



**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



City of
Saskatoon

Planning & Development Department

Application Form

DEVELOPMENT APPEAL APPLICATION

Last Updated On:
1/03/2023

Applicant Information

Date of Application: 26-05-25

Name of Applicant: Hamidullah Hoseini

Address: [REDACTED]

Postal Code: S7R 1A8

Home Telephone: [REDACTED]

Work Telephone: [REDACTED]

E-mail: [REDACTED]

Applicant's Interest in the Property:

☒ Owner

☐ Tenant

☐ Option to Buy

☐ Owner's Representative

☐ Other: [REDACTED]

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

Name: [REDACTED]

Address: [REDACTED] Postal Code: [REDACTED]

Home Telephone: [REDACTED] Work Telephone: [REDACTED] E-mail: [REDACTED]

Location of Subject Property

Legal Description: Lot (s) [REDACTED], Block [REDACTED], Plan No. [REDACTED]

Civic Address: [REDACTED]

Present Status of Building or Structure Under Appeal:

☐ Construction not yet begun

☐ Under Construction

☒ Completed

Type of Construction:

☒ Residential

☐ Commercial

☐ Industrial

☐ Other (specify) [REDACTED]

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

The neighbour has complained about his view is blocked by my fence, however, it's standard built & cutted by 1 meter. He wants me to cut the few posts; however; they are for my courts to wrap around for winter.

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)

Application for Development Permit has been submitted to the Community Services Dept. and subsequently been denied on [REDACTED] (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 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.

[REDACTED]
Signature of Applicant

26-05-25
Date

For Office Use Only:

Comments: [REDACTED]

File No: [REDACTED]

Cash Receipt No: [REDACTED]

Amount Paid: [REDACTED]

Cheque No: [REDACTED]

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

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







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.

