



**PUBLIC MINUTES  
DEVELOPMENT APPEALS BOARD**

Tuesday, October 6, 2015, 4:03 p.m.  
Committee Room "E", City Hall

PRESENT: Ms. C. Ruys, Chair  
Ms. L. DeLong  
Ms. L. Lamon  
Mr. F. Sutter  
Ms. D. Sackmann, Secretary

- 1. APPEAL NO. 30-2015  
Order to Remedy Contravention  
Illegal Use of Two-Unit Dwelling as a Multiple-Unit Dwelling Containing  
Three Dwelling Units  
(Requiring Removal of Basement Dwelling Unit)  
1902 Park Avenue – R2 Zoning District  
Shea Ratzlaff**
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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 representatives.

**Appeared for the Appellant:**

Mr. Shea Ratzlaff

**Appeared for the Respondent:**

Ms. Jo-Anne Richter, Manager, Business Licensing and Bylaw Compliance,  
Planning & Development, Community Services, City of Saskatoon

Ms. Sharon Smart, Bylaw Inspector, Planning & Development, Community  
Services, City of Saskatoon

**Grounds and Issues:**

THE APPELLANT, Shea Ratzlaff has filed an appeal under Section 219(1)(c) of The Planning and Development Act, 2007, in connection with the Order to Remedy Contravention dated August 7, 2015, regarding 1902 Park Avenue.

The Order to Remedy Contravention was issued for this property on August 7, 2015, pursuant to Section 242(4) of The Planning and Development Act, 2007, and the Order states as follows:

**“Contravention:**

1. Building Permit 516/1960 was issued for a New One Unit Dwelling. Building Permit #4879/2014 was then issued for Addition and Conversion to a two-unit dwelling comes with attached garage and rear deck (no basement development). The property located at 1902 Park Avenue has been altered and is being used as a multiple unit dwelling.
2. The form of development at 1902 Park Avenue has been altered into a multiple unit dwelling consisting of three dwelling units. Such a development is illegal.
3. The basement of the building is developed into a separate dwelling unit containing a kitchen with kitchen cabinets, stove, kitchen sink, refrigerator, table and chair, sanitary facilities and sleeping accommodations.

**You are hereby ordered to:**

1. On or before October 9, 2015, cease using or permitting the use of the property at 1902 Park Avenue for the purposes of a multiple unit dwelling, and removing occupants in the illegal dwelling unit.
2. On or before October 23, 2015, remove the illegal dwelling unit by removing kitchen elements including all upper and lower kitchen cabinets, kitchen sink (plumbing opening in the wall covered over with drywall), refrigerator, stove and stove outlet (outlet removed and covered over with drywall and wires removed from the electrical panel) any other cooking appliances, kitchen table and chairs, and provide unrestricted interior access by removing any locking passage sets that separate the living spaces in the original portion of the property.

**Exhibits:**

- Exhibit A.1 Application to Appeal received August 26, 2015.
- Exhibit R.1 Order to Remedy Contravention dated August 7, 2015 from the Community Services Department, Planning and Development Division, to Shea Ratzlaff.

- Exhibit R.2 Location Plan and Site Plan from Planning and Development Division, Community Services Department, received .
- Exhibit B.1 Notice of Hearing dated September 8, 2015.
- Exhibit B.2 Opposition email from Blair Champman, received September 15, 2015.
- Exhibit B.3 Support letter from Judith Schreiner, received on September 18, 2015
- Exhibit B.4 Opposition email from Debra and Rick Drawchuk, received September 28, 2015.
- Exhibit B.5 Opposition letter from Paula and Chris Kelly, received September 29, 2015.

**Supplementary Notions:**

The City's representatives, Jo-Anne Richter and Sharon Smart, affirmed that any evidence given in this hearing would be the truth. The Appellant, Shea Ratzlaff, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondents provided evidence and arguments as outlined in the Record of Decision dated October 20, 2015.

The hearing concluded at 4:41 p.m.

**RESOLVED:** that for the reasons outlined in the Record of Decision dated October 20, 2015, the Board determined that the requirements of the Order to Remedy Contravention, dated June 3, 2015, with respect to the property at 1902 Park Avenue be **UPHELD** and that the date for compliance be **EXTENDED** to **December 23, 2015**.

**2. ADOPTION OF MINUTES**

**2.1 Minutes of Regular Meeting of the Development Appeals Board on August 25, 2015**

**Moved by:** Ms. Lamon

That the minutes of meeting held on August 25, 2015, be adopted.

**CARRIED**

The meeting adjourned at 4:45 p.m.

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Ms. Christine Ruys, Chair

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Ms. Debby Sackmann, Secretary  
Development Appeals Board