



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

August 5, 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 23-2025 - Order to Remedy Contravention - 614 Spadina Crescent West**
3. **ADJOURNMENT**

City of
Saskatoon

Planning & Development Department

Application Form

DEVELOPMENT APPEAL APPLICATION

Applicant Information

Date of Application: _____

Name of Applicant: Myles Parkinson, Vox Development Ltd.Address: P.O. Box 31089, Saskatoon SKPostal Code: S7H 5S8Home Telephone: 306 230 2488Work Telephone: 30 SAMEE-mail: vox.myles@gmail.com

Applicant's Interest in the Property:

☒ Owner☐ Tenant☐ Option to Buy☐ Owner's Representative☐ Other: _____

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

Name: Vox Development's Ltd.Address: P.O. Box 31089, Saskatoon SKPostal Code: S7H 5S8Home Telephone: 306 230 2488

Work Telephone: _____

E-mail: vox.myles@gmail.com

Location of Subject Property

Legal Description: Lot (s) _____, Block _____, Plan No. _____

Civic Address: 614 Spadina Cres, West Saskatoon SK

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.)

Front yard deficiencyReason 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)The rock we use deter transient individuals from hanging around after coming up from riverbank & neighboring apartments - MAIN STREET apartment next door for example.

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 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

July 5/2025
Date

For Office Use Only:

Comments: _____

Cash Receipt No: _____

Amount Paid: _____

File No: _____

Cheque No: _____

RECEIVED

JUL 07 2025

CITY CLERK'S OFFICE
SASKATOON

RETURN TO DEVELOPMENT APPEALS BOARD, CITY CLERK'S OFFICE, 222 - 3rd AVENUE NORTH, SASKATOON, SK - S7K 0J5 (306) 575-8002



My name is Myles Parkinson, and I represent Vox Developments. We own and operate the property at 614 Spadina Crescent West, which consists of six fully occupied rental units, all home to working professionals.

Throughout the development and construction process, we faced a number of ongoing issues stemming from nearby properties—particularly transient activity and loitering from individuals residing in a neighboring apartment complex to the northeast. This included garbage dumping, unauthorized camping out front, and frequent foot traffic from individuals coming up from the riverbank and cutting across our property.

To address these concerns proactively, we installed a landscaping barrier using native river rock. This design not only enhances curb appeal and sets a positive tone for the riverfront but also acts as a functional deterrent, making it more difficult for people to loiter or set up temporary camps on our property.

We believe this approach provides long-term value and aligns with the character of the area, while protecting the safety and comfort of our tenants—our top priority. Introducing a grass strip in this location, by contrast, would likely encourage further loitering and transient encampments, exacerbating a situation that already requires occasional police involvement.

Our goal is to contribute positively to the community while ensuring the property remains a safe, attractive, and respectful place for our residents. We believe the current solution strikes the right balance for everyone involved.

ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Vox Development Ltd
PO box 31089
Saskatoon, SK
S7H 5S8

☒ Owner(s)

Part 1

I, Stephanie Klyne, Development Officer for The City of Saskatoon, inspected:

Civic Address: 614 Spadina Cres. W
Surface Parcel: 119876619 & 119876620
Zoning District: RM2

On Thursday, June 19th, 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:

1. The property, 614 Spadina Cres. W has not been developed in conjunction with the approved landscape plan, which is attached as Appendix A and forms part of this Order.

You are hereby ordered to:

1. On or before July 31st, 2025, remove rock/boulders within the 4.5m required landscape strips and replace with irrigated sod or wood mulch per the approved site plan.

Relevant Sections of the Zoning Bylaw No 9990:

4.2(1) – Application of Regulations; 4.3.1(1)(2) – Development Permit Required; 8.11 RM2 – Low/Medium Density MUD District; 7.0 – Landscaping Provisions and 2.0 Definitions – “development”, “development officer”, “development permit”, “landscaping”

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

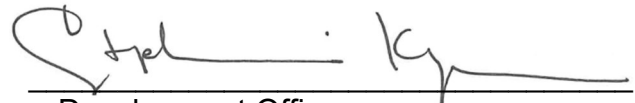
If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**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 24th day of June 2025.



