



Hearing Package for Development Appeals Board 04-26

Town of White City

Appellant:



Respondent: Town of White City

Property:14 Gregory Avenue



**"FORM B"**

**DEVELOPMENT PERMIT – NOTICE OF DECISION**

1. **APPLICATION:** R26-033 – DETACHED GARAGE
2. **ADDRESS:** 14 GREGORY AVENUE
3. **APPLICANT:** [REDACTED]
4. **STATUS:** NOT APPROVED\*

\* THIS PERMIT IS NOT APPROVED FOR THE FOLLOWING REASONS:

Subsection 5.2.4(9)(i) *Accessory Regulations* of the Town of White City Zoning Bylaw No. 581-14 states the maximum floor area coverage for accessory buildings within the Residential 2 District (R2) is 5% of the total lot area. The lot area of 14 Gregory Avenue is 1.04 acres or 45302.40 square feet. 5% of the total lot area of 14 Gregory Avenue is 0.052 acres or 2265.12 square feet.

The property currently contains a 24' by 46' detached garage (1104 square feet), two sheds totalling 200 square feet, and a 30' by 40' secondary detached garage (1200 square feet), which was approved by Development Appeals Board. The total coverage of accessory buildings is currently 2,504 square feet.

The applicant applied for a 24' x 16' or 384 square foot gazebo on August 10, 2026. The applicant was advised on August 10, 2026, that the proposed gazebo would exceed the maximum accessory building floor area coverage permitted under the Zoning Bylaw.

Therefore, the proposed gazebo is not permitted in accordance with the zoning regulations. The current accessory coverage on the property exceeds the allowable square footage by 238.88 square feet. With the addition of the gazebo, the accessory regulations would be further exceeded by 384 square feet, for a total excess coverage of 622.88 square feet.

You are advised that you have the right to appeal a refusal to the Development Appeals Board within 30 days after the date of the issuance of the Notice of Decision.

Aug 19, 2026

Date

Development Officer



"FORM A"

DEVELOPMENT PERMIT APPLICATION

Permit# R26-033

1. APPLICANT

Name: [REDACTED]  
 Address: 14 Gregory Ave Postal Code: 54L 5B1  
 Telephone: [REDACTED] E-Mail: \_\_\_\_\_

2. REGISTERED OWNER (Same as Applicant ☒)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

3. PROPERTY – LEGAL DESCRIPTION Find Land Description

Lot: BB Block: 4 Plan: FN 1033  
 Civic Address: 14 Gregory Ave White City, SK

4. PROPOSED DEVELOPMENT

NEW BUILDING ☐ RENOVATION ☐ ADDITION ☐ BUILDING REMOVAL ☐ DEMOLITION ☐

REPAIR ☐ BASEMENT DEVELOPMENT ☐ CHANGE OF USE ☒ OTHER: Gazebo

DESCRIPTION OF PROPOSED WORK: Post Construction, screened room / gazebo

5. DATES/DIMENSIONS

Start Date: TBD Completion Date: TBD Floor Area of Building/Works: 384 sq feet  
 Building Length: 24' Building Width: 16' Building Height: 8' walls, 10.5' peak of roof

6. INFORMATION SUBMITTED

☒ Site plan: Attach plan with dimensions to an approximate scale showing:

- A) Dimensions of site and locations of existing or proposed building.
- B) Location of streets, easements, driveways, parking areas, and other site development proposed.
- C) Site, main floor and maximum height elevations.

☒ Building drawings: Attach with dimensions to an appropriate scale showing:

- D) Room locations and uses.
- E) Elevations showing sizes and locations of openings; total height of building.
- F) Location and distances of any projections from the main walls of the buildings.

"FORM A"

DEVELOPMENT PERMIT APPLICATION cont'd

7. DECLARATION OF THE APPLICANT

I [REDACTED] of White City in the province of Saskatchewan,  
solemnly declare that 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 the authority of the Canada Evidence Act.

