

# R.1

April 25, 2025

Joel Neggers

Saskatoon, SK

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