

January 23, 2025

City of Saskatoon Development Appeal Application- page 2

**THIS PAGE WILL FORM PART OF THE PUBLIC RECORD FOR THE APPEAL**

**Applicant Name:** \_\_\_\_\_

**Registered Property Owner(s):**  
**(if different from above):** \_\_\_\_\_

**Location of Subject Property**

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**Legal Description**

Lot (s) \_\_\_\_\_ Block \_\_\_\_\_ Plan No. \_\_\_\_\_

Civic Address: \_\_\_\_\_

**Present Status of Building or Structure Under Appeal:**

- Construction not yet begun       Under Construction       Completed

**Type of Construction:**

- Residential     Commercial     Industrial     Other  
(specify) \_\_\_\_\_

**Description of Development Appeal:** (example: side yard deficiency, parking deficiency, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reason for Development Appeal:** (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BOTH SIDES OF THIS FORM MUST BE COMPLETED**



Planning & Development Department

Application Form

**DEVELOPMENT APPEAL APPLICATION**

**Applicant Information**

Date of Application: \_\_\_\_\_

Name of Applicant: Leopold's Tavern Kensington Inc. (c.o. Indiglow Signs and Graphics Inc.)

Address: #20 – 149 Kensington Boulevard Saskatoon, SK Postal Code: S7L-6V7

Home Telephone: \_\_\_\_\_ Work Telephone: 403-462-9392, 306-529-7709 E-mail: bryan@leosgroup.ca, cory@indiglow.ca

Applicant's Interest in the Property:  Owner  Tenant  Option to Buy  
 Owner's Representative  Other: Leopolds Tavern's Representative

Registered Property Owner(s): (if different from above)

Name: Dream Kensington Retail GP Inc.

Address: State Street Financial Centre, 30 Adelaide Street E, Suite 301, Toronto Ontario Postal Code: M5C 3H1

Home Telephone: \_\_\_\_\_ Work Telephone: (306) 664-6118 ext:200 E-mail: tatum.johnson-luey@icrcommercial.com

**Location of Subject Property**

Legal Description: Lot (s) \_\_\_\_\_, Block \_\_\_\_\_, Plan No. \_\_\_\_\_

Civic Address: #20 – 149 Kensington Boulevard Saskatoon, SK S7L-6V7

Present Status of Building or Structure Under Appeal:

Construction not yet begun  Under Construction  Completed

Type of Construction:

Residential  Commercial  Industrial  Other (specify) \_\_\_\_\_

Description of Development Appeal: (example: side yard deficiency, parking deficiency, etc.)

Appealing a denial decision as per the zoning for B1B zone. A secondary sign affixed to back side of building.

Reason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

A sign on the backside of building is necessary to identify the location of the business and said sign isn't invasive to the look of the building or the surrounding area. There are multiple identification signs on the back of the strip malls in the shopping area as well as that building, this sign is smaller than the existing ones on the buildings the hexagonal shape puts it under 2.0 m2.

Application for Development Permit has been submitted to the Community Services Dept. and subsequently been denied on December 13, 2024 (date)

**Attachments**

Please ensure the following has been attached:

1. Application Fee: I have enclosed the required **\$50.00**, non-refundable Application Fee Fee Attached   
 (please make cheques payable to *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

Dec 27, 2024

Date

**For Office Use Only:**

Comments: \_\_\_\_\_

File No: \_\_\_\_\_

Cash Receipt No: \_\_\_\_\_ Amount Paid: \_\_\_\_\_

Cheque No: \_\_\_\_\_

## Manufacturer Information

Sign Manufacturer: Indiglow Signs & Graphics Inc.

Sign Installer: Indiglow Signs & Graphics Inc.

