



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

May 20, 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 15-2025 - Development Permit Denial - 201 8th Street West**
 - 2.2 **Appeal 16-2025 - Order to Remedy Contravention - 79 Tucker Crescent**
3. **ADJOURNMENT**

City of Saskatoon Development Appeal Application- page 2

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

Applicant Name: Curtis Mann c/o Benedictio Holdings Inc

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

Location of Subject Property

Legal Description

Lot (s) 50 Block 02 Plan No. 102384110
Civic Address: 201 8TH STREET W

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.)

1) Gross Floor area of the proposed garage above grade, currently exceeds the above grade square footage of the house by 16.99 M2. 2) Gross Floor area of the secondary suite can not exceed 80% of the main floor of the garage. 3)Cantelevers Balconies project beyond the allowable amount into the side yard by 0.36M or 1.18 feet. 4) There is no path the front of the house which is required for garage suites.

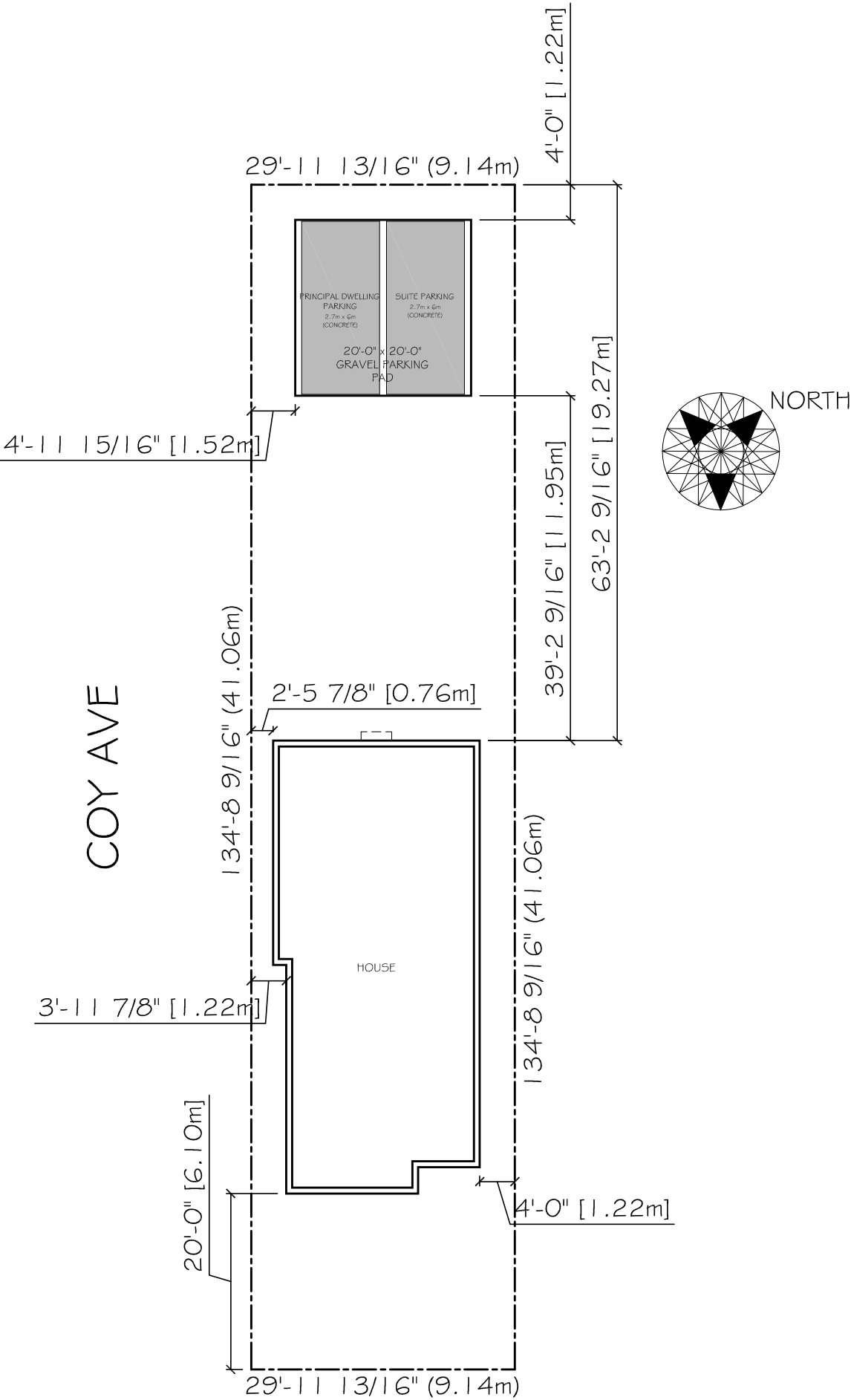
Reason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

Generally speaking, the reason for the appeal is trying to get more long term rental units on the market as supported by council and the City of Saskatoon given the many programs in place to foster more development 1) The house is a modest sized bilevel given the lot size at 107.183 sq ft and being a bilevel, it rises out of the ground higher than most as the foundation is only 4' down. With this variance we are asking that consideration be made to consider the larger garage massing as a smaller garage would not change the massing appearance especially seeing as the site is a corner lot on 8th street with green space accross the street. 2) Gross Floor area we feel is immaterial at only 4.931 % over the allowable amount. We are trying to build a suite that tenants will enjoy and want to remain in for langer terms. 3) Cantelevers Balconies into the side yard on a corner lot looking out into the street would cause no impeding objects as it would be approximately 10' off the sidewalk height and still inside the property lines. This would not be a covered balcony. 4) The path to the front of the house would not be required as the entrance to this proposed garage suite would be accessible within only a few feet to the city sidewalk. It would seem to us that this required walkway to the front and the rear would be unused given the site specific details and layouts.

BOTH SIDES OF THIS FORM MUST BE COMPLETED

LEGAL DESCRIPTION:

LOT: 50
BLOCK: 02
PLAN NO. : 102384110
ADDRESS: 201 8TH STREET



CNS DEVELOPMENTS CURTIS MANN 291-2931	 LMC DESIGN lmc_design@hotmail.com 306-341-4952	201 8th STREET SASKATOON, SK	DRAWN LR DATE SEPT 28/23 SCALE N.T.S. SHEET 01 OF 05
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STRUCTURAL NOTES:

- GENERAL:
- ALL CONSTRUCTION TO CURRENT NATIONAL BUILDING CODE OF CANADA (NBCC)
 - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, SITE CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.

