



City of Saskatoon Development Appeal Application- page 2

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

Applicant Name: SEPW ARCHITECTURE INC.Registered Property Owner(s):
(if different from above):AGRICULTURE AND AGRI. FOOD CANADA.

Location of Subject Property

Legal Description NE. 1/4 SEC. 1 TWP. 37, R6E. 5 W. 3. MER.

Lot (s) _____ Block _____ Plan No. _____

Civic Address: 410 LOVE ROAD, SASKATOON

Present Status of Building or Structure Under Appeal:

☐ Construction not yet begun☐ Under Construction☒ Completed

Type of Construction:

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

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

ORDER TO REMEDY INDICATES PARKING AREA DEVELOPED AS PART OF BUDG.
EXPANSION CONTRAVENES HARD SURFACE PERMIT OF ZONING BYLAW
8770.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)FARM SITE WITHIN CITY LIMITS. OWNER/CONSULTANT INDICATED INTENT TO
KEEP YARD SITE FULLY GRANULAR ON DISCRETIONARY USE +
PERMIT APPLICATION DWGS. NO HARD SURFACE PARKING EXISTS
ON SITE. CITY NEVER COMMUNICATED ANY ISSUE W/ DESIGN INTENT
FOR PARKING AREAS OF THIS UNIQUE PROJECT TO CONSULTANT
OR OWNER AFTER ANY DISCRETIONARY USE OR PERMIT
APPLICATION. PROJECT IS FARM SITE + TO HAVE SMALL ISLAND
OF HARD SURFACE PARKING WITHIN SITE FULLY COVERED IN
GRANULAR STRUCTURE IS NOT LOGICAL + WAS NEVER INTENDED.

BOTH SIDES OF THIS FORM MUST BE COMPLETED

ANY COMMENTS OR
ISSUES THE ZONING OFFICER MAY HAVE HAD AT TIME OF PERMIT
APPLICATION WERE NEVER COMMUNICATED IN WRITING TO THE
CONSULTANT OR OWNER. PROJECT WAS SUBSTANTIALLY COMPLETE

RETURN TO DEVELOPMENT APPEALS BOARD, CITY CLERK'S OFFICE, 222 - 3rd AVENUE NORTH, SASKATOON, SK S7K 0J5 (306) 975-8002

IN MAY 2018. PLEASE REFER TO SUPPLEMENTAL INFO
ATTACHED.



Community Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel. (306) 975-2645
fax (306) 975-7712

November 1, 2019

SEPW Architecture Inc.
102 - 3718 Kinnear Pl
Saskatoon, SK S7P 0A6

Attention: Justin Wotherspoon

RE: Notice of Zoning Bylaw – Parking
Civic Address – 410 Lowe Road
Zoning District AG



Please consider this letter as a reminder notice for your obligation to fulfill the parking requirements for this site. A recent inspection of this site indicates that the required parking has not been developed according to the approved site plan. A copy of the plan is attached.

This letter is to advise that The Zoning Bylaw 8770,

Section 6.2(2)(a) and (e) states:

6.2(2)(a) All required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hard surfaced. Hard surfacing shall mean the provision of a durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads;

6.2(2)(e) All required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:

↑ GRANULAR HAS BEEN DESIGNED FOR SUCH LOADS.

Type of Parking Space	Minimum Dimension
vi) parking spaces	2.7 by 6.0 metres

* URGENT FIRST NOTING ANY ISSUE WITH
NEW PARKING AREA ON GRANULAR STRUCTURE.
(NOV. 1, 2019).

PROJECT WAS SUBMITTED FOR PERMIT
IN 2017 + COMPLETED IN 2018. (MAY)

FINAL PARKING COUNT ON PERMIT
DNCs IS BASED ON FLOOR AREA
OF EXISTING BLDG + ADDITION.

This site is required to have three additional clearly demarcated parking spaces as shown on the approved plan.

TAKING INTO COUNT EXISTING
PARKING STATUS ON THE SITE
FOR THIS BLDG.

A follow-up inspection will be completed on June 9, 2020 to ensure progress is being made at this site. Failure to comply with this request may result in the issuance of an Order to Remedy Contravention of the provisions of the City of Saskatoon Zoning Bylaw No.8770 pursuant to Section 242(4) of the Planning and Development Act 2007.

