


ORDER TO REMEDY CONTRAVENTION***THE PLANNING AND DEVELOPMENT ACT, 2007*****CITY OF SASKATOON ZONING BYLAW NO. 9990**To: Hamidullah Hoseini
☒ Owner**Part 1**

I, (Patrica Chartier), Development Officer for The City of Saskatoon, inspected:

Civic Address:	639 Lehrer Crescent
Surface Parcel:	# 166240784
Zoning District:	R1A

On May 20, 2025

Part 2

Section 4.2(1) No development shall be carried out that is contrary to this Bylaw.

Section 4.3.1(1) 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:

Fence Height exceeds 1 meter. Remaining fence **posts** exceed a height of one meter above grade.

You are hereby ordered to:

On or before **June 13, 2025**, you are required to bring all parts of the front yard fence to no more than 1 meter in height above grade at 639 Lehrer Crescent.

5.1.14 Fences

(1) No wall, fence or similar structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard, to a height of more than 1 meter above grade level.

Relevant Sections of the Zoning Bylaw No. 9990:

4.2(1) Application of Regulations; 4.3.1(1)(2) Development Permit Required; 5.1.14(1) Fences; 8.2 R1A - Low Density Residential District 1A; 2.0 Definitions "development", "Development Officer", "front yard", "grade level".

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 May 23, 2025,

Patti 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