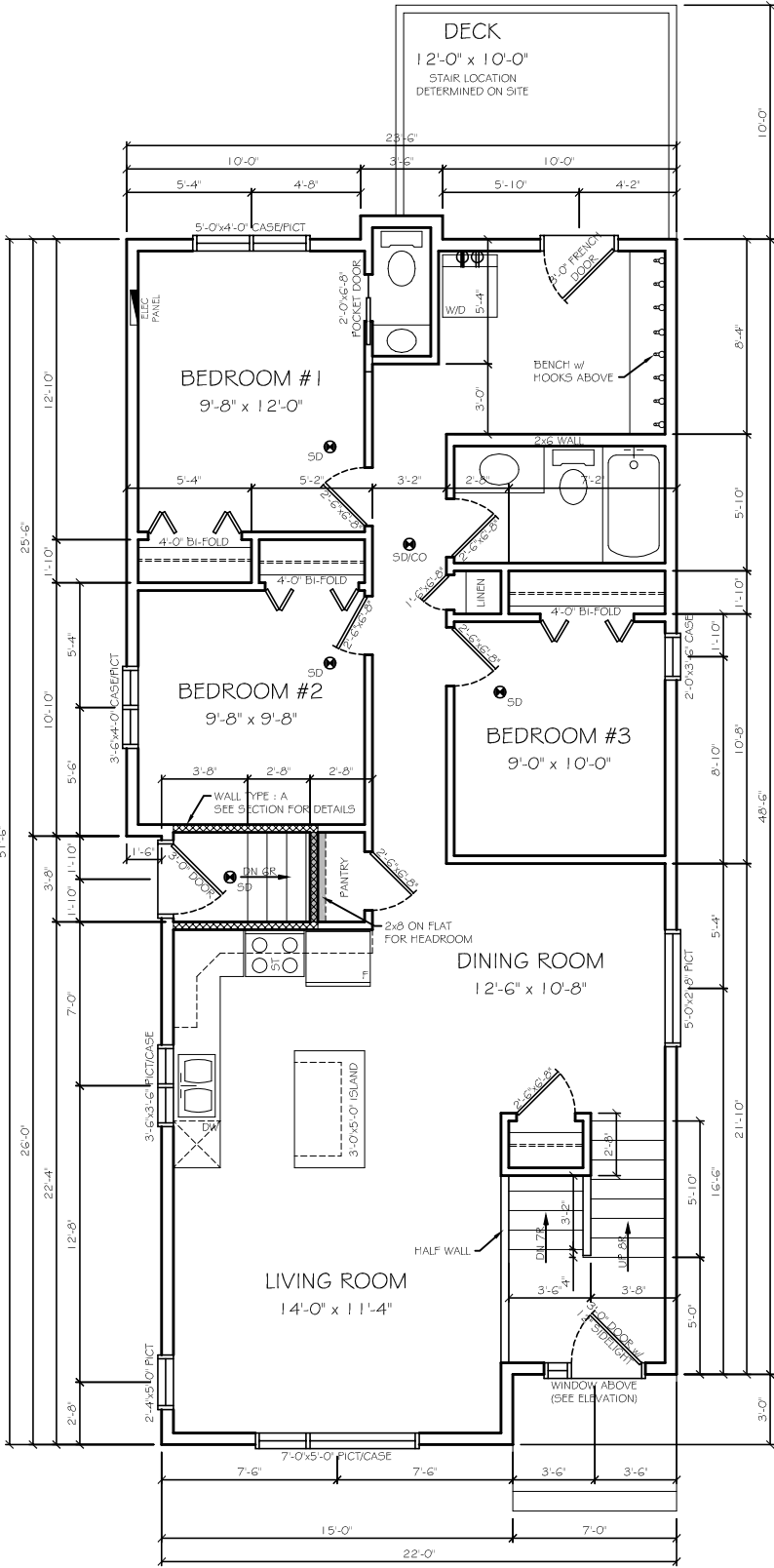
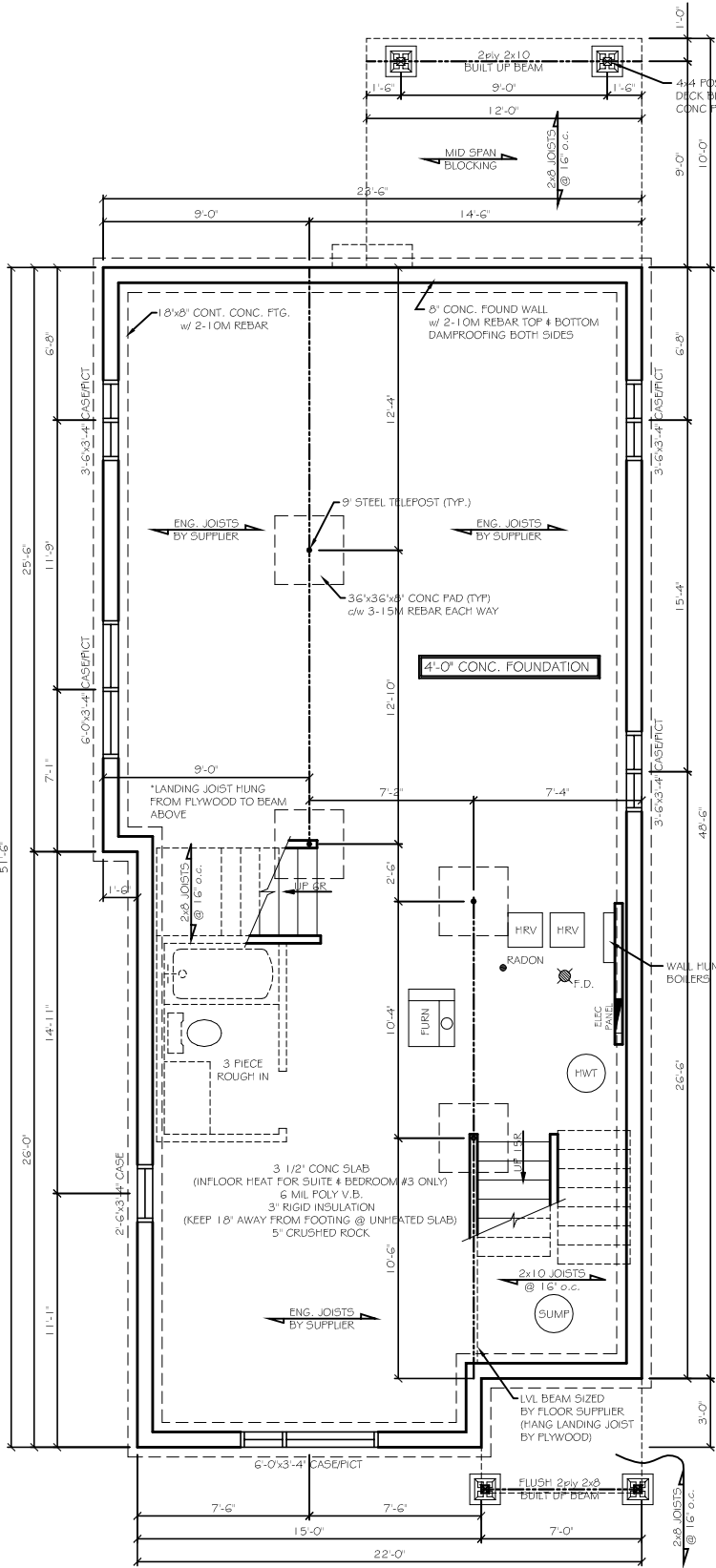
- CONCRETE:
- PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH CAN/CSA-A23.1
 - UNLESS NOTED OTHERWISE BELOW, CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 25 MPa (2 TO 4" SLUMP, 4-7 % AIR ENTRAINMENT, MAXIMUM AGGREGATE SIZE 3/4", TYPE H5 CEMENT).
 - WHEN OUTSIDE AIR TEMPERATURE DROPS BELOW +5 DEGREES C (OR CAN BE REASONABLY EXPECTED TO DO SO) PROVIDE EFFECTIVE MEANS TO MAINTAIN CONCRETE CURING TEMPERATURE ABOVE +10 DEGREES C FOR AT LEAST 72 HOURS (MORE TIME MAY BE REQUIRED)

- REINFORCING STEEL:
- ALL REINFORCING STEEL TO CSA G30.18, GRADE 400
 - EXTEND GRADE BEAM AND WALL REINFORCING AROUND CORNERS OR USE CORNER BARS
 - CLEAR COVER 1.5" UNLESS NOTED OTHERWISE (FOOTING CLEAR COVER 3" FROM BOTTOM)
 - MINIMUM SPLICE FOR 10M AND 15M BARS TO BE 18" AND 24", RESPECTIVELY

- FOUNDATION WALL/FOOTING:
- CONCRETE PROPERTIES : MIN. 25MPa, TYPE H5 CEMENT
 - FOOTING MUST BEAR ON UNDISTURBED, NATURALLY DEPOSITED SOIL. IF FILL OR SOFT SOIL IS ENCOUNTERED AT FOOTING DEPTH CONTACT ENGINEER PRIOR TO PROCEEDING.
 - DO NOT CAST FOOTING ON FROZEN SOIL. IF SOIL BELOW FOOTING IS ALLOWED TO FREEZE AT ANY POINT AFTER INSTALLATION THEN FOUNDATION MOVEMENT AND RELATED DAMAGES COULD OCCUR (AT BUILDER'S SOLE RISK).