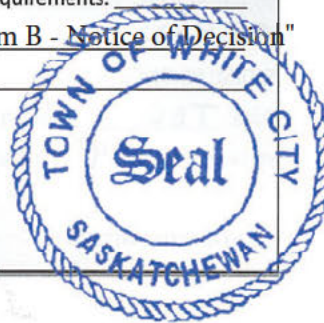
[REDACTED] Aug 10/26  
Applicant's Signature Date

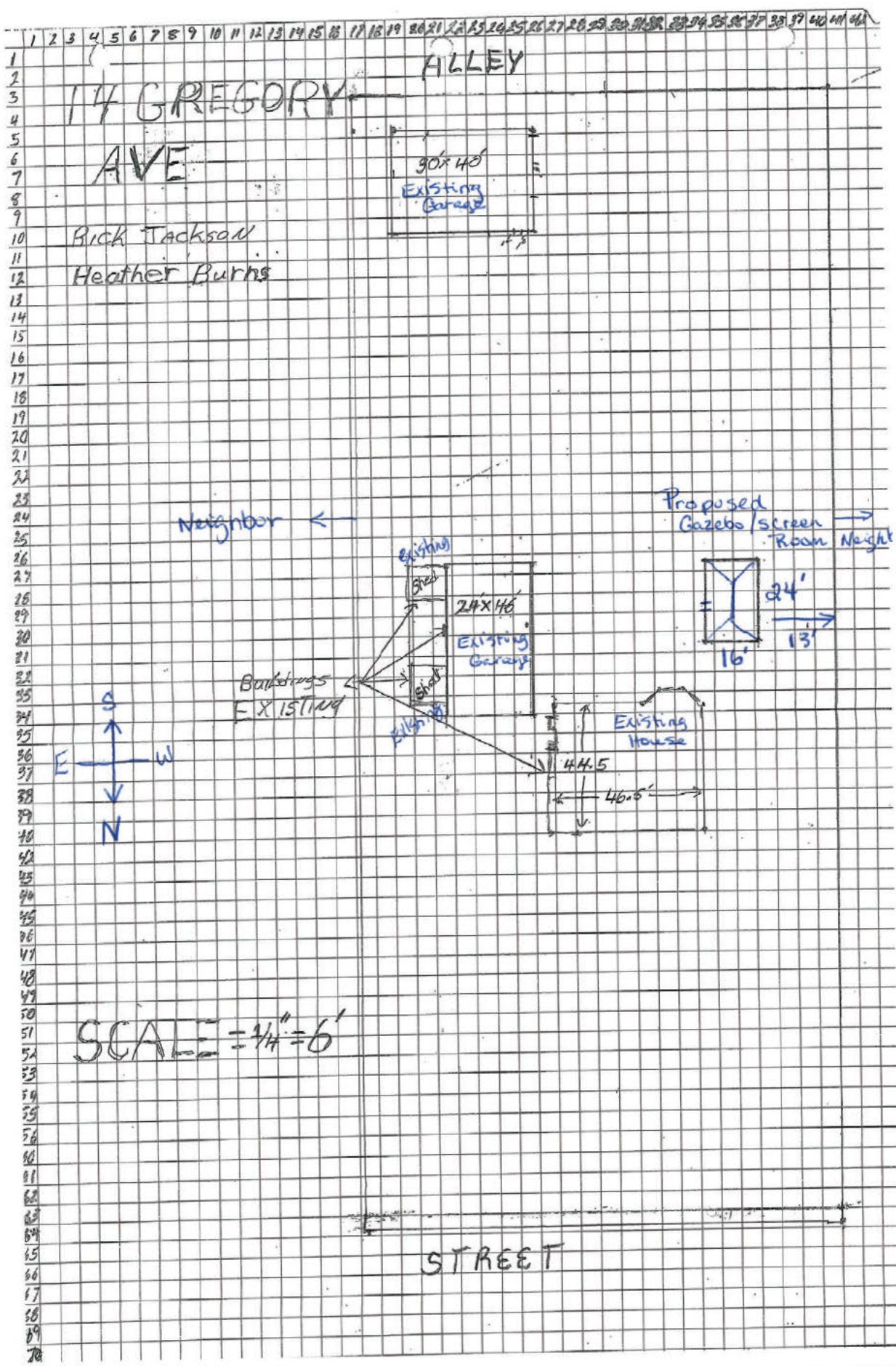
OFFICIAL USE

1. Present Zoning: Residential 2 District - R2
2. Proposed Use: Accessory Building - Gazebo  
Principal: \_\_\_\_\_ Accessory: Accessory  
Use is: Permitted Permitted Discretionary \_\_\_\_\_
3. Proposed Yards: Front: \_\_\_\_\_ Rear: 3 m Side: 4.8 m Side: \_\_\_\_\_
4. Application Status: Denied  
Meets Bylaw Requirements: \_\_\_\_\_ Does not meet Bylaw Requirements: \_\_\_\_\_
5. Other Regulations/Comments: Please see attached "Form B - Notice of Decision"

