



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

September 2, 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 25-2025 - Development Permit Denial - 314 2nd Avenue South**
  - 2.2 **Appeal 26-2025 - Order to Remedy Contravention - 520 Spadina Crescent East**
3. **ADJOURNMENT**

August 7, 2025

City of Saskatoon Development Appeal Application- page 2

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

Applicant Name: Mark Bobyn Bobyn

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

**Location of Subject Property**

**Legal Description**

Lot (s) 42 Block 153 Plan No. 99SA35105  
Civic Address: 314-2nd Ave South.

**Present Status of Building or Structure Under Appeal:**

☐ Construction not yet begun ☐ Under Construction ☒ Completed

**Type of Construction:**

☐ Residential ☐ Commercial ☐ Industrial ☐ Other  
(specify) parking lot

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

Parking Lot Development Permit Denial: DPA - 2025-5459 - "No 3 meter Landscape  
strip provided on permit application

**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)

- Unusually small parcel. Landscape strip requirement will render the parking lot  
heavily encumbered and marginally functional. - Parking lot is temporary - Parking  
lot has a screening fence already

**BOTH SIDES OF THIS FORM MUST BE COMPLETED**

# R.1

July 9, 2025

Mark Bobyn

Saskatoon, SK

## SENT VIA EMAIL

Re: Development Permit Denial: DPA-2025-5459  
Proposal: Commercial Parking Lot  
Site Address: 314 2<sup>nd</sup> Avenue South  
Zoning District: B6 Downtown Commercial District  
Neighbourhood: Downtown

The Planning and Development Division has reviewed your Development Permit application submitted on June 9, 2025. After review, the following deficiency has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 7.7.5 states a front yard landscaping strip of 3 metres at minimum is required for commercial parking lots.

Proposed: No landscaping is proposed.

Deficiency: This results in a landscaping deficiency of 3 metres adjacent to the 2<sup>nd</sup> Avenue South front property line.

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 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,



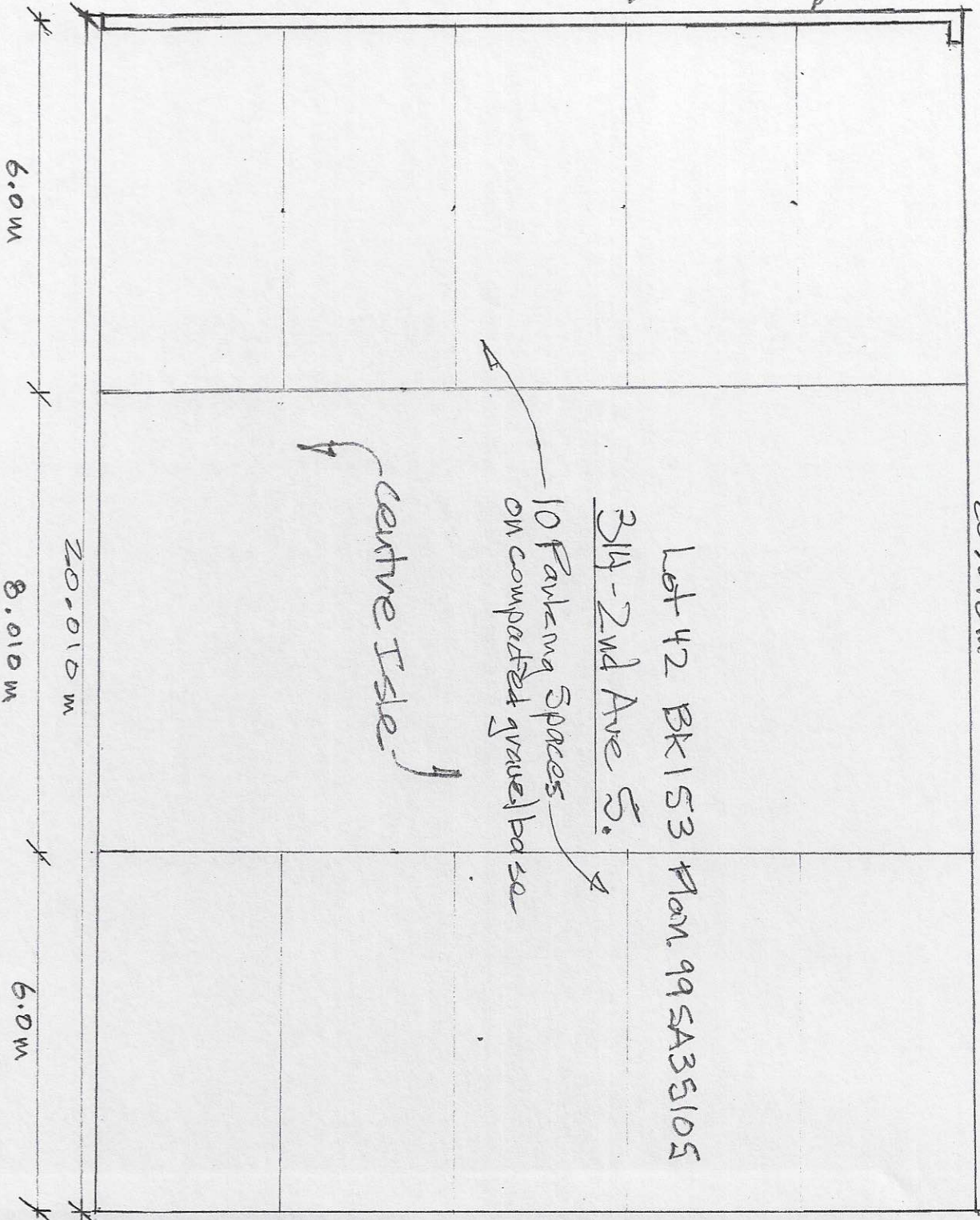
Vanessa Champagne  
Planning and Development Division (306-975-2659)  
[vanessa.champagne@saskatoon.ca](mailto:vanessa.champagne@saskatoon.ca)

