

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

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ORDER TO REMEDY CONTRAVENTION

THE PLANNING AND DEVELOPMENT ACT, 2007

CITY OF SASKATOON ZONING BYLAW NO. 8770

SRDC
107 Science Place
Saskatoon, SK S7N 0X2

ATTN: Carla Davies

☒ Owner

Part 1

I, Dustin Fehr, Development Officer for The City of Saskatoon, inspected:

Civic Address: 410 Lowe Road
Surface Parcel: 119028607
Zoning District: AG

on Monday, September 26, 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.

Section 4.3.1(1) of the City of Saskatoon Zoning Bylaw No. 8770 states, except as specifically exempted by this Bylaw, no person shall undertake a permitted or discretionary form of development or commence a permitted or discretionary use without having first obtained a development permit. 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. 8770. You are hereby ordered to remedy the contravention as follows:

Contravention:

1. The property, 410 Lowe Road has not been developed with the required hard surface parking area as per the approved site plan received on September 7, 2017, which is attached as Appendix A and forms part of this Order.

You are hereby ordered to:

1. On or before June 3, 2020, develop the parking area in accordance with Section 6.2.2(a) of the Zoning Bylaw No. 8770. Three additional off-street hard surface parking spaces are required.

Relevant Sections of the Zoning Bylaw No 8770:

- 4.2(1) – Application of Regulations; 4.3.1(1) – Development Permit Required; 12.1 AG – Agricultural District; 6.2 – General Regulations for Parking, Loading and Vehicular Circulation Provisions and 2.0 – Definitions – “development”, “development officer”, “development permit”, “parking space”, of the Zoning Bylaw No. 8770.

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).

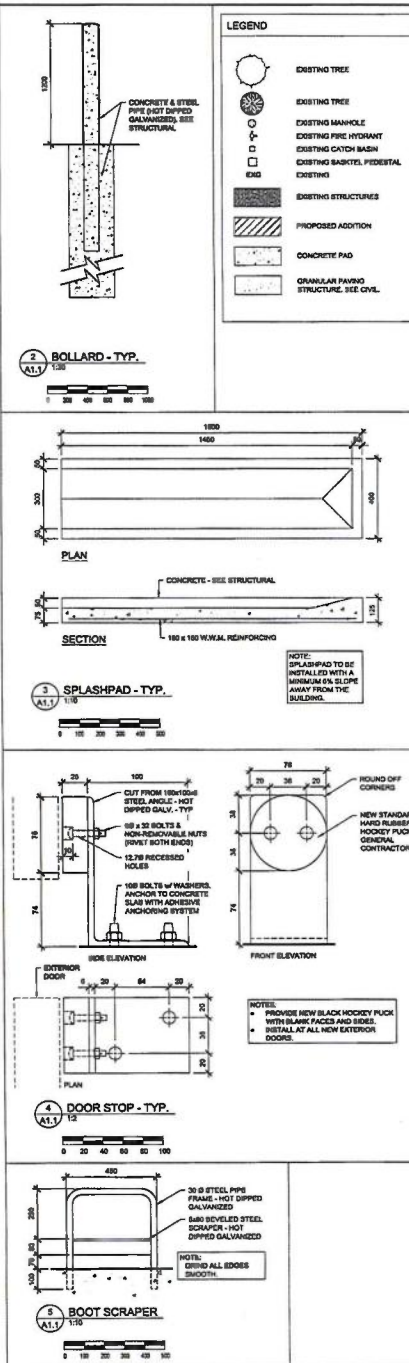
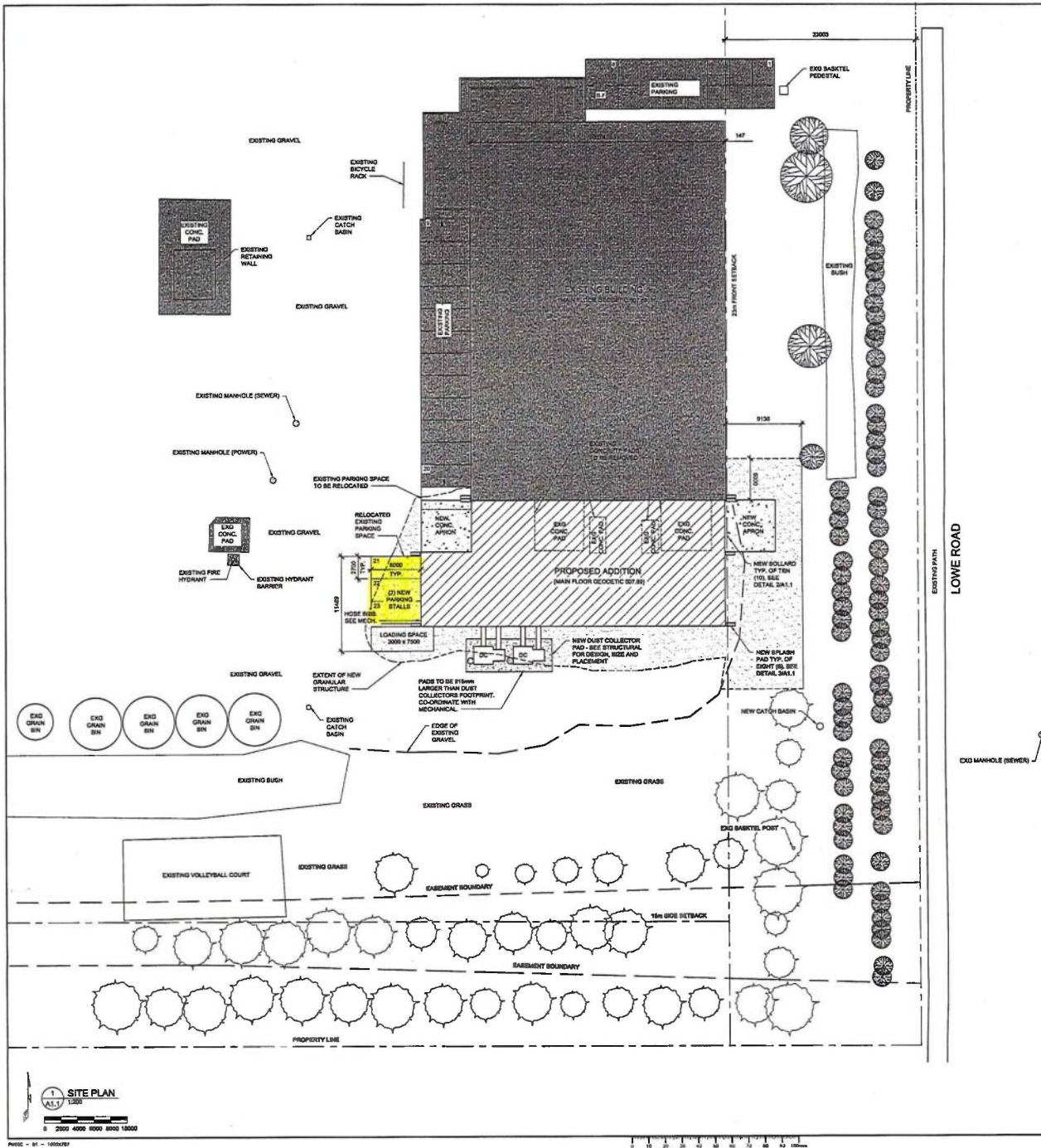
Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.




