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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

April 8, 2025

«RGSTR\_OWNER»  
«MAILING\_ADDR\_DELIV\_ADDR1»  
«MAILING\_ADDR\_CITY»  
«MAILING\_ADDR\_PROV\_CODE»  
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## NEIGHBOUR NOTIFICATION

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**Reference:** Development Permit Denial – Appeal No. 13-2025  
**Site:** 303 Evergreen Boulevard  
**Proposal:** New One Unit Dwelling

The above-noted appeal has been filed by **Hannah Jiang from 102148684 Saskatchewan Ltd.** 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 **RMTN** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

- Requirement:** Section 8.8.2 states a one-unit dwelling requires a minimum front yard building setback of 6 metres.

**Proposed:** Based on the information provided a front yard setback of 0.997 metres is proposed.

**Deficiency:** This results in a front yard setback deficiency of 5.003 metres.
- Requirement:** Section 8.8.2 states the site coverage maximum for a one unit dwelling is 40%.

**Proposed:** Based on the information provided a site coverage of 40.995% is proposed.

**Deficiency:** This results in the site coverage exceeding the maximum permitted by 0.995%.

**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.

Development Appeals Board  
Appeal 2025 - 013

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