



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

July 22, 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 22-2025 - Development Permit Denial - 220 Ontario 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: Brian Heagy

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

Buckwold Properties

Location of Subject Property

Legal Description

Lot (s) _____ Block _____ Plan No. _____

Civic Address: 220 Ontario Ave

Present Status of Building or Structure Under Appeal:

☐ Construction not yet begun ☐ Under Construction ☒ Completed

Type of Construction:

☐ Residential ☒ Commercial ☐ Industrial ☐ Other (specify) Commercial

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

220 Ontario Avenue is a commercial parking lot that services tenants of the Buckwold Building located at 75 - 24th Street East. A development permit application was submitted to comply with the zoning existing bylaw (MX2) before the enactment of proposed bylaw changes to be considered at the June 25, 2025 City Council Meeting. The application was denied, as the plan did submitted did not include a screening fence to a height of one metre pursuant to section 7.7.10(2) of the City of Saskatoon Bylaw 9990.

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)

The parking lot at 220 Ontario Ave was purchased by Buckwold Properties in 1975 from the City of Saskatoon. There was no development plan on file with the City of Saskatoon until now as to our knowledge it was not required. At the time of purchase, there was no requirement for a screening fence. It has been used as a parking lot since the date of purchase, and was a parking lot when owned by the City of Saskatoon. The reasons for the appeal are as follows: 1) The property should be grandfathered for not requiring a screening fence, as there was no such requirement at the time of purchase. 2) A review of screening fences in the area show they become unsightly and collect garbage. 3) Parking curbs are in place to prevent encroachment by vehicles on to adjoining sidewalks. 4) With the emergency shelter entrance on Ontario Avenue, our properties have been subject to trespassing by individuals looking for any elements of shelter, including our steps and wheelchair ramp, and cell phone charging in electrified parking stalls. A screening fence on the property provides one more element of shelter to exacerbate these problems. 5) The personal safety of tenants parking in the lot is of importance to us. The fence creates a fixed barrier, and can impede one's personal security by preventing direct egress from the property along the required fence.

BOTH SIDES OF THIS FORM MUST BE COMPLETED

June 23, 2025

SENT VIA EMAIL

Brian Heagy
[REDACTED]

Saskatoon
Saskatchewan
[REDACTED]

Re: Development Permit Denial
Proposed Use: Commercial Parking Lot
Civic Address: 220 Ontario AVE, Saskatoon, SK
Zoning District: MX2 – Downtown Warehouse District

The Development Review section with the Planning and Development Division has reviewed the submitted Development Permit Application for a [Update Primary Work Scope] at 220 Ontario AVE, Saskatoon, SK in the Downtown.

We are unable to approved your application due to the following deficiency with the City of Saskatoon's Zoning Bylaw 8770:

Requirement: 7.7.10 (2) Within the MX2 district, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

Proposed: No screening fence or landscaping has been proposed as part of this application for a commercial parking lot.

Deficiency: The applicant must show the commercial parking lot will be screened from view of the adjacent streets pursuant to section 7.7.10(2) of the City of Saskatoon Zoning Bylaw 9990. Fencing or planting must be provided to a height of 1 metre along both the Ontario Ave and 24th Street E property lines. The applicant/property owner must show the required screening on a site plan submitted with their application to the City.

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

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.

