

## **ORDER TO REMEDY CONTRAVENTION**

### ***THE PLANNING AND DEVELOPMENT ACT, 2007***

### **CITY OF SASKATOON ZONING BYLAW NO. 9990**

To: Ailing Zhang

[REDACTED]  
[REDACTED]

☒ Owner(s)

#### **Part 1**

I, Patricia Chartier, Development Officer for The City of Saskatoon, inspected:

Civic Address: 79 Tucker Crescent  
Surface Parcel: 120196638  
Zoning District: R2

on March 31, 2025

#### **Part 2**

Section 4.2(1) of The City of Saskatoon Zoning Bylaw No. 9990 states that No development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) of the City of Saskatoon Zoning Bylaw No. 9990 states unless otherwise provided in this Bylaw, no person shall undertake or commence any use without first obtaining a development permit. (2) A building permit or sign permit is not valid unless a subsisting development permit, where such permit is required by this Bylaw, has been issued and remains valid

#### **Part 3**

Section 242(4) of *The Planning and Development Act, 2007* states that if a Development Officer determines that a development or form of development contravenes the Zoning Bylaw, the Development Officer may issue a written order to the owner, occupant or operator of the land, building or premises on or in which the development or form of development is located to remedy the contravention.

## **Part 4**

As a result of my inspection, I have determined that there are contraventions of Zoning Bylaw No. 9990. You are hereby ordered to remedy the contravention as follows:

### **Contravention:**

The accessory building at 79 Tucker Crescent has been constructed less than 15 meters from the fronting street and less than 1.2 m 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”.

### **You are hereby ordered to:**

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

### **Relevant Sections of the Zoning Bylaw No. 9990:**

2.0 Definitions: “accessory building”, “Act”, “building”, “development”, “Development Officer”, “rear building line”, “street”, “structure”; 4.2(1) Application of Regulations; 4.3.1(1) (2) Development Permit Required; 5.1.2 Accessory Buildings; (3) (a) (b) (c) (d)(e); 8.4 R2



222 3<sup>rd</sup> Avenue North Saskatoon Saskatchewan S7K 0J5  
Phone (306) 975-2645 Fax (306) 975-7712

– Low Density Residential District 2

### **Part 5**

It is an offence to fail to comply with an Order made pursuant to Section 243 of *The Planning and Development Act, 2007*. Upon conviction, an individual is liable to a fine of not more than \$10,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues. Upon conviction, a corporation is liable to a fine of not more than \$25,000.00, and in the case of a continuing offence, to an additional fine of not more than \$2,500.00 for each day during which the offence continues.

### **Part 6**

If you feel aggrieved by this Order, you have the right to appeal to the Development Appeals Board. If you wish to appeal, you must file the attached Notice of Appeal within 30 days of the date of the issuance of the Order. The Notice of Appeal must be filed with:

**Secretary, Development Appeals Board  
c/o City Clerks Office  
City Hall  
222 - 3rd Avenue North  
Saskatoon, Saskatchewan  
S7K 0J5**

(note: \$50.00 must accompany the Notice of Appeal).

Find attached for your information a copy of Section 219 of *The Planning and Development Act, 2007*, which outlines your right of appeal.

Dated this 7<sup>th</sup> of April, 2025.

*Patricia Chartier*

Development Officer

Attachments: Notice of Appeal  
Appeals procedure

cc: City of Saskatoon Solicitors Department  
Secretary Development Appeals Board, c/o City Clerk's Office