



Application Form

DEVELOPMENT APPEAL APPLICATION

Applicant Information

Date of Application: _____

Name of Applicant: Evergreen Development CorpAddress: 100 - 450 2nd Avenue North, Saskatoon, SK Postal Code: S7H 3A7Home Telephone: _____ Work Telephone: 306-384-0431 E-mail: karl.miller@meridiandevelopment.ca

Applicant's Interest in the Property:

☒ Owner☐ Tenant☐ Option to Buy☐ Owner's Representative☐ Other: _____

Registered Property Owner(s): (if different from above)

Name: _____

Address: _____ Postal Code: _____

Home Telephone: _____ Work Telephone: _____ E-mail: _____

Location of Subject Property

Legal Description: Lot (s) Parcel 202839071, Block I, Plan No. 102064294 Ext 0Civic Address: 225 Maningas Bend, Saskatoon SK S7W 0P9

Present Status of Building or Structure Under Appeal:

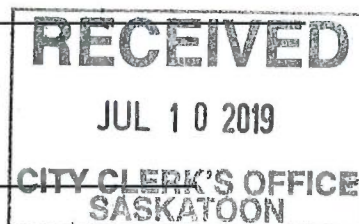
☐ Construction not yet begun☐ Under Construction☒ Completed

Type of Construction:

☒ Residential☐ Commercial☐ Industrial☐ Other (specify) _____

Description of Development Appeal:

(example: side yard deficiency, parking deficiency, etc.)

Landscape DeficiencyReason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)See attachedApplication for Development Permit has been submitted to the Community Services Dept. and subsequently been denied on June 28, 2019 (date)

Attachments

Please ensure the following has been attached:

1. Application Fee:

I have enclosed the required \$50.00, non-refundable Application Fee
(please make cheques payable to City of Saskatoon)Fee Attached ☒

Declaration of Applicant

I hereby certify that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant

Date

For Office Use Only:

Comments: _____

File No: _____

Cash Receipt No: _____

Amount Paid: _____

Cheque No: _____

Reason for Development Appeal: 225 Maningas Bend

- 1) Does not negatively impact neighbouring properties:
The Landscaping at 225 Maningas Bend demonstrates the highest quality of workmanship, design and positively impacts the streetscape and neighboring properties.
- 2) What makes it Unique?
The use of rocks in hardscaping in this particular design was to share the “Prairie Theme” created by the City of Saskatoon in their design of neighbourhood parks and boulevards. Further, there is precedent to accept the use of rock as an acceptable form of hardscaping in Saskatoon and we refer you to 39-2018 Main Street that also appealed this landscape deficiency and won.
- 3) Does it defeat the intent of city zoning bylaw? The purpose of this Bylaw is to regulate development in the City of Saskatoon to provide for the amenity of the area and for the health, safety, and general welfare of the inhabitants of the municipality, in accordance with the provisions of the Official Community Plan. The use of rocks in hardscaping does not in any way defeat the intent of said bylaw, and in fact, shares the same “Prairie theme” as the boulders that were used were the same as those used by the City of Saskatoon in their landscape of the parks, boulevards and roundabouts in evergreen.
- 4) The landscape design implemented on this site is environmentally friendly, using natural boulders and plantings, as well as a drip irrigation system. In comparison to large expanses of lawn that would require water, fertilizer and weed control, this design minimizes the use of these and saves water. In addition, a large quantity of the boulders were naturally occurring on site.
- 5) The landscaping at this property has been completed since Spring 2016 and in the time since, not a single complaint or concern has been raised. We believe that these issues should have been brought forward prior to this time and that to expect a massive landscape change at this time is unreasonable and extremely costly.

PHOTOS CITY Boulevards/Parks





PHOTOS 225 Maningas