J. Barraga  
Development Officer

Aug 19, 2026  
Date





**APPLICATION FOR APPEAL**

Town of White City Development Appeals Board

**1. Applicant Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: 14 Gregory Ave. Box 922  
 Municipality: White City Province: SK Postal Code: S4L 5B1  
 Phone Number: Home ( ) \_\_\_\_\_ Work: ( ) \_\_\_\_\_  
 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**2. Subject Property**

Civic Address: 14 Gregory Avenue, White City, SK  
 \_\_\_\_\_ ¼ Section \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian  
 Lot(s) BB Block(s) 4 Plan/Parcel No. FN1033

**3. Applicants Interest in Property**

- ☒ Registered Owner
 ☐ Agent of Owner  
☐ Tenant
 ☐ Other: \_\_\_\_\_  
☐ Neighbour

**4. Property owner (if different from Applicant)**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Municipality: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone Number: Home ( ) \_\_\_\_\_ Work: ( ) \_\_\_\_\_  
 Cell: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

**5. Description of proposed development (be specific, attach copies of application and decision)**

Gazebo/Screened Room - 24' x 16', 8' walls, 10.5' to the peak, cottage style metal roof. The lower part of the walls will be pressure treated wood and above that will be screened all the way around.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**6. Reason For Appeal**

- |                                                                        |                                                                        |
|------------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Misapplication of zoning bylaw                | <input type="checkbox"/> Enforcement order has been issued             |
| <input type="checkbox"/> Failure to issue development permit           | <input type="checkbox"/> Development Levies and/or Servicing Agreement |
| <input type="checkbox"/> Conditions attached are excessive             | <input type="checkbox"/> Building maintenance order                    |
| <input type="checkbox"/> Failure to remove holding symbol              | <input type="checkbox"/> Subdivision appeal                            |
| <input type="checkbox"/> Failure to enter into a development agreement | <input checked="" type="checkbox"/> Requesting variance                |
| <input type="checkbox"/> Minor variance revoked, refused               |                                                                        |

**7. Summary of supporting facts** (explain in detail the grounds the appeal is being made, identify sections of the official community plan and zoning bylaw that apply to this appeal, etc.)

While we acknowledge we exceed the 5% allowable for outbuildings by .53% already as per the zoning bylaw No. 581-14, we are also aware that Council is still looking to change the percentage of that bylaw from 5% to 7.5%. If the Board grants this request, it would give us the additional .75% needed to build our Gazebo/Screen Room.

**8. Any additional information** (provide any additional information that may support the appeal)

If we were to attach the roof line of our main garage to our house, we would not exceed our square footage of any of our current accessory buildings or this proposed Gazebo/Screen Room.

We are looking to build a more permanent and pleasing solution compared to a store bought one.

**9. Expectation of the appeal** (indicate action requested of the Board)

We are asking the Board to please approve this variance - .75% - needed for us to build our Gazebo/Screen Room.

**10. Other requirements**

1. This application must include a basic fee of \$50, to help cover expenses relating to the appeal.
2. An agent must have written authorization if they are to act on the applicants behalf at the appeal hearing.
3. Applicants must submit all evidence and materials in support of the related appeal to the secretary at least five days prior to the hearing. All evidence and support material provided to the secretary less than five days before the hearing will be dismissed by the Board.
4. Until the hearing is complete and a decision has been issued, no binding contracts for the land should be made and no construction or site preparation should be started.

**11. Authorization**

I hereby swear that the information given on this form is full and complete and that all statements contained within this application are true.

Signature

August 30, 2026

Date

Name

14 Gregory Avenue, White City

Address

**14 Gregory Avenue, White City - Appeal #04-26 September 24, 2026  
Development Application No. R26-033**

**Supporting Documentation for a Gazebo/Screen Room**

We would like to start by thanking the Development Appeals Board for approving the variance we were asking for in September, 2024 that allowed us to build our cold storage detached garage last summer at the back of our property. This has allowed us to keep our vintage vehicles safe and dry. We were able to get the asphalt floor paved 2 weeks ago on September 11<sup>th</sup>. So we thank you again for helping us to achieve that goal.