Thank you in advance for your cooperation. Please contact me if you have any questions.

Regards,

Dustin Fehr | tel 306.975.2320
Bylaw Inspector
Community Services Department
City of Saskatoon
dustin.fehr@saskatoon.ca

Justin Wotherspoon

From: Justin Wotherspoon
Sent: November 5, 2019 10:09 AM
To: dustin.fehr@saskatoon.ca
Cc: Paul Adekogbe
Subject: Parking Stalls at 410 Lowe Road, Zoning District AG - S1516
Attachments: AAFC Discretionary Use Approval 170426.pdf; Drawings - 170130.pdf
Importance: High

* SEPW RESPONSE TO CITY
OF SASKATOON'S NOTICE
OF NOV. 1, 2019.

Morning Dustin-

Further to our conversation this morning regarding your letter of Nov. 1, 2019, please find attached the Discretionary Use Approval and drawings submitted to the City for review and approval at that time (Jan. 30, 2017). From the drawings attached, and from the lack of conditions noted even at the time of approval of the Discretionary Use application, the drawings clearly show the intent to retain the granular (gravel) pavement structure around the building, and that the new parking stalls associated with the project (although in this early drawing they are shown on the south side of the building) were planned to be located on and be constructed from granular structure as well.

We trust that this information reveals the unique nature of this project, that there were no supplemental conditions to the approval of the expansion of this Farm Crop Services Building at the time the discretionary use was approved, and, when combined with the lack of communication from the City of Saskatoon Zoning officer regarding any deficiencies in the plan for parking associated with this project at the permit approval stage, that the requirement for paving the parking stalls and loading dock as per your letter of Nov. 1, 2019, will be rescinded.

Please note that this project was substantially completed in May of 2018.

Best regards,

Justin Wotherspoon, Principal



102-3718 Kinnear Place, Saskatoon, SK S7P 0A6
Ph. (306) [REDACTED] Fx. (306) [REDACTED]
[REDACTED]
www.sepw.ca

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* DISCRETIONARY USE APPROVAL
APRIL 2017

Appeal 36-2019

Monty Reimer

From: Slaney, Marlee (Clerks) <Marlee.Slaney@Saskatoon.ca>
Sent: Wednesday, April 26, 2017 12:20 PM
To: [REDACTED]
Subject: Discretionary Use Application - Agricultural Research Station - 410 Lowe Road

Dear Justin Wotherspoon:

**Re: Discretionary Use Application
Agricultural Research Station - 410 Lowe Road
(File No. CK. 4355-017-003)**

City Council, at its meeting held on April 24, 2017 held its hearing into your discretionary use application and adopted the following motion:

"That the application submitted by SEPW Architecture Inc., requesting permission to expand an existing agricultural research station at 410 Lowe Road, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application."

↑ THEY WERE...

The following section of *The Planning and Development Act* sets out the appeal process regarding discretionary uses approved with prescribed development standards:

"58(1) If an application for a discretionary use has been approved by council with prescribed development standards or conditions pursuant to subsection 56(3) and the applicant is of the opinion that the development standards or conditions prescribed exceed those necessary to secure the objectives of the zoning bylaw, the applicant may, within 30 days after the effective date of council's approval, appeal the development standards or conditions prescribed with the approval of the discretionary use to the Development Appeals Board and from that board, if necessary, to the Saskatchewan Municipal Board in accordance with section 226.

(2) The council or any party to whom the Development Appeals Board gave notice pursuant to subsection 222(3) may appeal a decision of the Development Appeals Board to the Saskatchewan Municipal Board in accordance with section 226.

(3) In determining an appeal of the development standards or conditions prescribed for a discretionary use, the board hearing the appeal is subject to the requirements of section 221, with any necessary modification."

Should you wish to appeal Council's decision, please contact the Secretary of the Development Appeals Board, at (306) 975-8002.