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

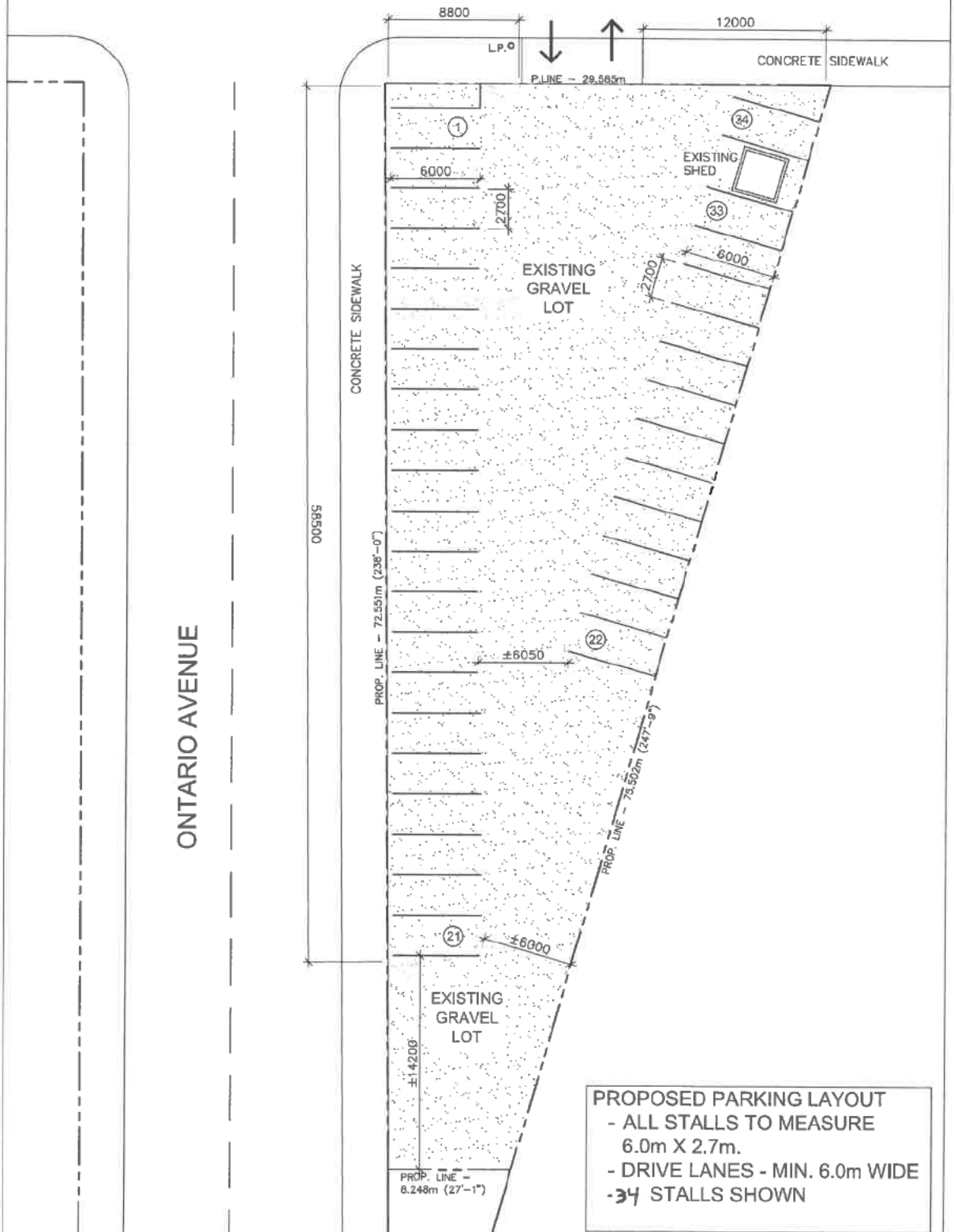
Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Ingram', with a stylized, flowing script.

Kevin Ingram, Bylaw Inspector

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

24TH STREET EAST



PROPOSED PARKING STALL LAYOUT FOR BUCKWOLD WESTERN LTD.
 ONTARIO AVENUE & 24TH STREET
 SASKATOON, SASKATCHEWAN

LED COR CONSTRUCTION LTD.

