



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

June 3, 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 17-2025 - Development Permit Denial - 1748 Prince of Wales Avenue**
3. **ADJOURNMENT**

City of Saskatoon Development Appeal Application- page 2

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

Applicant Name: Joel Neggers

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

Location of Subject Property _____

Legal Description

Lot (s) _____ Block _____ Plan No. _____

Civic Address: 1748 Prince of Wales Ave Joel Neggers

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.)

Extend attached garage and build secondary suite above to utilize unused yard space.

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)

See attached Letter. Want to utilize unused yard space to extend garage and build secondary suite. Due to irregular lot shape setbacks will have to be adjusted. However, adjustment of setbacks will not affect neighbours or neighbourhood characteristics.

BOTH SIDES OF THIS FORM MUST BE COMPLETED



Scale: 1/16" = 1'-0"

Project No: 024.087

Issued For: Review

Location: 1748 Prince of Whales

REFER TO INFORMATION
PAGE FOR GENERAL
NOTES, FLOOR AREAS, AND
CONSTRUCTION TYPES

NOTES:

PROJECT:

Garage Suite

CLIENT:

Joel
Neggers

DRAWING:

Site Plan

7/19/2024 9:28:37 AM

DRAWING
NO.

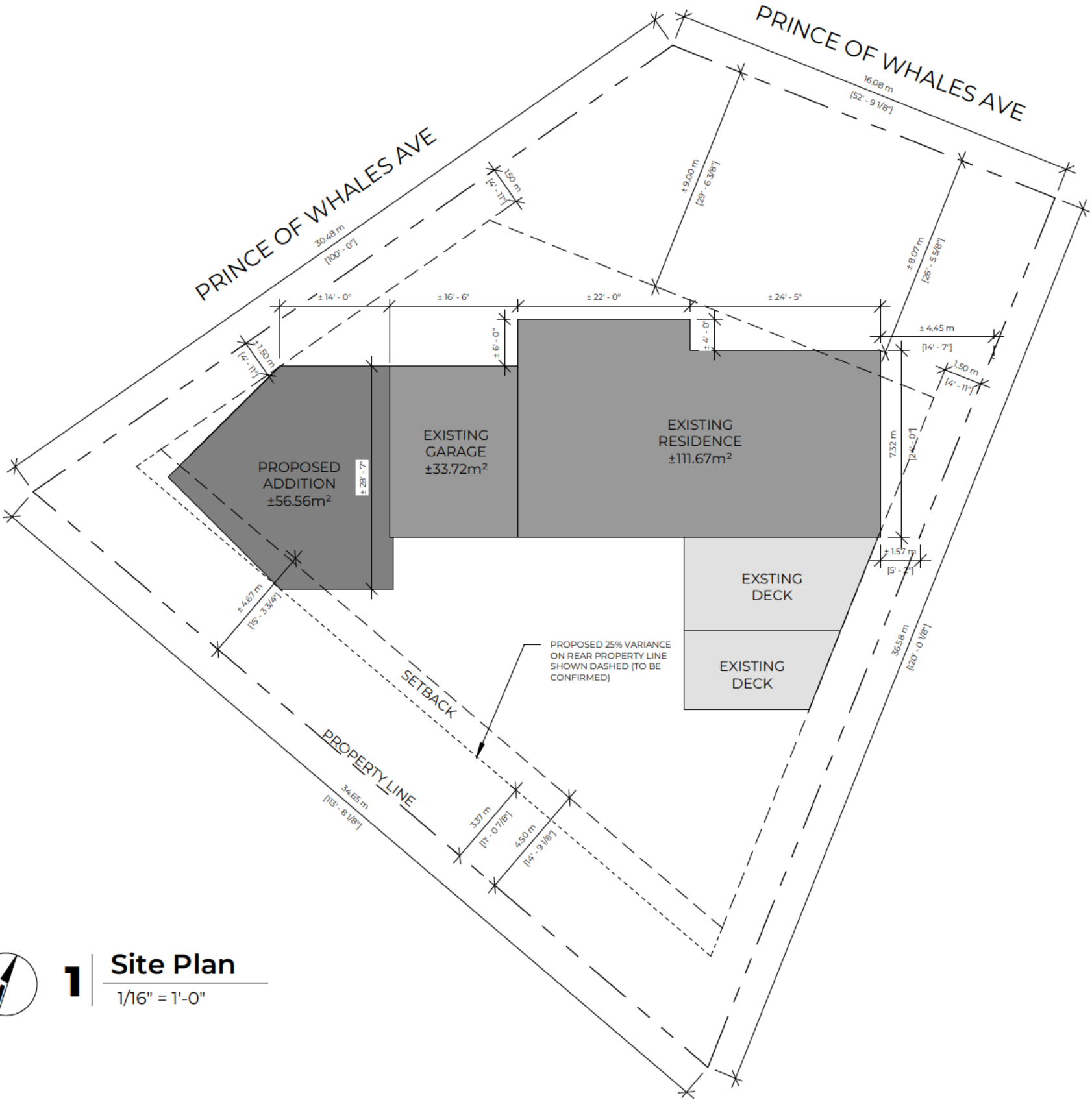
A03

- LIMITING DISTANCE CALCULATIONS ASSUME A FIRE DEPARTMENT RESPONSE TIME OF 10 MINUTES OR LESS. IF ACTUAL RESPONSE TIME IS GREATER, REPORT TO SKYLINE DESIGNS IMMEDIATELY.
- REPORT ANY DISCREPANCIES ON THIS DRAWING TO SKYLINE DESIGNS VIA EMAIL IMMEDIATELY.
- SURVEYOR TO CONFIRM LOT DIMENSIONS PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SITE DRAINAGE AND SPOT ELEVATIONS ARE CONGRUENT WITH NEIGHBORING PROPERTIES (IF APPLICABLE). ADJUST TO SUIT IF NEEDED.