GENERAL NOTES:

1. FINAL GRADING MAY ALTER EXTERIOR APPEARANCE
2. ROOF & FLOOR SUPPLIER TO PROVIDE ROOF & FLOOR LAYOUTS. ROOF/FLOOR SUPPLIER TO SIZE ALL WINDOW LINTELS
3. ANY ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER, ENGINEERED BEAMS AND JOISTS TO BE VERIFIED BY SUPPLIER
4. ALL CONSTRUCTION TO MEET OR EXCEED LOCAL AND NATIONAL BUILDING CODES
5. HVAC CONTRACTOR TO DETERMINE EXACT LOCATION OF FURNACE/HWT ON SITE WITH OWNER
6. PROVIDE PREF. MTL FLASHING OVER ALL EXTERIOR WINDOWS AND DOORS
7. THE CONTRACTOR SHALL CHECK AND CONFIRM ALL DRAWINGS PRIOR TO CONSTRUCTION
8. ONCE CONSTRUCTION HAS BEGUN THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS
9. ALL OVERHANGS WITHIN 4'-0" OF THE PROPERTY LINE MUST HAVE NON VENTED SOFFITS OR SOLID BLOCKING



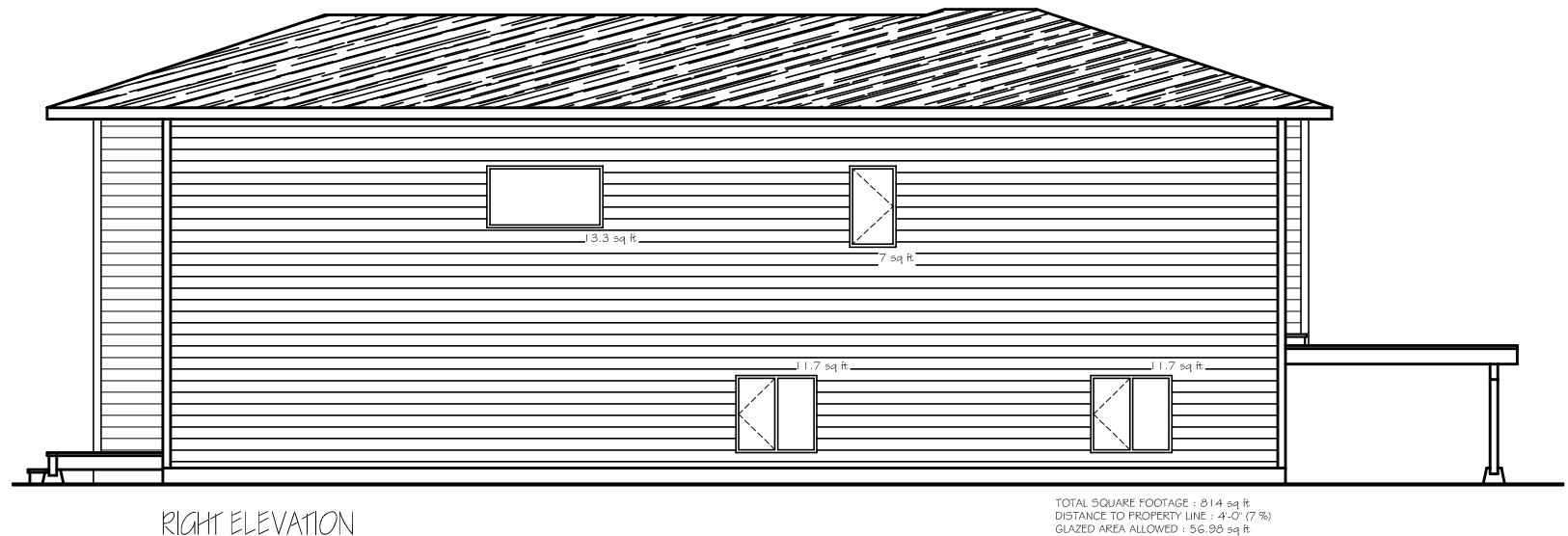
SQUARE FOOTAGES:
MAIN FLOOR : 1154 sq. ft.
BASEMENT SUITE : 693 sq. ft.

CNS DEVELOPMENTS
CURTIS MANN
291-2931

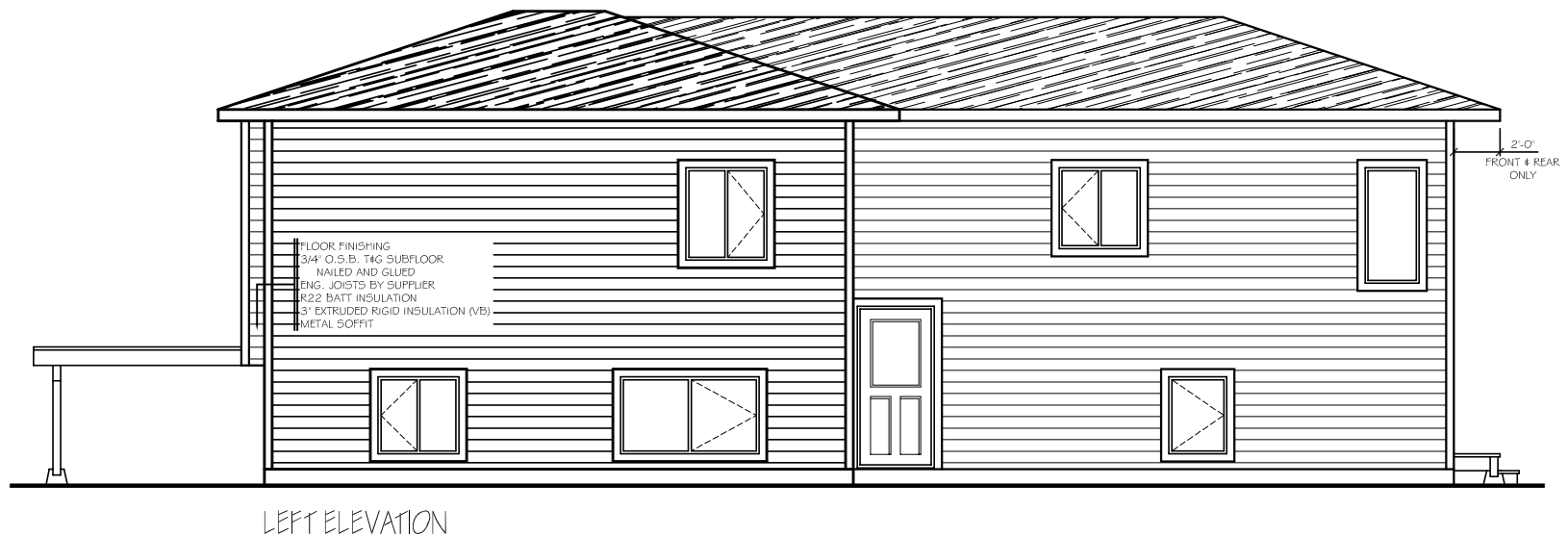
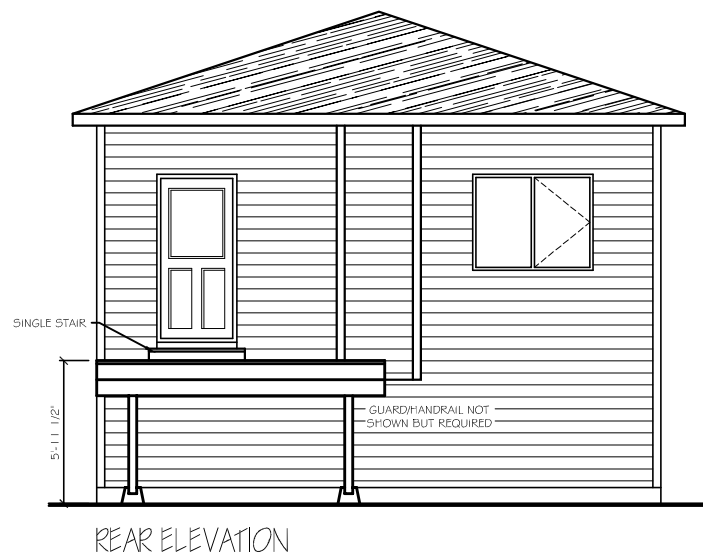
LMC DESIGN
lmc_design@hotmail.com
306-341-4952

201 8th STREET
SASKATOON, SK

DRAWN LR
DATE SEPT 28/23
SCALE 3/16" = 1'-0"
SHEET 02 OF 05



TOTAL SQUARE FOOTAGE : 814 sq ft
DISTANCE TO PROPERTY LINE : 4'-0" (7 %)
GLAZED AREA ALLOWED : 56.98 sq ft
TOTAL GLAZED AREA : 43.7 sq ft



FLOOR FINISHING
3/4" O.S.B. T4G SUBFLOOR
NAILED AND GLUED
ENG. JOISTS BY SUPPLIER
R22 BATT INSULATION
3" EXTRUDED RIGID INSULATION (VB)
METAL SOFFIT

CNS DEVELOPMENTS
CURTIS MANN
291-2931

LMC DESIGN
lmc_design@hotmail.com
306-341-4952

201 8th STREET
SASKATOON, SK

DRAWN LR
DATE SEPT 28/23
SCALE 3/16" = 1'-0"
SHEET 03 OF 05

NOTES:

-CONTRACTOR TO SUPPLY AND INSTALL TWO 3/4" HOSE BIBBS IN AN OWNER DETERMINED LOCATION

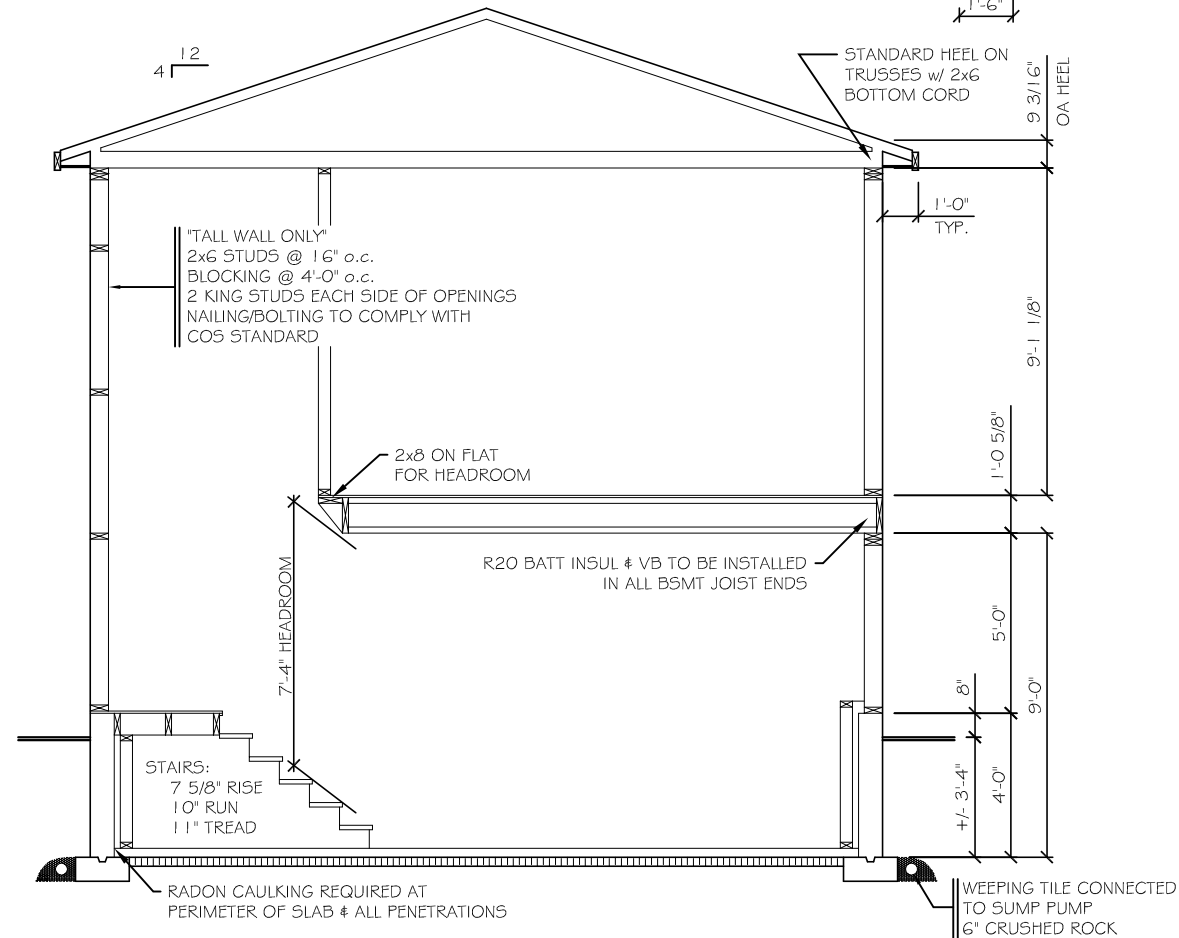
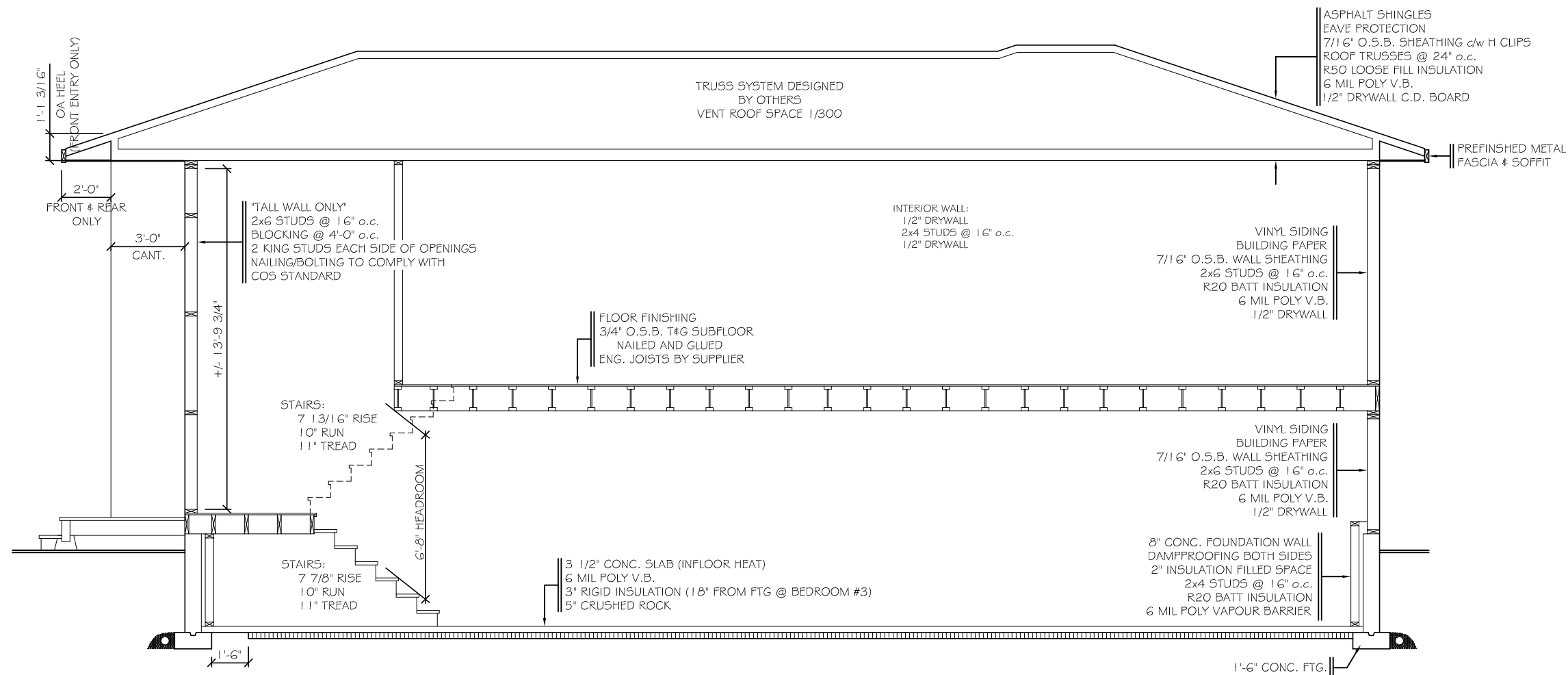
-CONTRACTOR TO SUPPLY AND INSTALL TWO OUTSIDE WEATHER PROOF GROUND FAULT RECEPTACLES IN AN OWNER DETERMINED LOCATION

-CONTRACTOR TO PROVIDE A 22x28" (760 x 850mm) CEILING ACCESS IN AN OWNER DETERMINED LOCATION

-CONTRACTOR TO SUPPLY AND INSTALL PERMANENT WIRED SMOKE DETECTORS ON ALL LEVELS IN ACCORDANCE TO APPLICABLE CODES

-OWNER TO CONFIRM LOCATION OF ALL ELECTRICAL FIXTURES AND SWITCHES PRIOR TO CONSTRUCTION

-OWNER TO SUPPLY ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO CONSTRUCTION

