

R.1

January 27, 2025

Crystal Bueckert
BLDG Studio Inc
223 25th St W
Saskatoon, SK S7L 0C3

SENT VIA EMAIL

Re: Development Permit Denial: GGS-2025-00247
Proposal: Garage Suite
Site Address: 128 Adelaide Street East
Zoning District: R2 – Low Density Residential District 2
Neighbourhood: Exhibition (Category 1 neighbourhood)

The Planning and Development Division has reviewed your submitted Building and Development Permit application for a garage suite. After review, the following deficiencies has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 5.3.14(16) states the maximum building length for a garage suite is 9 metres.

Proposed: The garage suite has a proposed length of 9.601 metres.

Deficiency: This results an overage in length by 0.601 metres.

2. Requirement: Section 5.3.14(7) states a garage suite shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, a garden or garage suite must be connected to the rear yard by means of a path.

Proposed: A internal path to the front yard and to the rear lane from the garage suite has not been shown.

Deficiency: This results in a deficient path connection to the front yard and to the lane for the garage suite.

3. Requirement: Section 5.3.14.2(3) states that minimum rear yard setback for a garage suite is 1.2 metres on sites with a rear lane in category 1 neighbourhoods.

Proposed: A rear building setback of 0.67 metres is shown.

Deficiency: This results in a rear setback deficiency 0.53 metres.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

I understand you wish to appeal this decision to the Development Appeal Board. To proceed with a appeal request please fill out the online Development Appeal application form available through the following link: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Note there is a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

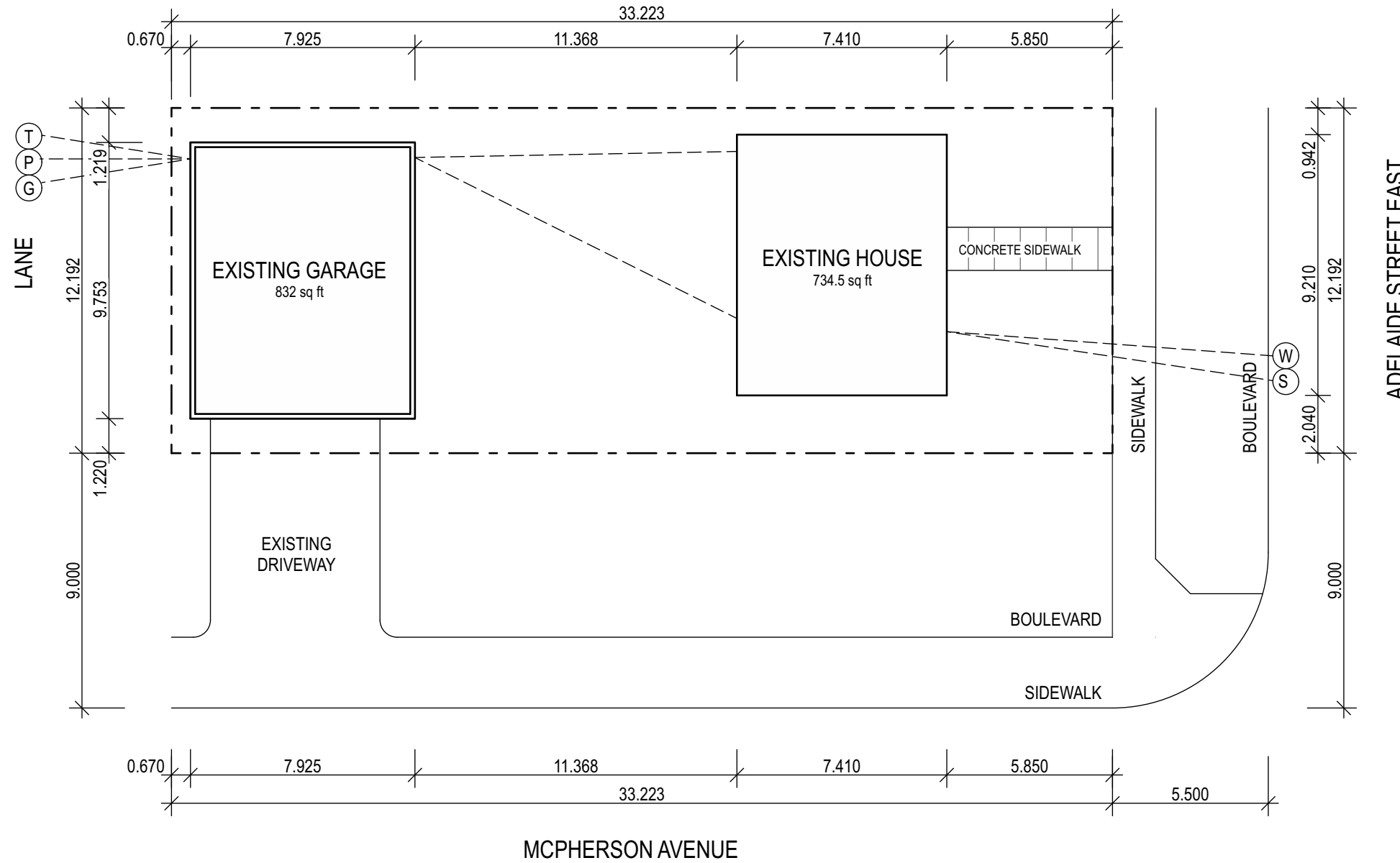
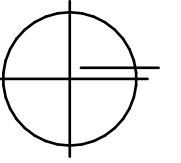
If you have any questions about this information, please let me know.