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

314 - 2<sup>nd</sup> Ave South

water treated  
wood fence

14.530m



Lot 41 B

20.010m

314 - 2<sup>nd</sup> Ave S.

Lot 42 BK153 Plan 99SA35105

10 Parking Spaces  
on compacted gravel base

centre Isle

20.010m

6.00m

8.010m

6.00m

2.9m.

14.530m

Lot 41 B

Scale 1:100



# B.1



Development Appeals Board  
c/o Office of the City Clerk  
222 – 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5

www.saskatoon.ca  
tel (306) 975-3240

August 12, 2025

«RGSTR\_OWNER»  
«MAILING\_ADDR\_DELIV\_ADDR1»  
«MAILING\_ADDR\_CITY»  
«MAILING\_ADDR\_PROV\_CODE»  
«MAILING\_ADDR\_POSTAL\_CODE»

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## NEIGHBOUR NOTIFICATION

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**Reference:** Development Permit Denial – Appeal No. 25-2025  
**Site:** 314 2<sup>nd</sup> Avenue South (Downtown)  
**Proposal:** Commercial Parking Lot

The above-noted appeal has been filed by **Mark Bobyn** 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 **B6 Downtown Commercial District** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

1. Requirement: Section 7.7.5 states a front yard landscaping strip of 3 metres at minimum is required for commercial parking lots.  
  
Proposed: No landscaping is proposed.  
  
Deficiency: This results in a landscaping deficiency of 3 metres adjacent to the 2<sup>nd</sup> Avenue South front property line.

**The Development Appeals Board will hear the appeal: Tuesday, September 2, 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](http://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](mailto: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.

**Penny Walter, A/Secretary**  
Development Appeals Board

City of Saskatoon Development Appeal Application- page 2

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

**Applicant Name:** Pam Williams

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

Ministry of SaskBuilds & Procurement (formerly  
Sask. Property Mgmt. Corp.)