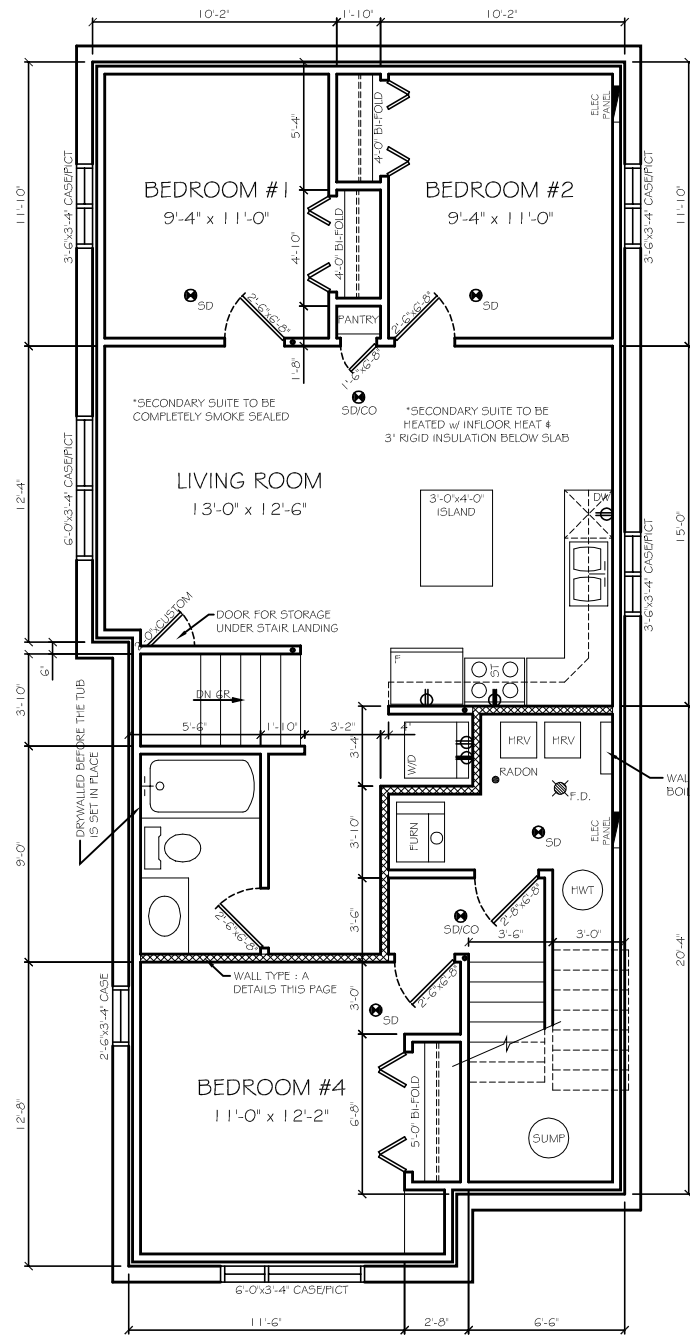


CNS DEVELOPMENTS
CURTIS MANN
291-2931


LMC DESIGN
lmc_design@hotmail.com
306-341-4952

201 8th STREET
SASKATOON, SK

DRAWN LR
DATE SEPT 28/23
SCALE 1/8" = 1'-0"
SHEET 04 OF 05



*FURNACE ROOM CEILING TO BE COMPLETELY DRYWALLED & SMOKE SEALED WHEN INSTALLING A SECONDARY SUITE
*FURNACE ROOM DOOR TO BE A 20min FIRE RATED DOOR WITH CLOSER
NON FLEXIBLE DUCTING REQUIRED WHEN PENETRATING A SMOKE TIGHT BARRIER

SQUARE FOOTAGES:
MAIN FLOOR : 1154 sq. ft.
BASEMENT SUITE : 693 sq. ft.

CNS DEVELOPMENTS
CURTIS MANN
291-2931

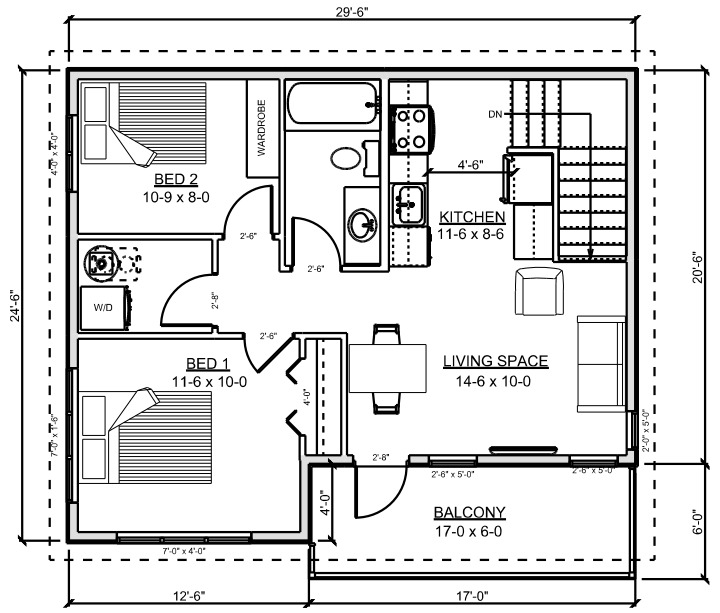
LMC DESIGN
lmc_design@hotmail.com
306-341-4952

201 8th STREET
SASKATOON, SK

DRAWN LR
DATE SEPT 28/23
SCALE 3/16" = 1'-0"
SHEET 05 OF 05



201 8TH ST GARAGE SUITE



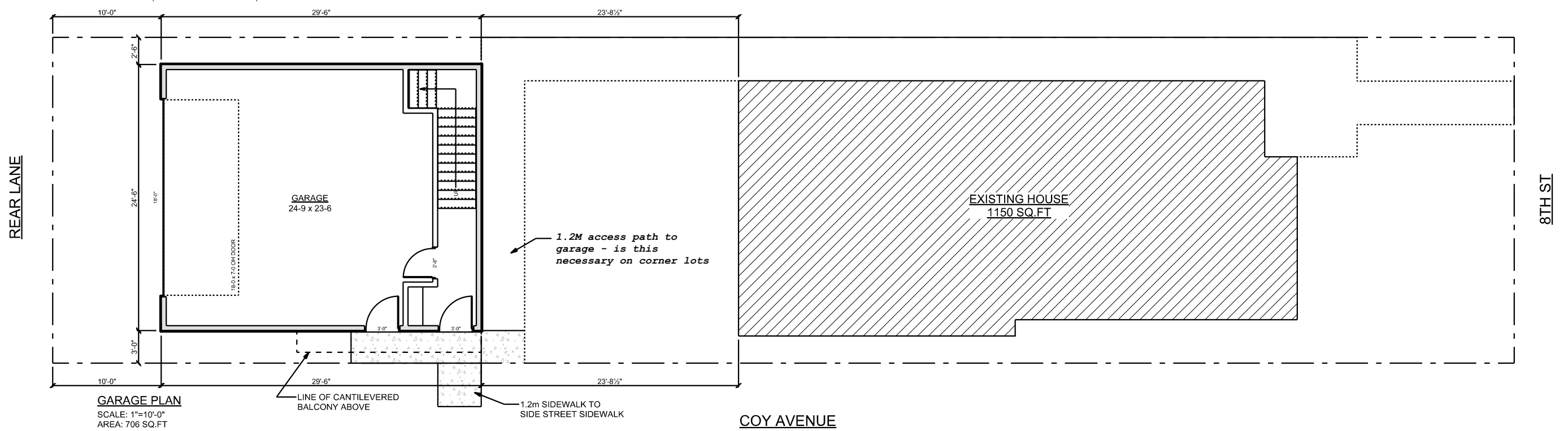
GARAGE SUITE PLAN
SCALE: 1"=10'-0"
AREA: 590 SQ. FT (NOT INCLUDING STAIRS)



SOUTH ELEVATION



EAST ELEVATION



GARAGE PLAN
SCALE: 1"=10'-0"
AREA: 706 SQ. FT

COY AVENUE

R.1

April 25, 2025

Curtis Mann
CNS Developments Inc
Box 1 Site 812 RR8 STN Main Box 1
Saskatoon, SK S67K 1M2

SENT VIA EMAIL

Re: Development Permit Denial: GGS-2025-02334
Proposal: New Garage Suite
Site Address: 201 8th Street West
Zoning District: R2 – Low Density Residential District 2
Neighbourhood: Buena Vista (Category 1 Neighbourhood)

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

1. Requirement: Section 5.3.14.2 states the side yard setback of not less than 1 metre shall be provided on one side of the site.

Proposed: The side yard setback along the East side yard is proposed at 0.914 metres.

Deficiency: This results side yard setback deficiency on one side of the site of site of 0.086 metres.