Development Officer

Attachments: Notice of Appeal
Appeals procedure

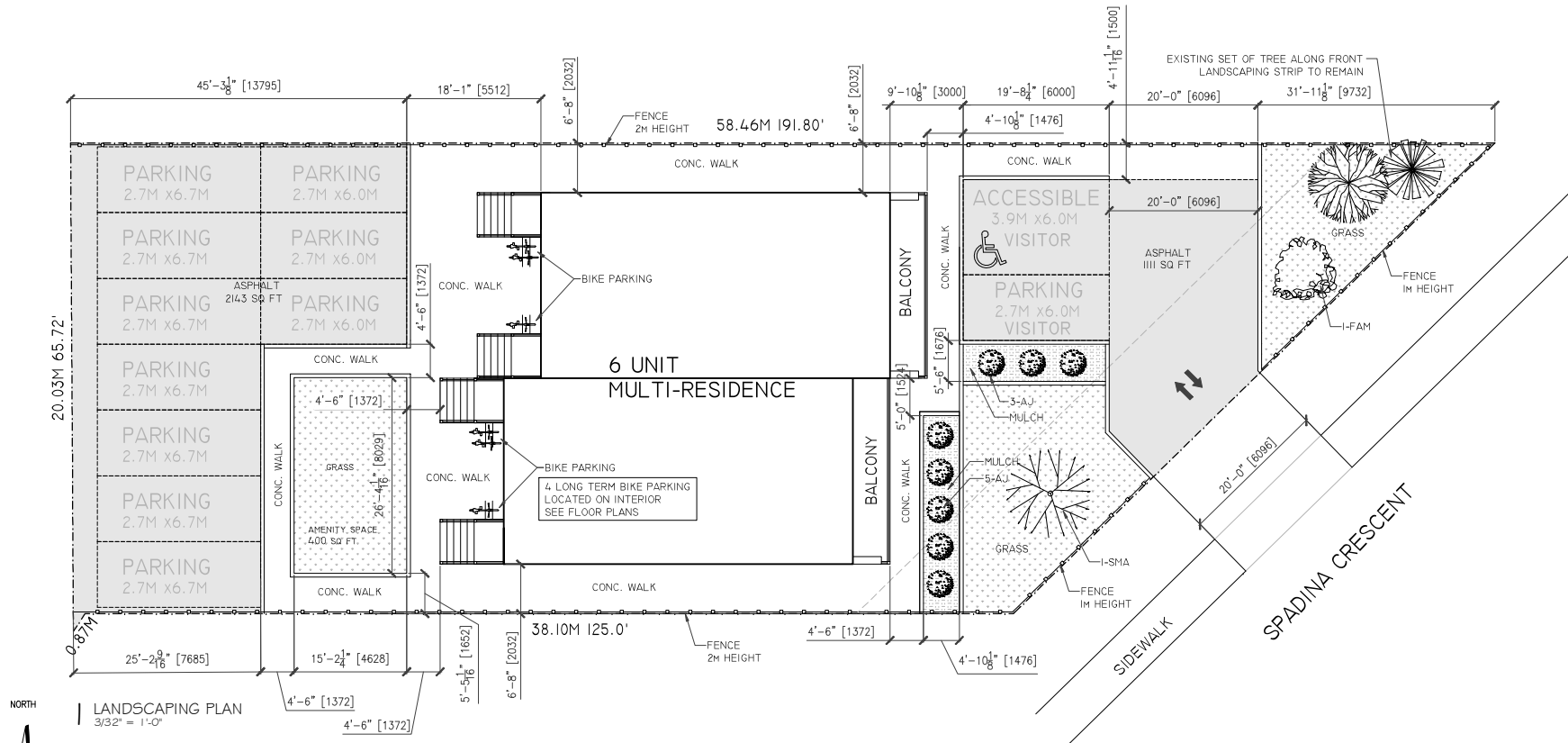
CC: City Clerks, Development Appeal Board Secretary
City of Saskatoon Solicitors Office

GENERAL NOTES:

