

# 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

May 12, 2025

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

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**Reference:** Development Permit Denial – Appeal No. 17-2025  
**Site:** 1748 Prince of Wales Avenue  
**Proposal:** Addition and Secondary Suite

The above-noted appeal has been filed by **Joel Neggers** 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 **R – Low Density Residential District 1** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

- 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:** Based on the information provided the proposed rear yard setback is 3.37 metres for the addition to the garage.

**Deficiency:** This results in the proposed rear yard setback being short by 1.13 metres in depth. The rear yard setback will need to be increased to be in compliance.
- 2. Requirement:** All infill development in established neighbourhoods are required to complete a sidewall area calculation.

**Proposed:** Currently no side wall elevation drawings have been provided, therefore, no calculation of the proposed sidewall is possible.

**Deficiency:** This results requiring side wall elevation drawings to complete a full review of the development.

**The Development Appeals Board will hear the appeal: Tuesday, June 3, 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 2025-17

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