Sincerely,



Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

cc: Kerry Dudra, Owner
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks



bldg.studio.inc

223 25th Street West Saskatoon SK S7L 0C3
CANADA
email: info@bldgstudio.ca
phone: 306.952.5577

****PRELIMINARY ONLY****
NOT FOR CONSTRUCTION

**GARAGE SUITE
PROPOSAL**

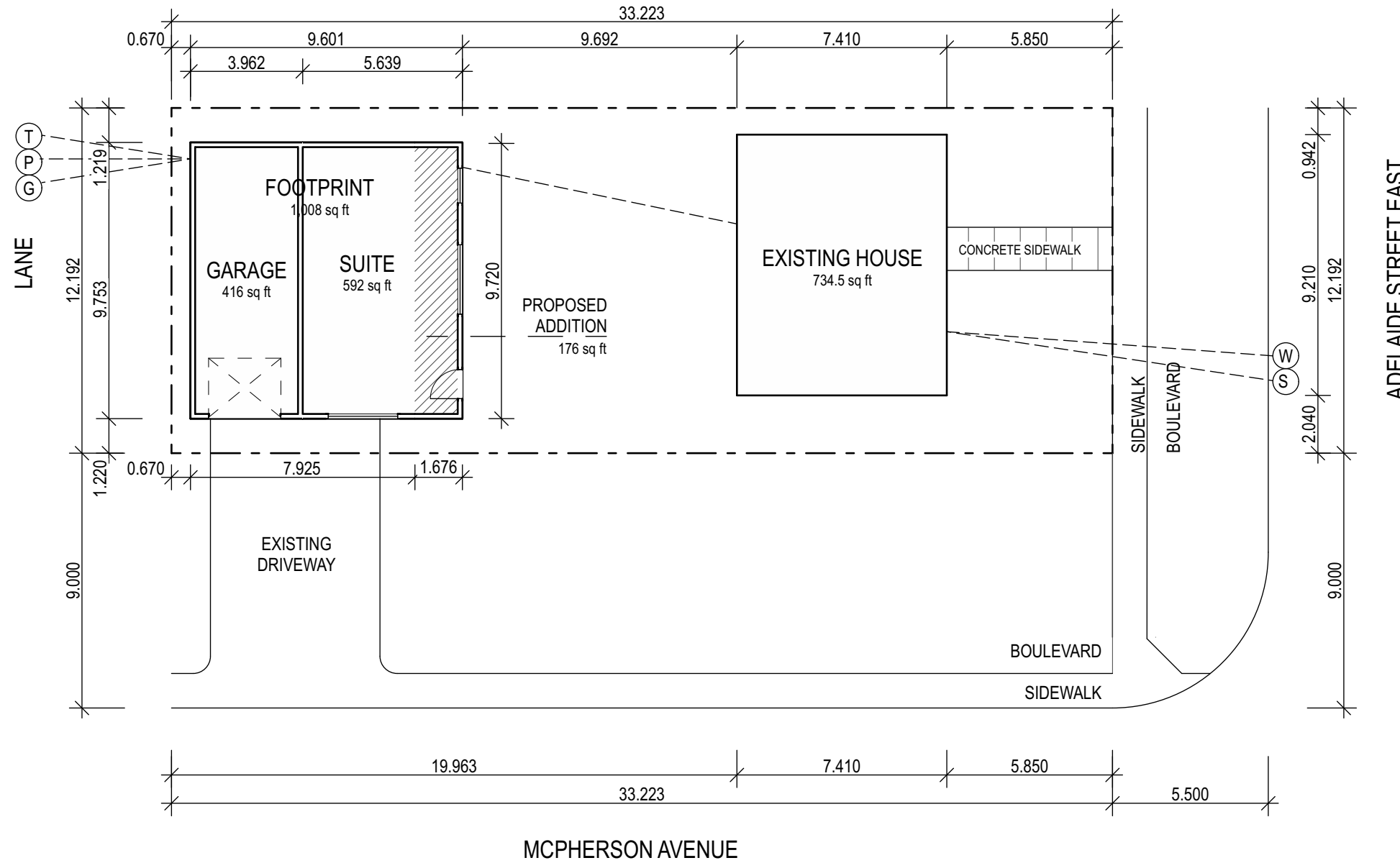
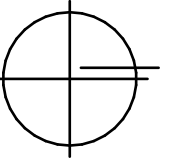
128 Adelaide Street East Saskatoon SK
Canada
Project No.: 24065

