

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.

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

Deficiency: 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

DESCRIPTION OF PROPERTY:

Client: Tuscany Homes

Date of Survey: November 21st, 2023

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

Saskatchewan Land Surveyor

LANE

| No. | DATE | REVISION / ISSUED | JOB No. | PAGE 1 OF 1 |
|-------------------|--------------|-------------------|--------------|-------------------|
| 0 | NOV 23, 2023 | PLAN ISSUED | SR-0480-22 | 0 REVISION |
| SURVEYED BY: MORM | | CALC'D BY: | DRAWN BY: HM | SR-0480-22-12.RPR |