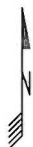
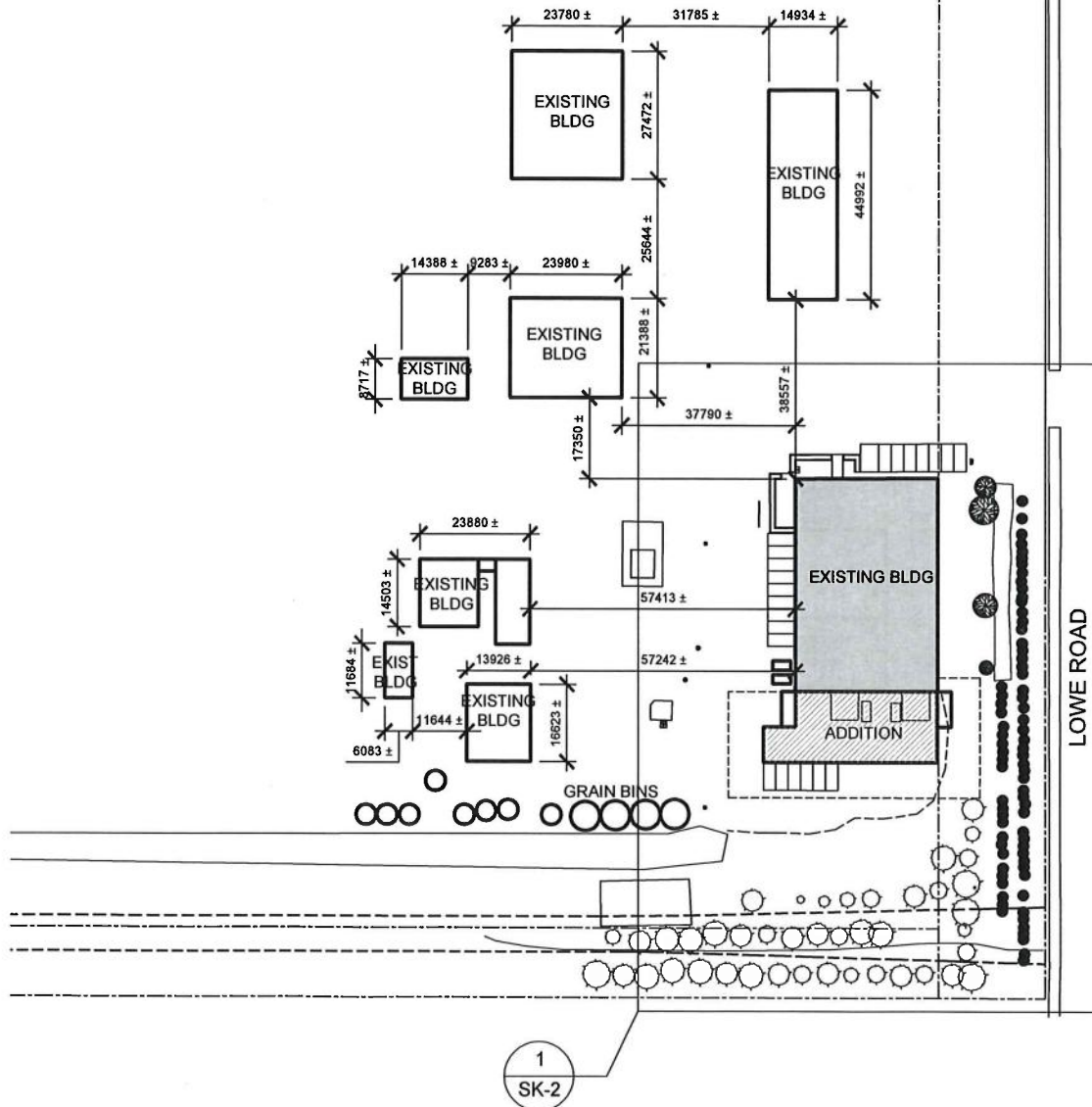
Yours truly,

ms for/Joanne Sproule
City Clerk

Marlee Slaney | tel 306.975.3241
City Clerk's Office

City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5
marlee.slane@cityofsaskatoon.ca
www.saskatoon.ca

* DRAWINGS ATTACHED TO
DISCRETIONARY USE APPLICATION IN 2017.
APPROVAL WAS GRANTED BASED
ON APPLICATION, HEARING AND
THESE DRAWINGS.



1
SK-1

LARGE SCALE SITE PLAN

1:1000

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: JANUARY 30, 2017

SEP Architecture Inc.