ISSUED: Review
2024-12-02
24065 - DD04.pln

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION. THIS DRAWING IS NOT TO BE SCALED. COPYRIGHT 2021 BLDG STUDIO INC. ALL RIGHTS RESERVED.

EXISTING SITE PLANNING

A1



bldg.studio.inc

223 25th Street West Saskatoon SK S7L 0C3
CANADA
email: info@bldgstudio.ca
phone: 306.952.5577

****PRELIMINARY ONLY****
NOT FOR CONSTRUCTION

**GARAGE SUITE
PROPOSAL**

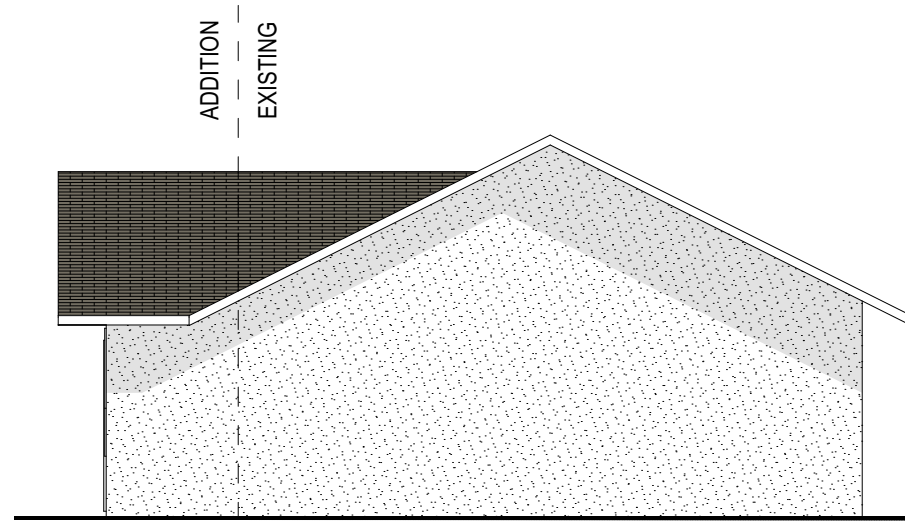
128 Adelaide Street East Saskatoon SK
Canada
Project No.: 24065