**Proposed Development:**

We would like to build a 24' x 16' Gazebo/Screen Room on our property just back and on the west side of our house.

- The Screen Room will have 8' walls with pressure treated wood on the bottom sections and screen above, all the way around. It will have a cottage style metal roof and a brick paving stone floor.
- While we currently have tables and chairs on our patio, we can't always make use of them when the weather or bugs don't cooperate.
- Having this screen room will allow us to make more use of the outdoors in our yard, providing a bug free environment, a place out of the hot sun and rain. A place to have meals at picnic tables and play games and enjoy time visiting with family and friends while enjoying the outdoors. Our family has grown where a gathering of 20-30 people is not uncommon.
- We feel this type of screen room is worth pursuing as it will add value to our property and be a more permanent solution that is more structurally sound that will withstand our changing weather unlike a store bought one.
- With the size of our property, this will still leave us ample green space to enjoy, as you can see by the drawing of our yard.

If we built a roof line from our existing detached garage to our home then it becomes part of our home. Then we would still be within the 5% allotment for the building we built last year as well as the screen room we would like to build next year. Building a roof line would be an increased cost to us and something we feel is unnecessary.

## Supporting Documentation

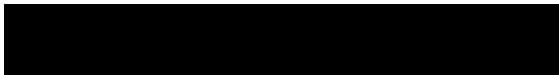
We are aware that there has been a proposal brought forward to increase the 5% allotment to 7.5% in the next amendments to the Town of White City Zoning Bylaws. As we understand, this is quite a process that takes time and will still be many months from coming into effect. At 7.5%, if we were to wait, we would be under that percentage and we would be able to just build our screen room.

We are both at a point in our lives and careers that we will be retiring soon. Me on Oct. 1st and Rick hopefully within the next year. We would like to build our screen room starting next spring, to enjoy with family and friends for years to come.

### **Expectation of the Appeal:**

We are asking and hoping that the Development Appeals Board to please approve the extra 384 square feet or approx .75% variance needed for us to build our screen room.

Sincerely,

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

Proposed Building



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**DEVELOPMENT APPEALS BOARD HEARING – September 24, 2026**

**PLANNING REPORT: APPEAL NO. 04-26**

Address: 14 Gregory Avenue, White City

Legal Description: Lot 4, Block 4, Plan FN1033

Zoning: Residential 2 District – R2

**BACKGROUND**

The applicant applied to construct an enclosed gazebo in the rear of the property at 14 Gregory Avenue. The proposed enclosed gazebo would exceed the 5 percent maximum floor area coverage dedicated to accessory buildings as outlined in the *Town of White City Zoning Bylaw No. 581-14* (the Zoning Bylaw).

As per Information Services Corporation (Saskatchewan Land Titles), the applicant's site is 1.04 acres or 45302.40 square feet in total area. 5 percent of the total site area is equal to 0.052 acres or 2265.12 square feet.

There are existing accessory buildings on the property at 14 Gregory Avenue. Two existing detached garages, one totaling 1104.00 square feet, the second totaling 1200.00 square feet, and two existing sheds totaling 200.00 square feet. The existing accessory buildings are equal to 2504.00 square feet, which is 5.53 percent of the total site area, exceeding the 5 percent maximum allowable site coverage dedicated to accessory buildings under the Zoning Bylaw.

The proposed gazebo is equal to 384.00 square feet, which is 0.85 percent of the total site area.

The existing accessory buildings and the proposed gazebo are equal to 2,888.00 square feet, which is 6.37 percent of the total site coverage for the property.

The proposed gazebo is not permitted as it exceeds the allowable site coverage dedicated to accessory buildings by 622.88 square feet or 1.37 percent. The request for relief would constitute a 27.50 percent variance.

The Development Officer responsible for administering the zoning bylaw does not have the authority to grant minor variances within any Zoning District within the Zoning Bylaw. Therefore, the development permit application proposing to construct a gazebo at 14 Gregory Avenue was denied on August 19, 2026, as it is in contravention of the maximum 5 percent allowable site coverage for accessory buildings.

