

City of Saskatoon Development Appeal Application- page 2

THIS PAGE WILL FORM PART OF THE PUBLIC RECORD FOR THE APPEAL

Applicant Name: Joel Neggers

Registered Property Owner(s):
(if different from above): _____

Location of Subject Property _____

Legal Description

Lot (s) _____ Block _____ Plan No. _____

Civic Address: 1748 Prince of Wales Ave Joel Neggers

Present Status of Building or Structure Under Appeal:

☒ Construction not yet begun ☐ Under Construction ☐ Completed

Type of Construction:

☒ Residential ☐ Commercial ☐ Industrial ☐ Other (specify) Residential

Description of Development Appeal: (example: side yard deficiency, parking deficiency, etc.)

Extend attached garage and build secondary suite above to utilize unused yard space.

Reason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

See attached Letter. Want to utilize unused yard space to extend garage and build secondary suite. Due to irregular lot shape setbacks will have to be adjusted. However, adjustment of setbacks will not affect neighbours or neighbourhood characteristics.

BOTH SIDES OF THIS FORM MUST BE COMPLETED



Scale: 1/16" = 1'-0"

Project No: 024.087

Issued For: Review

Location: 1748 Prince of Whales

REFER TO INFORMATION
PAGE FOR GENERAL
NOTES, FLOOR AREAS, AND
CONSTRUCTION TYPES

NOTES:

PROJECT:

Garage Suite

CLIENT:

Joel
Neggers

DRAWING:

Site Plan

7/19/2024 9:28:37 AM

DRAWING
NO.