- PERMIT APPLICANT TO ENSURE THAT ANY STRUCTURE WILL NOT ENCROACH ON ANY UNDERGROUND SERVICE.
- CONTRACTOR TO PROVIDE A SITE SECURITY FENCE AT TIME OF EXCAVATION IF REQUIRED.
- IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO ENSURE THE PROPOSED STRUCTURE(S) WILL NOT ENCROACH ON ANY ELECTRICAL SERVICE, NATURAL GAS SERVICE, OR ANY OTHER SERVICES ON THE PROPERTY.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO SKYLINE DESIGNS IMMEDIATELY.
- GRADES SHOWN ARE APPROXIMATE AND NOT FOR CONSTRUCTION. SURVEYOR AND FOUNDATION CONTRACTORS TO SET GRADES.

ADDRESS - ZONING INFORMATION (ZONE: **R1**)

LOT: 3 BLOCK: 511 PLAN:

CONDITION	REQUIRED	REPORTED/PROPOSED
SITE AREA:	450m ²	805.06m ²
FRONT YARD:	9.0m	SEE DRAWING
SIDE YARD:	1.5m	SEE DRAWING
REAR YARD:	4.5m	SEE DRAWING
MAX BLDG HEIGHT:	8.5m	SEE DRAWING
MAX SITE COVERAGE:	40% (322.02m ²)	25.1% (201.95m ²)



1 Site Plan

1/16" = 1'-0"

April 25, 2025

Joel Neggers
[REDACTED]
Saskatoon, [REDACTED]

SENT VIA EMAIL

Re: Development Permit Denial: HALT-2025-01504
Proposal: Addition and Secondary Suite
Site Address: 1748 Prince of Wales
Zoning District: R – Low Density Residential District 1

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

1. Requirement: Pursuant to section 8.1.2 the rear yard setback for a one unit dwelling on a corner site in the R1 district is 4.5 metres

Proposed: The proposed rear yard setback is 3.37 metres for the addition to the garage.

Deficiency: The proposed rear yard setback is short by 1.13 metres in depth the rear yard setback will need to be increased to comply with the rear yard setback requirement.

2. Requirement: All infill development in established neighbourhoods are required to complete a sidewall area calculation.

Proposed: Unable to calculate the proposed sidewall.

