



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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April 28, 2021

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
«MAILING_ADDR_POSTAL_CODE»

NEIGHBOUR NOTIFICATION

Reference: Development Permit Denial – Appeal No. 19-2021
Site: 120 Lipsett Crescent/4006 Millar Avenue
Proposal: Creation of New Site

The above-noted appeal has been filed by **Whiteland Services Inc.** under Section 219(1)(b) of *The Planning and Development Act, 2007*. This letter has been sent to you as the registered owner or property manager of a property that has been deemed as neighbouring the subject site. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to submit comments in writing regarding the appeal.

The property is zoned **IH** under *Zoning Bylaw No. 8770*, and the development permit was denied due to the following deficiencies:

- 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.

The proposed creation of a new site (120 Lipsett Crescent) results in the front yard be classified from the west property line (abutting Millar Avenue) to the south (abutting Lipsett Crescent). A 4.5 metres landscape strip is required along the south property line.

Proposed: Based on the information provided, the existing landscape strip is 3.658 metres.

Deficiency: This results in the front yard landscape strip being deficient 0.842 metres.

- 2. Requirement:** Section 7.1(1)(i) 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: Based on the information provided, 4 trees have been identified.

Deficiency: This results in the front yard landscaping strip being deficient 1 tree planting.

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The Development Appeals Board will hear the appeal: Tuesday, May 18, 2021, at 4:00 p.m. via Teleconference. Please contact the Secretary at development.appeals.board@saskatoon.ca or call (306) 975-3240 by noon of the hearing date if you wish to attend.

For additional information please refer to the website at www.saskatoon.ca (select City Hall, City Council, Boards & Committees, Agendas, Minutes & Video, Development Appeals Board) or contact the Secretary at (306) 975-3240.

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