- ALL CONSTRUCTION TO MEET OR EXCEED LOCAL AND NATIONAL BUILDING CODES.
- ENGINEERED FLOOR SYSTEMS, TRUSSES, LVL BEAMS AND STEEL BEAMS TO BE DESIGNED BY P. ENG LICENSED TO PRACTICE IN SASKATCHEWAN.
- Hvac CONTRACTOR TO DETERMINE EXACT LOCATION OF FURNACE/HVAC ON SITE WITH OWNER.
- ALL LINTELS TO BE EAPLY 2X10 UNLESS NOTED OTHERWISE. LINTELS LONGER THAN 4'-0" TO BE SIZED BY SUPPLIER.
- PROVIDE PREP. HTL. FLASHING OVER ALL EXTERIOR WINDOWS & DOORS.

THE CONTRACTOR SHALL CHECK AND CONFIRM ALL DRAWINGS PRIOR TO CONSTRUCTION.

ONCE CONSTRUCTION HAS BEGUN, THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.



CONTRACTOR:

VOX DEV.

ADDRESS:

614 SPADINA CRESCENT
SASKATOON, SK

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City of
Saskatoon

Planning & Development Department

Application Form

DEVELOPMENT APPEAL APPLICATION

Applicant Information

Date of Application: _____

Name of Applicant: _____

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) _____, Block _____, Plan No. _____

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.)

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 _____ (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*._____
Signature of Applicant_____
Date

For Office Use Only:

Comments: _____

File No: _____

Cash Receipt No: _____ Amount Paid: _____

Cheque No: _____

Information Required to Apply for a Development Appeal

- Name and Address of Applicant
- Location of Property
- Description of Appeal
- Reasons in Support of Appeal

Development Appeals Fees

Application Fee \$50.00

Publications of Interest

If you are interested in appealing a development permit, you may want to review the following City of Saskatoon publications, available from the Planning & Development Branch, 3rd Floor, City Hall, or online at www.saskatoon.ca:

- Zoning Bylaw 8770
- Official Community Plan 8769
- Procedures/Requirements for:
- Rezoning Property
- Minor Variances
- Subdividing Property
- Discretionary Use



For more information contact:

Community Services Department
Planning and Development Branch
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-2645

Fax: (306) 975-7712

Website: www.saskatoon.ca

Email: development.services@saskatoon.ca

Office Hours

Monday - Friday, 8:00 a.m. to 5:00 p.m.

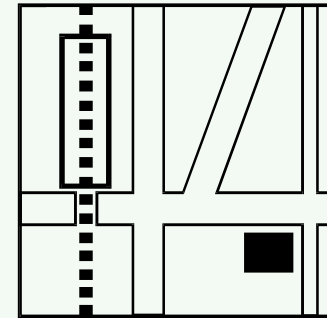
This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning and Development Branch for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.



January 2012

Procedures & Requirements for

Development Appeals



Development Appeals

An individual has the right to appeal to the Development Appeals Board when:

- the issuance of a development permit is refused because it would contravene the *Zoning Bylaw 8770*,
- a Development Officer is alleged to have misapplied the Zoning Bylaw in issuing a development permit;
- a minor variance approval is revoked, refused or approved with terms and conditions;
- a Development Officer issues an Order to Remedy Contravention;
- an application for a subdivision has been denied; or
- if conditions have been included on a Discretionary Use approval.

How to Apply:

In order to file an appeal, an applicant must:

1. Complete the application form (available for pickup from the Planning & Development Branch, 3rd Floor, City Hall or on our website at www.saskatoon.ca), make a written request, or complete the Notice of Appeal provided with the Order to Remedy Contravention, and submit it to the Secretary of the Development Appeals Board, City Clerk's Office, within 30 days of the date of the notice of issuance or refusal to issue a development permit, or from the date of issuance of the Order to Remedy Contravention.
2. Include a cheque or money order for \$50.00 made payable to the City of Saskatoon.
3. Submit all maps, plans, drawings and written material to the Board's Secretary in the City Clerks Office no later than five days prior to the date of the appeal hearing.



We're here to help...

Planning & Development Branch offices are open 8:00 a.m. to 5:00 p.m., Monday through Friday (excluding statutory holidays). Please feel free to stop in, call us at (306) 975-2645 or email development.services@saskatoon.ca.

The Process:

Public Hearing

A public hearing will be held within 30 days of the receipt of a Development Appeal application. Notice will be given to the property owner and the assessed owners of neighbouring properties within a radius of 75 metres.

Decision of the Board

The Board shall issue its decision, in writing within 30 days of the conclusion of the hearing. The Board's decision does not take effect until 30 days from the date of the Record of Decision in order to allow for further appeals to the Saskatchewan Municipal Board.

Decision Appeals

The Minister, the Council, the applicant or any other person may appeal to the Saskatchewan Municipal Board within 20 days after the date of notification of the Development Appeals Board's Record of Decision.

Saskatchewan Municipal Board (SMB)
Planning Appeals Committee
480 - 2151 Scarth Street
Regina, SK S4P 3V7

(6) The Lieutenant Governor in Council may make regulations prescribing rules of procedure for the boards.

(7) Every board shall comply with any rules of procedure prescribed by the Lieutenant Governor in Council pursuant to subsection (5).

(8) This section does not apply if a council that has been declared an approving authority pursuant to subsection 13(1) has included these matters in a bylaw pursuant to section 26.

2007, c.P-13.2, s.216.

Meetings

217(1) Meetings of and hearings by the board are at the call of the secretary in consultation with the chairperson of the board.

(2) This section does not apply if a council that has been declared an approving authority pursuant to subsection 13(1) has included these matters in a bylaw pursuant to section 26.

2007, c.P-13.2, s.217.

Conflict of interest

218 No member of a board may hear or vote on any decision that relates to a matter with respect to which the member has a conflict of interest or financial interest as described in subsection 2(2).

2007, c.P-13.2, s.218; 2018, c.27, s.43.

Right of appeal on zoning bylaw

219(1) In addition to any other right of appeal provided by this or any other Act, a person affected may appeal to the board if there is:

- (a) an alleged misapplication of a zoning bylaw in the issuance of a development permit;
- (b) a refusal to issue a development permit because it would contravene the zoning bylaw; or
- (c) an order issued pursuant to subsection 242(4).

(2) Notwithstanding subsection (1), there is no appeal pursuant to clause (1)(b) if a development permit was refused on the basis that the use in the zoning district for which the development permit was sought:

- (a) is not a permitted use or a permitted intensity of use;
- (b) is a discretionary use or a discretionary intensity of use that has not been approved by resolution of council; or
- (c) is a prohibited use.

(3) In addition to the right of appeal provided by section 58, there is the same right of appeal from a discretionary use as from a permitted use.

c P-13.2

PLANNING AND DEVELOPMENT, 2007

- (4) An appellant shall make the appeal pursuant to subsection (1) within 30 days after the date of the issuance of or refusal to issue a development permit, or of the issuance of the order, as the case may be.
- (5) Nothing in this section authorizes a person to appeal a decision of the council:
 - (a) refusing to rezone the person's land; or
 - (b) rejecting an application for approval of a discretionary use.

2007, c.P-13.2, s.219.

Application to appeal

220(1) An application for appeal to the secretary of the board must be in writing and must:

- (a) state the reasons for the appeal;
- (b) summarize the supporting facts for each reason;
- (c) indicate the relief sought; and
- (d) include either:
 - (i) the fee prescribed by the Lieutenant Governor in Council in the regulations; or
 - (ii) if no fee is prescribed pursuant to subclause (i), any sum that the board may specify not exceeding \$300.

(2) For the purposes of subclause (1)(d)(i), the Lieutenant Governor in Council may make regulations:

- (a) prescribing the fee for an appeal to the board; and
- (b) for that purpose, establishing categories of appeals and prescribing different fees for different categories.

2007, c.P-13.2, s.220; 2018, c.27, s.44.

Determining an appeal

221 In determining an appeal, the board hearing the appeal:

- (a) is bound by any official community plan in effect;
- (b) must ensure that its decisions conform to the uses of land, intensity of use and density of development in the zoning bylaw;
- (c) must ensure that its decisions are consistent with any provincial land use policies and statements of provincial interest; and

(d) may, subject to clauses (a) to (c), confirm, revoke or vary the approval, decision, any development standard or condition, or order imposed by the approving authority, the council or the development officer, as the case may be, or make or substitute any approval, decision or condition that it considers advisable if, in its opinion, the action would not:

- (i) grant to the applicant a special privilege inconsistent with the restrictions on the neighbouring properties in the same zoning district;
- (ii) amount to a relaxation so as to defeat the intent of the zoning bylaw; or
- (iii) injuriously affect the neighbouring properties.

2007, c.P-13.2, s.221.

Requirements of board in setting down appeal

222(1) Subject to subsection (2), within 30 days after the receipt of a notice of appeal, the board shall hold a public hearing respecting that appeal.

(2) If a board holds regularly scheduled meetings at least once each month, the board may hold a public hearing respecting the appeal at the first or second regularly scheduled meeting following the receipt of the notice of appeal.

(3) The board shall, not later than 10 days before the date fixed for hearing the appeal, give notice by personal service, ordinary mail or registered mail to:

- (a) the appellant;
- (b) the owner, if the owner and the appellant are not the same person;
- (c) the council;
- (d) the assessed owners of property within 75 metres of the boundary of the appellant's land that is the subject of the appeal; and
- (e) other owners of property required to be notified pursuant to the zoning bylaw of the municipality.

(4) Unless the person to whom the notice is sent proves otherwise, any notice served by ordinary mail pursuant to subsection (3) is deemed to be received:

- (a) if the delivery is within the municipality, on the third day following the day on which the letter or envelope containing the notice was mailed; or
- (b) if the delivery is not within the municipality, on the fourth day following the day on which the letter or envelope containing the notice was mailed.

(5) In proving service pursuant to subsection (4), the secretary of the board shall file with the board a statutory declaration stating:

- (a) that the letter or envelope containing the notice was properly addressed and mailed with the postage paid; and
- (b) the date on which the notice was mailed.

2007, c.P-13.2, s.222.

Additional material considered on appeal

223(1) The appellant shall, not later than five days before the date fixed for hearing the appeal, file with the secretary of the board all supporting documentation, which may include items such as maps, plans, drawings, written material, photos and videos that are intended to be submitted in support of the appeal.

(2) If required by the board, the council, or anyone acting for and on behalf of the council, shall transmit to the board, not later than five days before the date fixed for hearing the appeal, the original or true copies of supporting documentation in its possession relating to the subject-matter of the appeal.

(3) The board shall make available for public inspection before the commencement of the hearing of the appeal all relevant documents and materials respecting the appeal, including all of the material required to be submitted pursuant to subsections (1) and (2).

2007, c.P-13.2, s.223.

Conduct of hearing

224(1) The hearing of the appeal must be open to the public, and the board shall hear any of the parties mentioned in subsection 222(3) and any other person affected by the appeal who wishes to be heard in favour of or against the appeal.

(2) The chairperson of the board or, in the chairperson's absence, the acting chairperson may administer oaths and affirmations.

(3) The board may adjourn any hearing or reserve its decision as it considers advisable.

(4) The board shall make and keep a written record of its proceedings, which may be in the form of a summary of the evidence presented to it at the hearing.

(5) The written record mentioned in subsection (4) is a public record.

2007, c.P-13.2, s.224.

Decision of board

225(1) The board shall render its decision in writing, together with reasons for the decision, within 30 days after the conclusion of the hearing.

(2) Every decision of the board approving a proposed development is subject to the following terms and conditions:

(a) the board's approval lapses on the expiration of the period for which the development permit is valid unless the municipality issues a new development permit in accordance with the board's decision;

(b) the board's decision is specific to the proposed development as outlined in the material and plans submitted to the board.

(3) A decision of the majority of the members of the board present and constituting a quorum is a decision of the board, but in the case of a tie vote, the vote is deemed to be a negative vote.

- (4) A decision of the board must be signed by:
 - (a) the chairperson; or
 - (b) in the chairperson's absence, any other board member and the secretary.
- (5) Within 10 days after the date on which the decision is made, the board shall forward a copy of its decision by personal service or registered mail to the appellant, the municipality, the director and all persons who made representations at the public hearing.
- (6) Subject to section 226, a decision of the board does not take effect until the expiration of 30 days from the date on which the decision is made.