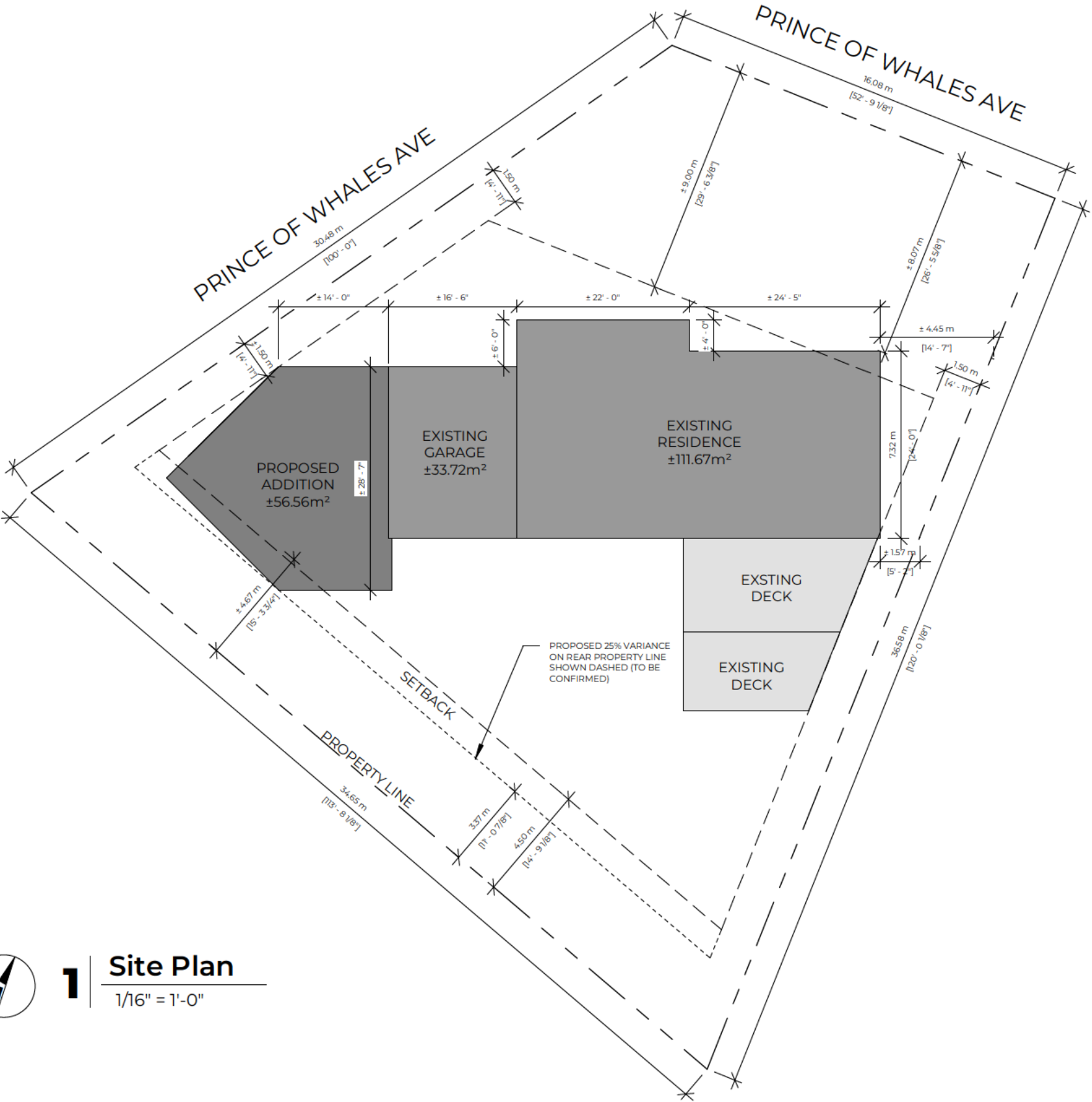
A03

- LIMITING DISTANCE CALCULATIONS ASSUME A FIRE DEPARTMENT RESPONSE TIME OF 10 MINUTES OR LESS. IF ACTUAL RESPONSE TIME IS GREATER, REPORT TO SKYLINE DESIGNS IMMEDIATELY.
- REPORT ANY DISCREPANCIES ON THIS DRAWING TO SKYLINE DESIGNS VIA EMAIL IMMEDIATELY.
- SURVEYOR TO CONFIRM LOT DIMENSIONS PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SITE DRAINAGE AND SPOT ELEVATIONS ARE CONGRUENT WITH NEIGHBORING PROPERTIES (IF APPLICABLE). ADJUST TO SUIT IF NEEDED.
- PERMIT APPLICANT TO ENSURE THAT ANY STRUCTURE WILL NOT ENCROACH ON ANY UNDERGROUND SERVICE.
- CONTRACTOR TO PROVIDE A SITE SECURITY FENCE AT TIME OF EXCAVATION IF REQUIRED.
- IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO ENSURE THE PROPOSED STRUCTURE(S) WILL NOT ENCROACH ON ANY ELECTRICAL SERVICE, NATURAL GAS SERVICE, OR ANY OTHER SERVICES ON THE PROPERTY.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO SKYLINE DESIGNS IMMEDIATELY.
- GRADES SHOWN ARE APPROXIMATE AND NOT FOR CONSTRUCTION. SURVEYOR AND FOUNDATION CONTRACTORS TO SET GRADES.

ADDRESS - ZONING INFORMATION (ZONE: **R1**)

LOT: 3 BLOCK: 511 PLAN:

CONDITION	REQUIRED	REPORTED/PROPOSED
SITE AREA:	450m ²	805.06m ²
FRONT YARD:	9.0m	SEE DRAWING
SIDE YARD:	1.5m	SEE DRAWING
REAR YARD:	4.5m	SEE DRAWING
MAX BLDG HEIGHT:	8.5m	SEE DRAWING
MAX SITE COVERAGE:	40% (322.02m ²)	25.1% (201.95m ²)



1 | Site Plan

1/16" = 1'-0"

April 25, 2025

Joel Neggers
[REDACTED]
Saskatoon, [REDACTED]

SENT VIA EMAIL

Re: Development Permit Denial: HALT-2025-01504
Proposal: Addition and Secondary Suite
Site Address: 1748 Prince of Wales
Zoning District: R – Low Density Residential District 1

The Planning and Development Division has reviewed your submitted Building and Development Permit application for an addition of a attached garage and a secondary suite to a one unit dwelling. After review, the following deficiencies has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Pursuant to section 8.1.2 the rear yard setback for a one unit dwelling on a corner site in the R1 district is 4.5 metres

Proposed: The proposed rear yard setback is 3.37 metres for the addition to the garage.

Deficiency: The proposed rear yard setback is short by 1.13 metres in depth the rear yard setback will need to be increased to comply with the rear yard setback requirement.

2. Requirement: All infill development in established neighbourhoods are required to complete a sidewall area calculation.

Proposed: Unable to calculate the proposed sidewall.

Deficiency: Side wall elevation drawings are required to complete a full review of the development.

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 an 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,



Kevin Ingram
Planning and Development Division (306-975-2659)
kevin.ingram@saskatoon.ca

cc: Joel Neggers, Owner
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks