

Planning and Development
222 3rd Avenue North
Saskatoon SK S7K 0J5

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

April 1, 2021

Robin S.
Whiteland Services Inc
#212-2211 Mcphilips St
Winnipeg MB R2V 3M5

VIA EMAIL: [REDACTED]

Dear Robin:

Re: Development Permit Denial
Address - 4006 Millar Ave / 120 Lipsett Cres
Use - Office / Warehouse
Zoning District – IH: Heavy Industrial

The Planning and Development Division has reviewed your development permit application to create a new site at 4006 Millar Ave / 120 Lipsett Cres. This property is located in a IH Zoning District and based on the information provided, the following deficiencies have been identified:

- 1) **Requirement:** Section 11.5.8(1) states that a landscape strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.

Proposed: The proposed creation of a new site (120 Lipsett Cres) results in the front yard be classified from the west property line (abutting Millar Ave) to the south (abutting Lipsett Cres). As a result, a 4.5 metre landscape strip is required along the south property line. The site plan provided, identifies the existing landscape strip at 3.658 metres.

Deficiency: The front yard landscape strip is deficient .842 metres.

- 2) **Requirement:** Section 7.1(1)(i) of the Zoning Bylaw states that one tree is required for every 6 linear metres along required frontages.

Based on a frontage of 27.986 metres (excludes existing driveway widths) a minimum of 5 tree plantings are required.

Proposed: The survey plan provided identifies 4 tree plantings.

Deficiency: The front yard landscape strip is deficient 1 tree planting.

As consequence, the Community Services Department cannot approve your plans for a Development Permit.

Appeal 19-2021

In the event that you wish to appeal this decision, I have attached a Development Appeal brochure and application form as well an extract from *The Planning and Development Act 2007*, which outlines the procedures for an appeal. If you decide to appeal, please contact the Development Appeals Board Secretary, City Clerk's Office, City Hall at 306-975-3240 within 30 days of the date of this letter. Please note that the required fee for this process is \$50 payable to the City of Saskatoon.

If you have any questions pertaining to the above, please contact me.

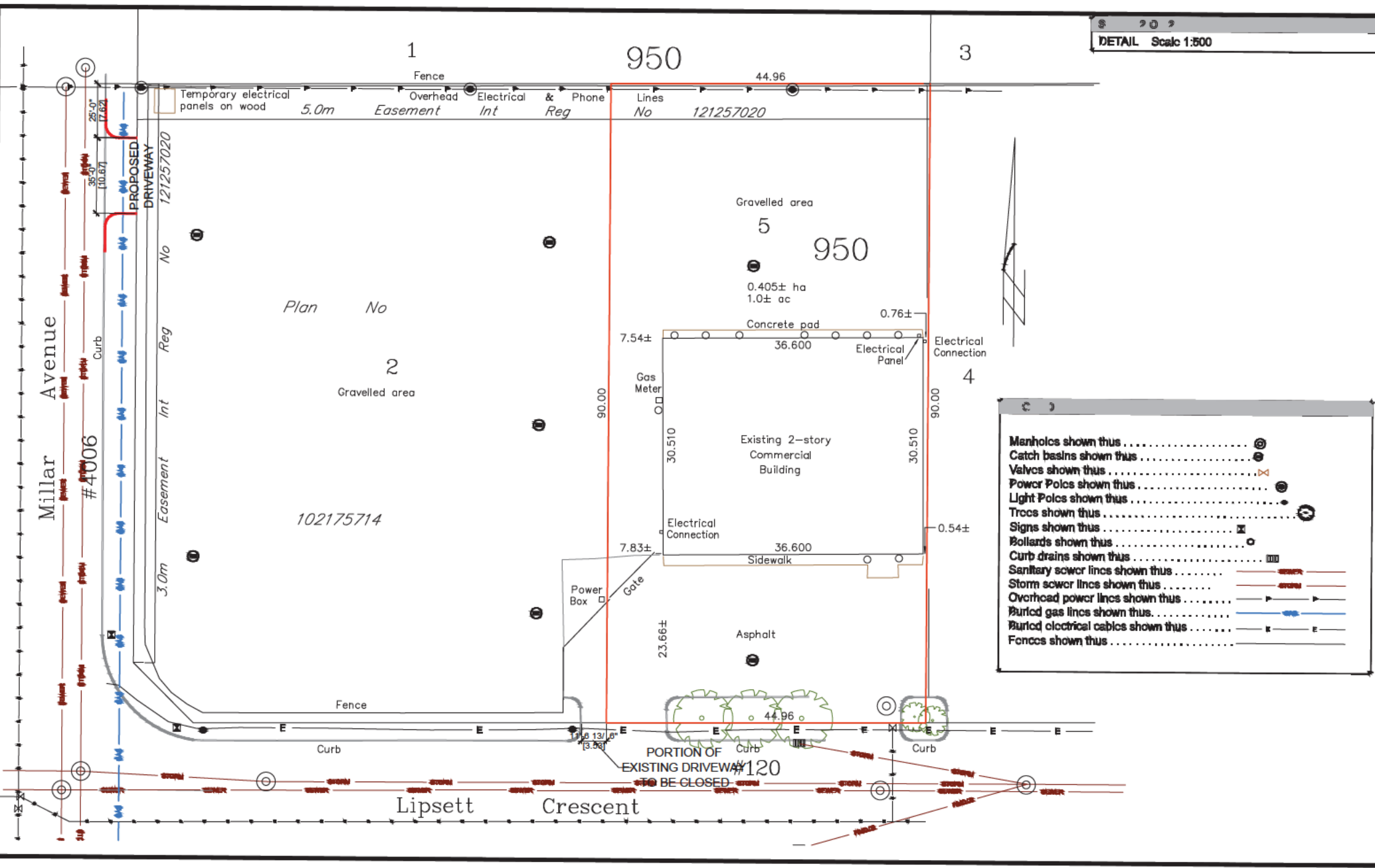
Sincerely,



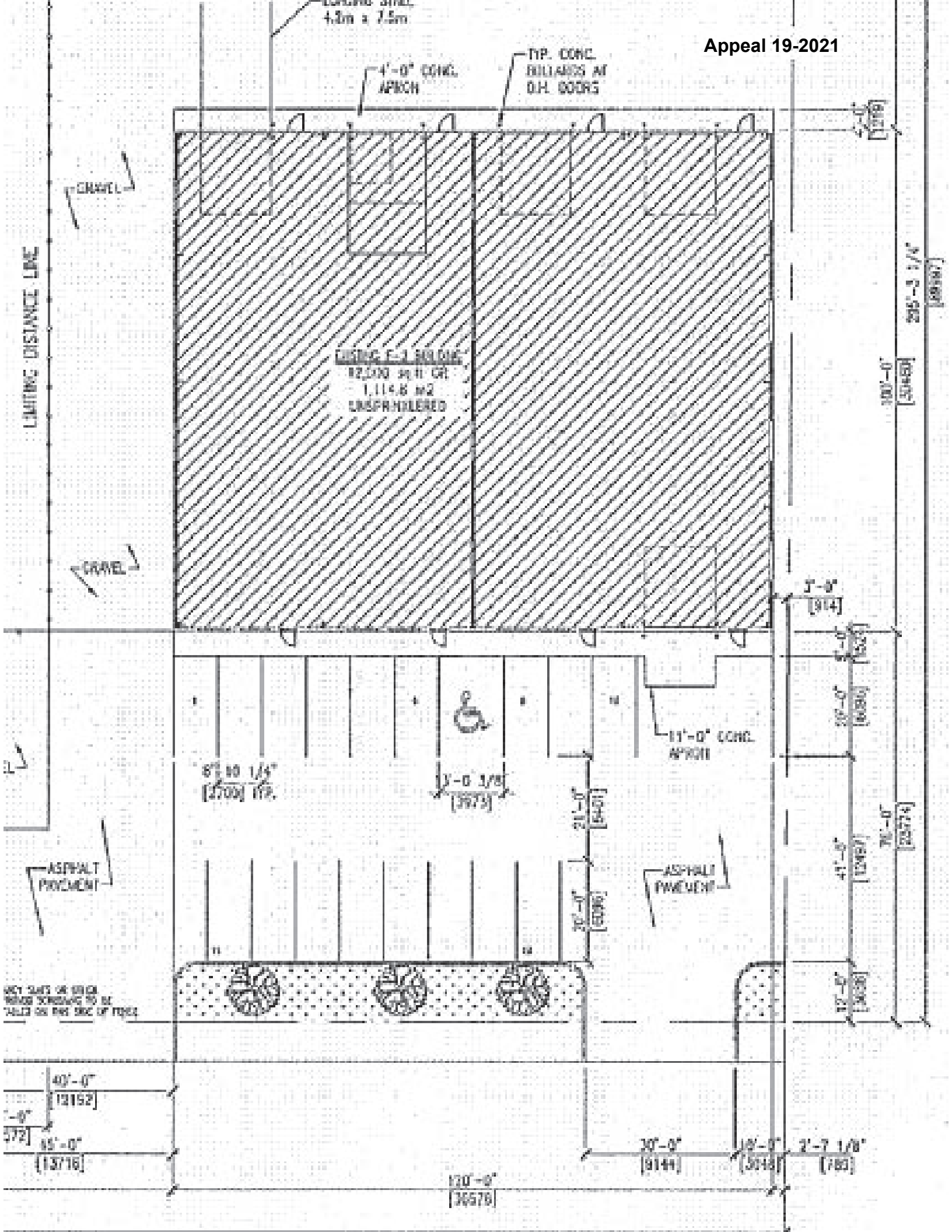
Wes Holowachuk
Development Officer
Planning and Development Division (306-975-7905)