**Location of Subject Property**

**Legal Description**

Lot (s) 33 Block 162 Plan No. 99SA35105

Civic Address: 520 Spadina Crescent East (surface parcel 120288461)

**Present Status of Building or Structure Under Appeal:**

☒ Construction not yet begun

☐ Under Construction

☐ Completed

**Type of Construction:**

☐ Residential

☐ Commercial

☐ Industrial

☐ Other

(specify) parking lot prov govt

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

parking lot deficiency - hard surfacing and demarcation

**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)

extension on compliance date

**BOTH SIDES OF THIS FORM MUST BE COMPLETED**

# R.1

## ORDER TO REMEDY CONTRAVENTION

### *THE PLANNING AND DEVELOPMENT ACT, 2007*

### CITY OF SASKATOON ZONING BYLAW NO. 9990

To: Saskatchewan Property Management Corporation  
122 3<sup>rd</sup> Ave North  
Suite 838  
Saskatoon, SK  
S7K 2H6

☒ Owner(s)

#### **Part 1**

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

Civic Address: 520 Spadina Cres. E (Parking Lot)  
Surface Parcel: 120288461  
Zoning District: B6

On Thursday July 10th, 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, 520 Spadina Cres. E has not been developed in conjunction with the approved landscape plan, which is attached as Appendix A, and an email, which is attached as Appendix B and forms part of this Order.

#### **You are hereby ordered to:**

1. On or before August 31st, 2025, complete the required hard surfacing and demarcation for the parking spaces as 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; 11.12 B6 – Downtown Commercial District; 7.0 – Landscaping Provisions and 2.0 Definitions – “development”, “development officer”, “development permit”, “landscaping”, “hard surface”

### **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**

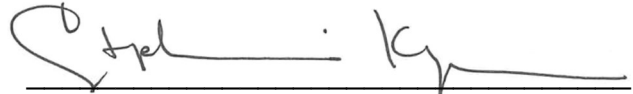
If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**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).

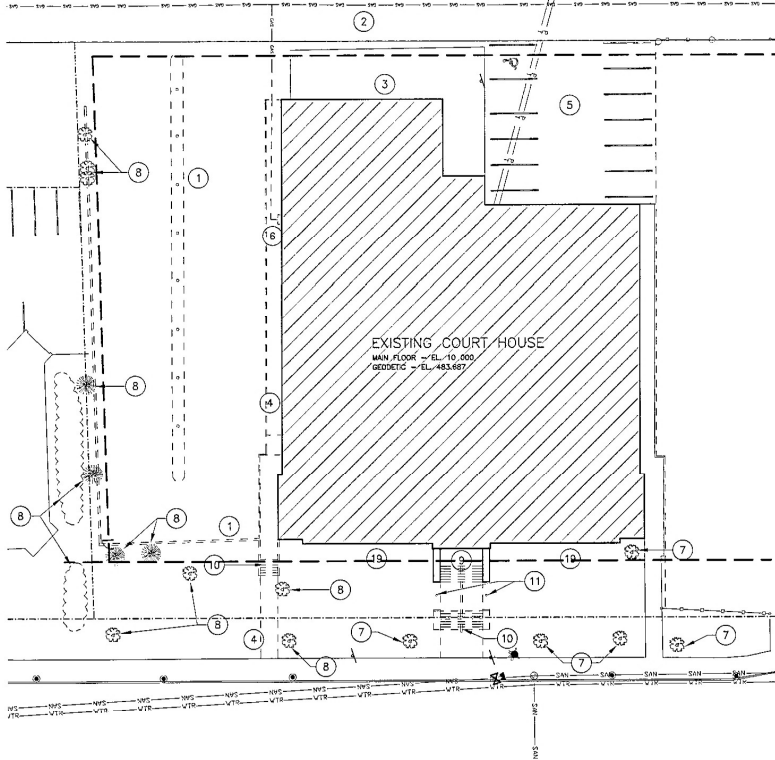
Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.

Dated this 14th day of July 2025.