2007, c.P-13.2, s.225; 2018, c.27, s.45.

Appeal from decision of board

- 226(1)** The minister, the council, the appellant or any other person may, within 30 days after the date of receipt of a copy of the decision of the board, file with the Saskatchewan Municipal Board a notice of appeal, in the form and manner established by the Saskatchewan Municipal Board, setting out all the grounds of appeal.
- (2) If a decision of the board is appealed pursuant to subsection (1), that decision has no effect pending determination of the appeal by the Saskatchewan Municipal Board.
- (3) In determining an appeal pursuant to this section, the Saskatchewan Municipal Board may:
 - (a) dismiss the appeal; or
 - (b) make any decision with respect to the appeal that the board could have made.
- (4) The terms and conditions set out in subsection 225(2) apply, with any necessary modification, to a decision of the Saskatchewan Municipal Board made pursuant to clause (3)(b).

2007, c.P-13.2, s.226; 2018, c.27, s.46.

Notification of filing and submission of material

- 227(1)** As soon as is practicable after a notice of appeal is filed with the Saskatchewan Municipal Board, the secretary of the Saskatchewan Municipal Board shall provide a copy of the notice of appeal to:
 - (a) the secretary of the board; and
 - (b) every party to the appeal other than the appellant.
- (2) The secretary of the board shall, within 10 days after receiving a copy of the notice of appeal, forward to the secretary of the Saskatchewan Municipal Board:
 - (a) a copy of the application for appeal to the board;
 - (b) copies of supporting materials filed with the board before the hearing;

- (c) copies of supporting materials entered at the board hearing;
- (d) a copy of the written record of proceedings that took place at the board hearing; and
- (e) a copy of the written decision of the board.

2018, c 27, s.47.

New evidence

227.1(1) The Saskatchewan Municipal Board shall not allow new evidence to be called on appeal unless it is satisfied that:

- (a) through no fault of the person seeking to call the new evidence, the supporting materials and written record of proceedings mentioned in clauses 227(2)(b) and (d) are incomplete, unclear or do not exist;
- (b) the board has omitted, neglected or refused to hear or decide an appeal; or
- (c) the person seeking to call the new evidence has established that relevant information has come to the person's attention and that the information was not obtainable or discoverable by the person through the exercise of due diligence at the time of the board hearing.

(2) If the Saskatchewan Municipal Board allows new evidence to be called pursuant to subsection (1), it may use any power or authority vested in it pursuant to *The Municipal Board Act* to seek and obtain further information.

2018, c 27, s.47.

DIVISION 2 Subdivision Appeals

Right of appeal

228(1) Subject to subsection (3), an applicant may appeal the following by filing a notice of appeal with the Saskatchewan Municipal Board in the form and manner established by the Saskatchewan Municipal Board:

- (a) a refusal of an application for a proposed subdivision;
- (b) an approval in part of an application for a proposed subdivision;
- (c) an approval of an application for a proposed subdivision subject to specific development standards issued pursuant to section 130;
- (d) a revocation of approval of an application for a proposed subdivision;
- (e) a failure to enter into an agreement pursuant to subsection 172(3) within the specified time limit;
- (f) an objection by the applicant for subdivision approval to producing any information requested by an approving authority, other than information that is required by the subdivision regulations to accompany the application;
- (g) in the case of the circumstances described in clause (e), the matter of the terms and conditions of an agreement.



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

July 11, 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. 23-2025
Site: 614 Spadina Crescent West
Proposal: Landscaping Deficiency – Development in conjunction with the approved landscaping plan dated June 15, 2022

The above-noted appeal has been filed by **Myles Parkinson, Vox Development Ltd.** 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 **RM2** under *Zoning Bylaw No. 9900*, and the appellant is appealing to the following deficiency for the property:

Contravention:

The property, 614 Spadina Crescent West has not been developed in conjunction with the approved landscape plan dated June 15, 2022.

The owner is hereby ordered to:

On or before July 31st, 2025, remove rock/boulders within the 4.5m required landscape strips and replace with irrigated sod or wood mulch per the approved site plan.

The Development Appeals Board will hear the appeal: Tuesday, August 5, 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