109 - 3725 Piquette Street, Regina, SK, S4S 6W8 ph (306) 559-2255
102 - 3718 Piquette Place, Saskatoon SK, S7P 0A6 ph (306) 652-6457
website: www.sep.ca

PROJECT TITLE
AAFC CROP SERVICES EXTENSION
410 LOWE ROAD
SASKATOON SK

DRAWING TITLE
LARGE SCALE SITE PLAN

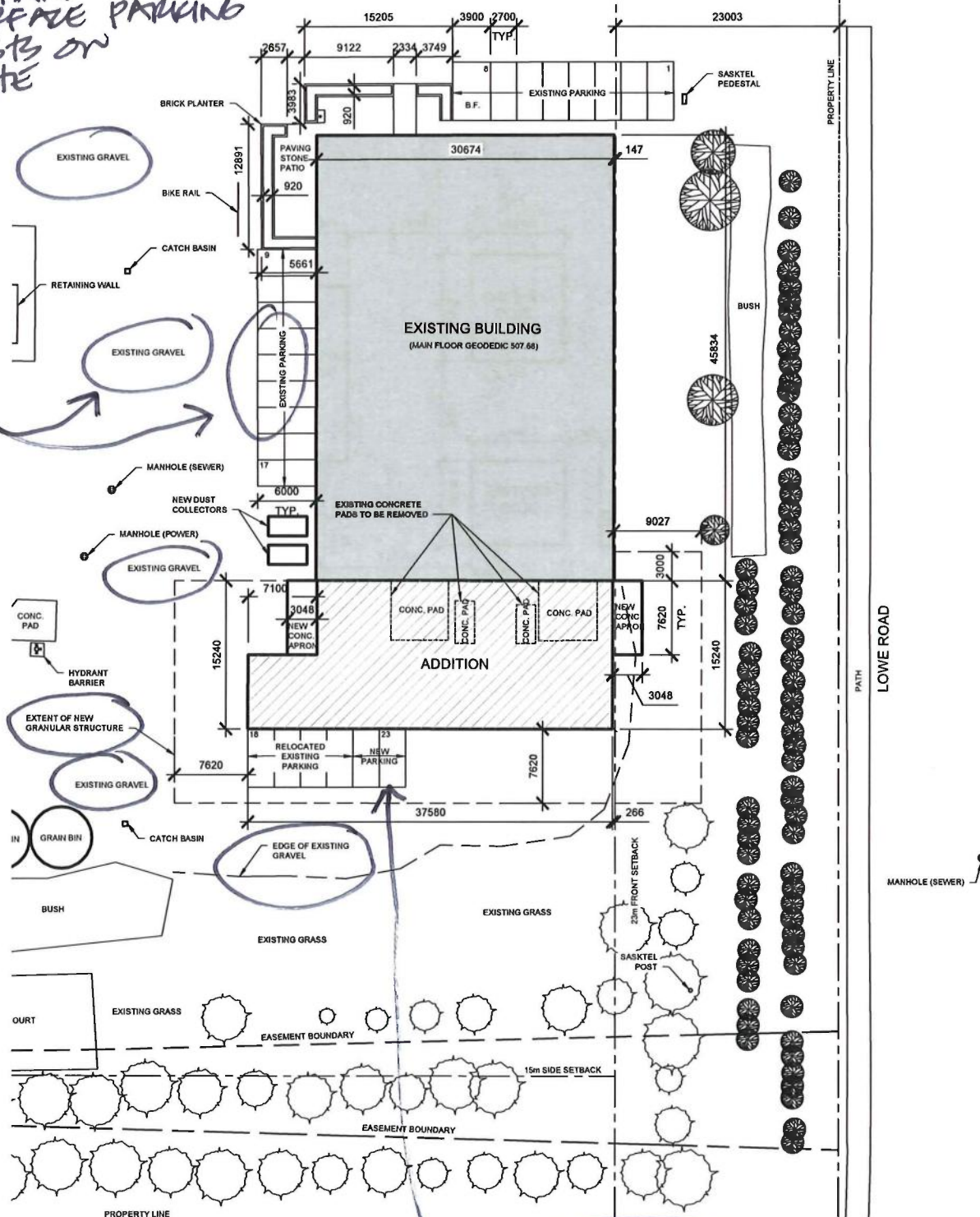
DATE
2017.01.30
SCALE
AS SHOWN

DRAWN
MR
CHECKED
JLW

PROJECT NO.
S-15-2016
DRAWING NO.