  
\_\_\_\_\_  
Development Officer

Attachments: Notice of Appeal  
Appeals procedure

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



**SITE SURVEY**

SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY MERIDIAN SURVEYS. THE CONTRACTOR SHALL VERIFY ALL DATA AND REVIEW ANY INCONSISTENCIES WITH THE SURVEYOR.

**Meridian**  
Surveys Ltd.

DIMENSIONS AND ELEVATIONS SHOWN ARE IN METERS AND DECIMALS THEREOF.

LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN PROVIDED TO THIS FIRM BY THE APPROPRIATE UTILITIES AND ARE THEREFORE APPROXIMATIONS ONLY.

DIMENSIONS AND ANGLES SHOWN HAVE BEEN COPIED FROM THE REGISTERED PLAN.

SURVEY PERFORMED ON JANUARY 09, 2009

**LEGAL DESCRIPTION**

LOT 33 BLK 152  
REGISTERED PLAN No. 99SA35105  
CITY OF SASKATOON, SASKATCHEWAN  
CIVIC ADDRESS: 520 SPADINA CRESCENT EAST

**BUILDING CODE ANALYSIS**

THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2005 NATIONAL BUILDING CODE OF CANADA.

**OCCUPANCIES:**

3.2.2.75 GROUP F, DIVISION 3, UP TO 6 STOREYS, SPRINKLERED  
3.2.2.24 GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

—THE BUILDING SHALL BE SPRINKLERED THROUGHOUT.

—THE BUILDING SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.

—FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 1 H.

—MEZZANINES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1H.

—LOADBEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

**INTERCONNECTED FLOOR SPACE:**  
(3.2.8.3 THROUGH 3.2.8.9)

—NONCOMBUSTIBLE CONSTRUCTION SPRINKLERED THROUGHOUT

—EXITS OPENING INTO INTERCONNECTED FLOOR SPACE SHALL BE PROTECTED BY A VESTIBULE IN ACCORDANCE WITH 3.2.8.5.1

—NO ELEVATORS OPEN INTO STOREYS ABOVE THE INTERCONNECTED FLOOR SPACE

—CAPACITY OF PROTECTED AREA 1974 PEOPLE

—PROVIDED BY EXITS OPENING ONTO INTERCONNECTED FLOOR SPACE (278 sm/0.3 sm PER PERSON)

—DRAFT STOPS REQUIRED AT EACH FLOOR LEVEL

—MECHANICAL EXHAUST SYSTEM REQUIRED

**UNPROTECTED OPENINGS:**  
(3.2.3.1)

—SOUTH ELEVATION:

—TOTAL AREA OF EXPOSED BUILDING FACE AT 2.0 SETBACK FROM PROPERTY LINE = 787.5 SQM

—MAX ALLOWABLE EXPOSED OPENING = 16% (126 SQM)

—DESIGN = 15.6% (123.3 SQM)

—WEST ELEVATION:

—TOTAL AREA OF EXPOSED BUILDING FACE AT 4M SETBACK FROM CENTERLINE OF LANE = 711.0 SQM

—MAX ALLOWABLE EXPOSED OPENING = 30% (213 SQM)

—DESIGN = 24.4% (173.9 SQM)

**ZONING REQUIREMENTS**

ZONING DISTRICT M4

—PERMITTED USE: OFFICES AND OFFICE BUILDINGS

—FRONT YARD SETBACK: 6M

—SIDEYARD SETBACK: 1.5 + 0.3M/FLOOR ABOVE 3 FLOORS

—REAR YARD SETBACK: 1.5M MIN, 3.0M AVERAGE

—LANDSCAPE ZONE: 3M IN WIDTH THROUGH LYING PARALLEL TO AND ABUTTING THE FRONT SITE LINE

—PARKING REQUIREMENTS: OFFICE AREA IN NEW ADDITION = 2956 SM / 50 SM = 59 PARKING SPACES, 1 SPACE PER 50 SM

—ON SITE PARKING PROVIDED: 31 SPACES

—OFF SITE PARKING PROVIDED:

—BARRIER FREE PARKING: 1 FOR REQUIRED PARKING FACILITY ACCOMMODATING BETWEEN 4 AND 100 SPACES

**BUILDING INFORMATION**

NEW CONSTRUCTION 4067 SM  
EXISTING CONSTRUCTION 4671 SM  
TOTAL BUILDING AREA 8738 SM  
STOREYS ABOVE GRADE 4 STOREY  
STOREYS BELOW GRADE 1 STOREY  
NUMBER OF STREETS 2 STREETS  
MAJOR OCCUPANCY CLASSIFICATION A-2/F-3  
BUILDING CODE CLASSIFICATION 3.2.2.24/3.2.2.75

**GENERAL NOTES**

1. WHERE DISTURBED BY THE WORK, PATCH AND REPAIR PAVED AREAS, CURBS AND GROUNDS BEYOND PROPERTY LINES TO MATCH ADJACENT AREAS.

2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND TOPSOIL

3. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONNECTIONS TO UTILITIES

**LEGEND**

EL 583.700 — SPOT ELEVATION

EXISTING CONTOURS

583.000 — EXISTING MAJOR CONTOUR

582.800 — EXISTING MINOR CONTOUR

PAVING CONTOURS

583.000 — MAJOR CONTOUR

582.900 — MINOR CONTOUR

NEW ASPHALT PAVING

NEW PAVERS

**SURVEY LEGEND**

STORM SEWERS

SIGN POSTS

SANITARY SEWER

POWER POLES

FIRE HYDRANT

PARKING METERS

DECIDUOUS TREES

CONIFEROUS TREES

CHAIN LINK FENCE

PROPERTY LINES

SETBACK LINES

EXISTING WOOD FENCE

SASKPOWER OVERHEAD LINE

SASKPOWER BURIED LINE

SASKENERGY GAS LINE

WATER MAIN

SANITARY SEWER LINE

SASKTEL LINE

CONTRACTOR'S WORK FENCE

PARKING BUMPER

**KEYNOTES**

1 REMOVE EXISTING GRAVEL PARKING, RETAINING WALL, PLUG-INS, AND SIGNS

2 EXISTING PAVED LANE

3 EXISTING CONC PAD

4 REMOVE EXISTING CONC. WALK

5 EXISTING ASPHALT PARKING

6 REMOVE AND RELOCATE EXISTING GAS METER

7 EXISTING TREE TO REMAIN

8 REMOVE EXISTING LANDSCAPING

9 REMOVE AND SALVAGE GRANITE STAIRS FOR INSTALLATION ON NEW EXTERIOR STAIR S-11. REMOVE HANDRAILS, STAIR SIDEWALLS TO REMAIN AS IS