Deficiency: Side wall elevation drawings are required to complete a full review of the development.

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 an 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,



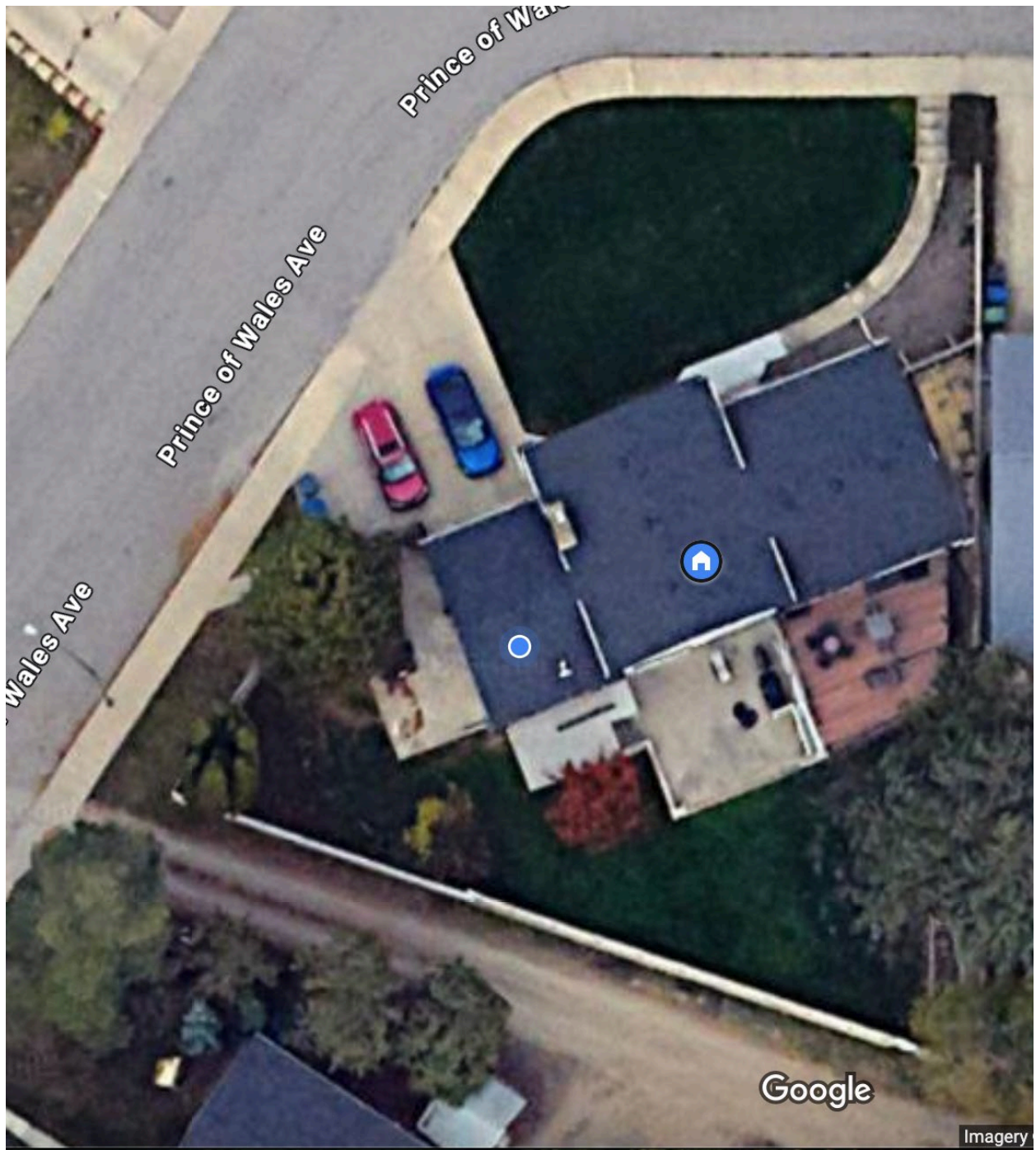
Kevin Ingram
Planning and Development Division (306-975-2659)
kevin.ingram@saskatoon.ca

cc: Joel Neggers, Owner
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks

1748 Prince of Wales Avenue is a unique lot situation. Given the lot layout there is an abundance of unused yard space on the south/west side. My proposed plan, extend the existing attached garage and build a secondary suite above, doing so would buy into current city objectives of increasing core neighbourhood density.