Phone Number: ( 306 ) 545-6166 Fax Number: ( 306 ) 543-4414

### THIS SECTION APPLIES TO WALL SIGNS ONLY:

Wall Sign to be located on:  Primary Building Face  Secondary Building Face ( check Zoning Bylaw for definition )

Direction Facing:  NORTH  SOUTH  EAST  WEST please check one

## Attachments

Please ensure the following has been completed, **if applicable**:

- 1. Application Fee:** I have enclosed the required non-refundable application fee. Fee Attached   
 Permit fees are as listed below:  
 Application Fee is \$100 for signs located in the R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5, M1, M2, M3, M4, B1A, B1B and B1 Zoning Districts  
 Application Fee is \$225 for signs located in the B2, B3, B4, B4A, B5, B5C, B6, IL1, IL2, IL3, IH, IH2, IB, AG, FUD, APD, AM, RA1, MX1, DCD1, DCD2, DCD3, DCD4, DCD5, DCD6 Zoning Districts  
 Digital Signs have an application fee of \$750 in all Zoning Districts
- 2. Detailed Drawing of Sign:** I have enclosed the drawing which includes the sign dimensions. Copy Attached
- 3. Detailed Site Plan:** I have enclosed a detailed site plan showing all property lines, site & curb dimensions and the location of sign(s). Copy Attached
- 4. Additional Fees:** If sign overhangs public property by more than 0.3 metres, a one-time \$150.00 fee will be charged. Fee Attached

## Declaration of Applicant / Agent

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 Owner or Authorized Agent

October 30 /2024  
 \_\_\_\_\_  
 Date

Most sign permits are issued within 15 to 20 working days from date of application.  
 Billboards (including digital billboards) may require 20 to 25 days to complete. For more information, call (306) 975-2684

For Office Use Only:	
Cash Receipt No: _____	Amount Paid: _____ Cheque No: _____
<b>APPROVALS (initials):</b> Development Review: _____ Transportation&Utilities: _____ Building Standards: _____ SaskPower / Sask L&P: _____ Business License: _____	<b>Date:</b> _____ Zoning Check Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Zoning District: _____ Sign Group: _____ Boulevard Dim: _____ Curb to Sign Edge: _____ Comments: _____



November 1, 2024

Via E-mail: [matt@leosgroup.ca](mailto:matt@leosgroup.ca)  
[bryan@leosgroup.ca](mailto:bryan@leosgroup.ca)

Leopold's Tavern Kensington Inc.  
#20 – 149 Kensington Boulevard  
Saskatoon SK S7L 6V7

Attention: Matt Pinch & Bryan Perkins

**Re: Sign Approval Letter – Leopold's Tavern  
Building C, Units #10 & #20  
The Shops of South Kensington – 149 Kensington Blvd Saskatoon, SK, S7L 6V7**

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This will confirm that the Landlord has reviewed the attached sign proposal for Leopold's Tavern and approves the same, subject to the following:

- Should the Tenant choose to erect additional signage showcasing operating hours, the Tenant shall provide the Landlord a signage proposal for the Landlord's written approval.
- The Tenant is responsible to repair any damage caused to the building as a result of its sign installation.
- The Tenant is responsible to seal any building penetrations to maintain a weather tight construction.
- The Tenant is responsible for obtaining any required municipal approvals or permits and, is required to submit a copy of the same to the Landlord for its records.

If you have any questions or require assistance, please do not hesitate to contact me via the information provided below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Hope', written over a horizontal line.

Sarah Hope  
Specialist, Tenant Relations

Cc: Senior Manager, Development  
Director, Retail Leasing



November 1, 2024

City of Saskatoon, Community Standards  
222 3rd Avenue N  
Saskatoon SK S7K 0J5

Attention: To Whom it May Concern

**Re: Sign Authorization Letter**  
**Building C, Units #10 & #20**  
**The Shops of South Kensington – 149 Kensington Blvd Saskatoon, SK, S7L 6V7**

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This will confirm that the Landlord has approved the Leopold's Tavern Kensington Inc. sign proposal and hereby authorizes Leopold's Tavern (Tenant) and/or their authorized representative to work with The City of Saskatoon directly with respect to any applications, approvals or permits required to facilitate the sign fabrication and installation at the above noted location.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Hope', written over a horizontal line.

