

# CITY OF SASKATOON COUNCIL POLICY

NUMBER  
C07-016

<b>POLICY TITLE</b> <i>Lease of City Boulevard</i>	<b>ADOPTED BY:</b> <i>City Council</i>	<b>EFFECTIVE DATE</b> <i>May 17, 2004</i>
<b>ORIGIN/AUTHORITY</b> <i>Clause 2, Report No. 9-2004 of the Planning and Operations Committee</i>	<b>CITY FILE NO.</b> <i>CK. 4070-2</i>	<b>PAGE NUMBER</b> <i>1 of 3</i>

## 1. PURPOSE

To define the conditions and requirements necessary to allow property owners to lease boulevard space adjacent to their properties.

## 2. POLICY

2.1 Availability – City Boulevard may be available to adjacent property owners for the following purposes:

- a) Residential Boulevard
  - i) Additional residential yard enclosed by a fence, hedge or wall.
- b) Commercial or Industrial Boulevard
  - i) Vehicle parking defined by curbing; or
  - ii) Material storage enclosed by a fence, hedge or wall.

### 2.2 Minimum Remaining Boulevard

- a) Where a sidewalk exists, a minimum of 1.2 metres of boulevard between the sidewalk and the lease line must be maintained.
- b) Where no sidewalk exists, a minimum of 2.7 metres of boulevard must be maintained.
- c) Additional boulevard may be required to adequately accommodate motorist visibility, utility placement, and pedestrian accommodation or boulevard tree planting.

### 2.3 Lease Fees

- a) A non-refundable application fee of \$250 is required to be submitted with a written request from applicants.

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- b) Annual lease fees shall be calculated as 7% of the assessed land value as determined by the assessed land value of the adjacent property (on a square metre basis) plus an amount equivalent to the municipal taxes due if the property was privately owned.
- c) In the case where calculated annual lease fees are less than \$200, a minimum annual lease fee of \$200 shall apply.

## 2.4 Fence Heights and Sightlines

- a) In front yard and to the side of occupied buildings, fences, walls or hedges with a maximum height of one metre (1.0 m) are allowed.
- b) To the rear of occupied buildings, fences, walls or hedges with a maximum height of two metres (2.0 m) are allowed.
- c) A 45 degree corner cut from the property line is required for 2.0 metre high fences in order to provide adequate visibility where the fence met the intersection of:
  - i) Two streets;
  - ii) A street and a lane;
  - iii) A street and a walkway; or
  - iv) A street, lane, or walkway and a private driveway.

## 2.5 Non-Enclosing Fences, Walls or Hedges Exempted

- a) Boulevard fences that do not enclose City boulevard (such as fences between two interior lots that extend onto the boulevard) will be required to conform to the height and setback rules but no lease will be required.

## 2.6 Notification to Adjacent Property Owners

Adjacent property owners shall be notified in advance of a report being presented to City Council.

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3. RESPONSIBILITIES

3.1 General Manager, Infrastructure Services

- a) To administer this policy.