



Appeal 37-2019

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



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tel (306) 975-3240
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December 2, 2019

Dear Neighbouring Property Owner:

**Re: NOTICE OF HEARING – DEVELOPMENT APPEALS BOARD
Development Permit Denial – 312 Arthur Avenue
[Appeal No. 37-2019]**

As a neighbouring property owner of the above property you are hereby notified that **Evermore Homes Inc.** has filed an appeal under section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's Order to Remedy Contravention regarding **the provision of hard surface parking as per the approved June 8, 2017 site plan**. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to register their comments in writing regarding the bylaw deficiencies for this property.

The property is zoned **R2** under *Zoning Bylaw No. 8770* and the appellant is appealing the following deficiencies:

Requirement: Section 5.30(1)(h) states secondary suites shall conform to the following regulations one-off street parking space is required for a secondary suite in addition to at least one off-street parking space for the principal dwelling. The parking space for the principal dwelling may be located in a required front yard. The parking space required for the secondary suite shall not be located in a required front yard unless the subject site has no access to a rear lane, and shall be paved, sited and screened to the satisfaction of the Development Officer.

Section 6.2.2 states required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design development and maintenance standards:

- 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.

Proposed: 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.

Deficiency: One off-street hard surfaced parking space is required for the secondary suite and at least one off-street hard surfaced parking space is required for the principal dwelling.

The Appellant is seeking the Board's approval for a development permit as proposed.

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The Development Appeals Board will hear the appeal:

Date and Time: Tuesday, December 17, 2019, at 4:00 p.m.
Location: Committee Room E, Ground Floor, South Wing, City Hall
(Enter through door #1 or #1A at 4th Avenue North)

Anyone wishing to obtain further information or view the file on this matter can contact the Secretary at (306) 975-2780.

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**. 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, Secretary
Development Appeals Board