Furthermore, it is to my belief that increasing the setback allowance would not affect neighbourhood characteristics as the south/west side of the lot is neighbouring a city alley. As for the side wall calculation, I have not committed to getting a full set of construction drawings due to the cost and current appeal in process. My intention is to have the garage addition match the current property. Neighbouring homes in the area are 2 story, and built to the property lines, it is only 1748 that is not able to build to match neighbouring properties due to the lot shape.

The Photos included are of the unused year space, the reason for stating its “unused” is because there is no home windows facing that way, making a child’s play unsafe in that area. Leaving that area only useable for uncovered storage of “stuff”. To conclude, I believe that allowing the garage addition and secondary suite will buy into current city objectives and allow 1748 Price of Wales to match neighbouring properties while increasing the appeal in the neighbourhood.

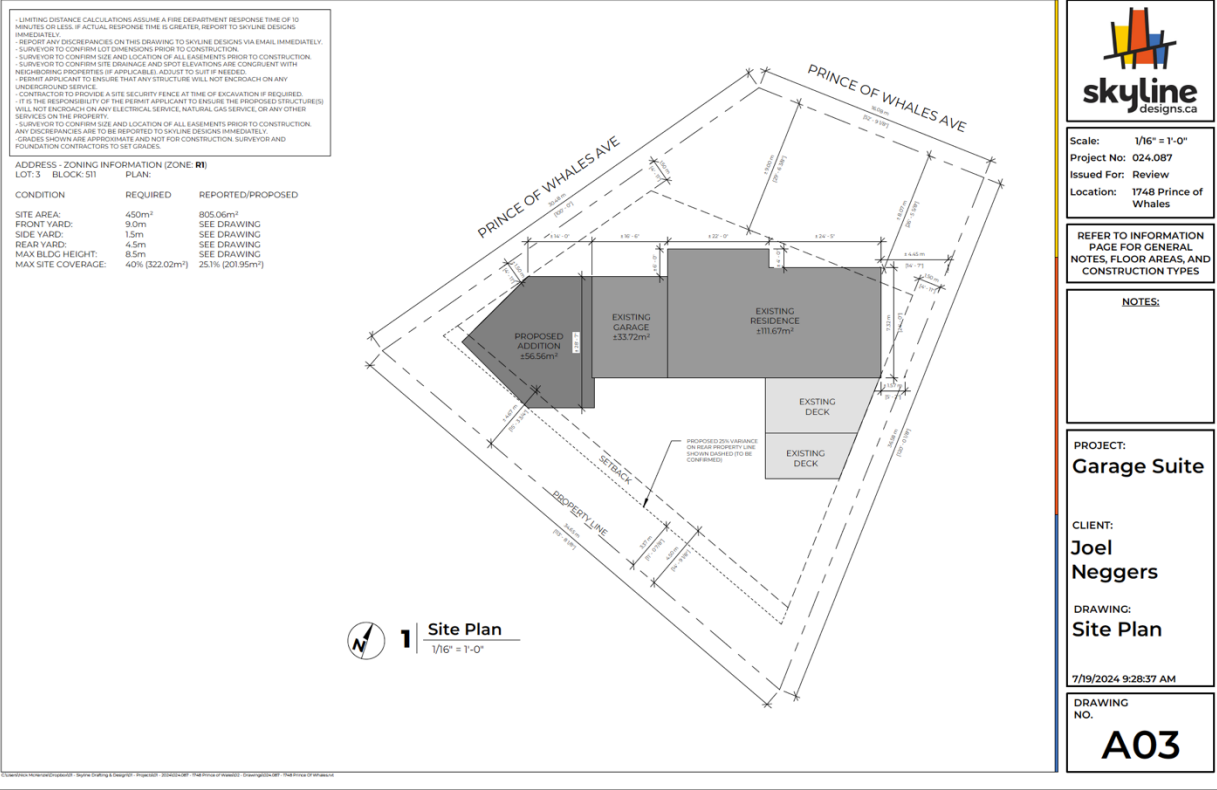












R.1

April 25, 2025

Joel Neggers

Saskatoon, SK

SENT VIA EMAIL

Re: Development Permit Denial: HALT-2025-01504
Proposal: Addition and Secondary Suite
Site Address: 1748 Prince of Wales
Zoning District: R – Low Density Residential District 1

