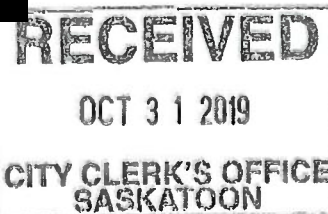


Community Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5www.saskatoon.ca
tel (306) 975-2645
fax (306) 975-7712**ORDER TO REMEDY CONTRAVENTION***THE PLANNING AND DEVELOPMENT ACT, 2007***CITY OF SASKATOON ZONING BYLAW NO. 8770**Evermore Homes Inc.
Attn: Tamara Bell
[REDACTED] SKRoger Bell
[REDACTED] SK☒ Registered Office(s)☒ Director(s)**Part 1**

I, Elaine Sutherland, Development Officer for The City of Saskatoon, inspected:

Civic Address: 312 Arthur Avenue
Surface Parcel: 136213950 and 120155701
Zoning District: R2

on Thursday, October 17, 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, 312 Arthur Avenue has not been developed with the required hard surfaced parking area as per the approved site plan dated June 8, 2017, which is attached as Appendix A and forms part of this Order.

You are hereby ordered to:

1. On or before May 29, 2020, develop the parking area in accordance with Section 5.30(h) and Section 6.2.2(a) of the Zoning Bylaw No. 8770. One off-street hard surfaced parking space is required for the secondary suite in addition to at least one off-street hard surfaced parking space for the principal dwelling.

Relevant Sections of the Zoning Bylaw No 8770:

4.2(1) – Application of Regulations; 4.3.1(1) – Development Permit Required; 8.4 R2 – One and Two-Unit Residential District; 6.2 – General Regulations for Parking, Loading and Vehicular Circulation Provisions; 5.30 – Secondary Suites and 2.0 – Definitions – “development”, “development officer”, “development permit”, “secondary suite”, “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.

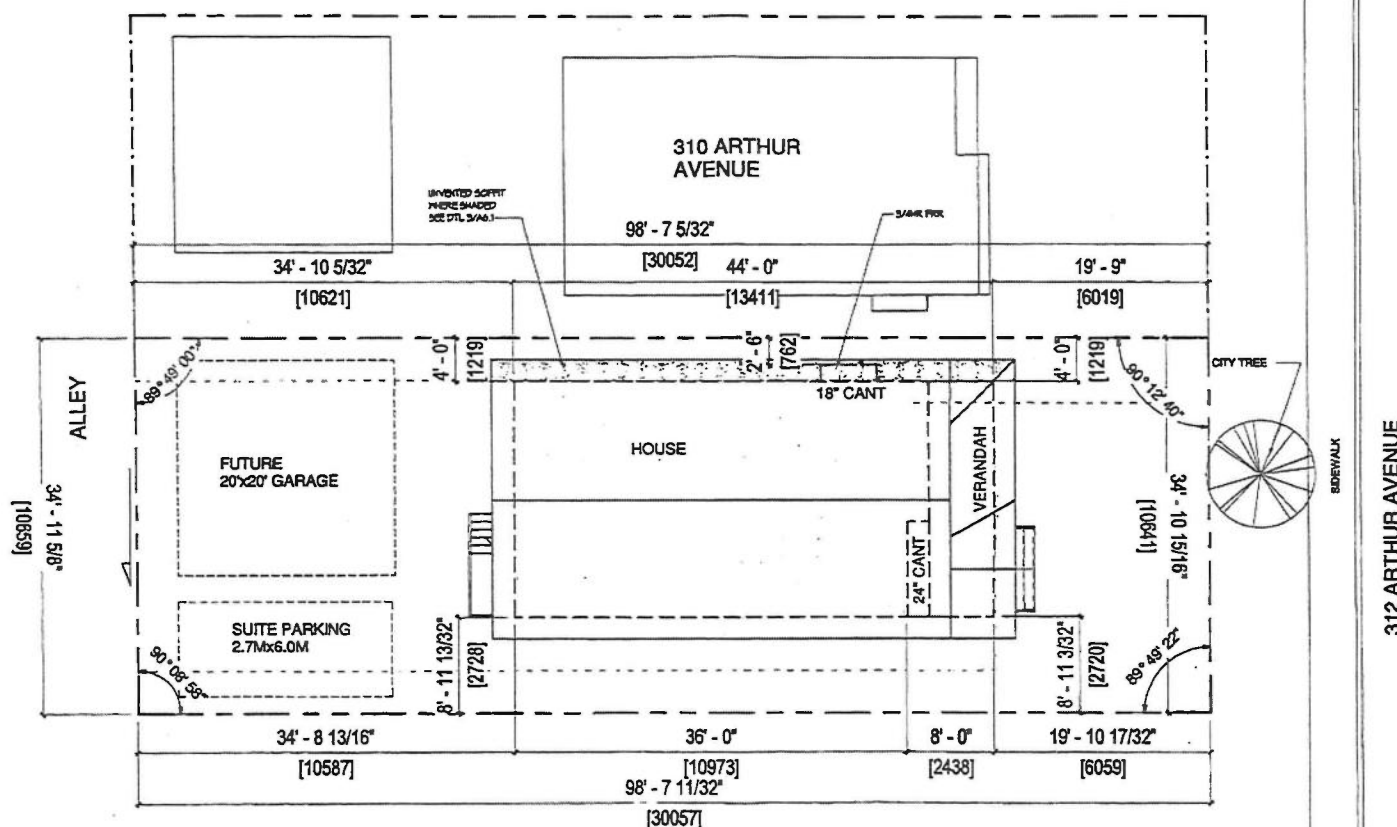
Dated this 30th day of October, 2019.


