

April 8, 2025

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## NEIGHBOUR NOTIFICATION

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**Reference:** Development Permit Denial – Appeal No. 12-2025  
**Site:** 1205 Spadina Crescent East  
**Proposal:** New One Unit Dwelling

The above-noted appeal has been filed by **Winston Mah** 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 deficiencies:

- Requirement:** Section 8.4.4 (3)(a) states:  
“The front yard setback requirement for OUDs, TUDs, SDDs and MUDs containing up to four dwelling units in established neighbourhoods shall not vary by more than 3 metres from the average front yard setback of the principal buildings on adjacent flanking sites, provided that in no case shall the setback be less than 6 metres.”

The adjacent properties have existing front yard setbacks of:  
1207 Spadina Cres E = 13.21m  
1203 Spadina Cres E = 10.27m  
Average = 11.74m

Based on the average front yard setback of the adjacent properties (11.74m), the minimum front yard setback shall not be less than 8.74m (11.74m – 3m).

**Proposed:** Based on the information provided the proposed One Unit Dwelling has a front yard setback of 6.555m.

**Deficiency:** This results in a front yard setback deficiency of 2.185m (7.168ft).
- Requirement:** Section 8.4.2 states the minimum rear yard setback for a One Unit Dwelling on an interior site is 7.5m.

**Proposed:** Based on the information provided the proposed One Unit Dwelling has a rear yard setback of 4.775m.

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Deficiency: This results in a front yard setback deficiency of 2.725m (8.94ft).

**The Development Appeals Board will hear the appeal: Tuesday, April 29, 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](http://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](mailto: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