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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

June 27, 2025

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

NEIGHBOUR NOTIFICATION

Reference: Development Permit Denial – Appeal No. 22-2025
Site: 220 Ontario Avenue
Proposal: Commercial Parking Lot

The above-noted appeal has been filed by **Brian Heagy, Buckwold Properties** 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 **MX2** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiency:

Requirement: 7.7.10 (2) Within the MX2 district, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

Proposed: Based on the information provided no screening fence or landscaping has been proposed as part of this application for a commercial parking lot.

Deficiency: The applicant/property owner must show the commercial parking lot will be screened from the view of the adjacent streets pursuant to section 7.7.10(2) of the City of Saskatoon *Zoning Bylaw 9990*, by showing the required screening on a site plan submitted with their application to the City. In addition, fencing or planting must be provided to a height of 1 metre along both the Ontario Ave. and 24th Street East property lines.

The Development Appeals Board will hear the appeal: Tuesday, July 22, 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