**APPLICABLE PROVISIONS OF THE TOWN OF WHITE CITY ZONING BYLAW NO. 581-14**

Part 2 – Administration

- 2.3(2) Development Permit

A development permit cannot be issued in contravention of any of the provisions of the Zoning Bylaw except as provided in an appeal pursuant to *The Planning and Development Act, 2007*.

- 2.21(1) Minor Variances to the Zoning Bylaw

Minor variances are not allowed within any Zoning District within the Zoning Bylaw.

Interpretation: The Town of White City interprets this section as the Development Officer responsible for administering the zoning bylaw does not have the authority to grant minor variances within any Zoning District within the Zoning Bylaw.

- 2.10.5(1) Powers of the Development Appeal Board

The Development Appeal Board has the powers given by *The Planning and Development Act, 2007* to allow variances to the standards of the Zoning Bylaw, including standards and conditions specified for a permitted use or a discretionary use.

### Part 3 – General Regulations

- 3.1.31 Accessory Uses and Buildings

Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage or a corridor or passageway connecting the buildings, it is a part of the principal building and is not an accessory building.

### Part 5 – Zoning District

- 5.2 Residential 2 District (R2)

INTENT: The intent of this district is to provide for residential development and related uses on large lots but smaller than those provide for in R1 – Residential 1 Zoning District

- 5.2.4 (7) Accessory Uses, Buildings, and Structures

Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building. Covered patio or deck ceiling height shall not exceed the ceiling height of the main level of the principal building or the ceiling height of the level where the covered deck or patio is located or attached to.

- 5.2.4 (9) Accessory Uses, Buildings, and Structures

|                                  |                 |
|----------------------------------|-----------------|
| Floor area coverage<br>(Maximum) | 5 % of lot area |
|----------------------------------|-----------------|

|                   |         |
|-------------------|---------|
| Height (Maximum)* | 3.66m** |
|-------------------|---------|

|                                |         |
|--------------------------------|---------|
| Side Yard Setback<br>(Minimum) | 4.8m*** |
|--------------------------------|---------|

|                                                                                                        |    |
|--------------------------------------------------------------------------------------------------------|----|
| If located no closer than<br>10.5 m from the rear of the<br>Building line of the principle<br>Building | 3m |
|--------------------------------------------------------------------------------------------------------|----|

|                                |    |
|--------------------------------|----|
| Rear Yard Setback<br>(minimum) | 3m |
|--------------------------------|----|

\* roof pitch must be the same or lower than the principal building on the lot

\*\* to the top of the wall plate

\*\*\* this setback must a minimum of 15 m if it is used to shelter horses

## Part 8 – Definitions

- “ACCESSORY” – A building or use that:
  - Is subordinate to and serves the principal building or principal use;
  - Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
  - Contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use;
  - And is located on the same site as the principal building or use.

“PRINCIPAL USE” – The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

“SETBACK” – The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

“SITE” – An area of land, consisting of one or more lots consolidated under a single certificate of title or tied at ISC, considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings and the customary accessories and open spaces belonging to the same.

“SITE COVERAGE” – The percentage of the site area covered by all the buildings above the ground level.

“SITE PLAN” – A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

## **REQUESTED VARIANCE**

The applicant proposes to construct an enclosed gazebo that would exceed the maximum 5 percent site area dedicated for accessory buildings by 1.37 percent or 622.88 square feet. The proposed accessory

building requires a 27.50 percent relaxation of the 5 percent maximum site area required for accessory buildings.

#### **ADMINISTRATIVE ANALYSIS IN THE CONTEXT OF THE *PLANNING AND DEVELOPMENT ACT, 2007***

In determining an appeal pursuant to Section 221 of *The Planning and Development Act 2007*, the following is considered:

**a) The Board hearing the appeal is bound by any official community plan in effect.**

Chapter 14 of the Town of White City Official Community Plan states:

Pursuant to *The Planning and Development Act 2007*, the Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings and other improvements that will be allowed in the different zoning districts established by the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of developments and uses allowed in each zoning district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting setbacks, maximum or minimum building area, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the town.

**b) Must ensure that the decisions conform to the uses of land, intensity of use and density of development in the zoning bylaw:**

No comment regarding this appeal.

**c) Must ensure that the decisions are consistent with any provincial land use policies and statements of provincial interest:**

No comment regarding this appeal.

