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

www.saskatoon.ca
tel (306) 975-3240

February 7, 2025

«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. 5-2025
Site: 128 Adelaide Street East
Proposal: Garage Suite

The above-noted appeal has been filed by **Crystal Bueckert, BLDG Studio Inc. on behalf of Kerry Dudra** under Subsection 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 **R2** under *Zoning Bylaw No. 8770*, and the development permit was denied due to the following deficiencies:

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

Proposed: Based on the information provided the garage suite has a proposed length of 9.601 metres.

Deficiency: This garage length exceeds the allowable maximum building length by 0.601 metres.
- 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: Based on the site plan provided an 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.
- 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: Based on the information provided a rear building setback of 0.67 metres is shown.

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

Development Appeals Board
Appeal 2025-5

The Development Appeals Board will hear the appeal: Tuesday, March 4, 2025, at 4:00 p.m. in Committee Room E. Appeal hearings are open to the public.

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.

Submissions providing comments and/or requests to speak must be received in the City Clerk's Office by noon the day of the hearing. 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.

Debby Sackmann, Secretary
Development Appeals Board