

NOTICE OF HEARING OPEN TO THE PUBLIC DEVELOPMENT APPEALS BOARD

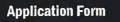
June 17, 2025, 4:00 pm Committee Room E, Ground Floor, City Hall

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

- 1. CALL TO ORDER
- 2. APPEAL HEARINGS
 - 2.1 Appeal 18-2025 Order to Remedy Contravention 639 Lehrer Crescent
- 3. ADJOURNMENT



Appeal 18-2025 Page 1



DEVELOPMENT APPEAL APPLICATION

Last Updated On: 1/03/2023

Saskatoon
Planning & Development Department

Applicant Information		Date of Application: <u>26-55-25</u>
Name of Applicant: Hamidu	Man Hoseini	
Address:		Postal Code:
Home Telephone:	Work Telephone:	E-mail:
Applicant's Interest in the Property:		Tenant Option to Buy
	Owner's Rep	resentative Other:
Registered Property Owner(s): (if di	fferent from above)	
Address:		Postal Code:
Home Telephone:	Work Telephone:	E-mail:
Location of Subject Property		
Legal Description: Lot (s)	, Block	, Plan No
Civic Address:		
Present Status of Building or Struct Construction not yet begun	ture Under Appeal: Under Construction	⊠ Completed
Type of Construction: Residential Commercial	☐ Industrial ☐ Othe	er (specify)
INC MCIGNOW MAS CONCLEY, 1715 Stemder Reason for Development Appeal: appeal hearing date to submit drawings a	they cut for my come of the per the Planning and Develop	his view is blocked by my tor y 1 meter He wents meto courts to wrop around for winter oment Act, 2007, applicants have 5 days prior to the
Application for Development Permit has bee	en submitted to the Community Servic	ces Dept. and subsequently been denied on(dat e)
Please ensure the following has been attack		20 per refundable Application For
1. Application Fee:	(please make cheques payable to	00, non-refundable Application Fee Fee Attached L. City of Saskatoon)
Declaration of Applicant		
		true, and I make this solemn declaration conscientiously e under oath, and by virtue of <i>The Canada Evidence Act</i> .
	Cidnoture of April 2	26 ~ 25 Date
For Office Hos Only	Signature of Applicar	Date
For Office Use Only:		- I - I
Comments:	Amount Delde	File No:
Cash Receipt No:	Amount Paid:	Cheque No:

tel. (306) 657-8766

bylaw@saskatoon.ca

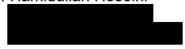


ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Hamidullah Hoseini



○ Owner

Part 1

I, (Patrica Chartier), Development Officer for The City of Saskatoon, inspected:

Civic Address: 639 Lehrer Crescent

Surface Parcel: # 166240784

Zoning District: R1A

On May 20, 2025

Part 2

Section 4.2(1) No development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) 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:

Fence Height exceeds 1 meter. Remaining fence posts exceed a height of one meter above grade.

You are hereby ordered to:

On or before **June 13, 2025**, you are required to bring all parts of the front yard fence to no more than 1 meter in height above grade at 639 Lehrer Crescent.

5.1.14 Fences

(1) No wall, fence or similar structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard, to a height of more than 1 meter above grade level.

Relevant Sections of the Zoning Bylaw No. 9990:

4.2(1) Application of Regulations; 4.3.1(1)(2) Development Permit Required; 5.1.14(1) Fences; 8.2 R1A - Low Density Residential District 1A; 2.0 Definitions "development", "Development Officer", "front yard", "grade level".

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.

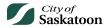
Dated this May 23, 2025,

Patti Chartier

Development Officer

Attachments: Notice of Appeal Appeals procedure

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











R.1

Community Standards 222 3rd Avenue North Saskatoon SK S7K 0J5 Appeal 18-2025
Page 1
www.saskatoon.ca
tel. (306) 657-8766
bylaw@saskatoon.ca

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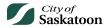
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Patti Chartier

Development Officer

Attachments: Notice of Appeal
Appeals procedure

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



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

May 28, 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. 18-2025

Site: 639 Lehrer Crescent

Proposal: Fence Height exceeds 1 meter.

The above-noted appeal has been filed by **Hamidullah Hoseini** 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 **R1A** under *Zoning Bylaw No. 9900*, and the Appellant is appealing the following deficiencies for the property:

Contravention:

Fence Height exceeds 1 meter. Remaining fence posts exceed a height of one meter above grade.

The owner is hereby ordered to:

On or before June 13, 2025, required to bring all parts of the front yard fence to no more than 1 meter in height above grade at 639 Lehrer Crescent.

The Development Appeals Board will hear the appeal: Tuesday, June 17, 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