Development Officer

Attachments: Notice of Appeal
Appeals procedure

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

APPENDIX A



1 SITE PLAN
3/32" = 1'-0"

LEGAL DESCRIPTION:

LOT: 22&35
BLOCK: 2
PLAN NO: 101434283
ZONING: R2
CIVIC ADDRESS: 312 ARTHUR AVE

NOTE:

- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY.

- IF PROJECT IS LOCATED IN AN ESTABLISHED NEIGHBOURHOOD CONTRACTOR TO PROVIDE A SITE SECURITY FENCE AT TIME OF EXCAVATION

- IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT APPLICANT TO ENSURE THAT THE PROPOSED STRUCTURE WILL NOT ENDOURCH ON ANY ELECTRICAL, GAS LINE OR OTHER ASSESSMENTS REGISTERED AGAINST THE PROPERTY IN QUESTIONS.
- THE LOCATION OF THE ELECTRICAL LINES OR GAS LINES MAY BE LOCATED BY CONTACTING SASKPOWER OR SASKENERGY

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(306) 373-3805

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VIOLATORS WILL BE PROSECUTED.

CLIENT: SPEC HOUSE

PROJECT ADDRESS:
312 ARTHUR AVENUE
SASKATOON, SK
[VARSITY VIEW]

DATE: 06 JUNE 2017

Revision Schedule

1	03MAY16	PRELIMS ISSUED	IS
2	31MAY16	REVISED	IS
3	08MAY17	REVISED PRELIM	KS
4	08MAY17	REVISED PRELIM	KS
5	31MAY17	CHECKSET ISSUED FOR COMMENT	KS
6	02JUN17	REVISED CHECKSET	KS
7	06JUN17	FINAL DWG ISSUED	KS

GENERAL CONTRACTOR:

EH
EVERMORE
H.O.M.E.S

BAEUMLER
ARCHITECTS
71 house

DRAWN BY:
KELLY

CADVENTAGE Reference Number:
17077CD

DRAWING TITLE:
SITE PLAN

DRAWING NO:
A-2.1

RECEIVED

JUN 08 2017

CITY OF SASKATOON
Building Standards -
Residential