

June 28, 2019

Karl Miller, Meridian Development

Saskatoon SK [REDACTED]



Dear Mr. Miller;

**Re: Development Permit Denial
225 Maningas Bend
Landscaping Deficiency
RM3 - Medium Density Multiple-Unit Dwelling District**

The Community Standards Division has reviewed the revised landscaping plans submitted on June 28, 2019, for the property located at 225 Maningas Bend. This site is zoned RM3 District and the following deficiencies have been noted:

Section 8.12.8 (1) states that a landscape strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.

Section 8.12.8(2) states on corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

Section 2.0 (Definitions) defines "landscaping" as the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- (ii) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt;

As identified on the revised landscaping plan, this site has been developed with the use of rock within the required landscape areas which is not a permitted form of hard landscaping. As a consequence, the Community Services Department cannot approve your plans for a Development Permit.

In the event that you wish to appeal this decision, I have attached a Development Appeal brochure and application form as well an extract from *The Planning and Development Act 2007*, which outlines the procedures for an appeal. If you decide to appeal, please contact the Development Appeals Board Secretary, City Clerk's Office, City Hall at 306-975-3240 within 30 days of the date of this letter. Please note that the required fee for this process is \$50 payable to the City of Saskatoon.

If you have any questions pertaining to the above, please contact me.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Matt Grazier, Manager, Bylaw Compliance
Community Standards Division (306-975-3305)

cc: Wes Holowachuk, Development Review
Development Appeal Board Secretary, City Clerks