

# R.1

July 9, 2025

Mark Bobyn

Saskatoon, SK

## SENT VIA EMAIL

Re: Development Permit Denial: DPA-2025-5459  
Proposal: Commercial Parking Lot  
Site Address: 314 2<sup>nd</sup> Avenue South  
Zoning District: B6 Downtown Commercial District  
Neighbourhood: Downtown

The Planning and Development Division has reviewed your Development Permit application submitted on June 9, 2025. After review, the following deficiency has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 7.7.5 states a front yard landscaping strip of 3 metres at minimum is required for commercial parking lots.

Proposed: No landscaping is proposed.

Deficiency: This results in a landscaping deficiency of 3 metres adjacent to the 2<sup>nd</sup> Avenue South front property line.

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

I understand you wish to appeal this decision to the Development Appeal Board. To proceed with a appeal request 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 a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

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

Sincerely,



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

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

314 - 2<sup>nd</sup> Ave South

water treated  
wood fence

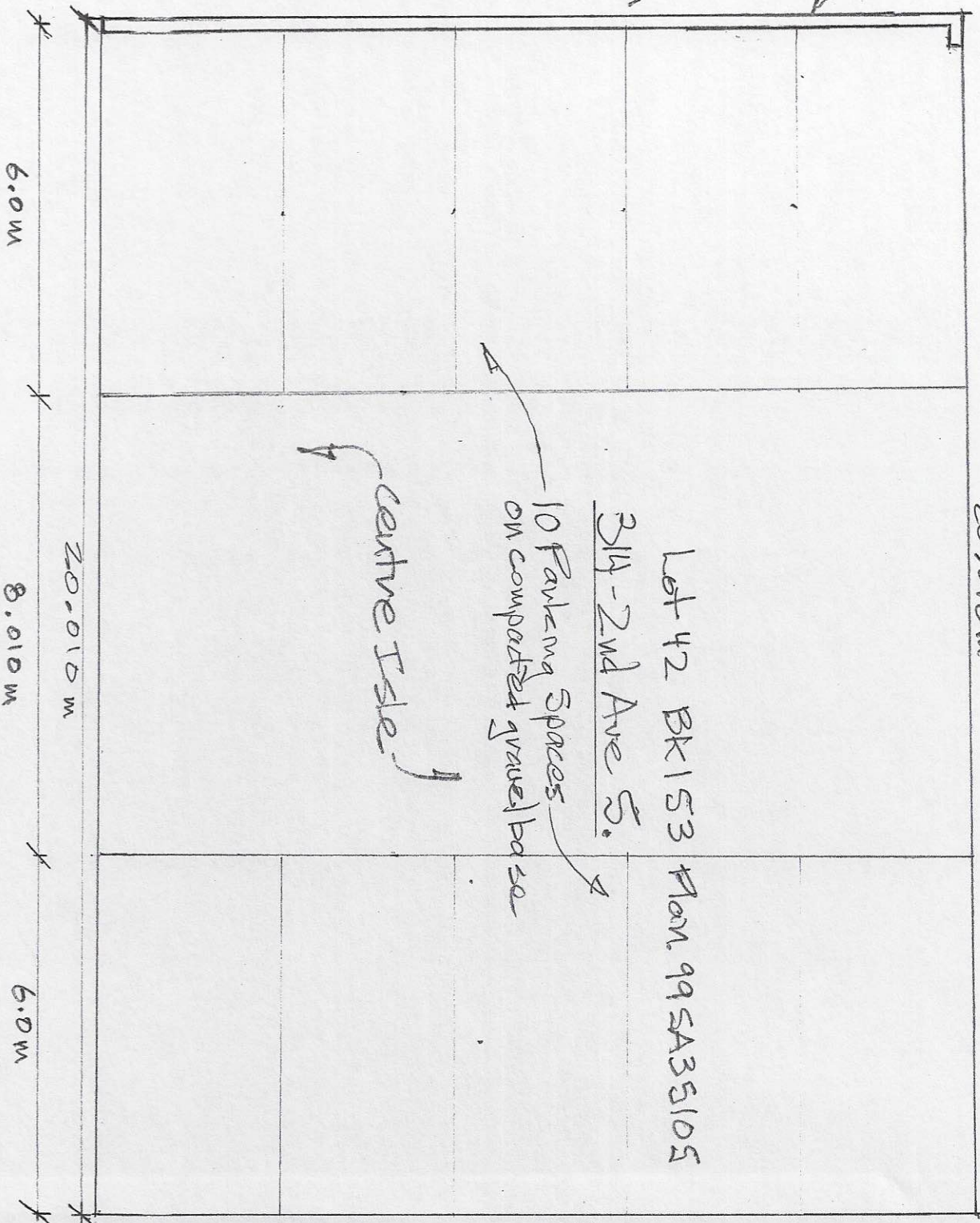
14.530m

Let 41 B  
20.010m

Let 42 BK153 Mon. 99SA35105  
314-2<sup>nd</sup> Ave S.

10 Parking Spaces  
on compacted gravel base

centre Isle



lane

Scale 1-100

Let 41 B

14.530m

2.9m.