Dated this 22nd day of November, 2019.


Development Officer

Attachments: Notice of Appeal
Appeals procedure

cc: Maryna Kostovska, Solicitors
City Clerks, Development Appeal Board Secretary



	Public Works and Government Services Canada	Travaux publics et Services gouvernementaux Canada
REAL PROPERTY SERVICES Western Region SERVICES IMMOBILIERS Région de l'ouest		
<div style="text-align: center;">  SEPWA Architecture Inc. <small>10-00-0000 Architecture, Inc./s.c. 101-0000 20-0000-0000 10-00-0000 Architecture, Inc./s.c. 101-0000 20-0000-0000 10-00-0000 Architecture, Inc./s.c. 101-0000 20-0000-0000</small> </div> <div style="text-align: center; margin-top: 20px;">  </div> <div style="text-align: right; margin-top: 20px;"> <i>Sept. 9/1</i> </div>		
		
DO NOT SCALE DRAWINGS		
1		
2		
3		
4		
5	445-55 HIGH TERRACE	08/11/2011
Project No.	Description	Date
PUBLIC SERVICES AND PROCUREMENT CANADA		
Project	Project	
SASKATCHEWAN RESEARCH CENTRE 418 LOWIE ROAD SASKATOON, SASKATCHEWAN AAFC SASKATOON FARM SITE BUILDING 1		
Designed by	Engine per	
JLW	JLW	
Drawn by	Designer per	
JMR	JMR	
Approved by	Apprroved per	
JLW	JLW	
PAUL ALEXANDER		
PAUL ALEXANDER		
Drawing title	Date of revision	
SITE PLAN SITE DETAILS		
Project no./No. du projet	Drawing no./No. de dessin	Revisions No.
R.078662.002	A.1.1 2 of 14	0