



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, May 3, 2016, 4:00 p.m.
Committee Room "E", City Hall

PRESENT: Mr. A. Sarkar, Chair
Ms. L. DeLong, Vice Chair
Ms. L. Lamon
Mr. F. Sutter
Ms. D. Sackmann, Secretary

- 1. APPEAL NO. 12-2016
Refusal to Issue Development Permit
Proposed Attached Carport to Existing One-Unit Dwelling
(With Side Yard Deficiency)
103 Trent Crescent – R1 Zoning District
Tim Hegan**

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:

Mr. Tim Hegan
Ms. Susan Cook

Appeared for the Respondent:

Ms. Paula Kotasek-Toth, Senior Planner, Planning & Development, Community Services, City of Saskatoon

Appeared in Support of the Appeal:

Mr. Joe Pender, Neighbouring Property Owner

Grounds and Issues:

THE APPELLANT, Tim Hegan has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007* in connection with the City's refusal to issue a Development Permit for an attached carport to an existing one-unit dwelling at 103 Trent Crescent.

The property is zoned R1 under *Zoning Bylaw No. 8770*.

Section 8.1.2(1) states that a side yard of 1.5 metres is required for one-unit dwellings.

The site plan submitted shows the proposed carport occupying the entire North side yard to the property line. As a result, the plan does not allow for the required North side yard and creates a deficiency of 1.5 metres.

The Appellant is seeking the Board's approval to construct the proposed carport in the North side yard creating a shortage of 1.5 metres.

Exhibits:

- Exhibit A.1 Application to Appeal received April 8, 2016.
- Exhibit A.2 Six form letters supporting the appeal, received on April 22, 2016.
- Exhibit A.3 Form letter from Laura Matiko supporting the appeal, received April 25, 2016.
- Exhibit A.4 Document package submitted by the Appellant, including screw list, drawings, and carport photographs, received April 25, 2016.
- Exhibit A.5 Thirty-eight form letters in support of the appeal received on April 26, 27, 28, 29, and May 2, 2016, as date stamped.

- Exhibit R.1 Letter dated April 6, 2016 from the Community Services Department, Planning & Development Division, to Tim Hegan.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received April 25, 2016.

- Exhibit B.1 Notice of Hearing dated April 15, 2016.

Supplementary Notions:

The City's representative, Paula Kotasek-Toth, affirmed that any evidence given in this hearing would be the truth. The Appellants, Tim Hegan and Susan Cook, affirmed that any evidence given in this hearing would be the truth, and Joe

Pender, neighbour and property owner, also affirmed that any evidence given in this hearing would be the truth.

The Appellants and Respondent provided evidence and arguments as outlined in the Record of Decision dated May 17, 2016.

The hearing concluded at 4:31 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated May 17, 2016, the Board determined that the appeal be DENIED.

2. **ADOPTION OF MINUTES**

Moved By: Ms. DeLong

That the minutes of meeting of the Development Appeals Board held on March 15, 2016 and April 5, 2016, be adopted.

CARRIED

The meeting adjourned at 4:40 p.m.

Mr. Asit Sarkar, Chair

Ms. Debby Sackmann, Secretary
Development Appeals Board