



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

August 1, 2025

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
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NEIGHBOUR NOTIFICATION

Reference: Development Permit Denial – Appeal No. 24-2025
Site: 3333 Ortona Street
Proposal: Detached Accessory Building

The above-noted appeal has been filed by **Leslie Lang on behalf of Tristan and Ashley Lang** 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 **R2 – Low Density Residential District2** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

1. Requirement: 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 No. 1775/1959, the dwelling has an above-grade floor area of approximately 88.667 square metres. Under building permits No. 1135/1962 and No. 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.

The Development Appeals Board will hear the appeal: Tuesday, August 19, 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**.

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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