Sarah Hope  
Specialist, Tenant Relations

Cc: Senior Manager, Development  
Director, Retail Leasing

LED illuminated sign can



Specifications;

- 5" Black returns
- 2" Black trim cap
- 3/16 white acrylic face
- Avery matte black vinyl
- Alupanel backer
- White CSA approved LED lights
- Hanley power supply

Client: Leopolds Saskatoon  
 Sales Rep: Dustin Pretty  
 Date: 10/28/24

REVIEWED  
 REVIEWED AS NOTED  
 REVISE AND RESUBMIT

The attached Tenant's plans have been reviewed for the limited purpose of checking conformity with the Terms of the Lease and/or the Landlord's Design Guidelines. This review process is not carried out for the purpose of determining accuracy and completeness of details set out in Tenant's plans such as dimensions, quantities, inter-discipline coordination or for substantiating instructions for the installation or performance of equipment and/or systems. Nothing in this Review by the Landlord shall relieve the Tenant of the responsibility for submitting the attached plans, meeting the technical requirements of, and securing relevant approval(s) or permit(s) of any government agency or entity having jurisdiction in respect of the Tenant carrying out Tenant's work as provided in the Lease.

Date: 11/01/24 Signature: [Signature]



1831 Industrial Drive, Regina, SK S4K 0A6  
 Phone: (306) 545-6166 Fax: (306) 543-4414  
 Toll Free: 1-800-300-3497  
 www.indiglow.ca

**BY SIGNING BELOW YOU ACKNOWLEDGE**

All copy is correct in spelling, all information is correct, all specifications are met and deemed satisfactory. Client puts a 50% deposit down before production begins  
 Illuminated Channel letter quote does not include an interior raceway to hide the exposed wires.  
 We can produce an interior cover for an additional cost upon request. Final Electrical Hook-up is by others.

The design depicted is the sole property of Indiglow Signs and Graphics and may not be reproduced in whole or part without the permission of that company

- OK AS IS       SUBMIT NEW PROOF  
 OK WITH CORRECTIONS OR CHANGES

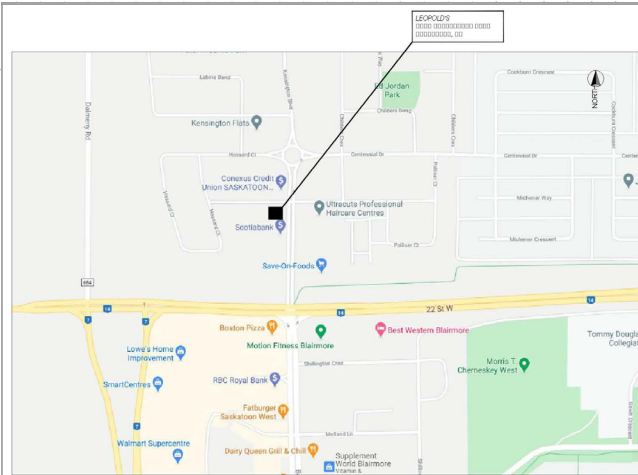
Date: \_\_\_\_\_ Customer's Signature: \_\_\_\_\_



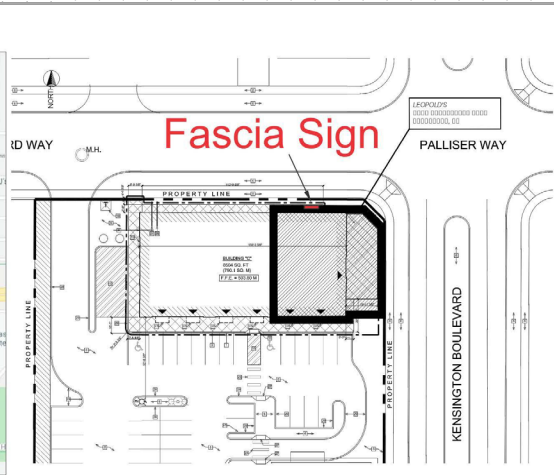
# Site Plan

Customer: **Leopolds Tavern** Elevation: **N**

Address: **Unit #10 - 149 Kensington Blvd  
Saskatoon, SK, S7L 6V7**



1 LOCATION MAP  
SCALE: N.T.S.



2 SITE PLAN  
SCALE: N.T.S.

**PROJECT INFORMATION**  
 20 1725 LEOPOLDS, KENSINGTON, SASKATOON, SK  
 MUNICIPAL ADDRESS: 149 KENSINGTON BLVD  
 SASKATOON, SK  
 LEGAL DESCRIPTION: BLOCK 149, PLAN 10154475, PARCEL 20187709  
 EXISTING BLDG AREA (FOOTPRINT): 8,584 SF (790.5 SQM)  
 PROJECT AREA: MAIN FLOOR: 2,100 SF (193.3 SQM)  
 PROJECT AREA: 2ND FLOOR: 1,050 SF (96.65 SQM)  
 AREA OF ALTERATION: 3,150 SF (289.95 SQM)  
 CLASSIFICATION: GROUP A-2 RESTAURANT

