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Development Appeals Board
c/o Office of the City Clerk
222 – 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-3240

May 2, 2025

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
«MAILING_ADDR_POSTAL_CODE»

NEIGHBOUR NOTIFICATION

Reference: Order to Remedy Contravention – Appeal No. 16-2025
Site: 79 Tucker Crescent
Proposal: Attached Accessory Building

The above-noted appeal has been filed by **Ailing Zhang** under Subsection 219(1)(c) 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 appellant is appealing the following deficiencies for the property:

Contravention:

The accessory building at 79 Tucker Crescent has been constructed less than 15 meters from the fronting street and less than 1.2 meters away from the principal building which is in contravention of *The Zoning Bylaw 9990*.

5.1.2 Accessory Buildings and Structures

(1) Subject to all other requirements of this Bylaw, an accessory building or structure is permitted in any district when accessory to a principal use which is a permitted or discretionary use in that same district, and for which a Development Permit has been issued.

(3) In any R or M district, or in any B1, B1A, or B2 district or the DCD4 district, no detached accessory building or structure shall:

(f) be situated either:

i) less than 15 metres from the fronting street; or

ii) less than 1.2 metres behind the rear line of the principal building;

(g) be situated less than 0.75 metres from any street other than a fronting street and less than 1.2 metres from any portion of a principal building;

(h) be situated less than 1.2 metres from a lane towards which a vehicle door faces”.

The owner is hereby ordered to:

On or before May 5, 2025, required to fully remove or relocate the accessory building located at 79 Tucker Crescent.

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Appeal 2025 - 016

The Development Appeals Board will hear the appeal: Tuesday, May 20, 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 (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.

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