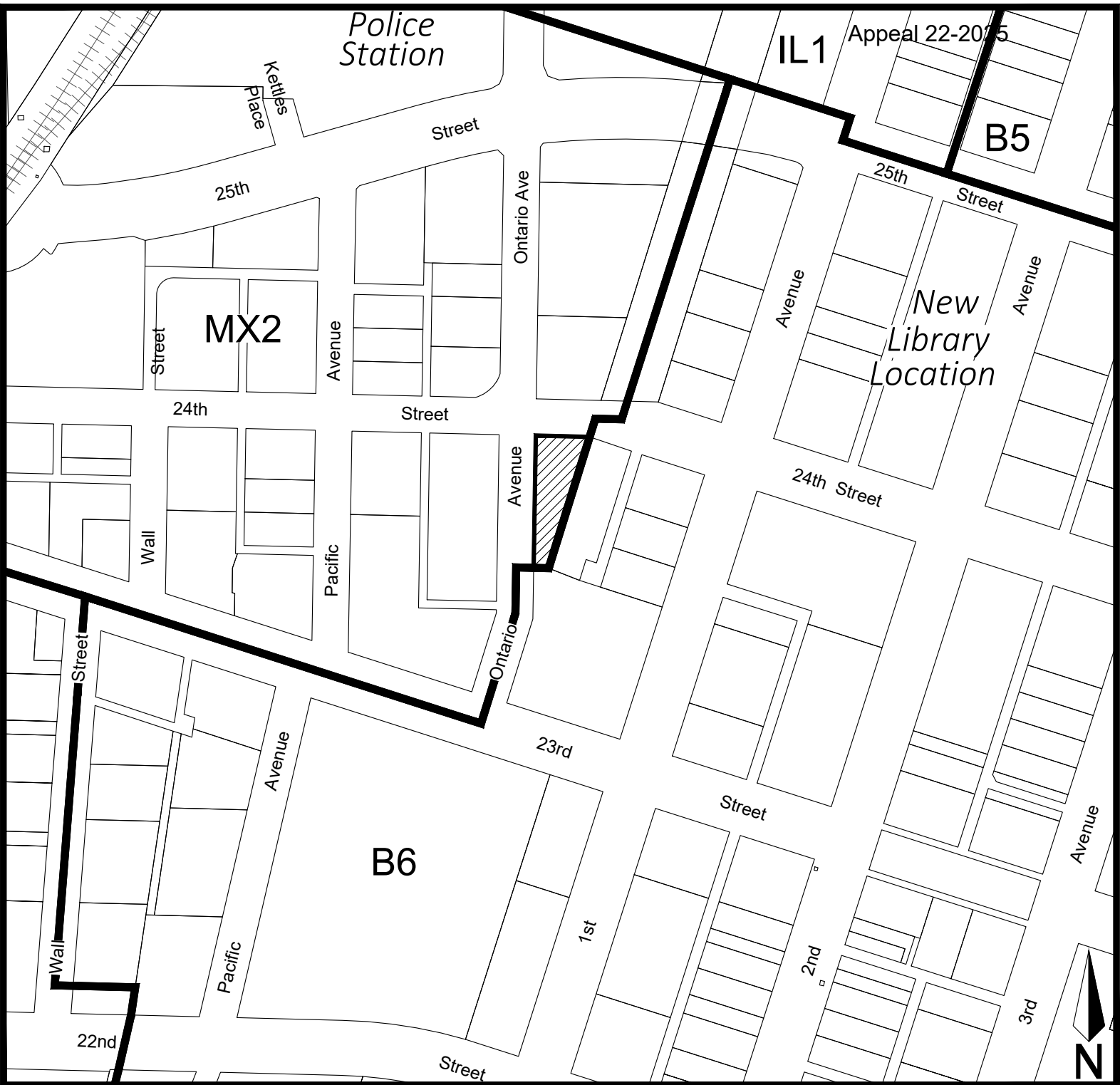
DATE: JUNE 17, 2025

SCALE: 1:250

DRAWN: J.J.

DESIGN:

SP-1



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 220 Ontario Avenue

R.2

LOT: 16 to 23

BLOCK: 13

PLAN: G3042

Received
City Clerk's Office
July 9, 2025

24th Street

Ontario Ave

PHOTO #1

PHOTO #2

Requirement: 7.7.10(2) Within the MX2 district, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

Proposed: No screening fence or landscaping has been proposed as part of this application for a commercial parking lot.

Deficiency: The applicant must show the commercial parking lot will be screened from the view of the adjacent streets pursuant to Section 7.7.10(2) of the City of Saskatoon Zoning Bylaw 9990. Fencing or planting must be provided to a height of 1 metre along both the Ontario Avenue and 24th Street E property lines. The applicant/property owner must show the required screening on a site plan submitted with their application to the City.



PHOTO 1

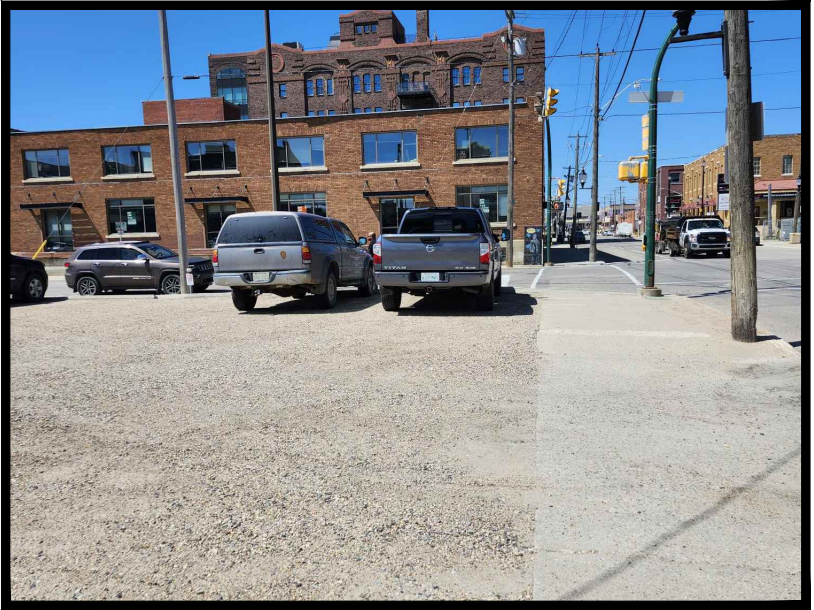


PHOTO 2



2023 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 220 Ontario Avenue

LOT: 16 to 23

BLOCK: 13

PLAN: G3042

N:\Planning\MAPPING\Appeals\2025\DA22S-25.dwg

Examples – Sites with and without screening fence



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

June 27, 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. 22-2025
Site: 220 Ontario Avenue
Proposal: Commercial Parking Lot

The above-noted appeal has been filed by **Brian Heagy, Buckwold Properties** 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 **MX2** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiency:

Requirement: 7.7.10 (2) Within the MX2 district, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

Proposed: Based on the information provided no screening fence or landscaping has been proposed as part of this application for a commercial parking lot.

Deficiency: The applicant/property owner must show the commercial parking lot will be screened from the view of the adjacent streets pursuant to section 7.7.10(2) of the City of Saskatoon *Zoning Bylaw 9990*, by showing the required screening on a site plan submitted with their application to the City. In addition, fencing or planting must be provided to a height of 1 metre along both the Ontario Ave. and 24th Street East property lines.

The Development Appeals Board will hear the appeal: Tuesday, July 22, 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