ISSUED: Review
2024-12-02
24065 - DD04.pln

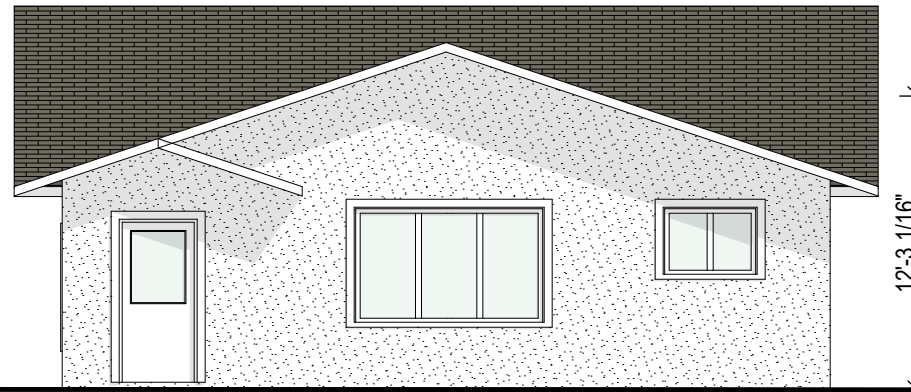
THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION. THIS DRAWING IS NOT TO BE SCALED. COPYRIGHT 2021 BLDG STUDIO INC. ALL RIGHTS RESERVED.

PROPOSED SITE PLAN

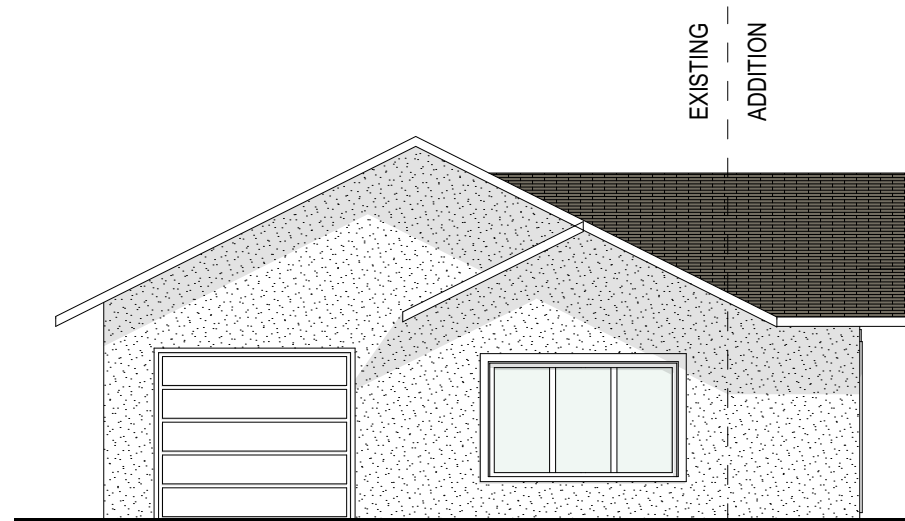
A2



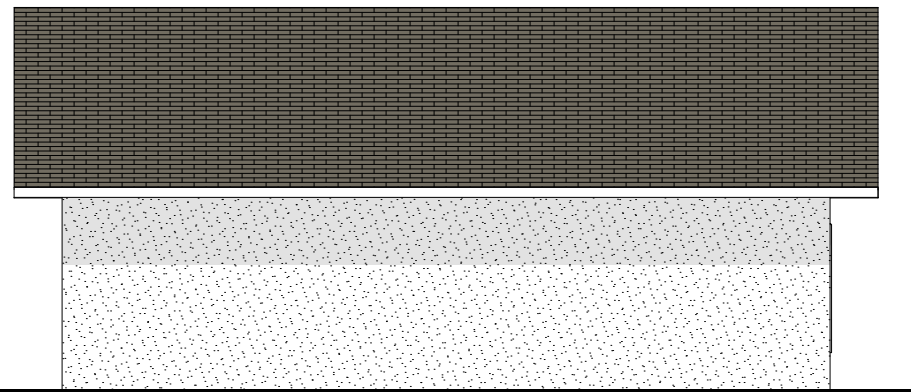
West Elevation



North Elevation



East Elevation



South Elevation

bldg.studio.inc

223 25th Street West Saskatoon SK S7L 0C3
CANADA
email: info@bldgstudio.ca
phone: 306.952.5577

**GARAGE SUITE
PROPOSAL**

128 Adelaide Street East Saskatoon SK
Canada
Project No.: 24065

ISSUED: Review
2024-12-02
24065 - DD04.pln

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION. THIS DRAWING IS NOT TO BE SCALED. COPYRIGHT 2021 BLDG STUDIO INC. ALL RIGHTS RESERVED.

****PRELIMINARY ONLY**
NOT FOR CONSTRUCTION**

ELEVATIONS

A3