**DRAWING SHEET INDEX**

JAB	PROJECT INFORMATION, SITE PLAN & LOCATION PLAN
JAP	PROJECT INFORMATION, SCHEDULES & SYMBOLS, DISTANCE PLAN
JAP	CONSTRUCTION PLAN
JAP	ELECTRICAL CLEANING
JAP	FINISHES
JAP	INTERIOR ELEVATIONS
JAP	EXTERIOR ELEVATIONS
JAP	MECHANICAL PLANS & ELEVATIONS
JAB	DETAILS

**GENERAL NOTES**

1. THE GENERAL CONTRACTOR SHALL SUPPLY ALL MATERIALS & LABOR TO COMPLETE THE PROJECT IN A FIRST CLASS MANNER TO THE FULFILLMENT OF THE PROJECT'S INTENT.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES & BY-LAWS & REQUIREMENTS OF THE AUTONOMOUS MUNICIPALITY OF SASKATOON.
3. THE CONTRACTOR SHALL VERIFY THE SITE TO DETERMINE EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THE SITE PLAN.
4. THE CONTRACTOR SHALL EXAMINE THE EXISTING SITE CONDITIONS & REPORT TO THE ARCHITECT/ENGINEER OR OWNER TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION, STRUCTURE, ROOFING & FINISHES TO DETERMINE THE SCOPE OF THE PROJECT.
6. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS & SPECIFICATIONS TO THE ARCHITECT/ENGINEER OR OWNER FOR REVIEW & APPROVAL.
7. ALL WORK FABRICATION & INSTALLATION SHALL BE CARRIED OUT BY QUALIFIED TRADESMEN IN A FIRST CLASS MANNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE MUNICIPALITY OF SASKATOON.
9. NO CHANGES TO THE DESIGN SHALL BE MADE WITHOUT PERMISSION OF THE ARCHITECT/ENGINEER OR OWNER. ALL CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER OR OWNER FOR APPROVAL.
10. GENERAL CONTRACTOR TO PROVIDE MAINTENANCE MANUALS, AS-BUILT DRAWINGS & A SCHEDULE OF WORK TO COMPLETION AT THE END OF EACH PROJECT.
11. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY OF SASKATOON AS SET OUT BY THE MUNICIPAL ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE MUNICIPALITY OF SASKATOON.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE MUNICIPALITY OF SASKATOON.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS FROM THE MUNICIPALITY OF SASKATOON.

NO.	REVISION	DATE	BY	DESCRIPTION
01	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
02	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
03	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
04	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
05	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
06	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
07	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
08	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
09	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
12	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
13	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
14	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
15	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
16	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
17	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
18	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
19	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT	2024-10-17	JAB	ISSUED FOR PERMIT

**J.P. SAUTER ARCHITECT**  
 149 KENSINGTON BLVD  
 SASKATOON, SK S7L 6V7  
 TEL: (306) 975-1111  
 WWW.JPSAUTER.COM

**EMBE**  
 ENGINEERING CONSULTING ENGINEERS  
 1000 UNIVERSITY AVENUE, SUITE 100  
 SASKATOON, SK S7N 3C9  
 TEL: (306) 975-1111  
 WWW.EMBE.COM

**INTERICS**  
 1000 UNIVERSITY AVENUE, SUITE 100  
 SASKATOON, SK S7N 3C9  
 TEL: (306) 975-1111  
 WWW.INTERICS.COM

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**REG. R.1014 - SASKATOON P.O.  
 2024-10-17 10:00 AM  
 PROJECT NO: 2024-10-17  
 DRAWING NO: 2024-10-17**



SURVEYED BY: **Cory Brandhagen** DATE: **October 17, 2024**

COMPANY: **Indiglow Signs & Graphics Inc.**

PHONE# **(306) 529-7709**

**NOTES**

**Install 1 channel-letter sign can onto fascia of unit.**

