

# B.1



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

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

March 12, 2025

«RGSTR\_OWNER»  
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«MAILING\_ADDR\_CITY»  
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## NEIGHBOUR NOTIFICATION

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**Reference:** Development Permit Denial – Appeal No. 10-2025  
**Site:** 633 Guelph Crescent  
**Proposal:** Accessory Building (Detached Garage)

The above-noted appeal has been filed by **Terry Deneiko** 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. 9900*, and the development permit was denied due to the following deficiency:

Requirement: Requirement: Section 5.1.2(4)(c) states:  
“(4) In calculating the total floor area of detached accessory buildings, the following shall be considered:  
  
(c) it shall not have a total floor area greater than the floor area of the principal building exclusive of an attached garage or carport or 54 square metres, whichever is greater. In no circumstance shall a detached building accessory to an OUD (one-unit dwelling) have a total floor area greater than 87 square metres.

Proposed: Based on the information provided the proposed garage has an area of 93.6 square meters.

Deficiency: This results in the proposed garage exceeding the maximum allowable floor area of 87 square meters, by 6.6 square meters (or 71 square feet).

**The Development Appeals Board will hear the appeal: Tuesday, April 1, 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