**d) May, subject to clauses (a) to (c) conform, revoke, or vary the approval, decision, any development standard or condition, or order imposed by the approving authority, the council or the development officer as the case may be, or make or substitute any approval, decision or condition that is considered advisable if, in its opinion, the action would not:**

**(i) Grant to the applicant a special privilege inconsistent with restrictions on the neighbouring properties in the same zoning district:**

Three similar appeals have been heard by the Development Appeals Board within the Residential 2 Zoning District:

- Appeal #03-19: An applicant in the R2 Zoning District applied for an accessory building that required a 29 percent variance of the Zoning Bylaw. The board denied the appeal, ruling that the requested relief was excessive, and they would not be prepared to approve others in similar circumstances.

- Appeal #02-20: An applicant in the R2 Zoning District applied for a detached garage that was over the 5 percent maximum requesting a total variance of 65 percent in addition to requesting a variance for the increased wall height. The Board denied the appeal ruling increase in area defeats the intent of the Zoning Bylaw.
- Appeal #01-23: An applicant in the R2 Zoning District applied for three accessory buildings that required a 32 percent variance of the Zoning Bylaw. The board denied the appeal, ruling the requested relief was excessive and they would not be prepared to approve others in similar circumstances as it would defeat the intent of the Zoning Bylaw.

**(ii) Amount to a relaxation of the provision of the Zoning Bylaw so as to:**

**a. Contradict the purpose and intent of the Zoning Bylaw**

The intent of the accessory building regulations, specifically the five percent maximum lot area coverage, is to ensure that the accessory buildings are secondary, subordinate, and lesser in extent to the principle permitted use on the property. The existing and proposed buildings would be greater in area than the existing dwelling.

**b. Injurious affect the neighbouring properties**

A notice of this appeal has been provided to property owners within a 75-metre radius of the subject property to allow them the opportunity to assess whether they will be injuriously affected by the proposed accessory building variance.

Respectfully submitted,



Tanya Barraza  
Development Officer

**Cassandra Virgin**

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**From:** [REDACTED]  
**Sent:** Monday, September 21, 2026 6:59 AM  
**To:** Appeals  
**Subject:** Exemption Letter

[REDACTED]

[REDACTED]

In regards to the bylaw exemption letter I received for 14 Gregory Ave, I am emailing to say I am against allowing an exemption. My reason being that the yard is already over run with structures, vehicles, trailers, scrap, etc and it has continued to multiply over the years.

## Cassandra Virgin

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**From:** [REDACTED]  
**Sent:** Friday, September 18, 2026 4:03 PM  
**To:** Appeals  
**Subject:** Development Appeal - 14 Gregory Avenue

You don't often get email from [REDACTED]

Hi Cassandra,

Thank you for your letter regarding this property development refusal. **I wish my email here to remain anonymous.** Thank you.

**I would like to formally support the refusal of any development described in your letter.**

The reasons for my refusal are as follows:

1. Further development of out-buildings of any kind goes against the zoning and use of the residential area. The zone has always been a residential area with single family dwellings and limited out-buildings. If the property continues to build and store material, it is more consistent with a light industrial or agricultural zoning.
  2. Further development on this property will provide special privileges beyond what the normal allowance is for accessory buildings. This privilege is not granted to all, thus shouldn't be granted to any. Furthermore, this will set a precedent for the town and the council that says laws are suggested, but not enforced. Thus, property standards and quality will be free to decline.
  3. There will be a negative property value effect. This decline in standards/enforcement will directly have a negative effect on all properties in the area. Moreover, as more allowances are made, it will have a negative effect on the entire town, as these properties are front facing and some of the first properties visitors to the town will see.
  4. These properties that have large square footage and room for large homes and vast landscaping are rare at a Provincial and possibly a National level. To have such properties within 20 minutes of a downtown city centre in Regina, is a highly sought after asset. Large lots used for storage can be found anywhere in the province. Bareland is readily available to whomever would like to purchase and have unlimited storage available to them.
  5. These properties should be protected by the town council to encourage investment in the community and investment in the quality of the property, as opposed to storage of material. It is the responsibility of the property owners and the town council to hold the highest standards in all properties in the town.
  6. Town Health & Safety is at risk. It is well documented that properties that are full of material and storage buildings attract rodents, vandalism and theft.
- To this point... a property owner very close to this one in question had a vagrant person squatting in one of the empty vehicles sitting in their yard in the winter of 2025/2026. The property owner**

**found they left behind clothes and drug paraphernalia. An abundance of out-buildings and stored material is excellent shelter for this type of behaviour and crime. White City has NEVER had such issues like this, until these properties started storing material excessively and developing outbuildings to store more.**

I could likely keep the reasons going. But for the sake of time, I will leave this with you and the town council to make the best decision for the entire community.

