



Development Appeals Board  
c/o Office of the City Clerk  
222 – 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5

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tel (306) 975-3240  
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July 11, 2019

Dear Neighbouring Property Owner:

Re: **NOTICE OF HEARING – DEVELOPMENT APPEALS BOARD**  
**Development Permit Denials:**  
**223 Evergreen Square      Appeal 19-2019**  
**235 Evergreen Square      Appeal 20-2019**  
**225 Manigas Bend          Appeal 21-2019**



As a neighbouring property owner of the above properties you are hereby notified that **Evergreen Village Square Development Corp. and Sequoia Square Development Corp.** have filed appeals under section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue Development Permits for **revised landscaping plans with various deficiencies**. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to register their comments in writing regarding the bylaw deficiencies for this property.

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

Requirement: 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:

- i. 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 4<sup>th</sup> 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