.00 for each day during which the offence continues. Upon conviction, a corporation is liable to a fine of not more than \$25,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues.

Part 6

If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**Secretary, Development Appeals Board
c/o City Clerk's Office, City Hall
222 - 3rd Avenue North
Saskatoon, Saskatchewan S7K 0J5**
(note: \$50.00 must accompany the Notice of Appeal).

Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.

Dated this 28th day of March 2025.

Nina Musanovic
Development Officer

Attachments: Notice of Appeal
Appeals procedure.

Cc: City of Saskatoon Solicitors Department
Secretary Development Appeals Board, c/o City Clerk's Office

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

April 15, 2025

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

NEIGHBOUR NOTIFICATION

Reference: Order to Remedy Contravention – Appeal No. 14-2025
Site: 2709 McConnell Avenue
Proposal: Storage Container without Permit

The above-noted appeal has been filed by **Travis Leitch** under Subsection 219(1)(c) 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. 9900*, and the appellant is appealing the following deficiencies for the property:

Contravention:

There is a shipping container in the front yard of this site. Shipping containers may be temporarily placed on a site in any district.

The owner is hereby ordered to:

On or before April 30, 2025, remove the shipping container from the front yard of 2709 McConnell Avenue to meet the requirements of the Zoning Bylaw.

The Development Appeals Board will hear the appeal: Tuesday, May 6, 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