R.1

February 12, 2025

William Ian McPhadden

Saskatoon, SK

SENT VIA EMAIL

Re: Development Permit Denial: Amendment to Building Permit #3328/21

Proposal: Addition and Conversion to One Unit Dwelling with Secondary Suite

Site Address: 257 Campion Crescent

Zoning District: R1A – Low Density Residential District 1A

The Planning and Development Division has reviewed your submitted site plan to amend the issued Building and Development Permit. After review, the following deficiency has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 8.2.2 states a minimum 0.75 metre side yard is required.

<u>Proposed</u>: A side yard of 0.68 metres to the East side property line is shown.

<u>Deficiency</u>: This results a deficiency of the East side yard of 0.07 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: Kola Akinyemi, Connect Architecture

Brent McAdam, Planning and Development

Development Appeal Board Secretary, City Clerks

Saskatchewan Land Surveyor's Real Property Report

DESCRIPTION OF PROPERTY:

Reference Land Description: Lot 15, Block 648, Plan 68S18725, Extension 0

Civic Address: 257 CAMPION CRESCENT

City / Municipality: City Of Saskatoon, Saskatchewan

Client: Tuscany Homes

REPORT:

Date of Title Search: November 20th, 2023

Surface Parcel No.: 120004344

Registered Owner(s): William Ian McPhadden

Title No.: 152310798

Registered Easements affecting said Property:None

Building Encroachments: None

Date of Survey: November 21st, 2023

LEGEND:

Survey Monument Found at property comer

Distances are in metres and decimals thereof.

Measurements are to the foundation at ground level unless otherwise indicated. 🛊

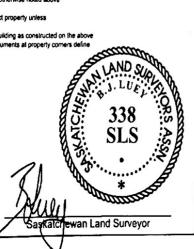
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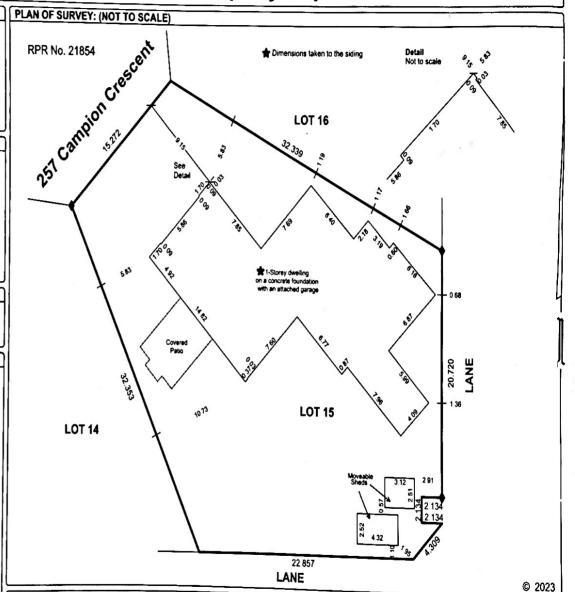
- I, Brad Luey, Saskatchewan Land Surveyor do hereby certify that:
- 1 I have surveyed the above described property and prepared this Report and Plan of Survey in accordance with the standards set out in Bylaw No. XIII of the Saskalchewan Land surveyors' Association.
- 2 That the buildings at present situated on the above described property are entirely within the boundaries of the subject property, at or above ground level, unless otherwise noted above and shown on the Plan of Survey
- There are no visible encroachments of adjoining buildings onto the subject property unless otherwise noted above and shown on the Plan of Survey.
- 4. The dimensions indicated on the sketch below show the location of the building as constructed on the above described property, but do not define the lot boundaries. Only survey monuments at property corners define extent of title.

NOTE:

- Encumbrances other than registered easements have not been envestigated as to their intent or extent.
- Users of this document are advised that this document may not be valid subsequent to the date of survey.
- 3. A valid Suntyor's Real Property Report will have a current date and bear the original signature and seat of the Saskatchewan Land Surveyor Underlaw, the copyright to the document remains with the land surveyor and cannot be reproduced without the surveyor's consent.

Dated at Saskatoon, Saskatchewan Thursday, November 23, 2023







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SASKATOON, SK	
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TEL: 306-955-5330	

No.		REVISION / ISSUED		JOB No.	PAGE 1 OF 1
		PLAN ISSUED		SR-0480-22	0 REVISION
SURVEYED BY: MD/RM CALC'D BY:			DRAW	BY. HM	SR-0480-22-J2-RPR