2. Requirement: Section 5.3.14(9)(b) states the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres. For reference, section 5.3.14(9)(d) notes the gross floor area of a principal building includes all areas above grade, and section 5.3.14(9)(e) further notes the gross floor area of a garage suite includes all areas above grade.

Proposed: The existing principal dwelling has a above grade gross floor area of 107.183 square metres. The proposed garage suites above grade gross floor area is 124.17 square metres.

Deficiency: The results in the garage suite exceeding the principal building's gross floor area by 16.99 square metres.

3. Requirement: Section 5.3.14(9)(g) states when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.

Proposed: The main floor of the garage suite is 67.144m² and 2nd floor is 57.026 square metres. The 2nd floor is 84.931% of the main floor.

Deficiency: The 2nd floor exceeds the allowable size by 4.931%.

4. Requirement: Section 5.1.17(4)(b) states cantilevered balconies map project into a required side yard, provided they do not project more than 1.8 metre and are less than 25% of the width of a required side yard, whichever is the lesser.

Proposed: The cantilevered balcony projects 0.61 metres, or 61% into the required East side yard.

Deficiency: The cantilevered balcony exceeds the allowed side yard projection by 0.36 metres, or by 36% of the maximum permitted in the required side yard.

5. Requirement: Section 5.3.14(7) states a garden or 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: An internal path is not provided.

Deficiency: This is deficient in a internal path to both the front yard and rear lane from the garage suite.

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

Should you wish, you may 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.

Note that a complete drawing package was not submitted for this review. Should your appeal be successful, additional drawings and information would be required to be submitted to continue with a Building and Development Permit application. A further review of new information submitted will be done with the Zoning Bylaw and the onus would be with the applicant to ensure compliance with relevant regulations.

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: Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks

[illegible]

Side elevation drawing of a building. The total height is 20'-3 1/2". The main body height is 8'-1 1/2". The roof height is 8'-1 1/2". The roof pitch is 12/3. The building features a large window on the left, a smaller window on the right, and a set of stairs on the far right.

A line drawing of a two-story house. The house has a gabled roof with horizontal hatching. The upper floor features a balcony with a railing, three windows, and a small overhang on the left. The lower floor has a large window, a door with a transom, and a smaller door. The entire drawing is composed of black outlines on a white background.

GARAGE PLAN
 SCALE: 1"=10'-0"
 AREA: 706 SQ.FT

GARAGE
 24'-9" x 23'-6"

EXISTING HOUSE
 1150 SQ.FT

1.2M access path to garage - is this necessary on corner lots

1.2m SIDEWALK TO SIDE STREET SIDEWALK

LINE OF CANTILEVERED BALCONY ABOVE

REAR LANE

8TH ST

COY AVENUE

COY AVENUE

May 1, 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. 15-2025
Site: 201 8th Street West
Proposal: New Garage Suite

The above-noted appeal has been filed by **Curtis Mann c/o Benedicto Holdings Inc** 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 – Low Density Residential District 2** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

- 1. Requirement:** Section 5.3.14.2 states the side yard setback of not less than 1 metre shall be provided on one side of the site.

Proposed: Based on the information provided the side yard setback along the East side yard is proposed at 0.914 metres.

Deficiency: This results in an East side yard setback deficiency of 0.086 metres.

- 2. Requirement:** Section 5.3.14(9)(b) states the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres. For reference, section 5.3.14(9)(d) notes the gross floor area of a principal building includes all areas above grade, and section 5.3.14(9)(e) further notes the gross floor area of a garage suite includes all areas above grade.

Proposed: Based on the information provided the existing principal dwelling has an above grade gross floor area of 107.183 square metres. The proposed garage suite's above grade gross floor area is 124.17 square metres.

Deficiency: This results in the garage suite exceeding the principal dwelling's gross floor area by 16.99 square metres.

Development Appeals Board
Appeal 2025-15

3. Requirement: Section 5.3.14(9)(g) states when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.
- Proposed: Based on the information provided the main floor of the garage suite is 67.144m² and 2nd floor is 57.026 square metres. The 2nd floor is 84.931% of the main floor.
- Deficiency: The 2nd floor exceeds the allowable size by 4.931%.
4. Requirement: Section 5.1.17(4)(b) states cantilevered balconies may project into a required side yard, provided they do not project more than 1.8 metre and are less than 25% of the width of a required side yard, whichever is the lesser.
- Proposed: Based on the information provided the cantilevered balcony projects 0.61 metres, or 61% into the required East side yard.
- Deficiency: The cantilevered balcony exceeds the allowable side yard projection by 0.36 metres, or by 36% of the maximum permitted in the required side yard.
5. Requirement: Section 5.3.14(7) states a garden or 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 information provided an internal path is not provided.
- Deficiency: This results in a deficiency of an internal path to both the front yard and rear lane from the garage suite.

The Development Appeals Board will hear the appeal: Tuesday, May 20, 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

Received
City Clerk's Office
May 5, 2025

B.2

Appeal 15-2025

From: [Claudia Kuhlen](#)
To: [Web E-mail - Development Appeals Board](#)
Subject: New garage suit 201 8th Street West
Date: Monday, May 5, 2025 7:18:35 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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.]

Dear Madame,

Re: The New Garage Suit mentioned at the aforementioned address.

Given, that this structure request is deficient in all five (5) requirements already, I am absolutely opposed to this structure being built. I have NO issue with a double garage, if site is of appropriate size, to be built, to help with on street parking, as there is not enough of it on Coy Ave as is. There is virtually no street parking or very little on the 200 blk of 8th Street West so parking on Coy Ave has always being difficult prior to the new structure at 201 8th Street West being built, and living quarters on top of garage structure will definitely create more of parking issues on Coy Ave!

Please bear in mind that the property next to 201 8th Street West already has multiple suits and people living there all, having vehicles two vehicles park in the garage behind that house and third usually on Coy Ave. People living at the up/down duplex known as 201 8th Street West also use Coy Ave for parking. Too many cars, not enough room and a suit on top of garage like I said would greatly compromise the lacking of parking space even more! The building of the proposed structure would indeed be ill advised!

Thank you for your consideration,
C Kuhlen for M A Nulle
[REDACTED] Coy Ave
SASKATOON SK [REDACTED]
Ph: [REDACTED]

From: [lynn hubbs](#)
To: [Web E-mail - Development Appeals Board](#)
Subject: Development Permit Denial 201-8th Street West Appeal No. 15-2025
Date: Monday, May 5, 2025 8:09:29 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[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.]

We have received your letter regarding the permit denial and thank you for asking for input.

This garage suite should absolutely NOT be built. There is already severe congestion on the corner of 8th West and Coy Avenue and increasing living accommodation will not be helpful to the residents of this area. The new build at 201 has two suites and two vehicles. The house at 203 has three suites and at least three vehicles; one vehicle in the garage, one beside the garage and one on 8th West or Coy Avenue.

The house at 201 has six garbage/recycling/green bins. Where on earth would another three be positioned?

The house at 103-8th Street West has a work truck that parks on Coy and 8th West which also adds to the congestion of a very busy street corner.

Bylaws are made to be followed and enforced. Appealing to enable building something that is too big for the lot is ludicrous. These lots are way too small for three rentals. Council has drawn a line and builders should not be allowed to move the line to suit their profits.

Sincerely,

Eldon and Lynn Hubbs

[Sent from Yahoo Mail for iPad](#)



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 201 8th Street West

LOT: 50

BLOCK: 2

PLAN: 102384110

R.2

RECEIVED
CIT CLERK'S OFFICE
MAY 12, 2025

1. Requirement: Section 5.3.14.2 states the side yard setback if not less than 1 metre shall be provided on one side of the site.

Proposed: The side yard setback along the East side yard is proposed at 0.914 metres.

Deficiency: This results in a side yard setback deficiency on one side of the site of 0.086 metres.

2. Requirement: Section 5.3.14(9)(b) states the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres. For reference, section 5.3.14(9)(d) notes the gross floor area of a principal building includes all areas above grade, and section 5.3.14(9)(e) further notes the gross floor area of a garage suite includes all areas above grade.

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3. Requirement: Section 5.3.14(9)(g) states when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.

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Deficiency: The second floor exceeds the allowable size by 4.931%.

