

R.1

July 14, 2025

Tristan Lang
[REDACTED]

Saskatoon, SK [REDACTED]

SENT VIA EMAIL

Re: Development Permit Denial: ACC-2025-03869
Proposal: Detached Accessory Building
Site Address: 3333 Ortona Street
Zoning District: R2 – Low Density Residential District 2
Neighbourhood: Montgomery Place

The Planning and Development Division has reviewed your Development Permit application. After review, the following deficiencies has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: As per section 5.1.2(4)(b) states the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the above grade floor area of the principal building.

Proposed: The proposed detached accessory building is shown at 83.61 square metres.

As per building permit # 1775/1959, the dwelling has a above grade floor area of approximately 88.667 square metres. Under building permits #1135/1962 and #3802/2015, the existing attached garages and breezeway combined equal approximately 102.402 square metres.

Deficiency: This results in the total floor area of all detached and attached accessory buildings exceeding the dwelling area by 97.35 square metres.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

If you wish to proceed with a development appeal request for the Zoning Bylaw deficiencies noted, 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 an application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as an excerpt from *The Planning and Development Act, 2007*.

If you have any questions about this information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vanessa Champagne', with a long horizontal flourish extending to the right.

Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

cc: Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks