



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, April 5, 2016, 4:01 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. 11-2016
Refusal to Issue Development Permit
New One-Unit Dwelling
(With Site Width Deficiency)
1329 – 2nd Avenue North – R2 Zoning District
Simon Mitchell**

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. Simon Mitchell

Appeared for the Respondent:

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

Grounds and Issues:

THE APPELLANT, Simon Mitchell 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 a new one-unit dwelling at 1329 2nd Avenue North.

The property is zoned R2 under *Zoning Bylaw No. 8770*.

Section 8.4.4(2) states that the site width for a new one-unit dwelling in the Kelsey-Woodlawn neighbourhood must be at least 60% of the average site width for a one and two-unit dwelling located on the same side of the street and across the street, and it is to be no less than 7.5 metres.

For the subject and opposite block face, 60% of the average site width is 7.951 metres while the site width for the proposed new one unit dwelling is 7.62 metres.

As a result, the site width for this development is short by approximately 0.331 metres.

The Appellant was seeking the Board's approval to construct a new one-unit dwelling on a site with a width that is 0.331 metres less than required.

Exhibits:

- Exhibit A.1 Application to Appeal received March 2, 2016.
- Exhibit A.2 Document submitted by the Appellant, Simon Mitchell, received on March 31, 2016.

- Exhibit R.1 Letter dated February 25, 2016 from the Community Services Department, Planning & Development Division, to Simon Mitchell.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received March 22, 2016.

- Exhibit B.1 Notice of Hearing dated March 11, 2016.

Supplementary Notions:

The City's representative, Paula Kotasek-Toth, affirmed that any evidence given in this hearing would be the truth. The Appellant, Simon Mitchell, 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 April 18, 2016.

The hearing concluded at 4:17 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated April 18, 2016, the Board determined that

2. ADOPTION OF MINUTES

Moved By: Ms. Lamon

That the minutes of meeting of the Development Appeals Board held on March 1, 2016, be adopted.

CARRIED

The meeting adjourned at 4:20 p.m.

Mr. Asit Sarkar, Chair

Ms. Debby Sackmann, Secretary
Development Appeals Board