

222 3<sup>rd</sup> Avenue North Saskatoon Saskatchewan S7K 0J5  
Phone (306) 975-2645 Fax (306) 975-7712

## **ORDER TO REMEDY CONTRAVENTION**

***THE PLANNING AND DEVELOPMENT ACT, 2007***

**CITY OF SASKATOON ZONING BYLAW NO. 9990**

To: Travis Leitch

Saskatoon, SK, [REDACTED]

☒ Owner

Tara Lynn Leitch

Saskatoon, SK, [REDACTED]

☒ Owner

### **Part 1**

I, Nina Musanovic, Development Officer for The City of Saskatoon, inspected:

Civic Address: 2709 McConnell Ave  
Surface Parcel: 119985575  
Zoning District: R2

On March 12<sup>th</sup>, 2025

### **Part 2**

Section 4.2(1) of the City of Saskatoon Zoning Bylaw No. 9990 states that no development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) of the City of Saskatoon Zoning Bylaw No. 9990 states unless otherwise provided in this Bylaw, no person shall undertake or commence any use without first obtaining a development permit. (2) A building permit or sign permit is not valid unless a subsisting development permit, where such permit is required by this Bylaw, has been issued and remains valid.

### **Part 3**

Section 242(4) of *The Planning and Development Act, 2007* states that if a Development Officer determines that a development or form of development contravenes the Zoning Bylaw, the Development Officer may issue a written order to the

owner, occupant, or operator of the land, building or premises on or in which the development or form of development is located to remedy the contravention.

#### **Part 4**

As a result of my inspection, I have determined that there is a contravention of Zoning Bylaw No. 9990. You are hereby ordered to remedy the contravention as follows:

#### **Contravention:**

There is a shipping container in the front yard of this site. Shipping containers may be temporarily placed on a site in any district:

#### **5.2.3 Shipping Containers:**

- (a) for a period of not more than 10 days for loading or unloading of the container.
- (b) for a period of not more than 1 year for the storage of supplies and equipment during construction for which a development permit has been issued or for such further time as approved by the Development Officer.

These shipping containers have been on site for over 10 days and there is no open development permit.

The definition of shipping container is as follows:

**“shipping container”** – means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train, or highway tractor.

#### **You are hereby ordered to:**

***On or before April 30<sup>th</sup>, 2025***, remove the shipping container from the front yard of 2709 McConnell Ave to meet the requirements of the Zoning Bylaw.

#### **Relevant Sections of Zoning Bylaw No. 9990:**

4.2(1) – Application of Regulations; 4.3.1(1)(2) – Development Permit Required; 5.2.3 (2)(a)(b) Shipping Containers; 8.4 – R2 – Low Density Residential District 2; 2.0 Definitions: “development permit”, “Development Officer”, “shipping container”, and “yard”.

#### **Part 5**

It is an offence to fail to comply with an Order made pursuant to Section 243 of *The Planning and Development Act, 2007*. Upon conviction, an individual is liable to a fine of not more than \$10,000.00, and in the case of a continuing offence, to an additional

fine of not more than \$2,500.00 for each day during which the offence continues. Upon conviction, a corporation is liable to a fine of not more than \$25,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues.

## **Part 6**

If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**Secretary, Development Appeals Board**  
**c/o City Clerk's Office, City Hall**  
**222 - 3rd Avenue North**  
**Saskatoon, Saskatchewan S7K 0J5**  
(note: \$50.00 must accompany the Notice of Appeal).

Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.

Dated this 28<sup>th</sup> day of March 2025.

*Nina Musanovic*  
Development Officer

Attachments: Notice of Appeal  
Appeals procedure.

Cc: City of Saskatoon Solicitors Department  
Secretary Development Appeals Board, c/o City Clerk's Office