Thank you...

**Cassandra Virgin**

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**From:** [REDACTED]  
**Sent:** Wednesday, September 16, 2026 7:45 PM  
**To:** Appeals  
**Subject:** 14 Gregory Ave Appeal

You don't often get email from [REDACTED]

The property is a complete mess, junkyard and disgrace to the neighbourhood; going against the nuisance bylaw and several others. Instead of enforcing the current bylaws and making the resident clean up there property the town is open to an exemption allowing said property to become even more cluttered. Several surrounding neighbours agree.

Sincerely, Disappointed.

**Cassandra Virgin**

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**From:** [REDACTED]  
**Sent:** Thursday, September 17, 2026 6:51 AM  
**To:** Appeals  
**Subject:** 14 Gregory Ave

[REDACTED]

Also should add, the accessory buildings are already over by more then what is stated in the exemption letter as the town forgot to include the 2 garden sheds and car port on the east side of his shop.

## WHITE CITY DEVELOPMENT APPEALS BOARD

14 RAMM AVE. EAST | WHITE CITY SK | S4L 5B1

APPEALS@WHITECITY.CA

### NOTICE

Development Appeals Board Appeal #04-26  
14 Gregory Avenue

**NOTICE IS HEREBY GIVEN** that the Development Appeals Board (DAB) for the Town of White City (town), in accordance with the provisions of Sections 213 to 227 of *The Planning and Development Act, 2007* will hear an appeal regarding a variance of accessory building regulations under Section 5.2.4(9)(i) of Bylaw No. 581-14 (*Zoning Bylaw*).

A Development Permit Application at 14 Gregory Avenue has been refused by the town because:

Section 5.2.4(9)(i) *Accessory Regulations* of the Town of White City's Zoning Bylaw 581-14 states that in the Residential 2 District, accessory buildings can be no larger than 5% of the total lot area. For 14 Gregory Avenue, the maximum 5% floor area coverage for accessory buildings is 2265.12 square feet.

The existing accessory buildings on the property have a combined floor area of 2,504 square feet. This exceeds the maximum permitted accessory building area by 238.88 square feet. The current coverage is due to a secondary detached garage, which was previously approved by the Development Appeals Board in 2024.

The applicant has proposed to construct an additional 24-foot by 16-foot (384 square feet) enclosed gazebo. The proposed gazebo would increase the total accessory building area to 2,888 square feet, resulting in a floor area coverage of 622.88 square feet above the maximum permitted accessory building floor area.

This notice is given to Town Council, the appellant, the property owner if different from the appellant, and each assessed owner of property within 75 m of the subject property.

**Anyone wishing to provide comments in support or opposition of this appeal may submit their comments to [appeals@whitecity.ca](mailto:appeals@whitecity.ca), no later than Thursday, September 24, 2026, at 5:00 p.m. Comments may also be made at the hearing.**

The appeal hearing will be held at 6:30 p.m. on Thursday, September 24, 2026, at the White City Town Office, located at 14 Ramm Ave. E., White City, SK.

Questions about this appeal can be sent to [appeals@whitecity.ca](mailto:appeals@whitecity.ca).