10 REMOVE EXISTING STAIRS AND HANDRAIL

11 REMOVE AND RELOCATE FLAGPOLE

12 BIKE RACK, 14/A7-10

13 BOLLARD, 504/00

14 NEW LOCATION OF FLAGPOLE

15 CONC. PAD FOR GAS METER

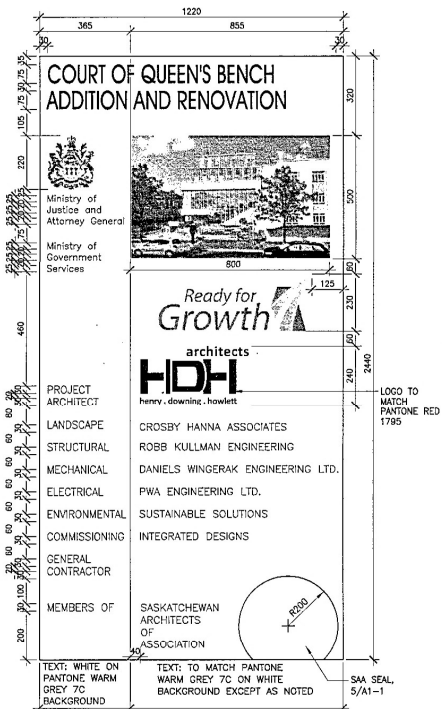
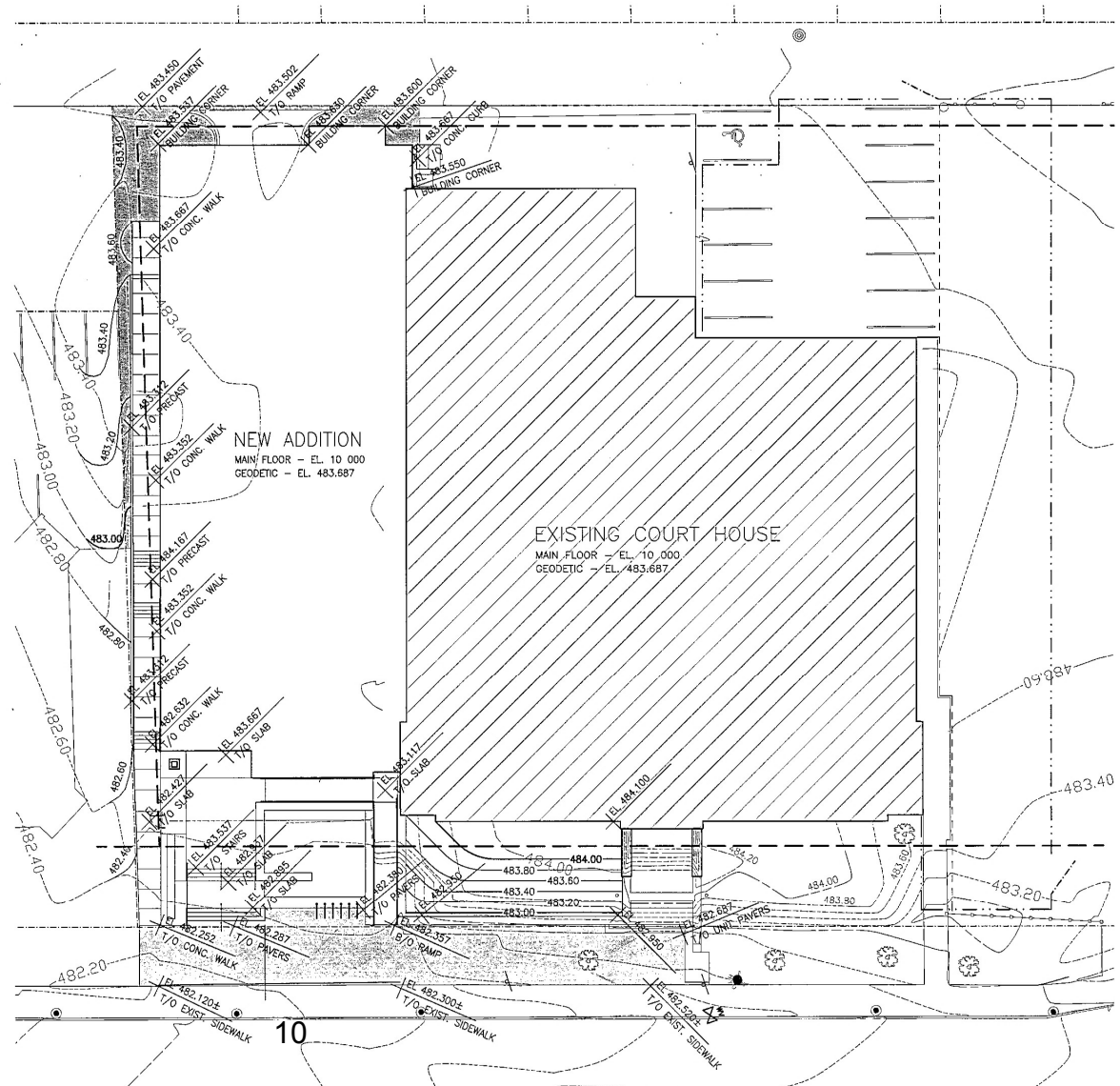
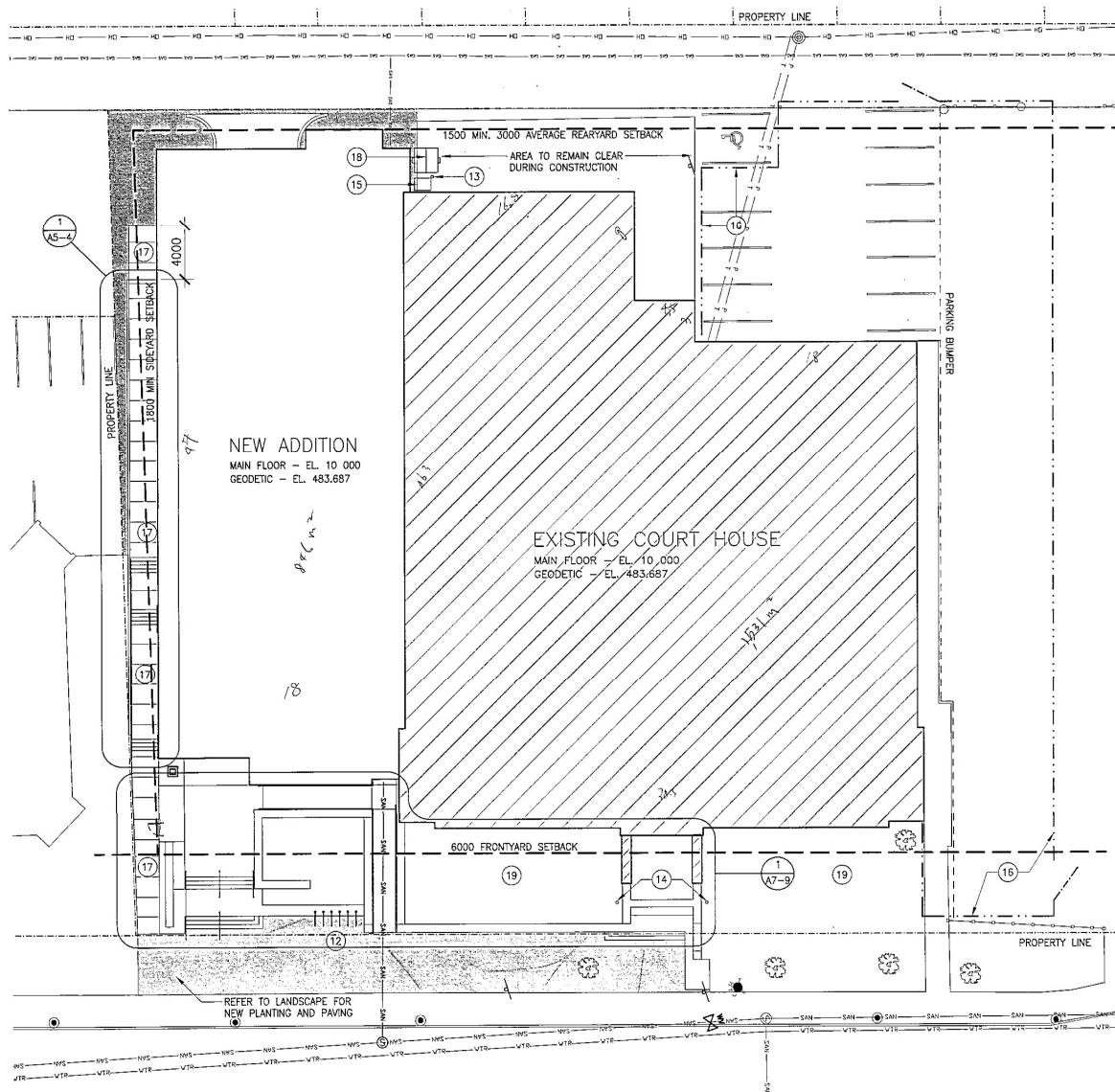
16 CONTRACTOR'S WORK AREA