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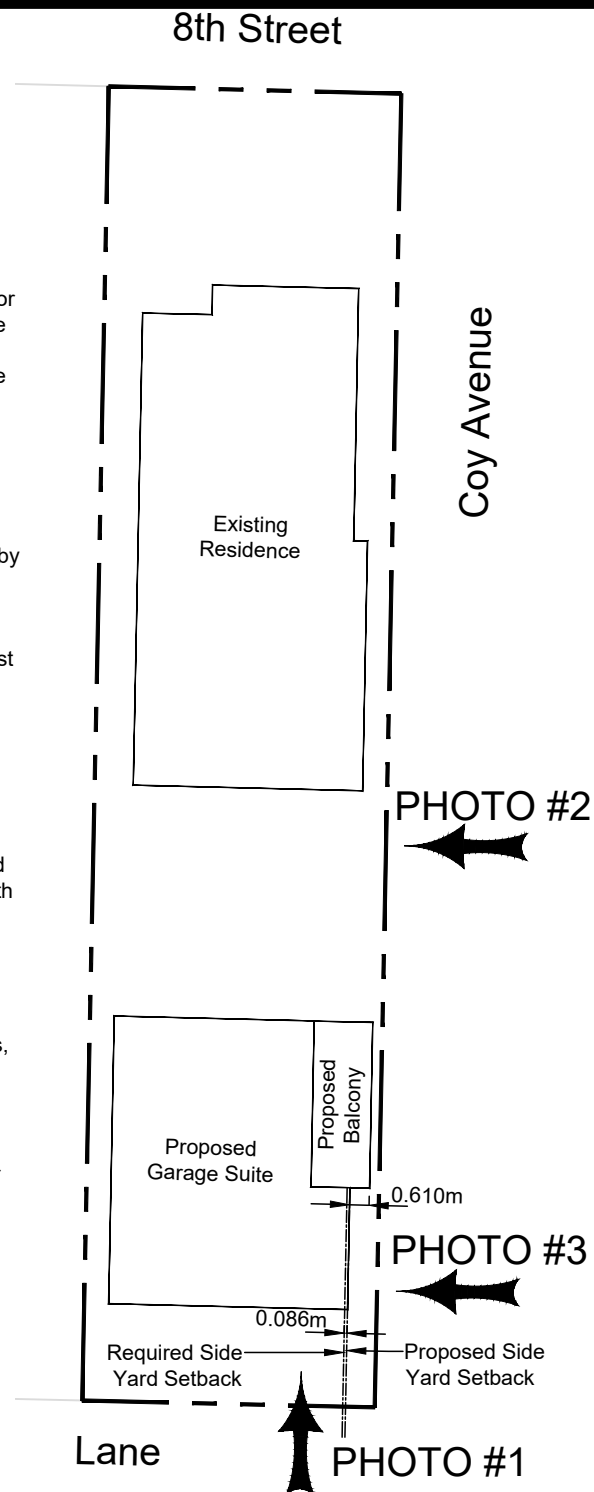


PHOTO 1

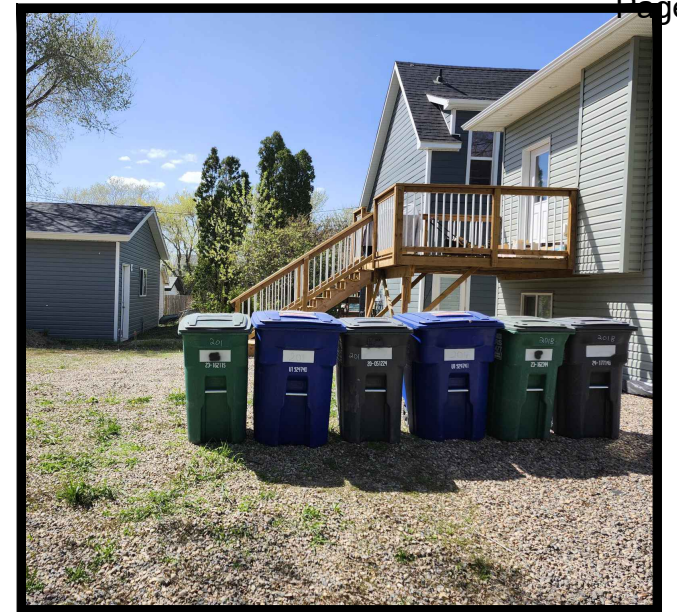


PHOTO 2



PHOTO 3



2021 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 201 8th Street West

LOT: 50

BLOCK: 2

PLAN: 102384110

City of
Saskatoon

Planning & Development Department

Application Form

DEVELOPMENT APPEAL APPLICATION

Applicant Information

Date of Application: Apr 25th, 2025Name of Applicant: Ailing ZHANGAddress: [REDACTED]Postal Code: [REDACTED]Home Telephone: [REDACTED]Work Telephone: [REDACTED]E-mail: [REDACTED]

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) 8, Block 420, Plan No. 61510301

Civic Address: _____

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.)

A small shed leaning/attaching to the house.

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)

- ① The shed is only leaning to the house's wall, not nailed to the house.
- ② We have the eavestrough on the shed, water would not go to neighbour.
- ③ Shed & eavestrough are on my land.

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
(please make cheques payable to City of Saskatoon)Fee Attached ☒

Declaration of Applicant

I hereby declare 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.

APR 28 2025

CITY CLERK'S OFFICE
SASKATOONSignature of Applicant Ailing ZhangDate Apr 25th, 2025

For Office Use Only.

Comments: _____

File No: _____

Cash Receipt No: _____

Amount Paid: _____

Cheque No: _____

May 2, 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. 16-2025
Site: 79 Tucker Crescent
Proposal: Attached Accessory Building

The above-noted appeal has been filed by **Ailing Zhang** 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:

The accessory building at 79 Tucker Crescent has been constructed less than 15 meters from the fronting street and less than 1.2 meters away from the principal building which is in contravention of *The Zoning Bylaw 9990*.

5.1.2 Accessory Buildings and Structures

(1) Subject to all other requirements of this Bylaw, an accessory building or structure is permitted in any district when accessory to a principal use which is a permitted or discretionary use in that same district, and for which a Development Permit has been issued.

(3) In any R or M district, or in any B1, B1A, or B2 district or the DCD4 district, no detached accessory building or structure shall:

(f) be situated either:

i) less than 15 metres from the fronting street; or

ii) less than 1.2 metres behind the rear line of the principal building;

(g) be situated less than 0.75 metres from any street other than a fronting street and less than 1.2 metres from any portion of a principal building;

(h) be situated less than 1.2 metres from a lane towards which a vehicle door faces”.

The owner is hereby ordered to:

On or before May 5, 2025, required to fully remove or relocate the accessory building located at 79 Tucker Crescent.

Development Appeals Board
Appeal 2025 - 016

The Development Appeals Board will hear the appeal: Tuesday, May 20, 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

ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Ailing Zhang

[REDACTED]
[REDACTED]

☒ Owner(s)

Part 1

I, Patricia Chartier, Development Officer for The City of Saskatoon, inspected:

Civic Address: 79 Tucker Crescent
Surface Parcel: 120196638
Zoning District: R2

on March 31, 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 are contraventions of Zoning Bylaw No. 9990. You are hereby ordered to remedy the contravention as follows:

Contravention:

The accessory building at 79 Tucker Crescent has been constructed less than 15 meters from the fronting street and less than 1.2 m away from the principal building which is in contravention of the Zoning Bylaw 9990.

5.1.2 Accessory Buildings and Structures

(1) Subject to all other requirements of this Bylaw, an accessory building or structure is permitted in any district when accessory to a principal use which is a permitted or discretionary use in that same district, and for which a Development Permit has been issued.

(3) In any R or M district, or in any B1, B1A, or B2 district or the DCD4 district, no detached accessory building or structure shall:

- (f) be situated either:
 - i) less than 15 metres from the fronting street; or
 - ii) less than 1.2 metres behind the rear line of the principal building;
- (g) be situated less than 0.75 metres from any street other than a fronting street and less than 1.2 metres from any portion of a principal building;
- (h) be situated less than 1.2 metres from a lane towards which a vehicle door faces”.

You are hereby ordered to:

1. On or before **May 5, 2025**, you are required to fully remove or relocate the accessory building located at 79 Tucker Crescent.

Relevant Sections of the Zoning Bylaw No. 9990:

2.0 Definitions: “accessory building”, “Act”, “building”, “development”, “Development Officer”, “rear building line”, “street”, “structure”; 4.2(1) Application of Regulations; 4.3.1(1) (2) Development Permit Required; 5.1.2 Accessory Buildings; (3) (a) (b) (c) (d)(e); 8.4 R2

– Low Density Residential District 2

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 Clerks 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.