Cassandra Virgin

Secretary, White City Development Appeals Board

| Address         | PO Box              | Municipality | Province | Postal Code |
|-----------------|---------------------|--------------|----------|-------------|
| 14 LIPSETT ST   | PO BOX 931 STN MAIN | White City   | SK       | S4L 5B1     |
| 8 KINGSMERE AVE | PO BOX 248 STN MAIN | White City   | SK       | S4L 5B1     |
| 7 KINGSMERE AVE | PO BOX 435 STN MAIN | White City   | SK       | S4L 5B1     |
| 6 KINGSMERE AVE | PO BOX 116 STN MAIN | White City   | SK       | S4L 5B1     |
| 5 KINGSMERE AVE | PO BOX 653 STN MAIN | White City   | SK       | S4L 5B1     |
| 4 KINGSMERE AVE | PO BOX 382 STN MAIN | White City   | SK       | S4L 5B1     |
| 17 GREGORY AVE  | PO BOX 691 STN MAIN | White City   | SK       | S4L 5B1     |
| 5 GREGORY AVE   | PO BOX 820 STN MAIN | White City   | SK       | S4L 5B1     |
| 15 GREGORY AVE  | PO BOX 404 STN MAIN | White City   | SK       | S4L 5B1     |
| 14 GREGORY AVE  | PO BOX 922 STN MAIN | White City   | SK       | S4L 5B1     |
| 16 GREGORY AVE  | PO BOX 362 STN MAIN | White City   | SK       | S4L 5B1     |
| 18 GREGORY AVE  | PO BOX 187 STN MAIN | White City   | SK       | S4L 5B1     |
| 20 GREGORY AVE  | PO BOX 370 STN MAIN | White City   | SK       | S4L 5B1     |
| 9 GREGORY AVE   | PO BOX 322 STN MAIN | White City   | SK       | S4L 5B1     |
| 11 GREGORY AVE  | PO BOX 197 STN MAIN | White City   | SK       | S4L 5B1     |
| 12 GREGORY AVE  | PO BOX 992 STN MAIN | White City   | SK       | S4L 5B1     |
| 8 GREGORY AVE   | PO BOX 988 STN MAIN | White City   | SK       | S4L 5B1     |
| 10 GREGORY AVE  | PO BOX 464 STN MAIN | White City   | SK       | S4L 5B1     |

**WHITE CITY DEVELOPMENT APPEALS BOARD**  
**14 RAMM AVE. EAST | WHITE CITY SK | S4L 5B1**  
**APPEALS@WHITECITY.CA**

September 4, 2026

SENT VIA ELECTRONIC MAIL TO

DBEHRNS@WHITECITY.CA

TBARRAZA@WHITECITY.CA

[REDACTED]  
14 Gregory Avenue  
Box 922  
White City SK S4L 5B1

**RE: ACKNOWLEDGEMENT OF DEVELOPMENT APPEAL  
DEVELOPMENT PERMIT APPLICATION NO. R26-033**

The Development Appeals Board (DAB) acknowledges your Application for Appeal received August 30, 2026, pertaining to the refusal of Development Application No. R26-033.

Once a date has been set for the hearing, you will receive a final confirmation letter. DAB hearings are held at the White City Town Office located at 14 Ramm Avenue East, White City, SK.

You will be required to submit all supporting documentation pertaining to your appeal five (5) days prior to the hearing. This may include:

- maps, plans and drawings;
- written material; and
- photos and videos.

The Town of White City may also submit supporting documentation pertaining to the development permit application, which will be forwarded to you for your review prior to the hearing.

If you have any questions, please contact [appeals@whitecity.ca](mailto:appeals@whitecity.ca).

Sincerely,



Cassandra Virgin  
Secretary, White City Development Appeals Board

**WHITE CITY DEVELOPMENT APPEALS BOARD**  
**14 RAMM AVENUE EAST | WHITE CITY SK | S4L 5B1**  
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14 Gregory Avenue  
Box 922  
White City SK S4L 5B1

**RE: NOTICE OF HEARING AND WRITTEN SUBMISSION DEADLINE**  
**DEVELOPMENT PERMIT APPLICATION NO. R26-026**

The Development Appeals Board (DAB) has scheduled a hearing for the above-noted appeal for Thursday, September 24<sup>th</sup>, 2026 at 6:30 p.m. Please see attached public notice of appeal. You are required to submit your supporting documentation on or before Saturday, September 19<sup>th</sup>, 2026, (five days prior to the hearing). Supporting documentation pertaining to your appeal may include:

- maps, plans and drawings;
- photos and videos; and
- written arguments.

Once submissions from both parties are received, the appeal hearing package will be compiled and sent to all parties for review prior to the hearing.

If you have any questions, please contact me at [appeals@whitecity.ca](mailto:appeals@whitecity.ca).

Sincerely,



Cassandra Virgin  
Secretary, White City Development Appeals Board