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Deficiency: The proposed rear yard setback is short by 1.13 metres in depth the rear yard setback will need to be increased to comply with the rear yard setback requirement.

2. Requirement: All infill development in established neighbourhoods are required to complete a sidewall area calculation.

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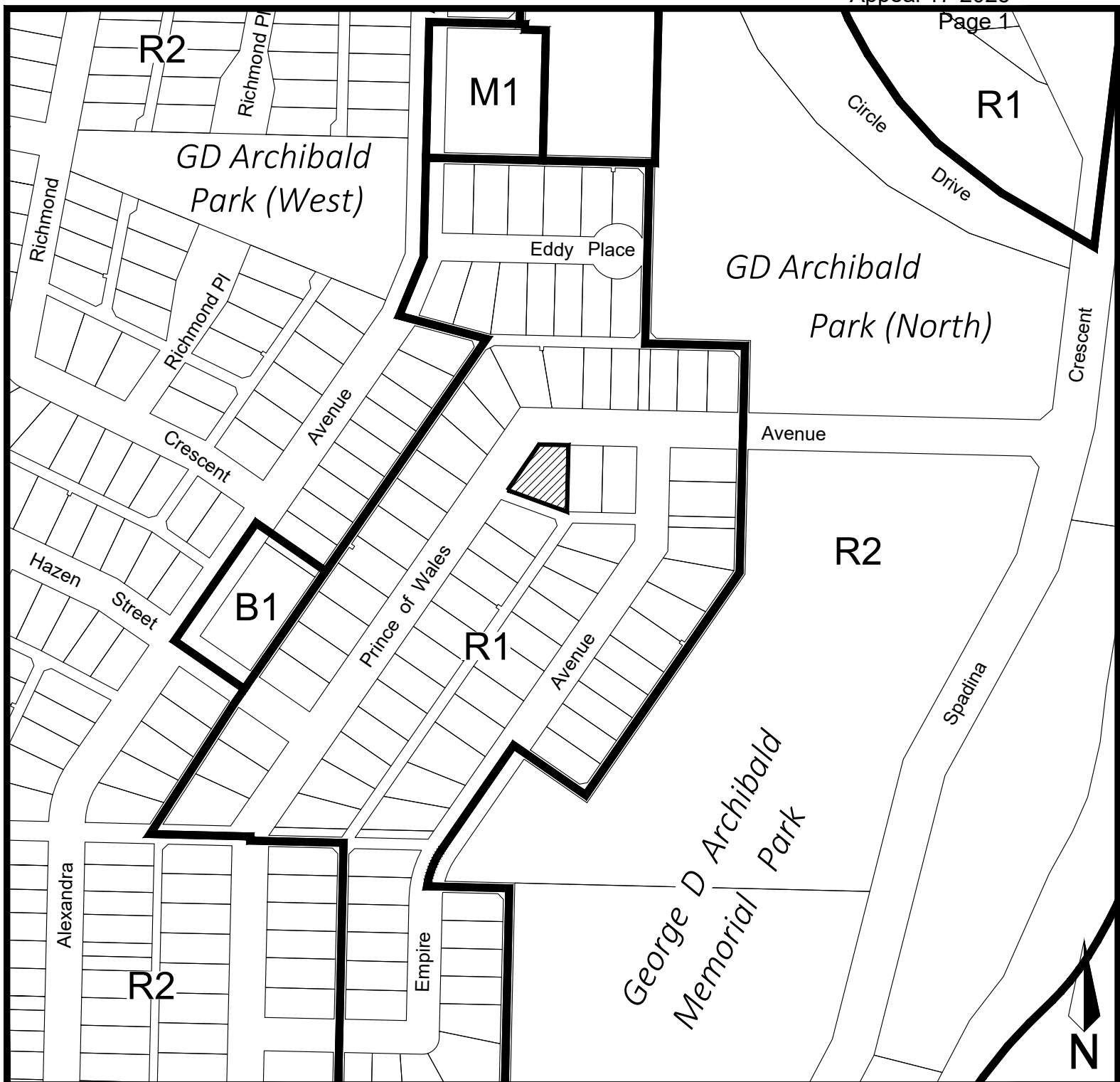
If you have any questions about this information, please let me know.