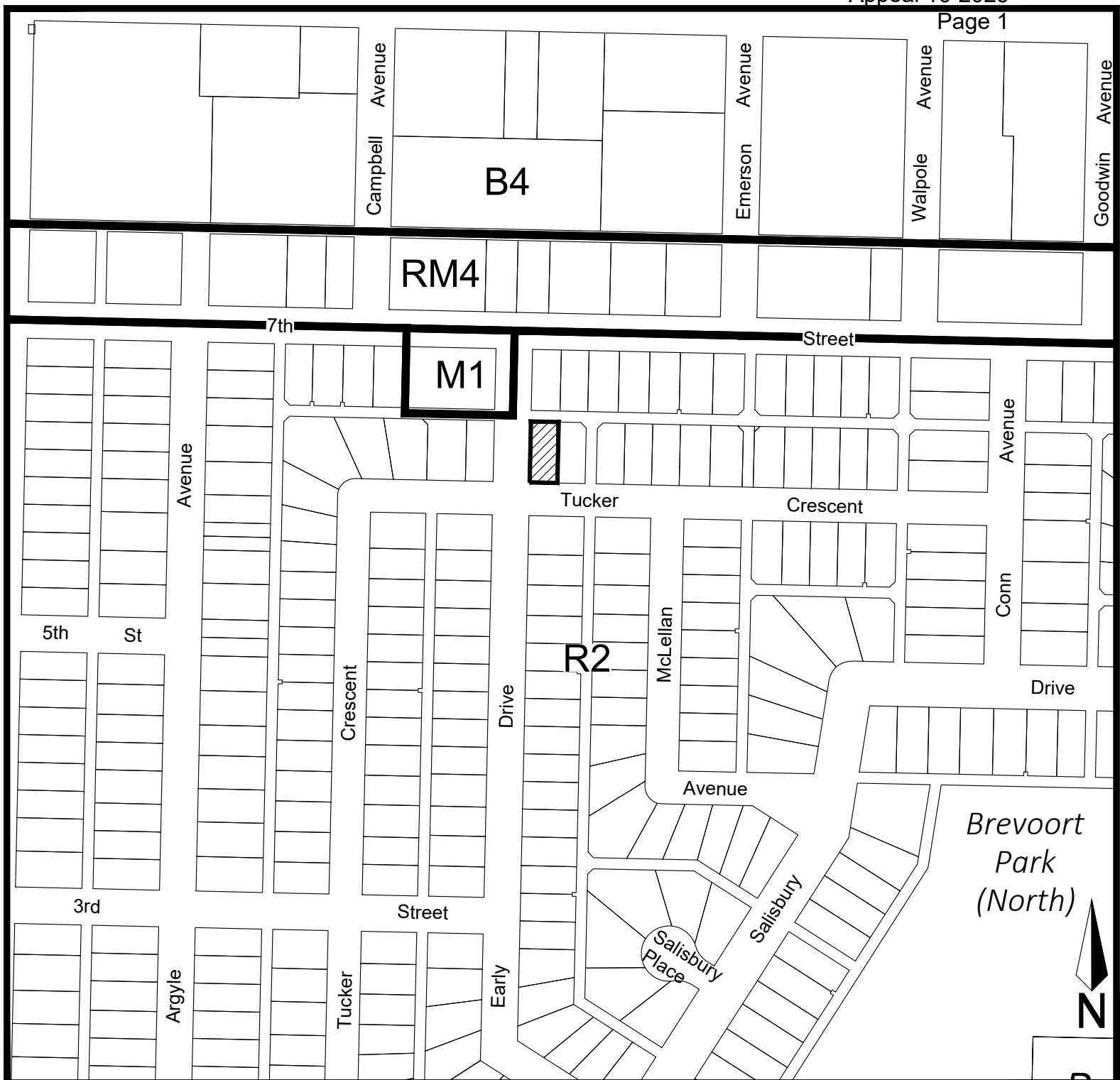
Dated this 7th of April, 2025.

Patricia Chartier

Development Officer

Attachments: Notice of Appeal
Appeals procedure

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



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 79 Tucker Crescent

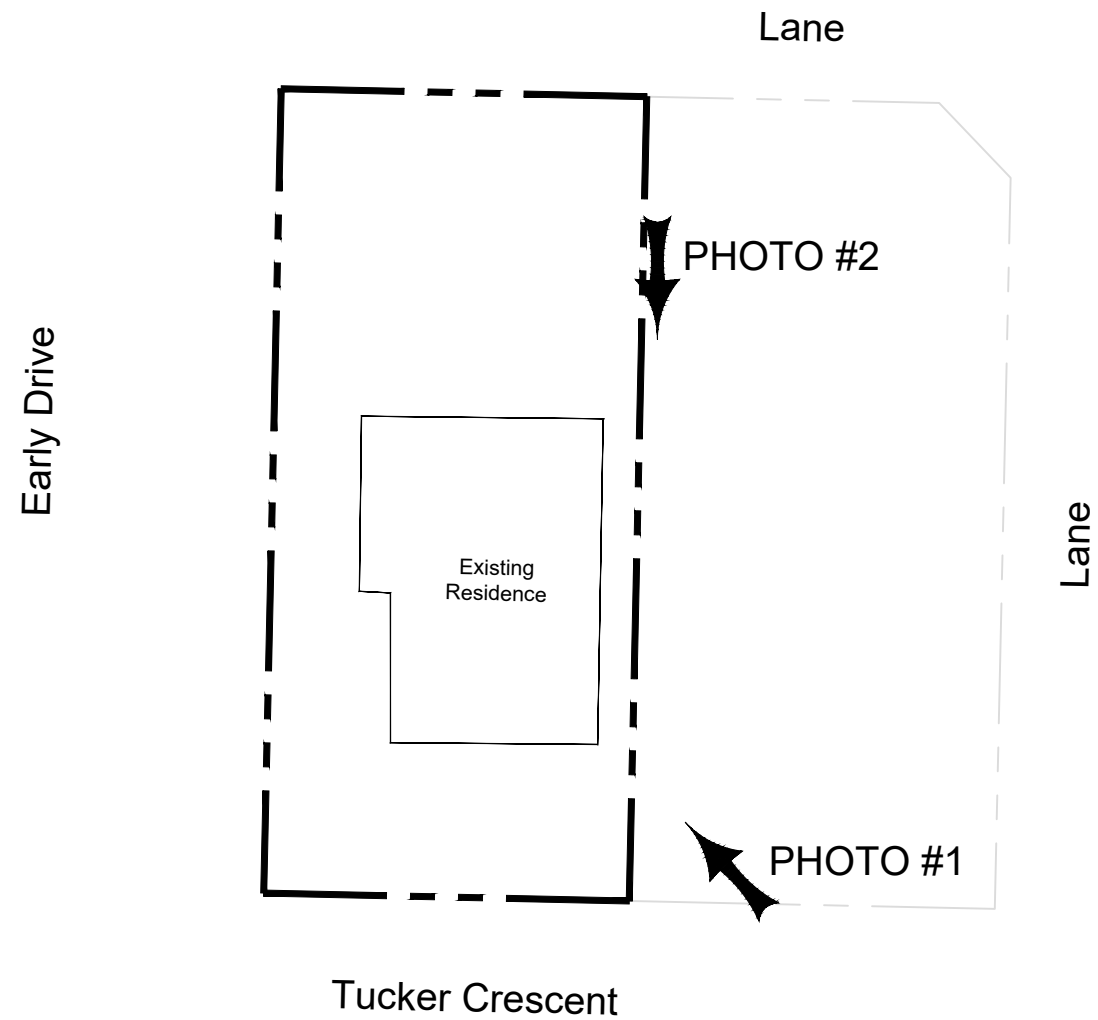
LOT: 8

BLOCK: 420

PLAN: 61S10301

R.2

RECEIVED
CITY CLERK'S OFFICE
May 12, 2025



Required: The Zoning Bylaw 9990 states in Section 5.1.2(3)(e) Accessory buildings must be placed at least 15 metres from the front property line or at least 1.2 metres behind the rear property line of a principal building.

Existing: An accessory building has been constructed at a zero offset from the east building wall and a zero offset from the east property line. The building is approximately 7.0 metres north of the front property line, which is deficient 8.0 metres from the required setback of 15 metres from a front property line and is not permitted to remain.

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 79 Tucker Crescent

LOT: 8

BLOCK: 420

PLAN: 61S10301



PHOTO 1



PHOTO 2



PHOTO 3



2021 AERIAL PHOTOGRAPHY