cc: Catherine Kambeitz, Development Review
Development Appeal Board Secretary, City Clerks

DETAIL Scale 1:500



Manholes shown thus	⊙
Catch basins shown thus	⊙
Valves shown thus	⊗
Power Poles shown thus	⊙
Light Poles shown thus	⊙
Trcess shown thus	⊙
Signs shown thus	⊙
Bollards shown thus	⊙
Curb drains shown thus	⊙
Sanitary sewer lines shown thus	—
Storm sewer lines shown thus	—
Overhead power lines shown thus	—
Buried gas lines shown thus	—
Buried electrical cables shown thus	—
Fences shown thus	—



Application Form
DEVELOPMENT PERMIT

Date of Application: _____ File No.: _____
Last Updated On: 01/21

Applicant Information

APPLICANT: Name/Business: <u>WHITELAND SERVICES INC.</u> Address: _____ Postal Code: _____ _____	REGISTERED OWNER(S) OF PROPERTY: Name/Business: <u>WHITELAND SERVICES INC.</u> Address: _____ Postal Code: _____ _____
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Is the Applicant: Property Owner Tenant Contractor/Designer

Property Information

Civic Address: 120 Lipsett Crescent, Saskatoon, SK
 Legal Description: Lot 02, Block 950 plan No. 102175714 NW 1/4 Sec 22, Twp 37, Rge 5, W3 mer
 Site Area: 1 Acre / 0.405 Hec Site Width: 44.96m x 90m Zoning District: Marquis Industrial
Purpose of Application: Subdivision of Existing lot.

1. Existing Use of Site: <u>Commercial use</u>	2. Proposed Use of Site: <u>Commercial use</u>
_____	_____
_____	_____

Required Attachments

1. Dimensioned Site Plan Plan Attached
 Good quality site plan drawn to scale; no larger than 11"x17", and must contain:
 location and dimensions of all structures, setbacks and property lines, landscaping elements, sidewalks, driveways, parking,
 interior lanes and loading areas, and easements. *Dimensioned elevations and floor plans may be requested.

2. Application Fee Fee Attached
 I have enclosed the required non-refundable application fee:
 Residential - New Development - \$341.25 | Residential— Alterations & Additions— \$ 183.75
 *Residential consists of One Unit Dwellings, Two Unit Dwellings, Semi-Detached Dwellings, Secondary Suites, Garage Suites
 Application for all Other Uses— New Development—\$446.25 plus \$0.47 cents per \$1,000 of Construction Value
 Application for all Other Uses—Alterations & Additions - \$231.00 plus \$0.47 cents per \$1,000 of Construction Value

ALL ITEMS SUBMITTED WITH THIS APPLICATION WILL REMAIN THE PROPERTY OF THE CITY OF SASKATOON

Declaration of Applicant

I hereby certify that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: Robin S. Date: March 17, 2021

FOR OFFICE USE ONLY:

Cash Receipt No.: _____ Cheque No.: _____ _____ Amount Paid: _____