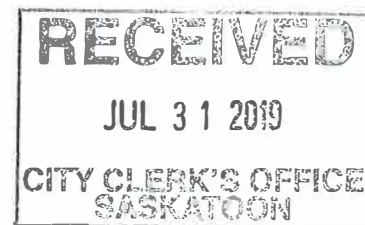


**ORDER TO REMEDY CONTRAVENTION*****THE PLANNING AND DEVELOPMENT ACT, 2007*****CITY OF SASKATOON ZONING BYLAW NO. 8770**

To: Christopher Roslinsky

[REDACTED]  
Saskatoon, Sask  
[REDACTED]☒ Owner(s)**Part 1**

I, Elan Ballantyne, Development Officer for The City of Saskatoon, inspected:

Civic Address:	3212 Mountbatten St
Surface Parcel:	#135802302
Zoning District:	R2

on July 26<sup>th</sup>, 2019**Part 2**

Section 4.2(1) of The City of Saskatoon Zoning Bylaw No. 8770 states that no person shall erect, construct, locate, alter, reconstruct or maintain any building or structure, or locate or carry on any industry, business, trade or calling, or use any land or building, within any district, except as permitted by this Bylaw, and subject to all the regulations contained in this Bylaw.

**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. 8770. You are hereby ordered to remedy the contravention as follows:

#### **Contravention:**

1. The detached accessory building has a floor located more than 1.2 metres above grade level.

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

1. On or before August 31, 2019, you are required to remove the detached accessory building or modify it to ensure that the floor is not more than 1.2 metres above grade level.

#### **Section:**

#### **5.7 Accessory Buildings and Structures:**

(3) In any R or M district, no detached accessory buildings or structures shall:

- (d) have a floor located more than 1.2 metres above grade level.

#### **Relevant Sections of the Zoning Bylaw No. 8770:**

2.0 Definitions; Accessory Building; 4.2(1) Application of Regulations; 4.3.1(1) Development Permit Required; 5.7 Accessory Buildings and Structures; (3)(d); 8.4 R2 - One and Two-Unit Residential District

#### **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 30<sup>th</sup> of July, 2019.

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

Attachments: Notice of Appeal  
Appeals procedure

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