SK-1

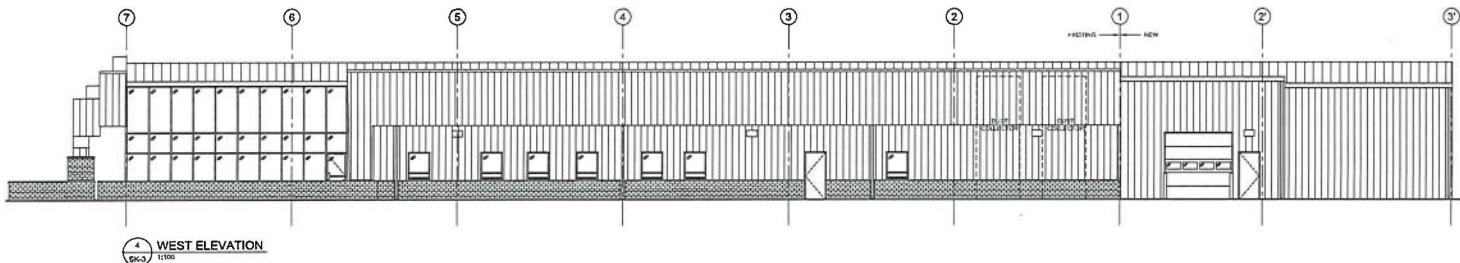
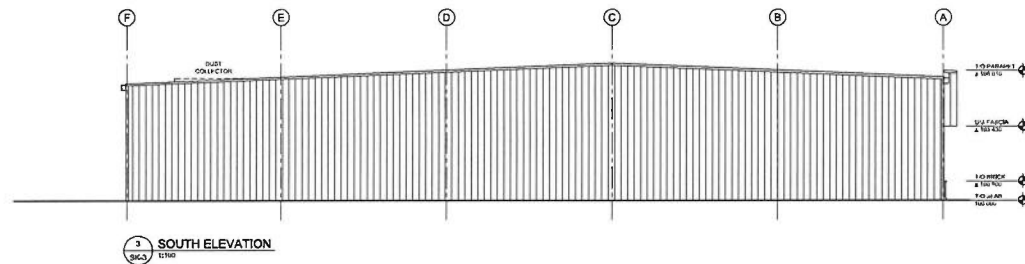
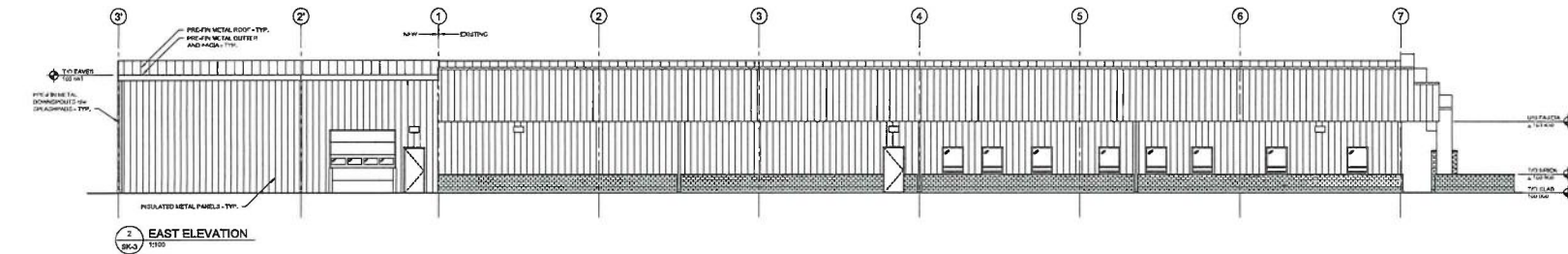
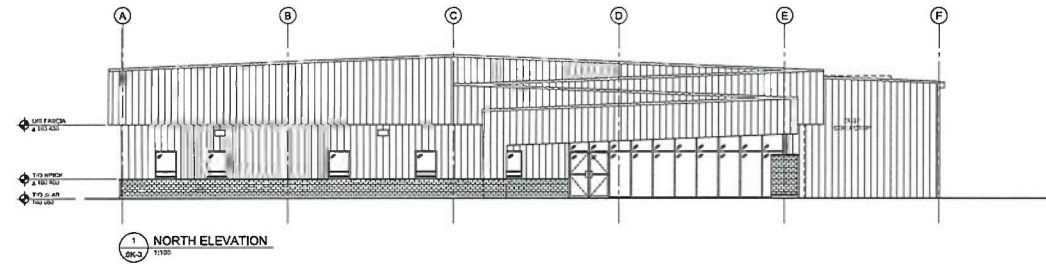
* NO HARD SURFACE PARKING EXISTS ON SITE



