



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, July 21, 2015, 4:00 p.m.
Committee Room "E", City Hall

PRESENT: Ms. C. Ruys, Chair
Ms. L. DeLong
Ms. L. Lamon
Committee Assistant P. Walter, Secretary

- 1. APPEAL NO. 21-2015
Refusal to Issue Development Permit
Attached Deck
(With Side Yard Setback Deficiency)
245 Tache Crescent – R1Z Zoning District
Virginia Demchuk**

The Board Chair briefly outlined the procedures that would be followed during the course of the hearing and introduced the members of the Board, the Secretary and the City's representative.

Appeared for the Appellant:

Ms. Virginia Demchuk

Appeared for the Respondent:

Ms. Catherine Kambeitz, City of Saskatoon, Community Services Department, Planning and Development Division

Grounds and Issues:

THE APPELLANT, Virginia Demchuk has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007* in connection with the refusal to issue Development Permit for an attached deck, for the property located at 245 Tache Crescent.

The property is zoned R1A under Zoning Bylaw 8770.

Section 5.8(4)(b) states that a raised patio or deck measuring more than 0.6 metres (1.969 feet) height above grade can project no more than 25% of the width of the required side yard 0.75 metres (2.461 feet).

Based on the information provided the proposed deck is 0 metres from the property line. This results in a deficiency of 0.562 metres (1.844 feet).

The Appellant is seeking the Board's approval for the Development Permit as submitted.

Exhibits:

- Exhibit A.1 Application to Appeal received June 29, 2015.
- Exhibit R.1 Letter dated June 4, 2015 from the Community Services Department, Planning and Development Division, to Virginia Demchuk.
- Exhibit R.2 Location Plan and Site Plan from Planning and Development Division, Community Services Department, received July 16, 2015.
- Exhibit B.1 Notice of Hearing dated June 30, 2015.
- Exhibit B.2 Support email from Patty and Kevin Booth, received July 9, 2015.
- Exhibit B.3 Support email from Nola and Kevin Callaghan, received July 20, 2015.

Supplementary Notions:

The City's representative, Catherine Kambeitz, affirmed that any evidence given in this hearing would be the truth. The Appellant, Virginia Demchuk, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondent provided evidence and arguments as outlined in the Record of Decision dated August 6, 2015.

The hearing concluded at 4:34 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated August 6, 2015, the Board determined that the appeal be DENIED.

The meeting adjourned at 4:45 p.m.

Ms. Christine Ruys, Chair