

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 fax (306) 975-2784

July 11, 2019

DENTIFICATION

Dear Neighbouring Property Owner:

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD Re:

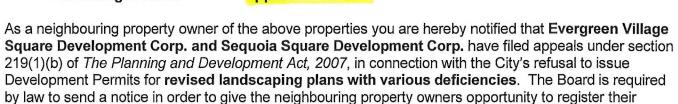
comments in writing regarding the bylaw deficiencies for this property.

Development Permit Denials:

223 Evergreen Square 235 Evergreen Square Appeal 19-2019 Appeal 20-2019

225 Manigas Bend

Appeal 21-2019



The properties are zoned **RM3** under *Zoning Bylaw No. 8770* and the appellant is appealing the following deficiencies on each property:



Section 8.12.8(1) of the Zoning Bylaw 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) of the Zoning Bylaw 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 of the Zoning Bylaw 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:

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.

Proposed:

Based on the information provided, the sites have been developed with the use of rock within the required landscaped areas.

Deficiency:

The use of rock is not a permitted form of hard surfacing. As a result, landscaping is deficient on all three sites.

The Appellant is seeking the Board's approval for the development permits as proposed.

The Development Appeals Board will hear the appeals:

Date and Time: Tuesday, August 6, 2019, at 4:00 p.m.

Location:

Committee Room E, Ground Floor, South Wing, City Hall

(Enter through door #1 or #1A at 4th Avenue North)

Development Appeals Board Appeal 19-2019; 20-2019; 21-2019

Anyone wishing to obtain further information or view the file on this matter can contact the Secretary at (306) 975-2780.

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. 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.

Penny Walter, Secretary
Development Appeals Board