1 SITE PLAN
SK-2 1:400

NEW PARKING
AREA IS
CLEARLY SHOWN

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: JANUARY 30, 2017



- NOTES**
1. DO NOT SCALE THIS DRAWING.
 2. VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 3. VARIATIONS AND MODIFICATIONS TO WORK SHOWN IN THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 4. ALL DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
 5. COPYRIGHT FOR THIS DESIGN REMAINS WITH THE ARCHITECT.

PRELIMINARY
NOT FOR CONSTRUCTION
PLOTTED DATE: JANUARY 10, 2017

NO YEAR/NO.DA REVISION BY
CONSULTANT

SEPW Architecture Inc.

1041 - 3723 Pender Street, Regina, SK, S4S 0V7 ph: (306) 844-2222
1012 - 2718 Pender Street, Saskatoon, SK, S7P 0A6 ph: (306) 433-6627
www.sepw.ca

PROJECT TITLE
AAFC CROP SERVICES EXTENSION
419 LOWE ROAD
SASKATOON, SK

DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. S-19-0018	DRAWING NO. SK-3
DATE 2017.01.10	SCALE AS SHOWN
DRAWN MR	CHECKED JLW



Building Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

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tel (306) 975-2645
fax (306) 975-7712

October 3, 2017

Justin Wotherspoon
SEPW Architecture Inc.
3718 Kinnear Pl Suite 102
Saskatoon SK S7P 0A6

* LETTER RECEIVED FROM
CITY INDICATING WHY
FDN PERMIT APPLICATION
COULD NOT BE APPROVED -
NOTHING IS NOTED RE:
PARKING CONCERNS.

Dear Sam Sidhu:

Re: Building Permit Application – Addition to Warehouse (Foundation Only)
AAFC Crop Services
410 Lowe Road, Saskatoon (BPA-2595/17)

Please be informed that your application for the above building permit cannot be approved for the following reasons:

- 1.1. Please have a design professional clarify the use of the new addition—detailing why the new addition was classified as a medium hazard industrial occupancy.

Facilities such as cereal mills, feed mills, flour mills and grain elevators are required to be designed as high hazard industrial (Group F, Division 1) facilities under Subsection 3.2.2 as indicated in Appendix Article A-3.1.2.1(1).

- 1.2. Please have a design professional confirm in writing that the full scope of the new addition has been designed in accordance to the 2015 NBC.

Please note, the City of Saskatoon is permitting design professionals to submit applications in conformance to the 2015 NBC (the 2010 NBC is the current edition adopted by the province of Saskatchewan).

- 1.3. Please confirm the construction value for the foundation phase only. The permit value will be based on the cost of this phase and not the full addition.

If further clarification of the above is required, please do not hesitate to call.

Regards,

A handwritten signature in black ink, appearing to read 'Kelten'.

Kelten Comrie, P.Eng
Building Code Engineer, Building Standards Division
Ph: (306) 975-8339 Fax: (306) 975-7712
Email: kelten.comrie@saskatoon.ca

c. Paul Adekogbe – Public Works & Government Services Canada – Regina, SK

* FOUNDATION PERMIT
APPROVAL - NO LETTER
WAS EVER ATTACHED

Appeal 36-2019

Oct. 2017

Monty Reimer

From: Comrie, Kelten (CY - Building Standards) <Kelten.Comrie@Saskatoon.ca>
Sent: Friday, October 6, 2017 10:30 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: 410 Lowe Rd - Addition to Warehouse - (AAFC Crop Services) (Foundation Only)

Good morning,

Please see the attached letter in regards to the above building address. Your building permit application has been approved and is now ready for pick up and payment. If you have not provided contractor information and/or construction value please call 306.975.7639.