Sincerely,



Kevin Ingram
Planning and Development Division (306-975-2659)
kevin.ingram@saskatoon.ca

cc: Joel Neggers, Owner
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 1748 Prince of Wales Avenue

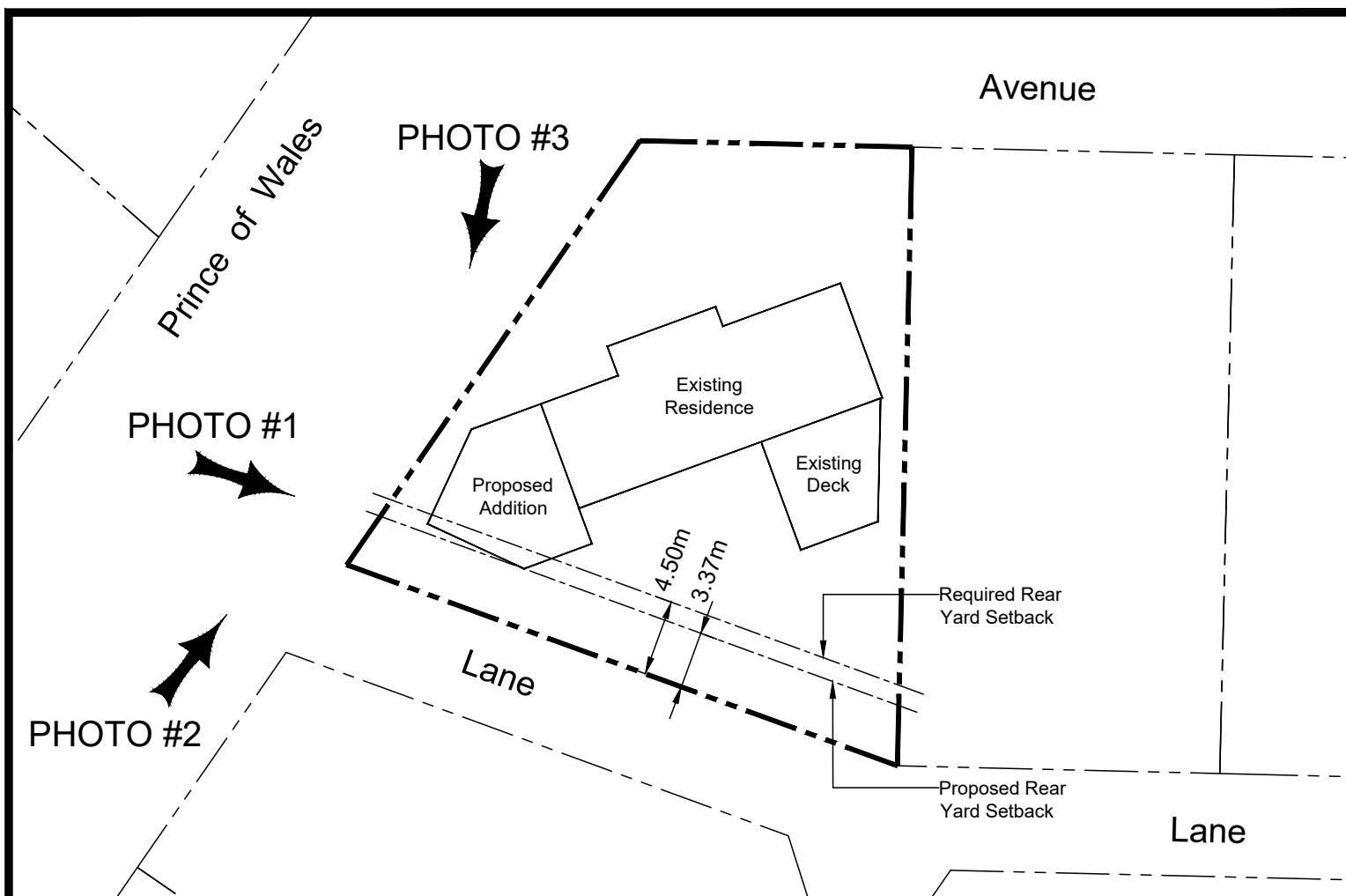
R.2

LOT: 3

BLOCK: 511

PLAN: 63S03501

Received
City Clerk's Office
May 21, 2025



1. Requirement: Pursuant to section 8.1.2 the rear yard setback for a one unit dwelling on a corner site in the R1 district is 4.5 metres.

Proposed: The proposed rear yard setback is 3.37 metres for the addition to the garage.

Deficiency: The proposed rear yard setback is short by 1.13 metres in depth. The rear yard setback will need to be increased to comply with the rear yard setback requirement.

2. Requirement: All infill development in established neighbourhoods are required to complete a sidewall area calculation.

Proposed: Unable to calculate the proposed sidewall.

Deficiency: Sidewall evaluation drawings are required to complete a full review of the development.



PHOTO 1



PHOTO 2

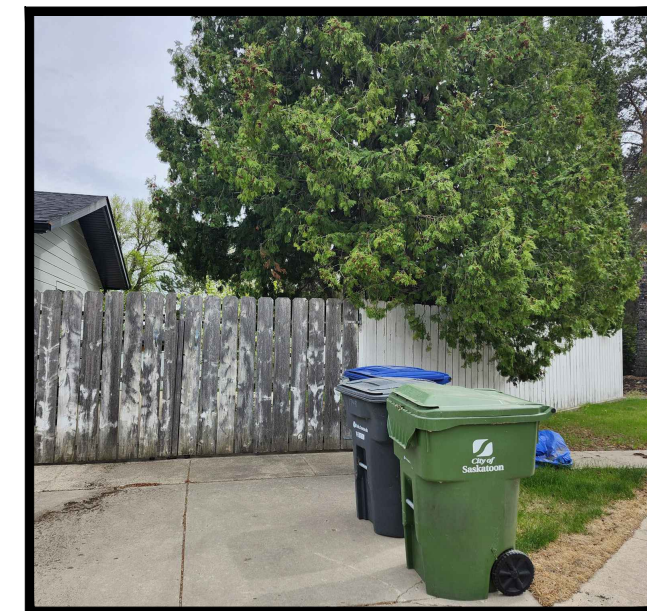


PHOTO 3



2021 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 1748 Prince of Wales Avenue

LOT: 3

BLOCK: 511

PLAN: 63S03501

May 12, 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. 17-2025
Site: 1748 Prince of Wales Avenue
Proposal: Addition and Secondary Suite

The above-noted appeal has been filed by **Joel Neggers** 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 **R – Low Density Residential District 1** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

- 1. Requirement:** Pursuant to section 8.1.2 the rear yard setback for a one unit dwelling on a corner site in the R1 district is 4.5 metres

Proposed: Based on the information provided the proposed rear yard setback is 3.37 metres for the addition to the garage.

Deficiency: This results in the proposed rear yard setback being short by 1.13 metres in depth. The rear yard setback will need to be increased to be in compliance.
- 2. Requirement:** All infill development in established neighbourhoods are required to complete a sidewall area calculation.

Proposed: Currently no side wall elevation drawings have been provided, therefore, no calculation of the proposed sidewall is possible.

Deficiency: This results requiring side wall elevation drawings to complete a full review of the development.

The Development Appeals Board will hear the appeal: Tuesday, June 3, 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.

Development Appeals Board
Appeal 2025-17

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