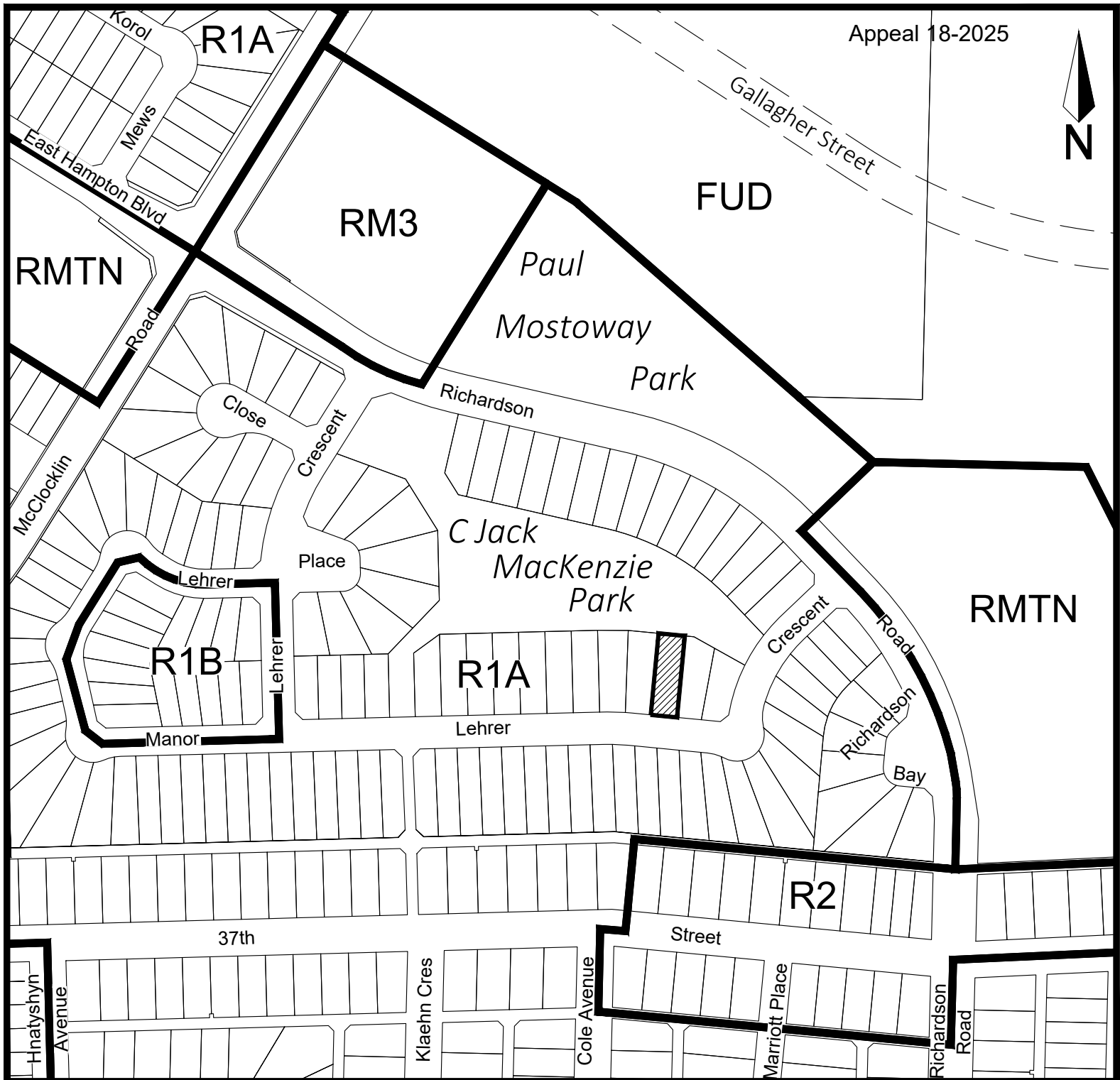
Dated this May 23, 2025,

Patti Chartier

Development Officer

Attachments: Notice of Appeal
Appeals procedure

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



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 639 Lehrer Crescent

R.2

LOT: 10

BLOCK: 26

PLAN: 102099179

Received
City Clerk's Office
June 9, 2025

C Jack MacKenzie Park

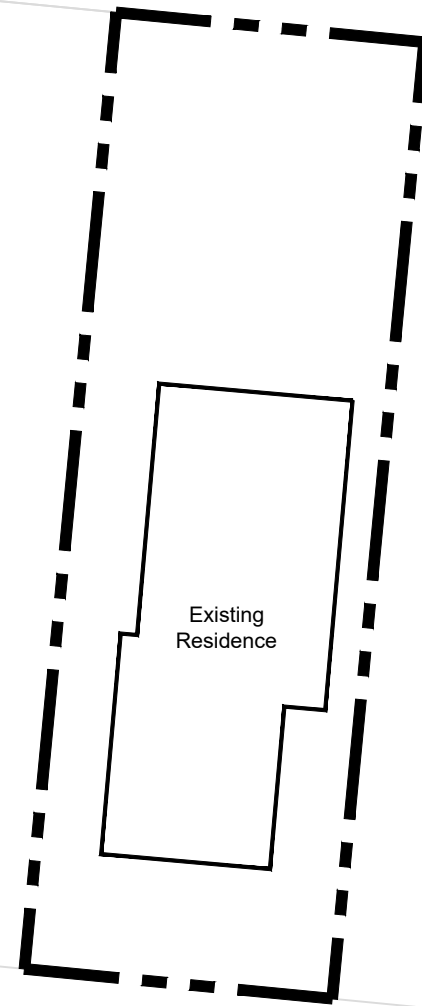


PHOTO #1
Lehrer Crescent

Required: The Zoning Bylaw Section 5.1.14 Fences states: (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 metre above grade level.

Deficiency: Five fence posts and a cross member running the length of the fence in the required front yard exceed the maximum height of a front yard fence. At its highest point, this feature measures 1.79 metres from grade to top of post and exceeds the maximum allowable fence height by 0.79 metres.



PHOTO 1



2023 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 639 Lehrer Crescent

LOT: 10

BLOCK: 26

PLAN: 102099179

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