* I decided that the written use of the building can wait for the shell/final phase. I am comfortable approving the foundation application with the information that has been provided over the phone by yourself and Paul Adekogbe. This will get you going on the foundation and give us time to sort out the next application.

Please let me know if you have any questions.

Have a great weekend,

Kelten Comrie, P.Eng | tel 306.975.8339
Building Code Engineer
Building Standards
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5
kelten.comrie@saskatoon.ca
www.saskatoon.ca/go/buildingstandards

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Building Standards
222 3rd Avenue North
Saskatoon SK, S7K 0J5

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tel (306) 975-2645
fax (306) 975-7712

November 20, 2017

THIS IS NOT A BUILDING AND
DEVELOPMENT PERMIT

Justin Wotherspoon
SEPW Architecture Inc.
3718 Kinneer Pl Suite 102
Saskatoon SK S7P 0A6

* LETTER RECEIVED RE:
CONDITIONS OF SHELL/FINAL
PERMIT APPLICATION. NO
CONCERNS W/ PARKING
ISSUES ARE RAISED.

Dear Justin Wotherspoon:

**Re: Building Permit Application – New Warehouse (Shell and Final)
AAFC Crop Services
410 Lowe Road, Saskatoon (BPA-3162/17)**

The above referenced building is classified as a medium hazard industrial (Group F, Division 2) occupancy under Article 3.2.2.79 of the 2010 National Building Code (NBC). The applicable codes and regulations for this project are the Uniform Building and Accessibility Standards Act (UBASA) - 2017 Regulations and the 2010 National Building Code (NBC) with amendments made by the UBASA Regulations. All articles quoted are from the 2010 NBC.

The building permit is approved subject to the following conditions and other requirements that may be determined during the building inspection process:

- 1.1. Please ensure a guard rail that is at least 1070mm high is provided on the new service platform stair as per Article 3.3.1.18.
- 1.2. Door hardware on exit and egress doors shall permit the door to be readily opened from the inside with not more than one releasing operation and without requiring keys, special devices or specialized knowledge of the door opening mechanism as per Articles 3.4.6.15 and 3.3.1.13.
- 1.3. Flame spread rating of finishes have not been approved or accepted as part of this permit approval. It is the owner's responsibility to ensure that the flame spread rating and smoke developed classification requirements of the National Building Code are met in this regard.
- 1.4. Please note there has been no review or approval of the plumbing installation. The plumbing contractor is responsible for permitting the project and facilitating inspection and testing. The Saskatchewan Plumbing and Drainage Regulations shall apply.

The following information must be submitted to the writer's attention no later than December 15, 2017, otherwise a Stop Work Order may be issued:

- 2.1. Two hard copies of sprinkler shop drawings and hydraulic calculations designed to NFPA 13 shall be submitted for review prior to the installation of the sprinkler system. All drawings and calculations shall be signed and sealed by a design professional licensed to practice in the province of Saskatchewan.

The following information must be submitted prior to occupancy:


- 3.1 Verification that the fire alarm system has been installed in conformance with CAN/ULC-S524 and tested in conformance with CAN/ULC-S537 as per Article 3.2.4.5.

3.2 Verification that the sprinkler system has been designed, constructed, installed, and tested in accordance with NFPA 13 as per Article 3.2.5.12.

Please note that neither the issuance of a building permit, nor the inspections made by the authority having jurisdiction, shall relieve the owner of the building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Uniform Building and Accessibility Standards Act, the City of Saskatoon Building Bylaw or other bylaws and regulations.

The Building Permit may be issued and picked up upon payment of the permit fee. Please note that construction is not to begin until the permit has been issued.

Regards,



Kelten Comrie, P.Eng
Building Code Engineer, Building Standards Division
Ph: (306) 975-8339 Fax: (306) 975-7712
Email: kelten.comrie@saskatoon.ca

c. Paul Adekogbe – Public Works & Government Services Canada – Regina, SK