17 CONC. WALK WITH FALSE JOINTS AT 1500mm; CONTROL JOINTS AT 600mm — 2/A1-1

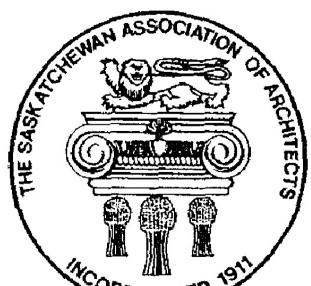
18 GARBAGE CONTAINER (NIC)

19 REMOVE EXISTING IRRIGATION

**1 SITE DEMOLITION PLAN**  
1:300



**4 SITE SIGN**  
NTS



**5 SAA SEAL**  
NTS (SASKATCHEWAN ASSOCIATION OF ARCHITECTS)

RECEIVED  
JUN 29 2011

**COURT OF QUEEN'S BENCH**  
ADDITION AND RENOVATION  
SASKATOON, SASKATCHEWAN

DATE: 15-June-2011  
DRAWN: MAC/JW  
SCALE: NOTED  
SITE DEMOLITION PLAN  
SITE PLAN  
SITE GRADING PLAN

1  
Drawing: Howlett Architects

Appeal 26-2025  
Page 4

arch HDL henry downing howlett  
2233 Avenue C North  
Saskatoon, Saskatchewan S7N  
1A6 Canada  
Phone: (306) 625-5044 Fax: (306) 625-5044



**Geib, Ron (CY - Planning and Development)**

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**From:** Keith Henry [khenry@hdharchitects.ca]  
**Sent:** July 18, 2011 10:11 AM  
**To:** Geib, Ron (CY - Planning and Development)  
**Subject:** Court of QB Parking

Ron,

I have discussed asphalt paving with the Ministry of Government Services. We are going to pave the entire parking lot north of the existing Courthouse and add storm drainage. This work will be added to the current project by addendum. The work will likely be done near the end of construction and renovations as the area along the north side of the building is to be used as a Contractor layout area and won't be accessible for paving until late in the project.

We are preparing drawings for the addendum and hope to have complete by the end of the week.



**KEITH HENRY**  
PARTNER  
MRAIC, SAA, LEED AP  
O: (306) 652-5044  
R: (306) 683-0082  
3233 Ave. C, North, Saskatoon, SK S7N 5Z2

A BSB Copy\*

# B.1



Development Appeals Board  
c/o Office of the City Clerk  
222 – 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5

www.saskatoon.ca  
tel (306) 975-3240

August 12, 2025

«RGSTR\_OWNER»  
«MAILING\_ADDR\_DELIV\_ADDR1»  
«MAILING\_ADDR\_CITY»  
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«MAILING\_ADDR\_POSTAL\_CODE»

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## NEIGHBOUR NOTIFICATION

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**Reference:** Order to Remedy Contravention – Appeal No. 26-2025  
**Site:** 520 Spadina Crescent East (Parking Lot)  
**Proposal:** Hard Surfacing and Demarcation for Parking Surfaces as per Approved Site Plan

The above-noted appeal has been filed by **Pam Williams c/o Ministry of SaskBuilds & Procurement (formerly Saskatchewan Property Management Corporation)** 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 **B6** under *Zoning Bylaw No. 9900*, and the appellant is appealing the following deficiencies for the property:

**Contravention:**

1. The property, 520 Spadina Cres. E has not been developed in conjunction with the approved landscape plan, which is attached as Appendix A, and an email, which is attached as Appendix B and forms part of this Order.

**The owner is hereby ordered to:**

1. On or before August 31<sup>st</sup>, 2025, complete the required hard surfacing and demarcation for the parking spaces as per the approved site plan.

**The Development Appeals Board will hear the appeal: Tuesday, September 2, 2025, at 4:00 p.m. in Committee Room E. Appeal hearings are open to the public.**

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**Penny Walter, A/Secretary**  
Development Appeals Board